



SUBJECT: Administrative report relating to the creation of and improvements to Yarrow Road Natural Gas Local Improvement District No. 664; and consideration of said creation.

AGENDA OF: May 20, 2025

ASSEMBLY ACTION:

Adopted with Assemblymember Hale opposed. 07/15/25 - EMW

AGENDA ACTION REQUESTED: Introduce and set for public hearing on July 15, 2025.

Route To	Signatures
Originator	Marcia vonEhr
Finance Director	 Recoverable Signature X Cheyenne Heindel Signed by: Cheyenne Heindel 5/5/2025
Borough Attorney	X Nicholas Spiropoulos Signed by: Nicholas Spiropoulos 5/5/2025
Borough Manager	X Michael Brown Signed by: Mike Brown
Borough Clerk	 Recoverable Signature X Lonnie McKechie Signed by: Lonnie McKechie

ATTACHMENT (S) : Ordinance Serial No. 25-061 (5 pp)
Exhibit A (1 p)
Map (1 p)
Ballot Tally (1 p) to be presented at Public Hearing

SUMMARY STATEMENT: A petition has been filed by the record owners of 71.3 percent in value of the property and signatures of 57.1 percent of property owners within the proposed Yarrow Road Natural Gas Local Improvement District. The petition has been certified by the borough clerk. The proposed Yarrow Road Natural Gas Local Improvement District is located in Assembly District #1.

As addressed in Section 8 of the manager's administrative report, (listed below) there are zero properties that do not conform to MSB 3.28.080(B).

MANAGER'S ADMINISTRATIVE REPORT

(MSB 3.28.040)

1. Description of properties to be benefited by the improvement:
SEE ORDINANCE SERIAL NO. 25-061
2. Evaluation of need and benefit of improvement and proposed allocation of special assessments:
The installation of natural gas distribution lines, per the highlighted portion of the attached map, makes available to the property owners within the Yarrow Road natural gas local improvement district a clean energy source that is substantially lower in cost than any other source available. Properties, including vacant properties, served by natural gas have a tendency to sell more rapidly when placed on the market than similar properties in areas not served by natural gas. It is believed that the benefits will accrue about equally to each property in the local improvement district. Therefore, it is proposed that the entire cost of the improvement to be allocated equally to each property within the district, without regard to the front footage, the size of the property, the value of the property or other measures.
3. Estimated total cost of improvement:
The estimated cost of the installation by ENSTAR is \$102,226 if done during the 2025 construction season. It is estimated that administrative costs will amount to approximately \$5,204 and the delinquency reserve will be \$5,675. The estimated total cost of the improvement as of this date is \$113,500. It is recommended that the project be financed by a revolving loan from the local improvement district internal service fund, which will be reimbursed from the special assessments on the properties to be benefited. It is anticipated that interest on the loan will be recovered through the interest that will be paid on special assessment installments.
4. Current mill rate: The Fiscal Year 2025 mill rate for the improvement district is 14.418 mills consisting of .8793 mills (areawide) plus .380 mills (non-areawide) plus .863 mills (FSA#132) plus 4.202 mills (RSA#023).

Taxable Property Values for Real Property: \$3,712,200

5. Ownership of distribution lines: Enstar Natural Gas Co. is a division of Semco Energy Inc. It will own and be wholly responsible for the service and maintenance of the natural gas lines.

6. Profile of proposed properties in local improvement district:

Total Number of Lots: 14

Ownership type of properties:

Private: 14

Bank: 0

Public: 0

MSB: 0

"Tax" status of properties:

Number Current: 13

Number Delinquent: 1

Number in Foreclosure: 0

Number in Bankruptcy: 0

Population Estimate: 23

Estimated Area (Acres): 65.48

* This estimate is based on information collected during the 2020 census and current assessment records.

7. Other special assessments effecting this local improvement district: NONE.

8. Properties not conforming to MSB 3.28.080(B) "...An assessment may not exceed 25 percent of the assessed value for real property taxation of the property assessed": 0

9. Method of collecting assessments: Semi-annual due dates will be established, with billings sent to each property owner 30-45 days before each due date. Delinquent accounts will be acted upon in the same manner as delinquent tax accounts, including annual foreclosure action.

IMPROVEMENT PLAN (MSB 3.28.050B)

The improvement is the installation of approximately 3,720 linear feet of natural gas distribution lines by ENSTAR to serve and benefit 14 properties within the Yarrow Road Natural Gas Local Improvement District as described in Ordinance Serial No. 25-061. The current ENSTAR tariff sets the cost of gas lines at \$27.48 per foot for a cost of \$102,226.

The improvement will be funded by a revolving loan from the local improvement district internal service fund. Only the proceeds of the special assessments and interest will be pledged as security for payment. The special assessments may be paid by the property owners in semi-annual installments over a ten-year period.

ENSTAR will engineer, own, install, and maintain the line under an agreement with the borough.

The estimated total cost is \$113,500. The estimated cost elements are installation costs of \$102,226, delinquency reserve of \$5,675, and administrative costs of \$5,204.

The estimated total cost is to be equally assessed against the properties within the improvement district, including those properties not meeting the MSB 3.28.080(B) criteria.

The estimated special assessment against the 14 lots is \$8,078.93 per lot.

LEGAL DESCRIPTION FOR
YARROW ROAD LID#664

6390

Lot Four (4), Block One (1), Lots One (1) through Six (6), Block Two (2), Lots One (1) and Two (2), Block Four (4), and Lots Four (4) through Eight (8), Block Five (5), RAVEN'S HL, ACCORDING TO RECORDED PLAT 1972-102.

THE ABOVE IS RECORDED IN THE PALMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

The map displays a series of land parcels arranged in a grid-like fashion. Key features include:

- Streets:** N CHAMBERLAIN ST, E YARROW RD, E LUPINE RD, N FOXGLOVE ST.
- Easements:** ANCHOR ESMT, UTILITY ESMT, PERRIEN, CHAMBERS ACRES.
- Lots and Parcels:** Lots are numbered 1 through 14. Specific parcels are identified by address or plat number, such as 6380 PLAT #72-102 P and 8008 PLAT #2020-47 P.
- Utility Rights:** Various utility easements are shown, including 10' UTILITY ESMT and 15' UTILITY ESMT.

IM 25-113
OR 25-061