

SUBJECT: Ordinance authorizing financing and confirming the assessment roll for Moose Park Subdivision road paving Local Improvement District No. 645.

AGENDA OF: April 16, 2024

ASSEMBLY ACTION: Adopted without objection 05/07/24 - BJH

AGENDA ACTION REQUESTED: Introduce and set for public hearing.

Route To	Signatures
Originator	Marcia vonEhr
Finance Director	X Liesel Weiland for C H 1 / 1 6 / 2 0 2 4 Signed by: Liesel Weiland
Borough Attorney	X Nicholas Spiropoulos 1 / 1 8 / 2 0 2 4 Signed by: Nicholas Spiropoulos
Borough Manager	X Michael Brown Recoverable Signature Signed by: Michael Brown
Borough Clerk	X Lonnice McKechnie Recoverable Signature Signed by: Lonnice McKechnie

ATTACHMENT (S) : Fiscal Note: YES _____ NO X
 Ordinance Serial No. 24-020 (4 pp)
 Exhibit "A" (15 pp)
 Ordinance Serial No. 24-021 (9 pp)
 Map (1 p)

SUMMARY STATEMENT:

On July 18, 2023 the Assembly adopted Ordinance Serial No.23-063 creating Moose Park Subdivision Road Paving Local Improvement District. The construction has been completed and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 24-020 confirms the assessment roll and Ordinance Serial No. 24-021 authorizes the financing for Moose Park Subdivision Local Improvement District No. 645 as required by MSB

3.28.080 and MSB 3.28.120. Both ordinances are necessary to complete the process for this local improvement district.

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

The Moose Park Subdivision Road Paving Local Improvement District is located in Assembly District #3.

EXHIBIT A SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
57065B01L001 MCDONALD MARK G & CHERI A 1180 W MOOSE PARK DR WASILLA AK 99654	0008	13	MOOSE PK PH I	\$32,000.00	\$309,000.00	\$341,000.00	0.69
57065B01L002 YANNARELLA ANTHONY & EMILY 1154 W MOOSE PARK DR WASILLA AK 99654	0008	13	MOOSE PK PH I	\$32,000.00	\$399,800.00	\$431,800.00	0.69
57065B01L003 ANGLIN WILLIAM C SR & JENNETTE I 1124 W MOOSE PARK DR WASILLA AK 99654	0008	13	MOOSE PK PH I	\$32,000.00	\$301,000.00	\$333,000.00	0.69
57065B01L004 TWITCHELL DAVID A III 1094 W MOOSE PARK DR WASILLA AK 99654-1084	0008	13	MOOSE PK PH I	\$32,000.00	\$339,900.00	\$371,900.00	0.69
57065B01L005 THOMAS WILBERT J & TAMARA 1068 W MOOSE PARK DR	0008	13	MOOSE PK PH I	\$35,000.00	\$282,600.00	\$317,600.00	0.71

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A

SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
WASILLA AK 99654							
57065B01L006	0008	13		\$38,000.00	\$161,500.00	\$199,500.00	0.93
JENSEN DANIEL			MOOSE PK PH I				
1229 W EDLUND RD							
WASILLA AK 99654-1047							
57065B01L007	0008	13		\$35,000.00	\$330,500.00	\$365,500.00	0.73
MARSH RONALD E JR			MOOSE PK PH I				
988 W MOOSE PARK DR							
WASILLA AK 99654-1007							
57065B01L008	0008	13		\$38,000.00	\$351,500.00	\$389,500.00	0.93
HENDERSON CLIFFORD & MINDY			MOOSE PK PH I				
968 W MOOSE PARK DR							
WASILLA AK 99654							
57083B02L001	0008	13		\$38,000.00	\$442,200.00	\$480,200.00	1.09
ANDERSEN MICHAEL A			MOOSE PK PH II				
1177 W MOOSE PARK DR							
WASILLA AK 99654-1073							
57083B02L002	0008	13		\$35,000.00	\$371,200.00	\$406,200.00	0.79
GONZALEZ DAVID LEE			MOOSE PK PH II				

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
GONZALEZ DAWN M 1137 W MOOSE PARK DR WASILLA AK 99654-1073							
57083B02L003 FISHER SIERRA 1111 W MOOSE PARK DR WASILLA AK 99654	0008	13	MOOSE PK PH II	\$35,000.00	\$346,600.00	\$381,600.00	0.77
57083B02L004 SCHOON PHILIP D & FREIDA M 1083 W MOOSE PARK DR WASILLA AK 99654-1084	0008	13	MOOSE PK PH II	\$35,000.00	\$379,200.00	\$414,200.00	0.73
57083B02L005 WOLFE CYNTHIA L 1053 W MOOSE PARK DR WASILLA AK 99654	0008	13	MOOSE PK PH II	\$35,000.00	\$352,000.00	\$387,000.00	0.75
57083B02L006 LEACH ARNOLD R 1007 W MOOSE PARK DR WASILLA AK 99654-1084	0008	13	MOOSE PK PH II	\$35,000.00	\$369,600.00	\$404,600.00	0.78

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
57231B02L007 BURGARD BENJAMIN J & KRISTEN M 2542 S SHANTEL PL WASILLA AK 99654	0008	13	MOOSE PK PH III	\$32,000.00	\$344,900.00	\$376,900.00	0.72
57231B02L008 MCKENZIE EARL & SUSAN 2516 S SHANTEL PL WASILLA AK 99654	0008	13	MOOSE PK PH III	\$32,000.00	\$397,000.00	\$429,000.00	0.73
57231B02L009 KARSTETTER MARTIN L & VIRGINIA G 2480 S SHANTEL PL WASILLA AK 99654	0008	13	MOOSE PK PH III	\$32,000.00	\$478,500.00	\$510,500.00	0.77
57231B02L010 SMITH JOSHUA RAY SMITH CRYSTAL ELIZABETH PO BOX 874465 WASILLA AK 99687-4465	0008	13	MOOSE PK PH III	\$32,000.00	\$459,000.00	\$491,000.00	0.73
57231B02L011 ALLEN BRUCE R & LARA L	0008	13	MOOSE PK PH III	\$32,000.00	\$318,500.00	\$350,500.00	0.72

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A

SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
1082 W JONES DR WASILLA AK 99654-1001							
57231B02L012 HARDIN KATHY L 1108 W JONES DR WASILLA AK 99654-1001	0008	13	MOOSE PK PH III	\$32,000.00	\$344,500.00	\$376,500.00	0.75
57231B02L013 COCKRELL JOSEPH W & LISA M 1140 W JONES DR WASILLA AK 99654-1001	0008	13	MOOSE PK PH III	\$35,000.00	\$455,300.00	\$490,300.00	0.91
57231B02L014 WISEOWL EULIE & PENNEY P 1174 W JONES DR WASILLA AK 99654-1001	0008	13	MOOSE PK PH III	\$35,000.00	\$280,800.00	\$315,800.00	0.88
57231B03L001 BROOKER RONALD J & RONDA 1181 W JONES DR WASILLA AK 99654-1001	0008	13	MOOSE PK PH III	\$32,000.00	\$444,000.00	\$476,000.00	0.64
57231B03L002	0008	13		\$32,000.00	\$392,900.00	\$424,900.00	0.61

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
PARRISH GREGORY P 1153 W JONES DR WASILLA AK 99654-1001			MOOSE PK PH III				
57231B03L003 CHAPMAN HENRY A 1943 W SUBURBAN DR WASILLA AK 99654	0008	13	MOOSE PK PH III	\$32,000.00	\$336,600.00	\$368,600.00	0.61
57231B03L004 LANE JASON MICHAEL 1097 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH III	\$32,000.00	\$363,200.00	\$395,200.00	0.60
57231B03L005 FINNEY SHANE & REBECCA 1065 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH III	\$32,000.00	\$329,500.00	\$361,500.00	0.60
57231B03L006 DEMOSKI ERNEST & LILLIAN REV TR 1037 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH III	\$32,000.00	\$443,000.00	\$475,000.00	0.60

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
57231B03L007 FINNEY SHANE B & REBECCA A 1003 W JONES DR WASILLA AK 99654-1001	0008	13	MOOSE PK PH III	\$32,000.00	\$409,700.00	\$441,700.00	0.59
57231B03L008 BANDROWSKY ALLEN & STEPHANIE 971 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH III	\$32,000.00	\$412,300.00	\$444,300.00	0.58
57231B04L001 REDICK DONALD K 955 W MOOSE PARK DR WASILLA AK 99654	0008	13	MOOSE PK PH III	\$35,000.00	\$528,500.00	\$563,500.00	0.76
57231B04L002 WILLIAMS CHAD 2549 S SHANTEL PL WASILLA AK 99654	0008	13	MOOSE PK PH III	\$32,000.00	\$356,700.00	\$388,700.00	0.69
57231B04L003 MEDFORD CAMERON 2527 S SHANTEL PL	0008	13	MOOSE PK PH III	\$32,000.00	\$369,600.00	\$401,600.00	0.69

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A

SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
WASILLA AK 99654							
57231B04L004	0008	13		\$32,000.00	\$348,700.00	\$380,700.00	0.69
ORTOLANO ROBERT C			MOOSE PK PH III				
2491 S SHANTEL PL							
WASILLA AK 99654							
57487B01L009	0008	13		\$35,000.00	\$427,500.00	\$462,500.00	0.83
HECKS GEORGE W & SHELLIE A			MOOSE PK PH IV				
946 W MOOSE PARK DR							
WASILLA AK 99654							
57487B01L010	0008	13		\$35,000.00	\$359,900.00	\$394,900.00	0.82
KING BRANDON			MOOSE PK PH IV				
932 W MOOSE PARK DR							
WASILLA AK 99654							
57487B01L011	0008	13		\$38,000.00	\$513,500.00	\$551,500.00	1.12
SULLIVAN RYAN P & BRITTANI A			MOOSE PK PH IV				
912 W MOOSE PARK DR							
WASILLA AK 99654							
57487B01L012	0008	13		\$43,000.00	\$442,400.00	\$485,400.00	1.51
AULT STEVEN M			MOOSE PK PH IV				

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A

SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
894 W MOOSE PARK DR WASILLA AK 99654							
57487B01L013 METCALF RODNEY D & TERRY L 868 W MOOSE PARK DR WASILLA AK 99654-1002	0008	13	MOOSE PK PH IV	\$40,000.00	\$771,100.00	\$811,100.00	1.30
57487B01L014 FEDEWA DANIEL 842 W PARK DR WASILLA AK 99654-1002	0008	13	MOOSE PK PH IV	\$38,000.00	\$525,400.00	\$563,400.00	1.16
57487B03L009 GRAVELLE MATTHEW 933 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH IV	\$35,000.00	\$344,500.00	\$379,500.00	0.61
57487B04L005 BROMLEY AUDREY LEE 924 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH IV	\$32,000.00	\$423,700.00	\$455,700.00	0.69
57487B04L006	0008	13		\$32,000.00	\$386,500.00	\$418,500.00	0.69

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A

SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
PADGETT MICHAEL W EST PADGETT HAIDEE M EST % CHRISTOPHER PADGETT PERS REP PO BOX 879245 WASILLA AK 99687-9245			MOOSE PK PH IV				
57487B04L007 HARROWER CYNTHIA A 739 W MOOSE PARK DR WASILLA AK 99654	0008	13	MOOSE PK PH IV	\$35,000.00	\$448,500.00	\$483,500.00	0.73
57487B04L008 HISAW KYLE 775 W MOOSE PARK DR WASILLA AK 99654	0008	13	MOOSE PK PH IV	\$35,000.00	\$404,700.00	\$439,700.00	0.75
57487B04L009 BUSER WILLIAM R & DEBORAH J 819 W MOOSE PARK DR WASILLA AK 99654	0008	13	MOOSE PK PH IV	\$32,000.00	\$432,400.00	\$464,400.00	0.69
57487B04L010 KENNEDY HUBERT I JR	0008	13	MOOSE PK PH IV	\$32,000.00	\$356,400.00	\$388,400.00	0.69

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
PO BOX 199 PALMER AK 99645							
57487B04L011 MURGUIA SUNNY A 907 W MOOSE PARK DR WASILLA AK 99654-1007	0008	13	MOOSE PK PH IV	\$32,000.00	\$365,600.00	\$397,600.00	0.69
57487B05L001 WARNER WILLIAM J & LAUREL ELLEN 881 W JONES DR WASILLA AK 99654-1008	0008	13	MOOSE PK PH IV	\$35,000.00	\$499,100.00	\$534,100.00	0.64
57487B05L002 PALAZZOTTO SHAWN D 835 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH IV	\$35,000.00	\$330,300.00	\$365,300.00	0.63
57487B05L003 HELM EARL & PATRICIA A 805 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH IV	\$35,000.00	\$366,500.00	\$401,500.00	0.63
57487B06L001	0008	13		\$40,000.00	\$461,600.00	\$501,600.00	1.30

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A

SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
JOHNSON DEAN BURCHELL-JOHNSON EMILY 750 W MOOSE PARK DR WASILLA AK 99654-1002			MOOSE PK PH IV				
57722B05L004 AMBERSON DOUGLAS H & KATHLEEN J 765 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH V	\$35,000.00	\$340,700.00	\$375,700.00	0.76
57722B05L005 HARROWER DREW A & CHRISTINA 733 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH V	\$35,000.00	\$431,000.00	\$466,000.00	0.78
57722B05L006 JUAREZ MARTIN 3250 RACQUET CIR ANCHORAGE AK 99507	0008	13	MOOSE PK PH V	\$35,000.00	\$433,400.00	\$468,400.00	0.83
57722B05L007 SAND SCOTT KYLE & LISA 637 W JONES DR	0008	13	MOOSE PK PH V	\$35,000.00	\$414,600.00	\$449,600.00	0.85

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A

SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
WASILLA AK 99654							
57722B06L002	0008	13		\$40,000.00	\$412,600.00	\$452,600.00	1.24
THURMOND RUSTIN J & LAURYNE J			MOOSE PK PH V				
768 W JONES DR							
WASILLA AK 99654							
57722B06L003	0008	13		\$38,000.00	\$421,600.00	\$459,600.00	1.02
THOMAN QUINN M			MOOSE PK PH V				
PO BOX 871761							
WASILLA AK 99687							
57722B06L004	0008	13		\$38,000.00	\$422,900.00	\$460,900.00	0.98
HUGHES CALVIN P & LAYLA E			MOOSE PK PH V				
718 W JONES DR							
WASILLA AK 99654							
57722B06L005	0008	13		\$38,000.00	\$537,200.00	\$575,200.00	0.96
CHANDLER CODY R & PATSY L			MOOSE PK PH V				
698 W JONES DR							
WASILLA AK 99654							
57722B06L006	0008	13		\$38,000.00	\$484,100.00	\$522,100.00	1.09
WASHBURN BRADY L			MOOSE PK PH V				

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
SISCO ASHLEY 678 W JONES DR WASILLA AK 99654							
57722B06L007 KARSTETTER MARK & REBECCA 658 W JONES DR WASILLA AK 99654-1017	0008	13	MOOSE PK PH V	\$38,000.00	\$502,900.00	\$540,900.00	1.11
57722B06L008 ROBISON A C S L FAMILY TRUST % ARNOLD C & SALLY L ROBISON 638 W JONES DR WASILLA AK 99654	0008	13	MOOSE PK PH V	\$38,000.00	\$357,200.00	\$395,200.00	1.06
57722B06L009 LINES CHRISTOPHER T & TARYN 570 W GAVIN CIR WASILLA AK 99654	0008	13	MOOSE PK PH V	\$38,000.00	\$406,300.00	\$444,300.00	1.00
57722B06L010 BOWEN CASEY L & WENDY G 546 W GAVIN CIR	0008	13	MOOSE PK PH V	\$72,500.00	\$554,600.00	\$627,100.00	4.83

IM 24-037

OR 24-020

OR 24-021

EXHIBIT A SPECIAL ASSESSMENT \$6,319.76 PER LOT

Matanuska-Susitna Borough

January 5, 2024

Real Property Selection List by Account Number

LID645 MOOSE PARK SUBDIVISION II

<u>Tax Account/Owner Name and Address</u>	<u>Zone</u>	<u>Map #</u>	<u>Subdivision</u>	<u>Land Appraisal</u>	<u>Bldg. Appraisal</u>	<u>Total Appraisal</u>	<u>Acre</u>
WASILLA AK 99654-0030							
Total Parcels in LID645: 65				\$2,293,500.00	\$26,128,500.00	\$28,422,000.00	56.83

IM 24-037

OR 24-020

OR 24-021