

SUBJECT: Ordinance authorizing financing and confirming the assessment roll for Easy Street & Cozy Circle natural gas Local Improvement District No. 658.

AGENDA OF: May 6, 2025

ASSEMBLY ACTION:

Adopted without objection. 05/20/25 - EMW

AGENDA ACTION REQUESTED: Introduce and set for public hearing on May 20, 2025.

Route To	Signatures
Originator	Marcia vonEhr
Finance Director	 X C h e y e n n e H e i n d e l Signed by: Cheyenne Heindel 3 / 1 8 / 2 0 2 5
Borough Attorney	 X N i c h o l a s S p i r o p o u l o s Signed by: Nicholas Spiropoulos
Borough Manager	 X M i c h a e l B r o w n Signed by: Michael Brown 3 / 2 0 / 2 0 2 5
Borough Clerk	 X L o n n i e M c K e c h i e Signed by: Lonnie McKechie

ATTACHMENT (S) : Ordinance Serial No. 25-033 (5 pp)
 Exhibit "A" (4 pp)
 Ordinance Serial No. 25-034 (10 pp)
 Map (1 pp)

SUMMARY STATEMENT:

On November 21, 2023 the Assembly adopted Ordinance Serial No.23-088 creating Easy Street & Cozy Circle Natural Gas Local Improvement District as shown on the attached map. The construction has been completed and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 25-033 confirms the assessment roll and Ordinance Serial No. 25-034 authorizes the financing for Easy Street & Cozy Circle Local Improvement District No. 658 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 Easy Street & Cozy Circle Natural Gas Local Improvement District is located in Assembly District #7

RECOMMENDATION OF ADMINISTRATION:

Exhibit A \$3,701.39 per lot
Matanuska-Susitna Borough
Real Property Selection List by Account Number
 LID658 EASY STREET & COZY CIRCLE

February 24, 2025

<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>
56073B01L003 WING JOHN T JR & KATHERINE A PO BOX 298047 WASILLA AK 99629	0038	10	CAROUSEL LK	\$12,300.00	\$0.00	\$12,300.00	0.91
56073B01L004 MURRAY CORDELL RIVAS TEALOR 9171 TICIA CIR ANCHORAGE AK 99502	0038	10	CAROUSEL LK	\$15,500.00	\$0.00	\$15,500.00	0.64
56073B01L005 MURRAY CORDELL RIVAS TEALOR 9171 TICIA CIR ANCHORAGE AK 99502	0038	10	CAROUSEL LK	\$15,500.00	\$228,900.00	\$244,400.00	0.63
56073B03L003 MCMULLINS DANIEL C MCMULLINS CAROLINE C PO BOX 298852 WASILLA AK 99629-8852	0038	10	CAROUSEL LK	\$18,000.00	\$0.00	\$18,000.00	0.92

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56073B03L004 SHABAK VITALIY PO BOX 874471 WASILLA AK 99687	0038	10	CAROUSEL LK	\$15,500.00	\$0.00	\$15,500.00	0.64
56073B03L005 MIELKE FRANK G PO BOX 670287 CHUGIAK, AK 99567-0287	0038	10	CAROUSEL LK	\$15,500.00	\$0.00	\$15,500.00	0.66
56073B03L006 CARPENTER DUANE S & BRANDY J PO BOX 298177 WASILLA AK 99629-8177	0038	10	CAROUSEL LK	\$18,000.00	\$341,800.00	\$359,800.00	1.08
56073B03L007 SMITH ANTHONY E & DELORES K 7121 FOOTHILL DR ANCHORAGE AK 99504	0038	10	CAROUSEL LK	\$16,000.00	\$0.00	\$16,000.00	0.70
56073B03L014 KELLER ANDREW & KARA PO BOX 872644	0038	10	CAROUSEL LK	\$18,000.00	\$262,100.00	\$280,100.00	0.96

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WASILLA AK 99687-2644							
56073B03L015	0038	10		\$20,000.00	\$374,200.00	\$394,200.00	1.21
SMITH DAL K & JEANNETTE M			CAROUSEL LK				
9471 W BRASS CIR							
WASILLA, AK 99654							
56073B04L001	0038	10		\$26,100.00	\$0.00	\$26,100.00	0.76
WARNER THOMAS W & JESSICA D			CAROUSEL LK				
PO BOX 871037							
WASILLA AK 99687							
56073B04L002	0038	10		\$19,900.00	\$597,500.00	\$617,400.00	0.90
MADSON ADAM H & BRITTANY B			CAROUSEL LK				
PO BOX 298283							
WASILLA AK 99629-8283							
56073B04L004	0038	10		\$17,500.00	\$0.00	\$17,500.00	0.90
MORRONE JOHN C & LOVEDY E			CAROUSEL LK				
9290 W EASY ST							
WASILLA, AK 99654							
56073B04L006	0038	10		\$17,500.00	\$0.00	\$17,500.00	0.88
MORRONE JOHN C & LOVEDY E			CAROUSEL LK				

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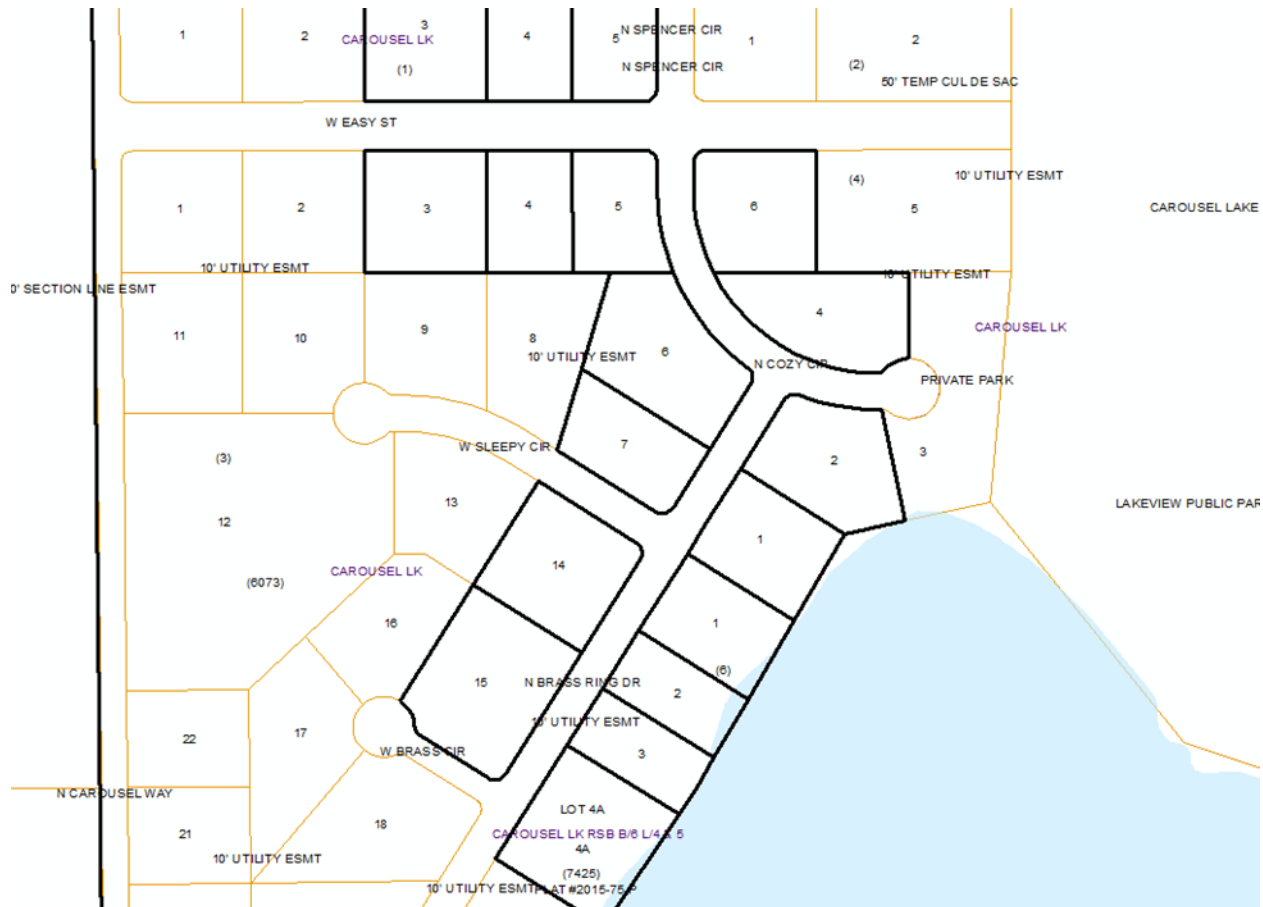
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9290 W EASY ST WASILLA, AK 99654							
56073B06L001 ROISTACHER DONALD S PO BOX 873314 WASILLA, AK 99687-3314	0038	10	CAROUSEL LK	\$25,000.00	\$406,400.00	\$431,400.00	0.72
56073B06L002 RICHARDSON SAMUEL L & KATRINA L 2001 S MACK DR WASILLA AK 99654	0038	10	CAROUSEL LK	\$23,800.00	\$0.00	\$23,800.00	0.54
56073B06L003 RICHARDSON SAMUEL L & KATRINA L 2001 S MACK DR WASILLA AK 99654	0038	10	CAROUSEL LK	\$23,800.00	\$156,100.00	\$179,900.00	0.55
57425B06L004A BURKBANK MONTY G & DIANNE W PO BOX 298376 MEADOW LAKES AK 99629-8376	0038	10	CAROUSEL LK RSB B/6 L/4 & 5	\$34,500.00	\$447,800.00	\$482,300.00	1.07
Total Parcels in LID658: 18				\$352,400.00	\$2,814,800.00	\$3,167,200.00	14.67

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