

SUBJECT: Ordinance authorizing financing and confirming the assessment roll for Echo Lake Drive & Necrason Drive natural gas Local Improvement District No. 663.

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 3 / 2 1 / 2 0 2 5
Borough Manager	 X M i c h a e l B r o w n Signed by: Michael Brown 3 / 2 1 / 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 3 / 2 1 / 2 0 2 5

ATTACHMENT (S) : Ordinance Serial No. 25-035 (5 pp)
 Exhibit "A" (10 pp)
 Ordinance Serial No. 25-036 (11 pp)
 Map (1 pp)

SUMMARY STATEMENT:

On June 18, 2024 the Assembly adopted Ordinance Serial No.24-051 creating Echo Lake Drive & Necrason Drive 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. 25-035 confirms the assessment roll and Ordinance Serial No. 25-036 authorizes the financing for Echo Lake Drive & Necrason Drive Local Improvement District No. 663 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 Echo Lake Drive & Necrason Drive Natural Gas Local Improvement District is located in Assembly District #5.

RECOMMENDATION OF ADMINISTRATION:

Exhibit A \$5,639.98 per lot
Matanuska-Susitna Borough
Real Property Selection List by Account Number
 LID663 ECHO LAKE DRIVE & NECRASON DRIVE

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>
217N03W33B003 CHERNESKI MARGARET H 5398 S ECHO LAKE DR WASILLA AK 99623-1004	0032	13		\$16,000.00	\$287,700.00	\$303,700.00	1.75
217N03W33C004 DEWHURST GERALD ELWOOD AND DEWHURST SHIRLEY ANNETTE REV TRUST # 3 1106 E ST ANCHORAGE AK 99501-4477	0032	13		\$58,700.00	\$434,700.00	\$493,400.00	5.15
56101000T00D GRIMALDI KRISTY LANEY DENISE REHDER CARRIE L PO BOX 521482 BIG LAKE AK 99652	0032	13	ECHO HLS	\$18,000.00	\$42,400.00	\$60,400.00	2.05
56101000T00E JEFFERS JASON W & MARILYN E MERRINER LUKE & JOY PO BOX 338 GIRDWOOD AK 99587	0032	13	ECHO HLS	\$144,600.00	\$0.00	\$144,600.00	7.14

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56101B01L001 CONOVER RUSSELL D PO BOX 873705 WASILLA, AK 99687-3705	0032	13	ECHO HLS	\$12,000.00	\$0.00	\$12,000.00	0.72
56101B01L005 HANSEN ROGER K REV TR PO BOX 520343 BIG LAKE, AK 99652-0343	0032	13	ECHO HLS	\$22,200.00	\$59,900.00	\$82,100.00	0.81
56101B01L006 HANSEN ROGER K REV TR PO BOX 520343 BIG LAKE, AK 99652-0343	0032	13	ECHO HLS	\$18,500.00	\$0.00	\$18,500.00	0.67
56101B01L007 COLE EUGENE F JR& LORETTA PO BOX 74654 FAIRBANKS, AK 99707-4654	0032	13	ECHO HLS	\$18,500.00	\$0.00	\$18,500.00	0.67
56101B01L008 COLE EUGENE F JR& LORETTA PO BOX 74654	0032	13	ECHO HLS	\$18,500.00	\$0.00	\$18,500.00	0.69

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FAIRBANKS, AK 99707-4654							
56101B02L001	0032	13		\$12,000.00	\$0.00	\$12,000.00	0.70
PANK JUDY ANN			ECHO HLS				
PO BOX 521714							
BIG LAKE AK 99652							
56101B03L001	0032	13		\$12,000.00	\$0.00	\$12,000.00	0.87
MATANUSKA-SUSITNA BOROUGH			ECHO HLS				
% LAND MANAGEMENT							
350 E DAHLIA AVE							
PALMER AK 99645-6488							
56101B03L002	0032	13		\$12,000.00	\$245,500.00	\$257,500.00	0.89
TRUJILLO EGON			ECHO HLS				
PO BOX 521804							
BIG LAKE AK 99652-1804							
56101B03L003	0032	13		\$12,000.00	\$0.00	\$12,000.00	0.77
CHO WON KIL			ECHO HLS				
LEE SANG SIL							
2211 WASHINGTON AVE							
ANCHORAGE, AK 99515							

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56101B03L004 CHO WON KIL LEE SANG SIL 2211 WASHINGTON AVE ANCHORAGE, AK 99515	0032	13	ECHO HLS	\$12,000.00	\$0.00	\$12,000.00	0.81
56101B03L005 SUND-SWANSON SANDRA D PO BOX 520190 BIG LAKE AK 99652	0032	13	ECHO HLS	\$12,000.00	\$192,000.00	\$204,000.00	0.81
56101B04L001 HAMLETT JOSEPH DARNELL 6311 LAUREL ST ANCHORAGE AK 99507	0032	13	ECHO HLS	\$13,000.00	\$0.00	\$13,000.00	0.93
56101B04L002 SNYDER CYNTHIA MARIE 6311 LAUREL ST ANCHORAGE AK 99507-4705	0032	13	ECHO HLS	\$13,000.00	\$0.00	\$13,000.00	0.92
56101B04L003 HILL KAREN E	0032	13	ECHO HLS	\$13,000.00	\$0.00	\$13,000.00	0.92

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LOMEDICO ANTHONY B 2321 CANARY CT ANCHORAGE AK 99515							
56101B04L004 HILL KAREN E LOMEDICO ANTHONY B 2321 CANARY CT ANCHORAGE AK 99515	0032	13	ECHO HLS	\$12,000.00	\$0.00	\$12,000.00	0.88
56101B04L005 HILL KAREN E 2321 CANARY CT ANCHORAGE AK 99515	0032	13	ECHO HLS	\$12,000.00	\$0.00	\$12,000.00	0.82
57139000T00B BELLE SUE TRUST PO BOX 521366 BIG LAKE AK 99652	0032	13	ECHO LK WOODS PH 1	\$101,600.00	\$192,600.00	\$294,200.00	15.00
57139000T00D NOVATNY BRYAN NOVATNY MARY ANN	0032	13	ECHO LK WOODS PH 1	\$22,200.00	\$22,800.00	\$45,000.00	3.55

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PO BOX 520873 BIG LAKE AK 99652-0873							
57139000T00E SAWIN PHILIP E JR & ALEXANDRIA I KERR ROY O 37 BLUEBERRY CIR PELHAM NH 03076	0032	13	ECHO LK WOODS PH 1	\$40,300.00	\$5,300.00	\$45,600.00	16.55
57139B02L003 NEWTON ROBERT L PO BOX 211532 ANCHORAGE AK 99521	0032	13	ECHO LK WOODS PH 1	\$28,300.00	\$30,800.00	\$59,100.00	4.72
57621B01L001 BELLE SUE TRUST PO BOX 521366 BIG LAKE AK 99652	0032	13	ECHO LK WDS PH II	\$18,000.00	\$0.00	\$18,000.00	2.00
57621B01L002 BELLE SUE TRUST PO BOX 521366 BIG LAKE AK 99652	0032	13	ECHO LK WDS PH II	\$20,000.00	\$0.00	\$20,000.00	3.00

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57621B01L003 URBANO PAUL J 9160 E LEXINGTON ST PALMER AK 99645-9330	0032	13	ECHO LK WDS PH II	\$51,800.00	\$0.00	\$51,800.00	2.05
57621B01L004 HUGHES MATTHEW NOVAK JACQUELYN 903 EAGLES RIDGE CT WILDWOOD MO 63021	0032	13	ECHO LK WDS PH II	\$51,900.00	\$0.00	\$51,900.00	1.26
57621B01L005 CROISANT FAM LVG TR STE B PMB 436 2521 E MOUNTAIN VILLAGE DR WASILLA AK 99654	0032	13	ECHO LK WDS PH II	\$53,000.00	\$398,800.00	\$451,800.00	1.26
57621B01L006 LONGINY VIRGINIA 5558 S NEW SANDEE CIR WASILLA AK 99623	0032	13	ECHO LK WDS PH II	\$55,500.00	\$170,900.00	\$226,400.00	1.47
57621B01L007	0032	13		\$18,000.00	\$0.00	\$18,000.00	2.02

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BELLE SUE TRUST PO BOX 521366 BIG LAKE AK 99652			ECHO LK WDS PH II				
57621B01L008 PUCKETT BOBBY J & DEBRA J PO BOX 520052 BIG LAKE AK 99652	0032	13	ECHO LK WDS PH II	\$52,100.00	\$584,800.00	\$636,900.00	2.52
57621B02L004 EARNES CLINTON & EMILY PO BOX 520390 BIG LAKE AK 99652	0032	13	ECHO LK WDS PH II	\$44,100.00	\$298,400.00	\$342,500.00	8.01
57621B02L005 WRIGHT STEPHEN PO BOX 521494 BIG LAKE AK 99652-1494	0032	13	ECHO LK WDS PH II	\$34,500.00	\$39,600.00	\$74,100.00	6.27
57990B01L009 RICHTER SCOTT A & NICKY M PO BOX 520587 BIG LAKE AK 99652	0032	13	ECHO LK WDS PH 3	\$51,100.00	\$473,200.00	\$524,300.00	2.01

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57990B01L010 HILL JASON C & SHEILA M 5509 YUKON CHARLIE LOOP ANCHORAGE AK 99502-4043	0032	13	ECHO LK WDS PH 3	\$52,600.00	\$248,200.00	\$300,800.00	2.00
57990B01L011 VERLEY TRAVIS S & GRACE A 12503 FREITAG CIR ANCHORAGE AK 99516-3218	0032	13	ECHO LK WDS PH 3	\$54,100.00	\$0.00	\$54,100.00	2.00
57990B01L012 HARSH CHRISTOPHER HEAL-HARSH CYNTHIA 10460 E NIGHTHAWK CIR PALMER AK 99645	0032	13	ECHO LK WDS PH 3	\$56,100.00	\$0.00	\$56,100.00	2.25
57990B02L006 CARTER SHAWN JONES SUMMER PO BOX 877364 WASILLA AK 99687	0032	13	ECHO LK WDS PH 3	\$33,000.00	\$0.00	\$33,000.00	6.00
57990B02L007	0032	13		\$30,100.00	\$495,300.00	\$525,400.00	5.02

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SIMPSON RANDY L PO BOX 521870 BIG LAKE AK 99652			ECHO LK WDS PH 3				
57990B02L008 NECRASON CONRAD F DEC OF TRUST VIRGINIA LONGINY TRE 5558 S NEW SANDEE CIR WASILLA AK 99623	0032	13	ECHO LK WDS PH 3	\$25,000.00	\$0.00	\$25,000.00	4.00
Total Parcels in LID663: 41				\$1,355,300.00	\$4,222,900.00	\$5,578,200.00	121.93

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EST
INS BOTH THESE LOTS

TR B
BIG LK EST

VISTA DEL MAR
1 2 3 4
5 6 7 8
R RD (6325)

EST
2 7

TDR
(2)

BIG LK EST
3 6

4 5

W EROS RD

ST

LOT 8 ABLK 2
(2) S EASTIN DR
SUNCREST RSB B2 L3 & 9
(8098)

W SUN DR

UNCREST
(3838)

(4)

50' PUE

D20 D21

33' SECTION LINE ESMT

15' UTILITY ESMT

30' TRAIL ESMT

ECHO LAKE WOODS PH 1

TR E
ECHO LK WDS PH 1
(7139) S ECHO LAKE DR 2
PLAT #2012-85 P

15' UTILITY ESMT

33

32

33' SECTION LINE ESMT

4 (PRIVATE)
B2W MAHONEY'S RD

4 A1

TR C1-A

TR C2

1A

(4) W LOON DR

7 8 9 10

50' SLOPE ESMT 5

TR C3

10' ESMT

10' UTILITY ESMT

10' UTILITY ESMT

TR B2

1 2 3 4

ECHO HLS RSB T/C1

(4889)

ECHO HLS RSB T/B

(4958)

(4949)

PARK

ECHO

5' 10' UTILITY ESMT

(2)

1

TR A

(9101)

10

5S ECHO LAKE DR

8

9

SAME PERSON OWNS BOTH THESE LOTS

3 15' PUE

7

6

SAME PERSON OWNS ALL THESE LOTS

2 (3) 15' PUE

5 (1) 4

8 ECHO HLS

W PAVEN CIR

3

1 15' PUE

2

20' PUE

DOC #2019-003605-OP

ECHO HLS

TR E

B3

C4

(7139)

TR C

ECHO LK WDS PH 1

C2

2 1

TINA'S PLACE

(4397) 15' UTILITY ESMT

TINA'S PL

W CRANBERRY DR

ECHO LAKE P

2 ECHO LK PK

(6102)

SAME PERSON OWNS BOTH

4 1

3

60' RADIUS TEMPORARY TURN-AROUND

DOC #21-17-026849-0

(2)

(2)

ECHO LK WDS PH 3

6

(7990)

5

ECHO LK WDS PH 2

4

(7621)

PLAT #2017-18 P

TR F

W MAHONEY'S RD

ECHO LK WDS PH 1 (PRIVATE)

OR 25-035
OR 25-036
IM 25-066