

**SUBJECT:** Ordinance authorizing financing and confirming the assessment roll for the Forest Lake Subdivision natural gas Local Improvement District No. 619.

**AGENDA OF:** April 4, 2023

**ASSEMBLY ACTION:**

*Defeated 4/18/23*  
*Reconsidered By Tew 4/18/23*  
*Adopted McKee + Bernier opposed*  
*SP*

**AGENDA ACTION REQUESTED:** Introduce and set for public hearing on April 18, 2023.

| Route To<br>Department/Director | Signature                    | Comments        |
|---------------------------------|------------------------------|-----------------|
| Originator                      | <i>x Marcia vonEhr</i>       | <i>3-8-2023</i> |
| Finance Director                | <i>x [Signature]</i>         |                 |
| Borough Attorney                | <i>x [Signature]</i>         |                 |
| Borough Manager                 | <i>x [Signature]</i>         |                 |
| Borough Clerk                   | <i>x [Signature] 3/28/23</i> |                 |

**ATTACHMENT (S):** Fiscal Note: YES \_\_\_\_\_ NO X

Ordinance Serial No. 23-028 (11 pp)

Ordinance Serial No. 23-029 (5 pp)

Exhibit "A" (7 pp)

Map (1 pp)

**SUMMARY STATEMENT:**

On March 15, 2022 the Assembly adopted Ordinance Serial No. 22-010 creating the Forest Lake Subdivision Natural Gas Local Improvement District. The construction has been completed by Enstar Natural Gas and this ordinance is now before the Assembly to finance the improvements.

Ordinance Serial No. 23-029 confirms the assessment roll and Ordinance Serial No. 23-028 authorizes the financing for the Forest Lake Subdivision Local Improvement District No. 619 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 Forest Lake Subdivision Natural Gas Local Improvement District is located in Assembly District #7.

**RECOMMENDATION OF ADMINISTRATION:**



# Matanuska-Susitna Borough

Exhibit A

Special Assessment

\$6,197.52 Per Lot

LID619 FOREST LAKE SUBDIVISION

| <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> |
|--------------------------------------------------------------------------------------|-------------|--------------|--------------------|-----------------------|------------------------|------------------------|-------------|
| 56121B02L016<br>GRIFFIN JOE & PAMELA JEAN<br>PO BOX 696<br>WILLOW, AK 99688-0696     | 0038        | 10           | FOREST LK          | \$15,500.00           | \$268,800.00           | \$284,300.00           | 0.60        |
| 56121B02L017<br>GRIFFIN JOS D & PAMELA J<br>PO BOX 696<br>WILLOW, AK 99688-0696      | 0038        | 10           | FOREST LK          | \$17,500.00           | \$38,200.00            | \$55,700.00            | 0.74        |
| 56121B02L018<br>JOHNSON LAURIE M<br>PO BOX 298836<br>WASILLA AK 99629                | 0038        | 10           | FOREST LK          | \$17,500.00           | \$60,300.00            | \$77,800.00            | 0.84        |
| 56121B02L019<br>HOOVER DOUGLAS JOHN<br>PO BOX 520480<br>BIG LAKE, AK 99652-0480      | 0038        | 10           | FOREST LK          | \$15,500.00           | \$167,800.00           | \$183,300.00           | 0.69        |
| 56121B02L020<br>HAMMOND TROY D & PAMELA A<br>PO BOX 520337<br>BIG LAKE AK 99652-0337 | 0038        | 10           | FOREST LK          | \$15,500.00           | \$190,300.00           | \$205,800.00           | 0.67        |

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|                         |      |    |           |             |              |              |      |
|-------------------------|------|----|-----------|-------------|--------------|--------------|------|
| 56121B02L021            | 0038 | 10 |           | \$17,500.00 | \$208,200.00 | \$225,700.00 | 0.74 |
| GATES DEVON             |      |    | FOREST LK |             |              |              |      |
| 446 S KNIK GOOSE BAY RD |      |    |           |             |              |              |      |
| WASILLA AK 99654-8059   |      |    |           |             |              |              |      |
| 56121B02L022            | 0038 | 10 |           | \$17,500.00 | \$199,000.00 | \$216,500.00 | 0.77 |
| ROSENBERGER ERIKA J     |      |    | FOREST LK |             |              |              |      |
| 7362 W PARKS HWY #576   |      |    |           |             |              |              |      |
| WASILLA AK 99623        |      |    |           |             |              |              |      |
| 56121B02L023            | 0038 | 10 |           | \$17,500.00 | \$0.00       | \$17,500.00  | 0.79 |
| WINGO PENELOPE B        |      |    | FOREST LK |             |              |              |      |
| PO BOX 299003           |      |    |           |             |              |              |      |
| WASILLA, AK 99629-9003  |      |    |           |             |              |              |      |
| 56121B02L024            | 0038 | 10 |           | \$17,500.00 | \$146,000.00 | \$163,500.00 | 0.72 |
| WINGO PENELOPE B        |      |    | FOREST LK |             |              |              |      |
| PO BOX 299003           |      |    |           |             |              |              |      |
| WASILLA AK 99629-9003   |      |    |           |             |              |              |      |
| 56121B02L025            | 0038 | 10 |           | \$17,500.00 | \$93,800.00  | \$111,300.00 | 0.78 |
| FLORES LUISA PEREZ      |      |    | FOREST LK |             |              |              |      |
| PRISTON JORGE BRAVO     |      |    |           |             |              |              |      |
| 3101 OLD SPRING PL      |      |    |           |             |              |              |      |
| TAMPA FL 33618          |      |    |           |             |              |              |      |

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|                             |      |    |           |             |              |              |      |
|-----------------------------|------|----|-----------|-------------|--------------|--------------|------|
| 56121B02L026                | 0038 | 10 |           | \$17,500.00 | \$80,100.00  | \$97,600.00  | 0.71 |
| COCHRAN CLYDE C JR & JUDY I |      |    | FOREST LK |             |              |              |      |
| 359 S FOREST PARK DR        |      |    |           |             |              |              |      |
| WASILLA AK 99623-1042       |      |    |           |             |              |              |      |
| 56121B02L027                | 0038 | 10 |           | \$13,100.00 | \$310,600.00 | \$323,700.00 | 0.72 |
| NORTON PAUL R & PATRICIA JO |      |    | FOREST LK |             |              |              |      |
| PO BOX 875318               |      |    |           |             |              |              |      |
| WASILLA AK 99687            |      |    |           |             |              |              |      |
| 56121B04L014                | 0038 | 10 |           | \$15,500.00 | \$0.00       | \$15,500.00  | 0.68 |
| PARKER SHERRY               |      |    | FOREST LK |             |              |              |      |
| APT B                       |      |    |           |             |              |              |      |
| 9014 DEWBERRY ST            |      |    |           |             |              |              |      |
| ANCHORAGE AK 99502-5539     |      |    |           |             |              |              |      |
| 56121B04L015                | 0038 | 10 |           | \$17,500.00 | \$272,500.00 | \$290,000.00 | 0.78 |
| SAKRAIDA MICHAEL & LAURA R  |      |    | FOREST LK |             |              |              |      |
| #631                        |      |    |           |             |              |              |      |
| 7362 W PARKS HWY            |      |    |           |             |              |              |      |
| WASILLA AK 99623            |      |    |           |             |              |              |      |
| 56121B04L016                | 0038 | 10 |           | \$15,500.00 | \$218,800.00 | \$234,300.00 | 0.66 |
| JAMES DANIEL L & MICHELLE C |      |    | FOREST LK |             |              |              |      |
| PO BOX 873015               |      |    |           |             |              |              |      |
| WASILLA AK 99687-3015       |      |    |           |             |              |              |      |

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|                         |      |    |           |             |              |              |      |
|-------------------------|------|----|-----------|-------------|--------------|--------------|------|
| 56121B05L001            | 0038 | 10 |           | \$15,500.00 | \$213,600.00 | \$229,100.00 | 0.59 |
| WILBUR JAS A & DENISE J |      |    | FOREST LK |             |              |              |      |
| 7362 W PARKS HWY #448   |      |    |           |             |              |              |      |
| WASILLA AK 99654-9132   |      |    |           |             |              |              |      |
| 56121B05L002            | 0038 | 10 |           | \$30,700.00 | \$42,300.00  | \$73,000.00  | 0.56 |
| WILBUR JAS A & DENISE J |      |    | FOREST LK |             |              |              |      |
| 7362 W PARKS HWY #448   |      |    |           |             |              |              |      |
| WASILLA AK 99623-9300   |      |    |           |             |              |              |      |
| 56121B05L003            | 0038 | 10 |           | \$33,000.00 | \$189,000.00 | \$222,000.00 | 0.57 |
| BULLA JEFF              |      |    | FOREST LK |             |              |              |      |
| PO BOX 521400           |      |    |           |             |              |              |      |
| BIG LAKE, AK 99652-1400 |      |    |           |             |              |              |      |
| 56121B05L004            | 0038 | 10 |           | \$41,400.00 | \$0.00       | \$41,400.00  | 0.66 |
| BULLA JEFFREY A         |      |    | FOREST LK |             |              |              |      |
| PO BOX 521400           |      |    |           |             |              |              |      |
| BIG LAKE, AK 99652-1400 |      |    |           |             |              |              |      |
| 56121B05L025            | 0038 | 10 |           | \$35,000.00 | \$263,600.00 | \$298,600.00 | 0.75 |
| HANNON HARLAND & SANDRA |      |    | FOREST LK |             |              |              |      |
| 10481 W FOREST LAKE DR  |      |    |           |             |              |              |      |
| WASILLA AK 99623-1056   |      |    |           |             |              |              |      |

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|                           |      |    |           |             |              |              |      |
|---------------------------|------|----|-----------|-------------|--------------|--------------|------|
| 56121B05L026              | 0038 | 10 |           | \$17,500.00 | \$164,800.00 | \$182,300.00 | 0.89 |
| REEVES ZACHARY            |      |    | FOREST LK |             |              |              |      |
| 3150 S PHENIX AVE         |      |    |           |             |              |              |      |
| WASILLA AK 99623-0983     |      |    |           |             |              |              |      |
| 56121B06L011              | 0038 | 10 |           | \$17,500.00 | \$223,000.00 | \$240,500.00 | 0.81 |
| SPRAGUE DANIELLE          |      |    | FOREST LK |             |              |              |      |
| 10650 W FOREST PARK CT    |      |    |           |             |              |              |      |
| WASILLA AK 99623          |      |    |           |             |              |              |      |
| 56121B06L012              | 0038 | 10 |           | \$20,000.00 | \$225,300.00 | \$245,300.00 | 1.33 |
| MCLINN DENNIS C           |      |    | FOREST LK |             |              |              |      |
| PO BOX 877205             |      |    |           |             |              |              |      |
| WASILLA, AK 99687-7205    |      |    |           |             |              |              |      |
| 56121B06L018              | 0038 | 10 |           | \$17,500.00 | \$157,400.00 | \$174,900.00 | 0.73 |
| DELANEY ARLEY R & TAMMY G |      |    | FOREST LK |             |              |              |      |
| PO BOX 870922             |      |    |           |             |              |              |      |
| WASILLA, AK 99687-0922    |      |    |           |             |              |              |      |
| 56121B06L019              | 0038 | 10 |           | \$17,500.00 | \$125,700.00 | \$143,200.00 | 0.72 |
| BRIGGS JONA & ANDREA      |      |    | FOREST LK |             |              |              |      |
| PO BOX 298622             |      |    |           |             |              |              |      |



# Matanuska-Susitna Borough

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LID619 FOREST LAKE SUBDIVISION

WASILLA AK 99629

|                             |      |    |           |             |              |              |      |
|-----------------------------|------|----|-----------|-------------|--------------|--------------|------|
| 56121B06L020                | 0038 | 10 |           | \$17,500.00 | \$206,100.00 | \$223,600.00 | 0.72 |
| MATTHEWS DAVID R & SANDRA K |      |    | FOREST LK |             |              |              |      |
| 580 S FOREST PARK DR        |      |    |           |             |              |              |      |
| WASILLA, AK 99654           |      |    |           |             |              |              |      |

|                       |      |    |           |             |              |              |      |
|-----------------------|------|----|-----------|-------------|--------------|--------------|------|
| 56121B06L021          | 0038 | 10 |           | \$18,000.00 | \$111,700.00 | \$129,700.00 | 1.17 |
| BOYKE BOBBIE L        |      |    | FOREST LK |             |              |              |      |
| PO BOX 298884         |      |    |           |             |              |              |      |
| WASILLA AK 99629-8884 |      |    |           |             |              |              |      |

|                     |      |    |           |             |        |             |      |
|---------------------|------|----|-----------|-------------|--------|-------------|------|
| 56121B06L022        | 0038 | 10 |           | \$12,600.00 | \$0.00 | \$12,600.00 | 1.20 |
| ALEXANDER TAMARAH G |      |    | FOREST LK |             |        |             |      |
| PO BOX 520643       |      |    |           |             |        |             |      |
| BIG LAKE AK 99652   |      |    |           |             |        |             |      |

|                        |      |    |           |             |              |              |      |
|------------------------|------|----|-----------|-------------|--------------|--------------|------|
| 56121B06L023           | 0038 | 10 |           | \$18,000.00 | \$304,000.00 | \$322,000.00 | 1.09 |
| LLOYD LINDA L & FRED O |      |    | FOREST LK |             |              |              |      |
| PO BOX 299027          |      |    |           |             |              |              |      |
| WASILLA AK 99687-9027  |      |    |           |             |              |              |      |

|                   |      |    |               |             |              |              |      |
|-------------------|------|----|---------------|-------------|--------------|--------------|------|
| 56568B06L013A     | 0038 | 10 |               | \$26,600.00 | \$333,500.00 | \$360,100.00 | 3.60 |
| HANSEN MICHAEL    |      |    | FOREST LK RSB |             |              |              |      |
| HANSEN KRISTINA L |      |    |               |             |              |              |      |

# Matanuska-Susitna Borough

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LID619 FOREST LAKE SUBDIVISION

PO BOX 940147

HOUSTON AK 99694-0147

56568B06L017A

0038

10

\$20,000.00

\$227,900.00

\$247,900.00

1.35

SWANSON HANNAH L

FOREST LK RSB

3831 N CORONADO ST

WASILLA, AK 99654-0723

56568B06L024A

0038

10

\$44,400.00

\$0.00

\$44,400.00

8.04

NIELSEN CURTIS R

FOREST LK RSB

ALEXANDER TAMARAH G

PO BOX 520643

BIG LAKE AK 99652

57976B06L014A

0038

10

\$28,000.00

\$341,800.00

\$369,800.00

2.60

NIELSEN CURTIS & ALEXANDER TAMMI

FOREST LK RSB B/6 L/14-16

PO BOX 520643

BIG LAKE AK 99652

**Total Parcels in LID619: 33**

**\$678,800.00**

**\$5,384,100.00**

**\$6,062,900.00**

**38.27**

Ordinance Serial No. 23-029

Ordinance Serial No. 23-028

IM 23-071