

NONCODE ORDINANCE

Sponsored By: Borough Manager  
Introduced: 06/15/21  
Public Hearing: 07/20/21  
Defeated: 07/20/21

**MATANUSKA-SUSITNA BOROUGH  
ORDINANCE SERIAL NO. 21-056**

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY CREATING WEST PHALAROPE & WEST CORMORANT NATURAL GAS LOCAL IMPROVEMENT DISTRICT NO. 616, APPROVING THE IMPROVEMENT PLAN FOR THE DISTRICT, AUTHORIZING THE MANAGER TO PROCEED WITH THE IMPROVEMENT, AND ASSESSING EQUALLY AMONG THE PROPERTIES WITHIN THE DISTRICT THE COSTS OF THE IMPROVEMENT.

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WHEREAS, a petition has been filed by the owners of at least 70 percent in value of the property within West Phalarope & West Cormorant Natural Gas Local Improvement District for the installation of natural gas distribution lines; and

WHEREAS, the Borough Clerk has certified the petition; and

WHEREAS, the manager's administrative report, including the improvement plan is incorporated in IM No. 21-106; and

WHEREAS, notice of the public hearing was published for two consecutive weeks in a newspaper of general circulation distributed within the Borough; and

WHEREAS, notice was mailed certified return receipt requested to each record owner of property within the local improvement district; and

WHEREAS, a public hearing on the creation of the local improvement district and the improvement plan has been held; and

WHEREAS, ballots approving or disapproving the local improvement district were permitted to be filed in writing for 30 calendar days after mailing notice of the public hearing; and

WHEREAS, ballots marked "yes" from owners of property bearing one hundred percent (100%) of the estimated cost of the improvement were received; and

WHEREAS, the proposed improvement is not a power exercised through a service area and there is not a board of supervisors.

BE IT ENACTED:

Section 1. Classification. This Ordinance is a noncode ordinance.

Section 2. The West Phalarope & West Cormorant Natural Gas Local Improvement Plan will increase safety, improve health, increase property values, is necessary, is in the public interest and the improvement should be made.

Section 3. The petition has sufficient and proper petitioners.

Section 4. Ballots approving the local improvement district were filed timely by the record owners of property within the noncontiguous natural gas local improvement district bearing one hundred percent (100%) of the estimated cost of the improvement and the Assembly can proceed with the improvement.

Section 5. Notwithstanding MSB 3.28.080(B) there are 2 properties that do not conform that will be assessed for the improvement.

Section 6. There is hereby created the West Phalarope & West Cormorant Natural Gas Local Improvement District No. 616 as described in the attached legal description marked Exhibit A and as shown on the map referenced in IM 21-106.

Section 7. The manager is hereby authorized to proceed with the improvement, arrange for a revolving loan through the local improvement district internal service fund, and such other necessary and proper work as appropriate to accomplish the purpose of the improvement plan upon financing approval by the Assembly.

Section 8. Upon completion of the work the total cost of the improvement shall be assessed equally against each property within the natural gas local improvement district. The Finance Director shall prepare a special assessment roll assessing to each property within the natural gas local improvement district an amount equal to the actual total improvement cost divided by the number of properties within the local improvement district. The proposed special assessment roll shall be prepared and presented in accordance with the provisions of the Matanuska-Susitna Borough Code in effect at the time the special assessment roll is prepared.

Section 9. The special assessments against the properties described in Section 6 above are liens upon the property and are

prior and paramount to all liens except municipal tax liens and may be enforced as provided for the enforcement of real property tax liens.

Section 10. Special assessments may be paid in 20 semi-annual installments with due dates established by the Assembly upon approval of the natural gas local improvement district special assessment roll, provided, the Assembly may authorize payment terms greater than or less than a ten-year period of time. If no time for payment is established, semi-annual installments are due and payable when property taxes are due and payable. Special assessment installments not paid when due shall have a penalty added equal to the penalty for delinquent second-half real property taxes in effect at the time of the special assessment installment delinquency. Upon full payment of the special assessment, the manager shall issue a release of the lien to the record owner of the property.

Section 11. Notwithstanding the approval of the natural gas local improvement district based upon the financing of the cost through a revolving loan from the local improvement district internal service fund, if the Assembly determines that the this loan is not feasible or is not available, the Assembly may provide for other means of financing the project cost at its sole discretion.

Section 12. Effective Date. This ordinance shall take effect upon adoption.

DEFEATED by the Matanuska-Susitna Borough Assembly this  
20 day of July, 2021.

DEFEATED UNANIMOUSLY: Hale, Nowers, McKee, Yundt, Tew, Sumner,  
and Boeve