

RESOLUTION NO. 84

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF PALMER, ALASKA

IMPROVEMENT DISTRICT NO. 2

A RESOLUTION DETERMINING THE NECESSITY FOR SIDEWALK AND STREET IMPROVEMENTS AND PROVIDING A METHOD OF ASSESSMENT ON PROPERTY SPECIALLY BENEFITED AND CAUSING AN ASSESSMENT TO BE LEVIED THEREON.

BE IT RESOLVED by the City Council of the City of Palmer:

1. That pursuant to the provisions of ACLA 1949, Section 16-1-81, the owners of more than one-half in value of the property to be specially benefited by the improvement described as ALONG RAILROAD AVENUE FROM GLENN HIGHWAY TO THE TOWNSHIP LINE C8 (Alaska Rail Road crossing at the end of Wasilla Highway) AND FROM RAILROAD AVENUE TO WALKER STREET ON CO-OP AVENUE, within the City of Palmer, have in writing requested of the City Council of the City of Palmer that the improvements hereinafter described be made.

2. The requested improvements consist of laying out, grading, and asphalt paving along Railroad Avenue from Glenn Highway to the Township line C8 and from Railroad Avenue to Walker Street on Co-op Avenue within the City of Palmer.

3. The property owners who have in writing requested the improvement consist of property owners owning property within and between the termini of said improvement abutting upon, adjacent, vicinal or proximate to the street proposed to be improved to a distance back from the marginal lines thereof to the center-line of the Blocks facing or abutting thereon; provided, that in any case such distance back shall be at least ninety (90) feet. All property included within such limits of such local improvement district shall be considered and held to be the property and to be all the property specially benefited by such local improvement, and shall be the property to be assessed to pay the cost and expense thereof or such part thereof as may be chargeable against the property specially benefited by such improvement, which cost and expense shall be assessed upon all of said property so benefited in accordance to the special benefits conferred on such property in proportion to area and distance back from the marginal line of the street improved. The owners of the described property have signed the petition as follows:

Total Assessed Value of the Property Specially Benifited:	Value Represented by Signatures on the Petition by the Owners of Property Specially Benefited	Percent- age of value
<u>365,243.42</u>	<u>345,465.82</u>	<u>0.945851</u>



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4. The Council hereby makes the following Findings of Fact in this matter:
- (a) That the requested improvements are necessary and should be made.
 - (b) That the written request is signed by all the owners of at least one-half in value of the property specially benefited by such improvement.
 - (c) That all facts set out in Paragraphs 1, 2, and 3 of this resolution are true.

5. The City Council, having hereby determined that the requested improvements are necessary, and that the property specially benefited by the improvements is in accord with the intent and meaning of ACLA 1949, Section 16-1-81 et sec., as amended, hereby orders that two-thirds (2/3) of the total cost of constructing the requested improvements herein mentioned be assessed and levied against the real property specially benefited in proportion to the amounts of such benefits received by each tract of said property in accordance with the following:

Said local improvement district shall, for the purpose of ascertaining the amount to be assessed against such separate lot, tract, parcel of land or other property within said district be divided into subdivisions or zones paralleling the margin of the street or public way improved, said subdivisions to be numbered respectively first, second, third, fourth and fifth. The first subdivision shall include all the lands within the district lying between the street margins and lines drawn parallel therewith and thirty (30) feet therefrom. The second subdivision shall include all lands within the district lying between lines drawn parallel with and thirty (30) feet and sixty (60) feet respectively from said margins. The third subdivision shall include all lands within the district lying between lines drawn parallel with and sixty (60) feet and ninety (90) feet respectively from such street margins. The Fourth subdivision shall include all lands, if any, within the district lying between lines drawn parallel with and ninety (90) feet and one-hundred-twenty (120) feet respectively from said street margins. The fifth subdivision shall include all lands, if any, within the district lying between a line drawn parallel with and one-hundred-twenty (120) feet from said street margin and the outer limit of said local improvement district.



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The rate of assessment per square foot for improvements between intersections in each subdivision shall be fixed on the basis that the special benefits conferred on a square foot of land in subdivisions first, second, third, fourth and fifth, respectively, are related to each other as are the numbers 45, 25, 20, 10 and 5, respectively, and shall be ascertained in the following manner:

The products of the number of square feet in subdivisions first, second, third, fourth and fifth, respectively, and the numbers 45, 25, 20, 10 and 5, respectively, shall be ascertained and their sum taken, which sum shall be divided into the total cost and expense of such improvement. The products of the resultant quotient and the numbers 45, 25, 20, 10 and 5, respectively, shall be the separate rate of assessment per square foot for subdivision first, second, third, fourth and fifth, respectively. The total assessment is thus ascertained against each separate lot, tract, parcel of land or other property within such district for the improvement other than that included within the intersections.

For improvements within the intersections, the area to be specially benefited shall include all the property, except streets and alleys from the intersection to be improved to a distance back from the marginal lines thereof to the centerline of the blocks abutting thereon. Provided that in any case such distance back shall be at least ninety (90) feet. Intersections shall be construed to mean that portion of property enclosed by the intersection of the street margin lines of intersecting streets.

The rate of assessment per square foot for intersection improvements shall be computed by dividing the costs of the improvement within the intersection by the area to be benefited. The assessment shall be computed on the basis that the benefits are equal throughout the area.

The total assessment for each lot, tract or parcel of land shall be determined by adding the assessment for the improvement between intersections and the assessment for improvement within the intersection. The total assessment thus determined shall be entered upon the assessment roll as the amount to be levied and assessed against each separate lot, tract, parcel of land or other property.



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6. The Mayor is hereby directed to proceed with the improvements above authorized and described and to keep correct accounts of all expenses of said improvements, so that proper assessments may be levied and collected.

7. When the requested improvements shall have been completed, the City Council shall apportion such percentage of the cost in accordance with and in proportion to the amount of benefits received by each tract of each property as previously determined, and an assessment roll shall be prepared which shall contain a brief description or designation of each tract of property, the name of the owner or reputed owner thereof, and the amount of the assessments. Thereupon the City Council shall fix a time to hear objections to such assessments. The municipal clerk shall then send a written notice by mail to each owner of the tract of land against which an assessment is made, which notice shall state the amount of the assessment against such particular tract and shall state the time fixed by the Council for hearing objections. Such notice shall be mailed by the municipal clerk at least fifteen (15) days before the time of such hearing.

8. At the time of such hearing all persons concerned shall have a right to present their objections if any they have to the assessment or any part thereof and to point out errors and inequalities if any exist and submit such reasons for amendments and corrections as they may have, and such hearing may be continued from time to time as the Council shall decide. After the Council have heard all objections and suggestions they shall correct all errors, if any, which they find to exist in the assessment roll as originally made, and when the same is finally settled the Mayor shall sign the assessment roll certifying that it is the assessment roll as finally settled by the City Council.

Publication of this resolution shall be made by posting a copy thereof on the City Hall bulletin board for a period of ten days following the passage and approval.

PASSED and approved by the City Council of the City of Palmer, Alaska, the 14th day of July 1958.

KENNETH W. LYNN, MAYOR

ATTEST:

Emilie St. Pierre
EMILIE ST. PIERRE, CITY CLERK



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PROPERTY OWNER NAME		SUBDIVISION	BLOCK	LOT NO.	TOTAL AREA SQ. FT.	IMPROVEMENT AREA SQ. FOOT	TAXABLE PERCENT	ASSESSOR'S VALUATION	SPECIALLY BENEFITED AREA VALUATION
IMPROVEMENT DISTRICT NO. 2 GLENN HIGHWAY TO R. R. DEPOT									
HARTLEY MOTORS, INC.	R. SNODGRASS	1	5 & N 25of6	20,664.72	20,664.72	100%	24,440.00	24,440.00	
Brown Cleaners	"	"	7-8-83125-6	18,968.55	18,968.55	100%	7,080.00	7,080.00	
Ernie Utt	"	"	Lot 9	8,278.00	8,278.00	100%	8,520.00	8,520.00	
Bruce Graham	"	"	N 50' Lot 10	7,345.25	7,345.25	100%	1,620.00	1,620.00	
Motor In Service	"	"	S 75' Lot 10	9,928.50	9,928.50	100%	19,660.00	19,660.00	
Karla Duff	"	"	Lot 11	6,000.00	6,000.00	100%	2,140.00	2,140.00	
David & Doris Vigdahl	"	"	Lot 12	7,500.00	2,629.50	0.3506	500.00	175.30	
Roland Snodgrass	"	"	Lot 16	19,592.81	2,527.63	0.1290	1,060.00	136.74	
Seth & Edna Cook	"	"	Lots 17 & 18	24,138.00	4,189.50	0.1736	1,600.00	277.76	
Seth & Edna Cook	"	"	Lot 4	15,871.00	11,435.06	0.7205	14,560.00	10,490.48	
								<u>74,540.28</u>	
JOHN'S SUBDIVISION									
North Palmer Store	John's	1	Lots 2 & 3	3,584.93	3,584.93	100%	7,481.00	7,481.00	
Ed & Bessie Johns	"	"	Lots thru 9	18,410.40	18,291.25	0.9940	10,500.00	10,437.00	
Rob't & Marie Louise Johns	"	"	Lots 10-11-12	13,722.00	11,135.00	0.8110	10,460.00	8,483.06	
Norman A. Hartung	"	"	Lots 13-14	13,989.00	9,260.50	0.662	8,360.00	5,534.32	
Bill Roark	A. R. R. C. Area.		Tax Lot "L" 5	23,753.94	13,063.18	0.550	1,000.00	550.00	
								<u>32,485.38</u>	
A. R. R. C. AREA									
A.R.R.C.	A.R.R.C. AREA		Tax Roll Lot "L" 4	69,622.50	46,095.00	0.662	1,500.00	993.00	
B.P.R.	"		Deleted from Tax	153,174.74	98,911.93	0.646	U.S. Gov't Tax Free		
M.V.F.C.A.	"		Tax Roll Lot "L" 6	379,579.66	288,214.28	0.7594	295,900.00	224,706.46	
M.V.F.C.A.	"		Tax Roll Lot "L" 8	276,315.30	207,444.13	0.757	43,300.00	32,518.30	
P.I.S.D.	"		Deleted from Tax Roll		47,046.38		School Dist. Tax Free		
								<u>258,217.76</u>	

365,243.42 / 345,465.82

Not Signed by:
 Bruce Graham 1,620.00
 David & Doris Vigdahl 175.00
 Roland Snodgrass 136.74
 Seth & Edna Cook 10,768.24
 Norman Hartung 5,534.32
 Bill Roark 550.00
 A.R.R.C. (Hurley) 993.00

1	10	100	1000
2	20	200	2000
3	30	300	3000
4	40	400	4000
5	50	500	5000
6	60	600	6000
7	70	700	7000
8	80	800	8000
9	90	900	9000
10	100	1000	10000
11	110	1100	11000
12	120	1200	12000
13	130	1300	13000
14	140	1400	14000
15	150	1500	15000
16	160	1600	16000
17	170	1700	17000
18	180	1800	18000
19	190	1900	19000
20	200	2000	20000
21	210	2100	21000
22	220	2200	22000
23	230	2300	23000
24	240	2400	24000
25	250	2500	25000
26	260	2600	26000
27	270	2700	27000
28	280	2800	28000
29	290	2900	29000
30	300	3000	30000
31	310	3100	31000
32	320	3200	32000
33	330	3300	33000
34	340	3400	34000
35	350	3500	35000
36	360	3600	36000
37	370	3700	37000
38	380	3800	38000
39	390	3900	39000
40	400	4000	40000
41	410	4100	41000
42	420	4200	42000
43	430	4300	43000
44	440	4400	44000
45	450	4500	45000
46	460	4600	46000
47	470	4700	47000
48	480	4800	48000
49	490	4900	49000
50	500	5000	50000
51	510	5100	51000
52	520	5200	52000
53	530	5300	53000
54	540	5400	54000
55	550	5500	55000
56	560	5600	56000
57	570	5700	57000
58	580	5800	58000
59	590	5900	59000
60	600	6000	60000
61	610	6100	61000
62	620	6200	62000
63	630	6300	63000
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65	650	6500	65000
66	660	6600	66000
67	670	6700	67000
68	680	6800	68000
69	690	6900	69000
70	700	7000	70000
71	710	7100	71000
72	720	7200	72000
73	730	7300	73000
74	740	7400	74000
75	750	7500	75000
76	760	7600	76000
77	770	7700	77000
78	780	7800	78000
79	790	7900	79000
80	800	8000	80000
81	810	8100	81000
82	820	8200	82000
83	830	8300	83000
84	840	8400	84000
85	850	8500	85000
86	860	8600	86000
87	870	8700	87000
88	880	8800	88000
89	890	8900	89000
90	900	9000	90000
91	910	9100	91000
92	920	9200	92000
93	930	9300	93000
94	940	9400	94000
95	950	9500	95000
96	960	9600	96000
97	970	9700	97000
98	980	9800	98000
99	990	9900	99000
100	1000	10000	100000