

Presented by: The Manager
Introduced: 11/03/86
Drafted by: J.R.C.

RESOLUTION OF THE CITY AND BOROUGH OF JUNEAU, ALASKA

Serial No. 1193

A RESOLUTION ESTABLISHING ADMINISTRATIVE POLICIES FOR THE
CREATION OF LOCAL IMPROVEMENT DISTRICTS FOR STREET
CONSTRUCTION.

WHEREAS, the assembly desires to establish fair and consistent procedures for the development of local street improvement districts, and

WHEREAS, the following procedures are suitable for such purpose;

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF JUNEAU, ALASKA:

1. That the following procedures and policies are adopted for use in the formation of local improvement districts for street improvements:

a. Public Information. The manager shall prepare and make available to the general public an informational pamphlet describing the local improvement district program and how citizens may participate in it.

b. Project Standards. Street improvement designs shall reflect the following criteria:

(1) Streets. The standard local improvement district for street improvements is considered to be subbase replacement, drainage installation, and paving necessary to upgrade an existing gravel street. The standard width of the paved street shall be twenty to twenty-four feet, depending on the width of the existing traveled surface.

(2) Utilities. Utilities may be included in a local improvement district for street improvements or may be undertaken in order to expand utility service to an area not otherwise served. It is the intent of the assembly that the cost of repairing, moving, or improving existing utilities will not be borne solely by adjacent property owners. The cost of extending or adding utilities will be borne on a per lot basis by the property owners who will connect or have access to the utilities.

(3) Curbs, Gutters, Drainage. The assembly will make a case-by-case determination of the necessity for curbs, gutters, and specialized drainage facilities, taking into account existing and proposed street improvements in the area.

(4) Street Lights. The assembly shall make a case-by-case determination of the necessity of street lights. Normally, street lights will not be required.

(5) Sidewalks. The assembly will make a case-by-case determination of the necessity for sidewalks. Normally, sidewalks will not be required.

c. Payment Schedule. Local improvement districts for street improvements will provide for a ten-year payment schedule consisting of ten equal annual payments. The total amount due shall be the sum of the lot assessments plus finance charges.

d. Finance Charge. The owners of property included within a local improvement district shall be assessed an annual finance charge including interest charges on bonds or other financing instruments, the cost of marketing and selling such instruments, and a contribution to the Municipal Local Improvement District Guarantee Fund.

e. Lot Assessment. It is the intent of the assembly that private-public project cost apportionment and private assessments be calculated according to the following principles:

1. Property will be assessed on a per-lot basis. The owner of the lot shall be determined according to the records on file with the city assessor's office at the time the local improvement district is approved.

2. Lots with street frontage of one hundred feet or less shall be assessed no more than three thousand dollars.

3. Lots with a frontage of more than one hundred feet but less than two hundred feet shall be assessed no more than three thousand five hundred dollars.

4. Lots having a frontage of two hundred feet or more but less than three hundred feet shall be assessed no more than four thousand dollars. For each additional one hundred feet of lot frontage, or fraction thereof, the maximum assessment shall increase by five hundred dollars per lot.

5. The municipality will pay for all project costs in excess of the limits set out in this subsection (e), provided that if it appears that unanticipated costs will exceed those appearing in the authorizing ordinance by twenty percent (20%) more, then the limits set forth in this subsection (e) shall not apply and the project will proceed in accordance with CBJ 15.10.090. If such unanticipated costs become known at a time insufficient to permit compliance with CBJ 15.10.090, they will be divided between the municipality and the property owners and apportioned among the property owners in the same proportion as specified in the authorizing ordinance.

f. Corner lots or other lots that front on more than one street where the combined frontage on intersecting streets is less than two hundred feet, and where only one driveway is provided to the lot, shall be assessed as one lot.

g. Corner lots or other lots that front on more than one street where the combined frontage on intersecting streets exceeds two hundred feet, or where driveways are provided on more than one street, shall be assessed three thousand five dollars for the first two hundred feet of combined frontage and in increments thereafter as provided in subsection (e) (4) above.

h. The manager shall conduct an annual review of the standards established herein and, after consultation with the Capital Improvements Committee, shall forward to the assembly, no later than January 31, any recommendations for amendments hereto.

2. In the event of a conflict between the provisions of this resolution and Title 15, or such other provisions of the municipal code as may be applicable, such code provisions shall prevail.

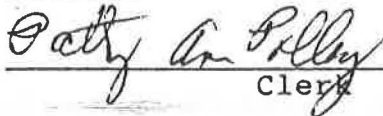
Effective Date. This resolution shall be effective immediately upon adoption.

Adopted this 1st day of December 1986.



Mayor

Attest:



Clerk