

FAQ (continued)

What is the method of assessment? *The assessment method will be determined by the Administration at the time the resolution is submitted to City Council for public hearing and consideration. Allocations may be based on area of parcels, lineal feet of street frontage, valuation of parcels, zones within the SAD, per parcel or any combination thereof.*

How are final costs determined? *After completion of the project and actual costs have been determined, an ordinance and the final assessment roll will be submitted to City Council for public hearing. Owners will be notified of the public hearing.*

How do I pay? *Payment is made to the City and may be in lump sum or by payments over a period of 10 years.*

What happens if I sell my house? *Assessments are a lien on the property and will be recorded. The City's current policy is to require assessments to be paid in full if the property changes hands.*

Do I have to pay for services that are being installed to my lot if I don't plan on using them? *Yes. The assessment is based on benefits to the property, including increased property value due to the availability of services.*

City of Soldotna

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Soldotna, AK 99669

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A Citizen's Guide to
Special Assessment Districts
in the City of Soldotna

Need improvements?



SOLDOTNA



SPECIAL ASSESSMENT DISTRICTS

(SADs) provide an opportunity for the City and residents to work together to fund capital improvements that primarily benefit property owners in a limited geographical area.

This brochure contains general information and frequently asked questions. The full SAD process is set out in Soldotna Municipal Code (SMC) Chapter 3.18—Special Assessments.

QUICK FACTS

- The City's current policy is to contribute matching funds of between 50% to 75% of eligible project costs.
- SAD improvements may include road paving, utility work, sidewalks, street lighting, etc.
- Partially developed or undeveloped areas with one or a small number of property owners may not be eligible for an SAD.
- There are other restrictions to forming an SAD that may include circumstances having to do with.
 - * the estimated amount of the assessment exceeding 50% of the current assessed value for land and improvements on a parcel, or
 - * parcels bearing more than 10% of the estimated costs being delinquent in payment of borough property taxes during the preceding tax year.

Two Methods to Initiate a Special Assessment District

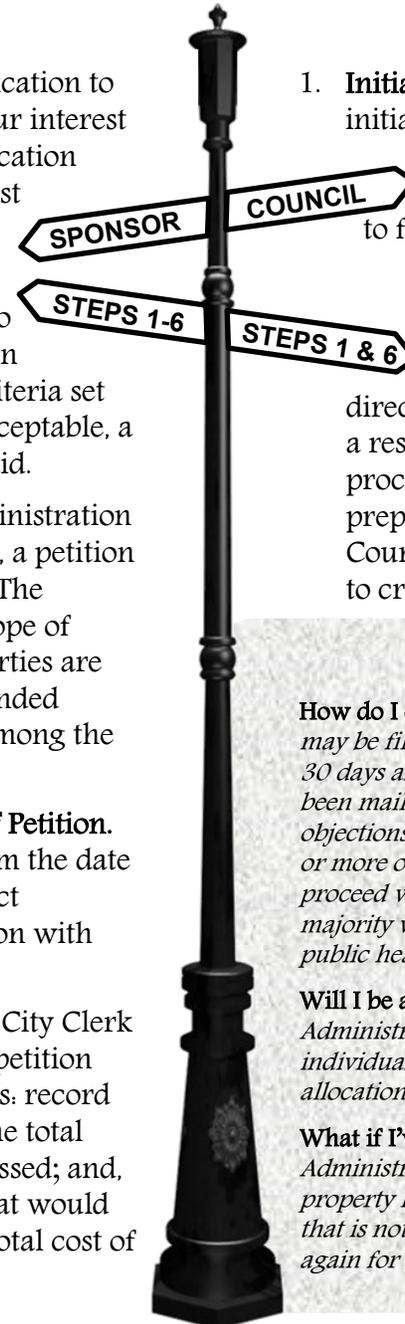
Outlined below are the two methods that an SAD can be initiated and the basic steps for each method. There are extensive noticing requirements as well as restrictions that apply to both, and SMC Chapter 3.18—Special Assessments contains all the details.

Property Owners

1. **Application.** Submit an application to the City Clerk describing your interest in sponsoring an SAD. Application forms are available by request from the Clerk's Office.
2. **Review.** The administration will review the application to determine feasibility based on proposed boundaries and criteria set forth in SMC 3.18.090. If acceptable, a filing fee of \$500 shall be paid.
3. **Preparation of Petition.** Administration will prepare, within 30 days, a petition for the sponsor to circulate. The petition will establish the scope of improvements, which properties are benefitted and the recommended method of allocating costs among the City and property owners.
4. **Circulation and Submittal of Petition.** The sponsor has 30 days from the date of the first signature to collect signatures and file the petition with the City Clerk.
5. **Verification of Petition.** The City Clerk will determine whether the petition contains sufficient signatures: record owners of 60% or more of the total number of parcels to be assessed; and, record owners of parcels that would bear more than 50% of the total cost of the assessments.

City Council

1. **Initiation.** The City Council may initiate a proposal by motion or other action directing the City Manager to prepare a resolution to form the district and proceed with
6. **Resolution & Public Hearing.** After the petition is verified or direction is received from City Council, a resolution to form the district and proceed with the improvement will be prepared and a public hearing held. Council may then adopt the resolution to create the district or not.



FAQ

How do I object to an SAD? *Written objections may be filed with the City Clerk for a period of 30 days after the notice of public hearing has been mailed to property owners. If written objections are received by owners bearing 50% or more of the estimated cost, Council cannot proceed without modifying the SAD or a 3/4 majority vote. You may also testify during the public hearing.*

Will I be assessed for my undeveloped lot? *Administration will look at each proposed SAD individually to determine the recommended allocation of the assessment.*

What if I've already paid a previous assessment? *Administration takes into consideration if a property has already been assessed, however that is not a guarantee that it won't be assessed again for different improvements. (cont.)*