

*** * CALL TO ACTION * ***

Proposed Water Transmission Improvement District in Birchwood CC

The Anchorage Assembly introduced an ordinance and two resolutions at its November 21 meeting that will immediately affect the portion of Birchwood Community Council from Hillcrest south to Eklutna Park Drive, and will have future implications for our entire area. **The public hearing on these three items will be at the Loussac Library on December 19.** We urge you to learn about these actions, attend the public hearing and make your voices heard.

The items being considered are:

Resolution AR 2017-375, which would initiate a **sewer trunk improvement district (STID)** that would serve Eklutna development near Terrace Lane (Tract 40A of the Powder Reserve);

Resolution AR 2017-376, which would initiate a **water transmission improvement district (WTID)** that would stretch from Eklutna Park Drive (off the N Eagle River Interchange), north past Hillcrest into portions of Beach Lake Park;

Ordinance AO 2017-153, would **prohibit creation of water distribution or lateral improvement districts** from Hillcrest south to James Way.

The text of these actions is available from the November 21 Assembly agenda from the link on [page 3](#). Maps of the affected areas are included there and on this information sheet.

The Community Council is most concerned with the water district; the sewer district affects only Eklutna properties, and the ordinance is an attempt to address our concerns, although we think it does not do so very well.

The driving force behind these actions is that both the Municipality and Eklutna, Inc. would like to see development in the Tract 40A portion of Powder Reserve begin soon, and that development cannot happen without city water and sewer. In addition, Alaska Water and Wastewater Utility (AWWU), which has been planning the projects, values the several miles of redundancy that the new water transmission line would provide to the current, large Eklutna water transmission line, between the vaults at Chugiak High School and North Eagle River.

If the WTID (AR 2017-376) resolution is adopted, AWWU will move forward with detailed planning to determine the cost of the line, the expected assessments against properties in the district, and then a vote of the affected properties. Under the new tariff rules, the assessment is proportional to the square foot area of the property (NOT the frontage) and the vote is also in proportion to the size of the property. In the proposed district, Eklutna, Inc. owns 43% of the affected area; the Municipality owns 32% and the remaining private landowners own 25%. Regardless of whether the Municipality votes in favor of the district, or it votes in proportion to other votes cast, the outcome is a foregone conclusion –the proposed district will pass. The Municipality can then move forward with creation of the WTID and construction of the transmission line.

The Birchwood Community Council has established a Task Force to research the issue.

We believe the main issues are:

- The proposed water transmission line through the Birchwood Community Council area will serve a new development by Eklutna Inc., the Powder Reserve development. It will not benefit our neighborhood, yet property owners will have a large assessment attached to their property.
- Too little is known about potential harms to property owners from the proposed assessment, and there is very little time to clarify those issues.
- Too little consideration appears to have been given to alternatives – which include alternative transmission district boundaries, alternative funding mechanisms, alternative water delivery lines to the Eklutna property – that would reduce the effects on the existing neighborhood.

**Task Force
contact information
and other
resources listed
on page 3**

These actions could harm residents of the existing neighborhood

- 1) The assessment, which is a ‘levy on connection,’ is expected to be very large – perhaps \$40,000 or \$50,000 or more for a 2.5 acre property.
- 2) If a homeowner or group of homeowners were trying to connect to the line, they would also need to pay for the lateral distribution lines and necessary connectors to their home. Homeowners are unable to directly connect to this 24” transmission line. In addition, the proposed ordinance AO2017-153 would prohibit the water distribution districts that would be needed to connect to the new transmission line. Thus, the proposed transmission line provides no benefit to the homeowners along the transmission line district.
- 3) Although both AWWU and the municipality have stated that lenders and title companies will not require the assessment be satisfied in order to finance a new mortgage if the property is sold, the banks and title institutions we contacted have given varied answers – some would not worry about the assessment, but others would want it cleared despite proposed ordinance AO 2017-153.
- 4) The actual construction of the water transmission line, depending on the route chosen, could be very disruptive to the neighborhood, and could mean permanent clearing of some property owners’ wooded areas, changing both views and privacy.
- 5) This project would set a precedent of extending water transmission lines through other areas and including assessments without benefits to the property owners.

The ordinance (AO2017-153) prohibiting water lateral or distribution districts, was intended to address the first concern listed above, but AWWU has stated that all properties in the district would be assessed regardless of such an ordinance.

**For more information, please review the proposed ordinance,
the two resolutions and additional information:**

Assembly Agenda with Ordinance and resolutions:

<http://publicdocs.muni.org/sirepub/pubmtgframe.aspx?meetid=1302&doctype=agenda>

Birchwood Community Council Web page:

<http://communitycouncils.org/servlet/viewfolder?id=4280>

Birchwood Community Council Facebook Page:

<https://www.facebook.com/BirchwoodCommunityCouncil>

NOW IS THE TIME TO VOICE YOUR COMMENTS AND CONCERNS

**Please attend the December 19, 2017 assembly meeting and provide your comments.
Individuals have three minutes each to testify.**

OTHER WAYS TO COMMENT

By email:

FAX for all Assembly Members: (907) 343-4313

Email all Assembly Members: wwmas@muni.org

Assembly Webpage: www.muni.org/assembly

By US mail:

ATTN: Assembly Members, MOA

P.O. Box 196650

Anchorage, Alaska 99519

Be sure to include the references to the ordinance or resolution number with your comments.
Ordinance AO 2017-153, or Resolution No. AR 2017-375, or Resolution No. AR 2017-376

Please contact the council to be added to the mailing list concerning this issue:

birchwoodcouncil@gmail.com, or contact any of the Birchwood Task Force if you have any questions.

Birchwood Task Force

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John Cruickshank, 688-3567 or Johnc_3@yahoo.com

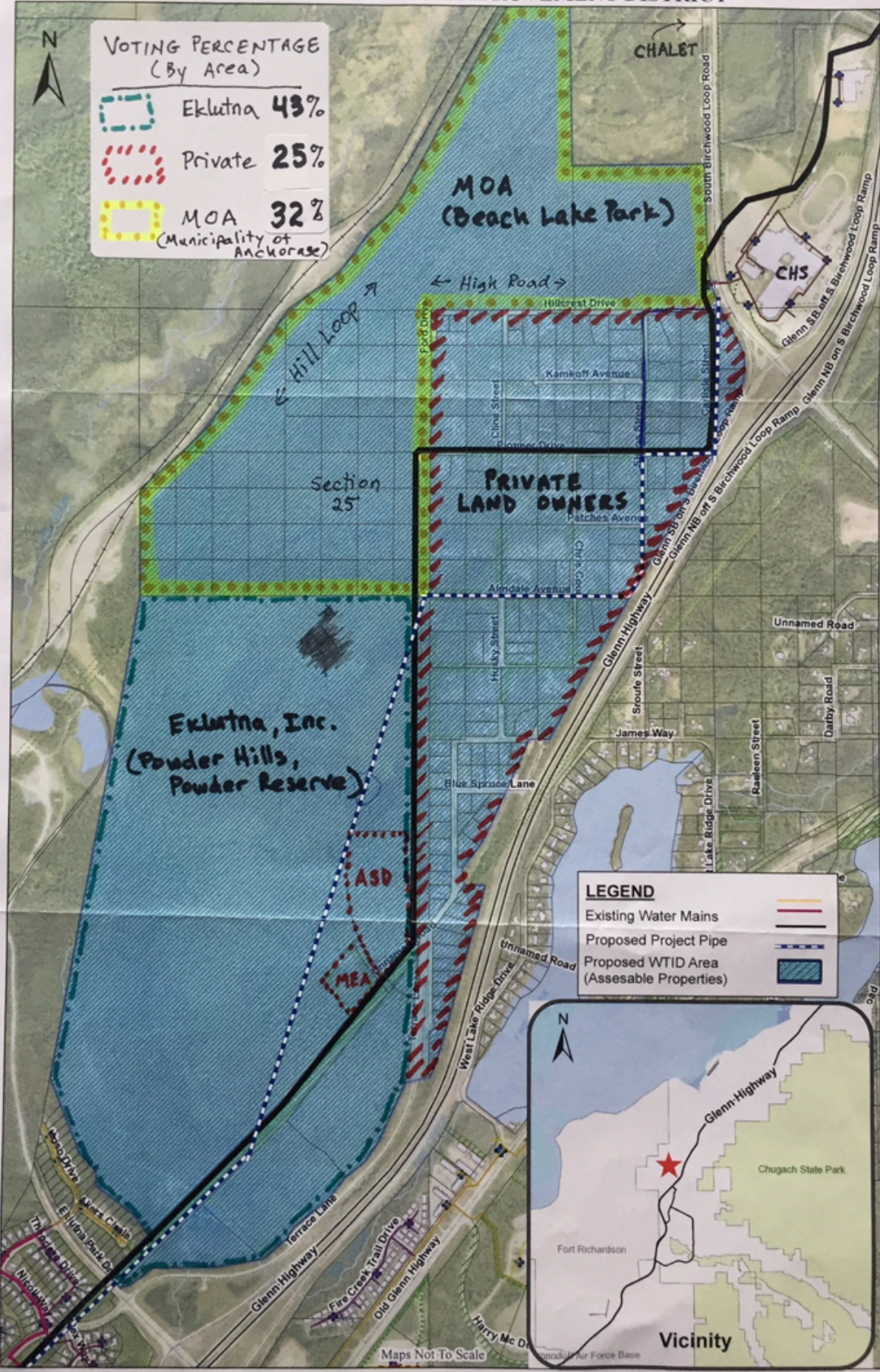
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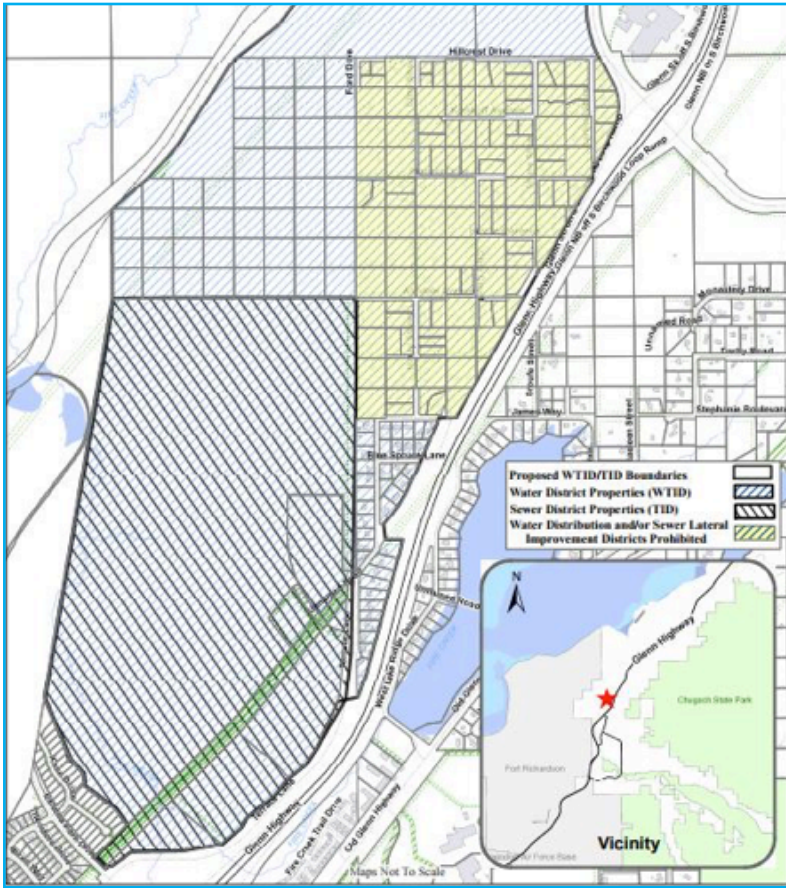
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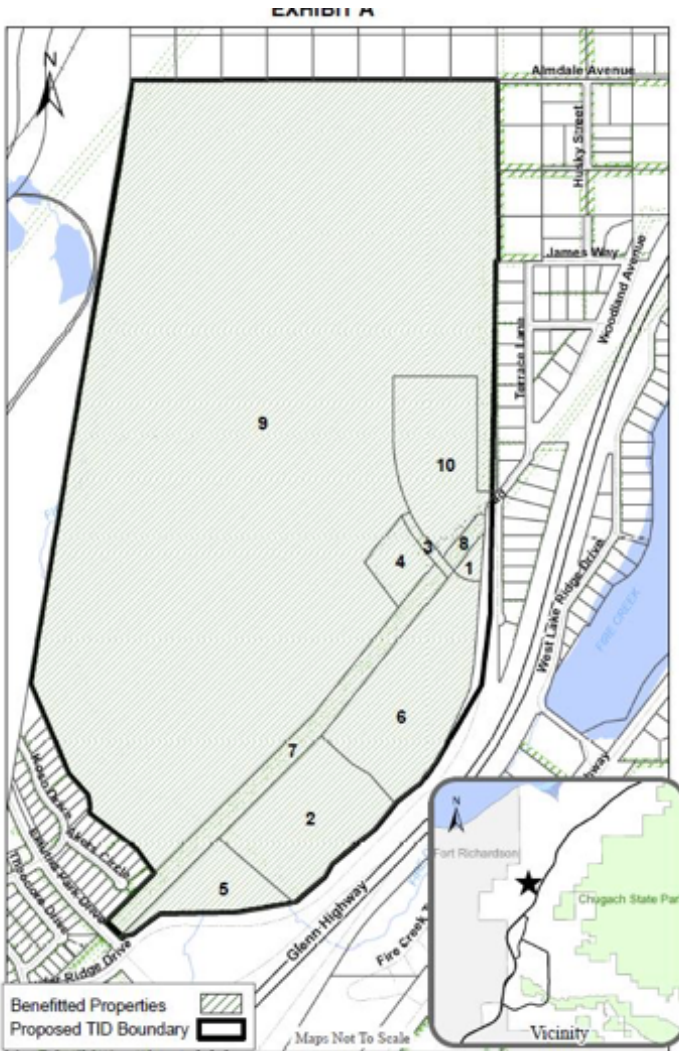
Jill Flanders Crosby

PROPOSED S. BIRCHWOOD/N. EAGLE RIVER WATER TRANSMISSION IMPROVEMENT DISTRICT





AO 2017-153: Water distribution or lateral districts would be prohibited in Yellow area.



AR 2017-375: Proposed Sewer Trunk Improvement District entirely Eklutna, Inc. Property



