

**MUNICIPALITY OF ANCHORAGE**

**ORDINANCE No. 2024-5(S)**

**AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED FOUR MILLION ONE HUNDRED THOUSAND DOLLARS (\$4,100,000)~~[EIGHT MILLION ONE HUNDRED THOUSAND DOLLARS (\$8,100,000)]~~ OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF AREAWIDE CEMETERY CAPITAL IMPROVEMENT PROJECTS, AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE COSTS AREAWIDE, AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024 AND APPROVING AND ADDING PROJECTS TO THE AREAWIDE 2024 CAPITAL IMPROVEMENT BUDGET TO INCLUDE THE CEMETERY CAPITAL IMPROVEMENT PROJECTS.**

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Prepared by

K&L GATES LLP

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ORDINANCE No. 2024-5(S)**

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\* This Table of Contents and the cover page are for convenience of reference and are not intended to be a part of this ordinance.

Municipal Clerk's Office

**Approved**

Date: **January 23, 2024**

**Immediate Reconsideration Failed**

Date: **January 23, 2024**

Requested by: Assembly Member Meg Zaletel  
(S) Prepared by: Cynthia M. Weed, Bond Counsel  
K&L GATES LLP  
(S) For Reading: January 23, 2024

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AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED FOUR MILLION ONE HUNDRED THOUSAND DOLLARS (\$4,100,000)~~EIGHT MILLION ONE HUNDRED THOUSAND DOLLARS (\$8,100,000)~~ OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF AREAWIDE CEMETERY CAPITAL IMPROVEMENT PROJECTS, AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE COSTS AREAWIDE, AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024 AND APPROVING AND ADDING PROJECTS TO THE AREAWIDE 2024 CAPITAL IMPROVEMENT BUDGET TO INCLUDE THE CEMETERY CAPITAL IMPROVEMENT PROJECTS.

**WHEREAS**, it is the responsibility of the Municipality of Anchorage, Alaska (the "Municipality") in conjunction with the State of Alaska to provide for burials and burial space for indigent people who are under the care of the government; and

**WHEREAS**, historically, these people are buried at Anchorage Municipal Park, which is soon to be unavailable due to lack of space; and

**WHEREAS**, in order to provide for this essential service, the Municipality needs undertake the development of new and additional cemeteries and acquire cemetery equipment (the "Projects"); and

**WHEREAS**, the Assembly may alter the Areawide 2024 Capital Improvement Budget ("CIB") by majority vote; and

**WHEREAS**, the Assembly desires to alter the Areawide 2024 CIB to include all of the Projects; and

**WHEREAS**, in order to provide financing for the Projects, it is deemed necessary and advisable that the Municipality issue and sell its general obligation bonds in the principal amount of not to exceed \$4,100,000~~[\$8,100,000]~~ (the "Bonds"); now, therefore,

1 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
2

3 **Section 1. Purpose.** The Assembly hereby determines that the Projects are  
4 needed throughout the Municipality. The Assembly hereby determines that the  
5 best interest of the residents and property owners within the Municipality require  
6 the Municipality to undertake the Projects at the time and in the order and in the  
7 manner deemed most necessary and advisable by the Municipality. The  
8 estimated cost of the Projects, including incidental costs and costs related to  
9 issuing and selling the Bonds as provided in this ordinance, is estimated to be  
10 **\$4,100,000**~~\$8,100,000~~.  
11

12 The Assembly hereby finds it necessary to alter the Areawide 2024 CIB to  
13 include all of the Projects.  
14

15 The Projects are described in the approved 2024 Capital Improvement  
16 Budget, as amended. The cost of all necessary planning, acquisition of property  
17 for, site preparation, construction, installing and equipping of the Projects,  
18 architectural, engineering, design, and other consulting services, inspection and  
19 testing, administrative expenses, costs of issuance of the Bonds and other costs  
20 incurred in connection with the Projects shall be deemed to be costs of the  
21 approved Projects. The approved Projects may be completed with all necessary  
22 equipment and appurtenances.  
23

24 The Municipality shall determine the application of available moneys  
25 between the various Projects so as to accomplish, as nearly as may be, the  
26 Projects described or provided for in this section.  
27

28 If the Municipality shall determine that it has become impractical to  
29 accomplish any portion of the approved Projects by reason of changed conditions  
30 or needs, incompatible development or costs substantially in excess of those  
31 estimated, the Municipality shall not be required to accomplish such portions and  
32 shall apply Bond proceeds as set forth in this section.  
33

34 If the approved Project has been completed in whole or in part, or its  
35 completion duly provided for, or its completion found to be impractical, the  
36 Municipality shall apply such remaining proceeds solely to payment of principal or  
37 interest on the Bonds, as provided in the Home Rule Charter. In the event that the  
38 proceeds of sale of the Bonds, plus any other monies of the Municipality legally  
39 available, are insufficient to accomplish the approved Projects, the Municipality  
40 shall use the available funds for paying the cost of those portions of the approved  
41 Projects deemed by the Municipality most necessary and in the best interest of the  
42 Municipality. No Bond proceeds shall be used by the Municipality for any purpose  
43 other than a capital improvement of the Municipality.  
44

45 For the purpose of providing funds for the undertaking of the Projects,  
46 which are hereby found to be a public purpose and in the public interest, the

1 Municipality hereby proposes to issue general obligation bonded indebtedness in  
2 an amount not to exceed **Four Million One Hundred Thousand Dollars**  
3 **(\$4,100,000)**~~**Eight Million One Hundred Thousand Dollars (\$8,100,000)**~~.

4  
5 **Section 2. Details of Bonds.** The Bonds shall be sold in such amounts and at  
6 such time or times as deemed necessary and advisable by the Assembly and as  
7 permitted by law and shall mature over a period of up to 20 years from date of  
8 issue. The Bonds shall be issued in an aggregate principal amount of not to  
9 exceed **\$4,100,000**~~**\$8,100,000**~~. The Bonds shall bear interest to be fixed at the  
10 time of sale or sales thereof. The exact form, terms, conditions, contents, security,  
11 options of redemption, and such other matters relating to the issuance and sale of  
12 said Bonds as are deemed necessary and advisable by the Assembly shall be as  
13 hereinafter determined and/or delegated by ordinance and/or resolution of the  
14 Assembly.

15  
16 The full faith and credit of the Municipality is pledged for the payment of the  
17 principal of and interest on the Bonds, and ad valorem taxes upon all taxable  
18 property in the Municipality shall be levied without limitation as to rate or amount to  
19 pay the principal and interest on the Bonds when due.

20  
21 **Section 3. Ballot Proposition.** The Assembly hereby submits to the qualified  
22 voters of the Municipality the proposition of whether or not the Municipality should  
23 issue the Bonds for the purpose of financing the costs of the approved Projects at  
24 the regular municipal election to be held on April 2, 2024.

25  
26 The Clerk shall prepare the ballot proposition to be submitted to the voters  
27 as provided by this ordinance and the Municipal Code and shall perform all  
28 necessary steps in accordance with law to place this proposition before the voters  
29 at the regular election. The proposition must receive an areawide majority vote of  
30 those in the Municipality voting on the question to be approved. The proposition  
31 shall be substantially in the following form:

32  
33 PROPOSITION NO. \_\_\_\_\_

34  
35 **AREAWIDE CEMETERY CAPITAL IMPROVEMENT PROJECT BONDS**

36  
37 For the purpose of providing areawide cemetery  
38 equipment and areawide cemetery capital  
39 improvements within the Municipality of Anchorage,  
40 including Anchorage Memorial Park, Girdwood  
41 Cemetery and Eagle River Cemetery, as provided in  
42 AO 2024-\_\_\_, shall Anchorage borrow money and  
43 issue up to **\$4,100,000**~~**\$8,100,000**~~ in principal amount  
44 of general obligation bonds and increase the municipal  
45 tax cap by an annual amount not to exceed \$5,000 to

1 pay for associated annual operations and maintenance  
2 costs?

3  
4 Voter approval of this bond proposition authorizes for  
5 each \$100,000 of assessed taxable property value  
6 (based on the estimated 2024 areawide assessed  
7 valuation in Anchorage): (i) an annual increase in taxes  
8 of approximately ~~\$0.83~~**\$1.64** to retire the proposed  
9 bonds, and, (ii) an annual increase in the municipal tax  
10 cap (Charter 14.03(b)(2)) of approximately \$0.01 to pay  
11 for annual operation and maintenance costs related to  
12 the proposed equipment and capital improvements.

13  
14 The debt shall be paid from real and personal property  
15 taxes levied and collected areawide within Anchorage.  
16 The Municipality will also pledge its full faith and credit  
17 for payment of the bonds.

18  
19  YES  NO  
20

21 **Section 4.** Areawide 2024 General Government CIB. The Assembly hereby  
22 alters the Areawide 2024 General Government CIB to include the Anchorage  
23 Memorial Park, Girdwood Cemetery and Eagle River Cemetery Projects described  
24 in the Assembly Memorandum and increase the amount of the Areawide 2024 CIB  
25 by **Four Million Dollars (\$4,000,000)**~~Eight Million Dollars (\$8,000,000)~~.

26  
27 **Section 5.** Effective Dates. Section 2 of this ordinance shall become effective  
28 only if the proposition described in Section 3 is approved by a majority of the  
29 qualified voters voting on the proposition at the regular election held on April 2,  
30 2024. The remaining sections of this ordinance shall become effective upon  
31 passage and approval by the Assembly.

32  
33 PASSED AND APPROVED by the Assembly of the Municipality of Anchorage, this  
34 23rd day of January, 2024.

35  
36  
37 *Christopher Constant*

38  
39 ATTEST:

Chair

40  
41  
42 *Jenii King*

43  
44 Municipal Clerk



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 121-2024

Meeting Date: January 23, 2024

1 **From:** Assembly Member Meg Zaletel

2

3 **Subject:** AO 2024-5(S): AN ORDINANCE PROVIDING FOR THE

4 SUBMISSION TO THE QUALIFIED VOTERS OF THE

5 MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF

6 THE ISSUANCE OF NOT TO EXCEED FOUR MILLION ONE

7 HUNDRED THOUSAND DOLLARS (\$4,100,000)~~EIGHT MILLION~~

8 ~~ONE HUNDRED THOUSAND DOLLARS (\$8,100,000)]~~ OF

9 GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF

10 ANCHORAGE TO PAY THE COSTS OF AREAWIDE CEMETERY

11 CAPITAL IMPROVEMENT PROJECTS, AND THE QUESTION OF

12 AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY

13 ASSOCIATED OPERATIONS AND MAINTENANCE COSTS

14 AREAWIDE, AT THE ELECTION TO BE HELD IN THE

15 MUNICIPALITY ON APRIL 2, 2024 AND APPROVING AND ADDING

16 PROJECTS TO THE AREAWIDE 2024 CAPITAL IMPROVEMENT

17 BUDGET TO INCLUDE THE CEMETERY CAPITAL IMPROVEMENT

18 PROJECTS.

19

20 The attached (S) version of the ordinance is introduced to decrease the amount of

21 each of the Anchorage Memorial Park, Girdwood Cemetery and Eagle River

22 Cemetery by half.

23

24 The 2024 General Government Capital Improvement Budget (CIB), approved by

25 passage of AO 2023-96 as Amended, will be amended as follows with the passage

26 of the attached ordinance by the addition of the following three new projects:

27

28 **Anchorage Memorial Park - \$500,000**

29 **Girdwood Cemetery - \$1,750,000**

30 **Eagle River Cemetery - \$1,750,000**

31

32 Prepared by: Assembly Member Meg Zaletel

33 Acknowledged by: Alden Thern, CFO

34 Acknowledged by: Anne Helzer, Municipal Attorney

35 Acknowledged by: Sharon Lechner, Acting OMB Director

36 Acknowledged by: Kent E. Kohlhase, Municipal Manager

37 Submitted by: Assembly Member Meg Zaletel

**EXHIBIT A**  
**(for AO 2024-5(S))**

**Areawide Cemetery Capital Improvements**  
**2024 Bond Project List**  
**(000)'s**

<u>Project</u>	<u>Amount</u>	<u>O&amp;M</u>
Anchorage Memorial Cemetery Equipment	\$ 100	\$5
Girdwood Cemetery	<u>1,750</u> <del>[3,500]</del>	-
Anchorage Memorial Cemetery	<u>500</u> <del>[1,000]</del>	-
Eagle River Cemetery	<u>1,750</u> <del>[3,500]</del>	-
<b>Total</b>	<u><b>\$4,100</b></u> <del><b>[\$8,100]</b></del>	<b>\$5</b>



**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects - General Government**

AO Number: 2024-5(S) Title: AN ORDINANCE PROVIDING FOR THE SUBMISSION TO THE QUALIFIED VOTERS OF THE MUNICIPALITY OF ANCHORAGE, ALASKA, THE QUESTION OF THE ISSUANCE OF NOT TO EXCEED **FOUR MILLION ONE HUNDRED THOUSAND DOLLARS (\$4,100,000)**~~EIGHT MILLION ONE HUNDRED THOUSAND DOLLARS (\$8,100,000)~~ OF GENERAL OBLIGATION BONDS OF THE MUNICIPALITY OF ANCHORAGE TO PAY THE COSTS OF AREAWIDE CEMETERY CAPITAL IMPROVEMENT PROJECTS, AND THE QUESTION OF AN INCREASE IN THE MUNICIPAL TAX CAP LIMITATION TO PAY ASSOCIATED OPERATIONS AND MAINTENANCE COSTS AREAWIDE, AT THE ELECTION TO BE HELD IN THE MUNICIPALITY ON APRIL 2, 2024 AND APPROVING AND ADDING PROJECTS TO THE AREAWIDE 2024 CAPITAL IMPROVEMENT BUDGET TO INCLUDE THE CEMETERY CAPITAL IMPROVEMENT PROJECTS.

Sponsor: Assembly Member Meg Zaletel  
 Preparing Agency: Finance  
 Others Impacted: Areawide: Cemetery Improvements

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>		(Thousands of Dollars)				
	FY24	FY25	FY26	FY27	FY28	
<b>Operating Expenditures</b>						
1000 Personal Services						
2000 Supplies						
3000 Other Services	--	5.0	5.0	5.0	5.0	
4000 Debt Service	--	<b>314.5[621.3]</b>	<b>314.5[621.3]</b>	<b>314.5[621.3]</b>	<b>314.5[621.3]</b>	
5000 Capital Outlay						
<b>TOTAL DIRECT COSTS:</b>	--	<b>319.5[626.3]</b>	<b>319.5[626.3]</b>	<b>319.5[626.3]</b>	<b>319.5[626.3]</b>	
ADD: 6000 Charge from Others						
LESS: 7000 Charge to Others						
<b>FUNCTION COST:</b>	--	<b>319.5[626.3]</b>	<b>319.5[626.3]</b>	<b>319.5[626.3]</b>	<b>319.5[626.3]</b>	
<b>REVENUES:</b>						
<b>CAPITAL:</b>						
POSITIONS: FT/PT and Temp.						

**PUBLIC SECTOR ECONOMIC EFFECTS:**

Estimated annual debt service of **\$314,500[621,329]** assumes bonds are sold as a single bond issue with an interest rate of 4.475% with bond repayments corresponding to the expected life of the assets financed up to 20 years.

When projects are completed and fully functioning, increased annual operations and maintenance costs are estimated at \$5,000.

**PRIVATE SECTOR ECONOMIC EFFECTS:**

Estimated annual debt service payments of approximately **\$314,500[621,329]** equate to an estimated property tax increase of **0.0083[0.0164]** mills or **\$0.83[\$1.64]** per year on \$100,000 of assessed valuation in the Municipality areawide.

When fully operational, increased annual operations and maintenance costs are estimated at \$5,000 and equate to an estimated property tax increase of 0.0001 mills or \$0.01 per year on \$100,000 of assessed valuation in the Municipality areawide and an increase in the Municipal tax cap limitation.

The total private sector economic effect would therefore be a total of **\$0.84[\$1.65]** per \$100,000 of assessed valuation in the Municipality areawide.