

HB--816

HOUSE COMMUNITY & REGIONAL AFFAIRS COMMITTEE

March 15, 1976

The meeting was called to order by Chairman Cotten at 9:10 am for discussion of HB's 816 and 261. Present were:

Chairman Cotten  
Rep. Kelley  
Rep. Hershberger  
Rep. Hackney  
Rep. Rudd  
Rep. Freeman  
Rep. Ostrosky

Rep. Rick Urion  
Rep. Hugh Malone  
Don Berry, Municipal League  
Barbara Englert Thomas, Staff  
Vicci Hansen, Staff

0012 First to testify was Rep. Rick Urion on 816.

Chairman Cotten pointed out that he couldn't find Section 29.63.100 in the statutes. Urion concurred with Cotten on that.

Urion explained that this particular bill is intended to change the way that local communities can handle cash assessments. Urion pointed out that cash assessments are not illegal but he feels that they are immoral. Most improvements are done through the bonding provisions and are assessed and paid over a period of 10 years and he feels that local government should be encouraged through that bonding provision, not cash. As it is under existing law they get 51% of the property owners can approve a cash assessment and then when the improvement is made, the people have 90 days from the time the local government wants them to to come up with cash. So, 51% of the people could force the other 49% people who may be opposed to this. This could force them into a distress sale of their property and Urion feels this is wrong. He feels that a cash assessment should be handled in a different way than the bonded assessment.

0098 Cotten stated that the only limitation that he notes is that they can't charge you at any one time over 25% of the value of their property.

Urion told a personal story which refuted the statement.

0130 Don Berry stated that the 25% limitation does not apply to home rule city.

0150 Urion stated that possibly another bill might be in order.

The committee discussed the bill. Possible changes in the bill were discussed and Chairman Cotten stated that he would like to talk to Bill Barrier on this before any major changes. He stated that at best the committee would have to draw a committee substitute on this.

0617 Next Rep. Hugh Malone was asked to testify on HB 261. He said that this basically expands the options that local government have to set up a taxing program that meets the needs of the municipality. The limit was reduced on the amount of exemption that was authorized in 1973

He felt that we have to leave as much latitude as possible with the local governments in developing their tax structure to meet their needs if they are going to carry out their responsibilities. One of the other things was when it was reduced in 1973 it was done so in a somewhat punitive manner. The Kenai and Northslope Borough quite possibly had in mind of preventing those areas from completely exempting residential property from taxation and thereby running up the taxes on the oil and gas pipeline. He doesn't feel that that was a realistic fear then and he doesn't feel it is a realistic fear now. There is still other industrial property, particularly commercial property.

0712

There was discussion on the bill and the meeting was adjourned at 10:00 am.

HOUSE COMMUNITY AND REGIONAL AFFAIRS COMMITTEE

March 29, 1976

The meeting was called to order at 9:10 am by Chairman Cotten for discussion of HB's 797, 798, 725 and 816. Present were:

Rep. Cotten  
Rep. Freeman  
Rep. Rudd  
Rep. Ostrosky  
Rep. Hackney  
Rep. Davis

Rep. Urion  
Alan Latham, Legislative Affairs  
Jerry Sargeant  
Jerry Rhinel, Dept. of C & R A  
Barbara Englert Thomas, Staff  
Vicci Hansen, Staff

0014 Rep. Cotten said that last weekend he and Rep. Rudd had gone to Anchorage and he had a talk with a man named David Hickock from the Alaska Environmental Information and Data Center. Mr. Hickock suggested that he could use the contract and could put to use \$75,000.00. He suggested \$50,000.00 for people to gather the research and the remaining \$25,000.00 to be used for publication and for holding a conference in Anchorage. He suggested that the benefits of having people coming in from different countries would be probably pretty slight. He also suggested that there probably wasn't a lot of new information that would be found through a study like this or as the result of any conference.

00 Cotten asked the Department if they would care to comment on this.

The Department, Jerry Rhinel, said that they really haven't had a chance to discuss this but his reaction was that they would pretty much have to concur with Mr. Hickock's comments. He wonders what they could get for \$75,000.00. He was skeptical about what they get for \$75,000.00.

0111 Cotten said that the point was made that "what do you have right now" - what if they came to the Dept. and said that they would like to see what their options are for putting in a sewer disposal system up in a certain place, is the Department able to provide a work book of different plans that they might want to use or what their alternatives might be. Is the Department able to provide them with some hard data like that right now.

0127 Sargeant said that they have all kinds of data and you can't put everything into a little pamphlet. There was discussion on this.

The committee discussed the cost of hiring an engineer, the interest of people in having a conference.

It was discussed that on HB 797 the CS should be amended to switch 1 and 2, to amend lines 17 and 21 to delete arctic and sub arctic and insert "Alaskan" on line 21 to delete arctic and insert "Alaskan".

CSHB 797 and 798 were passed out.

0921 Cotten brought up HB 816 which was sponsored by Rep. Urion for changing the home rule power to not allow them to charge over 25%.

Rep. Freeman commented on this. He said that he checked any diminution of the home rule authority and come to find out that when you get right down to it the community in question, Homer, is not a home rule city and they are violating the law. Mr. Freeman objected to the bill and said that it wouldn't do anything to accomplish. . The committee concurred with Mr. Freeman and the bill was dead.

1009

HB 725 was briefly discussed and was passed out.

The meeting was adjourned at 9:55 am.