



## CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99687  
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COUNCIL MEMORANDUM NO. 91-16

FROM: Deputy Administrator

DATE: March 7, 1991

RE: Peck Street/GVC Paving L.I.D.

As of this date, the returned ballots reflect opposition to the proposed paving L.I.D. at a rate of 2 - 1.


One of the local property owners has been circulating the attached notice, that while inaccurate in the figures presented, does accurately reflect a condition of the "by lot" method of assessment that favors larger tracts of land. It is believed that the project cost in addition to the alleged inequity is the reason for many of the L.I.D. protest votes.

The enclosed print-out reflects the estimated assessments under the present proposed "by lot" method of distributing cost, by the total square feet of each lot, and by the front footage of each lot. While the cost for most lots is reduced under either of the second two methods, the cost for several individual lots increases and for the three large lots the cost increases significantly.

The City Code requires that no more than one-third of the cost of paving a collector street shall be paid by the assessment district. The Council has authorized \$47,000 toward the City's two-thirds share. The engineers estimate for Peck Street indicates that the City's share will increase by about \$22,000. If the City approves the project and authorizes the additional \$22,000, the cost to each lot will be reduced about \$245 from those presently estimated.

Recommend:

- (a) Council reject the Peck Street/GVC paving project assessment district as proposed.
- (b) Council direct that a re-survey (vote) be taken using the "front-foot" method of estimating the allocation of costs. The details of determining front footages, such as on cul-de-sacs and corner lots will be same as used to prepare the data on the attached document. Administration is directed to attempt to obtain seven-year project financing to further reduce annual payments.
- (c) Council approve in concept and agree that the City will pay two-thirds of the actual cost of the Peck Street portion of the project.

  
\_\_\_\_\_  
Robert E. Harris  
Deputy Administrator

Approved  
3-11-91

The Paving LID information received from the City of Wasilla states that a total of 91 lots will EQUALLY pay \$2,836.04 for paving.

IS THIS FAIR AND EQUITABLE????

Mormon Church	approximately 975 linear feet	= \$ 2.90 per L.F.
Dellwood Plaza	" 265 " "	= 10.70 per L.F.
Phillips Plaza	" 175 " "	= 16.20 per L.F.
90 foot Lot		= 31.50 per L.F.
95 foot Lot		= 29.85 per L.F.
100 foot Lot		= 28.36 per L.F.

1. Why should the residential lot owners subsidize the Church, the commercial property owners and the City of Wasilla?
2. The majority of the property owners in this small area would be subsidizing Peck Street paving. Why aren't the other property owners in Indian Hills Subdivision and Spirit Ridge Subdivision being assessed for paving Peck Street also? They use that street more and certainly will benefit from that paving.

Think about it and vote against the Paving LID as it is set forth by the City of Wasilla and inform the City Officials of your thoughts.

*D. F. Stuthard*

D. F. Stuthard

GVC PAVING ASSESSMENT DISTRICT #91-P1  
PRELIMINARY SURVEY

SUBDIVISION	BLOCK	LOT	OWNER	FRONTAGE	AREA	PER LOT ASSESSMENT	PER SQ. FOOT PER FRONT FOOT ASSESSMENT	ASSESSMENT
SPIRIT RIDGE	1	12	ISRAEL, JESSE F.	11.70	20000.00	\$2,836.04	\$2,228.48	\$306.36
GGL								
	1	1	LACHER, RANDY K.	99.57	20027.00	\$2,836.04	\$2,231.48	\$2,607.21
	1	2	HASHMAN, JAMES W & LINDA R.	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	3	BRIDGE, LARRY E. & LOIS G.	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	4	SIMPSON, JACK L. & COLLINS, JOANNE	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	5	DECAMP, RICHARD K., SR.	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	6	GLACONNELLI, JAMES R & D.L.	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	7	BARNES, DONALD W. & D.M.	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	8	HORNER, GENE L. & PRISCILLA	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	9	ROBANSKE, DWIGHT L.	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	10	BURGOYNE, DEAN W. & TRUDY K.	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	11	CEREMELY, ROBERT L. & M.G.	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	12	COVINGTON, GARY O. & SHIRLEY	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
	1	13	WEBB, W.A. & FELIX, JULIANA L.	99.01	20000.00	\$2,836.04	\$2,228.48	\$2,592.55
GVC SUBDIVISION								
GVC II - DIVISION I		1	PRESIDING BISHOP OF LDS CHURCH	668.97	217800.00	\$2,836.04	\$24,268.11	\$17,516.80
	1	1	MYSSE, OLAF J. & ANN	102.50	20516.00	\$2,836.04	\$2,285.97	\$2,683.94
	1	2	ELSWORTH, LESTER	102.50	20603.00	\$2,836.04	\$2,295.67	\$2,683.94
	1	3	MGIC REAL ESTATE	102.50	20603.00	\$2,836.04	\$2,295.67	\$2,683.94
	1	4	MCKILLOP, WM. H.	102.50	20516.00	\$2,836.04	\$2,285.97	\$2,683.94
	2	1	MATHEWS, PAUL E. & JUDY E.	102.50	20495.00	\$2,836.04	\$2,283.63	\$2,683.94
	2	2	VLEESHOWER, OENE W. & ALI	102.50	20580.00	\$2,836.04	\$2,283.63	\$2,683.94
	2	3	RODERICK, MICHAEL D.	102.50	20580.00	\$2,836.04	\$2,293.10	\$2,683.94
	2	4	DREW, BENNETT J.	102.50	20495.00	\$2,836.04	\$2,283.63	\$2,683.94
	2	5	PHILLIPS, PLAZA PARTNERSHIP	219.17	83200.00	\$2,836.04	\$9,270.46	\$5,738.91
GVC II - DIVISION II								
	1	5	DARROW, CLAYTON & JM; HARRY HOGIN	99.00	20295.00	\$2,836.04	\$2,261.35	\$2,592.29

SUBDIVISION	BLOCK	LOT	OWNER	FRONTAGE	AREA	PER LOT ASSESSMENT	PER SQ. FOOT PER FRONT FOOT ASSESSMENT	ASSESSMENT
1	6	DARROW, CLAYTON & JM; HARRY HOGIN	99.00	20295.00	\$2,836.04	\$2,261.35	\$2,592.29	
1	7	STOCKER, KENNETH W. & E.H.	99.00	20295.00	\$2,836.04	\$2,261.35	\$2,592.29	
1	8	PURSLEY, LESLIE W. & K.A.	100.00	20414.00	\$2,836.04	\$2,274.61	\$2,618.47	
1	9	WOLF, KATHERINE	100.00	20414.00	\$2,836.04	\$2,274.61	\$2,618.47	
1	10	PINKERTON, JEFFREY, JEFFREY JR & CA	99.00	20295.00	\$2,836.04	\$2,261.35	\$2,592.29	
1	11	DARROW, CLAYTON & JM; HARRY HOGIN	99.00	20295.00	\$2,836.04	\$2,261.35	\$2,592.29	
1	12	SEUTTER, CARL C III & M.C.	99.00	20295.00	\$2,836.04	\$2,261.35	\$2,592.29	
2	7	HETRICK, MICHAEL A.	120.00	24981.00	\$2,836.04	\$2,783.48	\$3,142.17	
2	8	LARSON, WANDA	90.00	21150.00	\$2,836.04	\$2,356.61	\$2,356.63	
2	9	JOHNSON, RAYMOND D. & BETH E.	90.00	21150.00	\$2,836.04	\$2,356.61	\$2,356.63	
2	10	SHERMAN, F. LEE	90.00	21150.00	\$2,836.04	\$2,356.61	\$2,356.63	
2	11	SMITH, FROZIER B. & O.H.	90.00	21150.00	\$2,836.04	\$2,356.61	\$2,356.63	
2	12	STUTHARD, H.B.	90.00	21150.00	\$2,836.04	\$2,356.61	\$2,356.63	
2	13	SMITH, FRAZIER B. & O.H.	90.00	21150.00	\$2,836.04	\$2,356.61	\$2,356.63	
2	14	RUPRIGHT, VERN E.	90.00	21150.00	\$2,836.04	\$2,356.61	\$2,356.63	
2	15	FARRELL, LARRY P. & PAMELA R.	95.00	21289.00	\$2,836.04	\$2,372.10	\$2,487.55	
3	15	CONSOLIDATED CONTR. LTD.	90.57	22854.00	\$2,836.04	\$2,546.48	\$2,371.55	
3	16	HAMMITT, DALE	90.00	22016.00	\$2,836.04	\$2,453.11	\$2,356.63	
3	17	RIVARD, KENNETH & J.A.	90.00	21092.00	\$2,836.04	\$2,350.15	\$2,356.63	
3	18	FINGER, MANFRED	95.00	21262.00	\$2,836.04	\$2,369.09	\$2,487.55	
3	19	GUERENA, THOMAS J. & HELEN	100.00	21270.00	\$2,836.04	\$2,369.98	\$2,618.47	
2	6A	DELLWOOD PLAZA PARTNERSHIP	222.89	65336.00	\$2,836.04	\$7,279.99	\$5,836.32	
2	16	ARONSON, ROBERT P.	95.00	21375.00	\$2,836.04	\$2,381.68	\$2,487.55	
2	17	BARNES, DONALD W. & DARLENE M.	95.00	21375.00	\$2,836.04	\$2,381.68	\$2,487.55	
2	18	STUTHARD, DWAYNE F. & MB	95.00	21375.00	\$2,836.04	\$2,381.68	\$2,487.55	
2	19	MARCILLE, PAUL J; SHERIDAN, KEVIN A	95.00	21375.00	\$2,836.04	\$2,381.68	\$2,487.55	
2	20	STUTHARD, DWAYNE F. & MB	102.81	22589.00	\$2,836.04	\$2,516.95	\$2,692.05	
2	21	DOWNES, KENNETH J.	85.00	29234.00	\$2,836.04	\$3,257.36	\$2,225.70	
2	22	ANTONSON, FREDDIE	85.00	23868.00	\$2,836.04	\$2,659.46	\$2,225.70	
2	23	SELDIN, STEPHEN & HOPE R.	105.00	27027.00	\$2,836.04	\$3,011.45	\$2,749.40	
2	24	PERRY, DAVID & JUNE A.	90.00	21291.00	\$2,836.04	\$2,372.32	\$2,356.63	
2	25	PERRY, DAVID & JUNE A.	90.00	21188.00	\$2,836.04	\$2,360.85	\$2,356.63	
2	26	ALASKA MUTUAL BANK	90.00	21190.00	\$2,836.04	\$2,361.07	\$2,356.63	
2	27	SMITH, FRAZIER & D.H.	90.00	21192.00	\$2,836.04	\$2,361.29	\$2,356.63	
2	28	PERRY, DAVID & JUNE A.	120.00	28258.00	\$2,836.04	\$3,148.61	\$3,142.17	

GVC PAVING ASSESSMENT DISTRICT #91-P1  
PRELIMINARY SURVEY

SUBDIVISION	BLOCK	LOT	OWNER	FRONTAGE	AREA	PER LOT ASSESSMENT	PER SQ. FOOT PER FRONT FOOT ASSESSMENT
4	4	28	WOLFE, GALE F. & PATRICIA A.	115.00	21926.00	\$2,836.04	\$2,443.08
4	4	29	HAMMITT, DALE ALLEN	115.02	23005.00	\$2,836.04	\$2,563.31
4	4	30	OWENS, KENNETH	102.00	20466.00	\$2,836.04	\$2,280.40
4	4	31	HAMMITT, ROBIN L.	120.00	26928.00	\$2,836.04	\$3,000.42
4	4	32	HAMMITT, ROBIN L.	106.60	30959.00	\$2,836.04	\$3,449.57

GVC II - DIVISION IV

3	3	1	OLSON, FRED C. & NEDRA	95.00	22332.00	\$2,836.04	\$2,488.32
3	3	2	APEL, ROBERT A. & REBECCA S.	95.00	23277.00	\$2,836.04	\$2,593.61
3	3	3	TAPLIN, DAVID R. & S.D.	92.64	23616.00	\$2,836.04	\$2,631.39
3	3	4	POET, JEFFREY W.	90.00	23810.00	\$2,836.04	\$2,653.00
3	3	5	FERNANDEZ, WILFRED JR. & B.J.	90.00	24664.00	\$2,836.04	\$2,748.16
3	3	6	UMPHREY, ROBERT D. & MARY J.	90.00	25886.00	\$2,836.04	\$2,884.32
3	3	7	UMPHREY, ROBERT D. & MARY J.	90.00	25470.00	\$2,836.04	\$2,837.96
3	3	8	TANNENBAUM, PAUL W.	90.00	25470.00	\$2,836.04	\$2,837.96
3	3	9	SCHUROSKY, NORMAN	90.00	25470.00	\$2,836.04	\$2,837.96
3	3	10	DENNY, GERALD B. & E. SHIRLEY	90.00	25008.00	\$2,836.04	\$2,786.49
3	3	11	WOLFF, ROBERT H. & CAROL A.	90.00	24085.00	\$2,836.04	\$2,683.64
3	3	12	FERNANDEZ, WILFRED JR. & B.J.	90.00	23162.00	\$2,836.04	\$2,580.80
3	3	13	ALASKA TRUST DEEDS	95.00	23447.00	\$2,836.04	\$2,612.55
3	3	14	SCOTT, ROBERT W. & MARGARET T.	100.63	22485.00	\$2,836.04	\$2,505.36
3	3	20	CITY OF WASILLA	106.67	22080.00	\$2,836.04	\$2,460.24
3	3	21	OWEN, KD MOSS, CD; GALLAGHER, J&L	106.67	22080.00	\$2,836.04	\$2,460.24
3	3	22	OWENS, KENNETH J.	106.67	22080.00	\$2,836.04	\$2,460.24
3	3	23	TUCKER, STANLEY D. & KAREN D.	105.00	22316.00	\$2,836.04	\$2,486.53
3	3	24	CRAIG, THOMAS & ROSEMARY	115.66	25375.00	\$2,836.04	\$2,827.38
3	3	25	DUNNAGEN, ALVEA STEVEN & JF	110.00	22239.00	\$2,836.04	\$2,477.95
3	3	26	KALNOSKI, BARBARA I.	120.00	26900.00	\$2,836.04	\$2,997.30
3	3	27	KALNOSKI, HOWARD	125.00	20175.00	\$2,836.04	\$2,247.98

SPIRIT RIDGE

4	4	6	SPIRIT RIDGE DEVELOPMENT INC.	79.90	25437.00	\$2,836.04	\$2,834.29
4	4	7	MURRILL, ROCKY J. & BONNIE J.	186.28	28550.00	\$2,836.04	\$3,181.15
4	4	8	ELLER, JAMES C. & PAULA A.	136.99	20000.00	\$2,836.04	\$2,228.48
4	4	9	ELLER, JAMES C. & P.E.	137.58	20000.00	\$2,836.04	\$2,228.48

GVC PAVING ASSESSMENT DISTRICT #91-P1  
 PRELIMINARY SURVEY

SUBDIVISION	BLOCK	LOT	OWNER	FRONTAGE	AREA	PER LOT ASSESSMENT	PER SQ. FOOT PER FRONT FOOT ASSESSMENT
				9856.11	2316198.00	\$258,079.64	\$258,070.17
				26.18			\$258,079.64

TOTAL LOTS - 91