



## CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99687  
PHONE: (907) 373-9050  
FAX: (907) 373-0788

### COUNCIL MEMORANDUM NO. 92-12

FROM: Administration

DATE: January 23, 1992

SUBJECT: Shadowood Valley Paving

Several residents in Shadowood Valley Subdivision indicated an interest in a paving project for their streets. Administration mailed out letters to canvass the amount of interest among all property owners in the proposed project area.

Owners of 23 of the 47 properties in the area have indicated an interest in forming a local improvement district (L.I.D.) for paving. Administration believes that there is sufficient interest to warrant obtaining an engineers construction cost estimate and to do a formal survey and vote among the property owners.

The project planned is for paving Nelson Avenue to a width of 24 feet and the remaining streets to a 20 foot width. The City would pay two-thirds of the cost of the Nelson Avenue portion of the work.

Administration requests Council approval to obtain the engineering cost estimates and to perform the survey.

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

REH/sbh

*Approved 2/10/92*

SHADOWOOD PAVING PRELIMINARY SCHEDULE  
 SVU#1 = SHADOWOOD VALLEY UNIT #1 ASSUME \$100,000 PROJECT COST, EXCLUDE CITY SHARE OF NELSON  
 SVU#2 = SHADOWOOD VALLEY UNIT #2 ASSESSMENT METHOD

ID#	BLK LOT SUB	OWNER	LOT AREA	LOT FRONTAGE	MODIFIED PER LOT	TOTAL AREA	FRONT FOOT	PER LOT	SUPPORT OF PAVING	OPPOSED TO PAVING
1097B01L001	1 1	FDIC	1.24	182.5	\$1,923.08	\$1,253.66	\$1,826.21	\$2,127.66		
1097B01L002	1 2	COOPER, GEARY D.	1.46	135.00	\$1,923.08	\$1,476.09	\$1,350.89	\$2,127.66		
1097B01L003	1 3	AK HOUSING FINANCE CORP.	1.14	170.00	\$1,923.08	\$1,152.56	\$1,701.12	\$2,127.66		
1097B01L004	1 4	WILSONOFF, WM & LEONA M.	1.69	130.00	\$1,923.08	\$1,708.62	\$1,300.86	\$2,127.66	YES	
1097B01L005	1 5	BOWLES, KERI HUBBARD	1.01	180.00	\$1,923.08	\$1,021.13	\$1,801.19	\$2,127.66	YES	
1097B01L006	1 6	GRAEBER, DAN'L	1.18	120.00	\$1,923.08	\$1,193.00	\$1,200.79	\$2,127.66		
1097B01L007	1 7	HARNESSE, MAX E & HELEN E	.93	170.00	\$1,923.08	\$940.25	\$1,701.12	\$2,127.66		
1097B01L008	1 8	WEBER, G.B. & CAROLYN V.	.92	216.30	\$1,923.08	\$930.14	\$2,164.43	\$2,127.66	YES	
1097B01L009	1 9	WEBER, G.B. & CAROLYN V.	.92	216.23	\$1,923.08	\$930.14	\$2,163.73	\$2,127.66	YES	
1097B02L001	2 1	STEIN, JOHN C. & KAREN M	1.14	200.00	\$1,923.08	\$1,152.56	\$2,001.32	\$2,127.66	YES	
1097B02L002	2 2	HARRIS, SALLY V.	1.01	259.60	\$1,923.08	\$1,021.13	\$2,597.71	\$2,127.66		
1097B02L003	2 3	KELLY, DAN'L ALLEN JR &	1.28	232.95	\$1,923.08	\$1,294.11	\$2,331.04	\$2,127.66	YES	
1097B04L018	4 18	WELLMAN, DENNIS L & D.K.	.92	220.00	\$1,923.08	\$930.14	\$2,201.45	\$2,127.66		
1097B04L019	4 19	ORLANDO, MARK	1.04	230.00	\$1,923.08	\$1,051.46	\$2,301.52	\$2,127.66	YES	
1097B04L020	4 20	HALCOMB, LARRY JR & J.L.	.96	186.48	\$1,923.08	\$970.58	\$1,866.03	\$2,127.66		
1097B04L021	4 21	GUILD, FERILLIAN I.	1.10	160.00	\$1,923.08	\$1,112.12	\$1,601.06	\$2,127.66	YES	
1097B04L022	4 22	TALLMAN, EDWARD A.	1.12	130.00	\$1,923.08	\$1,132.34	\$1,300.86	\$2,127.66		
1097B04L023	4 23	SCRIVNER, BEVERLY A.	.98	220.00	\$1,923.08	\$990.80	\$2,201.45	\$2,127.66		
1097B05L001	5 1	DARBY, EDWIN R. & ROBERT	1.43	220.00	\$1,923.08	\$1,445.76	\$2,201.45	\$2,127.66		
1097B05L002	5 2	OLSEN, MAUREEN JEAN MOCK	1.28	210.00	\$1,923.08	\$1,294.11	\$2,101.39	\$2,127.66		
1097B05L003	5 3	OLSEN, DENAID DONNA J.	1.20	150.00	\$1,923.08	\$1,213.22	\$1,500.99	\$2,127.66		
1097B05L004	5 4	ANDERSON, CLARENCE O. &	1.11	121.50	\$1,923.08	\$1,122.23	\$1,215.80	\$2,127.66	YES	
1097B05L005	5 5	ANDERSON, CLARENCE O. &	1.30	121.50	\$1,923.08	\$1,314.33	\$1,215.80	\$2,127.66		
1097B05L006	5 6	BLAND, DENNIS R & DEBRA	.98	175.90	\$1,923.08	\$990.80	\$1,760.16	\$2,127.66		
1097B05L007	5 7	JOHNSON, STANLEY W.	.95	135.00	\$1,923.08	\$960.47	\$1,350.89	\$2,127.66		
1097B05L008	5 8	COOK INLET HSG AUTHORITY	.99	210.00	\$1,923.08	\$1,000.91	\$2,101.39	\$2,127.66		
1097B05L009	5 9	MUMFORD, GLORIA	1.04	245.00	\$1,923.08	\$1,051.46	\$2,451.62	\$2,127.66	YES	
1097B05L010	5 10	ROBINSON, JEFF	1.00	220.00	\$1,923.08	\$1,011.02	\$2,201.45	\$2,127.66		
1097B05L011	5 11	LEICHT, WYNONA K.	.94	174.84	\$1,923.08	\$950.36	\$1,749.55	\$2,127.66	YES	
1097B05L012	5 12	SHAMPINE, ALVIN C.	1.42	182.30	\$1,923.08	\$1,435.65	\$1,824.20	\$2,127.66		
1097B05L013	5 13	HOEKZEMA, LARRY D. & C.S	.96	220.00	\$1,923.08	\$970.58	\$2,201.45	\$2,127.66	YES	
1097B05L014	5 14	FELTON, VICTORIA J.	.93	210.00	\$1,923.08	\$940.25	\$2,101.39	\$2,127.66	YES	
1097B05L015	5 15	BRASS, JAS S. & DOLORES	.93	200.00	\$1,923.08	\$940.25	\$2,001.32	\$2,127.66	YES	

SHADOWOOD PAVING PRELIMINARY SCHEDULE

SVU#1 = SHADOWOOD VALLEY UNIT #1 ASSUME \$100,000 PROJECT COST, EXCLUDE CITY SHARE OF NELSON  
 SVU#2 = SHADOWOOD VALLEY UNIT #2

ASSESSMENT METHOD

ID#	BLK LOT SUB	OWNER	LOT AREA	LOT FRONTAGE	MODIFIED PER LOT	TOTAL AREA	FRONT FOOT	PER LOT	SUPPORT OF PAVING	OPPOSED TO PAVING
1854B05L016	5 16 SVU#2	HELMS, J.E. & ALMA J.	1.00	180.00	\$1,923.08	\$1,011.02	\$1,801.19	\$2,127.66	YES	
1854B05L017	5 17 SVU#2	CLINE, EFTON & LINDA J.	.99	164.15	\$1,923.08	\$1,000.91	\$1,642.58	\$2,127.66	YES	
1854B05L018	5 18 SVU#2	JOHNSON, WAYNE D. & SHAR	1.40	131.00	\$1,923.08	\$1,415.43	\$1,310.87	\$2,127.66		YES
1854B05L019	5 19 SVU#2	BAGOY, PETE JR & BARBARA	1.21	160.00	\$1,923.08	\$1,223.33	\$1,601.06	\$2,127.66	YES	
1854B05L020	5 20 SVU#2	DANIELS, DAVID	1.79	224.00	\$1,923.08	\$1,809.73	\$2,241.48	\$2,127.66		
1854B05L021	5 21 SVU#2	ANCH LAND & TITLE ASSOC.	1.45	260.00	\$1,923.08	\$1,465.98	\$2,601.72	\$2,127.66		
1854000T00B1	TRACT B1SVU#2	WALSH, KB & DICKINSON, L	42.04	1301.65	\$11,538.46	\$42,503.29	\$13,025.10	\$2,127.66		YES
17N01W04D004	TRACT D-4	BALDWIN, SAMUEL J.	3.24	275.00	\$1,923.08	\$3,275.71	\$2,751.82	\$2,127.66	YES	
17N01W04D006	TRACT D-6	AZTEC INVESTMENTS	4.60	269.00	\$1,923.08	\$4,650.69	\$2,691.78	\$2,127.66		
1104B06L001	6 1 WAS. EST.	THOMAS, CLEVEN & BETTY K	.93	218.00	\$1,923.08	\$940.25	\$2,181.44	\$2,127.66		
1104B06L002	6 2 WAS. EST.	JOHNSON, K. BURTON & MAR	.93	218.00	\$1,923.08	\$940.25	\$2,181.44	\$2,127.66		
1104B06L012	6 12 WAS. EST.	HOLLER, CONRAD W. & LIND	.99	135.00	\$1,923.08	\$1,000.91	\$1,350.89	\$2,127.66		
1104B07L004	7 4 WAS. EST.	HEIKES, ROGER D. & BARBA	.92	151.50	\$1,923.08	\$930.14	\$1,516.00	\$2,127.66	YES	
1104B07L005	7 5 WAS. EST.	HEIKES, ROGER D.	.92	151.00	\$1,923.08	\$930.14	\$1,511.00	\$2,127.66	YES	

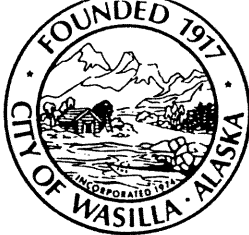
TOTAL NUMBER OF PARCELS - 47

TOTAL FOR MODIFIED PER LOT ASSESSMENT - 52

\$1,923.08 \$1,011.02 \$10.01 \$2,127.66

19

1



## CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99687  
PHONE: (907) 373-9050  
FAX: (907) 373-0788

January 2, 1992

Dear Property Owner:

The City of Wasilla Administration has been approached by interested property owners in the Shadowood Valley Subdivision area about creating a Local Improvement District for the purpose of paving some of the area streets. We don't feel that we have a sufficient indication of interest to ask the City Council to commit funds for preliminary engineering. Therefore, to help us make that determination, we are asking property owners to complete and return the attached form to the City Clerk by January 21, 1992. Returning this form is merely an indication of interest, it does not commit you to anything.

### Proposed Project Layout

Type of Improvement: Strip paving and necessary grading to support City standards.

Recommended Cost Split: Equal Assessments on a Modified Per Lot Basis; each lot would have one vote and one assessment except Tract D4 which would have 2 votes and 2 assessments; and Tract B1 which would have 6 votes and 6 assessments. City proposed to pay 2/3 of Nelson Avenue Paving which is a collector street.

If the Administration determines that there is enough interest for the district to have a chance of success the project will be brought forward to the City Council for approval of funds for preliminary engineering. Only in this way can we give you an estimated assessment (or cost) which you can later use to determine your vote. Attached is a map of the proposed boundaries and the streets and parcels which may be benefitted. Everything at this time is very preliminary and subject to change.

Sincerely,

---

John C. Stein, Mayor  
City of Wasilla

S:EPN/mdh

Attachments: 1

RECEIVED

Dept. of Administration  
Administrative Services

**STANDARD AGREEMENT FORM  
FOR MUNICIPAL GRANTS**

This agreement is executed between the State of Alaska, Department of Administration (Hereinafter called the "State"), and the City of Wasilla (Hereinafter called the "Grantee");

WITNESSETH that:

Whereas, the Grantee is willing to undertake the performance of this grant under the terms of this agreement;

Whereas, the Grantee has the authority under the State law or local charter to provide the services for which funds were appropriated;

Whereas, the State has the authority to enter into this agreement by AS 37.05.315;

Whereas, unexpended funding for this grant lapses on the five year anniversary date of July 1, 1996 if the project is not substantially underway or upon completion of the project if work is completed prior to the five year anniversary date or if substantial, ongoing work stops after the five year date is reached;

Whereas, the grant number is; 8/92-050

Whereas, the grant amount is; \$48,000.00

Whereas, the grant purpose is; Peck Street and Subdivision Feeder Roads Paving

Whereas, the Grantee intends to use these funds as explained below;

These funds are to be applied toward improvement to subdivision feeder/collector roads.

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Whereas, the grant number is; 8/92-052

Whereas, the grant amount is; \$182,000.00

Whereas, the grant purpose is; Paving of Arterial/Collector/Neighborhood LID Projects

Whereas, the Grantee intends to use these funds as explained below;

Funds will be used for local road and street improvements including, but not limited to, use as partial matching funds to assist Local Improvement District (LID) street projects.