



## CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99654-7091  
PHONE: (907) 373-9050  
FAX: (907) 373-9085

### COUNCIL MEMORANDUM NO. 93-18

**From:** Deputy Administrator

**Date:** March 17, 1993

**Subject:** Water Supply for Senior Citizens Center Complex

Council is aware that additional water supply is required for the new 32 unit Senior Housing Complex. The developers have allocated \$15,000 and the City authorized \$75,000 from the Water Utility reserve account.

As a result of the new addition for the Senior Center, additional water storage will be required to obtain D.E.C. operating approval of the latch-key project. A cost estimate is being prepared.

On March 15, 1993 the administration was approached by Mr. Bob Thompson with a proposal for the City to purchase Matanuska Utility Company (M.U.C.) which owns the Century Park Water System. The asking price is \$150,000.00. Administration responded with a list of questions to the owners of the system. As of this writing we have not received a response to our questions.

We have temporarily stopped activities to construct a new well and storage tank to serve the complex and Mr. Slezak is on hold for the Senior Center water storage pending a decision on the purchase of M.U.C.

Administration proposes to continue negotiations with M.U.C. and to establish a final bottom line price to be reviewed by Council as soon as possible.

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

**APPROVED**  
DATE: 3/22/93  
BY: [Signature]

MATANUSKA UTILITY COMPANY

Questions for City of Wasilla 3/15/93

- 1). Which lots have paid and not paid hook-on charges?
- 2). Is it correct that hook-on charges are \$2000 per lot?  
If not, what are they?
- 3). Are any hook on charges owing for lots now receiving service?
- 4). Confirm Bob Thompsons asking price of \$150,000.
- 5). Would Matanuska Utility Co. draft at its expense sale documents for City review?
- 6). What are M.U.C.'s listed financial liabilities?
- 7). What are M.U.C.'s listed financial assets?
- 8). Provide a copy of M.U.C.'s interest in Lot 1, Block 3, Century Park 2 well site.
- 9). Confirm Bob Thompson's offer to locate and make serviceable all main line valves.
- 10). Will M.U.C. locate all service lines and make serviceable all service line curb stop valves?
- 11). What are the sizes of all service lines?
- 12). Provide water account information:
  - a. List of customers
  - b. Monthly rate
  - c. Delinquency and account aging
- 13). Provide recent maintenance history of water pump:  
age since new etc.
- 14). Provide copy of M.U.C. operating procedures or agreements with customers. Where does M.U.C. and/or customer responsibility take over - property line? Curb service valve?
- 15). Are any services metered - commercial and/or residential?
- 16). Will M.U.C. warranty that all main lines are in the public rights of way and not on private property?
- 17). Purchase is contingent on approval by Alaska Public Utilities Commission and City Council.

18). Will M.U.C. provide insurance on any potential liability claims made or occurrences prior to conveyance to City.

19). Will M.U.C. provide copy of history of results of D. E. C. testing requirements?



## CITY OF WASILLA

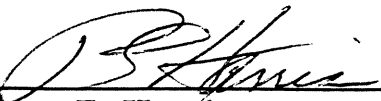
290 E. HERNING AVE.  
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### INFORMATION MEMORANDUM NO. 93-13

**From:** Deputy Administrator  
**Date:** March 16, 1993  
**Subject:** Possible purchase of Matanuska Utility Company

Estimated costs associated with construction of New Water Supply to serve Senior Citizens Center, ASHA Housing and New Senior Citizens Housing project; and for possible purchase of Matanuska Utility Corporation (M.U.C.) and connecting to City Water Utility.

1. Estimated cost to drill new well, construct storage tank and well house: \$90,000  
Advantage : initial cost  
Disadvantage: No expansion capability  
No Fire flow  
Less reliable long term  
More maintenance (separate system).
2. Estimate cost to purchase M.U.C. \_\_\_\_\_?
3. Estimated cost to extend 8" main to end of cul-de-sac, connect Senior Center, A.S.H.A., install fire hydrant. \$70,000.
4. Estimated cost to extend Southside Water main to M.U.C. well house, connect City System: \$85,000.
5. 1976 cost to construct M.U.C. system: \$166,864.
6. Estimated 1993 cost to construct M.U.C. system \$515,000 (5100 feet main lines, well, pumps, etc.)

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

WALTER J. HICKEL, GOVERNOR

**DEPT. OF ENVIRONMENTAL CONSERVATION**

P.O. Box 871064  
Wasilla, Alaska  
99687-9998  
(907) 376-5038

RECEIVED March 16, 1993

MAR 17 1993

City of Wasilla, Alaska

Ms. Dawn U. Webster  
Mat-Su Borough  
Planning Department  
350 E. Dahlia  
Palmer, Alaska 99645

RE: Wasilla Senior Housing Project; Major Development Permit Application; Tract A, Winter Trail Subdivision

Dear Ms. Webster:

This is in response to your request for comment on the referenced major development permit application. I have reviewed the information in the application and have the following comments:

According to the application, the planned development consists of the construction of 32-units for low income seniors. The features of this development that are of regulatory interest to this Department are the water supply and wastewater disposal systems.

Plans for the construction of the public water and wastewater disposal systems need to be approved prior to the construction of any part of these systems. Presently, the Department is coordinating with owners of the development on the construction of the public drinking water supply system. Plans for the installation of a class A public water supply well were approved by the Department on March 9, 1993.

In regards to wastewater disposal, as of the date of this letter, no plans for wastewater disposal have been received by this office for review and approval. Plans for the installation of a wastewater disposal system need to be approved by this Department before construction can begin. By copy of this letter, I am informing all parties involved with this Development of this requirement.

Thank you for your coordination with this Department. If you have any questions, please do not hesitate to contact me.

Sincerely,



Ralph Kiehl  
Env. Engineering Assistant

RK:jlf

cc: Wasilla Associates  
Bob Harris, City of Wasilla