



CITY OF WASILLA

290 E. HERNING AVE.

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COUNCIL MEMORANDUM (AMENDED) NO. 93-67

FROM: Mayor Stein
DATE: August 2, 1993
SUBJECT: Nelson Avenue Survey

The Administration has reviewed five different options for Nelson Avenue Improvements, which includes side streets except Weber and is described on the map Option #4 and cost tabulation Option #4. We have come to the conclusion that the survey should be done based on Option #4. This option gets the best bang for the buck and the required assessments are only marginally higher than doing Nelson Avenue by itself.

Because many of the lots on the side streets are unimproved we should not be surprised if the majority of votes come back in protest of this district. Once the votes are in we can subtract out the side streets one at a time if they are opposed to this project. The basic premise of this district is cost sharing on a 1/3 property owner share of assessable costs. The City would pay 78% of total project costs of \$598,221 or \$433,143. Special assessments would pay \$114,446. Total paving costs are estimated at \$547,589. Pedestrian Way costs of \$50,632 will be paid by the City. State paving grants and Sales Tax Revenue would fund the City costs.

Administration recommends approval of Resolution No. WR93-29 which recommends Option #4.

John C. Stein, Mayor

JCS:EPN/mdh

PAVING FUNDS AVAILABLE
July 26, 1993

MG 8/94-056	\$500,000
MG 5/94-027	297,000 (if designated by Council)
City CIP Appropriation FY 94	<u>307,000</u>
Total	\$1,104,000

PROPOSED PROJECTS - FUNDING ALLOCATION

<u>Project Name</u>	<u>LID Share - 1/3</u>	<u>City Share - 2/3</u>	<u>Total Estimated</u>
Crestwood	\$145,825	\$291,650	\$ 437,475
Mountain Village	72,155	144,308	216,463
Whispering Woods	90,762	181,526	272,288
Nelson Ave	TBD	TBD	415,229
3 Cul-de-Sacs (Nelson) and Weber	<u>TBD</u>	<u>TBD</u>	<u>235,986</u>
Total to Date	\$308,742	\$617,484	\$1,577,441

NELSON AVENUE IMPROVEMENTS
PREPARED BY: ERLING P. NELSON, 08/02/93

DISCUSSION OF ISSUES:

Airport Lease Lots 1-7:

Within the scope of this project are certain lease lots 1-7 adjacent to the Old Wasilla Airport owned by the State of Alaska. These lease lots are still considered illegal splits by the Matanuska-Susitna Borough. In reality we are dealing with lots 3-16, Block 2 of Wasilla Airport Heights Subdivision. These lots are part of the property the City desires to acquire from the State for redevelopment at the Old Airport. It does not seem logical that the State would be interested in paying paving assessments knowing that the City wants this land. Even if they were, they would probably demand the City take over payment with any land transfer. Options 1 through 5 has the City paying the 100% for these lots.

Weber Street:

It was directed that Weber Street be investigated for possible inclusion in the Nelson Avenue LID. Currently Weber Circle is a semi cul-de-sac extending North from the Parks Highway 340 feet with a 50 foot right-of-way and another 130 feet with a 25 foot right-of-way. Extension of Weber due North to Nelson would require acquisition of 350 feet of additional right-of-way. A 16 foot strip of Weber is paved the first 340 feet. The paving appears sub-standard in width and in thickness and the street is misaligned in the right-of-way as it approaches Parks Highway. There are no drainage ditches or structures in this area. During heavy rains and spring melt off the area to the West of Weber (side and front of Wendys) floods. Because of the existing pavement paid for by private property owners, it is likely they would not be excited at the prospect of paying assessments. It appears that the City would have to pay a major portion of this project. Additional right-of-way costs are not included in the cost estimate. There does not appear to be an overwhelming need to construct this project at this time. Design and construction of this tie between Nelson Avenue and Parks Highway should happen at the same time the Old Airport is redeveloped. Ideally the intersection of Nelson and Weber should be moved several hundred feet to the East to provide a much safer intersection, not at the bottom of a hill.

Downtown Condos:

Per A.S. 34.07.430-440 an apartment (condo) and its undivided interest in the common areas and facilities is a parcel and is subject to separate assessments and taxation including special assessments.

The average lot size in the proposed district is .99 acres. Each condo is .12 acres in size, therefore each condo is 1/8 the average size. Assessment on each condo is suggested at 1/8 of 1 which in total will bring the district the equivalent of 1.5 assessments.

NELSON AVENUE IMPROVEMENTS
PAGE 2

Down Hill Lots 17-24, Block 2, Wasilla Airport Heights:

The Northerly end of these lots front on Nelson Avenue on a steep slope which would make construction of an access physically impractical. In reality these lots are double frontage accessed from Wasair Drive, another substandard street extending in a Westerly direction from Weber. The conclusion is that although these lots would benefit to a degree from dust control and drainage improvements the better long range option would be to save the assessment option on these lots for whenever Wasair Drive is improved. Options 1-5 all provide for the City to pay the equivalent cost of assessments on these lots.

Up Hill Lots 3B and 8-11, Block 1, Wasilla Airport Heights:

The Southerly end of these lots front on Nelson Avenue on a steep slope which would make construction of an access physically impracticable. These lots are also double frontage and real access is provided by Cindy Circle. The conclusion is again that these lots may benefit to a degree by dust control and drainage improvements the better long range option would be to save the assessment option on these lots for whenever Julie Circle and Cindy Circle are improved. Options 4 and 5 would levy assessments on these lots from Cindy Circle. Options 1-3 would have the City pay the equivalent cost of assessments on these lots.

Cost Sharing:

Much discussion has ensued regarding 100% financing of the Nelson Avenue project. The Administration's proposal for this project is 2/3 City and 1/3 property owners payment of assessable costs. That is, if the lots are not benefitted and the costs are required to be incurred to complete the project, then the City would pick up 100% of those costs.

Looking at the record, the City previously paved certain streets and picked up the tab 100%, no assessments to property owners. Projects that come to mind are:

- Lucille Street - Parks Highway to Nelson Avenue;
- Nelson Avenue - Lucille Street to Fishhook Road;
- Herning Avenue - Lucille Street to Alley past Fire Hall;
- Swanson Avenue - Lucille Street to Knik Street;
- Swanson Avenue - Main Street to Alley past Library;
- Knik Street - Parks Highway to Nelson Avenue;
- Hermon Road - Parks Highway North 600 feet;
- Rocky Ridge/Neuser Drive to Airport Property.

OPTION #1 NELSON AVENUE AREA IMPROVEMENTS

STREET	DESIGN COSTS	CONSTRUCTION COSTS	C/A COSTS	TOTAL
NELSON	\$20000.00	\$300000.00	\$15000.00	\$335000.00
JULIE CIR	\$.00	\$.00	\$.00	\$.00
CINDY COURT	\$.00	\$.00	\$.00	\$.00
ROBIN CIR	\$.00	\$.00	\$.00	\$.00
AIRWAY CT	\$.00	\$.00	\$.00	\$.00
LONE CUB DR	\$140.00	\$4000.00	\$170.00	\$4310.00
WEBER	\$.00	\$.00	\$.00	\$.00
SUB-TOTAL	\$20140.00	\$304000.00	\$15170.00	\$339310.00
ADVERTISING				\$500.00
LEGAL (BONDING)		\$111972.30		\$5000.00
INTERIM INT (6% @ 90 DAYS)				\$5172.15
SUBTOTAL				\$349982.15
CONTINGENCY @ 10%				\$34998.22
CITY ADM FEE @ 5%				\$17499.11
TOTAL COSTS				\$402479.47
LESS BIKEPATH/SIDEWALKS				\$50632.00
NET PROJECT COSTS				\$351847.47
CITY SHARE @ 67%				\$235737.81
PROPERTY OWNER SHARE @ 33%				\$116109.67
ASSESSABLE LOTS:	14			\$351847.47
NONASSESSABLE LOTS:	30			
TOTAL LOTS:	44		\$2638.86	PER LOT
CITY PAYS COST OF LOTS 3-24 BLK 2			TOTAL CITY:	\$314903.49
AND 3B,8-11,17-18 & 22 BLK 1			TOTAL DIST.	\$36943.98
			TOTAL	\$351847.47

OPTION #2 NELSON AVENUE AREA IMPROVEMENTS
INCLUDING AIRWAY CT

STREET	DESIGN COSTS	CONSTRUCTION COSTS	C/A COSTS	TOTAL
NELSON	\$20000.00	\$300000.00	\$15000.00	\$335000.00
JULIE CIR	\$.00	\$.00	\$.00	\$.00
CINDY COURT	\$.00	\$.00	\$.00	\$.00
ROBIN CIR	\$.00	\$.00	\$.00	\$.00
AIRWAY CT	\$2870.00	\$55000.00	\$3485.00	\$61355.00
LONE CUB DR	\$140.00	\$4000.00	\$170.00	\$4310.00
WEBER	\$.00	\$.00	\$.00	\$.00
SUB-TOTAL	\$23010.00	\$359000.00	\$18655.00	\$400665.00
ADVERTISING				\$500.00
LEGAL (BONDING)		\$132219.45		\$5000.00
INTERIM INT (6% @ 90 DAYS)				\$6092.48
SUBTOTAL				\$412257.48
CONTINGENCY @ 10%				\$41225.75
CITY ADM FEE @ 5%				\$20612.87
TOTAL COSTS				\$474096.10
LESS BIKEPATH/SIDEWALKS				\$50632.00
NET PROJECT COSTS				\$423464.10
CITY SHARE @ 67%				\$283720.94
PROPERTY OWNER SHARE @ 33%				\$139743.15
ASSESSABLE LOTS:	24			\$423464.10
UNASSESSABLE LOTS:	30			
TOTAL LOTS:	54		\$2587.84	PER LOT
CITY PAYS COST OF LOTS 3-24 BLK 2			TOTAL CITY:	\$361356.03
AND 3B,8-11,17-18 & 22 BLK 1			TOTAL DIST.	\$62108.07
			TOTAL	\$423464.10

OPTION #3 NELSON AVENUE AREA IMPROVEMENTS INCLUDING AIRWAY CT, & ROBIN CIR				
STREET	DESIGN COSTS	CONSTRUCTION COSTS	C/A COSTS	TOTAL
NELSON	\$20000.00	\$300000.00	\$15000.00	\$335000.00
JULIE CIR	\$.00	\$.00	\$.00	\$.00
CINDY COURT	\$.00	\$.00	\$.00	\$.00
ROBIN CIR	\$1190.00	\$35000.00	\$1445.00	\$37635.00
AIRWAY CT	\$2870.00	\$55000.00	\$3485.00	\$61355.00
LONE CUB DR	\$140.00	\$4000.00	\$170.00	\$4310.00
WEBER	\$.00	\$.00	\$.00	\$.00
SUB-TOTAL	\$24200.00	\$394000.00	\$20100.00	\$438300.00
ADVERTISING				\$500.00
LEGAL (BONDING)		\$144639.00		\$5000.00
INTERIM INT (6% @ 90 DAYS)				\$6657.00
SUBTOTAL				\$450457.00
CONTINGENCY @ 10%				\$45045.70
CITY ADM FEE @ 5%				\$22522.85
TOTAL COSTS				\$518025.55
LESS BIKEPATH/SIDEWALKSS				\$50632.00
NET PROJECT COSTS				\$467393.55
CITY SHARE @ 67%				\$313153.68
PROPERTY OWNER SHARE @ 33%				\$154239.87
ASSESSABLE LOTS:	30			\$467393.55
UNASSESSABLE LOTS:	27			
TOTAL LOTS:	57		\$2705.96	PER LOT
CITY PAYS COST OF LOTS 3-24 BLK 2 AND 3B & 8-11 BLK 1			TOTAL CITY:	\$386214.67
			TOTAL DIST.	\$81178.88
			TOTAL	\$467393.55

OPTION #4 NELSON AVENUE AREA IMPROVEMENTS
INCLUDING SIDE STS EXCEPT WEBER

STREET	DESIGN COSTS	CONSTRUCTION COSTS	C/A COSTS	TOTAL
NELSON	\$20000.00	\$300000.00	\$15000.00	\$335000.00
JULIE CIR	\$1260.00	\$32000.00	\$1530.00	\$34790.00
CINDY COURT	\$1540.00	\$35000.00	\$1870.00	\$38410.00
ROBIN CIR	\$1190.00	\$35000.00	\$1445.00	\$37635.00
AIRWAY CT	\$2870.00	\$55000.00	\$3485.00	\$61355.00
LONE CUB DR	\$140.00	\$4000.00	\$170.00	\$4310.00
WEBER	\$.00	\$.00	\$.00	\$.00
SUB-TOTAL	\$27000.00	\$461000.00	\$23500.00	\$511500.00
ADVERTISING				\$500.00
LEGAL (BONDING)		\$168795.00		\$5000.00
INTERIM INT (6% @ 90 DAYS)				\$7755.00
SUBTOTAL				\$524755.00
CONTINGENCY @ 10%				\$52475.50
CITY ADM FEE @ 4%				\$20990.20
TOTAL COSTS				\$598220.70
LESS BIKEPATH/SIDEWALKS				\$50632.00
NET PROJECT COSTS				\$547588.70
CITY SHARE @ 67%				\$366884.43
PROPERTY OWNER SHARE @ 33%				\$180704.27
ASSESSABLE LOTS:	38			\$547588.70
UNASSESSABLE LOTS:	22			
TOTAL LOTS:	60		\$3011.74	PER LOT
CITY PAYS COST OF LOTS 3-24 BLK 2			TOTAL CITY:	\$433142.66
			TOTAL DIST.	\$114446.04
			TOTAL	\$547588.70

OPTION #5 NELSON AVENUE AREA IMPROVEMENTS
INCLUDING ALL SIDE STREETS

STREET	DESIGN COSTS	CONSTRUCTION COSTS	C/A COSTS	TOTAL
NELSON	\$20000.00	\$300000.00	\$15000.00	\$335000.00
JULIE CIR	\$1260.00	\$32000.00	\$1530.00	\$34790.00
CINDY COURT	\$1540.00	\$35000.00	\$1870.00	\$38410.00
ROBIN CIR	\$1190.00	\$35000.00	\$1445.00	\$37635.00
AIRWAY CT	\$2870.00	\$55000.00	\$3485.00	\$61355.00
LONE CUB DR	\$140.00	\$4000.00	\$170.00	\$4310.00
WEBER	\$3800.00	\$40000.00	\$2000.00	\$45800.00
SUB-TOTAL	\$30800.00	\$501000.00	\$25500.00	\$557300.00
ADVERTISING				\$500.00
LEGAL (BONDING)		\$183909.00		\$5000.00
INTERIM INT (6% @ 90 DAYS)				\$8442.00
SUBTOTAL				\$571242.00
CONTINGENCY @ 10%				\$57124.20
CITY ADM FEE @ 4%				\$22849.68
TOTAL COSTS				\$651215.88
LESS BIKEPATH/SIDEWALKS				\$50632.00
NET PROJECT COST				\$600583.88
CITY SHARE @ 67%				\$402391.20
PROPERTY OWNER SHARE @ 33%				\$198192.68
ASSESSABLE LOTS:	41			\$600583.88
NON ASSESSABLE LOTS:	22			
TOTAL LOTS:	63			
CITY PAYS COST OF LOTS 3-24 BLK 2			\$3145.92	PER LOT
			TOTAL CITY:	\$471601.34
			TOTAL DIST.	\$128982.54
			TOTAL	\$600583.88

NELSON AVENUE PROJECT TOTALS

OPTION NO.	ASSESSABLE BENEFITED LOTS	UNASSESSABLE LOTS	TOTAL	ADD SIDESTREETS	ADDED PROJECT COSTS	ADDITIONAL ASSESSMENTS REVENUE
1	14	30	44	NELSON ONLY	\$402,480.00	\$132,818.00
2	24	30	54	AIRWAY CT	\$61,355.00	\$29,520.00
3	30	27	57	ROBIN CIRCLE	\$37,635.00	\$9,158.00
4	38	22	60	JULIE/CINDY	\$73,200.00	\$10,038.00
5	41	22	63	WEBER	\$45,800.00	\$.00