



CITY OF WASILLA

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

COUNCIL MEMORANDUM NO. 94-05

From: Deputy Administrator
Date: January 21, 1994
Subject: Water Main Extension by Private Developer

The City has received interest in a city water main extension project from the developers of AMVETS Post #9 facility located on Lot 3, Block 2, Creste Foris - Erdman & Associates, Consulting Engineers.

City of Wasilla Resolution No. W82-S-3 provides a formula for determining an amount of payment in-lieu-of offsite assessment charges for water main extension agreements by private developers.

The City currently has the mechanism to facilitate a city water main extension agreement which includes a provision for a payment in-lieu-of offsite assessment charges.

Public Works personnel have been in discussion with the developer's engineer, and representatives from DEC. We have found no reason that this project cannot be a successful pending certain, mutually agreed upon, conditions be met by the developer.

Recommendation: Council approval for Administration to proceed with negotiating a Water Main Extension Agreement with a calculated amount of One thousand, one hundred sixty-two dollars and sixteen cents (\$1,162.16) as payment in-lieu-of offsite assessment charges.

Lee A. Wyatt
Deputy Administrator

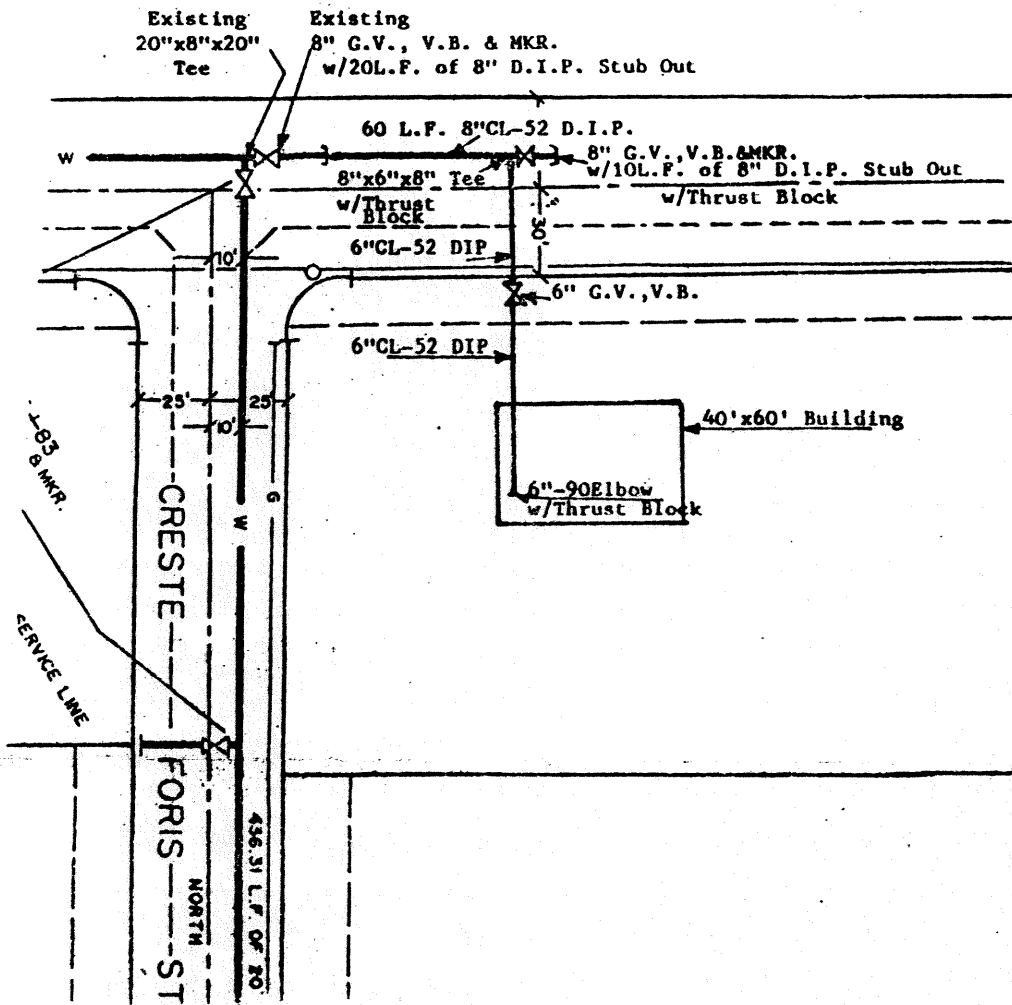
APPROVED

DATE: 1-24-94
BY: [Signature]

APPROVED

DATE: _____

BY: _____



Plan View

Main Extension/Service

SCALE 1"=50'

GENERAL NOTES:

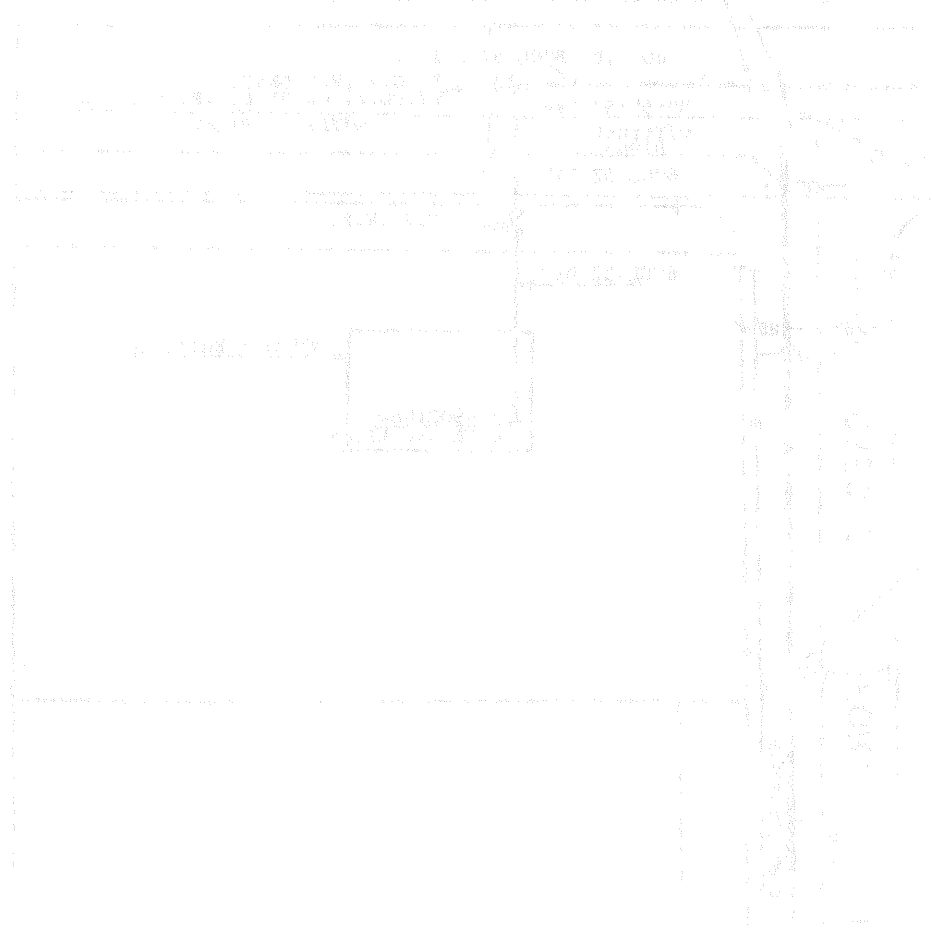
- 1) All work shall be performed in conformance with ADEC regulations and City of Wasilla Standard Specifications.
- 2) Contractor shall provide minimum hours notice to Engineer and City of Wasilla Public Works Dept. prior to construction.
- 3) Contractor shall furnish all material, equipment, tools, labor and supervision to complete the project in accordance with the plans and specs, and all applicable codes and standards.

These plans are not intended to show every detail of construction, nor to indicate all of the materials required. They show the general layout of the system and set forth minimum requirements. The contractor shall furnish and install a complete and functional system.

AMVETS POST #9 PROJECT

1.21.94

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A block of handwritten text in the lower middle section, providing further details or instructions.

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CITY OF WASILLA

P. O. BOX 430

WASILLA, ALASKA 99687

PHONE: 376-5227

RESOLUTION NO. W82-S-3

A RESOLUTION OF THE CITY OF WASILLA, ALASKA DETERMINING OFF-SITE ASSESSMENT CHARGES FOR WATER MAIN EXTENSION AGREEMENTS BY PRIVATE DEVELOPERS.

WHEREAS, CW 5.10.190C provides for payment in-lieu-of offsite assessment charges to be paid by private developers desiring to extend water mains, and requires that such payments shall be determined by resolution of the City Council;

NOW THEREFORE BE IT RESOLVED, that,

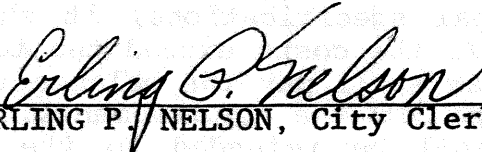
1. The amount of payment in-lieu-of offsite assessment within the boundary of Assessment District 78-1, as provided for and defined in CW 5.10.190C, shall be \$0.01853554 per square foot of the developers property adjoining such water main extensions to a maximum depth of 150 feet.

2. The amount of payment in-lieu-of offsite assessment for areas outside or adjacent to Assessment District 78-1, as provided for and defined in CW 5.10.190C, shall be \$0.05361746 per square foot of the developers property adjoining such water main extensions to a maximum depth of 150 feet unless grant funds are available to permit a reduction in cost.

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the governing body of the City of Wasilla this 26th day of April, 1982.


HAROLD S. NEWCOMB, Mayor

ATTEST:


ERLING P. NELSON, City Clerk

(SEAL)

5.10.190 Water Main Extensions by Private Developers. A developer considering extensions to the Wasilla Water System shall retain an Engineer registered as a professional engineer under the laws of the State of Alaska to do preliminary design and cost estimates. Once the preliminary steps have been accomplished the developer shall either:

1. Petition the City to form a special assessment area enabling the City to construct the improvements; or
2. Construct the improvements himself as set forth in A through D of this section.

A. Authority. Upon approval of Council, water mains may be extended by private developers. Any such extensions shall be performed in accordance with City standard and specifications. Improvements will not be allowed or accepted unless the plans have been approved by the City and A.D.E.C. and the developer has signed a water main extension agreement and specifications referred to in this section are attached and made a part hereof and may be altered from time to time as the Council deems necessary. (Ord. 82-6 §3 1982)

B. Extension Agreement Fee.

1. A developer shall pay the City's actual cost associated with the work the developer performs in a public place under a water extension agreement. The City's costs shall include administering the agreement, plan checking, surveillance and administrative overhead.

2. Prior to City approval under this chapter, the developer shall pay a deposit toward the City's costs, based upon the estimated cost of the improvements to be constructed under the water extension agreement, as follows:

ESTIMATED COST DEPOSIT

\$34,000 or less	\$1,000
Over \$34,000 up to \$500,000	3% of Estimated Cost
Over \$500,000	\$15,000

3. If at any time the City finds its costs exceed the total deposit received, the City may periodically bill and receive payment from the developer for those actual incurred costs in excess of the amount of deposit. After the City finds the improvements meet municipal specifications, it shall determine its costs to date. If the costs exceed the total deposits received, the developer shall pay the balance to the City prior to final acceptance of the improvements. Deposits exceeding total costs shall be refunded to the developer. Deposits paid under this section shall be deposited in a separate account, disbursed only as authorized by this section and shall not bear interest. (Ord. 82-6 §3 1982; Ord. 85-47 §3 1985)

C. Payment-in-lieu-of off-site Assessment Charges.

1. The developer shall pay the City a per square foot payment in lieu of improvement district off-site assessments for the developer's benefit of perimeter water mains and facilities. The payment received shall be identical to the confirmed off-site assessment levied on property within Assessment District 78-1, or as changed by resolution of the City Council.

2. If the City requires the developer to oversize the water system, the City shall credit the difference between the cost of 8" pipe and fittings actually required to serve the property and that which was installed against the payment required in (C-1) above.

3. All payments in lieu of assessment payable by the developer are a lien upon the property. The City shall release this lien upon the property, or any lot or parcel within the property, when the charges for the property, or the charges for any lot or parcel have been paid. (Ord. 82-6 §3 1982)

STATE OF ALASKA

WALTER J. HICKEL, GOVERNOR

DEPT. OF ENVIRONMENTAL CONSERVATION

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

November 5, 1993

RECEIVED

NOV 15 1993

City of Wasilla, Alaska

Mr. Archie Giddings, P.E.
Erdman & Associates
151 East Herning Avenue
Wasilla, Alaska 99654

RE: Lot 3, Block 2, Creste Foris; Proposed Water Main Extension & Service Plans; Review

Dear Mr. Giddings:

This is in response to your submittal, received in this office October 28, 1993, of plans for the extension of the City of Wasilla water distribution system. On November 3, 1993, this office received an owner's authorization to review the plans. I have reviewed your submittal and have the following comments:

According to your submittal, the water main extension will consist of 60 lineal feet of 8 inch CL-52 water line.

Subject to the condition that the installation of the water line is conducted under the direction of a registered engineer, with unqualified as-builts, supported by the engineer's professional seal and original signature, to be submitted for Department review and approval, the plans for the water main extension are approved for the concerns of this Department. The Department's conditional construction approval is constituted by the enclosed certificate.

Please remember that before the water line extension can be placed into service, operational approval will need to be obtained from the Department. This will require that the following be submitted for Department review and approval:

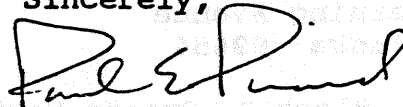
- 1) As-built plans showing that the water main extension has been conducted in accordance with the Department approved plans,
- 2) verification in as-built documentation that thrust blocking has been placed at the 8"X8"X8" Tee and at the new end cap,
- 3) verification that the extension has been flushed and disinfected, and
- 3) satisfactory bacteriological water sample test results taken

from the line extension after flushing and disinfection.

Upon submittal of the requested information, the Department will be able to begin review of the water line extension for the issuance of an operational approval.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Paul E. Pinard, P.E.
District Supervisor

By: Ralph Kiehl
Env. Engineering Assistant

PEP:RK:lb

Enclosure: As Stated

cc: Robert Harris, City of Wasilla
Bill Harvey, City of Wasilla