



## CITY OF WASILLA

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

### COUNCIL MEMORANDUM NO. 95-38

From: Mayor Stein  
Date: May 3, 1995  
Subject: Museum Lot Purchase

Council is familiar with the request from the Museum Department and Historical Society for acquisition of Lot 2, Block 8 Wasilla Townsite situated between the historic village and the Herning-Teeland Store.

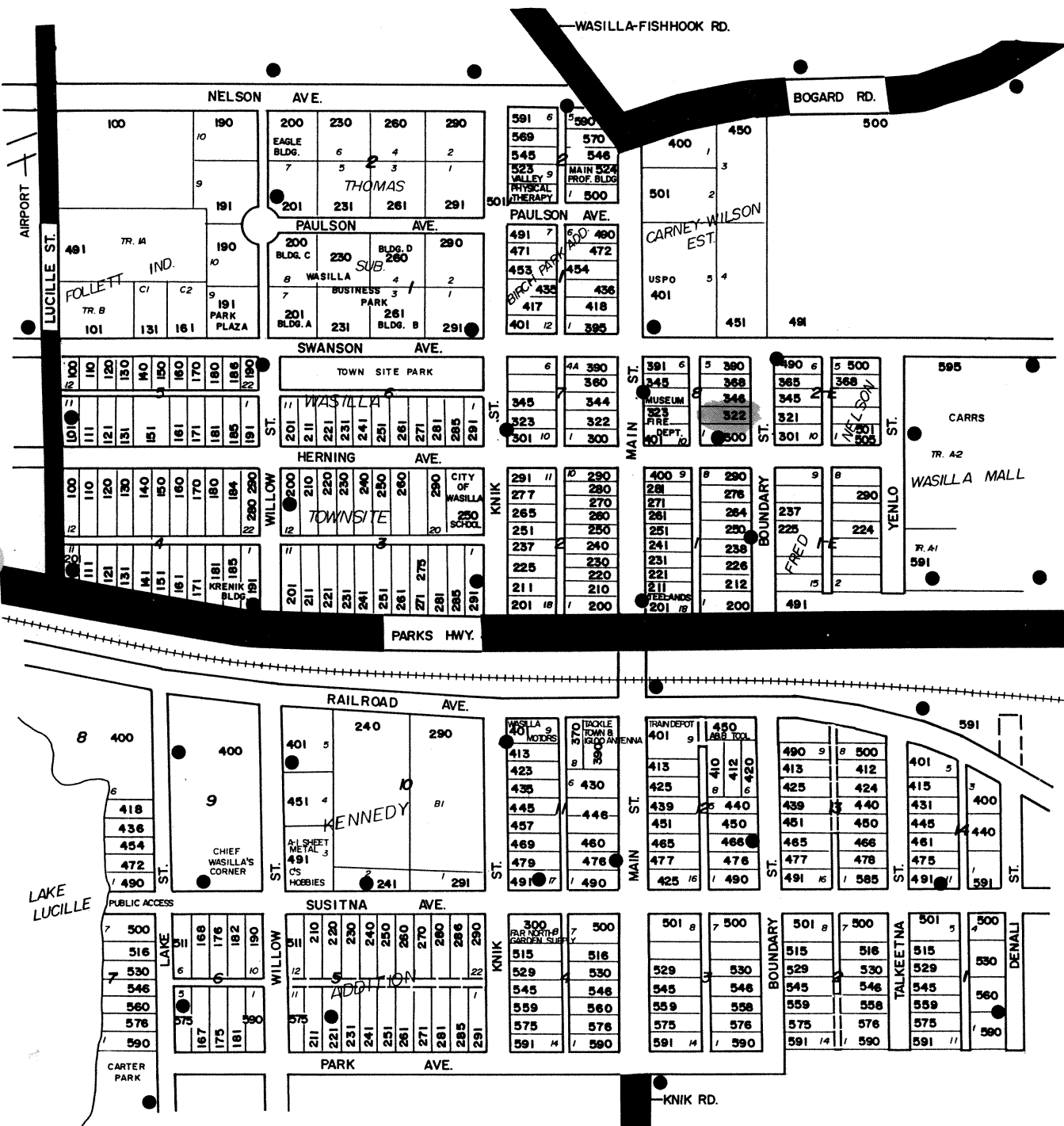
A new option has been developed to acquire the lot. The Historical Society, Museum director and Mayor met with Mr. Mike Palmquist who has proposed a five-party deal which would allow purchase of the lot for \$50,000 plus closing costs. Mr. Palmquist represents the owner and is a lienholder on the property. The \$50,000 cost is supported by the October 1994 broker's opinion of value from Marcie Salmon and is \$20,000 below the last and lowest offer of sale from the owner. Mr. Palmquist believes that with the \$50,000 he can reach agreement with the owner and two other lienholders to release their interests and convey clear title to the City.

Acquiring this lot for the City's "historical block" will provide additional parking and development space and will complete public ownership of entire Block 8. Development of the historic block is part of the 1992 Comprehensive Plan, pages 5-11 through 5-13.

Administration believes that this new proposal is fair and represents a significant concession by those in interest. Council is respectfully requested to authorize the Mayor to negotiate an agreement to purchase the property on substantially the terms herein described and conditioned on the adoption of a funding ordinance.

  
\_\_\_\_\_  
John C. Stein, Mayor

Enclosure



NW 3760



SEE OVERVIEW MAP "K"

The Wasilla Public Safety Building is located at the corner of Main Street and Herning Avenue on a .289-acre site owned by the City of Wasilla. The building is a single story, 5,628 square foot wood frame structure. Internally, it includes an apparatus room housing fire fighting equipment, a meeting room capable of accommodating about 20 people, three offices, a small tool shop, a storage room, and toilet facilities. No on-site parking space is provided, but seven on-street parking spaces are available.

The Wasilla fire chief is based out of the Cottonwood Public Safety Building, while two paid personnel, a maintenance mechanic and a mechanic's helper, operate out of the Wasilla Public Safety Building. These personnel are also volunteer firemen. In total, about 25 volunteer firemen operate out of the Wasilla Public Safety Building.

There have been no fire fatalities in Wasilla during the past seven years. In 1989, there were approximately 370 fire runs within Wasilla's corporate limits. Within much of Wasilla, fire fighting vehicles have access to municipal fire hydrants. Elsewhere, lakes, ponds and streams are used.

Two additional fire station locations within the Wasilla-Lakes Fire Service Area are being considered. The first is in the Jacobsen Lake area to provide service to the new Wasilla Airport during the second phase of its construction (around 1995). In addition to a crash truck, the stationing of a fire engine tanker and ambulance and construction of an approximately 10,000 square foot emergency services building is being considered for this location. The second fire station location under consideration is outside town on Knik-Goose Bay Road development in that area.

As elsewhere in the Borough outside Palmer, the absence of building code enforcement is seen as a major fire protection problem. In the past, chimney stoves were also a source of fires in the Wasilla area. However, this has been largely eliminated with the availability of natural gas services.

Although the Wasilla Public Safety Building is structurally sound, its remaining useful life for fire protection purposes is limited because there is no room for expansion, the interior layout is outdated, and because the amount of traffic on Main Street restricts access. The latter situation is likely to become more critical, if the planned widening of Main Street takes place during the mid-1990's.

The plan recommends relocating the downtown fire station to the vicinity of Crusey Street between Bogard Road and Swanson Avenue. Suitable sites include Borough land next to the West Valley Medical Campus, a portion of the Wasilla Middle School site at the corner of Crusey and Swanson, or vacant privately owned property on the east side of Crusey.

### Public Library

The Wasilla Public Library was constructed in 1978 at the corner of North Main Street and Swanson Avenue. The 8,000 square foot building sits on just 0.16 acres and is bordered on two sides by the Dorothy Page Museum.

The library is an attractive one-story wood frame structure with clerestory lighting and a basement. Major spaces include two office/work areas, a staff room, an adult collection area, a children's room, a small documents room, a furnace room and a storage/computer room. The library uses excess space in the City Hall building for storage.

In 1992, the library had a full-time staff of six persons: the administrative librarian, children's librarian, an associate librarian, an assistant librarian, a library aide and three part-time library aides. As of April 1992, the library had about 12,300 registered patrons and 42,000 titles, plus a projected annual circulation for fiscal year 1992 of about 180,000 materials, 90% of which is in the form of books. Library circulation increased 12.5% between FY 1991 and FY 1992.

Although owned and operated by the City of Wasilla, the library's service area extends well beyond the Wasilla's boundaries. Currently, the Borough reimburses the City for costs associated with providing services to those patrons living outside town. Staff estimates that about 73% of the cardholders currently reside outside the city limits. Continued Borough support for the library is not assured, however, as funds must be allocated each year through the budget process.

The library faces two land use challenges which are not resolvable at the present location:

1. No expansion room. The library is too small for its current clientele and the existing site is too small to permit expansion of the facility.
2. Lack of parking. Only 11 spaces are available, including three handicapped parking spaces. This number of spaces has recently increased as the City acquired a vacant lot for parking for museum and library customers. However, accepted library standards require 1 parking space per 250 square feet of building. Thus, the existing facility, which is under-sized, should have at least 32 spaces.

In addition, the library roof is currently being evaluated.

Resolving the inadequate number of parking spaces at the library will be difficult, since the facility is surrounded to the west and north by public streets, and to the east and south by the Dorothy Page Museum. Library staff reportedly park on museum property to make as many spaces as possible available to the public.

Another problem associated with the library is the inadequate size of its collection. Wasilla's present collection falls short of the desired standard of 3 to 4 books per capita.

In the long-term, it is recommended that the City co-locate the library with a new community center to be constructed as part of the master plan for the old airport site. The proposed site is about one mile from existing schools and is conveniently located for most residents. Once vacant, the existing facility could be used by the City's Museum Department as part of its overall expansion needs.

### **Wasilla Museum and Historic Block**

Located in downtown Wasilla just east of Main Street is a group of nine buildings which represent much of the past of the Wasilla area. The .64 acre site is anchored by the Dorothy G. Page Museum, constructed in 1931 as the community hall. This building serves as a museum, tourist information center and headquarters for the Wasilla-Knik-Willow Creek Historical Society. Associated historic buildings are located behind the museum on lots 1, 3, 4 and 5 of the same block.

The museum building has served as a museum and visitor center since 1967 when it was

each facility could be used for museum-related purposes.

3. The State has proposed widening Main Street in front of the museum to five traffic lanes. A major arterial with high volumes of traffic is not compatible with a historic area, and would not improve parking or access. The plan recommends against the five-lane solution for Main Street.

Only the main museum building is in its original location. However the historic block lies in the midst of the old townsite, and Wasilla is fortunate to have rescued and preserved much of its early history. The plan supports efforts to support and safeguard these structures.

## **Education**

Public education services throughout the Borough are provided by the Matanuska-Susitna Borough School District. Not all Wasilla students attend school inside the City. Similarly, many students living outside Wasilla's boundaries attend school in town. Three public schools are located in Wasilla: Iditarod Elementary School, Wasilla Middle School and Wasilla High School. Tanaina, Cottonwood Creek and Snowshoe elementary schools are located outside Wasilla's corporate limits, but in the general vicinity.

**Iditarod Elementary School.** Iditarod elementary school is located off the Wasilla-Fishhook Road, a short distance north of Bogard Road, and houses classes from kindergarten through the fifth grade. In addition, the school accommodates severely handicapped children from throughout the School District, and is the food service center for all Borough schools.

The school site covers 19.54 acres. However, 8.28 acres are taken up by the Fritzler Little League Fields, leaving 11.26 acres for use by the school and food service functions. During the 1990/91 school year, Iditarod Elementary School had 23 certificated staff and 7 classified staff. In addition, about 18 people were employed in food service activities based out of this school.

Iditarod school was rebuilt in 1981/82 after a major fire and, with adequate maintenance, should have a remaining useful life of at least 20 years. The District plans to relocate the food service facilities as soon as possible, which will result in additional space being made available for school purposes.

The physical plant and site have a number of problems which need to be addressed by the School District. These include:

1. Playground facilities need to be upgraded to meet handicapped standards.
2. The front parking lot area needs to be redesigned to separate bus traffic from other parking. Food Service traffic is potentially dangerous.
3. Inadequate storage space.
4. A lack of fencing.

School District enrollment projections indicate that a new elementary school capable of accommodating 500 students will be needed in the greater Wasilla area by the mid-1990's. The new school would most probably be located outside Wasilla's corporate limits.

**Wasilla Middle School.** The Wasilla Middle School houses grades 6-8 and is located south of Bogard Road at its intersection with Crusey Street. The school's service area includes almost all of the Wasilla plus areas to the north, south and east.

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**Fame Realty, Inc.**  
501 N. Main, Suite 120  
Wasilla, Alaska 99654  
Fax (907) 376-8081  
Business (907) 376-8080

RECEIVED

OCT 11 1994

City of Wasilla, Alaska

October 11, 1994

**BROKER'S OPINION OF VALUE**

Lot 2, Block 8 Wasilla Townsite  
322 Boundary Street

Mayor John Stein  
City of Wasilla  
290 E Herning  
Wasilla, Alaska 99654

Dear Mayor Stein,

This letter is intended to serve as a Broker's Opinion of Value on the subject property described above. I will not go into great detail as to the physical characteristics or particular amenities associated with this property as I am aware that you are in possession of an appraisal which outlines those attributes in great detail. Rather, I will focus on the market peculiarities associated with this particular piece of real estate.

If there were no considerations to be given other than the value of the subject as it sits today in its current condition and location, I would base any value or comparable sales of similar properties in the greater Wasilla core area. Unfortunately, this parcel is a key piece to a rather large puzzle which, as a result, will require an adjustment based upon its relationship to the complete development and completion of the whole puzzle.

I feel the value of the subject property today, based upon the comparable approach and in consideration of the problems a would-be investor would encounter in order to make the property ready for use, is in the \$15,000 range. This figure is based on the premise that the house in its current condition has virtually no value and in fact, in order to achieve the current highest and best use of the property, it would need to be demolished. Then the lot would need to be re-graded and prepared for future building. I estimate an approximate cost to do this work to be in the \$10,000 range. If the lot were cleared, graded, and prepared for resale based merely on comparable sales as described above, the new value would be \$25,000.

Now to address the fact that this is a major piece in a big puzzle that is in a large way necessary for the greater benefit of the entire City of Wasilla, we must consider a value for that recognition as surely the sellers are aware of what this piece means to the overall development. There is no hard and true way of arriving at such a value, but it is my opinion that a doubling of the value would be more than fair if in fact, the City was willing to take the property in its current condition and be responsible for all future costs

Mayor John Stein  
City of Wasilla  
Page Two

**BROKER'S OPINION OF VALUE**

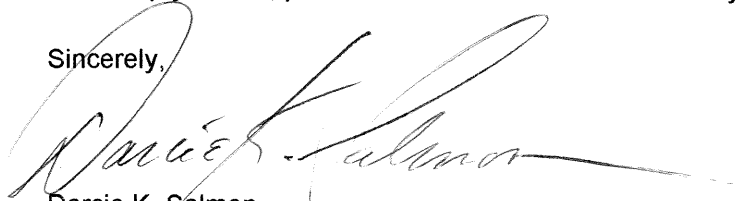
L2 B8 Wasilla Townsite  
322 Boundary Street

associated with the development of the subject property. This, of course, would be based on the premise that there would be no outstanding liens, judgments, or taxes owed against the property. This would in effect make the value of the property \$50,000 and with the cost of future demolition, would put the City into the property about \$60,000, once the lot was leveled and ready for future use.

I should point out that if not inhabited by the current owners, I would deem this property unsuitable for renting as there are many code violations and safety concerns that no conscientious landlord or property manager would allow a tenant to be subjected to .

I hope this letter is clear in both its content and intent. If not or if there are further questions or concerns, I can help you with, please don't hesitate to call on me at your convenience.

Sincerely,



Darcie K. Salmon  
Broker/CENTURY 21 Fame Realty, Inc.

DKS/tlc



October 26, 1994

RECEIVED

OCT 27 1994

John C. Stein  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, AK 99654

City of Wasilla, Alaska

Re: Lot 2, Blk 8, Wasilla Townsite

In response to your offer dated October 13, 1994 to purchase our property at 322 Bounty Street, we have considered the matter very carefully and have the following counter offer for you to consider.

- 1) Purchase price to be \$70,000  
(This would allow us to pay off the existing notes on the property, pay our share of the closing costs and sell the property free of encumbrances with a warranty deed, as you have asked for).
- 2) Property sold "as is where is"  
(There are no hazardous materials on the property that I am aware of, and I have never had a fuel spill on the property). As I've told you before there is an older 500 gallon home heating tank I pumped dry approximately 2-3 years ago! This is an unregulated tank. There are little spots of oil in my parking lot, just like everyone has in their parking lot, but again, I have never had a fuel spill on my property. After reviewing our financial situation this is probably the best we can offer as a counter to your offer to purchase at this time. This represents a reduction in price on our part of \$35,000 from our original price.

Sincerely,

Larry & Kathy Hettrick  
P.O. Box 870036  
Wasilla, AK 99687





# Valley Appraisal & Analysis

SRA Box 2130  
Wasilla, AK 99687  
907-373-4044  
April 7, 1988

Mayor John C. Stein  
City of Wasilla  
290 East Herning Avenue  
Wasilla, Alaska 99687

Re: Lots 1 and 2, Block 8, Wasilla Townsite and  
Lots 6 and 7, Block 2E, East Wasilla Subdivision

Dear Mayor Stein:

In accordance with your request, I have completed an appraisal of the above referenced real property which is described within the following appraisal report. The purpose of the appraisal is to estimate the market value of the fee simple estate, as defined, in the subject property. I have conducted a market investigation, gathered pertinent data, and performed analyses necessary for the appraisal process. As a result of my findings, I have been able to form an opinion regarding the subject property.

Based upon the physical inspection of the subject property, the analyses undertaken, and subject to the assumptions and limiting conditions set forth within this appraisal report, it is my opinion that as of March 30, 1988, the market value of each of the subject parcels is:

THIRTY-FIVE THOUSAND DOLLARS  
( \$35,000 )

The following appraisal report sets forth the assumptions and limiting conditions, as well as the facts about the analyses and reasoning leading to the market value conclusions reached. I hope the details of this appraisal report prove relevant to your decisions regarding the subject property. Should you have any questions please do not hesitate in contacting me at this office.

Sincerely,

VALLEY APPRAISAL & ANALYSIS

  
Robert G. Ameen, RM

RGA:lr