



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091

COUNCIL MEMORANDUM NO. 95-47

Area Code (907)

Administration
Ph: 373-9055
Fx: 373-9085

From: Deputy Administrator
Date: June 7, 1995
Subject: **WASTEWATER IMPROVEMENT PROJECT - CARRS MALL**

Clerks Office
Ph: 373-9065
Fx: 373-9085

As a result of development growth in the vicinity of the Carrs Shopping Mall, the City has had difficulty, at considerable expense, in maintaining wastewater service to this area.

Finance
Ph: 373-9070
Fx: 373-9085


The associated problems are a result of Carrs development overloading the existing systems beyond the permitted capacity. We have negotiated an acceptable solution with Carrs property management which basically includes the City constructing the improvements and Carrs paying for those improvements through assessments.

Library
Ph: 376-5913
Fx: 376-2347

Museum
Ph: 373-9071
Fx: 373-9072

We have proceeded with engineering design and have received DEC approval of that design concept. Please see attached Memo from William Harvey which includes recommendations from Alaska Rim Engineering. The engineer's professional opinion of construction cost is \$33,100.

Planning
Ph: 373-9074
Fx: 373-9085


Ph: 373-9077
Fx: 373-9051

This project can be funded under Fund #17 - Sewer Revolving Loan Fund. The City can anticipate the eventual recovery of these costs as a direct result of total assessment charges back to Carrs.

Public Works
Ph: 373-9095
Fx: 373-9085

Ph: _____
Fx: _____

Recommendation (1): Introduce Ordinance Serial No. 95-34 in the amount of \$33,100 and schedule for Public Hearing and action at the next regularly scheduled Council meeting on June 26, 1995.

Recommendation (2): Direct Administration to formalize the funding/assessment agreement with Carrs Property Management.

Lee A. Wyatt
Deputy Administrator

APPROVED

DATE: 6/12/95
BY: H. Harris



January 13, 1994

Bill Harvey, Public Works
City of Wasilla
290 E. Herning Avenue
Wasilla, Alaska 99654

Re: Wastewater Problem at Carrs Mall

Dear Bill:

The following is a cost estimate for design, construction and construction management to mitigate the sewer problem at Carrs:

CONSTRUCTION OF A.D.E.C. APPROVED DESIGN

Contractor's Labor (Estimate only).....	\$ 10,000
Materials.....	\$ 19,000
Design and Construction Management.....	\$ 2,000
Subtotal.....	\$ 31,000
10% Contingency.....	\$ 3,100

CONSTRUCTION ESTIMATE.....\$ 33,100

Construction of the A.D.E.C. approved design includes the following. Refer to the enclosed sketch;

- Exposing the existing pressurized sewerline servicing Carrs which is under the concrete slab located within the Sears building.
- Tapping into the line and extending it to the northeast, exiting the building next to the existing gravity sewer line. Abandoning the remaining portion of the pressurized sewerline.
- Installing a new 8,000 gallon, two compartment, steel Greer septic tank, or equivalent.
- Connecting the pressurized sewerline and gravity sewerline to the new septic tank.
- Relocating the existing 4,000 gallon holding tank in series with the new septic tank.

- Installing a new City of Wasilla approved package lift station.
- Abandoning the existing lift station per A.D.E.C. regulations.
- Connecting the new lift station to the existing 1 1/2" HDPE sewerline.
- Replacing all concrete removed from the concrete slab and restoring the parking lot A.C. to its original condition.

All work is to be performed in conformance with the City of Wasilla Standard Specifications and A.D.E.C. 18 AAC 72 regulations.

If you have any questions, please contact Dick Lowman or myself.

Sincerely,



Michael R. Skibo, P.E.

Encl: Sketch

MRS/mrs



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Fx: _____

MEMO

TO: Lee A. Wyatt, Deputy Administrator

FROM: William W. Harvey, Deputy Director Public Works *wwh*

DATE: May 24, 1995

RE: CARRS MALL SEWER PROBLEM

Attached you will find a copy of the engineer's estimate and preliminary conceptual drawing for the above referenced project.

During our meeting with Brian of Carr-Gottstein Commercial Division, the following items were discussed:

1. Cost of project
2. Financing of project
3. Time frame for completion of project

The cost of this project was estimated at \$33,100. Brian asked if financing by the City was available to them. It was indicated that this might be possible. This project should be completed as early as feasible, this summer.

Recommend proceeding with this project at the earliest possible date. If the City is to finance this project, the payment should be sufficient to cover repayment within a 10 year period, at bank interest rate instead of a reduced rate of 8%.

SWANSON AVENUE

8" DIA. H.D.P.E.

BUTT FUSE TO EXIST. STUBOUT
INV. = 322.3±
30 L.F. ± 1-1/2" H.D.P.E.
(NOTE 7)

ABANDON PACKAGE LIFT STA.
SEE DETAIL (1/2)

RELOCATE
4000 GAL.
HOLDING TANK

WELL CASING (ABANDONED)

WELL (ABANDONED)

PACKAGE LIFT STA.

PROPOSED
PRESSURIZED
SEWER LINE

GRAVEL

8,000 GAL. SEPTIC TANK

GRAVITY SEWER

CONCRETE
SLAB

PUMP CONTROLS (NEW)
MOUNTED 6'-2" ABOVE
FINISH GRADE

EXISTING
PRESSURIZED
SEWER LINE
CARRS

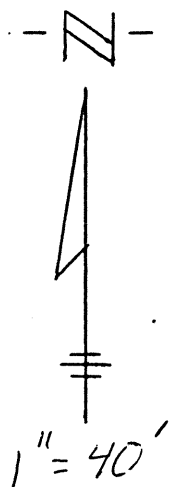
ABANDON
SEWER LINE

PANEL
(EXISTING)

SEARS

S

TRACT A3



NOTE 9

1-1/2" H.D.P.E.

W

S

V



CITY OF WASILLA

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

COPY

NON-CODE ORDINANCE

REQUESTED BY: ADMINISTRATION
PREPARED BY: FINANCE

ORDINANCE SERIAL NO. 95-34

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA AMENDING THE FY-95 BUDGET BY APPROPRIATING FUNDS TO THE SEWER REVOLVING LOAN FUND.

BE IT ORDAINED AND ENACTED BY THE CITY OF WASILLA, ALASKA AS FOLLOWS:

SECTION I. Classification. This is a non-code ordinance.

SECTION II. Purpose. To appropriate additional funds to the Sewer Revolving Loan Fund for the Waste Water Improvement Project at the CARRs Mall, (see CM 95-47).

SECTION III. Appropriation. Funds are appropriated to the following fund:

Sewer Revolving Loan Fund \$33,100.00

SECTION IV. Source of Funds.

Assessments \$33,100.00

SECTION V. Effective Date. This ordinance becomes effective upon adoption by the Wasilla City Council.

Introduction: 06/13/95
Public Hearing: _____

ADOPTED by the Council of the City of Wasilla on this th day of _____ 1995.

JOHN C. STEIN, MAYOR

ATTEST:

MARJORIE D. HARRIS, CMC
City Clerk