



## CITY OF WASILLA

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

### COUNCIL MEMORANDUM NO. 95-65


From: Mayor Stein  
Date: August 8, 1995  
Subject: Carr's Sewer Upgrade Contract

As Council is aware, Public Works and Alaska Rim Engineering consultants have been working with Carr-Gottstein Properties to correct the under-capacity problem with the sewer service to Wasilla Carr's Mall. On June 26, 1995, Council approved \$33,100 to fund construction of a new service connecting to the sewer main on Swanson Avenue. The August 8 final design has increased the estimate to \$48,950.

The City has negotiated with Carr-Gottstein for them to pay the cost of the upgrade because it exclusively services their property and corrects overloads created by expansion within their mall. Carr's has asked the City to accept a contract for payment over 10 years similar to a local improvement district.

Staff respectfully asks that Ordinance No. 95-44 be introduced and set for public hearing and action on August 28 to appropriate an additional \$15,850 to cover construction costs and that Council authorize the Mayor to sign an agreement with Carr-Gottstein substantially on the terms outlined below. Attorney Deuser will prepare the agreement documents.

- (1) Purpose is to construct a new sewer service to serve Carr's Wasilla Mall.
- (2) Legal description: Tract A-2 Wasilla Mall
- (3) Principal sum of \$48,950 includes construction, engineering and administrative costs.
- (4) Repayment term: 10 years.
- (5) Interest Rate: 8%
- (6) Annual payments beginning August 1996
- (7) Security: Conditional sewer service  
Deed of trust
- (8) Easement: Carr-Gottstein to grant easement to City for maintenance and operation.

  
John C. Stein, Mayor

Alaska  
Rim  
Engineering



Phone (907) 745-0222  
Fax (907) 746-0222

P.O. Box 2749  
Palmer, Alaska 99645

8 August, 1995

Lee Wyatt, Deputy Administrator  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, AK 99654

Re: Carrs Wastewater System Improvements

Dear Lee

Per your request, I am sending a revised opinion of probable construction costs. I now believe that the costs will be significantly higher than we had originally thought.

The project has turned out to be more complex than we had originally envisioned. In the beginning, I thought we could salvage the existing 4000 gallon tank. After working on this design and analyzing our options, I now believe that it will cost almost as much to salvage as to replace with a new tank. Given that the remaining lifespan on the existing tank will be limited, I recommend that the tank be replaced with new.

The new tanks will have to be covered with a concrete slab. I failed to include that in our original estimate.

Those two items account for a \$10,000 increase. The total cost increase is \$11,400. The total includes various other costs which we were simply unable to foresee at the preliminary stage before preparing this design.

Please call if you have questions.

Very truly yours,

Dick Lowman, p.e.  
Principal Engineer

Post-It® Fax Note	7671	Date	8/8/95	# of pages	2
To	Lee Wyatt	From	Dick Lowman		
Co./Dept.	C.O.W.	Co.	Alaska Rim Engineering		
Phone #		Phone #	745-0222		
Fax #	373-9085	Fax #			

**CARRS REVISED ESTIMATE**

<b>MATERIALS</b>		
1	6' dia conc. pump vault	4000
2	6000 gallon steel tanks	12000 ← (original est. was 6000)
70	LF of 6" DIP	1750
15	CY concrete slab	3750 ← (original est. was 0)
1	slab repair inside building	600
40	CY Class C filter material	800
1	duplex pump package	4000
2400	SF paving repair	3600
<b>EQUIPMENT</b>		
2	day rental large excavator	2000
4	day rental small backhoe / loader	1600
1	day rental concrete saw / supplies	300
<b>LABOR</b>		
1	electrician	2000
5	days operator	2000
10	days laborer	3600
<b>DESIGN / ADMINISTRATION</b>		
	engineering	2000
	City costs	500
<b>TOTAL</b>		<b>44500 ← (original est. was 33100)</b>

+10%  
Contingency

4450  
 \$ 48,950      JWS



# CITY OF WASILLA

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

## COUNCIL MEMORANDUM NO. 95-47

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

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.

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.

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.

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.

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: PHASIS

Area Code (907)

Administration  
Ph: 373-9055  
Fx: 373-9085

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

Finance  
Ph: 373-9070  
Fx: 373-9085

Library  
Ph: 376-5913  
Fx: 376-2347

Museum  
Ph: 373-9071  
Fx: 373-9072

Planning  
Ph: 373-9074  
Fx: 373-9085

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

\_\_\_\_\_  
Ph: \_\_\_\_\_  
Fx: \_\_\_\_\_

Vivian Teeland spoke for her husband as well as herself stating that they supported the purchase.

Linda Beller called the Clerk's Office, unable to attend meeting, but supports the purchase of the Hettrick Property for the Museum.

No other comments were made. Deputy Mayor Hjellen closed the hearing to the public.

C. Additional Funding Paving LID's:

1. Ordinance Serial No. 95-36; FY-95 Budget Amendment;

Deputy Mayor Hjellen opened the hearing to the public. No comments were made. Deputy Mayor Hjellen closed the hearing to the public.

D. Sewer Revolving Loan Fund: Carr's Mall:

1. Ordinance Serial No. 95-34; FY-95 Budget Amendment;

Deputy Mayor Hjellen opened the hearing to the public.

Steve Stoll; questioned the revolving loan fund and encouraged the Council to put more money into it so people can afford to hook up to the City sewer.

No other comments were made. Deputy Mayor Hjellen closed the hearing to the public.

C. Sewer Revolving Loan Fund: Carr's Mall:

1. Ordinance Serial No. 95-34; FY-95 Budget Amendment; (Adoption)

Motion/Second: Hartrick/Chase

To adopt Ordinance Serial No. 95-34. Motion passed.

D. Alpar Grant:

1. Ordinance Serial No. 95-38; FY-96 Budget Amendment; (Adoption)
2. CM. No. 95-53; Additional Alpar Funding Received

Motion/Second: Chase/Hartrick

To adopt Ordinance Serial No. 95-38. Motion passed.

10. NEW BUSINESS:

A. Insurance Program Renewal:

1. Combs Insurance Agency;

Motion/Second Chase/Chappel

That Council directs Administration to timely present AML/JIA with a letter of intent to withdraw pursuant to the contractual notification provisions with an expiration date of 06/30/96. Motion passed with Ms. Hjellen dissenting.



# CITY OF WASILLA

290 E. HERNING AVE.

WASILLA, ALASKA 99654-7091

PHONE: (907) 373-9050

FAX: (907) 373-9085

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
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SECTION IV. Source of Funds.

Assessments	\$33,100.00
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SECTION V. Effective Date. This ordinance becomes effective upon adoption by the Wasilla City Council.

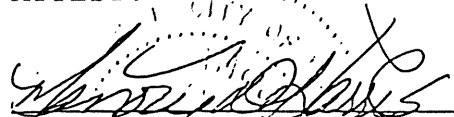
Introduction: 06/12/95

Public Hearing: 06/26/95

ADOPTED by the Council of the City of Wasilla on this 26th day of June 1995.

  
PAT HJELLEN, DEPUTY MAYOR

ATTEST:

  
MARJORIE D. HARRIS, CMC  
City Clerk



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Fx: 373-9085

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Ph: \_\_\_\_\_  
Fx: \_\_\_\_\_

## MEMO

TO: Lee A. Wyatt, Deputy Administrator

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

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%.

Alaska  
Rim  
Engineering



Phone (907) 745-0222  
Fax (907) 746-0222

P.O. Box 2749  
Palmer, Alaska 99645

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