



# CITY OF WASILLA

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

COUNCIL MEMORANDUM NO. 95-71

FROM: Deputy Administrator  
DATE: August 23, 1995

SUBJECT: REQUESTS FOR SEWER LOAN/GRANTS

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The City has received 7 (seven) written requests for sewer connection assistance through the 1988 Sewer Connection Assistance Program (combination loan and grant program).

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In order received:

- 1) May 18, 1995 - Ronald R. Hull - Lot 5, Block 1, Birch Park Addition to the Wasilla Townsite (on Main Street across from the Post Office) - New construction, a 2000 sf office building.
- 2) June 21, 1995 - Robert M. Jobson - Lot 11, Block 2, Lakeshore Subdivision - west end of Lake Wasilla on West Cove Drive New construction, a residential duplex.
- 3) July 26, 1995 - May C. Carter - T17N, R1W, Sec 9, Parcel D5 - a large parcel of land located at or about the west end of Lakeview Drive - Proposed construction - residential.
- 4) August 8, 1995 - Michael A. Carson - Lot 1, Block 7, Kennedy Addition - east end of Lake Lucille on Lake side of Lake Street - Proposed construction - residential.
- 5) August 8, 1995 - Norman E. Fuller - Lot 2, Block 42, Wasilla Airport Heights Subdivision - off Parks Highway, west of AIH - Proposed construction - 2500 sf office/clinic.
- 6) August 14, 1995 - Todd Carpenter - Lot 1, Block 5, Fredericks Subdivision - north side of Lake Lucille on Alaska Railroad side of Lake Lucille Drive - New construction residential.
- 7) August 14, 1995 - Carol Meyer, President, Lakeview Townhouse [sic] "Lake Side Terrace" Complex - southside of Bogard Road, east of Wasilla High School - Existing construction a failing multi-family residential septic system (one of four existing septic systems).

The first 6 inquiries do not have systems currently in place - some are proposed, some are currently being constructed. Under the current program criteria administered, the first 6 requests do not qualify for loan/grant assistance consideration. Some precedence has been set for previous loan/grant requests, bordering possibly outside the required criteria realm of the existing program.

- 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: \_\_\_\_\_

Of the above seven inquiries, the request of Carol Meyer, Lakeview Townhouse [sic] "Lake Side Terrace" Complex (#7) is the only system currently in place, and it is failing. Under the current program criteria administered, consideration for participation is justified when the existing system has failed or is failing.

If the Lakeview Townhouse [sic] "Lake Side Terrace" Complex is approved for participation in the current Sewer Connection Assistance Loan Program, this request would qualify as a Class II, Residential Assistance Grant, with 50% of eligible costs paid as a Grant by the City not to exceed \$15,000 (potential for \$7,500 outright grant and \$7,500 loan).

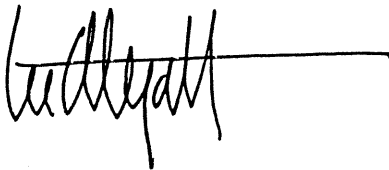
The Finance Department has determined that there is adequate funding remaining in the current loan/grant account to accommodate this request.

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Recommendation (1): Council approval for a Class II, Residential Assistance Grant, to assist the Lakeview Townhouse [sic] "Lake Side Terrace" Complex in hooking up to the City sewer system, with 50% of eligible costs paid as a combination Loan/Grant by the City not to exceed \$15,000 (potential for \$7,500 outright grant and \$7,500 loan).

Recommendation (2): Council move forward on adopting a new Sewer Connection Assistance Program (combination loan and grant program) in order to assist property owners in hooking up to the City's sewer system, bringing it up to increased efficiency and functional capacity, as well as promoting in-fill development of the City by decreasing extremely high costs, borne by individuals alone, attempting to hook up to the sewer system without assistance.

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Lee A. Wyatt  
Deputy Administrator

**APPROVED**  
DATE: 8/28/95  
BY: [Signature]

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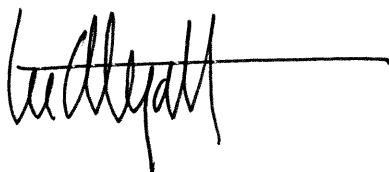
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Lee A. Wyatt  
Deputy Administrator

**APPROVED**  
DATE: 8/28/95  
BY: [Signature]

Ronald R. & Edward D. Hull  
HC 34 Box 2070  
Wasilla, AK 99654

May 18, 1995

RECEIVED

MAY 19 1995

City of Wasilla, Alaska

Wasilla City Council  
290 East Herning Avenue  
Wasilla, AK 99654

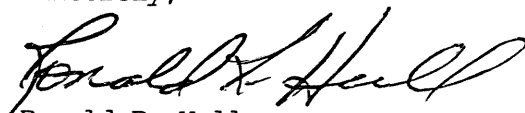
Re: Application for Sewer Loan Grant Program

Dear Council Members:

We are in the process of developing Lot 5 Block 1 Birch Park Addition to the Wasilla Townsite. We are planning to build a 2000 square foot office building which will provide space for two businesses.

We are applying for the sewer loan program as it would help defray the high cost of building on city property. Your approval of our grant request will be greatly appreciated.

Sincerely,

  
Ronald R. Hull

RECEIVED

JUN 21 1995

City of Wasilla, Alaska

JUNE 21, 1995

CITY OF WASILLA  
MR. LEE A. WYATT, DEPUTY ADMINISTRATOR  
290 E HERNING AVE.  
WASILLA, AK 99654-7091

DEAR MR. WYATT,


RE: APPLICATION FOR RESIDENTIAL SEWER  
ASSISTANCE (LOAN/GRANT) PROGRAM

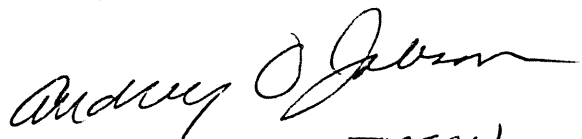
FOR: ROBERT & AUDREY JOHNSON  
LOT 11 BLOCK 2 LAKESHORE SUBDIVISION\*

WE WISH TO ASK THE CITY COUNCIL MEMBERS  
TO PLEASE GRANT APPROVAL OF OUR REQUEST  
FOR A CLASS I RESIDENTIAL ASSISTANCE GRANT/  
LOAN.

THIS PROGRAM WOULD BE A GREAT HELP  
TO US IN THE COSTS FOR THE FURNISHING  
AND INSTALLING TO THE CITY SEWER SYSTEM.  
WE ARE PRESENTLY BUILDING ON  
WESTCOVE DRIVE\* AT OUT-OF-THE-POCKET  
FUNDS AND WOULD APPRECIATE THIS  
ASSISTANCE.

THANK YOU,

  
ROBERT M. JOHNSON SR.

  
AUDREY O. JOHNSON

*Rec'd by City  
Planning Office  
7/26/95  
- [Signature]*

July 24, 1995

City of Wasilla

Re: Application for Grant/Loan Program on Sewer Install

To Whom It May Concern:

Please consider this as a request for the Grant/Loan Program to initiate installation and hook-up for new construction to be located at or about the below described description:

T17NR1WS9/Parcel D5

*May C. Carter*  
May C. Carter

*Colleen Carter Scott*  
Colleen Carter Scott

*Refer to Public Works Dept.*

RECEIVED

*DPW* JUL 27 1995

City of Wasilla, Alaska

RECEIVED

AUG 1 1995 *U*

City of Wasilla, Alaska

## **Mike Carson Realty Inc.**

P.O. Box 871205  
Wasilla, Alaska 99687

August 8, 1995

RECEIVED

AUG 8 1995


City of Wasilla, Alaska

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

Please consider this our request for a grant for 4bedroom sewer hookup to Lot 1 Block 7 Kennedy Addition.

It is our understanding that the City has in the past done grants for \$4,000, and loan for the remaining \$4,000, for an \$8,000 hookup, which includes vault, pump, lines, electric, and box, and tank.

Sincerely,

  
Michael A. Carson, Broker

cc:Bill Harvey, Dept. of Public Works

Norman E. Fuller, D.C.



RECEIVED

AUG 8 1995

City of Wasilla, Alaska

AUGUST 9, 1995

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

Please consider this request for a grant under the  
City of Wasilla sewer connection assistance program.  
I am applying for a class II commercial grant.

The proposed project is located in the Wasilla Airport  
Heights Subdivision, Block 42 Lot 2. This will be a  
2,500 square foot new construction clinic.

Sincerely,

Norman E. Fuller, D.C.



RECEIVED

AUG 14 1995  
CITY OF WASILLA

August 14, 1995

for the  
City of Wasilla  
Public Works  
290 E Herning Ave.  
Wasilla, AK 99654

from  
Todd and Elanor Carpenter  
P.O. Box 873515  
Wasilla, AK 99687

SUBJECT: Loan/Grant Application Lot 1, Block 5, Fredericks Subdivision, 1505 Lake Lucille Dr.

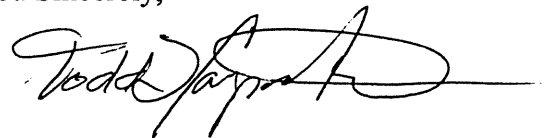
We have been in the process of building our home here in Wasilla, and are currently pursuing getting our sewer system installed before freeze up.

In our efforts we have learned of the extreme high costs involved with installing this system. We have also noted the many benefits. The extreme cost of the sewer poses a great obstacle for us. Though we have been successful in saving our money, we find that without the loan/grant we may not be able to have a well or our windows for our house this year.

Getting a sewer installed is a very high priority for us. We cannot afford to live any where else other than here on our property. Elanor is expecting to deliver our first child in March, 1996, and we simply have no option but to stay here.

We request that you give our application your full consideration, and your approval.

Thank-You Sincerely,

A handwritten signature in black ink, appearing to read "Todd Carpenter", with a horizontal line extending to the right.

Lee Wyatt  
Director, Dep. Of Public Works  
City of Wasilla  
290 E. Herning Avenue  
Wasilla, Alaska 99654

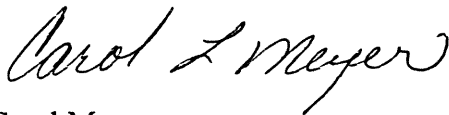
Dear Mr. Wyatt

One of the three sewage systems for the Lakeview Townhouse complex is failing, and we would like to replace that system by hooking up to the city sewer system. I believe this project would qualify for the Sewer Connection Loan/Grant Program.

Please consider this letter as our formal request to connect to the sewer system, and as a formal request and application for the loan/grant program. Our goal is to accomplish the changeover prior to winter.

Your assistance in presenting this request to the City Council as soon as possible will be appreciated.

Sincerely



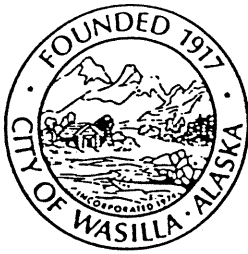
Carol Meyer  
President

RECEIVED

AUG 14 1995

City of Wasilla, Alaska

*W*  
7:00 PM



## CITY OF WASILLA

290 E. HERNING AVE.  
WASILLA, ALASKA 99687  
PHONE: (907) 373-9050  
FAX: (907) 373-0788

### SEWER CONNECTION ASSISTANCE PROGRAM

On October 10, 1988, the Wasilla City Council approved a combination loan and grant program to assist owners of certain properties to connect to the sewer system. The general criteria and conditions of the program are as follows:

#### (1) ELIGIBILITY

- (a) Must be owner
- (b) Property must be developed and have on-site system
- (c) On-site system in Sewer District 83-S-1 must have been built prior to availability of sewer system and after January 1, 1984. All other systems must have been built prior to availability of sewer system piping.
- (d) Property must be adjacent to sewer lines.
- (e) On-site system must have failed:
  - (1) More than on pump-out per 3 months to function, or
  - (2) Pollution problem per D.E.C.
- (f) Property assessed for sewer off-site construction costs per municipal code.

#### (2) WORK

- (a) Shall be done by contractor.
- (b) Materials meeting City specifications supplied by:
  - (1) City at cost plus 25%, or
  - (2) Owner, delivered to contractor for installation.

#### (3) ELIGIBLE COSTS

- (a) Cost of City labor and material plus 25% mark-up.
- (b) Approved invoice costs of owner-supplied materials and labor.
- (c) Engineering, permits and inspection costs.

#### (4) GRANT-LOAN PROVISIONS

- (a) 50% of eligible cost paid as grant by City - Maximum \$8,000 for Class I (Residential with less than 12 bedrooms or commercial serving less than 25 persons); Maximum \$15,000 for Class II (residential with more than 12 bedrooms or commercial serving more than 25 persons).

- (b) 50% of eligible cost paid by owner
  - (1) Cost or prepayment of loan.
  - (2) Loan - 8% annual interest with fixed monthly payment:
    - Class I payment is \$50.00 per month
    - Class II payment is \$100.00 per month
    - Until paid in full

(c) Example loan schedule:

<u>Total Cost</u>	<u>Grant</u>	<u>Loan</u>	<u>Interest</u>	<u>Payment</u>	<u>Pay-Off</u>	<u>Cost</u>
\$ 5,000	\$2,500	\$2,500	8%	\$ 50/mo.	61 mo.	\$3,050
\$10,000	5,000	5,000	8%	\$100/mo.	61 mo.	6,100

- (d) Fund limited by appropriations to sewer connection revolving loan fund.
- (e) Security Agreement and Lien signed by owner prior to work. Lien on property for unpaid balance.

(5) SYSTEM OWNERSHIP

- (a) Owner shall sign statement conveying sewer components to City including tank, pumps, electric controls, and piping to main line.
- (b) Owner shall grant easement to allow City access for operation, maintenance and repair.

(6) SYSTEM OPERATION AND MAINTENANCE

- (a) Per City of Wasilla sewer regulations.
- (b) Responsibilities of City:
  - (1) Maintenance and repair of system.
  - (2) Periodic pump-outs.
- (c) Responsibilities of owner:
  - (1) Power
  - (2) Report trouble
  - (3) Monthly service charges plus loan repayment