



CITY OF WASILLA

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

COUNCIL MEMORANDUM 97- 51

From: John T. Felton, Public Works Director/City Engineer
Date: June 17, 1997
Subject: Melanie Paving L.I.D. Feasibility Report

This report is being prepared by the City Engineer in compliance with Wasilla Municipal Code 2.60.070 District Formation B. Procedures 1. Feasibility Report.

A series of petitions and requests have been received by the Public Works Department requesting that the area in this L.I.D. be paved. I reviewed the requested area with the Roads Superintendent and we noted many areas that are presently costing the City extra maintenance monies. The area was also reviewed realizing that the residents in this area have exerted a great deal of pressure on the Council to improve their general living condition. The proposed L.I.D. offered an opportunity to decrease the amount of dust in this area and directly address the complaints that have been brought to the Council meetings. The conclusion was that this L.I.D. would decrease road maintenance and dust problems in this area while increasing the general property values in this area. The exact properties in question all lie within Section 5, Township 17 North, Range 1 West, Seward Meridian as follows:

- Lots 1 - 5, Block 1, Upper Wasilla Heights
- Lots 1 - 5, Block 2, Upper Wasilla Heights
- Lot 17, Block 1, Wasilla Acres
- Lots 18 - 34, Block 5, Wasilla Acres
- Lots 1 - 20, Block 6, Wasilla Acres
- Lots 1 - 9, Block 1, Northern Capital Estates
- Lots 1 - 6 & 16 - 36, Block 2, Northern Capital Estates
- Lots 1 - 18, Block 3, Northern Capital Estates
- Lots 1 - 12, Block 4, Northern Capital Estates

The streets to be paved include Melanie Avenue, Success Avenue, Recluse Circle, and a portion of Mystery Avenue. For estimating purposes, the ten lots in Upper Wasilla Heights were each counted as two lots. This was due to their size with respect to the rest of the assessment district. This allows all owners to be assessed the same relative

cost per foot of pavement. Using this formula, there are 124 assessment "lots" in the proposed district. The ten lots in Upper Wasilla Heights therefore each have two votes and will be assessed as if they were two lots. They would not qualify for any extra driveway privileges.

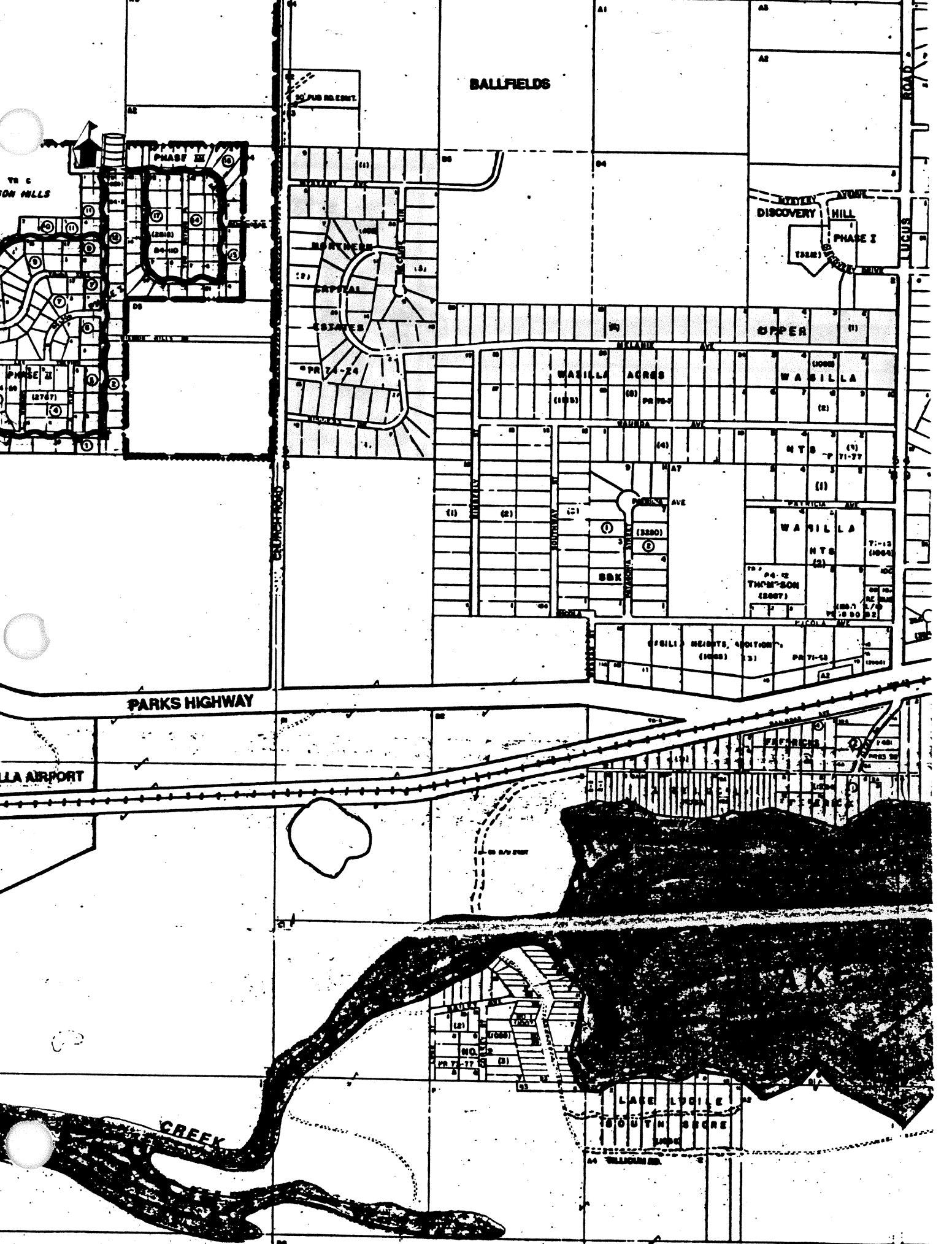
The Council authorized an initial engineering review and preliminary cost estimate. This work has been completed and a summary is attached for the Council's review. The Finance Department has added the usual expense that would be realized by the City on a project of this size. The end result is that each property could be expected to be assessed approximately \$4,870. I have reviewed the estimate and find that it is reasonable and representative of the proposed scope of work.

Recommendation:

I recommend that the Council authorize the survey of the effected property owners and proceed with the formation of this L.I.D. It is further recommended that all affected properties be assessed equally for this project.



John T. Felton
Public Works Director/City Engineer



BALLFIELDS

PHASE II

DISCOVERY HILL
PHASE I

TH C
ION HILLS

PHASE II
12747

CRISTAL
ESTATES

PR 74-24

WALLILA ACRES

OPPER

WALLILA

WALLILA

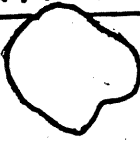
WALLILA

PARKS HIGHWAY

LA AIRPORT

CREEK

LACE LUCILE
SOUTH SHORE



20' PUB RD. EASE.

WILLIAMSBURG

ESTIMATED PROJECT BUDGET
MELANIE PAVING LID

ITEM	ESTIMATED AMOUNT
ENGINEERING	
PRELIMINARY	\$4,480.00
DESIGN	\$119,500.00
CONTRACT ADM	\$96,000.00
TOTAL ENGINEERING	\$219,980.00
CONSTRUCTION	\$1,432,500.00
SUBTOTAL	\$1,652,480.00
ADMINISTRATION @ 2%	\$33,049.60
CONTINGENCY	\$115,673.60
RECORDING FEES	\$1,000.00
ADVERTISING/POSTAGE	\$1,000.00
INTERIM INTEREST	\$8,175.00
LEGAL/BONDS	\$10,500.00
TOTAL PROJECT	\$1,811,378.20
CITY SHARE: 2/3	\$1,207,585.47
LID SHARE: 1/3	\$603,792.73
PER LOT SHARE:	\$4,869.30