

WASILLA CITY COUNCIL
AGENDA

REGULAR MEETING DATE: 06/22/92 TIME: 7:00 PM

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE:
2. ROLL CALL:
3. APPROVAL OF AGENDA:
4. CONSENT AGENDA:
 - A. Regular Meeting Minutes 06/08/92; Recommend: Approval as presented.
 - B. Ordinance Serial No. 92-23; Amending the FY-93 Budget by appropriating additional funds to the CIP Fund, Water Construction Fund and General Fund (78-1 Water Assessment District Loan Payment & Providing funds for Capital Projects); Recommend: Introduction and schedule for public hearing at the next regular meeting, 07/13/92.
 - C. Ordinance Serial No. 92-22; Amending the FY-~~92~~⁹³ Budget by appropriating funds to the CIP Fund (Naomi Avenue & Glenwood Avenue West Paving LID's); Recommend: Introduction and schedule for public hearing at the next regular meeting, 07/13/92. *auth action next meeting*
5. PUBLIC HEARING:
 - A. Ordinance Serial No. 92-21; Amending the FY-92 Budget by transferring funds from the General Fund to the CIP Fund for Museum Building Construction.
6. PERSONS TO BE HEARD: (NON AGENDA ITEMS)
 - A. Hugh Johnson
7. EXECUTIVE SESSION: (SCHEDULED)
 - A. CM. No. 92-61; Parks Responsibilities
8. UNFINISHED BUSINESS:
 - A. Ordinance Serial No. 92-21; Amending the FY-92 Budget by transferring funds from the General Fund to the CIP Fund for Museum Building Construction (Adoption).
 - B. CM. No. 92-62; Bumpus Ballfield Concession Permit
 - C. Ordinance Serial No. 92-20; Amending the FY-92 Budget by appropriating additional funds to the CIP Fund for Senior Housing Land Acquisition (Postponed) (Adoption).
 1. Ordinance Serial No. 92-20 (Substitute);
 - D. Resolution No. WR92-34; Accepting and recommending approval of Comprehensive Plan Hearing Draft with Appended Revisions
 1. CM. No. 92-63;
 2. Wasilla Planning & Utilities Commission Resolution No. 92-03 (Revised 06/15/92)

9. **NEW BUSINESS:**

- A. **IM. No. 92-19;** Sewer Loan/Grant Program
- B. **CM. No. 92-64;** FY-93 Road Maintenance Contract Award
- C. **Ordinance Serial No. 92-24;** Repealing Section 5.20.020, Use of Public Sewer Required, from the Wasilla Municipal Code (Introduction).
 - 1. **WMC Section 5.20.020;**
- D. **CM. No. 92-65;** New Wasilla Airport Access Road Contract Award
- E. **Resolution No. WR92-35;** Directing the City Clerk to place the question of Financial Disclosure on the October 6, 1992 Ballot
- F. **JIA Insurance Proposal;** (Materials under separate cover)

10. **COMMUNICATIONS:**

- A. **Resolution No. WR91-22;** Directing the City Clerk to place a City Manager Plan of Government on the Ballot as Proposition No. 1 at the 1991 Regular Election
- B. **ALPAR Progress Report**
- C. **State of Alaska DOT/PF;** Church Road and Old Matanuska Road Transfer
- D. **Central Mat-Su Fire Department;** Wasilla-Lakes Fire Service Area FY-93 Budget
- E. **State of Alaska;** Water & Wastewater Systems Classifications

11. **ADMINISTRATION REPORTS:**

12. **AUDIENCE COMMENTS:**

13. **COUNCIL COMMENTS:**

14. **ADJOURNMENT:**



CITY OF WASILLA

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WASILLA CITY COUNCIL MINUTES

REGULAR MEETING DATE: 06/22/92 TIME: 7:00 PM

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE:

2. ROLL CALL:

COUNCILMEN:

Mr. Carson
Mrs. Cottle
Mr. Erickson
Ms. Hjellen
Mr. McCarthy
Mrs. Smith-Excused

STAFF:

Mayor Stein
Mr. Deuser-Attorney
Mr. Harris-Deputy Administrator
Mrs. Harris-Deputy Clerk
Mr. Nelson-City Clerk-Excused

3. APPROVAL OF AGENDA:

The agenda was approved as presented.

4. CONSENT AGENDA:

- A. Regular Meeting Minutes 06/08/92; Recommend: Approval as presented.
- B. Ordinance Serial No. 92-23; Amending the FY-93 Budget by appropriating additional funds to the CIP Fund, Water Construction Fund and General Fund (78-1 Water Assessment District Loan Payment & Providing funds for Capital Projects); Recommend: Introduction and schedule for public hearing at the next regular meeting, 07/13/92.
- C. Ordinance Serial No. 92-22; Amending the FY-9³~~2~~ Budget by appropriating funds to the CIP Fund (Naomi Avenue & Glenwood Avenue West Paving LID's); Recommend: Introduction and schedule for public hearing and action at the next regular meeting, 07/13/92.

Motion/Second: Hjellen/Carson

That the Consent Agenda comprising the foregoing items be and the same are hereby approved as written and that the various Officials of the City are hereby authorized and directed to take such action as may be necessary to give effect to the recommendations as therein contained. Motion passed.

5. PUBLIC HEARING:

- A. Ordinance Serial No. 92-21; Amending the FY-92 Budget by transferring funds from the General Fund to the CIP Fund for Museum Building Construction.

Mayor Stein opened the hearing to the public.

Mr. Cooper: Stated the money involved is \$8,900 which was designated in the FY-92 Budget for handicapped access and a chair lift to the Museum Basement, the amount of money needed for the chair lift was underestimated so they did not go forward with that project and plan

to phase out the Museum Basement as an exhibit area when Teelands Store comes on line. Mr. Cooper stated they wanted the money brought forward into the FY-93 Budget to go forward with the handicapped access, upgrading the bathrooms and expansion of the office to get the office personnel out of the exhibit areas.

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

6. **PERSONS TO BE HEARD:** (NON AGENDA ITEMS)

A. **Hugh Johnson**

Mr. Johnson Stated he was here as the new WASI president, gave Council an overview of his previous work for the Historical Society and the Senior Center and working with the City and previous Council's. Stated that there has been rumors that the Senior Center has staffing problems, but over the past year alone 43% of the Title 3 and Title 5 Senior Center Personnel have been placed in permanent jobs. Mr. Johnson stated that on July 10th the Senior Center will be hosting a banquet in honor of Senator Ted Stevens for his support of the Seniors. Mr. Johnson spoke of the barter project set up with a farmer last year to provide fresh vegetables to families and other senior centers, it yield about 20,000 pounds, spoke of the latch key project the Seniors want to start which will provide 3 new jobs in Wasilla and provide a much needed service for families and the need for more senior housing to support the programs requested.

EXECUTIVE SESSION: (SCHEDULED)

A. **CM. No. 92-61;** Parks Responsibilities

Mayor Stein stated that Mr. Deuser would like to address the parks responsibilities and the possible demand letter to the Mat-Su Borough, the risk to the City and possible litigation in executive session.

Motion/Second: Hjellen/Carson

To go into executive session to discuss the parks responsibilities, the demand letter to the Mat-Su Borough, the risk to the City and possible litigation. Motion passed.

EXECUTIVE SESSION: 7:22--7:40 PM

Motion/Second: Hjellen/Carson

To send the demand letter to the Matanuska-Susitna Borough. Motion passed.

Motion/Second: Cottle/Hjellen

To keep the parks open through July 5, 1992. Motion passed.

8. **UNFINISHED BUSINESS:**

A. **Ordinance Serial No. 92-21;** Amending the FY-92 Budget by transferring funds from the General Fund to the CIP Fund for Museum Building Construction (Adoption).

Motion/Second: Carson/Cottle

To adopt Ordinance Serial No. 92-21. Motion passed with Mr. McCarthy dissenting.

B. **CM. No. 92-62**; Bumpus Ballfield Concession Permit
Motion/Second: Erickson/Carson

To approve a concessionaire permit as outlined in the attachment to CM. No. 92-62 to Theodore W. (Jr.) and Marilyn D. Anderson D/B/A Mug Shot Saloon and Scenicware Alaska to operate a concession at the Bumpus Ballfield Complex to sell beer and wine during Mat-Su Softball Association games. Motion passed.

C. **Ordinance Serial No. 92-20**; Amending the FY-92 Budget by appropriating additional funds to the CIP Fund for Senior Housing Land Acquisition (Postponed) (Adoption).

1. **Ordinance Serial No. 92-20 (Substitute)**;
Motion/Second: McCarthy/Erickson

To adopt Ordinance Serial No. 92-20 Substitute.

Councilman McCarthy stated for the record that this does not obligate the City to fund the housing development.

Motion/Second: Hjellen/Carson

To amend Section V, Tax Revenue Reimbursement by deleting "one-fifth (1/5)" and inserting in its place "one-tenth (1/10)". Amendment passed. Main motion passed.

D. **Resolution No. WR92-34**; Accepting and recommending approval of Comprehensive Plan Hearing Draft with Appended Revisions

1. **CM. No. 92-63**;

2. **Wasilla Planning & Utilities Commission Resolution No. 92-03 (Revised 06/15/92)**

Mayor Stein introduced Vic Kohring, Wasilla Planning & Utilities Commission Chairman, Jim Tapscott, Planning Commissioner, George Canelos, Gordon Lewis, B & B Development and Don Woodruff, architect, and asked them to address the comprehensive plan to the Council.

Mr. Kohring stated the Planning Commission has been working on the comprehensive plan with B & B Development and supports the plan before the Council.

Mr. Canelos stated that on May 6, a joint public hearing of the plan was held by the Council and Planning Commission and his office continued gathering additional information for the next month. Mr. Canelos stated that at the last Planning Commission meeting the commissioners addressed several areas of concern and these are outlined in the document being distributed (attached).

Motion/Second: Hjellen/Erickson

To adopt Resolution No. WR92-34. Motion passed.

9. NEW BUSINESS:

A. IM. No. 92-19; Sewer Loan/Grant Program
No action necessary, information.

B. CM. No. 92-64; FY-93 Road Maintenance Contract Award
Motion/Second: Carson/Erickson

To approve CM. No. 92-64, award the FY-93 Equipment Rental Contract to Big Dipper Construction in the amount of \$42,525.

Councilman Cottle stated she is related to Big Dipper Construction by marriage. Council had no objection to Mrs. Cottle voting on the issue. Motion passed.

C. Ordinance Serial No. 92-24; Repealing Section 5.20.020, Use of Public Sewer Required, from the Wasilla Municipal Code (Introduction).

1. WMC Section 5.20.020;

Motion/Second: Carson/Cottle

To introduce Ordinance Serial No. 92-24 and schedule for public hearing at the next regular meeting, 07/13/92.

The Chair ruled that Councilman Carson has a conflict of interest and ruled the motion out of order.

Councilman Carson appealed the ruling of the Chair to the Council. Council overturned the Chair's ruling with Ms. Hjellen dissenting.

The motion to introduce Ordinance Serial No. 92-24 and schedule for public hearing at the next regular meeting, 07/13/92 passed with Ms. Hjellen dissenting.

D. CM. No. 92-65; New Wasilla Airport Access Road Contract Award
Motion/Second: McCarthy/Carson

To approve CM. No. 92-65, award the bid on the New Wasilla Airport Access Road Contract to Hardrive, Inc. in the amount of \$149,263. Motion passed.

E. Resolution No. WR92-35; Directing the City Clerk to place the question of Financial Disclosure on the October 6, 1992 Ballot
Motion/Second: Carson/Cottle

To adopt Resolution No. WR92-35. Motion passed with Ms. Hjellen dissenting.

F. JIA Insurance Proposal; (Materials under separate cover)
Mike Combs, Combs Insurance Agency, broker for the City, outlined the coverage of the 3 proposals, Alaska National, INS and AML/JIA and went over the summary of quotes received. Mr. Combs recommended continuing with the current program through Alaska National because of the financial stability.

Steve Wells, AML/JIA Director of Risk Management, handed out packets regarding information on the Alaska Municipal League Joint Insurance

Association. Mr. Wells stated that the program in Alaska is 4 years old and will have over 70 cities in the program this year, 80% of these cities don't have any losses. Mr. Wells stated he feel the AML/JIA can add and enhance what the City's broker can do for the City. AML/JIA offers stability and constant availability of coverage, prices are based on Alaska history and not on hard or soft markets. Mr. Wells stated that the initial membership requires a 3 year commitment. He also stated that only Alaska municipalities and school districts are involved in this program

Mr. Combs stated that the number of members is not as important as the total contributions collected, that is what drives rates.

Mr. Wells stated that in FY-91 AML/JIA had \$2.9 million, FY-92 \$2.6 million and expect \$3.3 to \$3.4 million this year, so the figures are growing as well as the numbers.

Councilman Cottle requested a copy of the work comp losses for the City.

Motion/Second: Carson/Cottle

To stay with a commercial carrier for another year. Motion failed with Mr. Carson, Mrs. Cottle and Ms. Hjellen assenting.

Motion/Second: McCarthy/Carson

To approve the AML/JIA Insurance proposal. Motion passed with Ms. Hjellen dissenting.

Motion/Second: McCarthy/Carson

To introduce Ordinance Serial No. 92-25 and schedule for public hearing and action at the next regular meeting. Motion passed.

10. **COMMUNICATIONS:**

A. **Resolution No. WR91-22;** Directing the City Clerk to place a City Manager Plan of Government on the Ballot as Proposition No. 1 at the 1991 Regular Election

Motion/Second: Carson/McCarthy

To appropriate \$1,000 to get a second attorney's opinion on the necessity of paying the Mayor's salary through his present term if the manager form of government proposition passes in October.

The Chair ruled Councilman Carson's motion out of order and moved the issue to the next regular meeting, 07/13/92.

Councilman Carson appealed the Chair's ruling to the Council. Council overruled the Chair's ruling.

Motion/Second: Carson/Cottle

To appropriate \$1,000 from Council Contingency to get a second attorney's opinion on the necessity of paying the Mayor's salary through his present term if the manager form of government proposition

passes in October. Motion passed with Ms. Hjellen dissenting.

Councilman Carson, Cottle and McCarthy volunteered to serve on the attorney selection committee.

- B. ALPAR Progress Report
- C. State of Alaska DOT/PF; Church Road and Old Matanuska Road Transfer
- D. Central Mat-Su Fire Department; Wasilla-Lakes Fire Service Area FY-93 Budget
- E. State of Alaska; Water & Wastewater Systems Classifications

11. ADMINISTRATION REPORTS:

Mr. Harris: Reported on several public works projects, vandalism at the Parks and graffiti on the water tanks.

Mr. Cooper: Reported on Museum projects, and the gas extension to the Historical Park has been completed.

12. AUDIENCE COMMENTS:

Nick Carney: Stated he felt it was difficult to believe that there is not a conflict of interest involved in the ordinance regarding the sewer system introduced by Mr. Carson this evening.

13. COUNCIL COMMENTS:

Councilman McCarthy: Stated he wants notification of all vandalism at the Bumpus Ballfield Concession Stand.

Councilman Cottle: Requested copies of all correspondence on the new Deputy Mayor appointment and asked about the computer report. Mrs. Harris stated that Mr. Nelson has requested information from Mr. Coulthard but the report is not done yet.

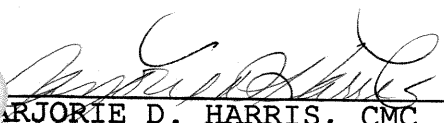
Councilman Erickson: Asked if the ALPAR Program could be used for the parks? Mayor Stein stated that has been checked on in the past and because of the kind of grant it is, they can not be used in the Parks. Mrs. Harris stated that they could only be used on roads and they are concentrating on the City streets because all but a small portion of the Parks Highway has been adopted out in the adopt-a-highway program.

14. ADJOURNMENT:

There being no further business the meeting adjourned at 10:53 p.m.

RESPECTFULLY SUBMITTED:

APPROVED:


MARJORIE D. HARRIS, CMC
Deputy City Clerk


JOHN C. STEIN, Mayor

Planning Commission revisions to Public Hearing Draft, Wasilla Comprehensive Plan:

1. Carefully word proposal to relocate railroad so as to not create tension with railroad officials.

The text contained in the plan accurately states the reasons why the railroad alignment should eventually be moved south, away from the city. Such a move would:

- ◆ provide a right-of-way large enough to permit a limited access highway with frontage roads on both sides to pass through the center of Wasilla;
- ◆ allow commercial development to occur on both sides of the Parks Highway, rather than just on the north side;
- ◆ remove traffic disruptions and safety hazards associated with daily trains passing through downtown Wasilla;
- ◆ provide an opportunity for the railroad to develop a limited access, high-speed railroad corridor;
- ◆ still allow spur lines, as needed, into Wasilla (e.g. to the new airport area)
- ◆ reduce the City's annual costs to support railroad crossing inspections and maintenance.

In our view, these reasons should not offend or otherwise upset railroad officials. Stated in the plan, they provide a foundation for discussion and negotiation with the railroad over the next several years.

2. Recommend City appoint committee to develop plan for old airport as follow-on to comprehensive plan.

Agree. Text (page 4-14) to be changed as follows:

The Comprehensive Plan recommends that the City of Wasilla form a working committee to oversee the preparation of a Master Development Plan for the old airport site. This process would enable to community to further debate, test and refine the concepts outlined in the Comprehensive Plan, and provide a greater degree of certainty that the site will be developed in accordance with the wishes of the community. The committee should include representatives of property owners, tenants and residents in the immediate vicinity of the old airport, as well as members from the Planning & Utility Commission, City Council, City administration, the Wasilla-Knik-Willow Creek Historical Society, Wasilla High School and other affected groups.

3. Correct Knik history; not Russian. Done.
4. Comment on original land donations for Wasilla airport from Snider family.

Text on page 4-8 to be amended:

The old Wasilla airport was originally part of a homestead owned by the Snider family. During the 1930's, the area which became the community's airport was cleared and used as a landing strip. The family donated the 28-acre site to the State of Alaska which later reconveyed the property to the City of Wasilla.

5. Mention couplet and overpass as alternatives for Main St. 5-lane.

During the spring of 1992, the Department of Transportation & Public Facilities prepared an additional concept for consideration by the City: a two-way couplet with an overpass over the Parks Highway. This could meet the needs of Main Street traffic without the necessity of a five-lane upgrade. The merits of the couplet idea should be closely considered by the City over the coming months.

6. Include stronger statements on parks and recreation.

Amend text on page 5-14:

The major challenge facing Wasilla and other communities throughout the Borough is the lack of funding to fully operate and maintain existing parks. Recent action by the Borough Assembly to reduce park and recreation funding directly affects park facilities in Wasilla. Parks and recreation is an extremely important public service which contributes to quality of life, community appearance, and the tourism and visitor industry.

The City should support efforts to enable the Borough to meet its areawide park and recreation responsibilities. If adequate support for these programs is not possible at the Borough level, the City should consider the delegation of park powers or the conveyance of certain parks to local governments. User fees and increased local financial support may be required.

7. Include summary of Wasilla storm drain plans and status.

Discussion on surface water drainage would be amended on page 5-7.

An engineering study prepared by Tryck Nyman & Hayes in 1984 proposed to address the drainage problem by developing an interconnected system of drains with lift stations to divert surface drainage to a water dispersal area south of the railroad. Currently, surface water is collected under the Parks Highway and emptied into both Lake Lucille and Wasilla Lake. This discharge violates environmental regulations and is a source of pollution for the lake systems. The drainage problem is most severe during spring break-up, but occasional flooding also accompanies heavy summer rains.

In response to the study's recommendations, the City purchased a 40-acre tract of land south of Lake Lucille to serve as a water dispersion area. During 1992, the City intends to purchase a site for the lift station, and initiate construction on Phase I of a new storm drainage system. Phase I would divert storm waters from the two lakes to the new city-owned dispersal area. Subsequent phases would connect this system to other sub-drainages within the core area of the city.

The Comprehensive Plan supports these efforts to improve the City's storm drainage system.

8. Include language of Planning Commission resolution 92-01 concerning the sewer plant upgrade.

Two engineering firms have recommended that a granular recirculating filter system with surface water discharge be constructed at the sewage treatment plant. This system is more conventional in character, and a similar plant has been operating in Anchorage for several years. It is critically important to undertake these improvements during the 1992 construction season to avoid the possibility of a moratorium on additional sewer connections being imposed on Wasilla. Such a moratorium would have a very negative effect on commercial and business growth in the community.

The projected cost of these improvements is about \$ 1.2 million (1990). While some federal grant money may be available, the majority of the cost may have to be borne by the City. The City should apply as much influence as possible to get federal funding to fix the situation created by EPA. New initiatives by the federal government to build infrastructure may provide an opening for the Alaska Congressional delegation to secure funding.

Only when these problems are resolved can the City consider extensions to the sewer system. The most likely area suited for extension is eastward to commercial areas along the Parks Highway.

9. Identify Lucille Street trail on trails map as an FY 93 project. We'll show this, provided it's not vetoed by the Governor.

10. Revise comments on Palmer-Wasilla Highway extension to include alternate route. Page 6-7:

Another alternative route which should be evaluated by DOT&PF as it prepares its Environmental Assessment is to extend the Palmer-Wasilla Highway southward along the Hanson Trail corridor through Richmond View and Bayview Gardens Subdivisions.