

WASILLA CITY COUNCIL  
AGENDA

REGULAR MEETING DATE: MONDAY, 05/24/93 TIME: 7:00 P.M.

CALL TO ORDER, PLEDGE OF ALLEGIANCE:

2. ROLL CALL:

3. APPROVAL OF AGENDA:

4. CONSENT AGENDA:

- A. Regular Meeting Minutes 05/10/93; Recommend: Approval as presented.
- B. New Taxicab Permit Application; Nugget Cab; Recommend: Approval
- C. Restaurant Designation Application; Antlers Restaurant; Recommend: Approval
- D. CM. No. 92-49; Shadowood Paving Bid Award; Recommend: Awarding the bid to Wilder Construction and authorize administration to enter into a contract agreement in the amount of \$178,330.43
- E. Vacation of Public Right-of-Way; Winter Trail Subdivision, Tracts A-1 & B-1; Recommend: Approval of the Vacation
- F. Vacation of Public Use Easement; Wasilla Estates, Lots 2/3, Block 3; Recommend: Approval of the Vacation NB G
- G. CM. No. 93-50; Wasilla Lakes Fire Service Area Budget; Recommend: Approval
- H. CM. No. 93-42; Change Order Request; Wheaton Well Drilling; Recommend: Approval
- I. New Taxicab Permit Application; Your Limo & Taxi's Too; Recommend: Approval

SPECIAL REPORTS:

- A. Sewer Treatment Plant Report;

6. PUBLIC HEARING:

- A. Ordinance Serial No. 93-21; Providing for the adoption of the budget for the Fiscal Year 1994, and appropriating funds to carry out said budget
- B. Ordinance Serial No. 93-23; Amending Section 2.04.040 of the Wasilla Municipal Code (Compensation Council Members)
- C. Ordinance Serial No. 93-26; Re-zoning Tax Lot A019 T17NR1WSM, Kurani, Inc., from WC (waterfront core) to CA (core area) (Pizza Hut)

7. PERSONS TO BE HEARD: (NON AGENDA ITEMS 5 MINUTES PLEASE)

- A. Mike Chryst; U.S. Constitution, 3rd Amendment
- B. Gladis Casey; Dangerous/Nuisance Buildings
- C. Mike Nelson

8. EXECUTIVE SESSION: (NONE SCHEDULED)

9. UNFINISHED BUSINESS:

- A. Ordinance Serial No. 93-26; Re-zoning Tax Lot A019 T17NR1WSM, Kurani, Inc., from WC (waterfront core) to CA (core area) (Pizza Hut) (Adoption)
- B. Ordinance Serial No. 93-18; Amending Chapter 6.50, Sales Tax, of the Wasilla Municipal Code (Reconsideration)
  - 1. Ordinance Serial No. 93-18; Exempts Bingo
  - 2. Ordinance Serial No. 93-18; Does not exempt Bingo
  - 3. Ordinance Serial No. 93-18; Ideal Net of All Gaming
  - 4. Ordinance Serial No. 93-18; Rebate
- C. Ordinance Serial No. 93-14; Adding Chapter 14.01, Uniform Traffic Laws and Bail Schedule, to the Wasilla Municipal Code (Adoption)
  - 1. CM. No. 93-22
- D. Ordinance Serial No. 93-19; Amending Chapter 1.24.010(B), General Penalty, to the Wasilla Municipal Code (Adoption)
- E. Ordinance Serial No. 93-20; Amending the FY-93 Budget by appropriating additional funds to the Sewer Construction Fund (Drainfield Replacement) (Adoption)

10. NEW BUSINESS:

- A. CM. No. 93-44; Cost Allocation for Local Improvement Districts
- B. CM. No. 93-47; Mount Village Plaza Paving L.I.D.
- C. CM. No. 93-46; Nelson Avenue Paving
- D. CM. No. 93-45; Contract Security Services
- E. CM. No. 93-30; Peck Street Upgrade
- F. *Airport Gas Extension*
- G. *Vacation Wasilla Estates (Moved from Consent Agenda Item F.)*

11. COMMUNICATIONS:

- A. Wasilla Area Seniors Inc.; Notification of Automatic Lease Renewal

12. CITY REPORTS:

13. AUDIENCE COMMENTS:

14. COUNCIL COMMENTS:

15. ADJOURNMENT:



## CITY OF WASILLA

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### WASILLA CITY COUNCIL

#### MINUTES

REGULAR MEETING DATE: 05/24/93 TIME: 7:00 PM

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE:

Mayor Stein called the meeting to order at 7:04 p.m.

2. ROLL CALL:

COUNCILMEN:

Mr. Carney                      Mr. Carson  
Mr. Erickson                  Ms. Hjellen  
Mr. McCarthy                 Mrs. Palin

STAFF:

Mayor Stein                      Mrs. Emmons-Library Dir.  
Mr. Harris-Deputy Admin.      Mr. Cooper-Museum Dir.  
Mr. Deuser-Attorney             Mrs. Harris-Deputy Clerk  
Mr. Nelson-City Clerk             Mr. Baugh-Sen. Accountant

3. APPROVAL OF AGENDA:

The agenda was approved with the following changes: Persons To Be Heard Item C. Michael A. Nelson; New Business Item F. Airport Gas Extension and Item G. Vacation of Public Use Easement; Wasilla Estates, Lots 2/3, Block 3 (Moved from the Consent Agenda Item F.)

4. CONSENT AGENDA:

- A. Regular Meeting Minutes 05/10/93; Recommend: Approval as presented.
- B. New Taxicab Permit Application; Nugget Cab; Recommend: Approval
- C. Restaurant Designation Application; Antlers Restaurant; Recommend: Approval
- D. CM. No. 93-49; Shadowood Paving Bid Award; Recommend: Awarding the bid to Wilder Construction and authorize administration to enter into a contract agreement in the amount of \$178,330.43
- E. Vacation of Public Right-of-Way; Winter Trail Subdivision, Tracts A-1 & B-1; Recommend: Approval of the Vacation
- F. Moved to New Business Item G.
- G. CM. No. 93-50; Wasilla Lakes Fire Service Area Budget; Recommend: Approval
- H. CM. No. 93-42; Change Order Request; Wheaton Well Drilling; Recommend: Approval
- I. New Taxicab Permit Application; Your Limo & Taxi's Too; Recommend: Approval  
Motion/Second: McCarthy/Palin

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. SPECIAL REPORTS:

A. Sewer Treatment Plant Report;

Mr. Harris reported that they had a prebid conference last Thursday and that 10 contractors and subcontractors were present, there will be an addendum going out as a result of the prebid conference. Mr. Harris stated this will delay bid opening one week, opening is now scheduled for June 10, 1993.

6. PUBLIC HEARING:

A. Ordinance Serial No. 93-21: Providing for the adoption of the budget for the Fiscal Year 1994, and appropriating funds to carry out said budget  
Mayor Stein introduced the budget to the public and outlined the process the budget has undergone to date. Mayor Stein also outlined the proposed uses for the sales tax and the offset of the property tax cap. Mayor Stein then asked each department head to outline the department budgets.

Bob Harris stated that he has a split position as Deputy Administrator and Public Works Director and that his salary is split 50/50 between both. Mr. Harris stated that public works is responsible for Sewer, water, airport, 6 public buildings, 5 trucks and miscellaneous equipment, storm drains, street lights and cemetery work. He also stated that the budget reflects a 5% cost of living adjustment and the opportunity of merit increase. Mr. Harris also stated that the water and sewer utilities receiving no funding from the sales tax. He then outlined the personnel requests of 1 position split 7 months for property maintenance and 5 months for parks and recreation, and an increase in temporary hires for summer work.

John Cooper stated that the Museum preserves the local history for the schools, the community and visitors. Mr. Cooper stated that the budget shows a 7.6% increase, which reflects a cost of living adjustment, building modifications to meet ADA requirements and provide for possible future buildings and equipment replacement.

Erling Nelson stated that he also has a split position as Finance Director and City Clerk. Mr. Nelson stated that the Finance Department has 5.5 positions and is responsible for finances of the City including administering the new sales tax. Mr. Nelson also stated that Municipal Services (the Clerk's Office) is the administrative support for the City Council, the Wasilla Planning & Utilities Commission and all other committees, as well as record of the City. He also stated that Municipal Services is also responsible for administration of elections, which there is a request to increase election judges in the proposed budget.

Mary Ellen Emmons stated that the Library started as a volunteer effort many years ago, and continues to use volunteers as much as possible. Mrs. Emmons stated that the Wasilla Public Library ranks 4th in user volume in the State of Alaska. Mrs. Emmons stated that the library provides the public access to information regardless of who you are or what you stand for. Mrs. Emmons stated that part of the increase in the budget is to recognize the temporary employees, who really are permanent employees. She also stated that the summer reading program and the book collection were reduced last year, and this years budget shows that being increased, inflation is increasing the budget figures. Mrs. Emmons also stated that there is money in this budget to fix the roof, for the past couple of years they have been chasing leaks all over the roof, people have donated time and energy in replacing a damaged wall, Doug from public works has made numerous attempts to fix this leak. Mrs. Emmons then spoke of the contract between the City and Borough regarding funding of libraries and the projected cuts from the Borough.

Mayor Stein stated that Chief Stambaugh is out of town and gave a brief report on the police budget. Mayor Stein stated this department would have 10 people, the Chief, the secretary and 8 officers. He also stated that this budget is higher because of the capital costs, there will be a \$45,000 contribution for vehicle replacement each year.

Mayor Stein stated that the only budget directly effected by the property tax and sales tax is the general fund. Mayor Stein then opened the hearing to the public.

Mike Chryst: Spoke of the budget he and his wife put together in spreadsheet form using the City's proposed budget. Mr. Chryst also commented that the people on water and sewer should take care of

themselves, the City has no obligation to expend anything and that the City has no business operating the airport. Mr. Chryst also stated that the Library is the most useful and 80% is outside the City and mostly used by children, so let the schools fund it and operate it with volunteers. He also stated that the Museum is useless and it should be made into parking lots, the government has no business being involved in recreation. Mr. Chryst went on to comment that most everything should be gotten rid of, they were not mandatory and that the budget should not increase more than the property values.

Steve Stoll: Spoke of the Wasilla Nooz, questioned the Shadowood L.I.D. costs, and objected to money being put into a private subdivision road without going to bid. Commented on the police wanting \$100,000 contingency without explanation, and money being used for select people. Mr. Stoll stated he felt Mr. Carney had a conflict with giving his mother-in-law \$5,000 to subdivide her property so she can donate part of her land for a park and build her a fence, and so on. Mr. Stoll also commented on Mr. McCarthy's idea of a permanent fund and the \$50 Council pay.

Kelly Mahoney: Stated she has not heard anything too outrageous by the department heads, she favors the library budget increase and police force. Ms. Mahoney stated that bike trails make Wasilla a more livable place for people, people on foot currently don't have a chance. Ms. Mahoney also favored putting the 1% for youths back in the budget and would like to see ALPAR increased to 8 crew members.

Dorothy Smith: Supported the 2 mill property tax, commented that over the past years the City has operated on bare bones budget causing neglect of many needed projects. Mrs. Smith stated that a lot of the increase is for police, parks and recreation and the museum, continuing with the 2 mills is a small price. Mrs. Smith also stated that with the financial situation of the Matanuska-Susitna Borough, the City will continue seeing a decrease in support from the Borough and she feels this will cause the people of Wasilla to be double taxed because the Borough will not cut their tax, but will hand over the services. Mrs. Smith also stated that the City staff deserves a pat on the back, and that she objects to the salary scheme for the Council but is not against compensation.

Michael A. Nelson: Commented that you have to spend money to make money. Mr. Nelson also commented on the airport and parks and the Mat-Su Borough subdivision requirement for neighborhood parks, the boys and girls clubs and that costs have increased 30%.

Don Hart: Commented that when people are not being taxed equally, it is illegal and unconstitutional. Mr. Hart also commented on the police department and the chief deciding that a criminal complaint was really a civil matter.

Jana Griffin: Commented that she works for the parks department and uses JTPA workers during the summer, but this isn't enough. Ms. Griffin stated she felt the City needs people to get the City looking good for everyone, everything needs more attention. Ms. Griffin stated that right now all she has time for is to maintain things.

Jim Tapscott: Commented that Wasilla's future is on the threshold of greatness and it will take dedication to rise above the negativity and the glue of cooperation to make Wasilla what it can be. Mr. Tapscott stated that everyone needs to build the City together.

Linda Luster: Commented on the museum and the library and how they help the children to learn about the past and the library keeps them involved in books and learning to read during the summer. Ms. Luster also commented on the importance of parks and recreation and stated that all three programs need support.

LeRoy Heaven: Commented on the Museum Complex and its importance to the Community for education and visitors. Mr. Heaven also stated that the Historical Park is the center piece of the old Townsite of Wasilla and that over 2,000 hours of volunteer work has been put into the museum over the past year.

Margaret Scott: Commented that she felt the excess revenues should first be put into roads then give the money to the museum, also need more jobs into the community. Mrs. Scott also stated that her property tax is 1,000 time more than when she came to Wasilla, but her property value is 50% less.

Mika Weinstein: Representing the Chamber of Commerce, he came to a worksession 3 or 4 weeks ago and requested funding to work together. Mr. Weinstein stated that the Chamber has supported the iditarod re-start location, hosted many different organization speakers, helped develop the Wasilla brochure, and public participation handbooks. Mr. Weinstein also stated that the business community provides the economic base for Wasilla and cited other cities that do support their local chambers.

Laura Chase: Commented as a private citizen that she supports the budget as it is, there is a lot of positive growth in Wasilla and Wasilla has an obligation to support and maintain the museum and library. Ms. Chase commented as a planning commissioner supports budgeting for planning and that a computer system is essential.

Elizabeth Hanson: Commended the Council for the possibility of bike trails and parks, these are important to everyone.

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

INTERMISSION: 8:45-8:55 PM

Mayor Stein read a written statement, (attached) regarding the budget from Jim Messick dated 05/24/93.

B. Ordinance Serial No. 93-23; Amending Section 2.04.040 of the Wasilla Municipal Code (Compensation Council Members)

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

C. Ordinance Serial No. 93-26; Re-zoning Tax Lot A019 T17NR1WSM, Kurani, Inc., from WC (waterfront core) to CA (core area) (Pizza Hut)

Mayor Stein opened the hearing to the public.

Vincent Voss: Representing Kurani, stated that the rezone request has been heard by the Wasilla Planning & Utilities Commission and is recommended by the Matanuska-Susitna Borough Planning. Mr. Voss stated that the rezoning will allow for development of landscaping and vegetation, this would also allow for more parking in the same amount of space. Mr. Voss stated that they are very cautious of keeping the lake area looking as nice as possible and they have agreed to the points brought up in the ordinance.

Jim Tapscott: Spoke in favor of the rezone, the Planning Commission approved the rezone on a 5-2 vote because of Kurani's agreement to the restrictions.

Laura Chase: Stated she voted against the rezone, feels strongly about picking and choosing growth patterns in the City, feels this is the beginning of being forced into rezoning other areas and feels the

City needs to pay attention to the comprehensive plan.

Jim Tapscott: Rebutted that there are times when you have to change the rules.

Mike Slezak: Stated the comprehensive plan is a design, it is not set in stone, plans are meant to be modified if a particular plan merits. Mr. Slezak stated if it fits and complements Wasilla then it should be done.

Vincent Voss: Stated that rezoning must have 2 acres and any major development permit has to go back to the Wasilla Planning & Utilities Commission, and minor development permits were already permissible.

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

7. PERSONS TO BE HEARD: (NON AGENDA ITEMS 5 MINUTES PLEASE)

A. Mike Chryst; U.S. Constitution, 3rd Amendment

Mr. Chryst thanked Ms. Chase for the suggestion of handing out the U.S. Constitution, and stated that SAGE does hand it out at all of their meetings. Mr. Chryst read the 3rd Amendment of the U.S. Constitution and stated that most of the privacy laws are based on this amendment.

B. Gladis Casey; Dangerous/Nuisance Buildings Not Present.

C. Michael A. Nelson;

Mr. Nelson spoke of the 1991 Disabilities Act and stated that all cities must be in compliance with the code or they could not get ISTEA funding. Mr. Nelson also spoke of a volunteer sheriffs department to enforce handicapped parking.

8. EXECUTIVE SESSION: (NONE SCHEDULED)

9. UNFINISHED BUSINESS:

A. Ordinance Serial No. 93-26; Re-zoning Tax Lot A019 T17NR1WSM, Kurani, Inc., from WC (waterfront core) to CA (core area) (Pizza Hut) (Adoption)

Motion/Second: McCarthy/Erickson

To adopt Ordinance Serial No. 93-26. Motion passed with Ms. Hjellen dissenting.

B. Ordinance Serial No. 93-18; Amending Chapter 6.50, Sales Tax, of the Wasilla Municipal Code (Reconsideration)

1. Ordinance Serial No. 93-18; Exempts Bingo

2. Ordinance Serial No. 93-18; Does not exempt Bingo

3. Ordinance Serial No. 93-18; Ideal Net of All Gaming

4. Ordinance Serial No. 93-18; Rebate

Motion/Second: Hjellen/Carson

To reconsider Ordinance Serial No. 93-18. There was no objection from Council to reconsider Ordinance Serial No. 93-18.

The motion to adopt Ordinance Serial No. 93-18 as originally written tied with Mr. Carney, Ms. Hjellen and Mrs. Palin dissenting. Mayor Stein voted yes breaking the tie and passing Ordinance Serial No. 93-18.

C. Ordinance Serial No. 93-14; Adding Chapter 14.01, Uniform Traffic Laws and Bail Schedule, to the Wasilla Municipal Code (Adoption)

1. CM. No. 93-22

Motion/Second: Carney/Hjellen

To adopt Ordinance Serial No. 93-14. Motion passed.

D. Ordinance Serial No. 93-19; Amending Chapter 1.24.010(B), General Penalty, to the Wasilla Municipal Code (Adoption)

Motion/Second: Hjellen/Carney

To adopt Ordinance Serial No. 93-19. Motion passed.

E. Ordinance Serial No. 93-20; Amending the FY-93 Budget by appropriating additional funds to the Sewer Construction Fund (Drainfield Replacement) (Adoption)

Motion/Second: McCarthy/Carson

To adopt Ordinance Serial No. 93-20. Motion passed.

10. NEW BUSINESS:

A. CM. No. 93-44; Cost Allocation for Local Improvement Districts

Motion/Second: McCarthy/Hjellen

To tentatively establish a 2/3 policy for local improvement district participation and direct a survey of Crestwood, Ponderosa Loop, Pinion and Balsam Court for a possible improvement district. Motion passed.

B. CM. No. 93-47; Mount Village Plaza Paving L.I.D.

Motion/Second: Hjellen/Carson

To approve CM. No. 93-47, approving proceeding with engineering and a formal vote on the proposed L.I.D. with the City contributing one-half (1/2) of the total project costs for Mount Village Plaza Paving. Motion passed.

C. CM. No. 93-46; Nelson Avenue Paving

Motion/Second: Carney/Hjellen

To approve CM. No. 93-46, approving preliminary engineering work to pave Nelson Avenue including a bike trail engineering and the extension of Weber Drive. Motion passed.

D. CM. No. 93-45; Contract Security Services

Motion/Second: Carson/Palin

To approve CM. No. 93-45, approving security services during the summer months at the Sewer Treatment Plant, Spruce Avenue Tank Site, Iditarod Tank Site, Iditarod Pump House/Storage Yard, Mission Hills Pump House, the Public Works Garage, the Airport and Bumpus Ballfields in the amount of \$1,845. Motion passed.

Council had no objection to continuing the meeting past 11:00 p.m.

E. CM. No. 93-30; Peck Street Upgrade



Motion/Second: Carson/Erickson

To rescind action on CM. No. 93-30, directing Administration to proceed with right-of-way acquisition for the extension of Peck Street. Motion tied with Mr. Carson, Mr. Erickson and Mr. McCarthy assenting. Mayor Stein voted no, causing the action to fail.

F. Airport Gas Extension;

Mr. Nelson stated that Administration requests that gas heat be put into the maintenance building at the Airport. The State needs a form of guarantee from Council to cover the expense of the change to get gas into the maintenance building.

Motion/Second: Hjellen/Carson

To authorize the reallocation of \$25,000 funds proposed in the FY-94 CIP Budget. Motion passed.

G. Vacation of Public Use Easement; Wasilla Estates, Lots 2/3, Block 3

Motion/Second: Carson/Erickson

To approve the vacation of public use easement on Lots 2 and 3, Block 3, Wasilla Estates. Motion tied with Mr. Carney, Ms. Hjellen and Mrs. Palin dissenting. Mayor Stein voted yes breaking the tie, passing the motion.

11. COMMUNICATIONS:

A. Wasilla Area Seniors Inc.; Notification of Automatic Lease Renewal

12. CITY REPORTS:


13. AUDIENCE COMMENTS:

14. COUNCIL COMMENTS:


15. ADJOURNMENT:

There being no further business the meeting adjourned at 11:25 p.m.

APPROVED:

  
\_\_\_\_\_  
JOHN C. STEIN, Mayor

RESPECTFULLY SUBMITTED:

  
ERLING P. NELSON, CMC  
City Clerk

May 24, 1993

Members of the Council  
City of Wasilla

Since I am out of town and cannot make a personal statement about the budget, I'm submitting this written statement.

I Comprehensive Plan

Wasilla has a rather well conceived long-range plan. However, as with any plan, it becomes increasingly out of date as time goes by. Several objectives in the plan - the passage of a sales tax, and creation of a Police Department to name only two - have been met. I urge annual updates to the plan to delete objectives met, and to include new ones deemed appropriate to the orderly growth of the City. Updates need not be expensive. They can be stand-alone documents which would be incorporated into new plans perhaps every three years.

II Employee Salary Survey

Whenever new programs are involved or pay raises are proposed, the Council rightfully focuses substantial attention on the amounts involved. The problem, to me, is that no one seems to know how the salaries and raises compare to both other local governments similarly situated, and to private employers within the local area.

I urge the Council to restore funds for a salary survey by a disinterested consulting firm. While staff could do such a survey, any staff effort, while accurate, could be interpreted as self-serving. A private firm's study would lend credibility to the product.

III Tax Revenues

The success of the sales tax vote was premised upon developing a Police Department primarily, and to use additional funds for other worthy endeavors.

While I think a modest reserve account is fiscally appropriate for unseen emergencies, I urge the balance be used to upgrade our local road system. Paving roads and more frequent maintenance of gravel roads will be a positive benefit from the sales tax. To enable these funds to go as far as possible and to benefit the most people, I suggest that criteria be developed for which roads should be paved first, and that some sort of a matching program be developed. There's certainly nothing wrong with neighborhoods and subdivisions organizing themselves to form an "improvement district" whereby a small percentage of the paving costs can be amortized over several years similar to existing LID's for natural gas, sewer, etc. The cost involved to the homeowner will be recaptured through a higher property value.

Thank you for your consideration of these views.

M. James (Jim) Messick

GENERAL THOUGHTS/QUESTIONS - CITY OF WASILLA

1. Consider a grants writer - Part-time/within existing staff/full time/consultant.  
  
Should bring in a lot of funding to City.
2. Updating Comprehensive Plan
  - A. Address issues raised during FY94 budget process.
  - B. Address the possibility of a new City Hall Complex
3. Reserves
  - A. Current amount
  - B. Policy/Ordinance - concerning reserve goals/objectives
  - C. Excess revenues - how will they be handled?
4. B. Harris, public works, museum and Stein memos of 5/5/93.
  - A. Relationship to FY94 budget and Comprehensive Plan
5. Annualize the FY93 budget for consideration during the FY94 budget process. (Note: If computer upgrade is approved by Council, would hope that this could easily be done.)
6. Salaries/Benefits - need consultant to do survey.
7. Road upgrades
  - A. Leverage funds (State and City)
  - B. Criteria for upgrades/paving
8. How will FY94 State funds impact Wasilla's FY94 budget?
9. A summary of City salaries/benefits/staffing, along with financial impact (increase to FY94 budget) would be helpful.
10. Consider establishing an Advisory Committee to review and provide comments during budget process.

PRELIMINARY DRAFT - 6/8/93

"MAYOR'S REVISED" FY94 ANNUAL BUDGET - CITY OF WASILLA

NOTES: Per John Stein 5/19/93:

1. Salary adjustment 4% + 5% merit in latest proposed budget.
2. Library funding from MSB remains questionable.
3. Mayor told W.O.W. that they would prepare summary of City salaries and benefits, as well as staffing changes, and show increased costs to City.

A-3 Revenues

- ° \$2.7 million sales tax - 2% tax
- ° Borough funds - Assumed to be as stated in Budget!

Employee Compensation

- ° Salary and Benefits Survey (\$10,000 - deleted from original budget)

Should be put back into budget.

- ° FY94 - 8% and 4% merit

(Changed to 4% + 5% merit but almost, if not all, employees get the merit increase.)

(NOTE: Why not have increases based on a performance plan and salary schedule?)

- ° No adjustment to Mayor's compensation.

Mill levy - 2.0 mills - Should 1.0 mill be dedicated to the first funds used for road improvements?

A-5 Capital Budgets

Says \$15,000 for major vehicle repairs. Page I-16/17 indicates \$5,000 for repairs and \$10,000 "grader reserve." What is current balance in Vehicle Reserve Fund? Should the City own all of its maintenance equipment or contract the work out? Has a cost analysis been done?

Capital/Improvement Fund #2 - See comments below.

- A-14 FY94 Budget originally proposed \$6,138,509. After Council work session \$6,424,464. This figure includes amounts from transfer accounts, so it is misleading/overstated. The ordinance should be revised to reflect the actual budget.
- A-16 This appears to explain the "reserves" for 5 funds. General Fund had \$1.6 million balance on 6/30/92, estimated to be \$2.3 million on 6/30/93 and 6/30/94. However, a reduction in the total operating funds from \$1.6 to \$1.4 million indicates that \$224,000 is proposed to be used from the reserves. This must be a mistake.
- D-1 Airport - \$40,137 contribution from General Fund to offset some of the expenses. See comments below.
- F-1 Library - 337.10 Funds from Borough reduced from \$348,654 to \$120,126.
- 338.20 - Wasilla General Funds Contribution down to \$114,531.
- Total revenue - \$243,057 (down from \$473,272).  
(See Note 2. above.)
- F-3 Total Expenditures - reduced to \$466,524 - but Total Revenues (F-1) only shows \$243,057. Major shortfall. (See Note 2. above.)
- G-2 313.10 - Property Taxes - reduced to 2 mill cap.
- 313.10 - Sales Tax - \$2.7 million (may be too high - especially for first year budgeting purposes).
- G-3 Museum
- Salaries and health insurance up approximately 50% since FY92 actual expenses, while retirement up approximately 160% since FY92 actual expenses. Appears to be over funded - need more justification.

G-17 Property Maintenance

Added \$2,500 to proposed budget for ADA corrections as part of 5 year plan. (What is total cost of plan?)

G-24 Police - Decreased contingency from \$50,000 to \$15,000.

G-33 Planning/Land Use - Should update Comprehensive Plan before committing to this new department.

G-36 Municipal Services

3401 - Economic Development - \$40,000

What is "criteria" for disbursement?  
(No explanation on Page G-39.)

Mayor has said -

\$5,000 Iditarod  
20,000 Chamber  
15,000 Misc.

3402 - Tourism Development - Transportation Museum -

\$30,000 subject to Council approval. (How much has City funded the Transportation Museum in last two years?)

G-40 Council - 2602 - Legal \$28,000

Should this be in Admin. budget? Nothing in Admin. budget.

2701 - 1% for youth - \$4,000, was \$32,936. Need to update Comprehensive Plan.

2708 - Animal Control - reduced from \$35,000 to \$17,500 - (Mayor says amount reduced at Borough request.)

G-41 Council

4504 - Contribution to Library - \$114,531

Library budget shows big loss (See F-1 and compare to A-16. (See Note 2. above.)

4506 - CIP - \$729,043 - increased from proposed budget (\$433,969). See CIP information.

G-41 Council - 4507 - Vehicle Fund - \$30,000

What is current amount in Vehicle Fund?

Contribution to Vehicle Fund.

4509 - Airport Fund - \$40,137 Subsidy

G-45 Admin.

2603 - Classification Study/Salary Survey

\$10,000 deleted - Should be included in FY94 budget.

H-2 Debt Service Fund #9 - Revenues exceed expenses by \$46,000 - where does money go?

I-2 CIP Fund #2 - \$729,043 from Council.

I-3 CIP Fund #2

Brief preliminary comments:

1. Old airport development (\$100,000) - Comprehensive Plan recommendations. Maybe this should be put on hold until land is transferred to City and an updated Comprehensive Plan is completed.
2. 5-year Plan re: ADA issues - what is total cost of plan? (Mayor said there is no plan - just federal regulations.)
3. 7301 - Land acquisition - City Hall vicinity.
4. 8212 - Road upgrading - \$354,963 - Leverage with State funds and establish criteria; i.e., LID with  $66\frac{2}{3}/33\frac{1}{3}$  City/resident participation.
5. 9210 - Bike paths - \$100,000 - explanation shows only \$40,000.
6. Which is more important - providing leverage funds for road upgrading or spending a lot of money for new airport facility? I'd choose roads at this time.

7. 9301 - Airport Fuel System - \$50,000 - why not private party? Also gas line!

I-20 Sewer Construction Fund - 9505 - Drain field replacement - FY93 \$950,500 + FY94 \$466,000 = \$1.5 million. Account 375.76 indicates DEC # unknown in the amount of \$295,000. Need explanation.

Other How are the following memorandums included in the FY94 Proposed Budget and/or Comprehensive Plan:

1. 5/5/93 memo from B. Harris to Mayor Stein, re: Near term property maintenance requirements (\$364,500).
2. 5/5/93 memo from B. Harris to Mayor Stein, re: Near term safety and collector roads CIP requirement (\$2 million).
3. 5/5/03 Public Works memo to Mayor Stein, re: Sewer and water pending projects (\$2.4 million).
4. 5/5/93 memo from John Cooper to Mayor Stein, re: Museum CIP (\$250,000).
5. 5/5/93 Wasilla Capital Project Long List submitted by Mayor Stein (\$ - unknown). 9 pages