

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE:
2. ROLL CALL:
3. APPROVAL OF AGENDA:

CONSENT AGENDA:

- A. Regular Meeting Minutes 11/22/93; Recommend: Approval as presented
- B. Restaurant Designation Application; Peking Restaurant; Recommend: Approval
- C. Resolution No. WR93-52; Directing that a survey be taken of the benefitted property owners for the purpose of initiating road paving within the City of Wasilla (Westpoint/Westcove Drives); Recommend: Adoption of Resolution No. WR93-52
- D. CM. No. 93-115; 1994 Truck Purchase Bid Award; Recommend: Award the bid to Nye Frontier Ford in the amount of \$15,600.00
- E. Ordinance Serial No. 93-58; Amending Chapter 9.04, Business License; Recommend: Introduction and schedule for public hearing at the next regular meeting, 01/10/94
- F. Ordinance Serial No. 93-59; Amending Chapter 6.50, Sales Tax; CM. No. 93-117; Recommend: Introduction and schedule for public hearing at the next regular meeting, 01/10/94
- G. *Mat Su Taxi New Permit Rec: approval*

5. PUBLIC HEARING:

- A. Ordinance Serial No. 93-56; FY94 Budget Amendment; CIP Fund; Peck Avenue Paving;
- B. Ordinance Serial No. 93-57; FY94 Budget Amendment; General Fund; Planning;
 1. Ordinance Serial No. 93-57 (Substitute);
- C. IM. No. 93-46; Liquor License Renewals 1994;
- D. IM. No. 93-45; Taxicab Permit Renewals 1994;

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

- A. Jim Palin;
- B. *Sally Christ, Rd Maint.
Steve Stoll, Wasilla Nooz*

SPECIAL ORDER:

- A. Fiscal Year 1993 Audit; Mike Cook and Steve Stanchina

7. EXECUTIVE SESSION:

- A. S.A.G.E. Lawsuit;

8. UNFINISHED BUSINESS:

- A. CM. No. 93-114; Veto of Ordinance Serial No. 93-54
 1. Ordinance Serial No. 93-54; Repealing Chapter 14.17, Off-road Vehicles, and Re-enacting Chapter 14.17, Off-road Vehicles; (Adoption)
- B. Ordinance Serial No. 93-53; Bonding for Naomi Avenue, Glenwood Avenue West and Shadowood Valley Paving Assessment Districts; *1. Ord 93-53 Substitute*
- C. Ordinance Serial No. 93-55; FY94 Budget Amendment; General Fund; Replacement of Funds utilized for capital move expenditures
 1. Ordinance Serial No. 93-55 (Substitute)
- D. *Sewer Report*

9. NEW BUSINESS:

- A. Resolution No. WR93-53; Recommending a change in the Wasilla Development Code to allow child day care establishments as conditional uses in residential zones;
 1. Wasilla Planning & Utilities Commission Resolution No. 93-21;
- B. CM. No. 93-118; Building Code Establishment;
- C. CM. No. 93-116; 1994 Liquor License Renewals
- D. Council Policy No. 93-05; Agenda Persons To Be Heard Requests;
- E. Matanuska-Susitna Borough; Swimming Pools
- F. *FY-94 Budget*
- G. *CM 93-119 See Wyatt appointment*

10.

COMMUNICATIONS:

- A. IM. No. 93-38; 1994 Regular Council Meeting Schedule and City Hall Holiday Schedule
- B. Department of Transportation; Knik/Goose Bay Road Study
- C. IM. No. 93-39; Investigator Position;
- D. IM. No. 93-44; Calls for Service;

11.

CITY REPORTS:

12.

AUDIENCE COMMENTS:

13.

COUNCIL COMMENTS:

14.

ADJOURNMENT:



CITY OF WASILLA

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

WASILLA CITY COUNCIL MINUTES REGULAR MEETING DATE: 12/13/93 TIME: 7:00 PM

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE:
Mayor Stein called the meeting to order at 7:00 p.m.

2. ROLL CALL:

COUNCILMEN:

Mr. Carney Mr. Erickson-Excused
Mr. Carson Ms. Hjellen
Mr. Chappel 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
Mr. Stambaugh-Police Chief

3. APPROVAL OF AGENDA:

The agenda was approved with the following changes: Consent Agenda Item G. Mat-Su Taxi, New Permit Application; Recommend: Approval; Persons To Be Heard: Item B. Sally Chryst; Road Maintenance; Item B. Steve Stoll; Wasilla Nooz; Unfinished Business Item B(1) Ordinance Serial No. 93-53 (Substitute); Item D. Sewer Treatment Plant Report; New Business Item F. FY94 Budget; Item G. CM. No. 93-119; Deputy Administrator Appointment; Lee Wyatt; Item H. Ordinance Serial No. 93-58 (Moved from Consent Agenda Item E) and Item I. Ordinance Serial No. 93-59 (Moved from Consent Agenda Item F).

4. CONSENT AGENDA:

- A. Regular Meeting Minutes 11/22/93; Recommend: Approval as presented
B. Restaurant Designation Application; Peking Restaurant; Recommend: Approval
C. Resolution No. WR93-52; Directing that a survey be taken of the benefitted property owners for the purpose of initiating road paving within the City of Wasilla (Westpoint/Westcove Drives); Recommend: Adoption of Resolution No. WR93-52
D. CM. No. 93-115; 1994 Truck Purchase Bid Award; Recommend: Award the bid to Nye Frontier Ford in the amount of \$15,600.00
E. Moved to New Business Item H.
F. Moved to New Business Item I.
G. Mat-Su Taxi; New Permit Application; Recommend: Approval
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.

PUBLIC HEARING:

- A. Ordinance Serial No. 93-56; FY94 Budget Amendment; CIP Fund; Peck Avenue Paving; Mayor Stein opened the hearing to the public. No comments were made. Mayor Stein closed the hearing to the public.

B. Ordinance Serial No. 93-57; FY94 Budget Amendment; General Fund; Planning;

1. Ordinance Serial No. 93-57 (Substitute);

Mayor Stein opened the hearing to the public.

Steve Stoll; Feels this is too much money to duplicate the job that the Matanuska-Susitna Borough is doing. Mr. Stoll stated it would be nice to have someone closer, but area wide planning is an area wide function and should be done by the Borough.

Peggy Bear, Wasilla Growth Alliance; Supports this ordinance, they are a group of 7 volunteers doing projects for the City, but need some kind of guidance from someone in the City. Mrs. Bear mentioned several projects that Wasilla Growth Alliance has done such as the Veterans Home Proposal, the Iditarod Park Proposal, the Iditarod Re-start, and they put the Wasilla Brochures together.

Gene Wicker; Wasilla Planning & Utilities Commission; Spoke of the importance of the Planning Commission as Wasilla grows, favors this funding.

Laura Chase; Wasilla Planning & Utilities Commission; Spoke in favor of the funding and suggested that the name of the Planning Department be changed to the Community Development Department to better describe what this department will be doing. Ms. Chase stated that the Planning Commissioners are volunteers and they need a sense of direction, the training is very important in helping them accomplish this.

Jim Tapscott; Wasilla Planning & Utilities Commission; Has been on the Commission for about 7 years, they are miss-named, all they do is approve permits. Mr. Tapscott also stated that the Matanuska-Susitna Borough has done nothing for Wasilla, a planner is needed so this City can move forward in a planned manner.

Sally Chryst; Opposed to the Planning Department, has spoke to the Matanuska-Susitna Borough and they indicated they will work with the Wasilla Planning & Utilities Commission. Mrs. Chryst stated that the funding is not adequate to support a planning department, and the Matanuska-Susitna Borough is doing a fine job.

Jim Palin; Submitted written comments regarding the planning department (attached).

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

C. IM. No. 93-46; Liquor License Renewals 1994;

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

D. IM. No. 93-45; Taxicab Permit Renewals 1994;

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

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

A. Jim Palin;

Mr. Palin asked questions regarding sales tax revenues and if the information was available. Mr. Baugh indicated that sales tax revenues are running about 47% of estimated. Mr. Palin spoke of Ordinance 93-54, sad to see it vetoed, and commented that the Mayor has not brought alternatives to the Council. Mr. Palin also stated that Council Policy 93-05 was not workable and didn't make sense.

B. Sally Chryst; Road Maintenance

Mrs. Chryst spoke about the City's current policy on road maintenance, indicated she had contacted the State of Alaska, the Matanuska-Susitna Borough and the City of Palmer regarding their policies for road maintenance, Wasilla is the only one giving preference to paved streets first. Mrs. Chryst stated that the gravel side streets are becoming one lane streets because the City is not following policy. Mrs. Chryst stated she regrets that tax money is being spent on more paved streets being plowed first. Mrs. Chryst also indicated she felt the proposed 6 day limit for persons to be heard on the agenda is prohibitive.

C. Steve Stoll; Wasilla Nooz

Mr. Stoll indicated that he also felt the 6 day notice is unreasonable, spoke of being escorted out of the Mayor's Office when he volunteered to serve on the selection committee for the Public Works Director position. Mr. Stoll also spoke of the Wasilla Nooz distribution to Council.

SPECIAL ORDER:

A. Fiscal Year 1993 Audit; Mike Cook and Steve Stanchina

The Fiscal Year 1993 Audit was presented and reviewed with the Council by Mike Cook and Steve Stanchina of Cook.

Motion/Second: Hjellen/Chappel

To accept the FY93 Audit. Motion passed.

Councilman Carney asked that a response to the Management Letter be prepared and placed on the February 28, 1994 Council meeting agenda.

7. EXECUTIVE SESSION:

A. S.A.G.E. Lawsuit;

Motion/Second: Chappel/Carney

To accept the City Attorney's recommendation to settle the S.A.G.E. Lawsuit. Motion passed.

INTERMISSION: 8:35--8:50 PM

8. UNFINISHED BUSINESS:

A. CM. No. 93-114; Veto of Ordinance Serial No. 93-54

1. Ordinance Serial No. 93-54; Repealing Chapter 14.17, Off-road Vehicles, and Re-enacting Chapter 14.17, Off-road Vehicles; (Adoption)

No action taken.

B. Ordinance Serial No. 93-53; Bonding for Naomi Avenue, Glenwood Avenue West and Shadowood Valley Paving Assessment Districts;

1. Ordinance Serial No. 93-53 (Substitute);

Motion/Second: Hjellen/Carney

To adopt Ordinance Serial No. 93-53.

Motion/Second: Carney/Hjellen

To substitute Ordinance Serial No. 93-53 (Substitute) for Ordinance Serial No. 93-53, and have the vote carry the main motion.

Councilman Chappel indicated he had a conflict of interest, he owns property in the Naomi Avenue Paving Assessment District. There was no objection from Council for Mr. Chappel to abstain.

Motion passed with Mr. Chappel abstaining.

C. Ordinance Serial No. 93-55; FY94 Budget Amendment; General Fund; Replacement of Funds utilized for capital move expenditures

1. Ordinance Serial No. 93-55 (Substitute)

Motion/Second: Carney/Carson

To adopt Ordinance Serial No. 93-55.

Motion/Second: Carney/Carson

To substitute Ordinance Serial No. 93-55 (Substitute) for Ordinance Serial No. 93-55, and have the vote carry the main motion. Motion passed with Mr. Chappel dissenting.

D. Sewer Treatment Plant Report;

Mayor Stein reported on the leak problem and they have isolated it to a manhole and not the lagoon, indicated the problem is being resolved and that currently we have 2 claims in question that the engineers are reviewing, a gravel moving issue and the bubbler piping.

9. NEW BUSINESS:

A. Resolution No. WR93-53; Recommending a change in the Wasilla Development Code to allow child day care establishments as conditional uses in residential zones;

1. Wasilla Planning & Utilities Commission Resolution No. 93-21;

Motion/Second: Carney/Palin

To adopt Resolution No. WR93-53 with an amendment to the Now Therefore Be It Resolved section by inserting "numbers of children per site" after the word parking. Motion passed.

B. CM. No. 93-118; Building Code Establishment;

Mr. Bill Bruu, Legislative Affairs Officer for the Mat-Su Homebuilders Association, requested that the City adopt the Uniform Building Codes, the Uniform Plumbing Codes, and the Uniform Electrical Codes for new homes only being built in Wasilla to help dispel myths that anyone can build anything they want to any standards in the Valley. Mr. Bruu indicated that there are approximately 25 inspectors in the Valley licensed to do these inspections, feels the City would just have to rubberstamp a document that the inspector has signed off on.

It was the consensus of the Council to review this further.

C. CM. No. 93-116; 1994 Liquor License Renewals

Motion/Second: Carson/Palin

To approve CM. No. 93-116, authorizing the Clerk's Office to send letters of non-objection to the ABC Board for liquor license renewals for establishments with no violations outlined in Council Policy No. 93-04. Motion passed.

D. Council Policy No. 93-05; Agenda Persons To Be Heard Requests;

No action taken.

E. Matanuska-Susitna Borough; Swimming Pools
Motion/Second: Carson/Palin

To fund the request from the Matanuska-Susitna Borough for a Hound Dog at the Wasilla Pool out of Council Contingency. Motion passed with Mr. Carney dissenting.

F. FY94 Budget;
Councilman Chappel indicated he had numerous questions regarding the FY94 Budget and requested to talk to each of the departments regarding these questions. Mayor Stein indicated that would not be a problem.

G. CM. No. 93-119; Deputy Administrator Appointment; Lee Wyatt;
No action taken.

Motion/Second: Hjellen/Carney

To extend the meeting past the 11:00 adjournment time. No objection, so ordered.

H. Ordinance Serial No. 93-58; Amending Chapter 9.04, Business License;
Carney/Hjellen

To introduce Ordinance Serial No. 93-58 and schedule for public hearing at the next regular meeting, 01/10/94. Motion passed.

I. Ordinance Serial No. 93-59; Amending Chapter 6.50, Sales Tax; CM. No. 93-117;
Motion/Second: Carney/Chappel

To introduce Ordinance Serial No. 93-59 and schedule for public hearing at the next regular meeting, 01/10/94. Motion passed with Ms. Hjellen dissenting.

10. COMMUNICATIONS:

- A. IM. No. 93-38; 1994 Regular Council Meeting Schedule and City Hall Holiday Schedule
- B. Department of Transportation; Knik/Goose Bay Road Study
- C. IM. No. 93-39; Investigator Position;
- D. IM. No. 93-44; Calls for Service;

11. CITY REPORTS:

Mr. Deuser: Cautioned Council that with the building code issue, there is a relatively large liability for the City to rubberstamp a job done by the private sector.

Chief Stambaugh: Indicated they are still at 500 case numbers a month.

Mrs. Emmons: Indicated that the Legislative Information Office has a copy of the proposed National Health Policy if anyone is interested, and Fred James has contacted her to be on a talk show regarding the issue of censorship of books.

Mr. Cooper: Indicated that the Christmas Open House has begun at the Museum and will continue through January 1, 1994. Mr. Cooper also indicated that 2 Museum employees had an opportunity to obtain free training from the State regarding Paleontology and the Museum Addition is on schedule.

Mr. Baugh: Indicated that the business license renewals are very busy, and commented on the audit.

Mrs. Harris: Indicated she had written a memorandum to the Mayor and Mr. Nelson regarding splitting the Clerk/Finance Director position, and Marilyn's move upstairs.

Mr. Nelson: Commented on the Audit and indicated that Dean had taken over the Comptrolling of the Finance Department, and stated that Dean would be more involved with the audit next year.

Mayor Stein: Reported that Dale Alsop had contacted the City with a proposal to trade one lot for the payoff of his assessments in Mt. Village Plaza, the redevelopment of the Senior Center Well because of sand problems, problems with the City's grader, had to rebuild the engine and this is over the Mayor's \$5,000.00 authority, and asked Council to authorize the additional \$1,100.00.

Motion/Second: Palin/Carson

To authorize the additional \$1,100.00 to rebuild the City's Road Grader engine. Motion passed.

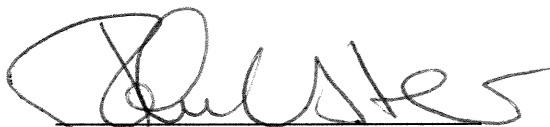
12. AUDIENCE COMMENTS:

13. COUNCIL COMMENTS:

14. ADJOURNMENT:

There being no further business the meeting adjourned at 11:35 p.m.

APPROVED:



JOHN C. STEIN, Mayor

RESPECTFULLY SUBMITTED:



ERLING P. NELSON, CMC
City Clerk

December 13, 1993

Comments on proposed Ordinance No. 93-57, from information provided in Council's 11/22/93 packet:

1. Most of the information was provided to the Council for the FY94 budget discussions (in April - May 1993) as indicated in Mayor Stein's 11/17/93 CM No. 93-113.
2. Based on the information contained in the "Budget Commentary," page B-12, paragraph one, it appears that this same information may have also been submitted to Council for FY93 budget discussion (in April - May 1992). Paragraph one refers to:
 - a. Land-use regulations as they relate to the Borough (MSB)
 - b. A city resolution requesting delegation of long-range planning, etc., and capital improvement planning from MSB was passed January 13, 1992 and sent to MSB.
 - c. "This budget anticipates transfer of powers (from MSB) effective July 1, 1992."

This document also lays out several of the responsibilities of the Planning Officer.

This document also states that the City expects that the majority of the planning office costs will be paid by MSB.

This commentary also indicates that staffing would be a planner and half-time clerk.

Comments on the "Budget Commentary"

- A. If administration is to expect the City Council to act responsibly to its request, it would behoove the mayor, as chief administrative officer of the City, to provide the Council (and the public) with current information and reasonable justification for such a request. For example:
 1. What has happened with the delegation of planning authority from MSB since January 13, 1992—it is now almost two years since the City requested this delegation from MSB? If things have happened, they are not included in the information provided to the Council and the public on 11/22/93.
 2. The list of responsibilities for the proposed planning officer is extensive. However, there is no mention of authority. Is there a job description, which includes authority, responsibility, experience, education, etc. A planning department could be a very important department within the City, but what should it cost, what will it cost, and how will results be measured.

3. Is MSB going to pay for a majority of the planning office cost as stated? Personally, I doubt it at this time. However, if a boroughwide sales tax is approved next October, which I believe it will, how will that impact the planning efforts for the City?
4. Staffing and salaries—see below.

In regard to the budget, I offer the following comments:

- A. What is the basis for these salaries?
 1. What salary and benefit information has been provided to the Council to justify the amounts? \$38,127 for a planner and half-time clerk appears to me to be extremely low for the tasks shown. What should it cost to hire a qualified and experienced planner? Remember, you get what you pay for. To me, this is another example of a need for a salary and benefit survey for the City.
 2. In my opinion, the word "permanent" should be removed for all employee reference records; i.e., job descriptions. Permanent implies cradle to grave employment, while the word "regular" does not. You should request a legal opinion.
- B. Why is the City Administration proposing to pay \$8,050 in honorariums to the Planning commission?
 1. Does MSB pay honorariums? Do other local governments pay honorariums? If so, how much money, to which commissions, and why? A request for honorariums should be justified with supporting information.
- C. If the Council is to act on the creation of a Planning Department for the remainder of FY94, the Administration should submit a six-month proposal and possibly a tentative FY95 budget. Since the first six months of the planning officer would likely be devoted to becoming familiar with the City and other agencies, it would appear to me that the materials and services budget and some of the capital items would not occur until FY95.

In summary, the information provided to date to the Council does not justify the need, purpose, or the cost for creating a planning department at the City of Wasilla. Depending on additional information that is provided to the Council and public in a professional manner, that addresses, at least, the issues mentioned above, it may be appropriate to create a planning department.