

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE:
2. ROLL CALL:
3. APPROVAL OF AGENDA:
4. CONSENT AGENDA:
 - A. Regular Meeting Minutes 03/13/95; Recommend: Approval as presented;
 - B. Personal Property Tax Exemption; *Moved to NB*
 1. Ordinance Serial No. 95-18; Recommend: Introduction & Public Hearing at next regular meeting 4/10/95;
 2. CM. No. 95-29; Airplane Assessment Limitation;
5. PUBLIC HEARING:
6. COMMISSION REPORTS:
7. PERSONS TO BE HEARD: (NON AGENDA ITEMS 5 MINUTES PLEASE)
A. Steve Stoll
8. EXECUTIVE SESSION: Scheduled under New Business - Personnel Code;
A. Personnel Issues Clerk's Evaluation Development Code
9. UNFINISHED BUSINESS:
Personnel Issue
 - A. Classification & Compensation Report:
 1. Resolution No. WR95-11; Amending the Salary Management System and adopting a salary structure (**Postponed**)
 2. Employee Representatives;
 3. Sally Cabbell letter of 3/21/95 Re: Co-payment;
 4. Council Requested Information:
Councilman Chappel;
C&L 1995 Salary Structure Table, adjusted - 1% to -10%
Salary Table by Position with costs;
No adjustment with 2%, 3% & 4% over minimum;
-10% adjustment with 2%, 3%, & 4% over minimum;
Councilman Carney
Salary Table by position with costs;
No adjustment with 1.5% and 2.5% over minimum;
-5% adjustment with 1.5% and 2.5% over minimum;
 5. CM. No. 95-31 Administration Recommendation;
Salary Table by position with costs minimum, 1/2 to midpoint, mid point;
 - B. One Time Audit Adjustment/Sales Tax:
 1. Ordinance Serial No. 95-11; FY-95 Budget Amendment; (**Postponed**)
 2. CM. No. 95-18; Tax Windfall Use;
 3. IM. No. 95-08; Economic Development;
 - C. Wilder-Adventure Paving Special Assessment District:
 1. Resolution No. WR95-13; Creating Assessment District 95P1
 2. Resolution No. WR95-14; Declaring Intent to Issue Bonds
 - D. Purchasing:
 1. Ordinance Serial No. 95-12; Amending Chapter 6.24; (**Adoption**)
 2. IM. No. 95-09;
 3. Purchasing Authority of Mayor;
 - E. Sewer Rates:
 1. Ordinance Serial No. 95-13; Fixing Sewer Rates; (**Adoption**)
 2. IM. No. 95-10; Summary of Sewer Rate Changes in Ordinance 95-13; Examples of selected customers billing changes
 3. CM. No. 95-22; Sewer Rate Study

Wasilla Development Code:

1. Ordinance Serial No. 95-15: Adult Businesses; (Adoption)
2. Ordinance Serial No. 95-15: Substitute
3. Memo from Richard Deuser;
4. CM. No. 95-21;
5. Wasilla Planning Commission Resolution No. 95-02;
6. PC Memorandum No. 95-04;

G. Water/Sewer Extensions:

1. Ordinance Serial No. 95-16; FY-95 Budget Amendment; (Adoption)
2. CM. No. 95-24;

10. NEW BUSINESS:

A. Simeanna Senior Housing Project;

1. Charles Mandorf, President, Simeanna Inc.;
2. CM. No. 95-27;

B. Alta Simmons Property; Aurora Cemetery;

1. CM. No. 95-28;

C. Personnel Code;

~~1~~ / Ordinance Serial No. 95-17; Establishing Regular Seasonal Employment (Introduction)

~~2~~ CM. No. 95-30; Regular Seasonal Employment

~~3~~ Executive Session

11. COMMUNICATIONS:

A. Wasilla Planning Commission 03/14/95 Meeting Minutes;

B. Chugiak Children's Services; Headstart

C. Calls for Service;

1. IM. No. 95-11;

D. Bogard Road and Main Street Intersection;

1. Matanuska Valley Federal Credit Union;

E. Elnor Baxter; WASI Treasurer;

F. HB-247 Districting Municipalities;

1. IM. No. 95-12;

G. Bumpus Ballfields Recreational Development Review;

H. Conflict of Interest Filing Deadline;

1. IM. No. 95-13;

I. Engineering Services;

1. IM. 95-14;

J. Parks and Rec 3/21/95 Meeting Minutes;

12. CITY REPORTS:

13. AUDIENCE COMMENTS:

14. COUNCIL COMMENTS:

15. ADJOURNMENT:

D. Personal Prop Tax Exemp. E. HB-247 F. Contingency Plan - Emp Walker

Simeanna project will provide 25 units assisted living and 10 units of medium income. Mr. Mundorf then pointed out on the site plan showing a covered walkway between the Chinook Villa, the proposed housing and the Senior Center. The total project will cost about \$3,000,000.00 which they propose to finance. Hopefully the City will allow total use of the property for the seniors and this project, they would apply to Alaska Housing Finance Corporation for funding. A grant for \$450,000.00 will be used as start up money to get the project going. The Bank of America has indicated they are interested in funding the construction loan and are be willing to work with Simeanna. When the building is in place Alaska Housing Finance Corporation will pay off the construction loan and Simeanna will pay Alaska Housing Finance Corporation. Mr. Mundorf stated one problem in this project is the current water situation and urged Council to extend the water lines.

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

A. Steve Stoll:

Mr. Stoll commented on a news article regarding Russian mothers marching on Chechnia, the Sewer System cost, new interest rates of 7.2% interest. Mr. Stoll then spoke of the wage scale and used himself as an example indicated he only made about \$50,000.00 last year and only netted about \$30,000.00 and has no health insurance or retirement and only works if his proposal is better than his competitors. Mr. Stoll then commented on the Nelson Avenue paving and indicated the project was about \$600,000.00 but engineering was \$150,000.00 and stated that the engineering for the Parks Highway project is only \$80,000.00 for the construction stage, making the State project engineering less than half and indicated it was because the State project went out to bid. Mr. Stoll then displayed a conceptual drawing of the Old Wasilla Airport locating the Post Office, Museum, parks, a site for the Iditarod Re-start, a sledding hill and ice rink, tennis, volley ball and basket ball courts, indicating traffic flow by connecting Weber Drive with Nelson Avenue.

EXECUTIVE SESSION:

A. Personnel Issues:

B. Clerk's Evaluation:

C. Development Code:

Motion/Second: Chase/Carney

To go into executive session to discuss the Clerk's evaluation, personnel issues and the development code. Motion passed.

EXECUTIVE SESSION: 7:40--8:30 PM

Motion/Second: Chase/Carney

To authorize Council Members Chappel and Palin to retain legal assistance to be determined by them in their discretion for the purpose of investigating allegations on a personnel matter. Motion passed.

Motion/Second: Chase/Carney

To designate Council Members Chase and Chappel as the Council reporting authority for the Clerk's performance and personnel issues and they will schedule a time with the Clerk to complete an evaluation and discuss the evaluation, and that Council will revise the reporting authority once each year following the October election. Motion passed.

9. UNFINISHED BUSINESS:

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A. Classification & Compensation Report:

1. Resolution No. WR95-11; Amending the Salary Management System and adopting a salary structure (Postponed)
2. Employee Representatives;
3. Sally Cabbell letter of 3/21/95 Re: Co-payment;
4. Council Requested Information:
Councilman Chappel;
C&L 1995 Salary Structure Table, adjusted - 1% to -10%
Salary Table by Position with costs;
No adjustment with 2%.3% & 4% over minimum;
-10% adjustment with 2%.3%, &4% over minimum;
Councilman Carney
Salary Table by position with costs;
No adjustment with 1.5% and 2.5% over minimum;
-5% adjustment with 1.5% and 2.5% over minimum;
5. CM. No. 95-31 Administration Recommendation;
Salary Table by position with costs minimum, 1/2 to midpoint, mid point;

Motion/Second: Carney/Chase

To place Resolution No. WR95-11 back on the floor for action. Motion passed.

Motion/Second: Chappel/Carney

To eliminate all positions currently unfunded from Schedule G. No objection, so ordered.

Motion/Second: Chappel/Chase

To move the Deputy Clerk position from Grade 9 to Grade 8. No objection, so ordered.

There was no objection from Council to leave the maximum column in Schedule G, but to remove the dollar figures, so ordered.

Motion/Second: Carney/Chase

To reduce Schedule G by -5%, make adjustments for longevity in job classes of 1 ½% increase for 1 year service, 2 ½% increase for 2 years service, change the date on the insurance program from July 1995 to July 1996, adopt as policy a program designed to get employees to mid point in 3 years, adjust those below minimum up to minimum effective 03/01/95.

Motion/Second: Hjellen/Chase

To amend the motion to Schedule G by -3% instead of -5%. Motion failed with Mr. Carney, Mr. Chappel and Ms. Hjellen assenting.

INTERMISSION: 9:14--9:30 PM

Motion/Second: Carney/Palin

To amend Schedule G to a -3% or 97% of market. No objection, so ordered.

Motion/Second: Chappel/Carney

To recognize the employees commitment of going to a 20% insurance cost share, Council committing to moving the employees half way to mid point by Fiscal Year 97 and in 27 months all employees be placed at mid point. Motion passed.

Motion/Second: Palin/Carney

To amend by adjusting employees below minimum up to minimum effective January 1, 1995. Motion passed.

Motion/Second: Chappel/Carney

To pro-rate the insurance cost share as per hours worked effective FY-97 (July 1, 1996), 20 to 25 hours per week the employee pays 50%, 25 to 35 hours per week the employee pays 25%, and over 35 hours employee status quo. Motion failed with Mr. Carney and Mr. Chappel assenting.

Mayor Stein restated the motion as amended: the salary table is adjusted down -3% or 97% of market, adjustments will be made to bring all employees to the minimum level effective 01/01/95, as of 01/01/95 employees with 1 year experience will get an additional 1 ½%, employees with ~~X~~ 2 years experience will get an additional 2 ½%, program to mid point will be graduated beginning now and ending July 1, 1997 so everyone will arrive mid range by July 1, 1997, July 1, 1996 everyone should be halfway between current location and mid point, and Insurance premium co-payment will begin July 1, 1996 employees will pay 20% of employee and dependent cost. Gives a salary structure that eliminates the maximum numbers only, takes out grade 17, removes all unfunded positions, which were 8, moves the Deputy Clerk position from Range 9 Range 8. Councilman Carney requested that the action on the amendment carry the main motion. Motion passed.

B. One Time Audit Adjustment/Sales Tax:

1. Ordinance Serial No. 95-11: FY-95 Budget Amendment; **(Postponed)**
2. CM. No. 95-18: Tax Windfall Use;
3. IM. No. 95-08: Economic Development;

Postponed to the next regular meeting, 04/10/95.

C. Wilder-Adventure Paving Special Assessment District:

1. Resolution No. WR95-13: Creating Assessment District 95P1
2. Resolution No. WR95-14: Declaring Intent to Issue Bonds

Motion/Second: Carney/Chase

To adopt Resolution No. WR95-13. Motion passed with Mrs. Palin dissenting.

Motion/Second: Carney/Hjellen

To adopt Resolution No. WR95-14. Motion passed.

D. Purchasing:

1. Ordinance Serial No. 95-12: Amending Chapter 6.24;**(Adoption)**
2. IM. No. 95-09:
3. Purchasing Authority of Mayor:

Postponed to the next regular meeting, 04/10/95.

E. Sewer Rates:

1. Ordinance Serial No. 95-13: Fixing Sewer Rates; (Adoption)
2. IM. No. 95-10: Summary of Sewer Rate Changes in Ordinance 95-13; Examples of selected customers billing changes
3. CM. No. 95-22: Sewer Rate Study

Motion/Second: Carney/Chappel

To adopt Ordinance Serial No. 95-13.

Motion/Second: Chappel/Palin

To amend Ordinance Serial No. 95-13 by adjusting the sewer rates up by 20% and review the rates next year.

Motion/Second: Carney/Chase

To postpone Ordinance Serial No. 95-13 to the next regular meeting, 04/10/95. Motion failed with Mr. Carney, Ms. Chase and Ms. Hjellen assenting.

There was no objection to postpone Ordinance Serial No. 95-13 to the next regular meeting, 04/10/95, so ordered.

F. Wasilla Development Code:

1. Ordinance Serial No. 95-15: Adult Businesses; (Adoption)
2. Ordinance Serial No. 95-15: Substitute
3. Memo from Richard Deuser;
4. CM. No. 95-21;
5. Wasilla Planning Commission Resolution No. 95-02;
6. PC Memorandum No. 95-04;

Motion/Second: Hjellen/Carney

To adopt Ordinance Serial No. 95-15 substitute. Motion passed.

G. Water/Sewer Extensions:

1. Ordinance Serial No. 95-16; FY-95 Budget Amendment; (Adoption)
2. CM. No. 95-24;

Postponed to the next regular meeting, 04/10/95.

10. NEW BUSINESS:

A. Simeanna Senior Housing Project:

1. Charles Mundorf, President, Simeanna Inc.;
2. CM. No. 95-27;

Motion/Second: Hjellen/Chase

To approve CM. No. 95-27, extending the land reservation for the Simeanna project until September 30, 1995. *Motion passed. JKA*

Motion/Second: Carney/Chappel

To request that the position that Council holds on the WASI Board be made a voting position.

Council agreed to place the WASI Board Council Representative Position be placed on the next agenda.

B. Alta Simmons Property: Aurora Cemetery:

1. CM. No. 95-28:

No action taken.

C. Personnel Code:

1. Ordinance Serial No. 95-17: Establishing Regular Seasonal Employment (Introduction)

2. CM. No. 95-30: Regular Seasonal Employment

- ~~3. Executive Session:~~ *Eliminated JS*

Motion/Second: Hjellen/Carney

To introduce Ordinance Serial No. 95-17 and schedule for public hearing at the next regular meeting, 04/10/95. Motion passed.

D. Personal Property Tax Exemption:

1. Ordinance Serial No. 95-18: Recommend: Introduction & Public Hearing at next regular meeting 4/10/95;

2. CM. No. 95-29: Airplane Assessment Limitation;

Councilman Chappel indicated that he estimated he has a conflict of interest in the amount of \$42.00 per year. Council had no objection for Mr. Chappel to participate in this issue.

Motion/Second: Palin/Chappel

To introduce Ordinance Serial No. 95-18 and schedule for public hearing at the next regular meeting, 04/10/95. Motion failed with Mr. Chappel and Mrs. Palin assenting.

E. HB 247 Districting Municipalities:

1. IM. No. 95-12:

Motion/Second: Carney/Hjellen

To officially oppose the concept of HB 247 and request that Mayor Stein present the Council opposition at the teleconference because of the cost. Motion passed with Mr. Chappel dissenting.

Motion/Second: Carney/Chase

To extend the Council meeting an additional 10 minutes. No objection, so ordered.

F. Employee Walk-out Contingency Plan:

Motion/Second: Chase/Carney

To direct staff to present a report on the impact of a union. No objection, so ordered.

11. COMMUNICATIONS:

A. Wasilla Planning Commission 03/14/95 Meeting Minutes:

B. Chugiak Children's Services: Headstart

C. Calls for Service:

1. IM. No. 95-11:

D. Bogard Road and Main Street Intersection:

1. Matanuska Valley Federal Credit Union:

- E. Elnor Baxter; WASI Treasurer;
- F. Moved to New Business Item E.
- G. Bumpus Ballfields Recreational Development Review;
- H. Conflict of Interest Filing Deadline;
 - 1. IM. No. 95-13;
- I. Engineering Services;
 - 1. IM. 95-14;
- J. Parks and Rec. 3/21/95 Meeting Minutes;

12. CITY REPORTS:

Council recognized MaryEllen Emmons appointment as president of the Alaska Library Association.

Mr. Wyatt: Reported on break up season.

Mr. Dvorak: Reported on permit activity, and will be at the American Planning National Conference as the Alaska Chapter Planning Association representative.

Mrs. Harris: Reminded Council of the Conflict of Interest statements due April 15, 1995.

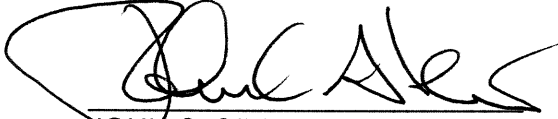
13. AUDIENCE COMMENTS:

14. COUNCIL COMMENTS:

15. ADJOURNMENT:

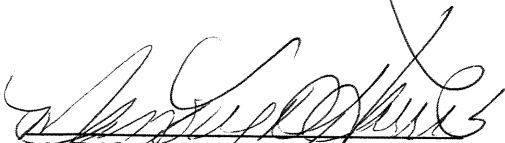
There being no further business the meeting adjourned at 11:15 p.m.

APPROVED:



JOHN C. STEIN, Mayor

RESPECTFULLY SUBMITTED:



MARJORIE D. HARRIS, CMC
City Clerk