

**FY-96 AUDIT WORKSESSION 6:00 P.M.**

CALL TO ORDER, PLEDGE OF ALLEGIANCE;

ROLL CALL:

APPROVAL OF AGENDA:

4. CONSENT AGENDA:

- A. Regular Meeting Minutes 11/25/96; Recommend: Approval as Presented.
- B. FY-96 Financial Audit; Recommend: Acceptance of the FY-96 Audit. (Under separate cover)
- C. CM. No. 96-102; Planning Commission Appointments; Recommend: Concurrence with the appointments of Pandora Willingham and Donald Bennett
- D. Ordinance Serial No. 96-79 FY-97 Budget Amendment (Glenwood Paving) Recommend: Introduction and schedule public hearing and action at the next scheduled meeting on 1/13/97.
  - 1. CM No. 96-106

5. PUBLIC HEARING:

- A. Ordinance Serial No. 96-74; Rezone Lots 1-8 Mortgage Park Subdivision
- B. Ordinance Serial No. 96-75; Providing for the mill levy for fiscal year 1998
- C. Resolution No. WR96-51; Establishing the City Council's intent to convey a portion of Tract B1, Winter Trail Subdivision to the Wasilla Area Seniors, Inc. (WASI), in support of the proposed Susitna Place Senior Housing Project
- D. Liquor License Establishments;
- E. Southview Extension Paving Assessment District 94P5; Assessment Roll
- F. Westpoint Paving Assessment District 94P1; Assessment Roll
- G. Hallea Paving Assessment District 94P3; Assessment Roll
- H. Wild-Adventure Paving Assessment District 94P4; Assessment Roll
- I. Proposed Paving Assessment District; Vaunda Avenue
- J. Proposed Paving Assessment District; Patricia Avenue

6. PERSONS TO BE HEARD: (NON AGENDA ITEMS 5 MINUTE LIMIT)

- A. Yvonne Sumner; Woodcrest L.I.D.
- B. Pandora Willingham; Woodcrest L.I.D.
- C. Eric & Barbara Poetzsch; Dinkle Botanical Garden & Deputy Administrator Salary
- D. SNOWMACHINERS

7. EXECUTIVE SESSION (SCHEDULED)

- A. Land Acquisition;
- B. Glenwood Paving Contractors Performance

8. UNFINISHED BUSINESS:

- A. Ordinance Serial No. 96-69; FY-96 Budget Amendment; (Deputy Administrator and Parks Seasonal Positions Salaries). (Adoption)
  - 1. IM. No. 96-36; Job Description; Deputy Administrator
  - 2. IM. No. 96-37; Completed Winter Project List for Parks & Rec. Employees
  - 3. Organization chart
- B. Ordinance Serial No. 96-73; Establishing the position of Deputy Administrator. (Adoption)
- C. Paving LID Assessment Rolls;

- 1. Resolution No. WR96-54; Confirming the Assessment Roll for Southview Paving Assessment District 94P5
- 2. Resolution No. WR96-55; Confirming the Assessment Roll for Hallea Paving Assessment District 94P3
- 3. Resolution No. WR96-56; Confirming the Assessment Roll for Wild-Adventure Paving Assessment District 94P4
- 4. Resolution No. WR96-57; Confirming the Assessment Roll for Westpoint/Westcove Drives Paving Assessment District 94P1

- D. Resolution No. WR96-58; Creating Vaunda Avenue Paving Assessment District 96P1
- E. Resolution No. WR96-59; Creating Patricia Avenue Paving Assessment District 96P2
- F. Resolution No. WR96-60; Declaring its intent to issue Road Improvement Bonds; Vaunda and Patricia Avenue Paving L.I.D's
- G. IM No. 96-33; **(Postponed)**
- H. Resolution No. WR96-51; Establishing the City Council's intent to convey a portion of Tract B1, Winter Trail Subdivision to the Wasilla Area Seniors, Inc. (WASI), in support of the proposed Susitna Place Senior Housing Project
- I. CM No. 96-107 Liquor Establishment Report
- J. *FY98 Lib Funding K. Beck St Row*

9. NEW BUSINESS:

- A. CM. No. 96-103; Borough Meeting Attendance
- B. CM. No. 96-104; City Clerk Supervisors/Evaluators
- C. MBS Clerk's Deed Process;
- ~~D. Ordinance Serial No. 96-77; FY-97 Budget Amendment Reader Board~~
- E. Ordinance Serial No. 96-78; FY-97 Budget Amendment; Land Acquisition
- F. Sewer and Water Expansion (Requested by Councilman Carney)
- G. Resolution No. WR96-61 Annexation Policy
  - 1. IM No. 96-38
- H. Ordinance Serial No. 96-76; FY-97 Budget Skateboard Park
- I. Ordinance Serial No. 96-80; Rezone Fred Nelson Subdivision and Lofland and Simonds Subdivision
- J. Ordinance Serial No. 96-81; Rezone Tract D4, Sec 10 T17N, R01W

*Removed from agenda*

~~K. Ord. 96-79 into~~

10. COMMUNICATIONS:

- A. IM. No. 96-35; Library Furnace *& CM 96-108 Funding*
- B. IM No. 96-42; Snowmachine Policy
- C. IM. No. 96-39; Taxation of Aircraft
- D. Wasilla Planning Commission Resolution No. 96-35; Requesting a joint worksession with the City Council.
- E. Wasilla Planning Commission; Meeting Minutes 11/19/96
- F. IM No. 96-40; Susitna Avenue Paving LID
- G. IM No. 96-41; LID Status

11. COMMISSION REPORTS:

12. CITY REPORTS:

13. AUDIENCE COMMENTS:

14. COUNCIL COMMENTS:

15. ADJOURNMENT:



- D. Ordinance Serial No. 96-79 FY-97 Budget Amendment (Glenwood Paving) **Recommend:** Introduction and schedule for public hearing and action at the next scheduled meeting on 1/13/97.  
1. CM No. 96-106

Motion/Second: Carney/Patrick

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. 96-74: Rezone Lots 1-8 Mortgage Park Subdivision

Mayor Palin opened the hearing to the public.

Mike Carson: Favors the rezone.

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

- B. Ordinance Serial No. 96-75: Providing for the mill levy for fiscal year 1998

Mayor Palin opened the hearing to the public.

Steve Glos: If Wasilla is just going to happen and grow any which way then put the property tax at zero, but if there is going to be long range planning occurring then there will be a need for more than a zero property tax levy.

Barbara Poetzsch: Agreed with Mr. Glos and does not feel anyone should get something for nothing, people have a tendency not to appreciate something for nothing.

Vern Rupright: Doesn't believe that a citizen's desirability should be considered, since there is a 2% sales tax who is or is not a property owner should not be a factor in the Council's consideration.

Don Tanner: Indicated there is no reason to have a property tax now there is a sales tax instituted.

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

- C. Resolution No. WR96-51: Establishing the City Council's intent to convey a portion of Tract B1, Winter Trail Subdivision to the Wasilla Area Seniors, Inc. (WASI), in support of the proposed Susitna Place Senior Housing Project

Mayor Palin opened the hearing to the public.

June Robinette: Encouraged Council support of Resolution No. WR96-51.

Tim Anderson: Encouraged support also, and indicated that there is a current waiting list of 40 persons for the housing project. Mr. Anderson then presented a petition from Senior Citizens supporting Resolution No. WR96-51. Mr. Anderson also indicated that the deadline for them to submit their request to AHFC is Dec. 20<sup>th</sup> and if they don't have site control then they won't be able to build.

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

- D. Liquor License Establishments:

Mayor Palin opened the hearing to the public.

Dyurch: Representing El Toro II asked for Council approval.

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

E. Southview Extension Paving Assessment District 94P5; Assessment Roll  
Mayor Palin opened the hearing to the public.

Sherry Shiesl: Indicated that there was an error between the letter they received and the assessment roll shown in the packet, the letter indicates an assessment of \$2,401.61 and the roll indicates an assessment of \$4,803.22, double of what everyone else is being assessed.

Mr. Nelson noted that their 1 lot was originally 2 lots and they were sent 2 estimated assessments and had two votes. Since that time their 2 lots are combined and is now twice as large as the other lots in that subdivision. Mr. Nelson indicated that the letter simply had a clerical error in the amount listed. Since all other lots are being assessed at \$2,401.61.

Don Tanner: Spoke of his frustration with the City and is concerned that when the vote was taken the benefit derived would be equal. He could drive onto his lot at that time, but since the improvement there is a 4 foot ditch and he can not drive on his lot now. The City instructed the contractor that if a culvert or house existed, then put in an apron if not don't. Mr. Tanner stated he is expected to pay the same as everyone else, without getting the benefit as everyone else. He also indicated in his research that there are 24 driveways installed but only 2 have permits filed with Public Works.

Mike Carson: Also assumed that the improvement would be equal, but he owns 4 lots none of which were given culverts or aprons, the City has created 2 classes of property owners. Mr. Carson encouraged Council to make the assessments equal by giving back to the property owners without culverts and aprons the cost of putting those culverts and aprons in which was \$700.00 each.

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

F. Westpoint Paving Assessment District 94P1; Assessment Roll  
Mayor Palin indicated that she owns a lot in this assessment area. Mayor Palin opened the hearing to the public. No comments were made. Mayor Palin closed the hearing to the public.

G. Hallea Paving Assessment District 94P3; Assessment Roll  
Mayor Palin opened the hearing to the public. No comments were made. Mayor Palin closed the hearing to the public.

H. Wild-Adventure Paving Assessment District 94P4; Assessment Roll  
Mayor Palin opened the hearing to the public. No comments were made. Mayor Palin closed the hearing to the public.

I. Proposed Paving Assessment District; Vaunda Avenue  
Mayor Palin opened the hearing to the public.

Marilyn Powell: Brought up concerns with the short distance of pavement being proposed, the dust control and maintenance problems where the pavement breaks and the secondary gravel going onto the paved area. A 10,000 cost is a waste.

Mr. Felton indicated that Public Works agrees with the statements made by Mrs. Powell, Public Works originally recommended paving the entire street.

Nelson reported that the proposed area contains 10 lots, only 2 protests were received, and 1 lot is owned by Cook Inlet Housing and they claim they are exempt. This would mean that the City would have to pick up the cost of that lot as well as the 2/3 cost of the paving project.

Mayor Palin asked if there were any other ballots to be submitted. No ballots were submitted and no other comments were made. Mayor Palin closed the hearing to the public.

J. Proposed Paving Assessment District: Patricia Avenue

Mayor Palin opened the hearing to the public.

Mr. Nelson reported that the proposed area contains 10 lots, only 1 protest has been received, and no lots belong to Cook Inlet Housing.

Mayor Palin asked if there were any other ballots to be submitted. No ballots were submitted and no other comments were made. Mayor Palin closed the hearing to the public.

6. PERSONS TO BE HEARD: (NON AGENDA ITEMS 5 MINUTE LIMIT)

A. Yvonne Sumner; Woodcrest L.I.D.

Mrs. Sumner stated that the property owners within the Woodcrest Paving L.I.D. have gone through all the steps to get their road paved. She requested that the City move forward with paving the Woodcrest L.I.D.

B. Pandora Willingham; Woodcrest L.I.D.

Mrs. Willingham stated she is in the Richmond Hills II area of the Woodcrest Paving L.I.D. and supports the City moving forward with this project and indicated that this project will fix 3 dirt intersections with pavement. Asked council to find the funding.

C. Eric & Barbara Poetzsch; Dinkle Botanical Garden & Deputy Administrator Salary

Mrs. Poetzsch indicated that the Parks & Recreation Commission will be voting tomorrow evening on the status of the Dinkel Botanical Garden and spoke of the history behind the development of Richmond Hills and Richmond View Subdivisions. Lot 1 was given to the City to be used for a park, it also contains a 30 foot easement and trail bordering the lot and spoke against the City getting rid of the park. The Poetzschs would be insulted if the City tried to give them the property back.

Mr. Poetzsch spoke of the Dinkel Botanical Garden and the Dinkles offer to assist in the development of the park. Mr. Poetzsch indicated that it is the City's choice as to how to develop the park but maybe neighbors could work on it. Mr. Poetzsch also spoke in favor of funding Mr. Cramers' position.

D. Snowmachiners;

Mayor Palin read IM. No. 96-42 and indicated that she is co-owner of Valley Polaris

Mr. Felton read a letter from Tom Starr, President of the Mat-Su Motor Mushers regarding snowmobile safety awareness week.

7. EXECUTIVE SESSION (SCHEDULED)

A. Land Acquisition;

B. Glenwood Paving Contractors Performance

Motion/Second: Chappel/Keller

To go into executive session to discuss the Museum Land Acquisition and the Glenwood Paving Contractor Performance. Motion passed with Mr. Carney and Mrs. Langill dissenting.

EXECUTIVE SESSION: 8:10--8:40 PM

Mayor Palin announced that Council will take action on the land acquisition under Unfinished Business Item G and there will be no action on the Glenwood Contractor performance at this time.

8. UNFINISHED BUSINESS:

A. Ordinance Serial No. 96-69; FY-96 Budget Amendment; (Deputy Administrator and Parks Seasonal Positions Salaries). **(Adoption)**

1. IM. No. 96-36; Job Description; Deputy Administrator
2. IM. No. 96-37; Completed Winter Project List for Parks & Rec. Employees
3. Organization chart

Motion/Second: Chappel/Patrick

To adopt Ordinance Serial No. 96-69.

Motion/Second: Carney/Langill

To amend Ordinance Serial No. 96-69 by removing funding for the Parks & Recreation Employees 3 month extension. Amendment failed with Mr. Carney and Mrs. Langill assenting.

Motion/Second: Langill/Carney

To amend Ordinance Serial No. 96-69 by increasing the Parks & Recreation employees funding for an additional months to full time. Amendment tied with Mr. Fuller, Mrs. Keller and Mrs. Langill assenting. Mayor Pain broke tie by voting no, causing the amendment to fail.

The main motion passed with Mr. Carney and Mrs. Langill dissenting.

B. Ordinance Serial No. 96-73; Establishing the position of Deputy Administrator. **(Adoption)**

Motion/Second: Fuller/Chappel

To adopt Ordinance Serial No. 96-73.

Motion/Second: Chappel/Patrick

To amend Ordinance Serial No. 96-73 Section 2 by deleting the word "establishing" and inserting the word "placing". Amendment passed with Mrs. Langill dissenting.

Motion/Second: Chappel/Patrick

To amend Ordinance Serial No. 96-73 Section 3 by deleting the word "future". There was no objection, so ordered.

The main motion passed with Mrs. Langill dissenting.

C. Paving LID Assessment Rolls:

1. Resolution No. WR96-54; Confirming the Assessment Roll for Southview Paving Assessment District 94P5
2. Resolution No. WR96-55; Confirming the Assessment Roll for Hallea Paving Assessment District 94P3

3. Resolution No. WR96-56; Confirming the Assessment Roll for Wild-Adventure Paving Assessment District 94P4

4. Resolution No. WR96-57; Confirming the Assessment Roll for Westpoint/Westcove Drives Paving Assessment District 94P1

Motion/Second: Langill/Carney

To adopt Resolution No. WR96-54. Motion passed.

Motion/Second: Chappel/Langill

To adopt Resolution No. WR96-55. Motion passed.

Motion/Second: Fuller/Langill

To adopt Resolution No. WR96-56. Motion passed.

Motion/Second: Carney/Langill

To adopt Resolution No. WR96-57. Motion passed.

D. Resolution No. WR96-58; Creating Vaunda Avenue Paving Assessment District 96P1

Motion/Second: Carney/Keller

To adopt Resolution No. WR96-58. Mrs. Langill stated she lives on Vaunda Avenue however is not in the proposed assessment area. Motion tied with Mr. Carney, Mr. Chappel and Mr. Fuller assenting. Mr. Carney changed his vote to no and requested that Resolution No. WR96-58 be brought back to the next regular meeting, 01/13/97.

E. Resolution No. WR96-59; Creating Patricia Avenue Paving Assessment District 96P2

Motion/Second: Carney/Fuller

To adopt Resolution No. WR96-59. Motion passed with Mrs. Keller dissenting.

F. Resolution No. WR96-60; Declaring its intent to issue Road Improvement Bonds; Vaunda and Patricia Avenue Paving L.I.D.'s

Motion/Second: Carney/Langill

To adopt Resolution No. WR96-60. There was no objection to amend Resolution No. WR96-60 by deleting all references to Vaunda Avenue, so ordered. Motion passed.

G. IM No. 96-33; (Postponed)

The motion to authorize Administration to enter into negotiations for Lot 2 Block 8 Wasilla Townsite and bring the information to Council on January 27, 1997 made at the November 25, 1996 Council Meeting failed with Mrs. Patrick assenting.

H. Resolution No. WR96-51; Establishing the City Council's intent to convey a portion of Tract B1, Winter Trail Subdivision to the Wasilla Area Seniors, Inc. (WASI), in support of the proposed Susitna Place Senior Housing Project. *There was no objection from Council to incorporate the amendment from the attorney.*

Motion/Second: Langill/Chappel

To adopt Resolution No. WR96-51. Motion passed.



I. CM No. 96-107 Liquor Establishment Report

Motion/Second: Carney/Keller

To approve CM. No. 96-107, authorizing a letter of non-objection be submitted to the ABC Board for establishments with no violations, and letters of objection be submitted to the ABC Board for establishments with violations. Then to submit a letter of withdrawal once violations are cleared. Motion passed.

J. FY-98 Library Funding:

Councilman Fuller agreed to work with Mayor Palin and Mrs. Emmons on the Library Funding situation.

K. Fishhook Road Right-of-way:

Administration agreed to put a bill together on the Fishhook Road right-of-way acquisition for Senator Green and Senator Halford.

9. NEW BUSINESS:

A. CM. No. 96-103; Borough Meeting Attendance

The following selections were made for attendance of the Borough Assembly meetings: Carney-January; Fuller-February; Keller-March; Patrick-April; Cramer-May and Chappel-June.

B. CM. No. 96-104; City Clerk Supervisors/Evaluators

Mrs. Langill and Mrs. Patrick agreed to serve for the next year as the City Clerk's Supervisors/Evaluators.

C. MSB Clerk's Deed Process:

Motion/Second: Langill/Chappel

To accept the recommendations made in Mr. Nelson's memorandum on the MSB Clerk's Deed Process, authorizing the purchase of Lot 5, Block 2, Birch Park if the owner or mortgage holder does not pay. Motion passed

D. Removed from Agenda

E. Ordinance Serial No. 96-78; FY-97 Budget Amendment; Land Acquisition

Motion/Second: Chappel/Langill

To authorize Administration to approach the property owner of Lots 7, 8 and 9, Block 8 Wasilla Townsite to ascertain any interest in selling and bring a report back to the next regular meeting, 01/13/97. No objection, so ordered.

Motion/Second: Chappel/Langill

To introduce Ordinance Serial No. 96-78. Motion failed with Mrs. Langill assenting.

F. Sewer and Water Expansion (Requested by Councilman Carney)

Councilman Carney requested that the City look at expansion of the water and sewer to include areas that are threatened by pollution, such as the Cottonwood Creek area, Wasilla Lake area and then approach both the congressional and legislative bodies to help with funding.

G. Resolution No. WR96-61 Annexation Policy

1. IM No. 96-38

Motion/Second: Chappel/Patrick

adopt Resolution No. 96-61.

Motion/Second: Chappel/Langill

To delay Resolution No. WR96-61 to the next regular meeting, 01/13/97. Motion passed.

H. Ordinance Serial No. 96-76; FY-97 Budget Skateboard Park

Motion/Second: Carney/Chappel

To introduce Ordinance Serial No. 96-76 and schedule for public hearing at the next regular meeting on 01/13/97. Motion passed with Mrs. Patrick dissenting.

I. Ordinance Serial No. 96-80; Rezone Fred Nelson Subdivision and Lofland and Simonds Subdivision

Motion/Second: Chappel/Fuller

To introduce Ordinance Serial No. 96-80 and schedule for public hearing at the next regular meeting on 01/13/97. Motion passed.

J. Ordinance Serial No. 96-81; Rezone Tract D4, Sec 10 T17N, R01W

Motion/Second: Langill/Keller

To introduce Ordinance Serial No. 96-81 and schedule for public hearing at the next regular meeting on 01/13/97.

Councilwoman Patrick declared a conflict indicating that she lives by this property.

Motion/Second: Langill/Carney

To refer Ordinance Serial No. 96-81 back to the Planning Commission to resolve the split lot zoning.

Motion/Second: Chappel/Patrick

To extend the meeting to 11:15 p.m. No objection, so ordered.

The motion to refer Ordinance Serial No. 96-81 back to the Planning Commission passed with Mrs. Keller dissenting and Mrs. Patrick abstaining.

10. COMMUNICATIONS:

A. IM. No. 96-35; Library Furnace; CM. No. 96-108; Library Furnace Funding;

Motion/Second: Carney/Patrick

To approve CM. No. 96-108, authorizing Administration to expend up to \$10,000 to replace the Library Furnace. No objection, so ordered.

B. IM No. 96-42; Snowmachine Policy

C. IM. No. 96-39; Taxation of Aircraft

Motion/Second: Langill/Patrick

to direct the City Attorney to draft an ordinance to eliminate the personal property tax on aircraft. Motion tied with Mr. Carney, Mr. Chappel and Mrs. Patrick dissenting. Mayor Palin broke the tie voting in favor of the motion, causing the motion to pass.

- D. Wasilla Planning Commission Resolution No. 96-35; Requesting a joint worksession with the City Council.

Council agreed to hold a joint worksession with the Planning Commission on January 7, 1997 at 6:00 p.m.

- E. Wasilla Planning Commission; Meeting Minutes 11/19/96

- F. IM No. 96-40; Susitna Avenue Paving LID

There was no objection from Council to place Susitna Avenue Paving LID on the priority list in line, so ordered.

- G. IM No. 96-41; LID Status

Council requested that an ordinance be brought forward to fund the Woodcrest Paving L.I.D.

Councilman Carney requested that the meeting be extended 15 minutes. No objection, so ordered.

11. COMMISSION REPORTS:

Ron Rucker; Parks & Recreation Commission: Reported on the skateboard park the Dinkel Botanical Park and Parks Powers.

Leroi Heaven; Wasilla Historical Society: Reported that the Museum is decorated for Christmas and construction at Teelands is on hold at this time.

CITY REPORTS:


13. AUDIENCE COMMENTS:

14. COUNCIL COMMENTS:

15. ADJOURNMENT:

There being no further business the meeting adjourned at 11:27 p.m.

APPROVED:

  
SARAH H. PALIN, Mayor

RESPECTFULLY SUBMITTED:

  
ARJORIE D. HARRIS, CMC  
City Clerk