

*Presented with Reso 99-07
3/22/99 K.*

WASILLA CITY COUNCIL INFORMATION MEMORANDUM

IM No. 99-33

**SUBJECT: LOCATION OF A PUBLIC SAFETY FACILITY ON LOTS 2-6 BLOCK 2
WASILLA AIRPARK INDUSTRIAL**

REQUESTED BY: Wasilla Planning Commission

PREPARED BY: Tim Krug, City Planner

DATE: March 16, 1999

FOR AGENDA OF: March 22, 1999

SUMMARY:

The Matanuska-Susitna Borough has requested a resolution of the Wasilla City Council to locate a Public Safety Facility on Lots 2-6, Block 2, Wasilla Airpark Industrial Subdivision. Information in support is attached.

FISCAL IMPACT: No Yes, amount requested: \$ Fund:

RECOMMENDED ACTION: Approval of Resolution Serial No. 99-07


Reviewed by: SARAH PALIN, Mayor

Attachments: WPC Resolution No. 98-24
WPC Memorandum No. 98-08
Wasilla City Council Memorandum Serial No. 98-21



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091

WASILLA PLANNING COMMISSION RESOLUTION NO. 98-24

**A RESOLUTION OF THE WASILLA PLANNING COMMISSION
RECOMMENDING THAT THE WASILLA CITY COUNCIL LOCATE THE
PUBLIC SAFETY FACILITY ON BLOCK 2 WASILLA AIRPARK INDUSTRIAL
SUBDIVISION.**

WHEREAS, Wasilla City Council Action Memorandum CM No. 98-21 requested the Public Safety Building Site Selection Advisory Committee (PSBSSAC) to proceed with identifying specific parcels near Lucille Street and Nelson Avenue for a future public safety facility; and

WHEREAS, the PSBSSAC recommends per Planning Commission Memorandum No. 98-08 that the Wasilla Planning Commission recommend to the Wasilla City Council to proceed with purchasing all of Block 2 of Wasilla Airpark Industrial Subdivision; and

WHEREAS, the southwest corner of Lucille Street and Nelson Avenue involve two other property owners other than the City of Wasilla; and

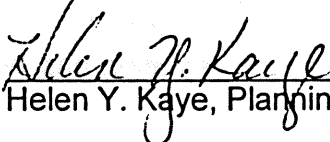
WHEREAS, the other corners are either developed or involve negotiations with several property owners; and

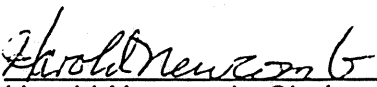
WHEREAS, the southwest corner has all utilities available.

NOW THEREFORE BE IT RESOLVED, the Wasilla Planning Commission recommends that the Wasilla City Council acquire Block 2 of Wasilla Airpark Industrial Subdivision for future location of a public safety facility.

I certify that a resolution in substantially the above form was passed by a majority of those voting at a duly called and conducted meeting of the Wasilla Planning Commission this 8th day of December 1998.

ATTESTED:


Helen Y. Kaye, Planning Clerk


Harold Newcomb, Chair

Area Code (907)

Administration
Ph: 373-9055
Fx: 373-9092

Clerks Office
Ph: 373-9090
Fx: 373-9092

Finance
Ph: 373-9070
Fx: 373-9085

Library
Ph: 376-5913
Fx: 376-2347

Museum
Ph: 373-9071
Fx: 373-9072

Parks &
Recreation
Ph: 373-9053
Fx: 373-9072

Planning
Ph: 373-9094
Fx: 373-9092

Police
Ph: 373-9077
Fx: 373-9051

Public Works
Ph: 373-9095
Fx: 373-9054

Ph: _____
Fx: _____



CITY OF WASILLA

290 E. HERNING AVE.
WASILLA, ALASKA 99654-7091

PLANNING COMMISSION MEMORANDUM NO. 98 - 08

Date: November 30, 1998

To: Wasilla Planning Commission

Thru: Sarah Palin, Mayor *SP*

From: Public Safety Building Site Selection Advisory Committee *✓*

Composed of: Tim Krug, Wasilla City Planner *TK*
Charlie Fannon, Wasilla Chief of Police *C.F.*
Harold Newcomb, Chair, Wasilla Planning Commission *H.N.*
Jack Krill, Chief, MSB Wasilla-Lakes Fire Department *JK*

Subject: Identification on specific parcels near Lucille Street and Nelson Avenue for a Public Safety Building.

Wasilla City Council Action Memorandum CM No. 98-21 requests the Public Safety Building Site Selection Advisory Committee (PSBSSAC) to proceed with identifying specific parcels near Lucille Street and Nelson Avenue for a future public safety facility.

The intersection of Lucille Street and Nelson Avenue has properties without facilities on all the corners, except for the southeast corner which has a mini-storage constructed. The northeast corner would require clearing and negotiating with several property owners. The northwest corner would require clearing, negotiating with several property owners and it would be difficult dealing with the elevation changes on the site. The southwest corner is owned by the City of Wasilla, Brian Eberhard and the owners of Valley Feed and Seed (if you desired to also obtain Block 2, Lot 1 of Wasilla Airpark Industrial Subdivision). The southwest corner is cleared, level, has all utilities, and the owner of the majority of the properties (4.7 acres) has agreed to sell the property for what appears to be a reasonable cost.

Therefore, the PSBSSAC recommends to the Wasilla Planning Commission to recommend to the Wasilla City Council to proceed with purchasing all of Block 2 of Wasilla Airpark Industrial Subdivision. The attached resolution has been drafted for your approval.

Attachments:
CM No. 98-21
Aerial Photograph
Page 114 MSB Assessment List

Area Code (907)

Administration
Ph: 373-9055
Fx: 373-9092

Clerks Office
Ph: 373-9090
Fx: 373-9092

Finance
Ph: 373-9070
Fx: 373-9085

Library
Ph: 376-5913
Fx: 376-2347

Museum
Ph: 373-9071
Fx: 373-9072

Parks & Recreation
73-9053
3-9072

Planning
Ph: 373-9094
Fx: 373-9092

Police
Ph: 373-9077
Fx: 373-9051

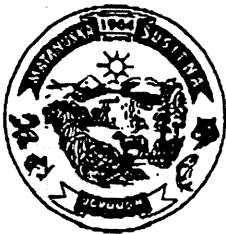
Public Works
Ph: 373-9095
Fx: 373-9054

Ph: _____
Fx: _____

AEROMAP U.S.
INTERNATIONAL PHOTOGRAMMETRIC CONSULTANTS
Tel: (907) 272-4495 Fax: (907) 274-3265
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ACCOUNT_NUMBER	ZONE	OWNER / BUYER	LAND_AFR	BLDG_AFR	TOTAL_AFR	EXEMPTION	ASSESSED	ACREAGE
1113806L020 WASILLA ACRES 17N01W05 WA121100	0035	KLEWEIN KARA LEE 2091 W MELANIE AVE WASILLA AK 99654	12,000	123,600	135,600		135,600	.99
1115801L004 WASILLA ARFRK IND 17N01W09 WA125900	0035	MARULIS JOHN G & ANNA M 1621 STANTON AVE ANCHORAGE AK 99508	70,700	363,400	434,100		434,100	.93
1115802L001 WASILLA ARERK IND 17N01W09 WA125900	0035	CROSBY MARGARET LINDON ELIZABETH 501 TOMMY MOE DR WASILLA AK 99654	54,000	95,400	149,400		149,400	.92
1115802L002 WASILLA ARFRK IND 17N01W09 WA12	0035	EBERHARD BRIAN PO BOX 111409 ANCHORAGE AK 99511	44,100	0	44,100		44,100	.92
1115802L003 WASILLA ARFRK IND 17N01W09 WA12	0035	EBERHARD BRIAN PO BOX 111409 ANCHORAGE AK 99511	44,000	0	44,000		44,000	.92
1115802L004 WASILLA ARFRK IND 17N01W09 WA12	0035	EBERHARD BRIAN PO BOX 111409 ANCHORAGE AK 99511	54,300	0	54,300		54,300	.92
1115802L005 WASILLA ARFRK IND 17N01W09 WA12	0035	EBERHARD BRIAN PO BOX 111409 ANCHORAGE AK 99511	55,200	0	55,200		55,200	1.01
1115802L006 WASILLA ARFRK IND 17N01W09 WA12	0035	EBERHARD BRIAN PO BOX 111409 ANCHORAGE AK 99511	40,300	0	40,300		40,300	.93
1116801L001 OVERLOOK BUSINESS FK 17N01W11 WA11	0035	SLYMAKER RAYMOND T EASANARO PAISY LOUISE PO BOX 110787 ANCHORAGE AK 99511	117,500	0	117,500		117,500	1.20
1116801L002 OVERLOOK BUSINESS FK 17N01W11 WA115810	0035	ANDRES-WYMORE 2201 E PARKS HWY WASILLA AK 99654	135,900	513,300	649,200		649,200	1.39
1116801L003 OVERLOOK BUSINESS FK 17N01W11 WA11	0035	A & W WINDBREAK INC 2201 E PARKS HWY WASILLA AK 99654	142,500	0	142,500		142,500	1.64
1116801L004 OVERLOOK BUSINESS FK 17N01W11 WA116300	0035	LOHMAL MICHAEL T % WASILLA BAR 574 PAYSTREAK CIR WASILLA AK 99654	186,300	488,000	674,300		674,300	2.14
1116801L005 OVERLOOK BUSINESS FK 17N01W11 WA11	0035	MICHELS ANITA L PO BOX 873123 WASILLA AK 99687	177,100	0	177,100		177,100	2.03



MATANUSKA-SUSITNA BOROUGH

Department of Public Safety

680 North Seward Meridian Parkway, Wasilla, Alaska 99654
PHONE (907) 373-8800 * FAX (907) 376-0799

March 17, 1999

John Cramer
Deputy Administrator
City of Wasilla
290 East Herning
Wasilla, Alaska 99654

Dear John:

Attached is a proposed time line for the Public Safety Complex construction. I realize it is a best hope for the project and that there may be some hidden problems I am not aware of. However, the basic steps will all need to be completed along with fixing any new ones that jump up.

If you would review this and make any changes or additions you see need to be included and return it to me for finalization I would appreciate it. Also, I will have the clerk's office send you the copy of the MOA that was given to the assembly last night.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Koehlein".

KEVIN KOECHLEIN, Director
Department of Public Safety

Enclosure

*From the Borough - Public Safety
3-17-99*

**Wasilla Public Safety Complex
Construction Time Line**

The proposed time line presented here is based on many of the key elements being performed simultaneously. If each item is strung out and not worked in conjunction with others the time frame may double, eliminating the ability to begin construction in 1999.

April 1999

- Assembly approval of funding for design and specifications
- MSB to request proposals from qualified design firms
- MSB and City develop site agreement for land
- Final platting issues identified and any platting actions initiated
- MSB Finance Dept. begins development of the COP process
- MSB and City finalize building needs

May 1999

- MSB and City sign site agreement for land use
- RFP awarded for design/specifications
- Consultant begins work for a design build bid package
- City and Borough complete platting requirements
- Apply for preliminary permits, work orders for MEA, MTA, ENSTAR

June 1999

- Final design package delivered to MSB and City, submitted to assembly and city council for approval
- Cost estimates complete and provided to MSB Finance Dept for funding by COP or other method.
- MSB Finance Dept begins financing process

July 1999

- Complete bid package and prepare for publication pending funding approvals. Package cannot be made public until such time as there is confirmed funding available in an amount of the engineers estimate.
- Based on design submit final permit applications as needed, request for service to utilities.
- Complete any final land issues

August 1999

- Finalize funding approval
- Receive RFP's or construction and evaluate
- submit RFP to assembly and city for approval

*FYI.
Council
Boxes*

(SP)

*This should be
considered with
the Borough's
M.O.A. We
did not receive
this time-line
until Wednesday*

**Memorandum of Agreement
between
The Matanuska-Susitna Borough
and
The City of Wasilla
for the
Public Safety Complex**

The Matanuska-Susitna Borough and the City of Wasilla have determined that there is a need for additional public safety facilities to house Fire, Emergency Medical, Rescue and possibly Police services. The parties agree that it may be in the best interest of the public to consolidate any needed construction to reduce costs, improve efficiencies to the public, and to provide better service to the public. The Borough and the City have developed a basic concept for a shared Public Safety Complex. Both parties shall notify each other no later than April 7, 1999 if they choose to build a joint use public safety building.

The Borough and City administrations have jointly agreed to a location for the Public Safety Complex within Block 2 of Wasilla Airpark Industrial Subdivision. The City has purchased lots 2-6 for the complex. The Wasilla Lakes Fire Service Area has agreed to move ahead with funding of the preliminary design and construction documents. Final design, space and cost allocation shall be subject to the approval of the Borough Assembly and Wasilla City Council no later than July 21, 1999.

Upon concept and site selection approval by the Borough Assembly and City Council, no later than May 5, 1999, the project design work can begin with an estimated 60-day completion after approval of an architect. Construction of the facility could then commence with 60-90 days after final action for design and financing authorizations. Completion and possession of the facility would hopefully occur 12 months after construction begins.

Matanuska-Susitna Borough

City of Wasilla

Michael J. Scott, Manager

Sarah Palin, Mayor

Date

Date

MATANUSKA-SUSITNA BOROUGH INFORMATION MEMORANDUM IM No. 99-015

SUBJECT: Request for appropriation of funds from the Wasilla-Lakes Fire Service Area Fund Balance (250) to the Fire Service Area Capital Fund 405, Project 10140 for hiring an architectural/engineering firm for designing a new public safety building.

AGENDA OF: March 16, 1999

ASSEMBLY ACTION:

MANAGER RECOMMENDATION: Introduce and set for public hearing.

APPROVED BY MICHAEL J. SCOTT, BOROUGH MANAGER: *Michael J. Scott*

Route To:	Department/Individual	Initials	Remarks
	Originator - Koechlein	<i>[Signature]</i> 3/5/99	
	Assessor		
	Public Works Director		
	Planning Director		
1	Finance Director	R.F. TC 3/5/99	
2	Attorney		
3	Assistant Manager		
4	Borough Clerk	<i>[Signature]</i>	

ATTACHMENT (S): Ordinance Serial No. 99-065
 Fiscal Note: Yes x No
 Attachment: Memorandum from Wasilla-Lakes FSA Board of Supervisors, Dated 1-18-99

SUMMARY STATEMENT:

Beginning in approximately 1992, the borough and city of Wasilla began discussions on the concept of a joint public safety complex in Wasilla. The facility would potentially house EMS, rescue, and fire services along with the Wasilla Police Department. A

needs assessment and building needs were completed by GDM Associates that outlined the basics of a joint facility and spatial needs based on current levels of service and predicted growth for five, ten, and fifteen years.

Since the beginning discussions, numerous potential locations were evaluated by the city and borough with the final selection being at the end of the Wasilla park strip. This location was deemed to have the best access, availability of utilities, and was strategically located. The city has since purchased additional land in the area to consolidate the ownership of all parcels by the city.

The borough and city have signed a memorandum of agreement to facilitate the design and construction process and to assure that the building is built as economically and quickly as possible. To continue the working relationship and process, funding is required to hire an architectural firm to complete the design specification for bidding. The borough and city have recommended that the design build process be used to reduce costs and allow for the private sector builders and designers to have the flexibility to submit proposals for the facility.

Ordinance Serial No. 99-_____ will provide funding for the contracting of services to produce a design scope of work that can be bid out. It is anticipated that upon approval of the assembly, the borough can begin advertising for the design services within 30 days.

The Wasilla-Lakes Fire Service Area Board of Supervisors has strongly endorsed this project and funding request. It has been on their CIP list, along with EMS, for nearly 10 years. The administration concurs with their recommendation and recommends the assembly adopt Ordinance Serial No. 99-_____.

Adopted:

MATANUSKA-SUSITNA BOROUGH
RESOLUTION SERIAL NO. 99-011

A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY
APPROVING THE SCOPE OF WORK AND BUDGET FOR HIRING AN
ARCHITECTURAL/ENGINEERING FIRM FOR DESIGNING A NEW PUBLIC
SAFETY BUILDING.

WHEREAS, the assembly appropriated funding in Ordinance
Serial No. 99-_____ in the amount of \$100,000 for hiring an
architectural/engineering firm for designing a new public
safety building; and

WHEREAS, the assembly must approve the scope of work
and budget for hiring an architectural/engineering firm for
designing a new public safety building prior to expenditure
of said funds.

NOW, THEREFORE, BE IT RESOLVED by Matanuska-Susitna
Borough Assembly that the following scope of work and budget
is hereby approved:

Scope of Work

The funds will be used to hire an
architect/engineer to design a new public safety
building.

Project Budget

Design a new public safety building \$100,000

BE IT FURTHER RESOLVED, that the project funds be used
for the project in the most judicious manner, under the
direction of the Public Works Department and the Matanuska-
Susitna Borough Public Safety Department with authorization

to expend funds from the \$100,000 appropriated by Ordinance
Serial No. 99-_____.

Adopted by the Matanuska-Susitna Borough Assembly this
_____ day of _____, 1999.

DARCIE K. SALMON, Borough Mayor

ATTEST:

SANDRA DILLON, Borough Clerk

(SEAL)