

SUBJECT: RIGHT-OF-WAY ACQUISITION OF BOROUGH-OWNED LAND FOR A UTILITY EASEMENT VALUED AT LESS THAN \$1,000 BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, FOR SEWARD-MERIDIAN PARKWAY RECONSTRUCTION PHASE II, PROJECT NO. Z512210000 / 000147 (MSB007832).

AGENDA OF: December 21, 2021

ASSEMBLY ACTION:

Presented to the assembly. 12.21.21 KBJ

MANAGER RECOMMENDATION: For information only.

APPROVED BY MICHAEL BROWN, BOROUGH MANAGER: *WB*

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>MSC</i>	
	Community Development Director	<i>CP</i>	
	Finance Director	<i>cy</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>DM 12/13/21</i>	<i>KBJ</i>

ATTACHMENT (S) : Fiscal Note: YES X NO _____
Parcel E-1A Drawing w/Seal (2 pp)
Parcel TCE-1A Drawing (2 pp)

SUMMARY STATEMENT:

The State of Alaska Department of Transportation and Public Facilities (DOT) has overall plans to construct and widen already constructed portions of Seward Meridian Parkway widening to include: accommodate four travel lanes, provide direct route to Seldon Road, separate paved pedestrian and bike pathways, improved crossing over Cottonwood Creek, and additional lighting to increase safety, reduce congestion and improve travel efficiency through the corridor.

As part of the on-going project, DOT is requesting a utility easement on property located at the northwest corner of Seward Meridian Parkway and Palmer-Wasilla Highway, where EMS Station 65

and Cottonwood Creek Elementary School reside (Tax ID 17N01W01D014). The utility easement, referred to as *E-1A*, contains approximately 500 square feet and a Temporary Construction Easement referred to as *TCE-1A* containing 2,111 square feet is required in support of the utility easement. Compensable value for both *E-1A* and *TCE-1A* is \$956.64. The split rail fencing on the fire station lot will require replacement after road construction is completed. Cost to replace and install new fencing is being negotiated with an expected Cost to Cure amount of under \$4,000.

The project will require additional Temporary Construction Permits (*TCP*) for purpose of reconstructing driveway approaches to ensure they blend and match to the newly constructed roadway. These are of mutual benefit and therefore, are non-compensable. The affected Borough-owned properties and associated *TCPs* include:

TCP-1A consists of five driveway areas affecting Public Safety Building Station 65 and Cottonwood Creek Elementary School (Tax ID 17N01W01D014).

TCP-25A affects Lot 2, North Meridian Subdivision, where the MSB School District Maintenance Shop resides (Tax ID 7578000L002).

TCP-25B affects Lot 1, North Meridian Subdivision, where Fronteras Charter School resides (Tax ID 7578000L001).

TCP-26A consists of two driveways affecting Parcel B of what is commonly known as the Alcantra Site where the Career Tech High School and Teeland Middle School reside (Tax ID 18N01W36A003).

Borough inter-department review was initiated and received no objection or concern from Borough departments. Public Notice was provided in accordance with MSB 23.05.025 without comment.

Pursuant to MSB 23.05.030 the Borough Manager may in accordance with this title and adopted procedures and with the consent of the Assembly if required, convey real property to the state of Alaska where it is in the best interests of the Borough to do so. And pursuant to MSB 23.10.020, the Borough Manager is authorized to approve all disposal of interest in Borough-owned real property with a fair market value less than \$25,000 per transaction upon complying with public notice and Assembly notification by Information Memorandum.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: December 21, 2021

SUBJECT: Right-of-way acquisition of Borough-owned land for a utility easement valued at less than \$1,000 by the state of Alaska Department of Transportation and Public Facilities, for Seward-Meridian Parkway reconstruction Phase II, Project No. Z512210000 / 000147 (NSB007832).

ORIGINATOR: Nancy Cameron, Land Management

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
AMOUNT REQUESTED <u>\$956,044</u>	FUNDING SOURCE <u>Land Sales</u>
FROM ACCOUNT #	PROJECT
TO ACCOUNT: <u>203.000.000 3xx.xxx</u>	PROJECT #
VERIFIED BY: <u>hmc whlnd</u>	CERTIFIED BY:
DATE: <u>12-9-21</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE			<u>1.0</u>			
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other			<u>1.0</u>			
TOTAL			<u>1.0</u>			

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary) * Cost to Cure amt anticipated around \$3,940

PREPARED BY:

PHONE:

DEPARTMENT:

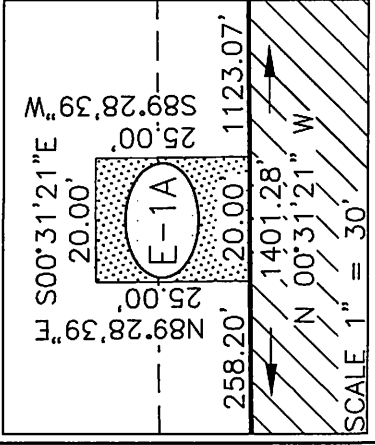
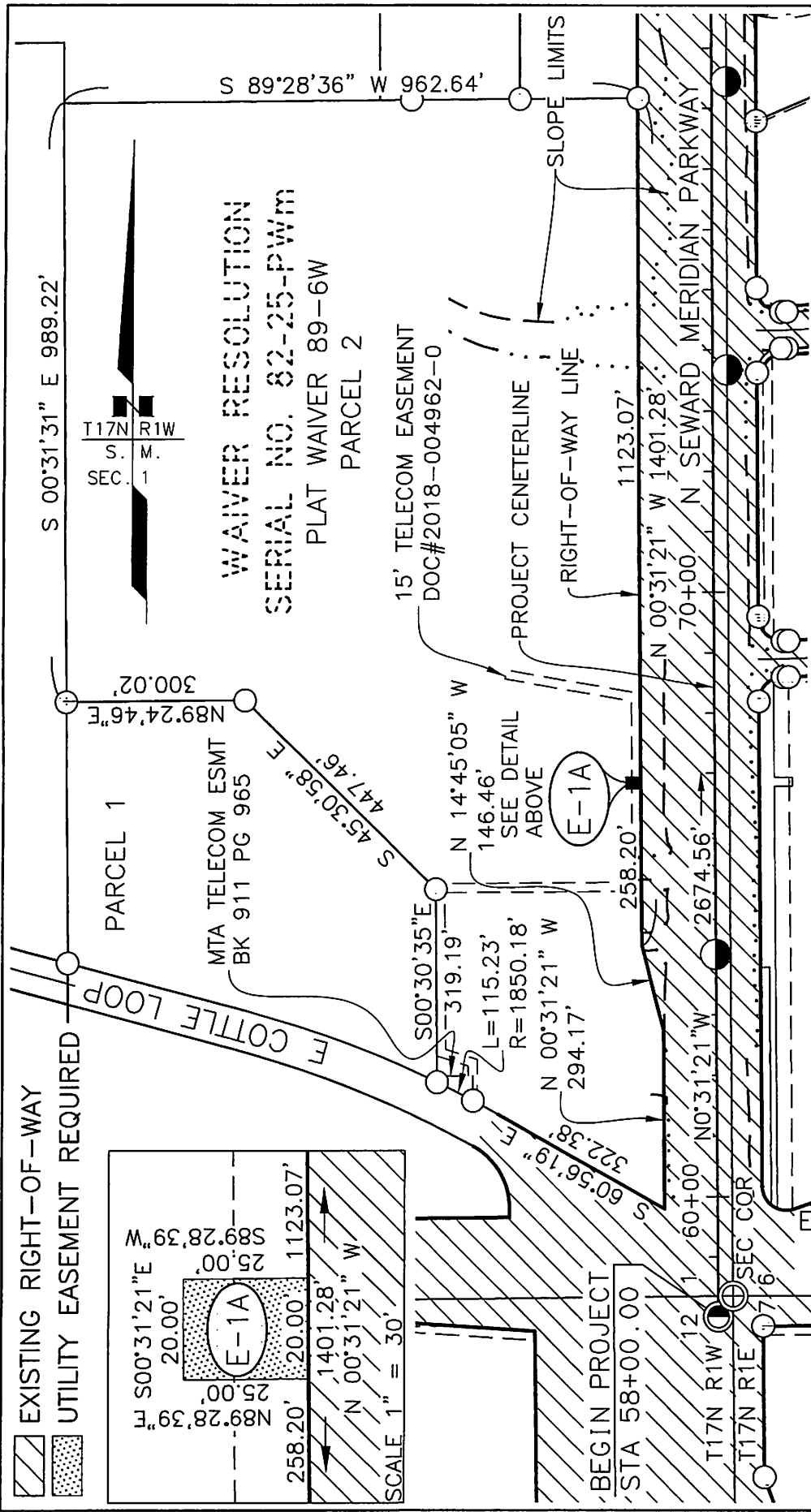
DATE:

APPROVED BY:

DATE:

Chugemmi Stewart

12/9/2021

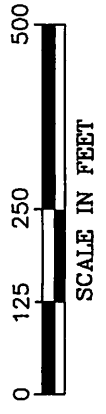


STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

UTILITY EASEMENT REQUIRED FOR
SEWARD MERIDIAN PARKWAY ROAD IMPROVEMENTS,
 PHASE II: PALMER-WASILLA HIGHWAY TO SELDON ROAD
 PROJECT NO. 0001417/Z512210000

OWNER'S INITIAL _____
 ATTACHED TO _____ Easement
 PAGE 5 OF 6 DATED _____

PLAT 1 OF 2 EASEMENT AREA 500 S.F.
 DRAWN BY RVD
 DATE Oct 2020 PARCEL NO. E-1A



1m 21-246

THIS PLAT MAY BE USED FOR THE ESTABLISHMENT OF
THE RIGHT-OF-WAY BOUNDARY ONLY, AND SHOULD NOT
BE USED AS A BASIS FOR ESTABLISHING ADJOINING
PROPERTY LINES AND CORNERS.

THIS SEAL IS FOR ALL WORK CONTAINED ON PLAT 1 OF 2.



ALASKA DEPARTMENT OF TRANSPORTATION
AND PUBLIC FACILITIES

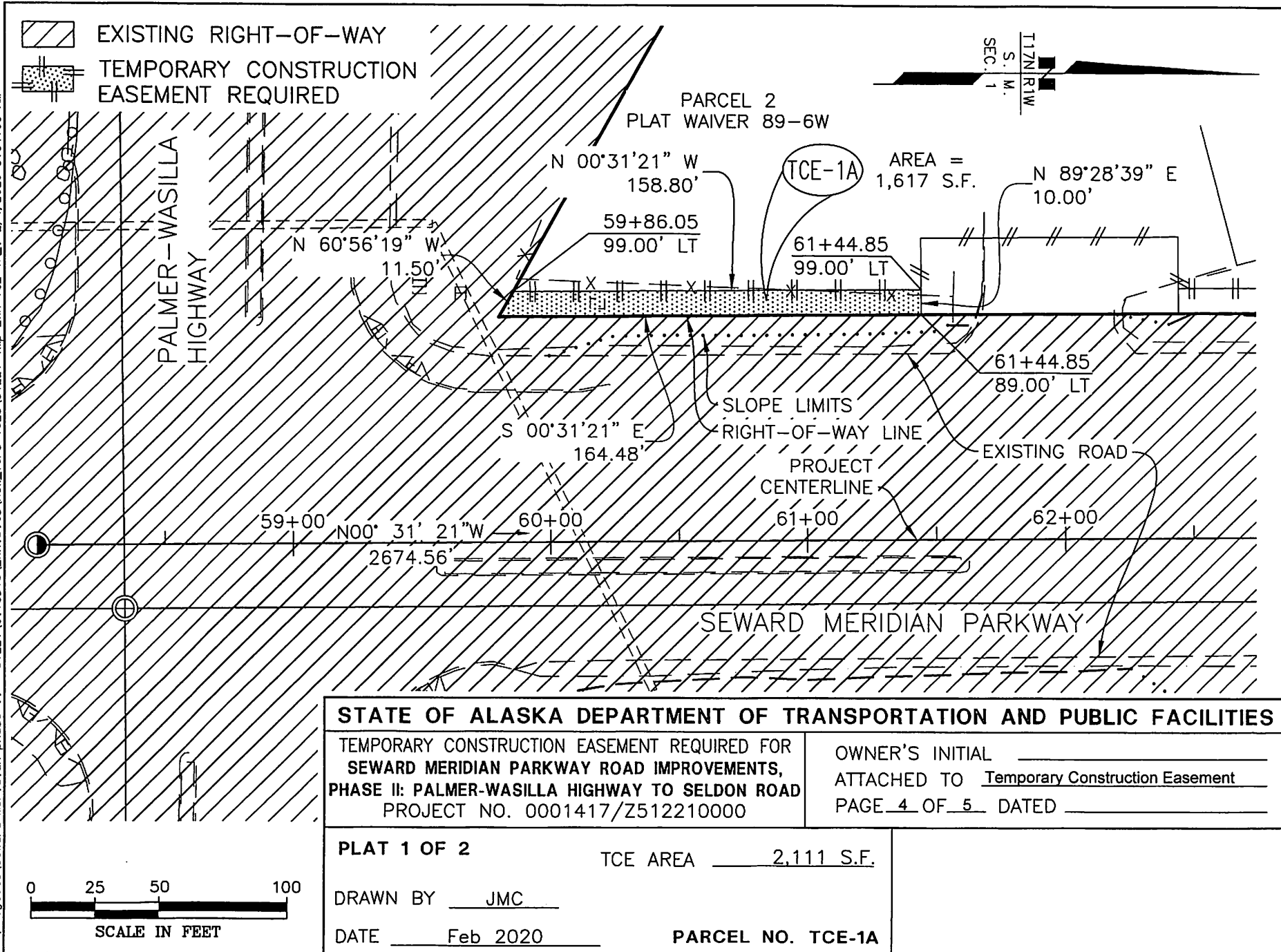
4111 AVIATION AVENUE
ANCHORAGE, AK 99502
PHONE (907) 269-0700

PLAT 2 OF 2 0001417/Z512210000 PARCEL NO. E-1A
PAGE ____ OF ____

1M
21-246

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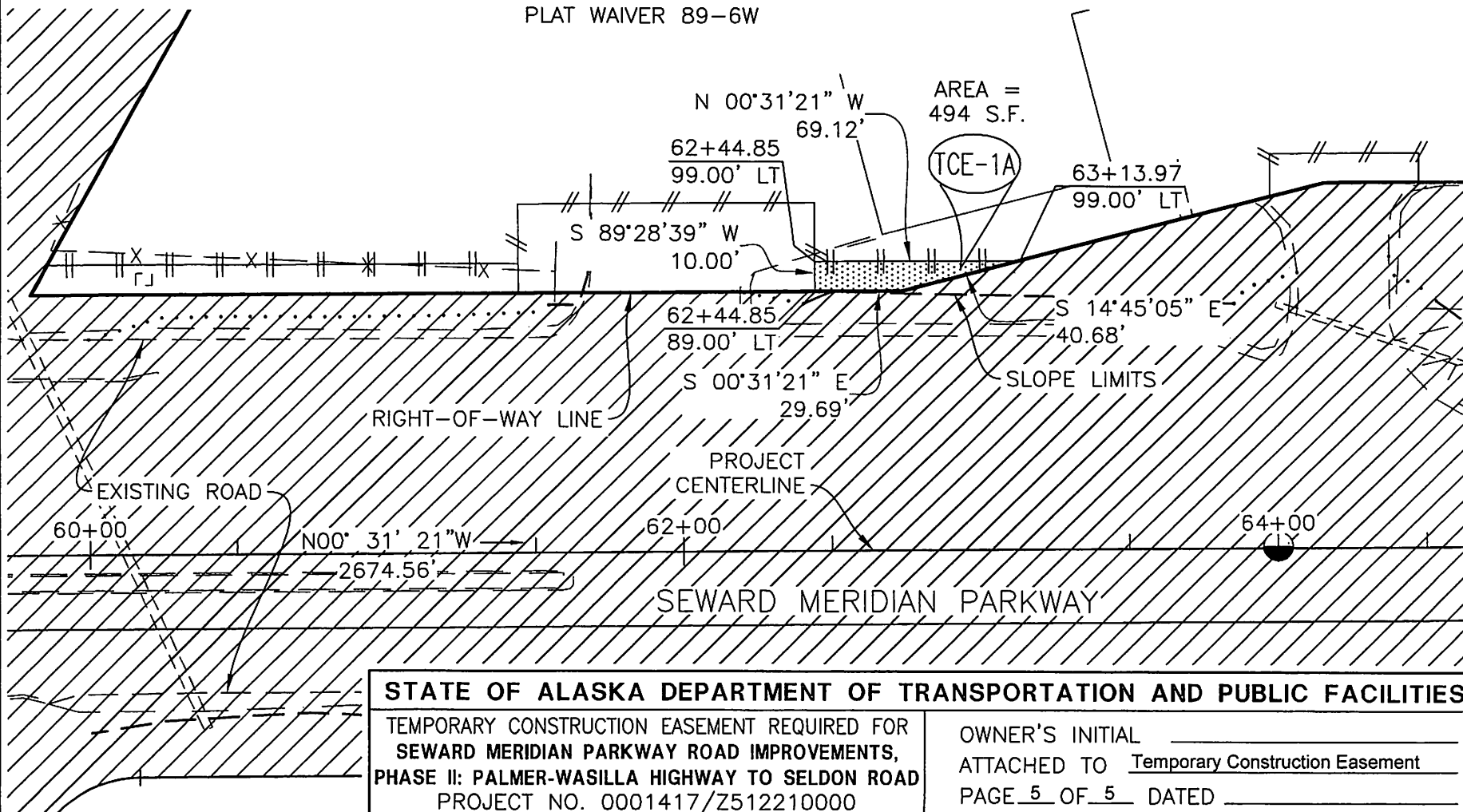
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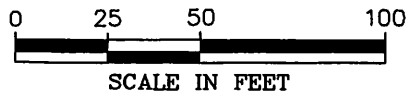
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- EXISTING RIGHT-OF-WAY
- TEMPORARY CONSTRUCTION EASEMENT REQUIRED

PARCEL 2
PLAT WAIVER 89-6W



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES	
TEMPORARY CONSTRUCTION EASEMENT REQUIRED FOR SEWARD MERIDIAN PARKWAY ROAD IMPROVEMENTS, PHASE II: PALMER-WASILLA HIGHWAY TO SELDON ROAD PROJECT NO. 0001417/Z512210000	OWNER'S INITIAL _____ ATTACHED TO <u>Temporary Construction Easement</u> PAGE <u>5</u> OF <u>5</u> DATED _____
PLAT 2 OF 2	TCE AREA <u>2,111 S.F.</u>
DRAWN BY <u>JMC</u>	
DATE <u>Feb 2020</u>	PARCEL NO. TCE-1A



17-246