



SUBJECT: RIGHT-OF-WAY ACQUISITION OF BOROUGH-OWNED LAND FOR A TEMPORARY CONSTRUCTION EASEMENT VALUED AT \$800 BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, FOR SEWARD MERIDIAN PARKWAY RECONSTRUCTION PHASE II, PROJECT NO. Z512210000/0001417 (MSB008016)

AGENDA OF: August 1, 2023

ASSEMBLY ACTION: Presented to the Assembly 8/1/23 S.P.

AGENDA ACTION REQUESTED: For information only.

Route To	Signatures
Originator	<div>7 / 13 / 2023</div> <div>X <i>Lisa Gray</i></div> <div>Signed by: Lisa Gray</div>
Community Development Department Director	<div>7 / 13 / 2023</div> <div>X Eric Phillips</div> <div>Signed by: Eric Phillips</div>
Finance Director	<div>7 / 14 / 2023</div> <div>X Liesel Weiland</div> <div>Signed by: Liesel Weiland</div>
Borough Attorney	<div>7 / 14 / 2023</div> <div>X Nicholas Spiropoulos</div> <div>Signed by: Nicholas Spiropoulos</div>
Borough Manager	<div> Recoverable Signature</div> <div>X Michael Brown</div> <div>Signed by: Michael Brown</div>
Borough Clerk	<div> Recoverable Signature</div> <div>X Lonnie McKechnie</div> <div>Signed by: Lonnie McKechnie</div>

ATTACHMENT (S): Fiscal Note: YES X NO
Exhibit A: 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.

In January 2022 the Matanuska-Susitna Borough finalized an agreement and approved multiple interests in support of this project. During the final review of the interests needed to construct the project, DOT identified two areas that were not included in the original offer. As part of the on-going project, DOT is requesting an additional temporary construction easement and increase of the area of a temporary construction permit 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 8389000L001 & L002). The temporary construction easement, referred to as TCE-1A containing 2,630 square feet is needed to complete utility boring activities. The area being requested is located at the second driveway area for the Fire Station at the corner of Seward Meridian Parkway and Palmer-Wasilla Highway, identified as Lot 2, MSB Cottonwood Station 65 subdivision. Compensable value for TCE-1A is \$800.00.

The project will require an additional area for a temporary construction permit for the Cottonwood Creek Elementary School property, identified as Lot 1, MSB Cottonwood Station 65 subdivision. The additional area is for the purpose of constructing the connection for the school to Seward Meridian Parkway across from E. Country Field Circle. This is a mutual benefit and therefore, are non-compensable.

Borough inter-department review was initiated, and Emergency Services commented they must have 24/7 access/egress for emergency vehicles for both driveways. Based on Emergency Services concerns with regards to access, staff met with DOT and added a condition to the agreement that addresses the on-site construction activity affecting access to Seward Meridian Parkway. DOT and their contractors will notify Emergency Services prior to construction and coordinate access. There were no other concerns and no objection from any other 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 interest 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: August 1, 2023

SUBJECT: **RIGHT-OF-WAY ACQUISITION OF BOROUGH-OWNED LAND FOR A TEMPORARY CONSTRUCTION EASEMENT VALUED AT \$800 BY THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, FOR SEWARD MERIDIAN PARKWAY RECONSTRUCTION PHASE II, PROJECT NO. Z512210000/0001417 (MSB008016)**

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT YES NO
AMOUNT REQUESTED \$800.00	FUNDING SOURCE Land Sales
FROM ACCOUNT #	PROJECT
TO ACCOUNT : 203.000.000 3XX.XX	PROJECT #
VERIFIED BY: <div style="text-align: center;">7 / 1 4 / 2 0 2 3</div> <div style="text-align: center;"> <input checked="" type="checkbox"/> X <input type="checkbox"/> M e r i s s a C a r r e l l </div> <div style="text-align: center;">Signed by: M e r i s s a C a r r e l l</div>	CERTIFIED BY:
DATE: 7/14/2023	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		0.800				
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other		0.800				
TOTAL		0.800				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

7 / 1 4 / 2 0 2 3

APPROVED BY:

X

L i e s e l W e i l a n d

C o m p t r o l l e r

S i g n e d b y : L i e s e l W e i l a n d



EXISTING RIGHT-OF-WAY



TEMPORARY CONSTRUCTION
EASEMENT REQUIRED

N 00°09'28" E
44.88'

AREA =
2630 S.F.

117N1W
S. M.
SEC. 1

MSB COTTONWOOD
STATION 65
PLAT 2023-56
LOT 2

S 81°29'54" W
48.05'

63+46.42
127.82' LT

N 72°13'35" W
23.67'

63+38.99
105.34' LT

TCE-1A

63+84.62
174.87' LT

N 89°54'59" E
58.07'

LOT 1

33.25'

63+84.18
116.80' LT

RIGHT-OF-WAY LINE

SLOPE LIMITS

EXISTING ROAD

PROJECT
CENTERLINE

62+00

63+00

N 00° 31' 21" W
2674.56'

64+00

65+00

SEWARD MERIDIAN PARKWAY

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 Temporary Construction Easement
PAGE 6 OF 6 DATED _____

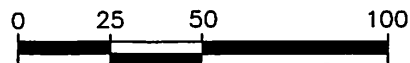
PLAT 3 OF 3

TCE AREA 4,741 S.F.

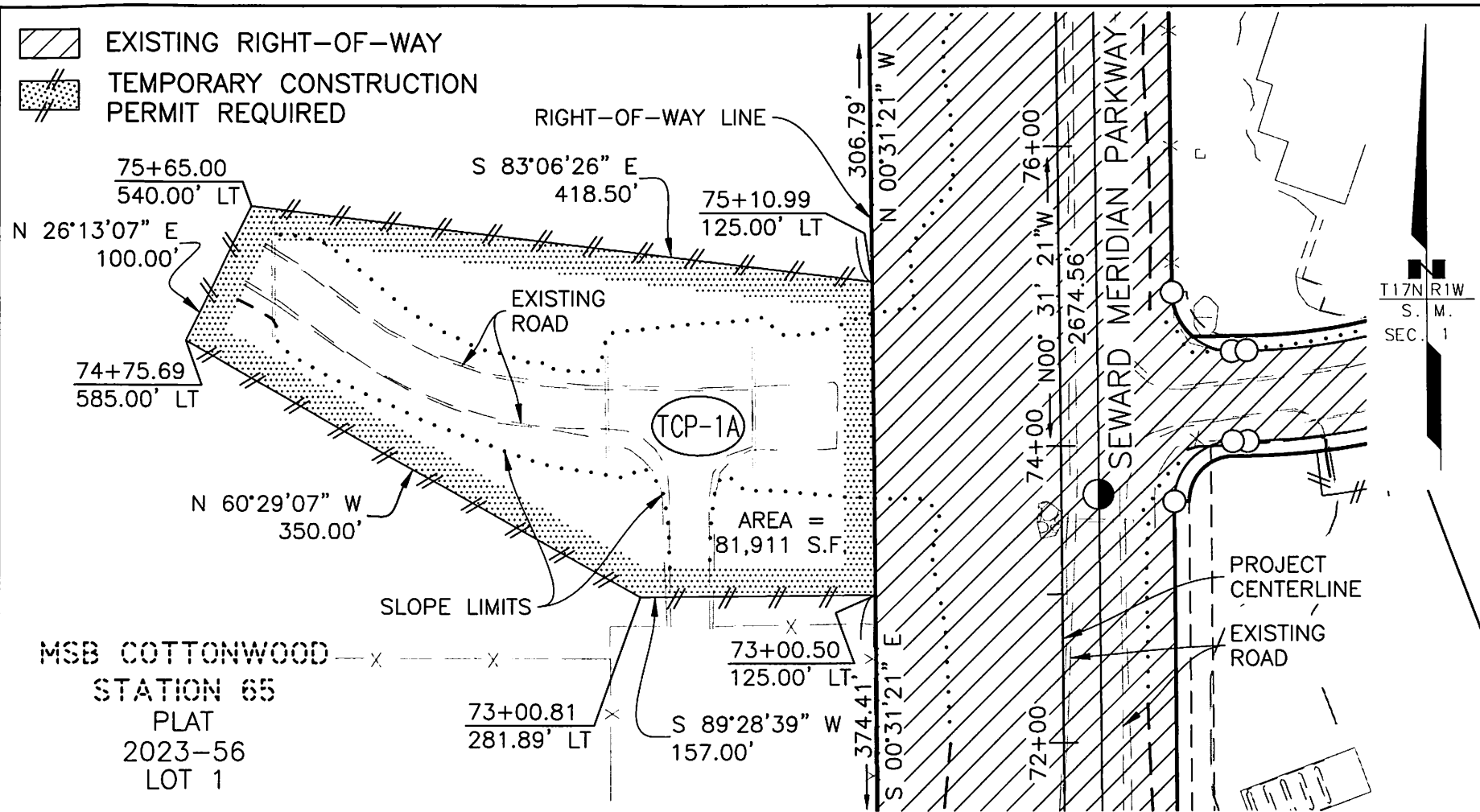
DRAWN BY JMC/RVD

DATE May 2023

PARCEL NO. TCE-1A



SCALE IN FEET



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

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

OWNER'S INITIAL _____
ATTACHED TO Temporary Construction Permit
PAGE 7 OF 7 DATED _____

PLAT 5 OF 5

TCP AREA 87,155 S.F.

DRAWN BY EJS/RVD

DATE May 2023

PARCEL NO. TCP-1A

