

SUBJECT: ASSEMBLY APPROVAL FOR THE MANAGER TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE OWNER OF LOT 10, BLOCK 3, PTARMIGAN VILLAGE UNIT #2, (MSB TAX PARCEL 6385B03L010), TO PURCHASE THE PARCEL FOR THE WEST CORMORANT WAY IMPROVEMENTS PROJECT (18-17-620), NOT TO EXCEED \$23,000 (INCLUDES CLOSING COSTS, TAX PRORATION, ETC). (CPD000378)

AGENDA OF: October 15, 2019

ASSEMBLY ACTION:

Approved under the consent agenda
10-15-19
(Signature)

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER: *(Signature)*

Route To:	Department/Individual	Initials	Remarks
	Originator N. Wilkins	NW	
	Civil Constr. Proj. Mgr.	fw 9/30/19	
	O & M Division Manager	fw 9/30/19	
	Public Works Director	TDL	30 Sep 19
	Finance Director	cy	
	Borough Attorney	MS	
	Borough Clerk	JAM	10/8/19 <i>(Signature)</i>

ATTACHMENT (S) : Fiscal Note: Yes X No _____
 Parcel Map (1 pp)
 Draft Memorandum of Agreement (1 pp)
 AM 18-100 (2 pp)
 Road Service Area Maintenance and Improvements List, RSA 17 (2 pp)

SUMMARY STATEMENT: Assembly Action Memorandum No. 18-100 approved the Public Works Road Service Area Maintenance and Improvements List for road improvements and right of way acquisition for Cormorant Way, located in the Knik Road Service Area 17.

The Ptarmigan Village Unit #2 plat was recorded in 1972 (Plat 72-100) in the Palmer Recording District. Lot 10, Block 3, Ptarmigan Village Unit #2 is in the southwest corner of the subdivision at the intersection of Cormorant Way and Phalarope Drive.

The intersection of Cormorant and Phalarope is a substandard curve, and Cormorant does not have enough right of way to accommodate two vehicles at the same time. This is a school bus route serving four school buses twice a day. The acquisition of Lot 10 will allow for the construction of a safer alignment by eliminating the substandard curve that currently exists and improving the drainage on both roads. Acquiring Lot 10 in full will also avoid other right of way infringements to nearby parcels, reducing the number and size of necessary Public Use Easements and overall impact to residents.

The Right of Way section had a third party, independent appraiser, appraise the value of the land and establish a fair market value of \$21,000 (Effective Date April 14, 2019). The Right of Way section contacted the owner of Lot 10, Block 3, Ptarmigan Village Unit #2, and offered to purchase the lot for the appraisal price of \$21,000 contingent upon Assembly approval, and the owner agreed to accept the offer.

Taking into consideration the need to improve the current condition of Cormorant Way and address the safety of the public, there are three options the Borough can consider:

- 1) Acquire Lot 10, Block 3, Ptarmigan Village Unit #2, and improve West Cormorant Way to current subdivision construction standards. This project will result in a much safer alignment and intersection with improved sight distances, a wider roadway with safer vertical and horizontal curvatures for improved traffic and pedestrian safety and improved drainage;
- 2) Reconstruct Phalarope in the current right of way, and attempt to acquire additional ROW for Cormorant at significant impact to neighboring parcels. The improvement to the roadway and drainage would be minimal, which will increase maintenance costs;
- 3) Do nothing.

The West Cormorant Way Improvements Project could be scheduled for construction during the 2020 construction season pending the acquisition of Lot 10, Block 3, Ptarmigan Village #2, and subsequent design and coordination activities. The improved road will result in a much safer and vastly improved intersection with good sight distances.

MSB 23.05.030 allows the Borough to purchase property and compensate the owner for their real property interest for public rights of way.

RECOMMENDATION OF ADMINISTRATION: Staff respectfully recommends the Assembly authorization for the Manager to enter into the Memorandum of Agreement to purchase Lot 10, Block 3, Ptarmigan Village Unit #2, for the West Cormorant Way Improvements Project in an amount not to exceed \$23,000.

MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE

Agenda Date: October 15, 2019

SUBJECT: ASSEMBLY APPROVAL FOR THE MANAGER TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE OWNER OF LOT 10, BLOCK 3, PTARMIGAN VILLAGE UNIT #2, (MSB TAX PARCEL 6385B03L010), TO PURCHASE THE PARCEL FOR THE WEST CORMORANT WAY IMPROVEMENTS PROJECT (18-17-620), NOT TO EXCEED \$23,000 (INCLUDES CLOSING COSTS, TAX PRORATION, ETC). (CPD000378)

ORIGINATOR: Nicole Wilkins

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT (YES) NO
AMOUNT REQUESTED <i>NTE \$23,000</i>	FUNDING SOURCE <i>F274 Knik RSA Budget Approp</i>
FROM ACCOUNT # <i>410.000.000.4xx,xxx</i>	PROJECT # <i>30040</i>
TO ACCOUNT :	PROJECT #
VERIFIED BY: <i>Barbara Saenger</i>	CERTIFIED BY:
DATE: <i>10/3/19</i>	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	<i>23</i>					
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REVENUE						
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FUNDING: (Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	<i>23</i>					
TOTAL	<i>23</i>					

POSITIONS:

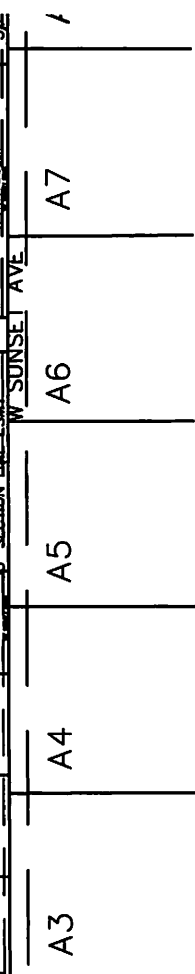
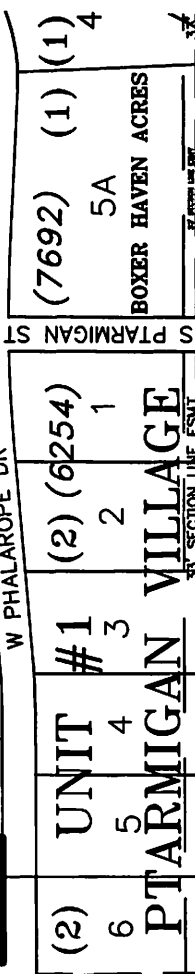
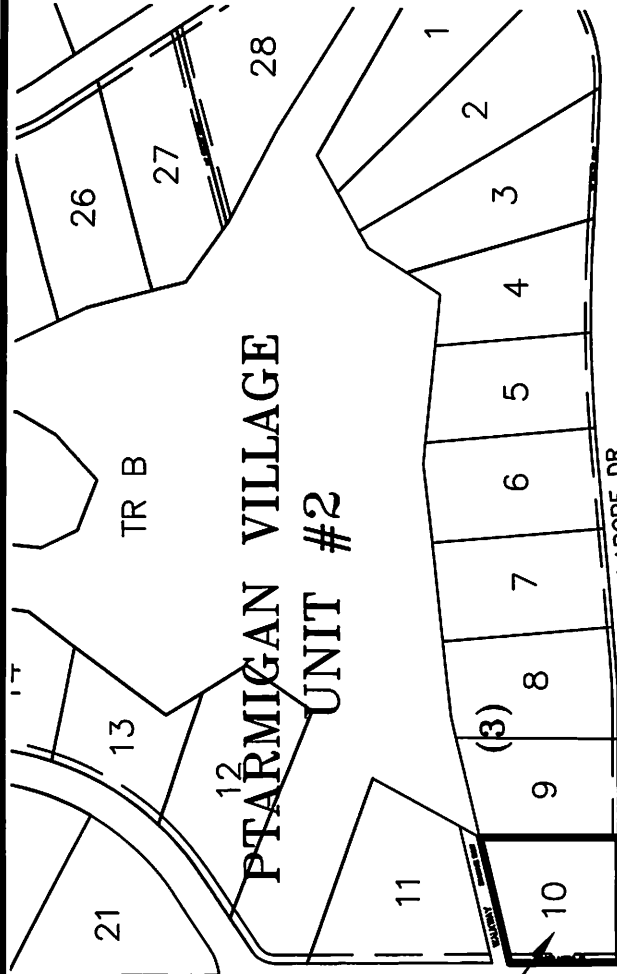
Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY: _____ PHONE: _____

DEPARTMENT: _____ DATE: _____

APPROVED BY: *Chusanna Dornell* DATE: *10/3/19*



MATANUSKA-SUSITNA BOROUGH
RIGHT-OF-WAY

LOT 10, BLOCK 3
PTARMIGAN VILLAGE UNIT #2
SUBDIVISION

PLAT 72-100 PALMER RECORDING DISTRICT, THIRD
 JUDICIAL DISTRICT, STATE OF ALASKA

DATE: 08/28/2019	TAX MAP: HO15	PARCEL ID: 6385803L010
Project No. 18-17-620	TRS: 17N02W29 SM	CPD 000378

EXHIBIT "A"

SUBJECT
PROPERTY

C3

B4

S JEFFERY RD

FORD'S RD (PRIVATE)

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MATANUSKA-SUSITNA BOROUGH
MEMORANDUM OF AGREEMENT

PROJECT NAME: **WEST CORMORANT WAY IMPVMTS**
 MSB PROJECT #: **18-17-620**
 LEGAL DESCRIPTION: **LOT 10, BLOCK 3, PTARMIGAN VILLAGE UNIT #2**

AGREEMENT has been reached this _____ day of _____, 2019, between Hannah Truitt, whose mailing address is 790 Rivermont Drive, Royal, Virginia, 22630-8458, the Owner of the above designated parcel, and the Matanuska-Susitna Borough, Buyer (MSB), whose mailing address is 350 East Dahlia Avenue, Palmer, Alaska 99645, for the purchase of said parcel. The amount to be paid, and other considerations to be given in full satisfaction of this Agreement, is as follows for the Right of Way Acquisition for the West Cormorant Way Improvements Project (Project):

Lot 10, Block 3, Ptarmigan Village Unit #2, According to Plat # 72-100 PRD	\$ 21,000.00
Total Compensation:	\$ 21,000.00

Fixtures and Improvements Purchased: None
 Land Purchased: 1.12 ac +/-

Damages are a consideration: yes no Amount of Damages \$ N/A included in total compensation

Special Conditions:
None

Other Conditions:

1. Owner(s) agrees that Taxes and Special Assessments, if any, delinquent from former years, and Taxes and Special Assessments for the current year, if due and/or payable, shall be prorated as of the date of this Agreement. All other closing costs to be paid for by the buyer.
2. This Memorandum embodies the whole Agreement between the parties hereto as it pertains to the real estate, and there are no promises, terms, conditions or obligations referring to the subject matter hereof, other than as contained herein.
3. The owner hereby agrees that the compensation herein provided to be paid includes full compensation for her interest and the interests of her life tenants, remaindermen, reversioners, liens and lessees, and any and all other legal and equitable interest that are or may be outstanding and said owner agrees to discharge the same.
4. THIS AGREEMENT shall be deemed a CONTRACT extending to and binding upon the parties hereto and upon the respective heirs, devisees, executors, administrators, legal representative, successors and assigns of the parties, only when the same shall have been approved by the Public Works Director and the Borough Manager on behalf of the Matanuska-Susitna Borough.

Of the total amount of compensation hereinabove agreed upon, the sum of \$21,000.00 shall be paid upon execution and delivery of a good and sufficient: Warranty Deed Easements Temporary Const. Permit or Other, and the balance of the compensation, amounting to \$ N/A shall be paid upon compliance by the owners with the terms hereof.

Disbursement of funds will be made in the following manner:

Owner(s)	Amount of Payment
Hannah Truitt	\$21,000.00

The Owner certifies that there are no known hazardous materials on the property.

The terms of this Agreement are understood and assented to by us and payment is to be made in accordance with the above.

MATANUSKA-SUSITNA BOROUGH

OWNER:

 Terry Dolan, Public Works Director Date

 Hannah Truitt Date

 Alex Senta, Civil Construction Project Manager Date

 Nicole Wilkins, Right of Way Acquisition Officer Date

APPROVED FOR PAYMENT AS ABOVE

 John Moosey, Matanuska-Susitna Borough Manager Date

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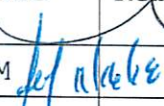
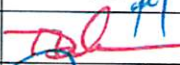

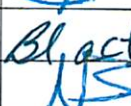

SUBJECT: Approval Of The Road Service Area Maintenance And Improvements List - Summer 2019

AGENDA OF: December 18, 2018

ASSEMBLY ACTION:
 AM 18-100 - pulled from Consent agenda -
 passed w/o objection @ 12/18/18 RM 

MANAGER RECOMMENDATION: Present to the Assembly for consideration.

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route to:	Department/Individual	Initials	Remarks
	Originator	HM 	
	Public Works Director		19 Nov 18
	Purchasing Division		
	Finance Director	Bj acting	11/26/18
	Borough Attorney		
	Borough Clerk	JMM	12/10/18 

ATTACHMENTS: Fiscal Note: Yes No
 Road Service Area Maintenance and Improvements List - Summer 2019. (24 pp.)
 Resolution for RSA Board of Supervisors (16 pp.)

SUMMARY STATEMENT: The Public Works Department Operations and Maintenance Division in conjunction with Road Service Area Supervisors has prepared a list of necessary road improvements throughout sixteen road service areas.

Road Service Area Boards have filed resolutions in twelve of sixteen road service areas to support their respective projects. Road Service Areas 9, 19, 28, and 31 have no resolution because there was no quorum. The Road Service Area Maintenance and Improvements List for RSA 9, 19, 28 and 31 have been developed and reviewed by Operations and Maintenance staff. The projects identified for construction this year are a continuation of prior needed projects.

The attached list, entitled "2019 Road Service Area Maintenance & Improvements" is a result of project identification, assessment, and prioritization.

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Project funding source will be road service area capital budgets. Should there be adequate funding, the projects marked with a "YES" in the funded column are proposed to be developed and completed during the 2019 construction season. The projects marked "NO" in the funded column are needed but there are insufficient funds available for their inclusion in the 2019 construction schedule.

Upon approval of these projects by the assembly, scope of work development and competitive bidding will commence.

Completion of paving projects and dust control program that are eligible for the 50% Areawide Dust Control Program are dependent on Assembly appropriation of the Fiscal Year 2019 Areawide Dust Control funds and transfer of funds from the reserve for match from paving and calcium chloride as requested in ORD No. 18-104. If this funding is not approved, the projects will not be constructed. These projects have been marked as "YES" in the funding column since the road service area funds are currently available.

RECOMMENDATION OF ADMINISTRATION: Approval of the Road Service Area Maintenance and Improvements List - Summer 2019

**MATANUSKA-SUSITNA BOROUGH PUBLIC WORKS DEPARTMENT
2019 ROAD SERVICE AREA ROAD IMPROVEMENT PROJECT LIST
ACCOUNT # 30040**

**ROAD SERVICE AREA #17
KNIK**

ASSEMBLY: Dist 3, George McKee
ASSEMBLY: Dist 4, Ted Leonard
ASSEMBLY: Dist 5, Dan Mayfield
RSA SUPERINTENDENT: Scott Sanderson
RSA PRIMARY: Toby Riddell
RSA ALT: Kimberly Byrwa
RSA ALT: Dan Huttenun

Approx. RSA Funding Available: \$2,200,000

PRIORITY STATUS	ROADS / LOCATION	DESCRIPTION OF WORK	TOTAL EST. COST	RSA	DUST CONTROL	GRANTS	FUNDED: YES/NO
1	RSA WIDE	ROAD RECONDITIONING	\$150,000	\$150,000			YES
2	RSA WIDE	PAVEMENT MAINTENANCE	\$50,000	\$50,000			YES
3	Carillon Dr (.50)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$250,000	\$250,000			YES
4	Alix Dr (.75)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements / Paving	\$450,000	\$350,000	\$75,000		YES
5	Foothills Blvd (.82)	Paving	\$250,000	\$200,000	\$75,000		YES
6	Village St (.24)	Paving	\$75,000	\$75,000			YES
7	Cormorant Way (.85)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements through the remaining loop as PH. 2	\$350,000	\$350,000			YES
8	Royal Ln (.52) Obrien Creek (.24) Mcquire (.13) Ira (.16)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$400,000	\$400,000			YES
9	Viking Rd (.21) Arlie Rd (.32) Lost Valley Rd (.30)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$350,000	\$350,000			YES
TOTAL FUNDED			\$2,325,000	\$2,175,000	\$150,000	\$0	
10	Limberlost, Trinity, Appalachian, Crestview, Belaire, Hilltop, Chateau, Caskill, Shamrock	Drainage work and Chipsealing (2.6 mi.)	\$450,000	FUNDING CURRENTLY UNAVAILABLE			NO
11	Obrien Creek Dr (.50) Obrien Ct (.03)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$215,000	FUNDING CURRENTLY UNAVAILABLE			NO

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12	Valley View Dr (.30) Spinnaker Dr (.18)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$200,000	FUNDING CURRENTLY UNAVAILABLE	NO
13	Pt. MacKenzie Rd (3.0)	Reclaim and Pave	\$500,000	FUNDING CURRENTLY UNAVAILABLE	NO
14	Birch Cove Dr (.40) Cook Inlet Cir (.13) Tradewinds Cir (.15) Goose Bay Dr (.20)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$335,000	FUNDING CURRENTLY UNAVAILABLE	NO
15	Goose Bay Dr (.43)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$175,000	FUNDING CURRENTLY UNAVAILABLE	NO
16	Admiralty Cir (.30) Neptune Cir (.12)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$170,000	FUNDING CURRENTLY UNAVAILABLE	NO
17	This Wy (.25) That Wy (.13) Finally Here (.13)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements	\$205,000	FUNDING CURRENTLY UNAVAILABLE	NO
18	Birch Harbor (.47)	Term Consultant Design / Utility Relocate / ROW Acquisition / Construct Improvements / Pave	\$335,000	FUNDING CURRENTLY UNAVAILABLE	NO
19	Pt. MacKenzie Rd (17.0)	Right Of Way Clearing	\$100,000	FUNDING CURRENTLY UNAVAILABLE	NO
TOTAL UNFUNDED			\$2,685,000		

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