

SUBJECT: MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVAL OF THE FAIR MARKET VALUE SALE OF BOROUGH-OWNED LAND TO THE CITY OF WASILLA WHERE THE KNIK-FAIRVIEW TERRITORIAL SCHOOL IS LOCATED FOR PURPOSE OF RELOCATION OF THE SCHOOL AND BENEFIT OF THE CITY'S SEWAGE TREATMENT FACILITY EXPANSION (MSB007271).

AGENDA OF: APRIL 21, 2020

ASSEMBLY ACTION:

Adopted without objection 5-5-20

MANAGER RECOMMENDATION:

APPROVED BY JOHN MOOSEY, BOROUGH MANAGER:

Route To:	Department/Individual	Initials	Remarks
	Originator	<i>USE</i>	
	Community Development Director	<i>EP</i>	
	Finance Director	<i>CH</i>	
	Borough Attorney	<i>NS</i>	
	Borough Clerk	<i>BOAR term</i>	

ATTACHMENT (S) : Fiscal Note ☒ YES ☐ NO

Maps (2 pp)

City of Wasilla Ordinance Serial No. 20-09 and accompanying Legislative Staff Report (2 pp)

Matanuska-Susitna Borough Ordinance 17-078 (4 pp)

Matanuska-Susitna Borough Ordinance 20-033 (3 pp)

SUMMARY STATEMENT:

The subject 5-acre parcel was originally part of a contiguous parent parcel containing 80 acres. The land on which the Fairview Territorial School building sits was donated to the Borough in 1983, to include the improvements thereon. The 5-acres was never formally subdivided from the parent parcel by Waiver or Plat; therefore, this lack of subdivision created a non-conforming status for both parcels.

The City of Wasilla is working to acquire an easement across the privately owned parent parcel from which the 5-acres was separated. The proposed easement contains approximately 5.4 acres and is needed to provide expansion of the City's sewage treatment facility.

As a point of negotiation for the easement, the private property owner desires to own the 5-acre parcel in order to merge title with his property, thus eliminating the non-conforming status. If the City is approved to purchase the 5- acres from the Borough, they would have the flexibility to negotiate the easement needed for their sewer facility in a land swap with the private property owner.

Under MSB Ordinance 17-078, the Assembly authorized the City to relocate the old school building onto City-owned property for purpose of historic rehabilitation, display, and public use in perpetuity, which the City plans to do at a future date. The building is not functional in its present location.

MSB 23.05.030 (D) provides that with the consent of the Assembly, the Manager may convey real property when in the best interest of the Borough to do so. The City will pay fair market value to the Borough for the 5-acre parcel, and through conveyance of the land the City will be able to finalize negotiation of the easement needed while maintaining control over relocation of the school building.

The City of Wasilla approved and appropriated \$45,000 under Ordinance 20-09 to acquire the 5-acre parcel from the Borough for the purposes stated therein.

In accordance with MSB 23.05.025, public notice was provided with no objections received from the noticing.

**MATANUSKA-SUSITNA BOROUGH
FISCAL NOTE**

Agenda Date: April 21, 2020

SUBJECT: Matanuska-Susitna Borough Assembly approval of the fair market value sale of Borough-owned land to the City of Wasilla where the Knik-Fairview Territorial School is located for purpose of relocation of the school and benefit of the City's sewage treatment facility expansion (MSB007271).

ORIGINATOR:

FISCAL ACTION (TO BE COMPLETED BY FINANCE)	FISCAL IMPACT <input checked="" type="radio"/> YES <input type="radio"/> NO
AMOUNT REQUESTED <u>\$45,000</u>	FUNDING SOURCE <u>Land Sale Revenue</u>
FROM ACCOUNT #	PROJECT #
TO ACCOUNT : <u>203.000.000.366.400</u>	PROJECT #
VERIFIED BY: <u>Cheryl Whelan</u>	CERTIFIED BY:
DATE: <u>04/06/2020</u>	DATE:

EXPENDITURES/REVENUES:

(Thousands of Dollars)

OPERATING	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024
Personnel Services						
Travel						
Contractual						
Supplies						
Equipment						
Land/Structures						
Grants, Claims						
Miscellaneous						
TOTAL OPERATING						

CAPITAL						
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REVENUE		45.0				
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FUNDING:

(Thousands of Dollars)

General Fund						
State/Federal Funds						
Other	---	45.0				
TOTAL	---	45.0				

POSITIONS:

Full-Time						
Part-Time						
Temporary						

ANALYSIS: (Attach a separate page if necessary)

PREPARED BY:

PHONE:

DEPARTMENT:

DATE:

APPROVED BY:

DATE:

Cheryl Whelan

4/6/2020

E-JUDE DR

TRA

1A

(3)

4

5

6

7

A9

A8

E-OLD NATANUSKA RD

E-BRENDA AVE

8

W

E

S

N

1

2

3

4

5

6

7

8

9

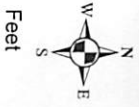
MSB #007271

Sale of Fairview Territorial School
Building and Property
to City of Wasilla

S T17N R01W Sec. 13

MSB Tax Map WA 11

MSB/LRMD March 2020



Feet

0 500

A11

ALASKA
RAILROAD

B6

INDIAK (904)
SUB 1 (5486)

C16

D6

C1

C4

(3381)

ALCAN
ACRES

TR 1

TR 2

Borough Property and
School Building Location

3

E-KIBBY DR

C3

E-FAIRVIEW LOOP

E-LINEUPEN

D19

D11

D12

D13

S DAVIS RD

D15

D16

E-TEAGUE TRAIL CIR

D18

S BEARING TREE LN

HOLSTEIN ACRES
(7517)

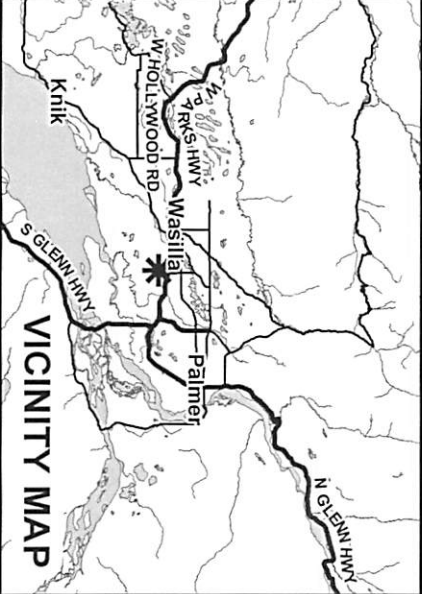
ALPENVIEW
(3790)

(1)

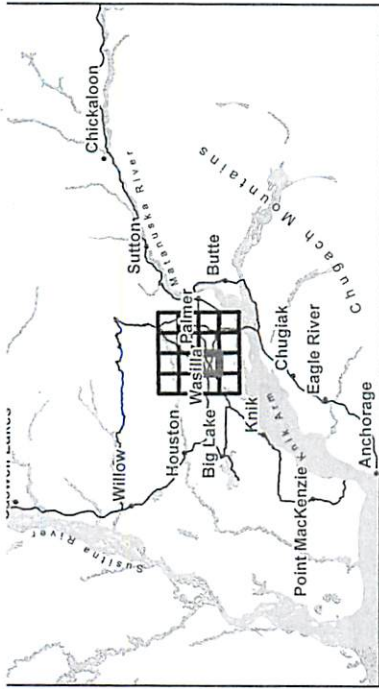
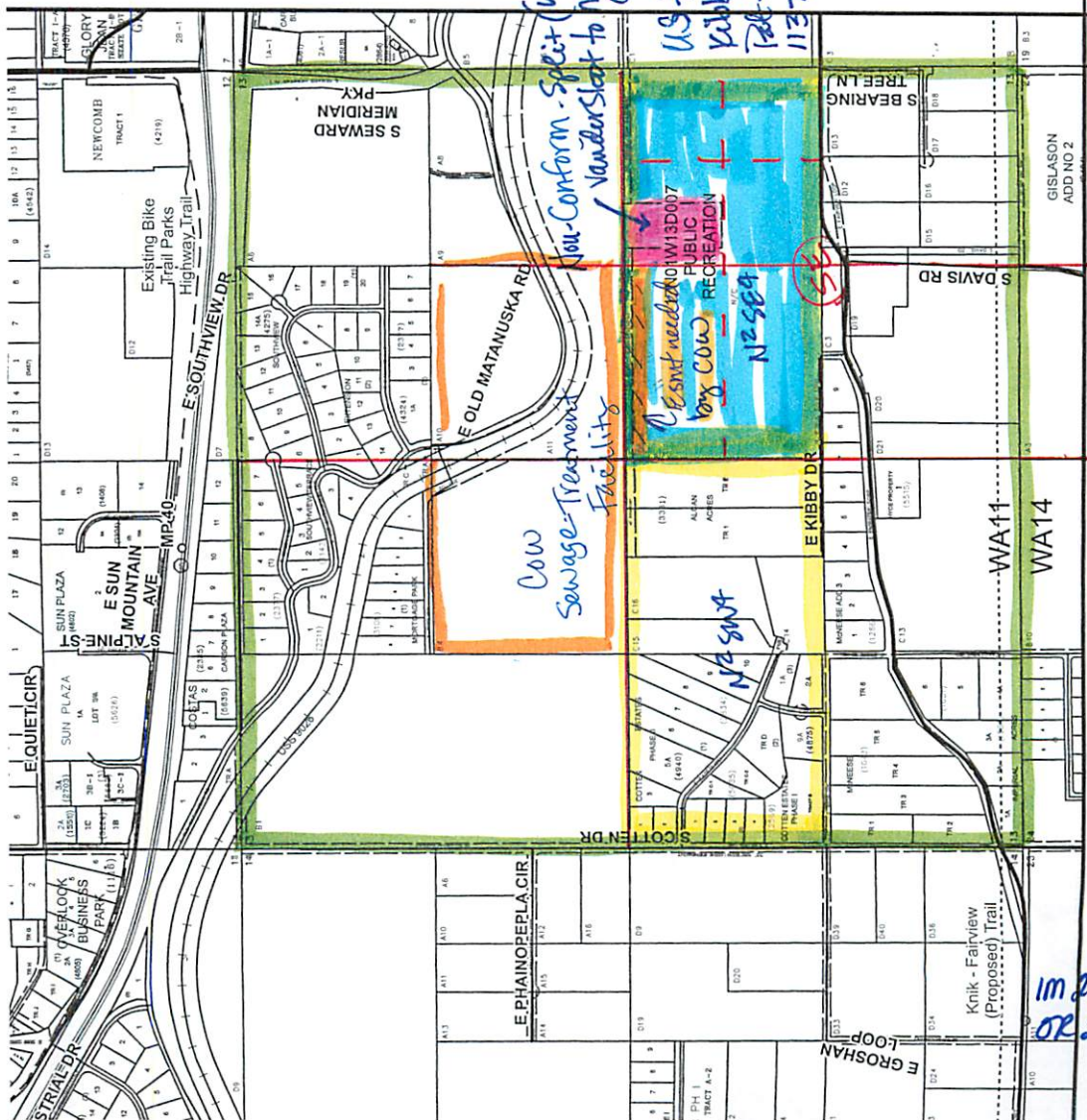
2

(422)

13 18



VICINITY MAP



Date: February, 2015
 Sources: MSB GIS, MSB LMD, AK DOT, AK DNR, BLM
 Projection: NAD 83 AK ST PLN Z4
 Map: Wasilla 11
 Author: MSB LRMD

Source Note: This map was compiled using a variety of sources including but not limited to:
 recorded Subdivision Plats, U.S. Surveys, Alaska State Land Surveys, Bureau of Land Management
 Survey Plats, Alaska DOT Right of Way Plats, Public Use Easements, Deeds, and other recorded
 documents. This map is solely an index of property records and is not intended to be used in lieu of the
 recorded documents or a survey prepared by a Registered Land Surveyor. All information on this map
 is subject to field verification.

Notice: This map was created by the Matanuska-Susitna Borough (Borough) with the intent of using
 the map for local government related activities and not necessarily with the intent of the use of the map
 recipient (Recipient) in mind. By nature, maps are a graphical representation of the real-world conditions,
 with issues of accuracy, resolution, and thematic display determined with the anticipated use of the map in mind.
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 This map is solely a representation of real-world conditions and is made available to the Recipient for
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 Recipient or anyone else exceed the fee paid for the map product.

17N01W
 1, 2, 3, 10, 11, 12, 13, 14, 15
 Wasilla 11

February, 2015
 WA 11

original 80-acre parent parcel

S. acre parcel to be conveyed
 from MSB to COW

im 20-056
 OR 20-033

Non-Code Ordinance

By: Public Works Department

Introduced: March 9, 2020

Public Hearing: March 23, 2020

Adopted: March 23, 2020

Yes: Burney, Dryden, Graham, Harvey, Ledford, Velock

No: None

Absent: None

**City of Wasilla
Ordinance Serial No. 20-09**

An Ordinance Of The Wasilla City Council Amending The Fiscal Year 2020 Budget By Appropriating \$45,000 From The Sewer Fund For The Purchase Of Parcel D7, Section 13, T17N, R1W, Seward Meridian From The Matanuska-Susitna Borough.

Section 1. Classification. This is a non-code ordinance.

Section 2. Purpose. To appropriate funding from the sewer fund for the purchase of Parcel D7, Section 13, T17N, R1W, Seward Meridian from the Matanuska-Susitna (Mat-Su) Borough.

Section 3. Appropriation of Funds. The funds are appropriated to the following:

Land Acquisition	310-4359-435.45-34	\$45,000
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Section 4. Source of Funds.

Sewer Fund	310-0000-250.10-00	\$45,000
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Section 5. Authority of Officers. The Mayor is authorized and directed to do and perform all things and determine all matters not determined by this ordinance, to the end that the City may purchase Parcel D7, Section 13, T17N, R1W, Seward Meridian from the Mat-Su Borough.


Section 6. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on March 23, 2020.


Bert L. Cottle, Mayor

[SEAL]

ATTEST:







Jamie Newman, MMC, City Clerk

City of Wasilla
Legislative Staff Report
Ordinance Serial No. 20-09
(Non-Code Ordinance)

Amending The Fiscal Year 2020 Budget By Appropriating \$45,000 From The Sewer Fund For The Purchase Of Parcel D7, Section 13, T17N, R1W, Seward Meridian From The Mat-Su Borough.

Originator: Archie Giddings, Public Works Director
Date: 2/26/2020

Agenda of: 3/9/2020

Route to:	Department Head	Signature	Date
X	Public Works Director		2/26/20
X	Finance Director		2-24-20
X	Deputy Administrator		2/26/2020
X	City Clerk		2/27/2020
X	Mayor		2/27/2020

Fiscal Impact: ☒ yes or ☐ no

Funds Available: ☒ yes \$45,000

Account name/number: Land Acquisition/310-4359-435.45-34

Attachments: Ordinance Serial No. 20-09 (2 pages)

MSB Memorandum of Agreement (5 pages)

Summary Statement: This ordinance is proposed to amend the FY2020 budget by appropriating \$45,000 from the sewer fund for the purchase of a 5-acre parcel from the Mat-Su Borough. This parcel currently has the territorial schoolhouse sitting on it which is planned to be relocated at a future date. Once the school is removed, the administration is proposing a land swap with the adjacent property owner for 5-acres of land next to the sewage treatment plant. This will expand the treatment plant's outfall area which is in the vicinity of the territorial schoolhouse.

Proposed Action: Introduce and set the ordinance for public hearing.

NON-CODE ORDINANCE

Sponsored by: Borough Manager
Introduced: 06/06/17
Public Hearing: 06/20/17
Adopted: 06/20/17

MATANUSKA-SUSITNA BOROUGH
ORDINANCE SERIAL NO. 17-078

AN ORDINANCE OF THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY APPROVING THE TRANSFER AND RELOCATION OF REAL PROPERTY KNOWN AS THE FAIRVIEW TERRITORIAL SCHOOL BUILDING TO THE CITY OF WASILLA FOR THE PURPOSE OF HISTORIC DISPLAY AND PUBLIC USE IN PERPETUITY (MSB007271).

WHEREAS, the City of Wasilla has requested to relocate the old Fairview Territorial School building to city-owned property in order to restore the building and open it up for public display and use; and

WHEREAS, the city will pay all expenses for relocation, restoration, and future maintenance in perpetuity; and

WHEREAS, the building is currently inaccessible and is being overtaken by natural elements and with the new Matanuska Electric Association transmission corridor set to go in near the school site, the city would like to take advantage of professionally moving the structure in conjunction with transmission line clearing; and

WHEREAS, the building has no Borough appraised value; and

WHEREAS, the building has been inventoried by the State Office of History and the State's Alaska Heritage Resources Survey Manager has stated the building is not included in the National Register of Historic Places; and

WHEREAS, the Borough acquired the land and building in 1984 through donation for purpose of preserving the school; and

WHEREAS, the Assembly passed Ordinance No. 84-62 approving a public service lease for the Wasilla-Knik-Willow-Creek Historical Society with the condition the school must be restored, operated, and maintained for the good of all Borough residents and for the benefit of tourism, historic preservation, and for parks and recreation, with the lease being conditional upon completion of a waiver subdivision and construction of a road for physical access; and

WHEREAS, legal access was obtained but never constructed in accordance with the conditions of the lease terms; therefore, the file was terminated in 1996 and the building has been vacant with no routine upkeep since that time; and

WHEREAS, the City of Wasilla has numerous historical structures which have been restored and are open to the public and the Fairview Territorial School building would be placed on city property next to another historic building located on the Menard Sports Complex grounds; and

WHEREAS, the city intends to restore the building for public display and use, and will maintain and operate the building in perpetuity at no cost to the Borough for relocation, restoration, or upkeep of the building; and

WHEREAS, public notice was provided pursuant to MSB 23.05.025, including specific invitation to the Wasilla Knik Historical Society to comment, and no objections were received; and

WHEREAS, under MSB 23.05.030, the Manager may with the consent of the Assembly, convey real property to an entity where it is found to be in the best interest of the Borough by making Borough property available for a purpose of specific benefit to the public; and

WHEREAS, the city is providing specific benefit by fulfilling the intent of the 1984 Assembly ordinance in restoring, preserving, and maintaining the building so it can be enjoyed and used by the public in perpetuity.

BE IT ENACTED:

Section 1. Classification. This ordinance is a non-code ordinance.

Section 2. Approval of transfer and relocation. The Matanuska-Susitna Borough Assembly hereby authorizes the transfer and relocation of real property known as the Fairview Territorial School to the City of Wasilla for the purpose of historic display and public use in perpetuity.

Section 3. Effective date. This ordinance shall take effect upon adoption.

ADOPTED by the Matanuska-Susitna Borough Assembly this
20 day of June, 2017.


VERN HALTER, Borough Mayor

ATTEST:


LONNIE R. McKECHNIE, CMC, Borough Clerk
(SEAL)

PASSED UNANIMOUSLY: Sykes, Beck, McKee, Colligan, Mayfield, Doty,
and Kowalke