

Date of Action: 4.27.14	
Approved <input checked="" type="checkbox"/>	Denied <input type="checkbox"/>
By: O'Barr, Sullivan-Leonard,	

Buswell + Graham in favor;
Wall + Wilson opposed.

CITY COUNCIL ACTION MEMORANDUM

AM No. 15-18: Confirmation of Ordinance Serial No. 11-19 authorizing the exchange of City land with the Wasilla Lake Church of the Nazarene.

Originator: Public Works Director

Date: April 14, 2015

Agenda of: April 27, 2015

Route to:	Department Head	Signature	Date
X	Public Works Director		4/15/15
X	Recreation & Cultural Services Director		4/15/15
X	Finance Director		4/15/15
X	Deputy Administrator		4/15/15
X	City Clerk		4.17.15

Reviewed by Mayor Bert L. Cottle:  04:16:2015

Fiscal Impact: yes \$2,000 for closing costs **Funds Available:** yes

Account name/number: Public Works Admin./001-4310-431.30-34

Attachments: Current Borough Valuations and Maps (7 pages)
Ordinance Serial No. 11-19 with attachments (8 pages)

Summary Statement: This action memorandum is being presented to confirm the intentions of the City Council in 2011 where Ordinance Serial No. 11-19 was adopted to authorize a land exchange with the Wasilla Lake Church of the Nazarene.

The City owns Tract D, Creekside Town Square that contains 9.95 acres along Cottonwood Creek that is designated for a greenbelt park. However, Tract D has poor access due to steep topography. Tracts 3-1 and 4-1 along the Palmer-Wasilla Highway are proposed to be used for a parking area and trailhead to access Tract D by means of a pedestrian bridge across the creek. These tracts are owned by the Wasilla Lake Church of the Nazarene.

In exchange, the City has offered its Tract B, Riley Subdivision to the church for the development of a new facility on Riley Avenue. The current Borough land appraised values are as follows:

City Land	Tract B Riley Subdivision	17.33 acres	\$303,300.00
Church Land	Tracts 3-1 and 4-1 Lake Brook	2.43 acres	\$291,000.00

Staff Recommendation: Adopt AM No. 15-18.



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 7026000T00B

Site Information

Account Number	7026000T00B	Subdivision	RILEY
Parcel ID	514148	City	Wasilla
TRS	S17N01W16	Map WA12	
Abbreviated Description (Not for Conveyance)	RILEY TRACT B		Tax Map

Site Address

Ownership	WASILLA CITY OF	Buyers	
Primary Owner's Address	290 E HERNING AVE WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$303,300.00	\$0.00	\$303,300.00	2015	\$0.00	\$0.00	\$0.00
2014	\$303,300.00	\$0.00	\$303,300.00	2014	\$0.00	\$0.00	\$0.00
2013	\$303,300.00	\$0.00	\$303,300.00	2013	\$0.00	\$0.00	\$0.00

Building Information

Building Item Details				Area		Percent Complete
Building Number				Recorded Documents		Recording Info (offsite link to DNR)
Year	Certified	Zone	Mill	Date	Type	
2015	No	0035	Not Yet Set		Tax Not Yet Set	
2014	Yes	0035	11.652		\$0.00	
2013	Yes	0035	11.842		\$0.00	

Tax Account Status †

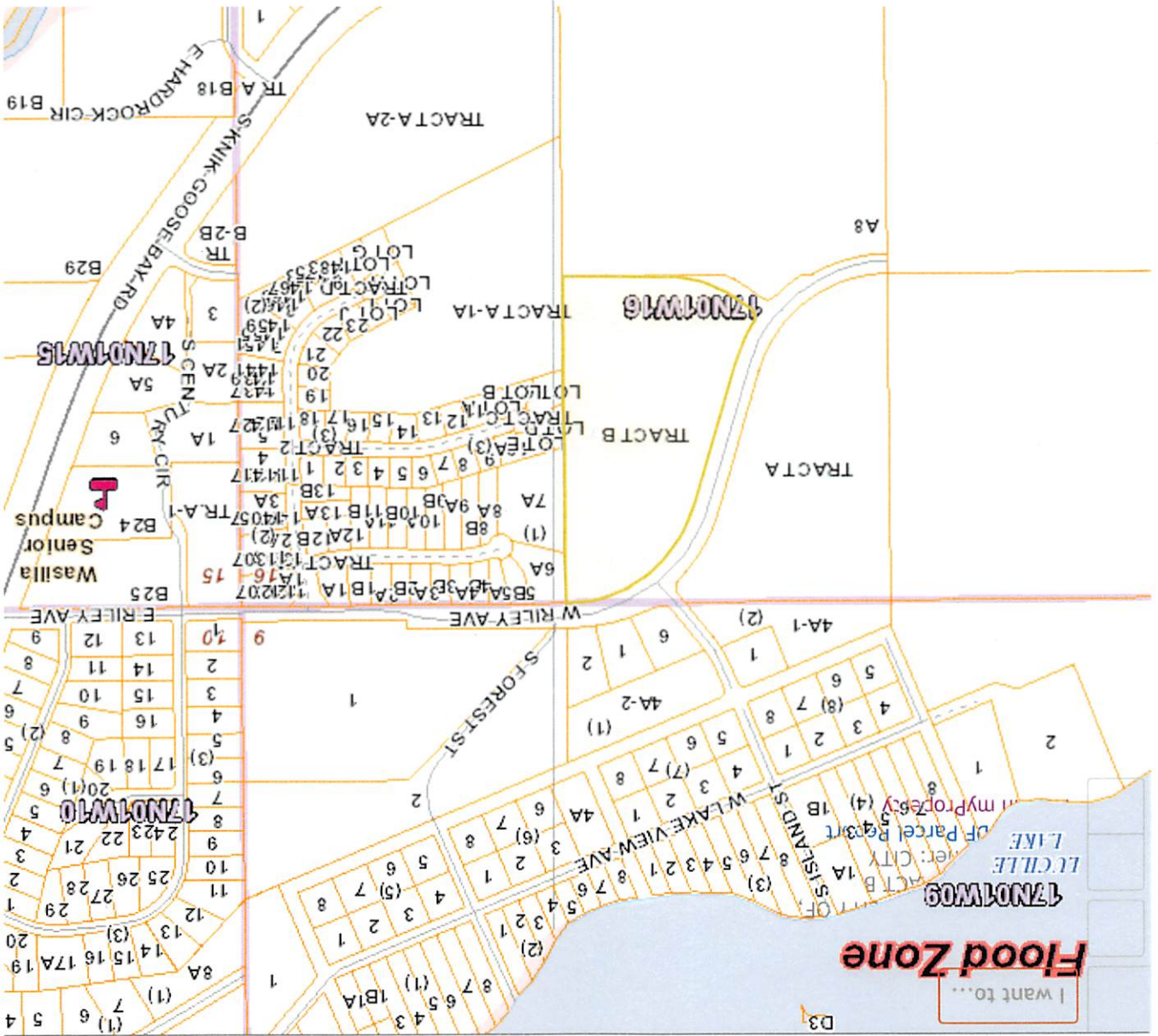
Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
17.33	17.33	130 Central Mat-Su	No Borough Road Service see the City of Wasilla Website

* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.
 † If account is in foreclosure, payment must be in certified funds.

Last Updated: 4/15/2015 4:02:00 AM





MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 1034000T003-1

Site Information

Account Number	1034000T003-1	Subdivision	LAKEBROOK
Parcel ID	53163	City	Wasilla
TRS	S17N01W11	Map WA11	Tax Map
Abbreviated Description (Not for Conveyance)	LAKEBROOK TRACT 3-1		

Site Address 2040 E PALMER-WASILLA HWY

Ownership

Owners	WASILLA LAKE CHURCH NAZARENE OF THE	Buyers	
Primary Owner's Address	2001 PALMER-WASILLA HWY WASILLA AK 99654	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$147,300.00	\$0.00	\$147,300.00	2015	\$0.00	\$0.00	\$0.00
2014	\$147,300.00	\$0.00	\$147,300.00	2014	\$0.00	\$0.00	\$0.00
2013	\$147,300.00	\$0.00	\$147,300.00	2013	\$0.00	\$0.00	\$0.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete				
Tax/Billing Information							
Year	Certified	Zone	Mill	Tax Billed	Recorded Documents Date	Type	Recording Info (offsite link to DNR)
2015	No	0035	Not Yet Set	Tax Not Yet Set	3/24/2014		<u>Palmer 2014-005039-0</u>
2014	Yes	0035	11.652	\$0.00			
2013	Yes	0035	11.842	\$0.00			

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

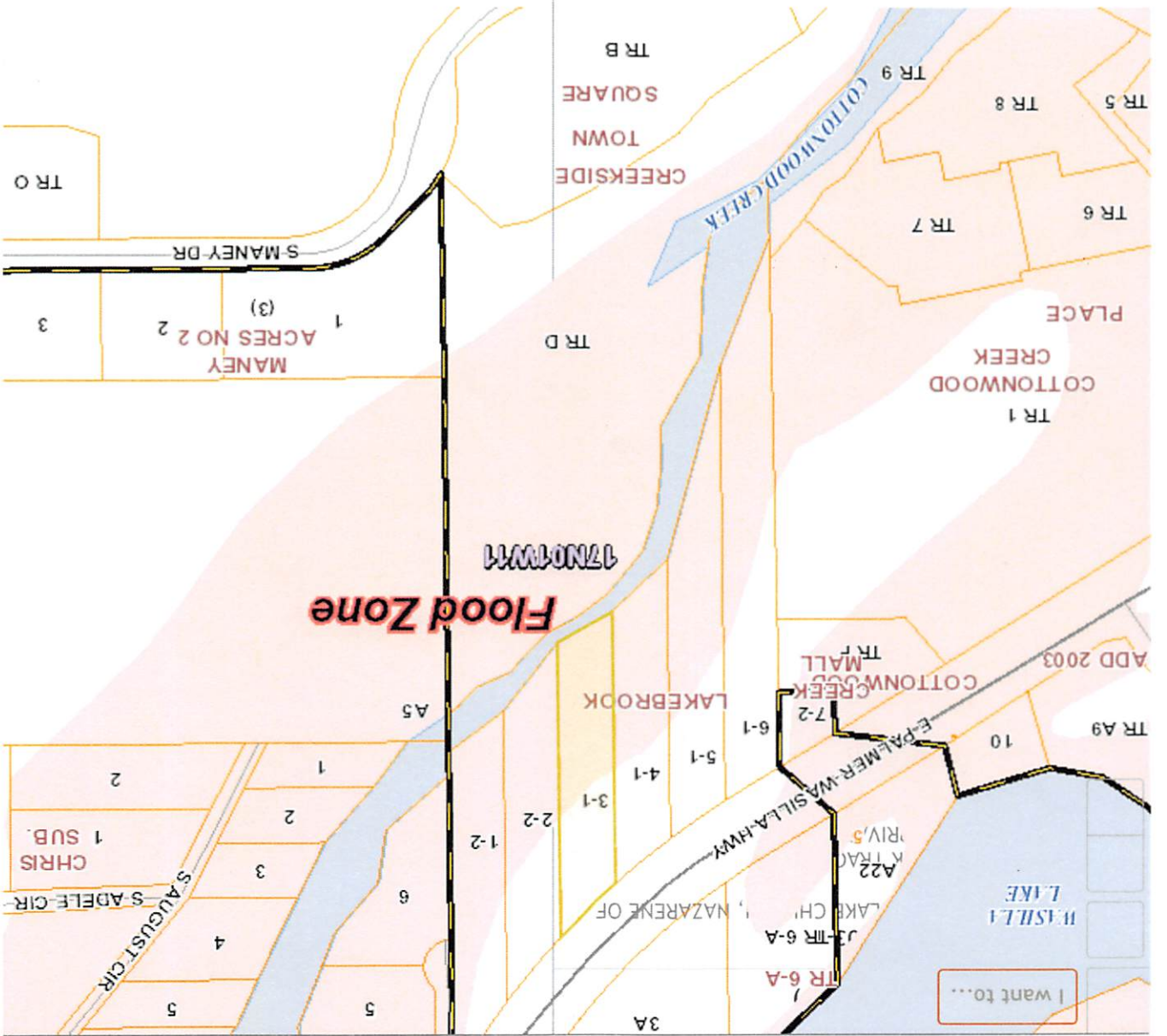
Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
1.23	1.23	130 Central Mat-Su	No Borough Road Service see the City of Wasilla Website

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Last Updated: 4/15/2015 4:02:00 AM

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MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 1034000T004-1

Site Information
Account Number 1034000T004-1 **Subdivision** LAKEBROOK
Parcel ID 18139 **City** Wasilla
TRS S17N01W11 **Map WA11**
Abbreviated Description (Not for Conveyance) LAKEBROOK TRACT 4-1 **Tax Map**

Site Address 2020 E PALMER-WASILLA HWY
Ownership
Owners WASILLA LAKE CHURCH NAZARENE OF THE **Buyers**
Primary Owner's Address 2001 PALMER-WASILLA HWY WASILLA AK 99654 **Primary Buyer's Address**

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2015	\$143,700.00	\$0.00	\$143,700.00	2015	\$0.00	\$0.00	\$0.00
2014	\$143,700.00	\$0.00	\$143,700.00	2014	\$0.00	\$0.00	\$0.00
2013	\$143,700.00	\$0.00	\$143,700.00	2013	\$0.00	\$0.00	\$0.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete			
Tax/Billing Information						
Year	Certified	Zone	Mill	Tax Billed	Recorded Documents	Recording Info (offsite link to DNR)
					Date	Type
2015	No	0035	Not Yet Set	Tax Not Yet Set		
2014	Yes	0035	11.652	\$0.00		
2013	Yes	0035	11.842	\$0.00		

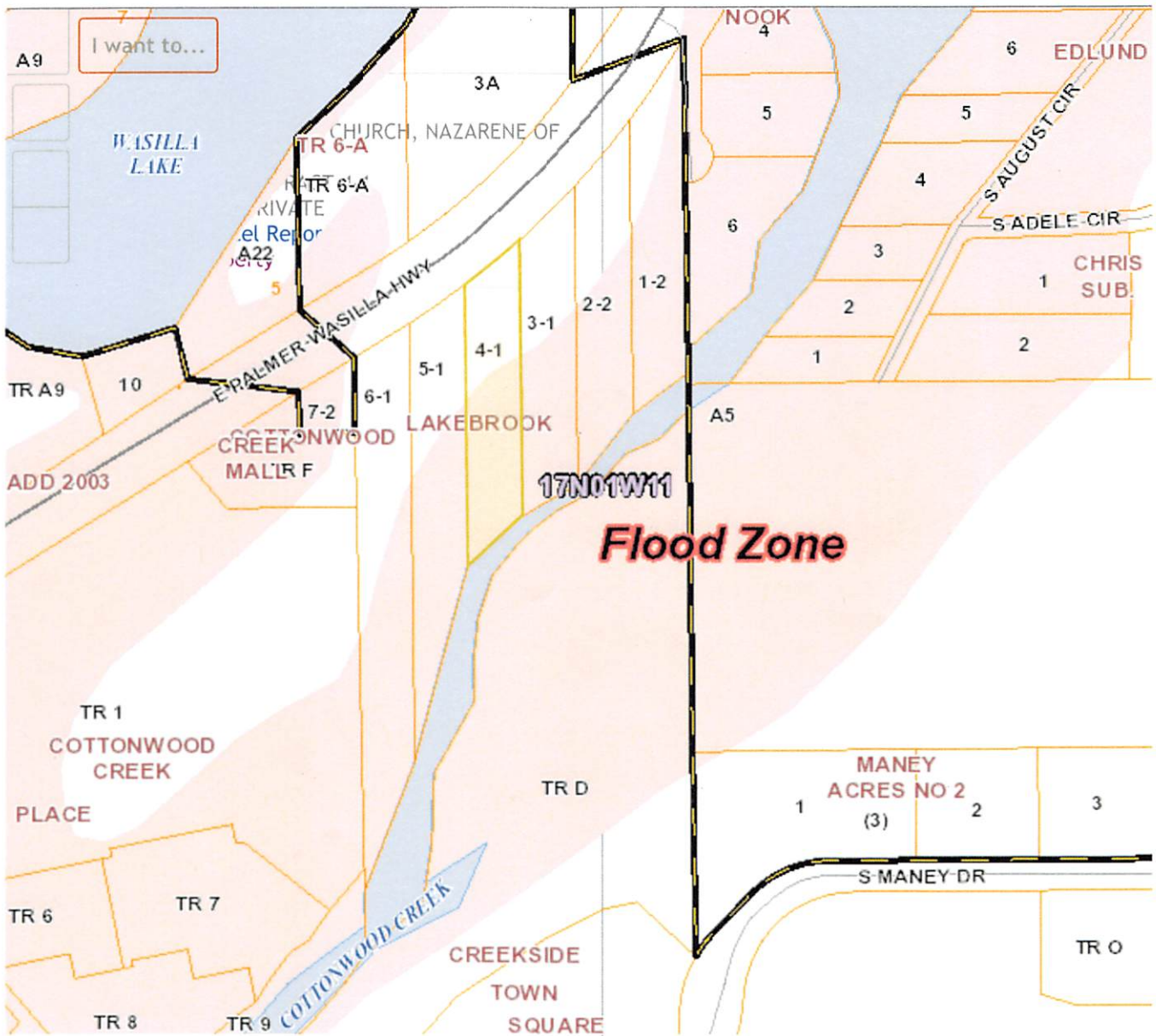
Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Optional	Total
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Fire Service Area	Road Service Area
1.20	1.20	130 Central Mat-Su	No Borough Road Service see the City of Wasilla Website

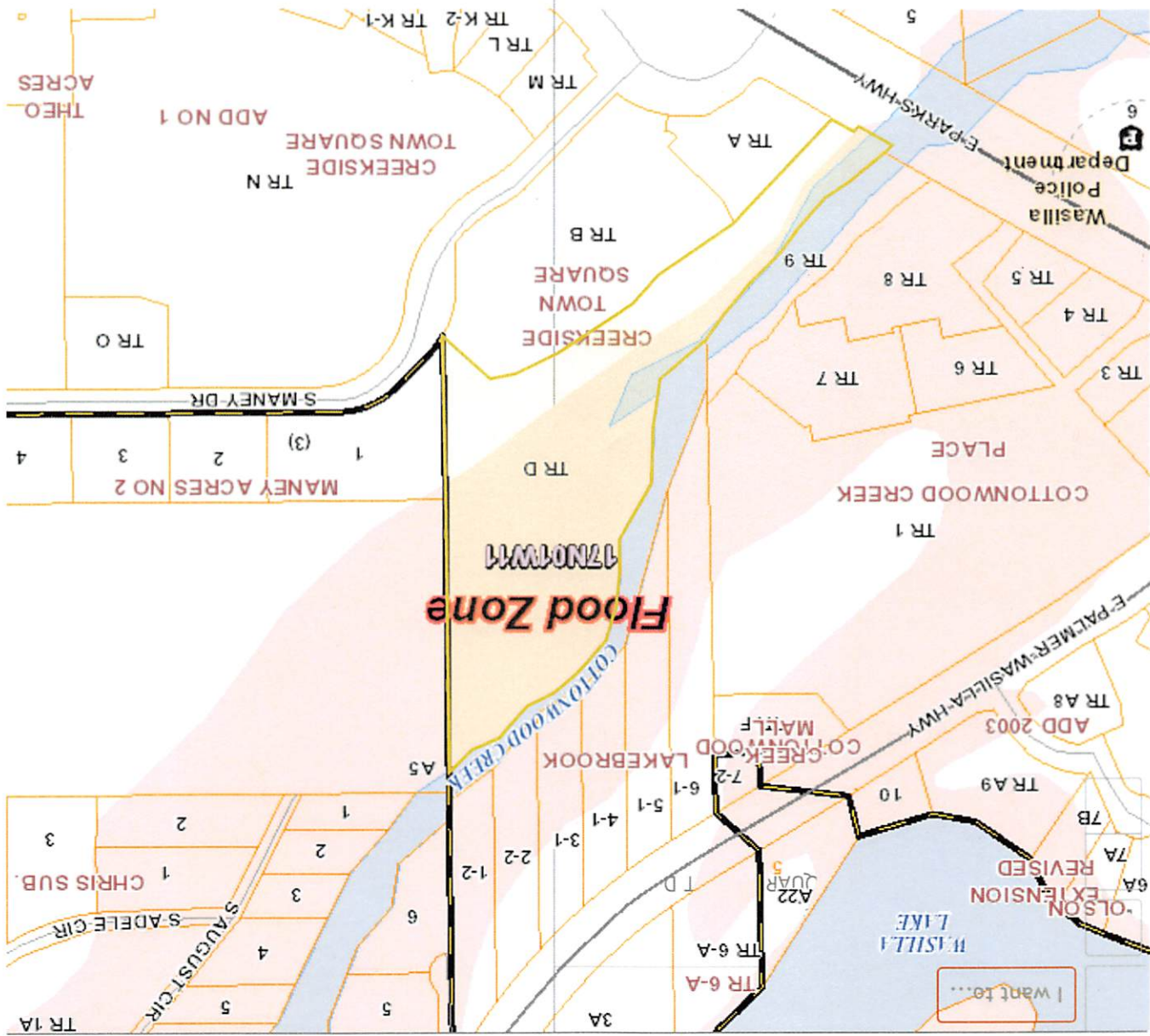
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Page 1 of 1





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Page 1 of 1

CITY PARK LAND

Wassila Police Department

E-PARKS-HWY

COTTONWOOD CREEK PLACE

COTTONWOOD CREEK LAKEBROOK

WASSILA LAKE

COTTONWOOD CREEK

S MANEY DR

S AUGUST CIR

S SADLEE CIR

THEO ACRES

MANEY ACRES NO 2

CREEKSIDE TOWN SQUARE

COTTONWOOD CREEK

WASSILA LAKE

COTTONWOOD LAKEBROOK

Flood Zone

NON-CODE ORDINANCE

By: Administration
Introduced: 04/11/2011
Public Hearing: 04/25/2011
Adopted: 04/25/2011

**CITY OF WASILLA
ORDINANCE SERIAL NO. 11-19**

AN ORDINANCE OF THE WASILLA CITY COUNCIL AUTHORIZING THE EXCHANGE OF CITY LAND WITH THE WASILLA LAKE CHURCH OF THE NAZARENE, UNDER WMC 5.32, SALE OR LEASE OF PUBLIC LANDS; AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER A CONTRACT FOR THE LAND EXCHANGE; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Wasilla Lake Church of the Nazarene offered a land exchange with the City for a portion Tax Parcel A6, Section 16, Township 17 North, Range 1 West Seward Meridian, Alaska consisting of approximately 20 acres to be subdivided by the City for their parcels Tracts 3-1 and 4-1 Lakebrook Subdivision along Cottonwood Creek consisting of approximately 2.4 acres; and

WHEREAS, WMC 5.32.100.A.1 provides that the Mayor may, with approval of the City Council by ordinance, negotiate a sale or exchange of City land without public auction or sealed bid if either (i) the purchaser owns property contiguous to the City land; and the sale is necessary for the proper utilization of the contiguous property; or (ii) the sale is for a particular, stated purpose in the best interest of the City; and

WHEREAS, Tracts 3-1 and 4-1 of Lakebrook Subdivision are located directly across Cottonwood Creek from a 9-acre tract recently acquired by the City for the development of a greenbelt and bridge trail system along the creek, and these tracts will provide parking and access to the greenbelt development; and

WHEREAS, Tax Parcel A6 was originally purchased for a city storm drain system and the storm drain system is no longer needed at this location.

NOW, THEREFORE, BE IT ORDAINED, by the Wasilla City Council:

- * **Section 1. Classification.** This is a non-code ordinance.
- * **Section 2. Authorization of Land Exchange.** Based upon the findings stated above, the City is authorized to exchange property with the Wasilla Lake Church of the Nazarene for the future development of a green belt park along Cottonwood Creek.
- * **Section 3. Authorization of Real Estate Agreement for Land Exchange.** The Mayor hereby is authorized, empowered and directed to develop with the counterparty a Real Estate Agreement for Land Exchange on behalf of the City, and from and after execution and delivery of said document, the Mayor hereby is authorized, empowered and directed to carry out and comply with the provisions of the agreement.
- * **Section 4. 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 carry out its obligations under the Real Estate Agreement and this ordinance.
- * **Section 5 Effective Date.** This ordinance shall take effect upon adoption of the Wasilla City Council.

ADOPTED by the Wasilla City Council on April 25, 2011.


VERNE E. RUPRIGHT, Mayor

ATTEST:


KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

VOTE: Harris, Holler, Katkus, Menard, Sullivan-Leonard and Woodruff in favor.


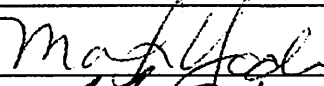
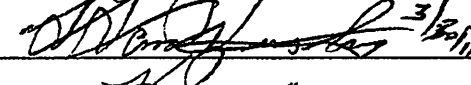
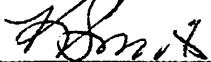


**CITY OF WASILLA
LEGISLATION STAFF REPORT**

ORDINANCE SERIAL No. 11-19: AUTHORIZING THE EXCHANGE OF CITY LAND WITH THE WASILLA LAKE CHURCH OF THE NAZARENE, UNDER WMC 5.32, SALE OR LEASE OF PUBLIC LANDS; AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER A CONTRACT FOR THE LAND EXCHANGE; AND PROVIDING FOR RELATED MATTERS.

Agenda of: April 11, 2011
Originator: Administration

Date: March 29, 2011

Route to:	Department	Signature/Date
X	Public Works Director	 3/29/11
X	Interim Deputy Administrator	
X	Finance Director	 3/29/11
X	City Clerk	

REVIEWED BY MAYOR VERNE E. RUPRIGHT: 

FISCAL IMPACT: yes or no Funds Available yes no

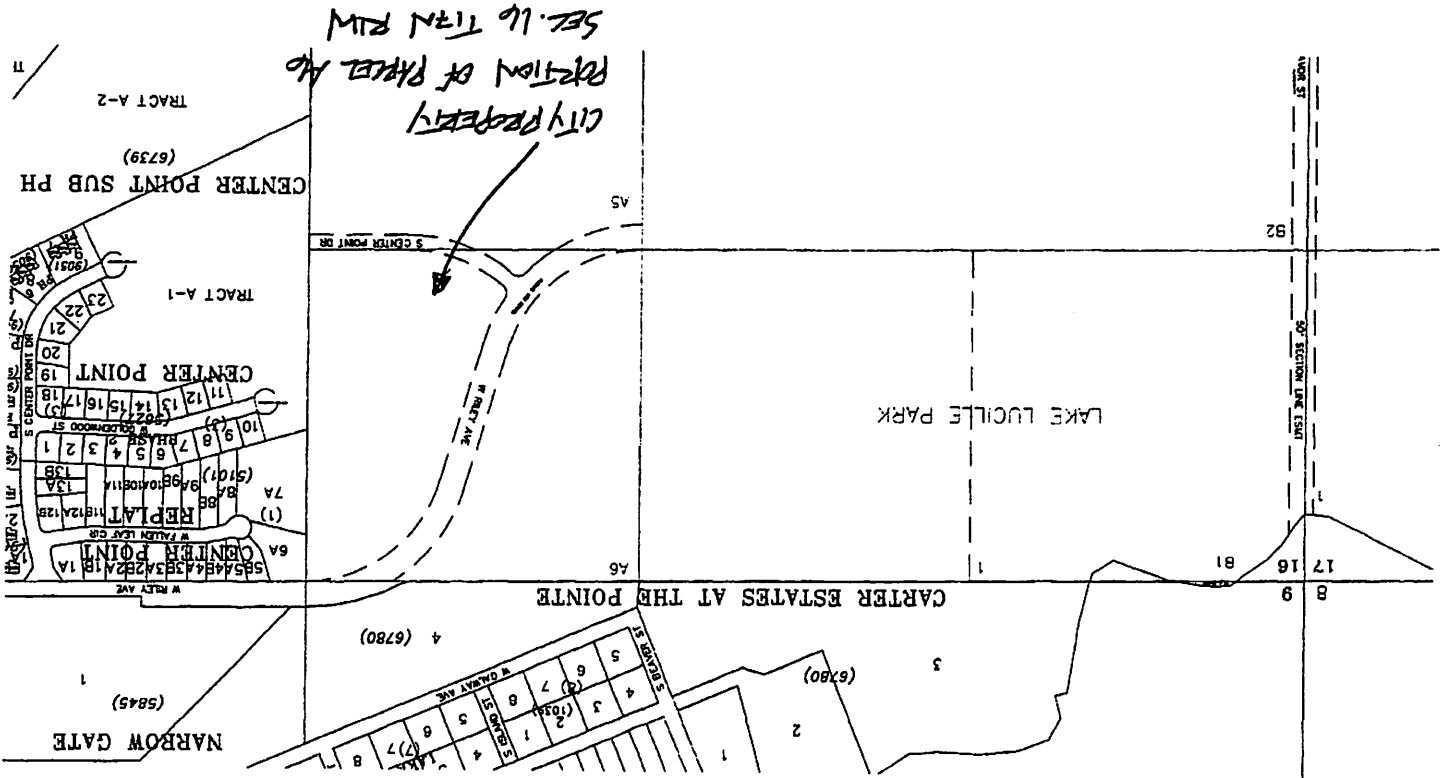
Account name/number:

Attachments: Mat-Su Borough Assessment Information and Maps (5 pp)

SUMMARY STATEMENT: Proposed is the exchange of City land, a portion of Tax Parcel A6, Section 16, Township 17 North, Range 1 West, Seward Meridian with land owned by the Wasilla Lake Church of the Nazarene, Tracts 3-1 and 4-1 Lakebrook Subdivision. The Church is currently located on the Palmer Wasilla Highway across from these tracts and they desire to relocate onto a large parcel. Tax Parcel A6 owned by the City is currently being subdivided into 2 parcels approximately 20 acres each, one of which is currently leased to the Alaska Live Steamers next to Lake Lucille Park. The other parcel is proposed for the Church of the Nazarene.

In exchange, the City gains access to Cottonwood Creek for its future greenbelt park through the Church's property, Tracts 3-1 and 4-1. These tracts are located directly across the creek from the City's recently acquired 9-acre creek parcel. These tracts are proposed for public parking and a trail head to the creek greenbelt park and will provide access across the creek by a future pedestrian bridge.

STAFF RECOMMENDATION: Approve the adoption of Ordinance Serial No 11-19 authorizing the exchange of City Land with the Wasilla Lake Church of the Nazarene.





MATANUSKA-SUSITNA BOROUGH

Search Again
 Owner Search Search

Real Property Detail for Account: 17N01W16A006

Site Information

Account Number 17N01W16A006 Subdivision
 Parcel ID 87739 City
 TRS S17N01W16 Map WA12
 Abbreviated Description TOWNSHIP 17N RANGE 1W SECTION 16
 (Not for Conveyance) LOT A6

0
Wasilla

Tax Maps Simple Viewer Advanced Viewer

Site Address 400 W RILEY AVE

Ownership

Owners WASILLA CITY OF Buyers
 Primary Owner's Address 290 E HERNING AVE WASILLA AK 99654 Primary Buyer's Address

Appraisal Information (Show Building Information)

Appraisal Information (Show Building Information)			Assessment				
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2011	\$306,000.00	\$0.00	\$306,000.00	2011	\$0.00	\$0.00	\$0.00
2010	\$306,000.00	\$0.00	\$306,000.00	2010	\$0.00	\$0.00	\$0.00
2009	\$306,000.00	\$0.00	\$306,000.00	2009	\$0.00	\$0.00	\$0.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Tax Not Yet Set
2011	No	0035	Not Yet Set		
2010	Yes	0035	11.786	\$0.00	
2009	Yes	0035	11.7	\$0.00	

Recorded Documents

Date	Type
7/23/1990	

Recording Info (offsite link to DNR)
Palmer Bk: 624 Pg: 561

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

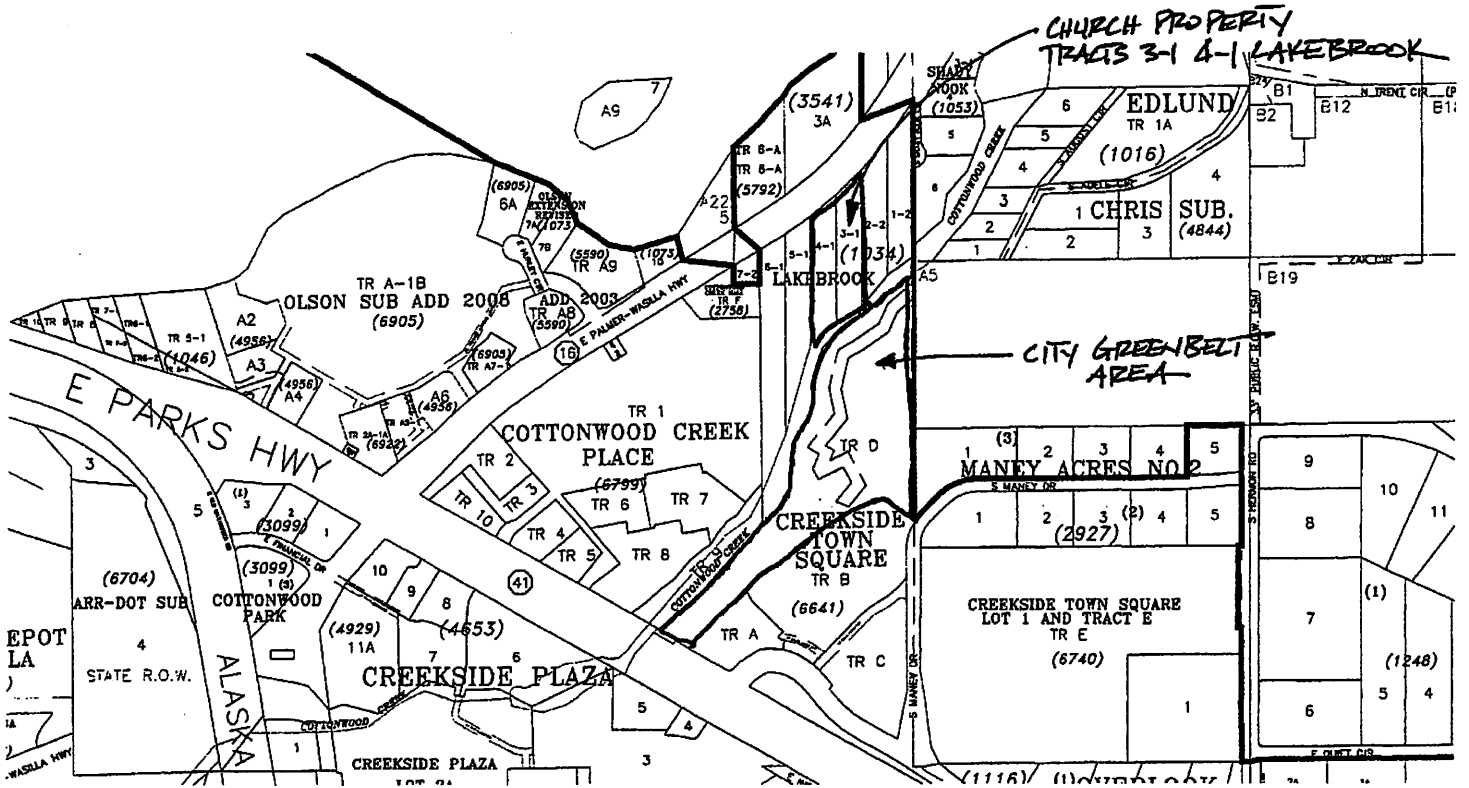
Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
40.00	40.00	Assembly District 004	14-075 Wasilla No. 1	130 Wasilla Lakes FSA	No Borough Road Service see the City of Wasilla Website

* Total Assessed is net of exemptions and deferments.

**Payments, interest, penalties, and other charges posted after Last Update Date are not reflected in balances.

† If account is in foreclosure, payment must be in certified funds.

Last Updated: 3/29/2011 4:00:59 AM





MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 1034000T003-1

Site Information

Account Number	1034000T003-1	Subdivision	LAKEBROOK
Parcel ID	53163	City	Wasilla
TRS	S17N01W11	Map	WA11
Abbreviated Description (Not for Conveyance)	LAKEBROOK TRACT 3-1		

LAKEBROOK
Wasilla



Site Address: 2040 E PALMER-WASILLA HWY

Ownership
Owners: WASILLA LAKE CHURCH NAZARENE OF THE Buyers

Primary Owner's Address: 2001 PALMER-WASILLA HWY WASILLA AK 99654
Primary Buyer's Address:

Appraisal Information (Show Building Information)

Appraisal Information (Show Building Information)				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2011	\$147,300.00	\$0.00	\$147,300.00	2011	\$0.00	\$0.00	\$0.00
2010	\$147,300.00	\$0.00	\$147,300.00	2010	\$0.00	\$0.00	\$0.00
2009	\$147,300.00	\$0.00	\$147,300.00	2009	\$0.00	\$0.00	\$0.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed
2011	No	0035	Not Yet Set	Tax Not Yet Set
2010	Yes	0035	11.786	\$0.00
2009	Yes	0035	11.7	\$0.00

Recorded Documents

Date Type

Recording Info (offsita link to DNR)

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
1.23	1.23	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	No Borough Road Service see the City of Wasilla Website

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MATANUSKA-SUSITNA BOROUGH

Search Again

Owner Search

Real Property Detail for Account: 1034000T004-1

Site Information

Account Number	1034000T004-1	Subdivision	LAKEBROOK
Parcel ID	18139	City	Wasilla
TRS	S17N01W11	Map	WA11
Abbreviated Description (Not for Conveyance)	LAKEBROOK TRACT 4-1		

LAKEBROOK
Wasilla



Site Address: 2020 E PALMER-WASILLA HWY

Ownership Owners: WASILLA LAKE CHURCH NAZARENE OF THE Buyers

Primary Owner's Address: 2001 PALMER-WASILLA HWY WASILLA AK 99654
Primary Buyer's Address:

Appraisal Information (Show Building Information)

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2011	\$143,700.00	\$0.00	\$143,700.00	2011	\$0.00	\$0.00	\$0.00
2010	\$143,700.00	\$0.00	\$143,700.00	2010	\$0.00	\$0.00	\$0.00
2009	\$143,700.00	\$0.00	\$143,700.00	2009	\$0.00	\$0.00	\$0.00

Tax/Billing Information

Year	Certified	Zone	Mill	Tax Billed	Recorded Documents
2011	No	0035	Not Yet Set	Tax Not Yet Set	
2010	Yes	0035	11.786	\$0.00	
2009	Yes	0035	11.7	\$0.00	

Recording Info (offsite link to DNR)

Tax Account Status †

Status	Tax Balance	Farm	Disabled Veteran	Senior	Total	LID Exists
Current	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No

Land and Miscellaneous

Gross Acreage	Net Acreage	Assembly District	Voting Precinct	Fire Service Area	Road Service Area
1.20	1.20	Assembly District 004	14-080 Wasilla No. 2	130 Wasilla Lakes FSA	No Borough Road Service see the City of Wasilla Website

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