

**City of Wasilla  
Ordinance Serial No. 17-03**

**An Ordinance Of The Wasilla City Council Repealing Ordinance Serial Number 84-03 For Lot 24, Block 6, Wasilla Acres Removing The Designation For Public Purpose As A Neighborhood Park And Providing For The Exchange Of The Lot For Lot 3, Block 1, Floyd Subdivision To Be Designated For Public Purpose As A Right-Of-Way.**

WHEREAS, the City has offered a land exchange with Lot 24, Block 6, Wasilla Acres, consisting of a 1.0 acre residential lot designated as a neighborhood park in exchange for property owned by the North Star Terminal and Stevedore Company, Lot 3, Block 1, Floyd Subdivision consisting of a 0.3 acres commercial lot to be designated for public purpose as a right-of-way to improve access to the City's future train station site; 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; (ii) the sale is for a particular, stated purpose in the best interest of the city; and

WHEREAS, Lot 3, Block 1, Floyd Subdivision is next to the City's E. Depot Road public use easement and it provides direct access to Wasilla Street, which will eliminate the need to have vehicle traffic travel through the Lake View Condominiums residential area to access the future train station site; and

WHEREAS, Lot 24, Block 6, Wasilla Acres was acquired through a tax-foreclosure and then dedicated for a neighborhood park by Ordinance Serial No. 84-03; and

WHEREAS, Lot 24, Block 6, Wasilla Acres has not been developed into a neighborhood park, and the need for a neighborhood park no longer exists in this area since Iditapark is now available, nearby and maintained by the City.

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 findings stated above, the City is authorized to exchange property with the North Star Terminal and Stevedore Company for the future development of the City's train station site.

**Section 3. Authorization to Remove Public Dedication.** The Mayor is authorized to execute and record a notice rescinding the public dedication for Lot 24, Block 6, Wasilla Acres that will allow for the private development of said property by the North Star Terminal and Stevedore Company.

**Section 4. Authorization of Real Estate Agreement for Land Exchange.** The Mayor 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 is authorized, empowered and directed to carry out and comply with the provisions of the agreement.

**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 carry out its obligations under the Real Estate Agreement and this ordinance.

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

## WASILLA

• ALASKA •

## CITY COUNCIL LEGISLATION STAFF REPORT

**Ordinance Serial No. 17-03: Repealing Ordinance Serial Number 84-03 for Lot 24, Block 6, Wasilla Acres removing the designation for public purpose as a neighborhood park and providing for the exchange of the lot for Lot 3, Block 1, Floyd Subdivision to be designated for public purpose as a right-of-way.**

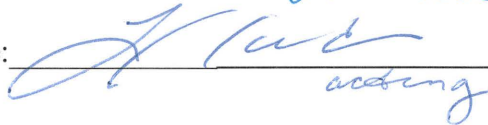
Originator: Administration

Date: February 15, 2017

Agenda of: February 27, 2017

Route to:	Department Head	Signature	Date
X	Finance Director		2-17-17
X	Deputy Administrator		2/17/17
X	Public Works Director		2/17/17
X	City Clerk		2/17/17

Reviewed by Mayor Bert L. Cottle:

 2/17/17  
acting
Fiscal Impact:  yes or  no

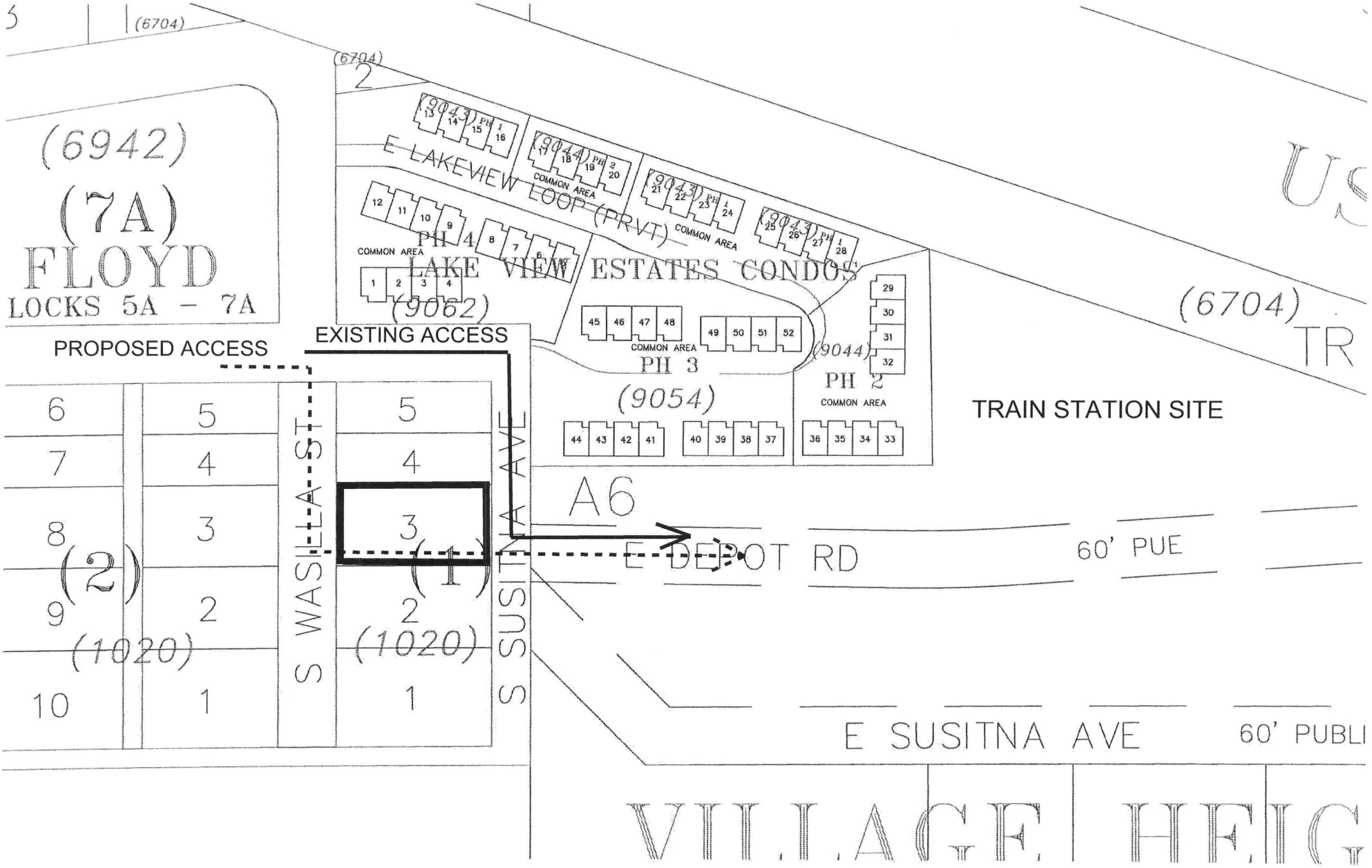
**Attachments:** Parcel Maps & Borough Assessor Details (4 pages)  
Ordinance Serial Number 84-03 w/attachments (4 pages)

**Summary Statement:** This ordinance is proposed to authorize a land exchange with the North Star Terminal and Stevedore Company to improve access to the City's future train station site. The City acquired Lot 24, Block 6, Wasilla Acres through a tax-foreclosure in 1984. The City Council through Ordinance 84-03 dedicated the property as a neighborhood park. The property remains an undeveloped 1-acre residential parcel. The administration believes the parcel is no longer needed for a potential future neighborhood park since Iditapark is now available, nearby and maintained by the City.

Acquiring Lot 3, Block 1, Floyd Subdivision will allow the City to improve access to the future train station site by connecting E. Depot Road to Wasilla Street, thereby bypassing the current narrow road the goes through the Lake View Condominium residential complex to access the train station property.

**Staff Recommendation:** Introduce and set the ordinance for public hearing.

# LOT 3, BLOCK 1, FLOYD SUBDIVISION



5

(6704)

(6704)

(6942)

(7A)

FLOYD

LOCKS 5A - 7A

PROPOSED ACCESS

EXISTING ACCESS

6	5	5
7	4	4
8	3	3
9	2	2
10	1	1

S WASILLA ST

S SUSITNA AVE

VILLAGE HEIGHTS

US

(6704)

TR

TRAIN STATION SITE

A6

E DEPOT RD

60' PUE

E SUSITNA AVE

60' PUBLI





# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 1020B01L003

Site Information

<b>Account Number</b>	1020B01L003	<b>Subdivision</b>	FLOYD
<b>Parcel ID</b>	45295	<b>City</b>	Wasilla
<b>TRS</b>	S17N01W10	<b>Map WA11</b>	Tax Map
<b>Abbreviated Description (Not for Conveyance)</b>	FLOYD BLOCK 1 LOT 3		

**Site Address** 545 S WASILLA ST

Ownership

<b>Owners</b>	N STAR TERM& STEVEDORE CO	<b>Buyers</b>	
<b>Primary Owner's Address</b>	790 OCEAN DOCK RD ANCHORAGE AK 99501	<b>Primary Buyer's Address</b>	

Appraisal Information

Appraisal Information				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2017	\$30,400.00	\$0.00	\$30,400.00	2017	\$30,400.00	\$0.00	\$30,400.00
2016	\$30,400.00	\$0.00	\$30,400.00	2016	\$30,400.00	\$0.00	\$30,400.00
2015	\$30,400.00	\$0.00	\$30,400.00	2015	\$30,400.00	\$0.00	\$30,400.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
<b>Year</b>	<b>Certified</b>	<b>Zone</b>	<b>Mill</b>
2017	No	0035	Not Yet Set
2016	Yes	0035	12.134
2015	Yes	0035	11.974
Recorded Documents			
<b>Year</b>	<b>Date</b>	<b>Type</b>	<b>Recording Info (offsite link to DNR)</b>
2017	11/7/2002	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer 2002-025279-0</a>
2016	6/21/2001	WARRANTY DEED (ALL TYPES)	<a href="#">Palmer Bk: 1142 Pg: 733</a>
2015	9/29/1993	QUITCLAIM DEED (ALL TYPE)	<a href="#">Palmer Bk: 734 Pg: 701</a>

Tax Account Status †

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

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.31	0.31	Assembly District 004	<a href="#">07-120</a>	130 Central Mat-Su	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

\* 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: 2/13/2017 4:00:04 AM



# MATANUSKA-SUSITNA BOROUGH

## Real Property Detail for Account: 1104B06L024

Site Information

<b>Account Number</b>	1104B06L024	<b>Subdivision</b>	WASILLA EST
<b>Parcel ID</b>	25021	<b>City</b>	Wasilla
<b>TRS</b>	S17N01W04	<b>Map WA12</b>	Tax Map
<b>Abbreviated Description (Not for Conveyance)</b>	WASILLA EST BLOCK 6 LOT 24		

**Site Address** 924 W LONE CUB DR

Ownership

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

Appraisal Information

Appraisal				Assessment			
Year	Land Appraised	Bldg. Appraised	Total Appraised	Year	Land Assessed	Bldg. Assessed	Total Assessed*
2017	\$40,000.00	\$0.00	\$40,000.00	2017	\$0.00	\$0.00	\$0.00
2016	\$40,000.00	\$0.00	\$40,000.00	2016	\$0.00	\$0.00	\$0.00
2015	\$32,000.00	\$0.00	\$32,000.00	2015	\$0.00	\$0.00	\$0.00

Building Information

Building Item Details

Building Number	Description	Area	Percent Complete
Tax/Billing Information			
<b>Year</b>	<b>Certified</b>	<b>Zone Mill</b>	<b>Tax Billed</b>
2017	No	0035 Not Yet Set	Tax Not Yet Billed
2016	Yes	0035 12.134	\$0.00
2015	Yes	0035 11.974	\$0.00
Recorded Documents			
		<b>Date</b>	<b>Type</b>
Recording Info (offsite link to DNR)			

Tax Account Status †

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

Land and Miscellaneous

Gross Acreage	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
1.07	1.07	Assembly District 004	<u>07-125</u>	130 Central Mat-Su	No Borough Road Service see the <a href="#">City of Wasilla Website</a>

\* Total Assessed is net of exemptions and deferrals, rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

Last Updated: 2/13/2017 4:00:04 AM

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



## CITY OF WASILLA

P.O. BOX 870430  
WASILLA, ALASKA 99687  
PHONE: 376-5227

### ORDINANCE SERIAL NO. 84-3

AN ORDINANCE OF THE CITY OF WASILLA, ALASKA PROVIDING FOR THE USE OF CERTAIN TAX-FORECLOSED REAL PROPERTY.

BE IT ORDAINED AND ENACTED BY THE CITY COUNCIL OF THE CITY OF WASILLA, ALASKA AS FOLLOWS:

SECTION I. Classification. This is a non-code Ordinance.

SECTION II. Severability. If any provision of this Ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this Ordinance and the application to other persons or circumstances shall not be affected thereby.

SECTION III. Description of Subject Property. The real property which is the subject of this Ordinance includes three (3) parcels more specifically described as follows:

- Parcel #1                      Account #1066B05L021  
Owner of Record: Lonnie T. Campbell  
Lot 21, Blk. 5, Wasilla Townsite, U.S. Survey #1066,  
located in the Palmer Recording District, Third  
Judicial District, State of Alaska.
- Parcel #2                      Account #1066B05L022  
Owner of Record: Lonnie T. Campbell  
Lot 22, Blk. 5, Wasilla Townsite, U.S. Survey #1066,  
located in the Palmer Recording District, Third  
Judicial District, State of Alaska.
- Parcel #3                      Account #1104B06L024  
Owner of Record: Warren L. Cline  
Lot 24, Blk. 6, Wasilla Estates Subdivision, according  
to Plat #74-04 located in the Palmer Recording  
District, Third Judicial District, State of Alaska.

SECTION IV. Use of Property. In accordance with Alaska Statutes, and in the public interest as determined by the City Council, the above described parcels are hereby dedicated for the following public purposes and uses:

Parcel #1: Parking and/or Drainage

Parcel #2: Parking and/or Drainage

Parcel #3: Neighborhood Park



SECTION V. Effective Date. This Ordinance shall become effective upon passage by the Wasilla City Council.

Pat Hjellen  
INTRODUCED BY

February 13, 1984  
EFFECTIVE DATE

January 23, 1984  
INTRODUCTION DATE

City of Wasilla  
ADOPTING AUTHORITY (CITY)

February 13, 1984  
PUBLIC HEARING DATE

February 13, 1984  
ADOPTION DATE

*Marilyn McSwire*  
MAYOR'S SIGNATURE

*Erling G. Nelson*  
CITY CLERK



IN THE SUPERIOR COURT FOR THE STATE OF ALASKA  
THIRD JUDICIAL DISTRICT AT PALMER

IN RE: DELINQUENT REAL PROPERTY )  
TAXES FOR THE YEAR 1981 AND )  
EARLIER IN THE MATANUSKA-SUSITNA )  
BOROUGH. )

Case No. 3PA-82-505 CIV.

SUPPLEMENTAL CLERK'S DEED

In the matter of the foreclosure of delinquent tax liens by the Matanuska-Susitna Borough, at Palmer, Alaska, for the year 1981 and prior thereto, the statutory redemption period as provided by AS 29.53 .310 having expired, and the proof of required publication of notice of expiration of redemption period having been filed November 9, 1983, the Clerk of the Superior Court for the State of Alaska, Third Judicial District, pursuant to AS 29.53.360, does hereby convey to the City of Wasilla all right, title and interest in the properties not redeemed as provided by law, which properties are located in the Palmer Recording District, Third Judicial District, State of Alaska, except as otherwise noted, and described in the attached Exhibit "G".

This instrument is executed without covenants of any character, express or implied, and the execution thereof shall not impose any liability on the undersigned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the Superior Court for the State of Alaska, Third Judicial District, this 13<sup>th</sup> day of January, 1984.

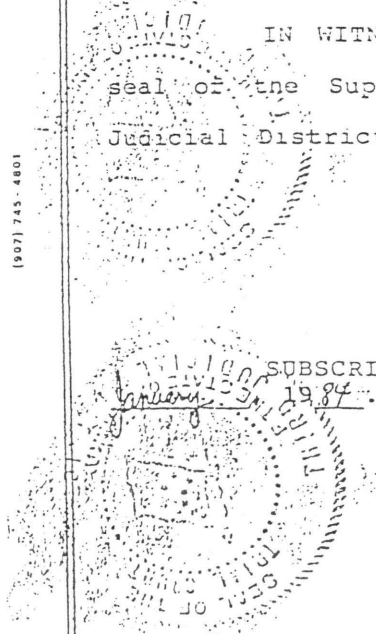
CLERK OF THE SUPERIOR COURT

James O. Durmagan

SUBSCRIBED AND SWORN TO before me, this 13 day of

Judith Pestur  
Deputy Clerk

BOROUGH ATTORNEY  
MATANUSKA-SUSITNA BOROUGH  
P.O. BOX 8  
PALMER, ALASKA 99645  
(907) 745-4801



NOTICE OF PUBLIC DEDICATION

PLEASE TAKE NOTICE, that in accordance with Alaska Statutes 29.53.360, et. seq., The City of Wasilla, Alaska, a municipal corporation, has by Ordinance 84-3, duly passed and approved by the City Council and signed the 13th day of February, 1984, has determined that a public purpose does exist for the real property more fully described as follows:

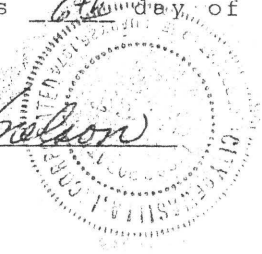
Lot 24, Block 6, WASILLA ESTATES SUBDIVISION, according to Plat 74-04, located in the Palmer Recording District, Third Judicial District, State of Alaska.

Said real property is thereby retained and dedicated to such public purpose.

The property described above and subject to this Notice was acquired from the Matanuska-Susitna Borough, a municipal corporation, under statutory tax foreclosure proceedings by the Revised Clerk's Deed dated the 13th day of January, 1984, issued by the Superior Court for the State of Alaska, Third Judicial District.

IN WITNESS WHEREOF, I have hereunto set my hand and the Seal of the City of Wasilla, Alaska, this 6th day of March, 1984.

Erling P. Nelson
City Clerk



STATE OF ALASKA )
) ss.
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that on the 6th day of March, 1984, before me the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared ERLING P. NELSON, known to me and to me known to be the City Clerk of the City of Wasilla, a municipal corporation, and who executed the foregoing Notice of Public Dedication, and he acknowledged to me that he signed the same for and on behalf of said corporation, freely and voluntarily and by authority of the City Council for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year in this certificate first above written.

Barbara Ann Rich
Notary Public in and for Alaska
My Commission Expires: 8-13-84

84-005905
800

RECORDED
PALMER
DISTRICT

MAR 9 3 55 PM '84

REQUESTED BY City of Wasilla
ADDRESS P.O. Box 870430

Wasilla, AK 99687

