

Non-Code Ordinance

By: Public Works Department

Introduced: June 10, 2019

Public Hearing: June 24, 2019

Adopted: June 24, 2019

Yes: Dryden, Graham, Harvey, Ledford, O'Barr

No: None

Absent: Burney

**City of Wasilla
Ordinance Serial No. 19-13**

An Ordinance Of The Wasilla City Council Authorizing The Sale Of Lot 21, Block 1, Wasilla Airport Heights In The Amount Of \$32,000 To Valentin Fonov, Under Wasilla Municipal Code 5.32.060(B), Council Approval; Authorizing The Mayor To Execute And Deliver A Contract For The Sale; And Providing For Related Matters.

WHEREAS, the City of Wasilla advertised the referenced parcel for sale through its March 15, 2019 invitation to bid; and

WHEREAS, Valentin Fonov provided the highest qualified bid in the amount of \$32,000; and

WHEREAS, WMC 5.32.030 Appraisal Required, states that no land shall be sold or exchanged for less than the approved minimum appraised or assessed value; and

WHEREAS, the current Matanuska-Susitna Borough assessed value for the referenced parcel is \$32,000; and

WHEREAS; the referenced parcel is not needed for a public purpose and the sale is supported by the Wasilla Planning Commission through Resolution Serial No. 19-05.

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

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

Section 2. Authorization of Sale. Based upon the information stated above, the City is authorized to sell Lot 21, Block 1, Wasilla Airport Heights in the amount of \$32,000 to Valentin Fonov.

Section 3. Authorization of Purchase and Sale Agreement. The Mayor is authorized, empowered and directed to develop with the counterparty a Purchase and Sale Agreement on behalf of the City, and from and after execution and delivery of said document, the Mayor is hereby authorized, empowered and directed to carry out and comply with 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 Purchase and Sale Agreement and ordinance.

Section 5. Effective date. This ordinance shall take effect upon adoption by the Wasilla City Council.

ADOPTED by the Wasilla City Council on June 24, 2019.


BERT L. COTTLE, Mayor

ATTEST:


JAMIE NEWMAN, MMC, City Clerk

[SEAL]

CITY OF
WASILLA
 • ALASKA •

CITY COUNCIL LEGISLATION STAFF REPORT

Ordinance Serial No. 19-13: Authorizing The Sale Of Lot 21, Block 1, Wasilla Airport Heights In The Amount Of \$32,000 To Valentin Fonov, Under Wasilla Municipal Code 5.32.060(B), Council Approval; Authorizing The Mayor To Execute And Deliver A Contract For The Sale; And Providing For Related Matters.

Originator: Public Works Director
 Date: May 29, 2019

Agenda of: June 10, 2019

Route to:	Department Head	Signature	Date
X	Public Works Director		5/30/19
X	Finance Director		5/30/19
X	Deputy Administrator		5/29/19
X	City Clerk		6/3/19

Reviewed by Mayor Bert L. Cottle;  5/30/2019

Fiscal Impact: yes \$32,000 revenue

Account name/number: General Fund, Fund Balance/001-0000-392.10-10
Attachments: Ordinance Serial No. 19-13 (2 pages)
 Planning Commission Resolution Serial No. 19-05 (1 page)
 MSB Parcel Information (2 pages)

Summary Statement: The referenced parcel is a residential property the city received through foreclosure in 1998. This property is not needed for a public purpose and the administration provided the property for sale through its March 15, 2019 invitation to bid. Valentin Fonov provided the highest qualified bid in the amount of \$32,000. The Wasilla Planning Commission supports the land sale as stated in commission Resolution Serial No. 19-05.

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

By: Public Works
Public Hearing: 05/14/19
Adopted:

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 19-05**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING THE WASILLA CITY COUNCIL APPROVE THE SALE OF LOT 21, BLOCK 1, WASILLA AIRPORT HEIGHTS TO VALENTIN FONOV, CONSISTENT WITH WASILLA MUNICIPAL CODE 5.32.060(B).

WHEREAS, Lot 21, Block 1, Wasilla Airport Heights is a residential property the City received through foreclosure in 1998; and

WHEREAS, Lot 21, Block 1, Wasilla Airport Heights is not needed for a public purpose; and

WHEREAS, Valentin Fonov provided the highest responsive bid in response to the City's March 15, 2019 Invitation to Bid; and

WHEREAS, Wasilla Municipal Code 5.32.060 requires the Planning Commission make a recommendation to the City Council regarding sale of city land.

NOW, THEREFORE BE IT RESOLVED, that the Wasilla Planning Commission recommends the City Council approve the sale of Lot 21, Block 1, Wasilla Airport Heights to Valentin Fonov in accordance with Wasilla Municipal Code 5.32.060.

ADOPTED by the Wasilla Planning Commission on --, 2019.

APPROVED:

ATTEST:

Eric Bushnell, Vice-Chair

Tina Crawford, AICP, City Planner



MATANUSKA-SUSITNA BOROUGH

Real Property Detail for Account: 1108B01L021

Site Information

Account Number	1108B01L021	Subdivision	WASILLA ARPRT HTS
Parcel ID	69580	City	Wasilla
TRS	S17N01W09	Map WA12	Tax Map
Abbreviated Description (Not for Conveyance)	WASILLA ARPRT HTS BLOCK 1 LOT 21		

Site Address 580 N ROBIN CIR

Ownership

Owners	WASILLA CITY OF	Buyers	
Primary Owner's Address	290 E HERNING AVE WASILLA AK 99654-7091	Primary Buyer's Address	

Appraisal Information

Year	Land Appraised	Bldg. Appraised	Total Appraised	Assessment			
				Year	Land Assessed	Bldg. Assessed	Total Assessed ¹
2019	\$32,000.00	\$0.00	\$32,000.00	2019	\$0.00	\$0.00	\$0.00
2018	\$32,000.00	\$0.00	\$32,000.00	2018	\$0.00	\$0.00	\$0.00
2017	\$32,000.00	\$0.00	\$32,000.00	2017	\$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
2019	No	0035	::
2018	Yes	0035	12.481
2017	Yes	0035	12.482
Recorded Documents			
Date	Type		Recording Info (offsite link to DNR)
11/5/1998	WARRANTY DEED (ALL TYPES)		Palmer Bk: 982 Pg: 518
1/26/1993	QUITCLAIM DEED (ALL TYPE)		Palmer Bk: 704 Pg: 781

Tax Account Status ²

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	Taxable Acreage	Assembly District	Precinct	Fire Service Area	Road Service Area
0.94	0.94	Assembly District 004	07-125	130 Central Mat-Su	No Borough Road Service see the City of Wasilla Website

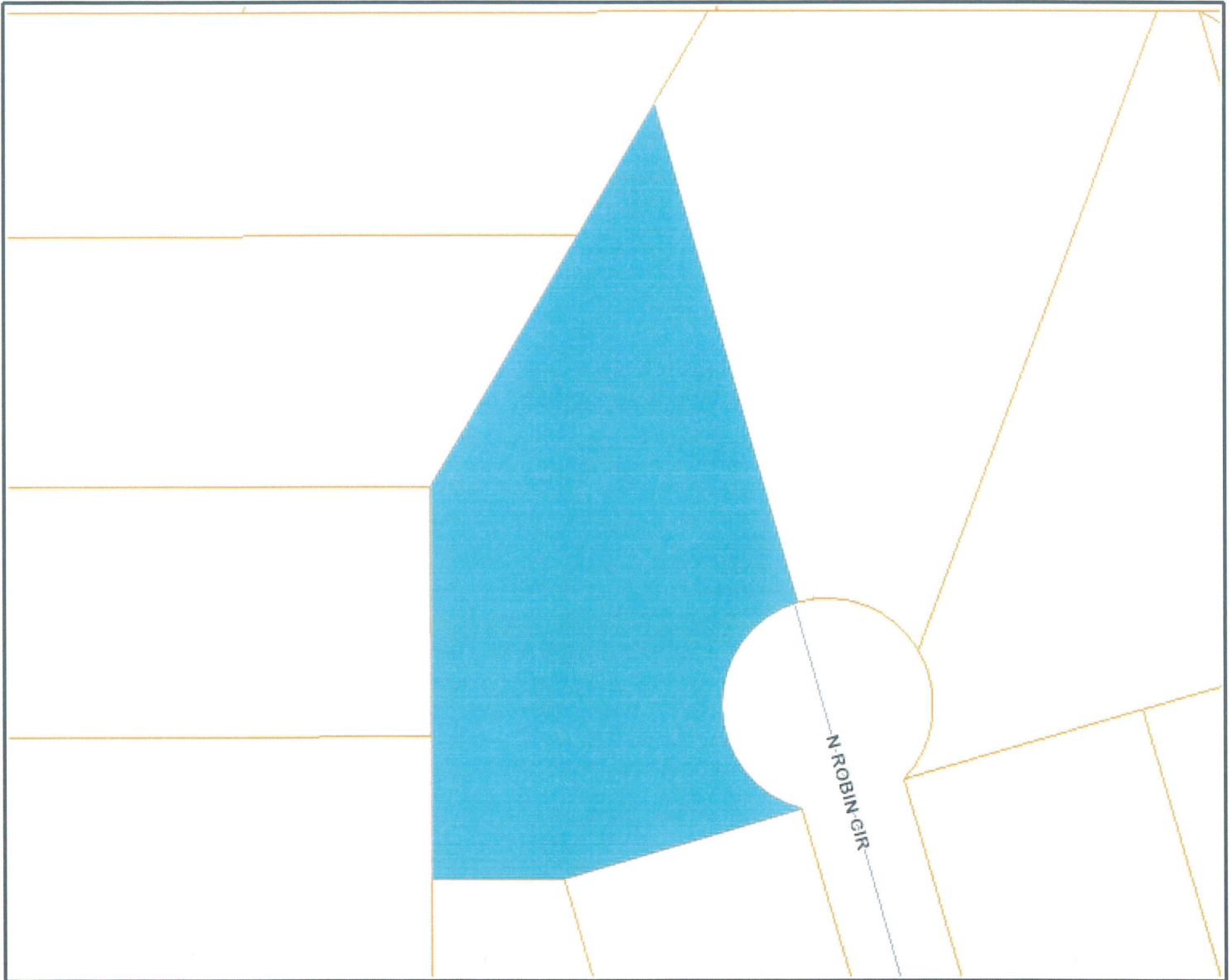
¹ Total Assessed is net of exemptions and deferrals.rest, penalties, and other charges posted after Last Update Date are not reflected in balances.

² If account is in foreclosure, payment must be in certified funds.

Last Updated: 5/29/2019 12:00:39 AM



Matanuska-Susitna Borough Land Information Parcel Report



Selected parcel highlighted

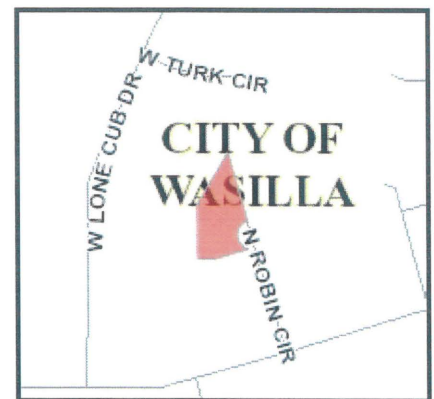
Account ID: 1108B01L021

Owner(s): WASILLA CITY OF

General Owner: CITY

Legal Description: WASILLA ARPRT HTS

BLOCK 1 LOT 21



Parcel location within Matanuska-Susitna Borough