

**IM No. 12-13: FEASIBILITY REPORT FOR THE FORMATION OF SPECIAL ASSESSMENT DISTRICTS IN ACCORDANCE WITH WASILLA MUNICIPAL CODE 5.20.060 FOR SEWER CONNECTIONS**

**Agenda of:** August 13, 2012  
**Originator:** Public Works Director

**Date:** July 31, 2012

Route to:	Department	Signature	Date
X	Public Works Director		7/31/12
X	Finance Director		8/1/12
X	Interim Deputy Administrator		8/2/12
X	City Clerk		8/6/12

**REVIEWED BY MAYOR VERNE E. RUPRIGHT:**

**FISCAL IMPACT:**  yes \$250,000 Funds Available  Yes or  No

**Account name/number/amount:** To Be Determined when Appropriated

**Attachments:** Maps (3 pages)

**SUMMARY STATEMENT:** This Informational Memorandum reports the feasibility of forming three individual sewer assessment districts intended to provide sewer service to existing facilities with onsite septic systems. These districts are intended to be financed solely by the City in the form of a 10 year loan for each project using a \$250,000 loan fund to be appropriated by separate ordinance. These projects will be bid through the City's Purchasing code and managed by the City.

The Transmission Center

This facility is located on Hermon Road at Lot 1 and Tract E, Creekside Town Square. This is a long time Wasilla Business currently under EPA order to remove floor drains or connect to City sewer. The assessment district is constituted by one property. This sewer connection requires a main line extension of approximately 225 feet along Hermon Road north and the installation of a new 1,000 gallon septic tank and pump

vault. ADEC plans have been prepared for the main line extension and a construction permit is pending. The estimated cost for this project is between \$50,000 and \$100,000. This project needs to be completed this year to avoid fines by the EPA.

Lake Side Terrace P.U.D.

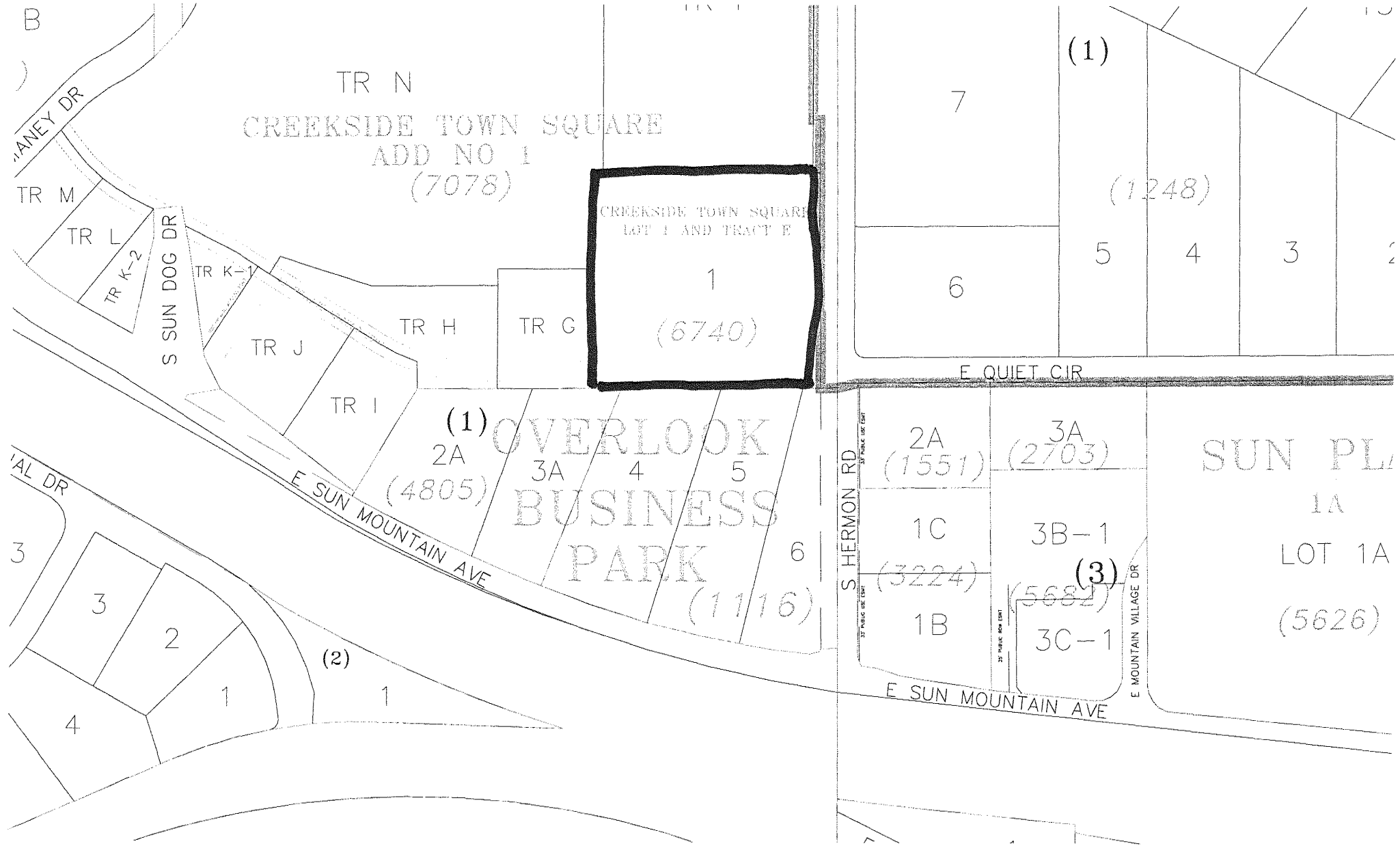
This facility includes the condominiums along Peck Street. Most of the condominiums are currently connected to the City's sewer system, with the exception of the units on the west side of Yakima Street. The assessment district includes the connecting properties, Lots 49A – 64A, Block 2. This sewer connection includes approximately 500 feet of gravity main line for 4 buildings that have 4 condominium units each. The gravity main line would tie into an existing manhole that flows into the existing septic tank and pump vault for the entire complex. ADEC plans need to be prepared for a main line extension construction permit. The estimated cost for this project is between \$50,000 and \$100,000. This project is planned for next year's construction season.

Lake Ridge Condominiums

This facility includes condominiums on E. Westpoint Drive, on Wasilla Lake. This is a single building with 7 units using an existing septic system. The assessment district includes Units 1 – 7 Lake Ridge Condos. This sewer connection includes a new 2,000 gallon septic tank and pump vault connecting to the existing sewer main in E. Westpoint Drive. ADEC plans are not required as this project is tying into an existing main line. The estimated cost for this project is between \$40,000 and \$50,000. This project is planned for next year's construction season.

These projects are feasible with the proposed funding, and create simple assessment districts will only a few properties involved.

<b>Date Presented:</b>	8/13/12	<b>Initials:</b>	JS	<b>Comments:</b>	
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TR N  
CREEKSIDE TOWN SQUARE  
ADD NO 1  
(7078)

CREEKSIDE TOWN SQUARE  
LOT 1 AND TRACT E  
1  
(6740)

(1)  
7  
(1248)  
5 4 3 2  
6

E QUIET CIR

TR M  
TR L  
TR K-2  
S SUN DOG DR  
TR K-1  
TR J  
TR H  
TR G  
TR I  
2A (4805)  
3A  
4  
5  
6  
OVERLOOK  
BUSINESS  
PARK  
E SUN MOUNTAIN AVE

S HERMON RD  
2A (1551)  
3A (2703)  
1C (3224)  
1B  
3B-1  
3C-1 (5682)  
E SUN MOUNTAIN AVE  
E MOUNTAIN VILLAGE DR

SUN PL/ 1A  
LOT 1A  
(5626)

3  
3  
2  
1  
4  
1

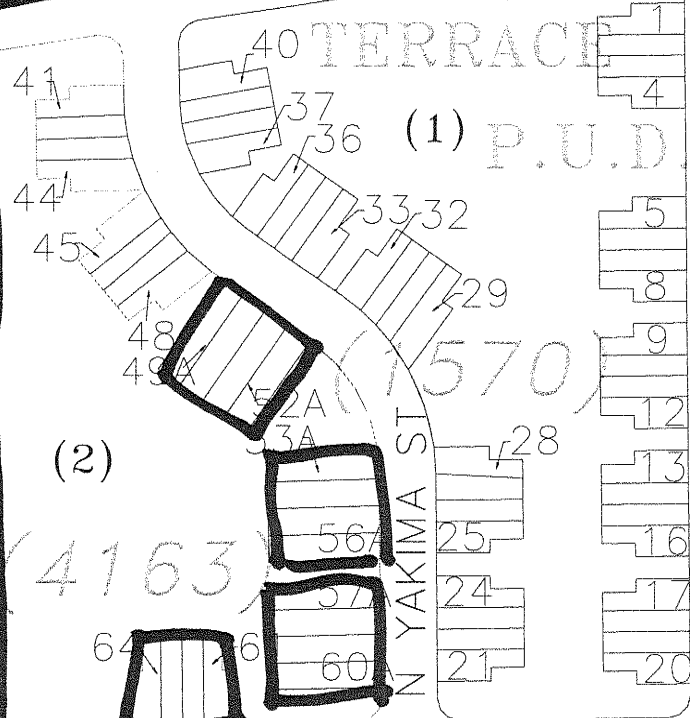
(2)

3537

6A 6B  
GVC II-DIV I

LAKE SIDE  
TERRACE

D5



(1) P.U.D.

(1570)

(2)

(4163)

(3) (5524)

PECK

1

(4726)

2

D6

C19

C20

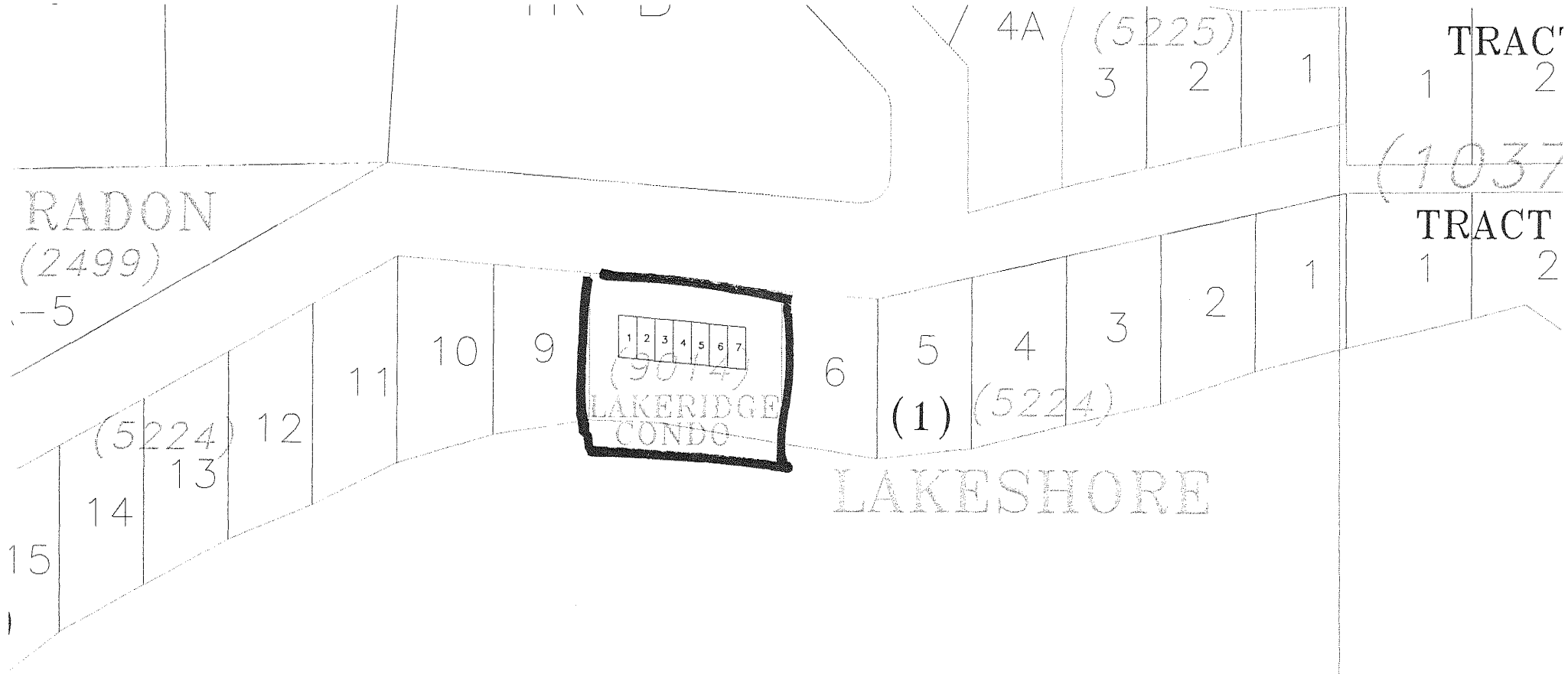
E LAKE SHORE AVE

2

10

11

(5)



RADON  
(2499)

-5

4A / (5225)

TRACT

(1037)

TRACT

1	2	3	4	5	6	7
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(9014)  
LAKERIDGE  
CONDO

LAKESHORE

WASILLA LAKE