

IM No. 12-14: NEW LIBRARY BUILDING UPDATE

Agenda of: September 10, 2012

Date: August 28, 2012

Originator: Library Director

Route to:	Department	Signature	Date
X	Public Works Director		8/28/12
X	Rec & Cultural Services Director		8/30/2012
X	Finance Director		8-29-12
X	Interim Deputy Administrator		8/30/12
X	City Clerk		8/30/12

REVIEWED BY MAYOR VERNE E. RUPRIGHT: _____

FISCAL IMPACT: yes or no

- Attachments:** Council Member Sullivan-Leonard questions (1 page)
 City of Wasilla Resolution Serial No. 10-10 (3 pages)
 Library Needs Committee Working Document (6 pages)
 City of Wasilla Action Memorandum No. 10-18 (2 pages)
 City of Wasilla Informational Memorandum No. 10-30 (3 pages)

SUMMARY STATEMENT: This informational memorandum provides responses to questions put forth to the Library Needs Committee from Council Member Colleen Sullivan-Leonard.

Council Member Sullivan-Leonard asked, "What are the Friends of the Wasilla Library/Needs Committee doing to engage the community for support and for significant fundraising efforts to support a new library?" As a courtesy, this question has been forwarded on to the Friends of the Wasilla Library, as they are better poised to answer questions about their activities and fundraising efforts.

Moreover, as stated in the ordinance creating the Library Needs Committee, the committee was formed to provide a useful source of information and proposals that

would assist the elected officials of the City of Wasilla in addressing library expansion issues and was created for the purpose of gathering information and making recommendations to the City Council concerning the development of a new City library, to include: library space requirements; methods of meeting those requirements, including land acquisition and construction; space design; sources of funding; projected costs; and other related matters. Furthermore, the committee was formed with advisory functions only and is not authorized to act, individually or collectively, as an agent of the City.

The Library Needs Committee, through its Working Document which was presented to the council on June 14, 2010, made its recommendations and requested further direction. The Council then directed the Library Needs Committee to move forward with the site selection process; the Library Needs Committee did and presented four possibilities to the Wasilla City Council on December 13, 2010.

To date, the Library Needs Committee has received no further direction from the City Council and has not been meeting, as the committee has not been tasked with anything.

It is pleasing to report that the New Wasilla Library project has been accepted into the Foraker Group's Pre-Development program. This process will provide the City with a documented needs/space program, concept design and project cost estimate. It is estimated the process will require four to six months. The Foraker Group has advised that it is too early to start a public campaign; it is more appropriate to wait and launch the campaign after the Pre-Development process has been completed.

The Library Needs Committee also feels it is important to engage the community for support and pursue funding effort to bring in additional funds for the library; however, now is not the appropriate time for this action.

Council Member Sullivan-Leonard's questions went on to reference the cities of Kodiak, Seward, and Homer as examples of places which have raised community funds to contribute thousands of dollars for their new libraries.

Kodiak's new library facility has an estimated cost of \$12.5 million. Kodiak's community capital campaign, to date, has raised \$549,705 and has a goal of \$750,000 (6% of the total project cost). The City of Kodiak has contributed \$3.5 million to their new library building.

Seward's co-located facility with a combined library and museum has an estimated cost of \$10.4 million. The Seward Community Library Museum Building Committee pledged to raise a half-million dollars (4.8% of total cost) for the project and reached that goal on May 29th of this year. Furthermore, the City of Seward approved a \$3.7 million general obligation bond package, which must be re-paid by the city within the next 20 years.

Homer's public library had construction costs of \$6.1 million in 2005 and raised a 9.4% (\$576,000) of the cost from local fundraising. Additionally, 36% of the project funding came from a low interest USDA loan that the people of Homer had to vote to accept.

In each of the three cases cited, the new buildings would not have been possible without the support of the municipalities. According to the rules and regulations for the Library Construction & Major Expansion Matching Grant program from the State, 20% of the total proposed grant projects costs must come from "unrestricted locally generated revenue".

Further questions from Council Member Sullivan-Leonard included;

"With the site selection complete, when will the necessary designs and proposals to move forward on this project be complete so we can present it to the general public?"

1. Architect needed for the design of new library, how much will that cost and will they design specs for a one story or two story building?
2. What is the timeline for the conceptual design, preliminary design and final design of the library?
3. When are you planning a scientific citizen survey to gauge how the residents feel about this new library and funding needed to build it?...
4. When will you present the final design and proposal to the general public for their review and input?"

The Pre-Development process will help determine if a one or two story building is feasible and it will provide an estimated cost of design services. The design should take about eight months after the time an architect is hired. It will require three to six months to write a Request for Proposal (RFP), advertise, evaluate and negotiate an architect's contract, and the Pre-Development program will assist with this.

In regards to the scientific citizen survey, this has been actively discussed with the Foraker Group and they have advised that it is too early in the process to start a survey. When it becomes time to do a survey, the Friends of Wasilla Library, as stated on previous occasions, have over \$10,000 in grants from Wells Fargo to put towards this purpose.

In regards to public input, all of the meetings with the Pre-Development Program will be advertised and open to the public. Coincidentally, there will be a work session with the Pre-Development program and the Library Needs Committee on Monday, September 17, at 5pm in the City Council Chambers. Public input will continue to be solicited throughout the process, and a final presentation of the design and costing data will be presented at the completion of the Pre-Development program.

Date Presented:	9/10/12	Initials:	TS	Comments:	
------------------------	---------	------------------	----	------------------	--

August 24, 2012

Questions for Library Needs Committee:

What are the Friends of the Wasilla Library/Needs Committee doing to engage the community for support and for significant fundraising efforts to support a new library?

The Friends of the Wasilla Library/Needs Committee have been seeking funds from both public and private sources for our future library for several years. We have identified funding from the state, potential funding from the City of Wasilla and other grants. In addition, I believe it is important that the Friends of the Wasilla Library/Needs Committee engage the community for support and pursue fundraising efforts to bring in additional funds for the library.

For example: Cities of Kodiak, Seward and Homer have raised community funds and contributed thousands of dollars for their new libraries. These libraries had a total capital cost between \$7-10 million dollars per library. The community fundraising efforts in these particular cities brought in between \$200-500,000 each to support the construction of a new library through organized “**Capital Campaigns**” or “**Library Foundations**”. Through these efforts the Capital Campaigns brought in funding from big businesses and corporations, foundation grants, community fund drives and events.

With the site selection complete, when will the necessary designs and proposals to move forward on this project be complete so we can present it to the general public?

Timeline and Needs:

1. Architect needed for the design of new library, how much will that cost and will they design specs for a one story or two story building?
2. What is the timeline for the conceptual design, preliminary design and final design of the library?
3. When are you planning a scientific citizen survey to gauge how the residents feel about this new library and funding needed to build it? (i.e., hiring a professional such as Dittman, Moore or Hellenthal to do survey.)
4. When will you present the final design and proposal to the general public for their review and input?

I may have additional questions during the meeting but these were the most pressing at this time. Thank you for your time and attention to this matter.

Colleen Sullivan-Leonard
Wasilla City Council

**CITY OF WASILLA
RESOLUTION SERIAL NO. 10-10**

A RESOLUTION OF THE WASILLA CITY COUNCIL CREATING A LIBRARY NEEDS COMMITTEE AND PRESCRIBING ITS DUTIES AND REPEALING ORDINANCE SERIAL NO. 08-38(SUB) AND RESOLUTION SERIAL NO. 09-53.

WHEREAS, the City Council finds that a temporary Library Needs Committee ("Committee") will provide a useful source of information and proposals that would assist the elected officials of the City of Wasilla in addressing library expansion issues; and

WHEREAS, to provide a balanced view of library issues the Committee should be composed of representatives from the Friends of Wasilla Public Library, residents of the City and the Matanuska-Susitna Borough; and

WHEREAS, the Committee shall be subject to the provisions of WMC Chapter 2.44 which applies to a committee formed for a special purpose of limited duration; and

WHEREAS, the Committee shall meet and organize within 30 days after the effective date of this resolution and shall terminate no later than three years after its first meeting; and

WHEREAS, the Committee shall have advisory functions only, and shall not otherwise act, individually or collectively, as an agent of the City; and

WHEREAS, meetings of the Committee are subject to the Alaska Open Meetings Act. The City Clerk is authorized and directed to advertise the meetings of the Committee; and

WHEREAS, the Library Director shall act as the secretary to the Committee; and

WHEREAS, members of the Committee will receive no compensation for their service as committee members.

NOW, THEREFORE, BE IT RESOLVED, that the Library Needs Committee is hereby created for the purpose of gathering information and making recommendations to the City Council concerning the development of a new City library to include library space requirements; methods of meeting those requirements, including land acquisition and construction, space design, sources of funding, projected costs, and other related matters; and

BE IT FURTHER RESOLVED, that the Committee shall forward its recommendations to the Council; and

BE IT FURTHER RESOLVED, that the Committee shall consist of a minimum of six members, more members may be appointed at a later time through Council Action Memorandum; the initial members are as follows:

A. One member appointed by the Friends of Wasilla Library, who shall be Jeanne Troshynski; and

B. Three City of Wasilla residents, who shall be Randi Robinson, Mary Kvalheim, and Colleen Carter Scott; and

C. Two Matanuska-Susitna Borough residents, who shall be Annette Andres and Ralph Baldwin; and

BE IT FURTHER RESOLVED, that Ordinance Serial No. 08-38(SUB), creating a Library Steering Committee, and Resolution Serial No. 08-53 are repealed.

ADOPTED by the Wasilla City Council on February 22, 2010.



VERNE E. RUPRIGHT, Mayor

ATTEST:



KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

VOTE: Hall, Harris, Katkus, Larson, and Woodruff in favor. Holler absent.



Memorandum to City Council

May 18, 2010

RE: City Council Resolution Serial No. 10-10
Recommendations to City Council

Task 1- Determine if Meta-Rose Square Building can be used for a library.

The City's architectural report by Burkhart-Croft shows the Meta-Rose Square building can be converted into a City Library for \$3 million. The Library Needs Committee believes the Meta-Rose Square building falls short in two major areas:

- 1) *Library Use data shows the City's library should be between 20,000 and 40,000 square feet in size. Although the Meta-Rose Square building is 20,000 square feet in size, it has no room to expand; and*
- 2) *The Meta-Rose building has 3 floors. The City's library study by ASCG shows the library should be constructed as a single story building to minimize personnel cost in the operating budget.*

Other areas that are not ideal at the Meta-Rose Square that need to be considered include:

Limited parking, limited access for school buses and delivery trucks, natural lighting with operable windows in the existing retail areas is minimal, no meeting rooms, and no study rooms. This is based on the public's input on the areas that need improvement at the current library.

The Library Needs Committee believes that although the Meta-Rose Square Building could be used for a library, it should not be. The cost is too large for an "interim solution" and it would still have the same problems that the current library has – marginal parking, no meeting rooms, etc.

Task 2- Suggest size and location of a new library.

The new library should be a minimum of 24,000 square feet in size now, with the ability to expand to 40,000 square feet in 20 years (see chart below). The current service population of the Wasilla Library is 39,000. A 20-year planning period shows the library service population reaching 62,000 with a growth rate of 2.35 percent.

Constructing a smaller building now with the ability to expand makes the project more feasible. A single-story 24,000 square foot library could be operated at the same staffing level as the current library, if the new building was well laid out like the floor plan prepared by Isaac Benton (The City's Library Architect) in 2008 for the VPA site.

The Library Needs Committee believes the Wasilla Library should never be more than 40,000 square feet in size or it will lose the "small town" feel people enjoy. Limiting the ultimate library size also keeps pressure on the Borough to add libraries in the future to outlying areas.



Wasilla Meta-Rose Public Library

Library Needs Committee

Jeanne Troshynski; Chair, Borough Resident
Ralph Baldwin; Vice-Chair, Borough Resident
Colleen Carter Scott, City Resident
Mary Kvalheim, City Resident
Mary Kay "Randy" Robinson, City Resident

Service Population	Library Size (sqft) w/ Minimum Desirable Parameters	Library Size (sqft) w/ Maximum Desirable Parameters
10,000	10,029	20,091
20,000	17,254	37,058
30,000	23,040	43,830
40,000	27,401	55,288
50,000	32,251	66,858
60,000	36,948	77,033
70,000	41,729	90,524
80,000	46,861	100,750
90,000	50,861	113,071

Note- Library Size based on Wisconsin Department of Education Planning Outline for Libraries

The Library Needs Committee believes the library should maintain its location downtown as indicated by the public in the ASCG study. The minimum parcel size needed is 3 acres based on an ultimate building size of 40,000 square feet with between 1 and 2 acres of parking. Properties less than 3 acres would require a 2 story library building.

The following is a list of potential library sites in the downtown area, that include three sites north of Main Street on Wasilla-Fishhook Road near Iditarod Elementary School:

Property	Size-Acres	Assessed Value	Comments
Parcel C21 Section 3	7.08	\$177,000	Vacant Land
Parcel D4 Section 4	2.78	\$514,700	Vacant Land
Parcel D6 Section 4	4.29	\$560,600	Vacant Land
Tract B Radon Dev.	2.80	\$487,900	Vacant Land
L1 B2 Yenlo Square	2.31	\$503,200	Vacant Land
Tract 7 Fred Nelson	8.36	\$407,900	Land w/Existing Structure
Lot 7B Thomas Addn 2	3.76	\$2,208,100	Existing mini-storage buildings
Parcel B17 Section 10	2.55	\$1,335,700	Existing mini-storage buildings
Tract A PJC Sub.	13.24	\$522,800	Land w/ Existing Structure
Nunley Park-City Block	3.10	\$182,600 (4 lots)	Need to purchase 4 lots
Valley Performing Arts Site	2.59	\$220,000 (L2A)	Assumes VPA relocates and purchase adjacent lot (L2A)
Lots 3A-6A Block 1 Thomas Add. #2 Ph 1	2.9	\$1,742,300	Existing Business Park

Note- Most of these properties are currently not for sale and the owners may not be willing to sell.

Task 3- Tentative Timeline.

The biggest variable in the timeline is the time to acquire funding (1-3 years). Construction can be completed in 1-year. Design can take up to 1-year, unless a Design-Build delivery system is used which saves time. **Total time 3-5 years.**

Task 4- Projected Costs.

Construction cost will vary from \$250-\$350 per square foot for a library. FF&E costs vary from \$35-\$50 per square for furniture, fixtures and equipment for a library.

24,000 sqft Building w/ FF&E	=	\$6.8 million - \$9.6 million
Design & Construction Management (15%)	=	\$1 million - \$1.4 million
Land acquisition	=	\$0.5 million - \$2.5 million
Site Development	=	\$0.5 million - \$1.0 million
Contingency (10%)	=	\$1.0 million
Total Cost	=	\$10 million - \$15 million for 24,000 square foot Building

Task 5- Funding Sources.

- 1) Sales Tax increase of ½ percent to support a revenue bond (50 or 100 percent of total project cost)
- 2) Alaska Library Construction and Major Expansion Grant Program (50 percent)
- 3) US Department of Agricultural (USDA), up to \$1 million Federal Grant
- 4) Economic Development Administration (EDA), up to \$1 million Federal Grant
- 5) Rasmuson Foundation Grant, up to \$1 million towards construction
- 6) Friends of Wasilla Library Building Fund and fund-raising

Library Projects in Alaska from 2002-2005 used a variety of funding:

Federal Funds Averaged	32% of project cost
State Funds Averaged	25% of project cost
Municipal Funding Averaged	24% of project cost
Funding from Foundations	12% of projects cost
Funding from Corporations	1% of project cost
Local Fund Raising	6% of project cost
	100%

Task 6- List of Library Needs.

The existing Wasilla Library has become deficient in many areas due to the increase in use since it was constructed in 1978. The library outgrew its current building 1995. A space needs assessment done in 1997 showed that the facility was not adequate to house the existing collection, staff, or to allow growth in collection or services.

The needs assessment was updated in 2006, and along with the inadequacies noted in the 1997 assessment, the latter assessment noted marked deficiencies in collection size, access to technology, reader seating, meeting space and work space. As a result, effective delivery of library services to patrons has been, and is, limited by the availability of resources and space. Since FY2005, library visits have increased by 18%; total circulation has increased by 24%; program attendance has increased by 22%; and patron computer use has increased by 64%.



1 Story Time at Wasilla Meta-Rose Public Library

In general, the building needs to be bigger with more parking. A bigger building will provide more space for programming, more space for meeting rooms and study areas, and more room for reading areas and computer use.

The library offers numerous special reading and learning programs throughout the year including pre-school and toddler story times, baby lap-sit, a children's birthday book club, summer and winter reading programs for all ages, community outreach, collaborative programs with local schools, and author visits.

Currently, there is no designated program area. Story times for toddlers and preschoolers, as well as workspace for the accompanying crafts, are held in the youth services collection walkway between the videos and the young adult books. This makes it quite difficult for anyone to access these materials during story times, and greatly restricts the number of children that may participate in literacy programs.

Other noted library needs, as listed in the 2008 ASCG report, are:

- increased parking
- access for school buses and delivery trucks (a loading dock)
- up to 20 computer stations for patrons as well as plenty of technology capacity to keep up with future changes

- *meeting room(s) for up to 150 people*
- *study rooms for tutoring and designated quiet areas*
- *improved accessibility for people with disabilities and caregivers with strollers*
- *high quality indoor lighting and natural lighting with operable windows*
- *reading areas next to windows*
- *a waiting area for patrons to wait for rides, buses, etc.*
- *an events display sign for ongoing community events*
- *outside courtyard with landscaping for reading, as well as outdoor lighting for improved security*
- *a place for pets and bicycles*
- *staff workstations strategically located to view the library in all directions*
- *the ability to expand with maximum flexibility*

Task 7- The Committee's Commitment to the Project.

The committee will support the City in pursuing a new 24,000 square foot library that can be expanded in the future.

Jeanne Troshynski, Chair, Borough Resident

As one of nine children, I spent a great deal of time as a young person at the public library. The access to books and information was instrumental in my growing up. I have valued libraries as a resource since my childhood.

In 1993 my family and I moved to Alaska. After spending a year in Glennallen, we were given a choice to move to either Fairbanks or Wasilla. We were told by several people that Wasilla is one of the most community oriented areas in the state. For me this was a huge factor in our decision of where to live. I have always valued being a part of a community.

In 2000 I was asked by Ley Schliech to join the Friends of Wasilla Library Board. I have been serving as president of the board since 2001. It quickly became apparent that the priority for the Wasilla Library is to get a new building. In fact, this has been a priority for many years.

I am currently serving my second term on the Borough Library Board. I feel that understanding the whole picture is critical in being a problem solver and advocate for any project.

I am not a city resident, but I consider Wasilla my home. I shop extensively in the city limits of Wasilla. Both of my children graduated from Wasilla High School. I regularly use the Wasilla Public Library.

I believe a cornerstone to any successful community is an excellent library. We are truly fortunate to have an amazing staff at Wasilla Meta-Rose Public Library. I am committed to continuing to work for a beautiful library to serve the community of Wasilla including its residents, neighbors, and visitors.

Ralph Baldwin, Vice Chair, Borough Resident

Members of my family are big readers and throughout our lives, public libraries have played an important role in our development and well being.

There is something beautiful and quintessentially American about the institution of public libraries. A public library is a place that an individual, regardless of age, sex, race, or economic status, can visit to better themselves, to become more educated and, as a result, a more productive citizen.

Wasilla has outgrown the present library many times over and it is now time to take action so that the essential need of access for all to important and relevant information is met in a timely fashion. Cooperative effort and hard work among all parties involved can accomplish this goal, one of building a new library, one that will meet the increased needs of our community for many years into the future.

Mary Kvalheim, City Resident

It is my opinion, public libraries are the center point of any community. I hope I will be able to stay on the Library Needs Committee until it has finished the task assigned. I would like to continue with any following committees on which I am asked to serve to further the Wasilla Public Library for as long as necessary and/or until the library is completed.

My granddaughter still remembers crowding in to the lower floor area to meet and listen to the cousin of Laura Ingalls Wilder of Little House on the Prairie fame. The books were even more important to her because of this older woman coming to talk to the children about this time in our nation's history.

Our library is a reflection on our city, on our community as to how much we value this institution. What we present to the rest of this borough, to the rest of this state is a very poor image of our city if they consider our existing library the focal point of the community, the city. The library to me represents how much we value education and learning as well as a community gathering place. To improve our image, Wasilla city residents need to commit and support the plans adopted by the Friends of the Library. It is time for us to have a new community library that shows pride in our home town.

Wouldn't you like to be a member of the City Council that finally supported and certified the election for the bond issue (passed by city voters, of course) that gives our city a new library?

M.K. (Randy) Robinson, City Resident

Words are magic. With words we report the news, profess our undying love and preserve our traditions.

I am proud to be a member of the Library Needs Committee and happy to devote the time to help bring a civic investment to Wasilla. I feel that a library improves quality of life for residents which in turn attracts more residents which increases city revenues.

To quote John Adams, "Let us dare to read, think, speak and write... Let every sluice of knowledge be opened and set a flowing."

Colleen Carter Scott, City Resident

My commitment to this project is based on events started long before I was born. My parents arrived in Wasilla in 1940. Wasilla was a gathering of people in a place where entertainment didn't depend on outside stimuli. It was a place where ideas were shared for the betterment of the community bringing diversity into their everyday life.

Mere survival was a way of life and that survival depended on each member of the community. Wasilla didn't have a fire department or a cemetery but a small library had been started. That, in itself, indicates the importance even a fledging library represented. It was a place of sharing---reading materials and ideas. It was a focal

point of the community. Wasilla needs to bring that focus back and I truly believe a library would accomplish that goal. As a center point of the community it would create a downtown area conducive to sharing of ideas and community activities-an area of pride and accomplishment for the inhabitants as well as visitors. My commitment to the project is tied up in the past with gratitude to the founders and a responsibility to those same pioneers who have taken us this far.

Conclusion and request for further direction.

Now that the tasks as outlined in City Council Resolution Serial Number 10-10 have been addressed by the Library Needs Committee, the Wasilla Meta-Rose Public Library Needs Committee (WMRPLNC) respectfully requests direction from the council as to the committee's next task.

After spending a considerable amount of time and thought towards developing the working document requested by the Council through the resolution, the next logical step to the committee is to acquire land. This would satisfy a major requirement for scoring on the state evaluation matrix for funding for up to 50% of the total project costs.

The committee respectfully requests that the Council provide instruction as to what tasks should be pursued. Once further direction has been received from the Council, the committee will schedule additional meetings to continue working on this project.



	Approved	Denied
Date Action Taken:	6/28/10	
Other:		
Verified by:	<i>[Signature]</i>	

WASILLA CITY COUNCIL ACTION MEMORANDUM

AM No. 10-18

TITLE: DIRECTING THE LIBRARY STEERING COMMITTEE TO MOVE FORWARD WITH THE SITE SELECTION AND LAND ACQUISITION PROCESS FOR A NEW WASILLA META-ROSE PUBLIC LIBRARY.

Agenda of: June 28, 2010

Date: June 17, 2010

Originator: Deputy Clerk for Council Member Woodruff

Route to:	Department	Signature/Date
	Chief of Police	
X	Recreational and Cultural Services Manager	
	Director of Public Works	
X	Finance Director	<i>[Signature]</i> 6/18-2010
X	Deputy Administrator	<i>[Signature]</i>
X	City Clerk	<i>[Signature]</i>

REVIEWED BY MAYOR VERNE E. RUPRIGHT: *[Signature]*

FISCAL IMPACT: yes\$ or no

Funds Available yes no

Account name/number:

Attachments:

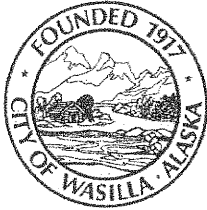
SUMMARY STATEMENT: On June 14, 2010, at the regular meeting of the Wasilla City Council the Library Needs Committee provided their final report in response to Resolution Serial No. 10-10 and the associated staff report.

Within their report they advised on several pieces of property that would suit a new library given their suggested criteria. The Library Needs Committee stated that the number one thing the City could do to move them up on the State's funding matrix for a new library would be to have a specified location for a new library.

At the conclusion of their report they requested formal direction from the Council on how they were to proceed.

At this time it is being respectfully requested that the Library Needs Committee move forward with the site selection and land acquisition process for a new Wasilla Meta-Rose Public Library.

STAFF RECOMMENDATION: Approve the adoption of AM No. 10-18.



Presented
 12/14/10¹³
K. Smith

WASILLA CITY COUNCIL INFORMATION MEMORANDUM

IM No. 10-30

TITLE: LIBRARY NEEDS COMMITTEE RECOMMENDATIONS ON LAND ACQUISITION FOR A NEW LIBRARY.

Agenda of: December 13, 2010
Originator: Public Works Director

Date: December 1, 2010

Route to:	Department	Signature/Date
X	Public Works Director	<i>[Signature]</i> 12/1/10
X	Finance Director	<i>[Signature]</i> 12/1/10
X	Deputy Administrator	<i>[Signature]</i>
X	City Clerk	<i>[Signature]</i>

REVIEWED BY MAYOR VERNE E. RUPRIGHT: *[Signature]*

FISCAL IMPACT: yes or no **Funds Available** yes or no

Account name/number:

Attachments: map

SUMMARY STATEMENT: The Library Needs Committee has evaluated properties for site selection of a new library in accordance with City Council AM 10-18. The following table summarizes the best sites as determined by the committee:

Property	Size-Acres	Assessed Value	Ranking
Tract 7 Fred Nelson	8.36	\$407,900	No. 1
Parcel C21 Section 3	7.08	\$177,000	No. 2
Wasilla Middle School	3.90	\$0.00	No. 3
Tract A PJC Sub.	13.24	\$522,800	No. 4

The site selection process was based on cost, parcel size, location, and access. Tract 7 Fred Nelson Subdivision is the committee's number one choice based on these factors.

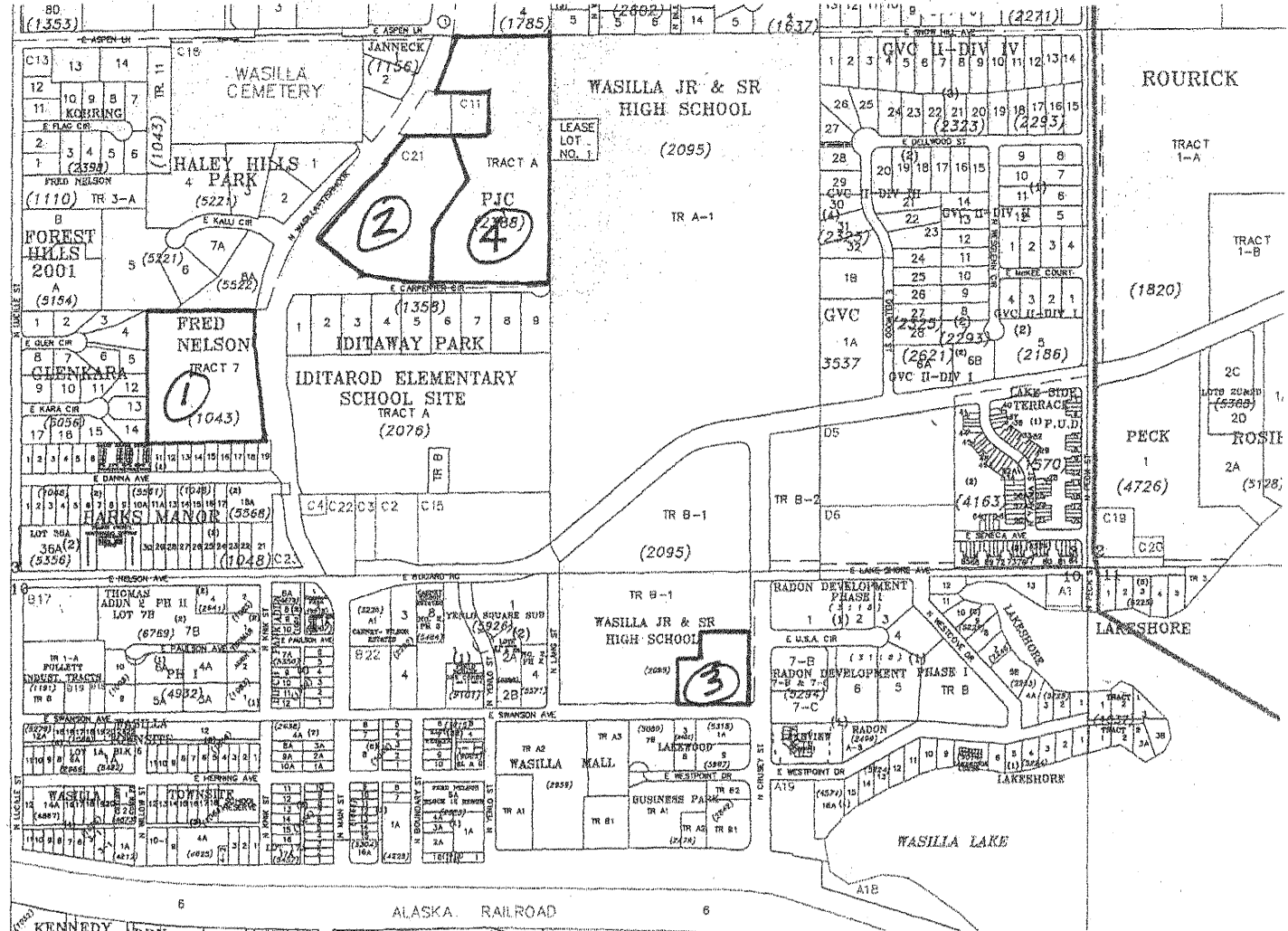
This property currently has a single family residence and it is located across from Iditarod Elementary School. The property owner has been contacted by the committee to determine if the parcel could be purchased. The property owner is willing to consider offers made by the City.

The other properties are vacant land with good access. The Wasilla Middle School site assumes the Borough is willing to donate a portion of their parcel at the corner of Crusey Street and Swanson Avenue. The other two parcels are located on Carpenter Circle near Wasilla High School and Iditarod Elementary School. These parcels are available for purchase.

The committee believes the acquisition of a parcel is the next key step towards a new library. Once a parcel is acquired, the ability to obtain state funding for construction greatly increases based on the current scoring criteria for the library grant program.

With this task completed, the committee will respectfully wait for further direction from the City Council before proceeding with additional work or meetings. The committee thanks the City Council for the opportunity to work on this vital project.

POTENTIAL LIBRARY SITES



IM No. 10-30