

# CITY OF WASILLA

**MAYOR VERNE E. RUPRIGHT**

290 E. Herning Avenue

Wasilla, AK 99654-7091

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April 22, 2013

**RECEIVED**

**APR 22 2013**

**Office of the City Clerk  
City of Wasilla**

**TO: Wasilla City Council Members**

**RE: VETO of Ordinance Serial # 13-08**

**FROM: Mayor Verne E. Rupright**

Wasilla Municipal Code 2.16.080 provides for Veto power. Said provision states: "A veto may be overridden by a vote of two-thirds of the Council within twenty-one (21) calendar days following the veto, or at the next regular meeting, whichever is later."

This provision provides for contemplative debate concerning the veto and should not be read to provide for the Council's immediate reaction to any such veto.

**Rationale:**

Current measures taken to fund a new library in light of a lack of State funding is not a working solution.

The city's approximate population is 8,700 residents. It is also an established fact that only 20% of the users are residents of the city and that the 80% users are in fact Mat-Su Borough residents. The city may or may not be required to provide library services to its own citizens, let alone to Borough residents' use. Library powers were granted to the City of Wasilla pursuant to Title 29 of the state statues which provides that when the city incorporated the Borough government determined which, if any, powers were granted to the City. The City bears the liability, responsibility and costs associated with a library provided that it is capable of assuming such a duty based on budget and personnel. With current library costs of library services to the tax base of Wasilla at \$1,028,184 dollars annually versus a revenue stream of approximately \$42,000 dollars annually, this is a mere 4% return on investment for this service. Compared to the 2012 financial statement costs of operation versus revenue was approximately 8% on return. (Funds received in that year from the Borough to help defer costs, however does not reach the outlay that the City provides for the service to the Borough residents).

Certainly, this particular city service represents a quality of life type symbol; however the service offered is given to the Borough residents at no significant costs. The Borough government does not, by in large, support this service, yet the Borough collects a non-area wide property tax for libraries.

As aforesaid, the City does, in fact provide for its residents a library and its services. No prior debate made any such comparisons, nor took fully into account the overall burden on the City for this service. Certainly, of the approximate 97,000 visitors to the library annually, approximately 77,600 of the patrons to the library are Borough residents and not the responsibility of the City. Approximately 19,400 visitors are in fact City residents and merely by examining the numbers it is generally representative of repeat patrons. It is estimated that the number of visitors will climb to 105,000 patrons in 2013/14 and will further burden the city with additional costs. Within the discussion concerning adopting Ordinance # 13-08 was the lack of comparison on the numbers and costs and certainly no discussion concerning the possibility of the City foregoing its library powers and returning them to the Borough government in exchange for an approximate ½ mil increase on property tax to accomplish that end.

There should be little doubt that with Wasilla and the Greater Wasilla Area maintaining the place of the fastest growing area in Alaska that the number of visitors and patrons to the library for its services will continue to soar and hence will increase the costs of operation in the future. With a contemplated increase overall of 15,900 square feet of library space, (the numbers are from the current 8,100 sq. ft. facility increased to 24,000 sq. ft., with a new building) costs of furnishings, computers, books shelving, tables, chairs, janitorial, heat, lights, grounds maintenance, etc., will increase exponentially and in tandem with adjustments in personnel and payroll, benefits, consumer index and total overall cost of living and merely doing business. This Ordinance, in its current form, does not contemplate any of these factors and especially as it relates to the cost of overall city government now or in the future.

Further, the anticipated amount of money necessary to construct a new library complex would be under-funded if Ordinance # 13-08 passes by the voters. The currently estimated cost of a new library is approximately \$16,400,000 dollars with \$1 million of in-kind value and \$1 million of local fund raising anticipated. The ordinance anticipates collecting approximately \$6,000,000 dollars, leaving a short-fall of at least \$8,200,000 dollars. The current ordinance does not address the short-fall of funding necessary in the libraries anticipated configuration. The State of Alaska did not award a Grant to the City of Wasilla in the \$8,200,000 dollar amount sought for a library. Currently, the State of Alaska SLAM project in the City of Juneau, the Alaska State Library complex, will house the State Museums; State Archives and the State Libraries. The projected cost of this project is \$81,450,000 million dollars under preliminary construction in Juneau. The complex is 118,000 square feet. Currently the Fairbanks firm of Butcher Glass has been awarded a \$7,600,000 dollar contract to construct in its newly leased 32,000 plant in Fairbanks all exterior walls and windows. The shortfall this year for the project was set at approximately \$50,000,000 million dollars to which the state awarded only \$20,000,000 million. Needless to say, that leaves a budget shortfall of \$30,000,000 million dollars to complete the Juneau project, which by a public policy decision was already made a priority by the Governor and the Legislature.

Currently, this year the State granted out 2.2 billion dollars in state-wide CIP dollars. Last year the amount expended was \$3.3 billion dollars. That is an overall one-third decline. Further, the State only released the Revenue Share to the municipalities of \$60,000,000 dollars and did not add on the additional \$25,000,000 dollars that had been realized in the past. Kathy Wasserman, the Executive Director of the Alaska Municipal League, noticed us members that in the future, the municipalities will have to take on more of the costs of its infrastructure and new construction due to diminishing State dollars. The projections are essentially that the State currently has enough in overall savings to pay its operations costs for about a 10-year period. If new oil production is not achieved or natural gas

production, notwithstanding fishing, timber, a lack of a manufacturing base, all at the vagaries of Federal EPA and other agencies, does not make a strong come back, then financial problems are on the horizon. It is a known fact that the State is facing an un-funded mandate of approximately in excess of \$11,000,000,000 billion dollars in State Retirement alone. Further, the State Constitution requires the funding of Public Education. Very little will be available for quality of life projects, such as a Public Library in Wasilla.

Among the decision making factors that any governing body faces are some of the following:

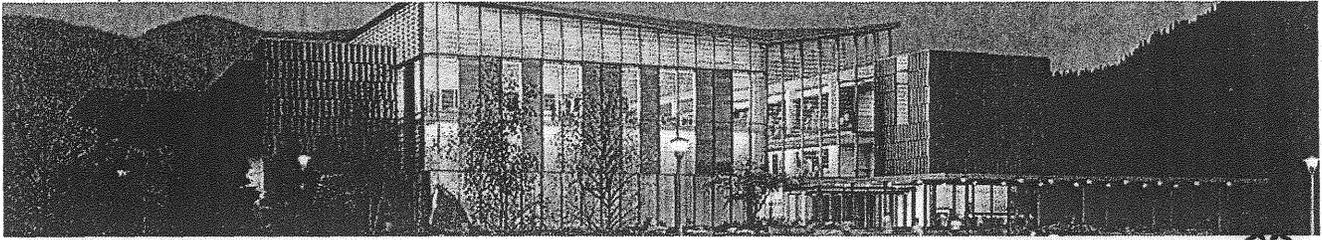
1. Reliability and predictability of current and future events;
2. Openness and transparency;
3. Accountability; and
4. Efficiency and effectiveness.

With the current Ordinance 13-08 to be presented before the voting public there is no factor that raising \$6,000,000 million dollars set to a specific fund will meet the goal of constructing a new library, nor is there any predictability that matching funds are forth-coming. The fact that insufficient funds will be available to construct a new library is but one factor at play in this matter. The alternative if said Ordinance 13-08 were to pass the voters the next question is where does the remainder of funding come from. One possible solution is to go back yet again to the voters and request continuance of the sales tax collection until said goal is met. Perhaps "bonding" (a loan with debt service or interest payments) for the remainder of the debt; however, that in fact requires a vote of the citizens of Wasilla which would request a different sales tax to service the debt until paid off (Sports Arena Complex example). Another possible route is the re-imposition of the property tax levy of 2 mils. Alternatively, the Council may or may not elect to diminish budget reserves of the city in order to meet the goal. However, budget reserves are designed to provide the necessary cash flow to fund the day-to-day operations of the City. WMC sets this at 60% of next year(s) projected budgeted expenditures. Clearly these funds are necessary for the City to operate and stay stable for at least months following a possible disaster or break-down in the financial regime. To pilfer these funds is not fiscally sound and would be bad public policy on many levels. By analogy it is taught that each home and family should have banked at least six (6) months or perhaps a one (1) year given your age to carry you through to perhaps regain stability for a job loss or a devastating event not insured.

Sound public policy requires that we consider long-run effects and all people, not simply short-run effects and a few people. Perhaps if some caution had been exercised and the matter had been continued for a two week period as suggested by Councilman Buswell then a different approach may have been taken. No one to my knowledge can predict what the State of Alaska will do with library grant money in the future; except that it is clear that it will fund the SLAM Project in Juneau fully before that project is rendered incomplete. That project requires another \$30,000,000 millions of dollars to come to fruition. It is strongly suggested that the City Council re-evaluate this matter fully and find a solution other than collecting \$6,000,000 dollars in sales tax revenue for a one-year period knowing that other alternatives will have to be explored requiring additional time and effort to secure the balance of funding.

As Council is fully aware there is a significant time period available to begin building a new library. In fact, in excess of nine (9) years are available at this time to plan funding of this project. Unless anyone can foresee that the State of Alaska will in fact grant sufficient funds this matter needs to be fully re-visited as a matter of sound public decision making.

This exercise of veto power is not meant to create any enmity or strident discourse between any parties, nor between administration and council or council members. It is presentation of facts and assessment concerning meeting the goals of the city in providing a healthy quality of life infrastructure as is all projects.



## Project SLAM

STATE OF ALASKA  
LIBRARY ARCHIVES MUSEUM



THE PURPOSE OF THIS website IS  
FOR COMMUNITY MEMBERS

AND USERS TO KEEP ABREAST OF THE LATEST DEVELOPMENTS OF THE STATE LIBRARY ARCHIVES  
MUSEUM (SLAM) PROJECT IN JUNEAU, ALASKA. PLEASE VISIT OFTEN TO SEE THE LATEST POSTS.

## The Project

SLAM; a project to integrate the three units of the Division of Libraries, Archives and Museums, is becoming a reality. At its heart, SLAM is about protecting the existing collections. Many of our treasures, if damaged, are irreplaceable, yet they are housed in buildings that can no longer adequately protect them. Existing hazards to the collections include: overcrowding; flooding; water damage; friable asbestos; insect infestations; and uncontrolled or inadequate systems for humidity, fire protection, heating and lighting.

- SLAM Project Quick Sheet (PDF)
- SLAM Project Update Presentation Slides (PDF)
- SLAM 3.5 Year Schedule (PDF)
- Phase drawings (PDF)

Contact project staff by phone by calling 907-265-2921. You may also e-mail the project.

## The Funding

Funding for the SLAM project has been gradual but steady and has moved the project to its current state of readiness for formal groundbreaking in January of 2013.

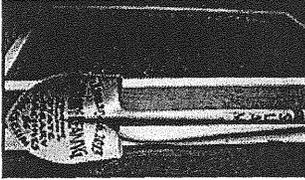
- Funding Details
  - Currently funded at \$81.45M
  - Additional \$50M is required to complete the project and fully fund phase 3.
  - Project is fully negotiated and priced, all phases, for a turnkey facility.
  - Construction costs, for all phases of work, are guaranteed by our construction contractor through July 2013.
- Funding History
  - Funding for the SLAM project has been gradual but steady and has moved the project to its current state of readiness for groundbreaking in December of 2012:
  - \$1.5M Land Purchase 2002 – completed
  - \$1.4M Pre-Planning 2006 – completed
  - \$7.5M Architectural Design 2008 – completed 2012
  - \$18.5M Construction General Obligation Bond 2010 – in use
  - \$5.0M FY12 Legislative Appropriation for Design & Site Development – completed
  - \$20.0M FY13 Governor's Budget – in use
  - \$29.0M FY13 Legislative Appropriation – in use
  - \$50.0M remaining budget need

## Building Details

- 118,000 sf of new construction translates to twice the current space allocation for the Division
- 61 basement level parking stalls
- 33 surface parking stalls
- Doubling of the museum's exhibition space
- Tripling of the museum's collection storage area
- Projections show no increase in facility costs despite a doubling of usable space.
- If alternative energy goals are achieved, facility costs could be reduced by another 10-15%.

## How Do I...

- View the model?
- View construction photos?
- View plan documents?
- View SLAM in the media?
- Learn more about the SLAM team?



Groundbreaking Ceremony Slideshow (with Audio)



## Recently Added

- SLAM in the media
- Groundbreaking Ceremony Slideshow (with Audio)

## Contact Information

### Division of Libraries, Archives and Museums

PO Box 110571  
333 Willoughby Avenue  
Juneau, AK 99811-0571  
Tel: 907.465.2910  
Fax: 907.465.2151

Division business office hours are 8am-4:30pm M-F

## About the Division

- Staff Directories
  - Division Administration
  - Alaska State Library
  - Alaska State Archives
  - Alaska State Museums
  - Technical and Imaging Services
- Division publications
- Statewide Library Archives Museum (SLAM) project

## For Visitors

- Alaska State Museum (Juneau)
  - Location, Hours & Admission
  - Current Exhibitions
- Sheldon Jackson Museum (Sitka)
  - Location, Hours & Admission
- Online Exhibitions
  - Alaska State Museum Online Exhibits
  - Sheldon Jackson Museum Artifact of the Month
  - Alaska State Library Historical Collections Exhibits
- Frequently Asked Questions About Alaska

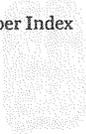
## For Researchers

- Research resources from the State Archives
- Genealogy Resources from the Alaska State Library
- Alaska State Library Catalog
- Locate electronic journals
- Alaska State Museum Collection search
- Alaska's Digital Archives
- Digital Pipeline
- Fairbanks/Juneau Newspaper Index

## Services to Alaska

- Services to Alaska libraries
- Library services for state employees
- Services to Archives professionals
- Records & Information Management Service (State Archives)
- Services to Alaska museums
- Microfilming and digitization of state records

State of Alaska © 2010 Webmaster



STATE OF ALASKA  
MUSEUM ARCHIVES LIBRARY

# STATE OF ALASKA LIBRARY ARCHIVES MUSEUM



THE PURPOSE OF THIS BLOG IS FOR COMMUNITY MEMBERS AND USERS TO KEEP ABREAST OF THE LATEST DEVELOPMENTS OF THE STATE LIBRARY ARCHIVES MUSEUM (SLAM) PROJECT IN JUNEAU, ALASKA. PLEASE VISIT THE BLOG OFTEN TO SEE THE LATEST POSTS.

## DESIGN TEAM

- ECI/Hyer :: THA Architecture
- Laura Millar
- Walker Macy
- Split Rock Studios
- R&M Engineering
- Schneider & Associates
- AMC Engineers
- Davis Langdon
- Carson Dorn

## CONSTRUCTION TEAM

- PCL Construction
  - Performance Abatement Services
  - R2M2 Rebar & Stressing
  - Swanson Steel Erectors
  - Bucher Glass
  - BEK of Alaska
  - Gundersen Painting
  - Saxton Bradley
  - Superior Plumbing & Heating
  - Redi Electric
  - Miller Construction Co.
  - M-W Drilling

## Blog Archive

Blog Archive

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## EED News Release :: January 24, 2013

FOR IMMEDIATE RELEASE  
Jan. 24, 2013

### State Construction Project in Juneau Sparks Manufacturing Facility in Fairbanks

JUNEAU - A contract to provide exterior walls and windows for a new state building in Juneau has sparked a new manufacturing facility in Fairbanks.

Bucher Glass of Fairbanks has been awarded an \$7.6 million contract to provide all exterior walls and windows for the State Libraries, Archives & Museum (SLAM) building project in Juneau.

The wall panels, measuring approximately 5-feet 6-inches by 24 feet, will be fabricated in a newly leased 32,000-square-foot manufacturing facility in Fairbanks, starting immediately. The panels are scheduled to be sent to Juneau for installation late this year. Bucher's new manufacturing facility will employ 16 to 20 Alaskans.

"Bucher Glass has always been a family business with my mom and dad starting the company back in 1966," said Scott Bucher, owner of Bucher Glass. "As the company has grown, we have been able to complete projects in new territories such as Oregon, Washington, Hawaii, and even as far as Midway Island. In order to do so and to remain competitive, we've had to look at new vendors and suppliers as well as faster methods of enclosing a building envelope, especially when dealing with accelerated building schedules that we deal with constantly in Alaska.

"Over the past few years we have imported unitized curtain wall from China with great success. Projects were done in record time. But now the opportunity has come for us to go back to our roots, so to speak, as a family business and bring a product to Alaska and other parts of the country that is manufactured and assembled right here in Alaska. We are excited to do our part in helping to grow our economy and our state."

In previous years, the wall panels almost certainly would have been manufactured overseas, said project architect Brian Meissner of ECI/Hyer, an Anchorage firm. For several years overseas panels have had a cost advantage over domestic panels. Working with Overgaard, an internationally recognized custom façade design company, Bucher has been able to bring this technology to Alaska and make it cost effective. The panels for SLAM were procured through an open competition.

- HOME PAGE
- WHO WE ARE :: DESIGN TEAM
- WHO WE ARE :: STAFF ARCHIVE

## Basic Information

- 3.5 Year Construction Schedule
- Project Easements
- October 2012 Project Update

## Supporting Documents

- June 2010: LAM Building Topographic Survey (PDF)
- September 2009: LAM Building Needs Assessment Revised (PDF)
- April 2009: LAM Project Roadmap (PDF)
- April 2009: LAM Subject Matter Expert Workshop Summary (PDF)
- February 2009: LAM Organizational Development Workshop Summary (PDF)
- OCLC Report: Beyond the Silos of the LAMs (PDF)

"We were pleased to see Bucher come out ahead in that competition. We were even more pleased to learn that Bucher would be establishing a panel manufacturing plant in Fairbanks," Meissner said.

The SLAM project will place the Alaska State Museums, the Alaska State Archives, and the Alaska State Libraries in one new building at the site of the current Alaska State Museum on Whittier Street. The Alaska Division of Libraries, Archives & Museums is part of the Alaska Department of Education & Early Development.

The project is being phased because of incremental funding and to protect museum objects from damage during construction. Phase 1, awarded in 2011 to PCL Construction Services, Inc., is complete and included some site work. Phase 2, also awarded to PCL Construction Services, Inc., is the construction of the building, including a vault for object storage and the exterior building envelope. Bucher is a subcontractor to PCL Construction Services, Inc. Phase 3, awaiting funding, will be the interior build-out for a turnkey facility with a planned grand opening in April 2016.

For more about the SLAM project, see:  
<http://museums.alaska.gov/lam/slam.html>.

For more information about the Bucher Glass contract, contact Scott Bucher at 907-452-2394 or Brian Meissner at 907-561-5543.

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Posted byProject Teamat10:41 AM

Thursday, December 6, 2012

## SAC Update :: November 2012

11-28-2012-Statewide Advisory Committee Update

Posted byProject Teamat2:46 PM

Monday, November 5, 2012

## EED News Release :: November 5, 2012

FOR IMMEDIATE RELEASE  
Nov. 5, 2012

### State Awards Construction Contract for Libraries, Archives & Museums Building

JUNEAU -- The State of Alaska is pleased to announce the award of Phase 2 of the State Libraries, Archives & Museums (SLAM) building project, located in Juneau, to PCL Construction Services, Inc. for \$59.86 million.

The project will place the Alaska State Museums, the Alaska State Archives, and the Alaska State Libraries in one facility at the site of the current State Museum on Whittier Street. The buildings that house the State Libraries, State Archives and State Museum in Juneau are failing, too small, and technologically insufficient. The facilities are not integrated for efficient research and operations. The collections are not connected physically or digitally for statewide access.

The State Libraries' facilities in the State Office Building have suffered from water leaks. The State Archives'

building is failing structurally and suffered a large intrusion of water during a roof repair. Its collections are at 98 percent capacity. The State Museum has been at capacity for visitation and storage since the mid-1980s.

The project is being phased because of incremental funding and to protect museum objects from damage during construction. Phase 1, awarded in 2011 to PCL Construction, is complete and included some site work. Phase 2 is the construction of the building, including a vault for object storage and the exterior building envelope. Phase 3 will be the interior build-out for a turnkey facility with a planned grand opening in April 2016.

Phase 2 of the SLAM project is 100 percent funded and is planned to start this winter. Phase 3 is 100 percent priced and awaits award pending the final installment of project funding.

The project team has successfully collaborated and received support from multiple government agencies as well as some adjacent property owners including but not limited to: Department of Education & Early Development, Department of Transportation and Public Facilities, Department of Administration Division of General Services, Department of Natural Resources, Trust Lands Office, City and Borough of Juneau, Alaska Electric Light & Power, Foodland Inc., Prospector Hotel, and Juneau Business Center.

Beginning December 3, 2012, the project will result in changes to the Willoughby District. The support properties off of Egan Drive near Whittier Street will be exclusively for contractor staging. The permit-only State parking lot at 449 W. Willoughby Avenue will be closed and limited to SLAM construction access.

If you have questions regarding this news release, please contact Kim Mahoney, DOT&PF Project Manager, at 907-269-0822 or kim.mahoney@alaska.gov.

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Posted byProject Teamat2:46 PM

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Vote: Harris, Lovell, Sullivan-Leonard, Wall, Woodruff in favor and Buswell opposed

**City of Wasilla  
Ordinance Serial No. 13-08**

**An ordinance of the Wasilla City Council amending Wasilla Municipal Code 5.16.030, 5.16.100 and 5.16.210 to increase the rate of the City sales tax by one percent (1%) to three percent (3%) beginning on January 1, 2014, and shall expire on December 31, 2014; amending Wasilla Municipal Code 5.16.210 to allocate one percent (1%) of the sales tax increase to a special account to finance the construction of the new Wasilla Public Library; and authorizing the City Clerk to submit the question of such sales tax rate increase to the qualified voters of the City at the October 1, 2013, regular City election.**

WHEREAS, the City Council of the City of Wasilla (the "City") finds that the City requires a new library facility; and

WHEREAS, the City views the construction of a new library facility as necessary and beneficial to the community; and

WHEREAS, the City finds that it is necessary for the City to finance at least 6.5 million dollars as the City's portion of the construction costs; and

WHEREAS, the current 2% rate of City sales tax is insufficient to fund the construction of the City's new library facility; and

WHEREAS, the City finds that an increase in the rate of sales tax is a more equitable method of raising additional revenue than an increase in property tax, because a sales tax increase will be borne by all resident and non-resident users of the City library; and

WHEREAS, the City deems it necessary to increase the rate of the City sales tax by one percent (1%), and to deposit the resulting additional revenue (1%) in a special account restricted to funding a new library facility; and

WHEREAS, the City finds that sufficient funds can be obtained in one calendar year with an increase of one percent (1%), therefore the one percent (1%) tax increase will sunset or be retired after one calendar year.

\* **Section 1. Classification.** Sections 2 through 4 of this ordinance are of a general and permanent nature and shall become part of the city code.

**Bold and underline, added. ~~Strikethrough, deleted~~**

\* **Section 2. Amendment of section.** WMC 5.16.030, Sales Tax – Levy of tax, is amended to read as follows:

**5.16.030 Levy of tax.**

A. Subject to the remainder of this chapter, a tax of ~~three~~ **two**-percent of the price is levied on all sales, rentals and services made in the city **and shall expire on December 31, 2014, and a tax of two percent of the price is levied on all sales, rentals and services made in the city thereafter.**

\* **Section 3. Amendment of section.** WMC 5.16.100.B.2, Sales Tax – Collection of sales tax – Addition and separate statement; Exceptions, is amended to read as follows:

2. The amount of sales tax to be added to the price of a sale, rental or service shall be determined in accordance with the following schedule:

Price of sale, Rental or service	Tax
Under <del>\$0.15</del> <b>0.25</b>	None
<del>\$0.16 through \$0.49</del> <del>\$0.25 through \$0.74</del>	\$.01
<del>\$0.50 through \$0.83</del> <del>\$0.75 through \$1.24</del>	\$.02
<del>\$0.84 through \$1.16</del> <del>\$1.25 through \$1.74</del>	\$.03
<del>\$1.17 through \$1.49</del> <del>\$1.75 through \$2.24</del>	\$.04
<del>\$1.50 through \$1.83</del> <del>\$2.25 through \$2.74</del>	\$.05
<del>\$1.84 through \$2.16</del> <del>\$2.75 through \$3.24</del>	\$.06
<del>\$2.17 through \$2.49</del> <del>\$3.25 through \$3.74</del>	\$.07
<del>\$2.50 through \$2.83</del> <del>\$3.75 through \$4.24</del>	\$.08
<del>\$2.84 through \$3.16</del> <del>\$4.25 through \$4.74</del>	\$.09
<del>\$3.17 through \$3.49</del> <del>\$4.75 through \$5.24</del>	\$.10
Over <del>\$3.50</del> <b>\$5.25</b> , continue on same scale up to five hundred dollars (\$500.00).	

Bold and underline, added. ~~Strikethrough, deleted~~



\* **Section 7. Effective date.** Sections 1 through 4 of this ordinance shall become effective on January 1, 2014, only if the proposition described in Section 5 is approved by a majority of the qualified voters voting on the proposition at the regular City election on October 1, 2013. The remaining sections of this ordinance shall become effective upon adoption of the Wasilla City Council.

ADOPTED by the Wasilla City Council on April 8, 2013.

  
VERNE E. RUPRIGHT, Mayor

*AS TO FORM ONLY*

ATTEST:

  
\_\_\_\_\_  
KRISTIE SMITHERS, MMC, City Clerk

[SEAL]

Bold and underline, added, Strikethrough, deleted