

By: Department of Public Works
Adopted: July 28, 2014

Vote: Buswell, Harris, O'Barr, Sullivan-Leonard, Wall, and Wilson in favor

**City of Wasilla
Resolution Serial No. 14-30**

A Resolution of the Wasilla City Council Authorizing a 20-year lease at the Wasilla Airport for Lease Lot 14 to Jeffery and Carol Burwell.

WHEREAS, on May 2, 2014, the City entered into a 10 year lease with Jeffery and Carol Burwell for Lease Lot 14 to construct a hangar building up to 6,000 square feet in size in accordance with Wasilla Municipal Code 5.32.120.C.1; and

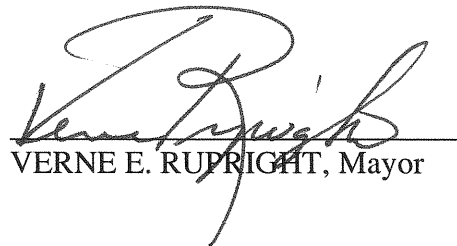
WHEREAS, on June 2, 2014, First National Bank requested a 20 year lease period to justify the construction loan for the hanger building; and

WHEREAS, WMC 5.32.120 requires review and recommendation from the Wasilla Planning Commission and approval from the Wasilla City Council of airport leases when the proposed lease term is longer than a ten year period; and

WHEREAS, the Wasilla Planning Commission provided a recommendation of approval on July 8, 2014, through Planning Commission Resolution Serial No. 14-19 for the 20 year term.

NOW, THEREFORE, BE IT RESOLVED the Wasilla City Council authorizes the lease of Lot 14, New Wasilla Airport to Jeffery and Carol Burwell for a term of 20 years.

ADOPTED by the Wasilla City Council on July 28, 2014.


VERNE E. RUPRIGHT, Mayor

ATTEST:


KRISTIE SMITHERS, MMC, City Clerk

[SEAL]





CITY COUNCIL LEGISLATION STAFF REPORT


Resolution Serial No. 14-30: Authorizing a 20-year lease at the Wasilla Airport for Lease Lot 14 to Jeffery and Carol Burwell.

Originator: Public Works

Date: July 16, 2014

Agenda of: July 28, 2014

Route to:	Department Head	Signature	Date
X	Public Works Director		7/16/14
X	Recreation & Cultural Services Director		
X	Finance Director		7-17-14
X	Deputy Administrator		7-17-14
X	City Clerk		7.17.14

Reviewed by Mayor Verne E. Rupright: Fiscal Impact: yes \$1,252 annual revenue**Account name/number:****Attachments:** Planning Commission Resolution No. 14-19 (3 pages)

Summary Statement: The City entered into a 10 year lease agreement with Jeffery and Carol Burwell on May 2, 2104 in accordance with Wasilla Municipal Code 5.32.120.C.1. Subsequently, on June 2, 2014, First National Bank requested a 20 year lease period to justify a construction loan for the proposed 6,000 square foot hanger building.

On July 8, 2014, the Planning Commission provided support for the 20-year lease period for Lease Lot 14 to Jeffery and Carol Burwell in accordance with Wasilla Municipal Code 5.32.120

Recommended Action: Adopt Resolution Serial No. 14-30.

By: Public Works
Public Hearing: 07/08/14
Adopted: 07/08/14

**WASILLA PLANNING COMMISSION
RESOLUTION SERIAL NO. 14-19**

A RESOLUTION OF THE WASILLA PLANNING COMMISSION RECOMMENDING APPROVAL OF A 20-YEAR LEASE OF LOT 14, NEW WASILLA AIRPORT TO CONSTRUCT A 6,000 SQUARE FEET HANGAR BUILDING; GENERALLY LOCATED SOUTH OF THE PARKS HIGHWAY OFF OF AVIATION AVENUE.

WHEREAS, on May 2, 2014, the applicant entered into 10-year lease for Lot 14, New Wasilla Airport to construct a private 6,000 square feet hangar; and

WHEREAS, First National Bank is requiring a minimum lease term of 20 years to fund construction of the proposed hangar on lease Lot 14; and

WHEREAS, the Airport Master Plan supports the development of private hangars of this type at the Wasilla Airport; and

WHEREAS, WMC 5.32.120 requires review and recommendation from the Wasilla Planning Commission and approval from the Wasilla City Council of the airport leases when requesting the term of the lease is longer than a ten-year period.

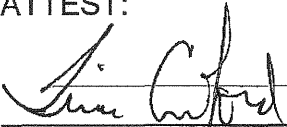
NOW, THEREFORE BE IT RESOLVED, the Wasilla City Planning Commission recommends approval of the lease for Lot 14, New Wasilla Airport for a 20 year term.

ADOPTED by the Wasilla Planning Commission on July 8, 2014.

APPROVED:


Glenda Ledford, Chairman 7/15/14

ATTEST:


Tina Crawford, AICP, City Planner

VOTE: Passed Unanimously



First National Bank
A L A S K A

June 2, 2014

Archie Giddings,
Public Works Director
City of Wasilla
290 E. Herning Avenue
Wasilla, AK 99654

Re: Jeff Burwell
Wasilla Municipal Airport Lease Lot 14

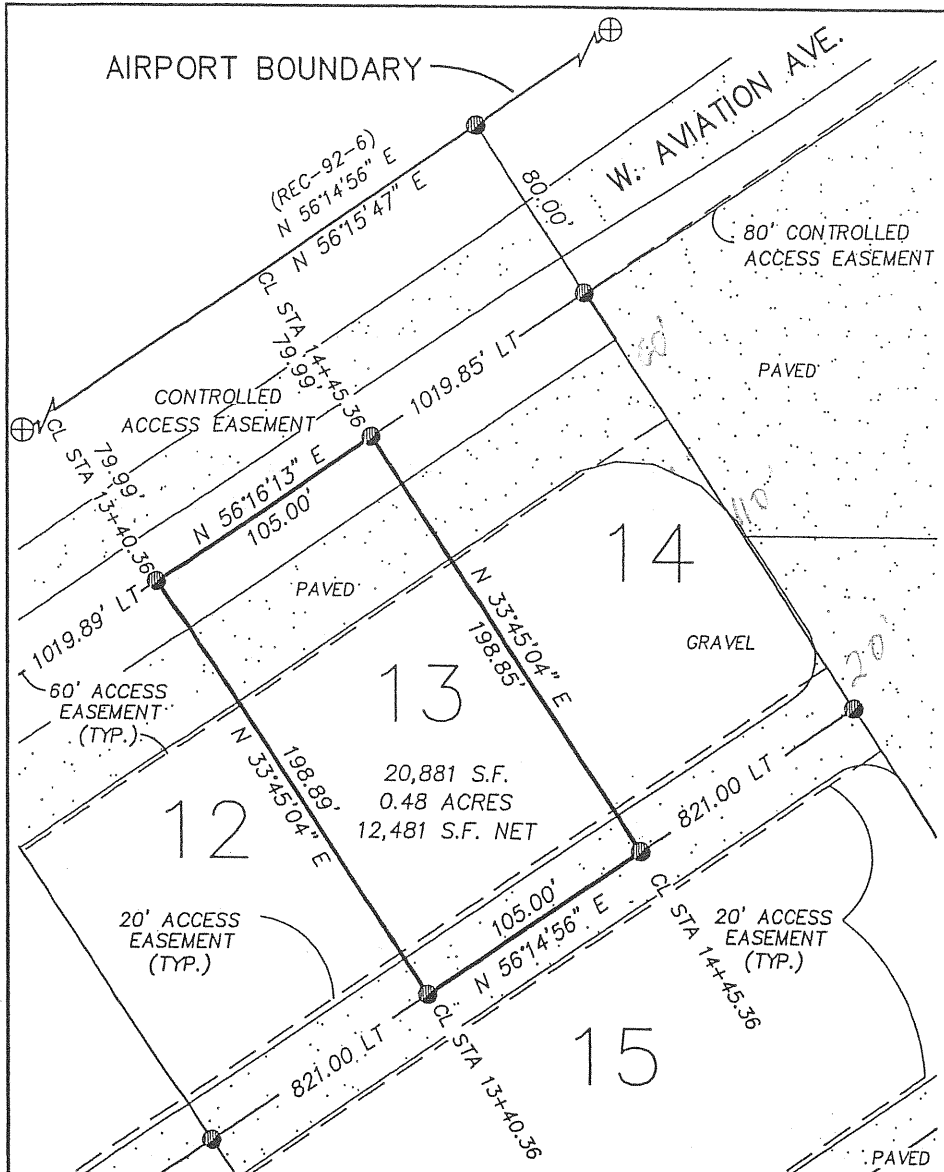
Dear Mr. Giddings:

Jeff Burwell has requested funding from First National Bank Alaska for the purpose of constructing a Hangar on Lot 14 of Wasilla Municipal Airport. FNBA guidelines suggest that for Leasehold properties we need to have a lease term of twice the term of our loan. We are considering a 10 year loan term, therefore would require the lease to have a minimum 20 year term.

Please feel free to contact me if you have any questions.

Sincerely,

Chris W. Longacre
Assistant Vice President
NMLS# 685947
907-352-5936
clongacre@FNBAAlaska.com



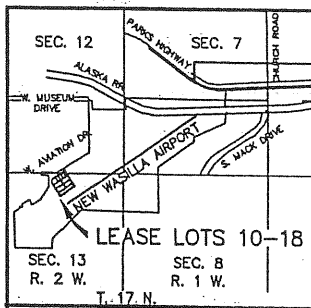
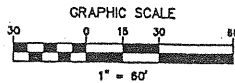
BASIS OF BEARING & STATIONING

THE BASIS OF BEARING OF THIS PLAT OF THE NEW WASILLA AIRPORT LEASE LOTS IS THE RECORD AND MEASURED BEARING BETWEEN THE FOUND PRIMARY MONUMENTS MARKING THE CENTERLINE OF THE RUNWAY. DUE TO THE SUPERIOR STABILITY OF THE MONUMENT LOCATED AT STATION 66+00.40, THAT POSITION WAS HELD AS THE BASIS OF STATIONS. THAT CORRESPONDS TO A MEASURED STATIONING OF 10+00.34 AT THE CENTERLINE MONUMENT STAMPED AND PLATTED AS STATION 10+00.08. THE RECORD AND MEASURED BEARING OF THE RUNWAY CENTERLINE IS N 56°14'56" E, THE MEASURED DISTANCE IS 5600.08' (5600.32'-RECORD PLAT 92-6)

New Wasilla Airport
 PLAT 92-6 P.R.D.
 Magnetic Declination 21'08" E
 Mar. 2005- NGS

LEGEND

- FOUND PRIMARY MONUMENT
- RUNWAY CENTERLINE
- FOUND PRIMARY MONUMENT
- AIRPORT BOUNDARY
- FOUND REBAR AND ALCAP PROPERTY CORNER
- SET 5/8"x30" REBAR AND ALCAP AIRPORT LEASE TRACT CORNER



Surveyed For
 Hottenburg, Dilley & Linnell
 3335 Arctic #105
 Anchorage AK 99507

Surveyed By
 McClintock Land Assoc.
 11040 Business Blvd. #205
 Eagle River AK 99577

EXHIBIT "A"
NEW WASILLA AIRPORT
LEASE LOT
No. 13

Within Secs. 12 & 13 T. 17 N., R. 2 W., S.M., AK.
 DWN SMS DATE 11/22/2003 SCALE 1" = 60'
 CHK SMS DWG 05-223 WAS LEASE SHEET 2 OF 2