

Submitted by: Chairman of the Assembly at  
the Request of the Mayor  
Prepared by: Anchorage Water &  
Wastewater Utility  
For reading: APRIL 17, 2001

CLERK'S OFFICE  
APPROVED

Date: 4-17-01

ANCHORAGE, ALASKA  
AR NO. 2001-106

1 A RESOLUTION AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO  
2 PURCHASE TRACT A, HONEYWOOD SUBDIVISION TO IMPROVE TRAFFIC  
3 SAFETY AND PROPERTY SCREENING FOR THE TURPIN STREET SEPTAGE  
4 RECEIVING STATION.

5  
6 WHEREAS, funding is available through the AWWU Capital Improvement  
7 Program budget approved by Assembly Resolution No. 98-286, and  
8

9 WHEREAS, the purchase amount of \$206,000 is supported by an  
10 independent fee appraisal,  
11

12 NOW THEREFORE, THE ANCHORAGE ASSEMBLY RESOLVES:  
13

14 Section 1. The Municipality of Anchorage is authorized to purchase Tract  
15 A, Honeywood Subdivision, Anchorage, AK.  
16

17 Section 2. This resolution shall take effect immediately upon passage and  
18 approval by the Assembly.  
19

20  
21 PASSED AND APPROVED by the assembly this 17<sup>th</sup> day of April, 2001  
22  
23

24  
25   
26 Chairman  
27

28 ATTEST:  
29  
30

31  
32   
33 Municipal Clerk  
34

# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 352-2001

Meeting Date: APRIL 17, 2001

From Mayor

Subject: AR 2001-106 FOR ACQUISITION OF TRACT A, HONEYWOOD  
SUBDIVISION, ANCHORAGE, ALASKA IN THE AMOUNT OF \$206,000.

The Anchorage Water & Wastewater Utility is improving its Septage Receiving Station at the corner of Turpin Street and the Glenn Highway Frontage Road (see attached map). The purpose of this project is to provide better service while incorporating improvements that reduce impact to the surrounding area. The facility has been in operation since 1988, and is located in Alaska DOT/PF Right of Way. Funding for design and construction of this upgrade project was included in AWWU's 1999 Capital Improvement Budget. Improvements for public health and safety (controlled access), property screening, and future development necessitate acquisition of land adjacent to the existing station.

To mitigate traffic safety concerns, AWWU coordinated with Alaska DOT/PF to provide a one-way driveway that will furnish adequate off-street truck queuing and minimize dangerous truck turning movements. This longer driveway cannot be accommodated within the State of Alaska Right of Way. AWWU also recognizes a need to limit access to the facility only to permitted waste-haulers. Site fencing in combination with controlled access to the facility minimizes the potential of unauthorized dumping of waste oil, automotive fluids, and other waste materials. The alignment of new driveway is coordinated with site fencing so that sufficient space is allocated for automated, gate-controlled access, room for short-term vehicle queuing outside of the gate, and necessary long-term queuing inside the gate. However, this layout requires additional land area for the Septage Receiving Station site.

AWWU further identified an opportunity to enhance site aesthetics while meeting the project goals. A coordinated effort with Urban Design Commission staff resulted in a visual screening plan that satisfies all requirements of the UDC, provides a vegetative buffer with the adjacent landowner, and also reserves space to meet the long-term needs of the Utility. This also requires additional land area for the site.

Improvements in traffic safety, site access control, and site aesthetics requires approximately 2.365 acres of property adjacent the existing septage receiving station. Coordination with the State of Alaska DOT/PF, various Municipal Departments, and the adjacent landowner have resulted in a design that meets the needs of the Utility and the local community. Following municipal approval processes, AWWU will execute a sales agreement with the existing landowner, plat and develop the Tract to upgrade the existing station.

The property is owned by Mr. Vincent Huebsch, was zoned R3/R4, and is currently undeveloped. The Owner has agreed to sell this property for \$206,000, which is less

than the appraised value as determined by an independent third-party appraisal commissioned by the Municipality.

THE ADMINISTRATION RECOMMENDS THAT THE MUNICIPAL ASSEMBLY APPROVE THE ACQUISITION OF TRACT A, HONEYWOOD SUBDIVISION, ANCHORAGE, ALASKA IN THE AMOUNT OF \$206,000, TO BE MANAGED AND DEVELOPED FOR THE PURPOSE OF A SEPTAGE RECEIVING STATION OPERATED BY ANCHORAGE WATER AND WASTEWATER UTILITY.

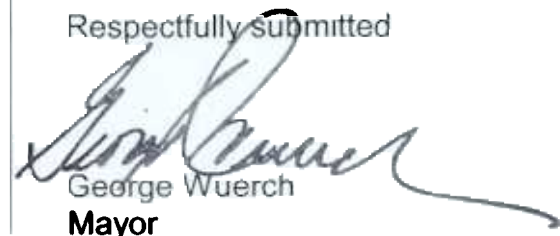
Concur

  
Harry J. Kieling  
Municipal Manager

Recommended by:

  
Mark Premo, P.E.  
General Manager  
Anchorage Water & Wastewater Utility

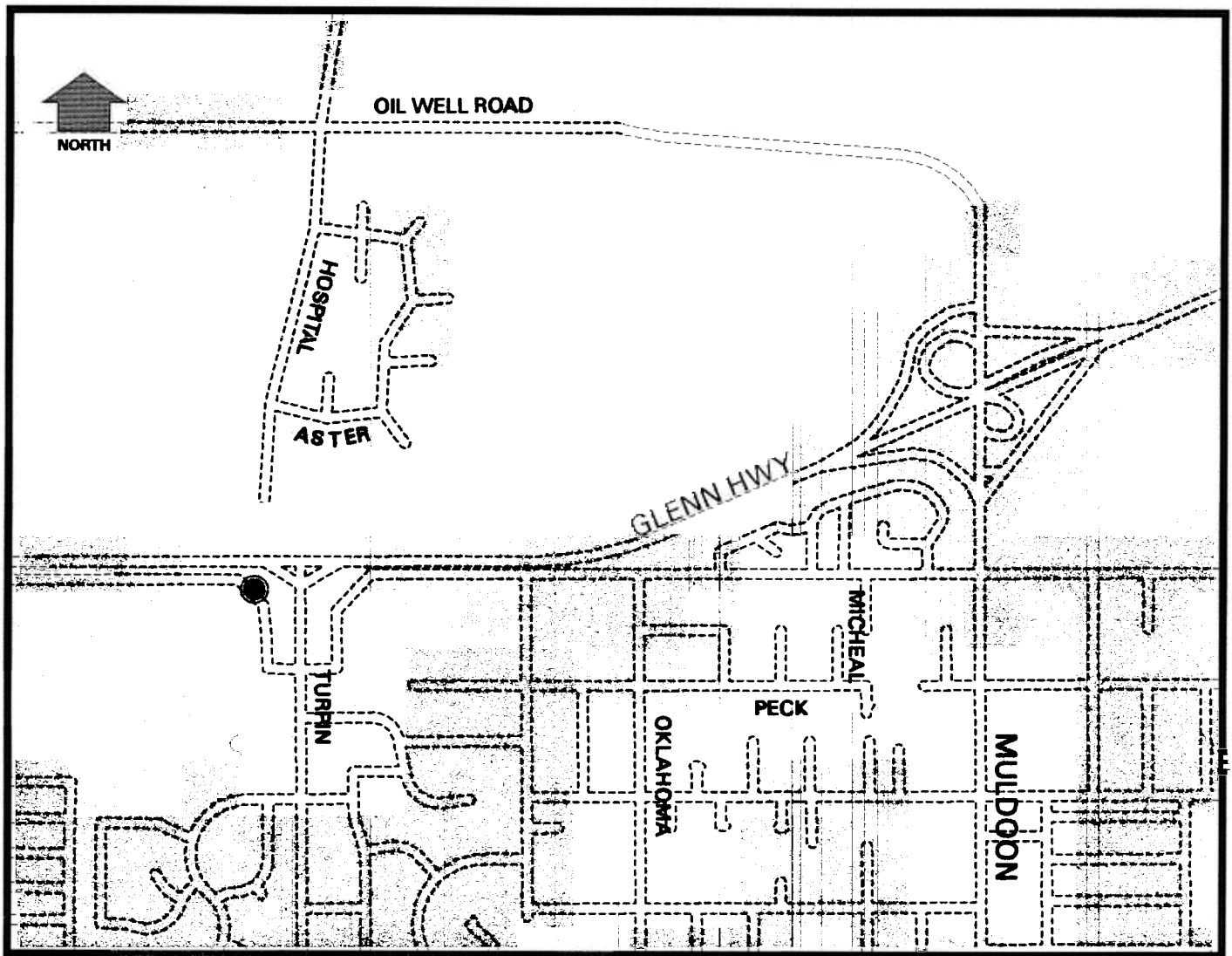
Respectfully submitted

  
George Wuerch  
Mayor

Fund Certification

551.1071.WB000.E001.0000000058  
(Capital Bond) \$206,000

  
Kate H. Giard  
Chief Fiscal Officer

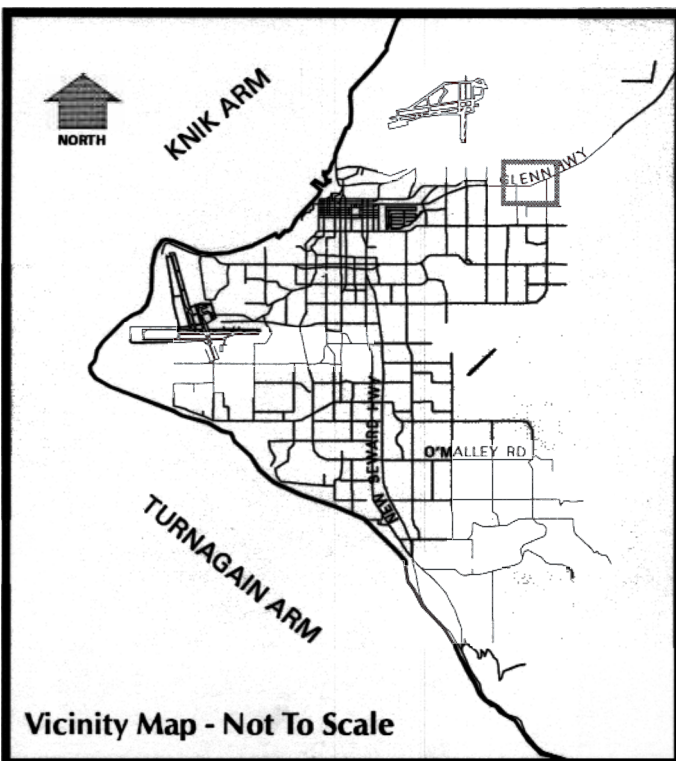


This Graphic Produced By AWWU Engineering GIS Section

02 Dec 99

Project Map - Not To Scale



/arcdata/maps/cip/go.aml



Vicinity Map - Not To Scale

### Project Symbols



-  Location
-  Project Map Area

## TURPIN AND GLENN HIGHWAY SEPTIC SYSTEM SITE UPGRADE.

Sewer  
Grid(s): 1239

Anchorage Water & Wastewater Utility

Municipality of Anchorage  
MUNICIPAL CLERK'S OFFICE  
**Agenda Document Control Sheet**

*Apr 2001 - 106*

(SEE REVERSE SIDE FOR FURTHER INFORMATION)

<b>1</b>	SUBJECT OF AGENDA DOCUMENT <b>ACQUISITION OF TRACT A, HONEYWOOD SUBDIVISION TO IMPROVE TRAFFIC SAFETY AND PROPERTY SCREENING FOR THE TURPIN STREET SEPTAGE RECEIVING STATION</b>	DATE PREPARED <b>MARCH 30, 2001</b>
		Indicate Documents Attached <input type="checkbox"/> AO <input checked="" type="checkbox"/> AR <input checked="" type="checkbox"/> AM <input type="checkbox"/> AIM
<b>2</b>	DEPARTMENT NAME <b>AWWU</b>	DIRECTOR'S NAME <b>MARK PREMO, P.E.</b>
<b>3</b>	THE PERSON THE DOCUMENT WAS ACTUALLY PREPARED BY <b>WENDY DREW</b>	HIS/HER PHONE NUMBER <b>564-2710</b>
<b>4</b>	<b>COORDINATED WITH AND REVIEWED BY</b>	<b>INITIALS                      DATE</b>
5	<b>Mayor</b>	
	Heritage Land Bank	
	Merrill Field Airport	
	Municipal Light & Power	
	Port of Anchorage	
	Solid Waste Services	
1	Water & Wastewater Utility	<i>Wb</i> <i>4/6/01</i>
4	<b>Municipal Manager</b> <i>MB</i>	<i>4/9</i>
	Cultural & Recreational Services	
	Employee Relations	
3	Finance, Chief Fiscal Officer	<i>[Signature]</i> <i>4/6/01</i>
	Fire	
	Health & Human Services	
2	Office of Management and Budget	<i>CE</i> <i>4/6/01</i>
	Management Information Services	
	Police	
	Planning, Development & Public Works	
	Development Services	
	Facility Management	
	Planning	
	Project Management & Engineering	
	Street Maintenance	
	Traffic	
	Public Transportation Department	
	Purchasing	
	<b>Municipal Attorney</b>	
	<b>Municipal Clerk</b>	
	<b>Other</b>	
<b>5</b>	<b>Special Instructions/Comments</b>	
<b>6</b>	ASSEMBLY HEARING DATE REQUESTED <b>April 17, 2001</b>	<b>7</b> PUBLIC HEARING DATE REQUESTED <b>—</b>

2001 APR 10 AM 8:22  
 CLERK'S OFFICE  
 M.O.A.

*J.C. Acner*