

Submitted by: Chair of the Assembly At  
the Request of the Mayor

Prepared by: Solid Waste Services

For Reading: May 16, 2006

CLERK'S OFFICE  
**AMENDED AND APPROVED**

Date: 6-6-06

ANCHORAGE, ALASKA

AR NO. 2006-125

1 A RESOLUTION APPROVING THE PURCHASE AND ACQUISITION OF REAL PROPERTY  
2 LEGALLY DESCRIBED AS TRACT LT E-3A, CAMPBELL CREEK COMMERCIAL PARK  
3 CURRENTLY OWNED BY TRIPLE A SELF STORAGE FOR FAIR MARKET VALUE FOR AN  
4 AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED THOUSAND DOLLARS  
5 (\$3,300,000).

6  
7 WHEREAS, Solid Waste Services is comprised of two separate utilities – the Refuse Collection  
8 Utility which collects refuse for disposal and the Disposal Utility which owns a transfer station in  
9 Girdwood, the Central Transfer Station in mid-town and the Anchorage Regional Landfill located near Eagle  
10 River. The Disposal Utility receives trash at the two transfer stations and hauls the refuse to the Anchorage  
11 Regional Landfill for final disposal.

12  
13 WHEREAS, Property adjacent to the Solid Waste Services Central Transfer Station, legally  
14 described as Tract LT E-3A, Campbell Creek Commercial Park currently owned by Triple A Self Storage is  
15 for sale; and

16  
17 WHEREAS, Anchorage Municipal Code sections 25.20.010 and .020 authorize the Municipality to  
18 acquire land for any public purpose, upon approval by the Assembly; and

19  
20 WHEREAS, Solid Waste Services desires to purchase this property on behalf of the Municipality  
21 for expansion of the Central Transfer Station; and

22  
23 WHEREAS, the Municipality seeks authorization to purchase this property for the fair market value  
24 for an amount not to exceed Three Million Three Hundred Thousand Dollars (\$3,300,000) plus closing  
25 costs, with the funds to come from the approved 2006 Solid Waste Services Disposal Capital Budget (563);  
26 now therefore,

27  
28 **THE ANCHORAGE ASSEMBLY RESOLVES:**

29  
30 **Section 1.** The purchase of Tract LT E-3A, Campbell Creek Commercial Park currently owned by  
31 Triple A Self Storage for Three Million Three Hundred Thousand Dollars (\$3,300,000) is hereby  
32 authorized.

33  
34 **Section 2.** Within six months of the approval of this Resolution No. 2006-125, the Administration  
35 shall submit a plan for the use of the property to the Assembly which shall include a plan for the sale  
36 of such part of the property which is not needed for expansion of the Central Transfer Station.

37  
38 **Section 3.** This resolution shall take effect immediately upon passage and approval.

39  
40 PASSED AND APPROVED by the Anchorage Assembly this 6<sup>th</sup> day of June, 2006.

41  
42 Daniel A. Sullivan  
43 Chairman of the Assembly

44 ATTEST:

45 Barbara S. Brundage  
46  
47 Municipal Clerk



SWS Central Transfer Station and adjacent property owned by Triple A Self Storage.



1 Solid Waste Services' long-range financial plan includes replacement and improvement of facilities and functions.  
2 The availability of an adjacent site has created an opportunity to secure contiguous land for planned facility and  
3 service improvements. Capital funds for the acquisition of this property are available within the 2006 Solid Waste  
4 Services (SWS) Disposal Utility Capital Budget.

5  
6 THE ADMINISTRATION RECOMMENDS ASSEMBLY APPROVAL OF THE PURCHASE AND  
7 ACQUISITION OF TRACT LT E-3A, CAMPBELL CREEK COMMERCIAL PARK CURRENTLY OWNED  
8 BY TRIPLE A SELF STORAGE FOR THREE MILLION THREE HUNDRED THOUSAND DOLLARS  
9 (\$3,300,000) FROM THE APPROVED 2006 SOLID WASTE SERVICES DISPOSAL CAPITAL BUDGET  
10 (563).

11  
12  
13  
14 Prepared by: Robert L. Hall, Director, Solid Waste Service  
15 Fund Certification: Jeffrey E. Sinz, Chief Fiscal Officer  
16 563-8921-5101-892104-BY2006 \$ 3,300,000  
17 Concur: Denis C. LeBlanc, Municipal Manager  
18 Respectfully submitted: Mark Begich, Mayor



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

AM No. 338-2006

Meeting Date: May 16, 2006

1 **From:** Mayor

2  
3  
4 **Subject:** **A Resolution Approving the Purchase and Acquisition of Real Property Legally**  
5 **Described as Tract LT E-3A, Campbell Creek Commercial Park currently owned by**  
6 **Triple A Self Storage for fair market value for an Amount Not to Exceed Three Million**  
7 **Three Hundred Thousand Dollars (\$3,300,000).**  
8

9 Solid Waste Services is comprised of two separate utilities – the Refuse Collection Utility which collects refuse  
10 for disposal and the Disposal Utility which owns a transfer station in Girdwood, the Central Transfer Station  
11 (CTS) in mid-town and the Anchorage Regional Landfill (ARL) located near Eagle River. The Disposal Utility  
12 receives trash at the two transfer stations and hauls the refuse to the Anchorage Regional Landfill for final  
13 disposal.  
14

15 The Central Transfer Station was built in 1977 when the Merrill Field and International Airport Road Landfills  
16 were closed. The transfer site was established to provide a centralized location for the citizens of Anchorage to  
17 dispose of their trash. Originally designed as a shredder plant, the Central Transfer Station was modified in 1982  
18 to the present day tipping floor with a new scale-house and cash-booth added. A warm storage building for the  
19 growing Refuse Collections fleet and administrative building were added in 1987. The Household Hazardous  
20 Waste Disposal program was established at this time and room for the collection of hazardous waste was also  
21 incorporated into the rapidly shrinking space.  
22

23 The Central Transfer Station tipping floor has deteriorated and life expectancy is less than five years. This year  
24 SWS chose to make repairs instead of a complete floor replacement in anticipation of possibly expanding the  
25 facility. The SWS employee parking lot is full to capacity and employees often have to park in the aisles. The  
26 administrative building, although still functional, is in need of a new HVAC system. High volume traffic into the  
27 transfer station occasionally backs up onto public roadways. With the addition of Wal-Mart traffic to the south,  
28 SWS anticipates this problem will only grow worse.  
29

30 As Anchorage grows, the Central Transfer Station must also accommodate additional essential services to the  
31 public. The current facility receives approximately 80% of the waste generated in Anchorage and is capable of  
32 handling upwards of 1,500 tons of refuse per day. This capability satisfies the near-term capacity requirements for  
33 services. Unfortunately, the current site does not have space to accommodate any additional services.  
34

35 An adjacent lot known as Tract LT E-3A, Campbell Creek Commercial Park currently owned by Triple A Self  
36 Storage is available for purchase. With the acquisition of this space, the Central Transfer Station will be able to  
37 expand the depth of services to provide more comprehensive waste management to the public. A map is attached to  
38 show the current SWS Central Transfer Station land and the adjacent tract we wish to purchase.  
39

40 With the additional space requested, future modifications could include; re-routing of transfer station traffic to  
41 remove truck traffic from 54<sup>th</sup> and 56<sup>th</sup> Avenues and Juneau Street, improvements to the transfer station logistics,  
42 potential redevelopment of the aging administration building, relocating the household hazardous waste program to a  
43 more convenient location and expanding the facility, adapting of the facility to other uses within the waste  
44 management field such as an organics diversion program, recycling, and material processing which will better serve  
45 the needs of the community.  
46

**Content Information****Content ID :** 003904**Type:** AR\_FundsApprop - Funds Approp Resolution

A RESOLUTION APPROVING THE PURCHASE AND ACQUISITION OF REAL PROPERTY LEGALLY DESCRIBED AS TRACT LT E-3A,

**Title:** CAMPBELL CREEK COMMERCIAL PARK CURRENTLY OWNED BY TRIPLE A SELF STORAGE FOR FAIR MARKET VALUE FOR AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED**Author:** kilsonpa**Initiating Dept:** SWS**Description:** CTS Expansion**Keywords:** Triple A Self Storage**Date Prepared:** 4/18/06 12:57 PM**Director Name:** Robert L. Hall**Assembly****Meeting Date** 5/16/06**MM/DD/YY:****Public Hearing****Date MM/DD/YY:** 6/6/062006 MAY -5 PM 3:01  
CLERK'S OFFICE**Workflow History**

<b>Workflow Name</b>	<b>Action Date</b>	<b>Action</b>	<b>User</b>	<b>Security Group</b>	<b>Content ID</b>
FundsAppropWorkflow	4/18/06 1:00 PM	Checkin	kilsonpa	Public	003904
SWS_SubWorkflow	4/18/06 1:43 PM	Approve	hallrl	Public	003904
OMB_SubWorkflow	4/18/06 2:17 PM	Approve	mitsonjl	Public	003904
Finance_SubWorkflow	4/19/06 1:03 PM	Approve	sinzje	Public	003904
FundsAppropWorkflow	4/20/06 9:28 AM	Reject	curtiscr	Public	003904
FundsAppropWorkflow	4/20/06 2:12 PM	Checkin	kilsonpa	Public	003904
SWS_SubWorkflow	4/20/06 2:15 PM	Approve	hallrl	Public	003904
OMB_SubWorkflow	4/20/06 7:20 PM	Approve	mitsonjl	Public	003904
Finance_SubWorkflow	4/21/06 4:50 PM	Approve	sinzje	Public	003904
MuniManager_SubWorkflow	5/5/06 11:39 AM	Approve	leblancdc	Public	003904
MuniMgrCoord_SubWorkflow	5/5/06 11:45 AM	Approve	curtiscr	Public	003904