

SB

27

ALASKA SENATE

FIRST SESSION

TENTH LEGISLATURE

ROLL CALL

YEAS N-V NAYS

YEAS N-V NAYS

YEAS N-V NAYS

YEAS N-V NAYS

Bradley _____
 Butrovich _____
 Colletta _____
 Croft _____
 Ferguson _____

Hackney _____
 Hohman _____
 Huber _____
 Kerttula _____
 Meland _____

Orsini _____
 Poland _____
 Rader _____
 Ray _____
 Rodey _____

Sackett _____
 Sumner _____
 Tillion _____
 Willis _____
 Ziegler _____

SB 21

President

(request to return bill to House)

PROCEDURAL MOTIONS

TITLES

Amended _____
 Amended Senate _____
 Amended House _____

Special _____
 Effective Date _____

Free Conf Comm Sub _____
 House Comm Sub _____
 Senate Comm Sub _____

Comm Sub _____
 Sponsor Sub _____

TOTALS

BILL NUMBER

DATE

YEAS		N-V		NAYS	
0	0	0	0	0	0
1	1	1	1	1	1
2	2	2	2	2	2
3	3	3	3	3	3
4	4	4	4	4	4
5	5	5	5	5	5
6	6	6	6	6	6
7	7	7	7	7	7
8	8	8	8	8	8
9	9	9	9	9	9

HOUSE	SENATE	BILL	RESO.
1000	100	10	1
2000	200	20	2
3000	300	30	3
4000	400	40	4
J't.	500	50	5
Conc.	600	60	6
Quo.	700	70	7
Met.	800	80	8
2nd R	900	90	9
3rd R	000	00	0

Jan.	1
Feb.	2
Mar.	3
Apr.	1
May	2
June	3
July	4
Aug.	5
Sept.	6
Oct.	7
Nov.	2
Dec.	9

TELEGRAM

ROA ALASKA COMMUNICATIONS, INC.

PHONE: 586-6440

UNEAU, ALASKA 99801

1977 MAY 15 PM 3 28

8

02008 ANCHORAGE AK 83 05-15 935A ADT

PMS SEN JOE ORSINI (DLV BEFORE 10AM

JUN

IN RESPONSE TO YOUR QUESTION REGARDING HOME SITE PROGRAMS
IN RELATION TO THE HOME SITE PROVISIONS OF SB26 THERE IS
PRESENTLY NO QUOTE HOME SITE UNQUOTE PROGRAM AS SUCH IN TITLE
38. IF SB27 PASSES WITH THE HOME SITE PROVISION AND IF NO
OTHER HOMESITE BILL IS PASSED BY THE LEGISLATURE, IT WOULD
BE MY INTERPRETATION THAT HOMESITES SHOULD BE MADE AVAILABLE
UNDER EXISTING LAW, THAT IS LAND SPECIFIED IN SB27 WOULD
BE SUBDIVIDED AND SOLD OR LEASED AT FAIR MARKET VALUE.

TED SMITH, DIRECTOR DIVISION OF LAND AND WATER MANAGEMENT

STATE OF ALASKA
THE LEGISLATURE

POUCH Y - STATE CAPITOL
JUNEAU, ALASKA 99811
907-465-3800

LEGISLATIVE AFFAIRS AGENCY

MEMORANDUM

May 13, 1977

SUBJECT: HCS for CS for SB 27(Rules) am H - Transportation
Facilities to New Capital

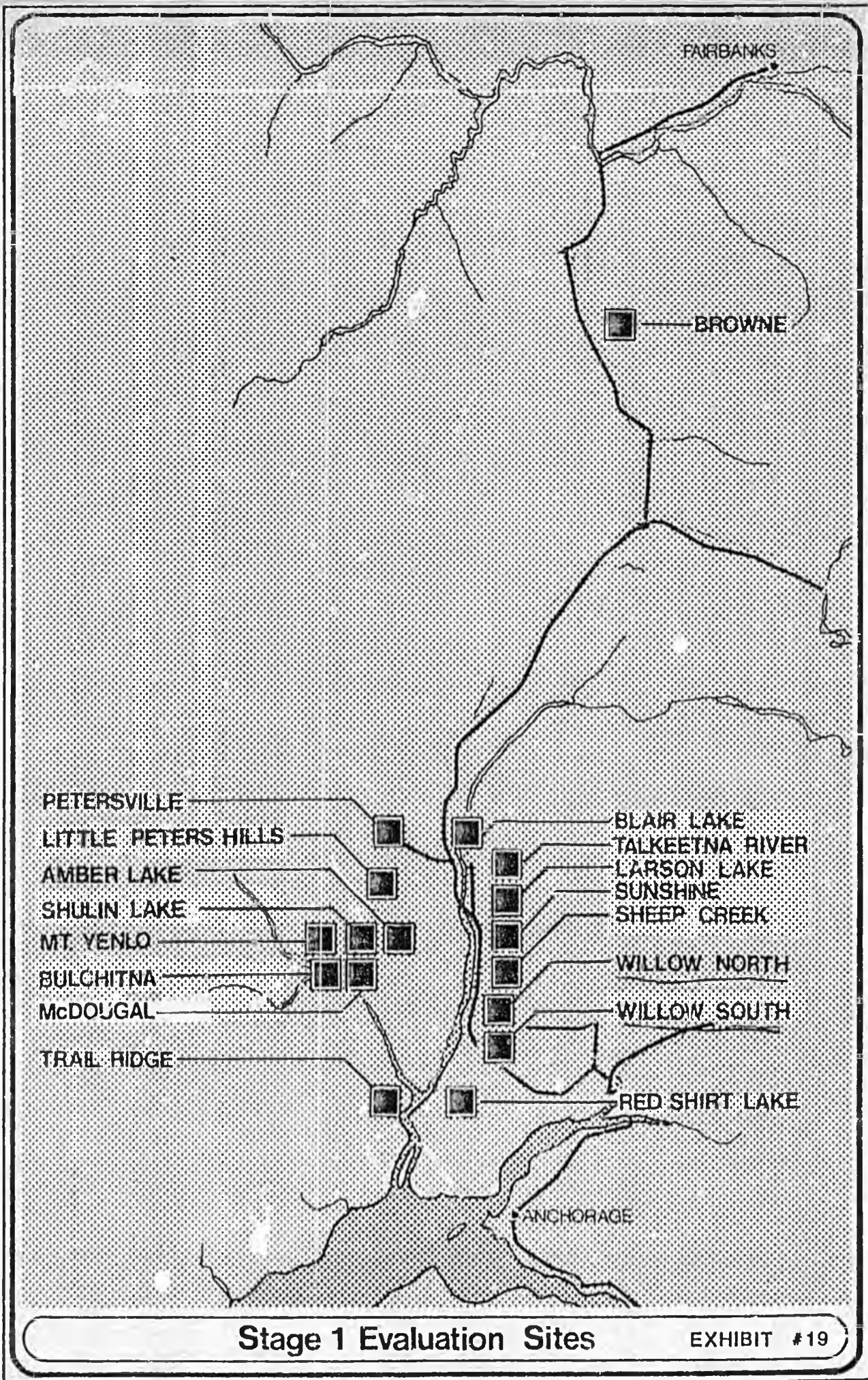
TO: Senator Joe Orsini

FROM: Ken Vassar, Staff Attorney *KV*

AS 44.06.130 required that ~~the~~ capital selection committee, created under AS 44.06.110, select three sites as potential capital sites. It required that the committee give "due regard to its [the proposed capital site] accessibility by road, railroad, 24-hour airline service, and terrain necessary for airport construction." This section was binding on the committee but makes no reference to legislative planning once the ultimate capital site selection was made. The section which deals with legislative planning is AS 44.-06.160, and that section makes no mention of transportation facilities.

In light of this, my opinion is that there is no requirement that the Legislature provide for transportation facilities to the Willow area under AS 44.06.130 or any other section. Nevertheless, it should be noted that in Sec. 44.06.240(d), as proposed by the bill, the New Capital City Site Planning Commission would be required to include transportation as an element of its initial and final development plans, although transportation does not seem to be specifically included in the cost analysis required by Sec. 44.06.240(g) of the bill.

KV:lmk



Stage 1 Evaluation Sites

EXHIBIT #19

HCS CSSB 27

- A. Good Planning Document (considering time frame) - Though not perfect
1. Two-tier process maximizes the time allowed - detailed initial plan but general "prospective" plan for "first stage"
 2. Various planning elements are specified e.g. govt facilities, transportation, commercial development
 3. Comparison of alternatives, between moving the capital & leaving it in place
 4. Telecommunications will be a central aspect of the planning process - get us into the electronic era
 5. We will take a long overdue look at the concept of regionalization of state govt - to match the diversity of state interests & needs
 6. Additional benefit of homesite land available in the North Willow site - a popular demand by citizens will be met
 7. Mandated coordination & consultation with the local municipality - too often overlooked

B. Fair and Very Equitable treatment of Juneau Citizens

1. Intent - "to preclude unnecessary reduction of state employees in Juneau"

2. At worst only those Juneau employees "necessary for the operation of state government" will be transferred

3. State-funded economic diversification study for Juneau to determine its "viable future economic alternatives" -

4. Indemnification - not a part of this bill, but pending legislation will ensure that no one will receive less for his home than he paid

* 5. 15 year projection of costs if the capitol was left in Juneau

MSB

will not waive subdiv regs
which require access. ∴ if
capital not moved have no
money to build access

Home site

no reference to "home site" in
either statute or regs. DNR
will implement regs under existing
law

$$\frac{6.46 \times 15}{2.5} \approx 38.6$$

units

An Act

Relocating the capital of the State of Alaska and providing for selection, planning and construction at the new location.

BE IT ENACTED BY THE PEOPLE OF THE STATE OF ALASKA:

Section 1. AS 44.06 is amended by adding new sections to read:

Article 2. CAPITAL RELOCATION.

Sec. 44.06.100. CAPITAL SITE. The capital site of the State of Alaska shall be selected and located west of the meridian 141° west longitude commonly known as Western Alaska, as provided in secs. 110—190 of this chapter.

Sec. 44.06.110. APPOINTMENT OF SITE SELECTION COMMITTEE. Within 60 days following December 11, 1974, the governor shall appoint a nine-member capital selection committee composed of one member from the northwest district, two members from the southeast district, two members from the central district and three members from the southcentral district, who shall be appointed on a non-partisan basis. The commissioner of natural resources shall be the ninth member of the committee. The members shall select a chairman from their membership. The legislature shall provide funding as required for the site selection committee.

Sec. 44.06.120. ASSISTANCE TO COMMITTEE. The capital selection committee shall utilize all the competent professional and technical services required to assist in the selection of alternate capital sites. The committee may choose the consultants which in its judgment are necessary to help in the site selections. The committee may also request any information on studies which it considers essential from any office or division of the state.

Sec. 44.06.130. SELECTION OF POTENTIAL SITES. The capital selection committee shall, within 12 months of December 11, 1974, select not more than three potential capital sites. None of these sites may be within a radius of 30 miles of the City of Anchorage or Fairbanks. Each site shall consist of not less than 100 square miles of land that is owned by or may be acquired by the state at no charge to the state. This land shall be contiguous but not necessarily in a rectangular block. Each location shall be immediately classified as "reserved use land" by the division of lands. Each location shall be selected with due regard to its accessibility by road, railroad, 24 hour airline service, and terrain necessary for airport construction.

Sec. 44.06.140. REPORTS AND HEARINGS. The capital selection committee shall prepare clear, concise, detailed reports concerning each of the capital sites selected for distribution to the citizens of Alaska. The committee shall hold public hearings in each judicial district within 18 months of December 11, 1974. The purpose of the hearings is to invite questions and present facts to the citizens concerning each of the sites.

Sec. 44.06.150. CHOICE OF SITE BY VOTERS. The qualified voters of Alaska are entitled to vote for any one of the alternate capital sites selected by the capital selection committee at the next general election after conclusion of the public hearings. The site receiving the greater number of votes shall be the site of the new capital city.

Sec. 44.06.160. PLANNING BY LEGISLATURE. The legislature at its next session following the selection of the new capital site, shall provide for the planning of subdivision of a new capital city and district within the bounds of the area selected, and for the construction of necessary state and public facilities and for their administration.

Sec. 44.06.170. NAME OF CAPITAL CITY. The name of the capital city shall be selected by the legislature.

Sec. 44.06.180. MOVEMENT TO NEW CAPITAL. The movement of the seat of government to the new capital city shall begin not later than October 1, 1980.

Sec. 44.06.190. STATE EMPLOYEES IN JUNEAU. The transfer of the state government to the new capital city shall be accomplished so as not to reduce unnecessarily the number of state employees employed by the state in Juneau.



Certified September 12, 1974
Actual effective date: December 11, 1974

SOUTHEAST ALASKA EMPIRE

WILLIAM S. MORRIS III—PRESIDENT and PUBLISHER
JEFF A. WILSON—GENERAL MANAGER

KIM ELTON
Managing Editor

TOM BLUMENSHINE
Production Manager

Capital Planning

Intent on proving the adage that 'compromises' make bad law, the House Wednesday passed a capital move planning bill.

Described by the Anchorage delegation as a bill everyone can live with, it was none-the-less opposed by a great majority of Bush, Interior and Southeastern legislators.

As proposed the bill establishes a two-tier planning process. Plans for the 'initial move' involving the legislature, governor, the governor and attorney general must be completed by early next year and plans for final development must follow by early 1979.

Cost estimates must be ready in February, 1978.

The biggest problem with the House bill is the legislature's abdication of responsibility for outlining what they want the new capital to encompass. The nine-member planning commission must draft plans and estimate costs (with the cost estimate coming before final plans are completed) without benefit of legislative goals.

Under the bill passed by the House the commission could come back with a porta-potty city located in a mud field at the Willow site or a new capital, envisioned by the optimistic pro-movers, that reflects the splendor of our state.

The House bill does indeed tell the commission 'how' to plan but leaves to the discretion of the commission 'what' to plan for in Willow.

It is true that the legislature can either accept or reject, in whole or in part, the recommendations of the commission. But that is unrealistic. By waiting until this session the legislature is under the gun. If they do reject the commission plans, the legislature sets the timetable for the move beyond the initiative-mandated date of 1980.

could

page 1

cont from page 1

There is another glaring deficiency in the bill that was pointed out by Fairbanks Rep. Steve Cowper, chairman of the House Finance Committee. The state's citizens, he said, will have to make up their minds once-and-for-all on the move because all bond costs for the move will be needed on the 1978 bond election.

If the legislature adopts a two-tier cost system with some bonds placed on the 1978 ballot and the rest of the bonds on the next bond ballot in 1980 (after the final plans are submitted in 1979) we run the risk of having part of the capital in Willow and the rest in Juneau.

This would happen, Cowper said, if the voters approved the first bonds but, discouraged by projected high costs for the second phase, did not approve the second bond issue.

Under the alternative bill that the Senate had adopted to plan for the capital move, the planning commission would simply sit down and plan the move based on projections from the Capital Site Selection Committee, the site selection group is the only commission which has come to grips with the magnitude of the move issue. The projections by the group are incorporated in the Senate bill so effort is not wasted duplicating studies.

The House bill for the most part ignores the site selection work and, furthermore, pushes off on the planning commission issues such as decentralization and regionalization that are more properly addressed by the legislature, not a group of citizens already burdened with developing a blueprint for a city not yet started.

After all the arguments advanced on the floors of both the House and Senate, the inescapable conclusion is that the House bill is indeed a compromise piece of legislation. It embodies a compromise between Frank Harris, the architect of the move initiative, and the House State Affairs committee, which consists of six Anchorage members and one bush member.

That kind of a compromise is not in the best interests of the state. When the Senate considers the House bill it is our hope that they will try and incorporate some of the views of Interior, Bush and Southeastern legislators.

If that happens the Senate will end up with a bill similar to the planning bill they have already passed, and not the Anchorage delegation-Frank Harris 'compromise' bill the House passed.

PAGE 2

re: Capital Site

to: Orsini
Ken
From: ~~John~~ Hinckey

SA-U
Under Dev.

Ken Hinckey will build
an "Alaskan" City \$165 mil.
from Budget \$200 mil.

& be paid from sale of
state owned real estate

begin const. summer 1977

complete 1st facility &
Auditorium 500' long

300' wide 7 stories high

& will accommodate

Gov., admin., leg. &

• other assistance help
on 5 floors office petitions
for same. This building
will be 4 below + 3
above + will have on
top the Adv. mansion.
w/ help part. single +
elevators. The auto w/ be
used for winter period
to be, later used as a
grand playhouse for
house shows, Pus. ballet

internat. troops, etc.

the cost of same is

20 mil. + a bonus to the

people of Alaska. The

sewer, water, grading

paving, landscaping,

under ground - pipes or rail

to and foundation for

to Admin bldg. + State

Cap. bldg. w/ be paid for

from initial budget

(interim financing)

of \$60 mil. This \$60 mil.

we intend to borrow

from State of AK, however,

for 10 yrs. for 8% interest.

"We, being 37 Alaskans

tried & true" Our other

spending w/ come from

our pers. borrowing &

financing. until the fish

returns are gained from

this most valuable

real estate.

Jay, no real property
will be sold before

2 1/2 yrs after the ground
is broken for the

autatorium. Because this

plan is truly functional,

the state of Ark. w/have

invested only \$60 mil

curtisy loan to the

37 persons tried a true

~~0-70~~ people. It is

expected that with

prudent mgt. private
enterprise-wise we can
have the whole complex
Alaskan's city completed
for occupation mid
summer 1980.

Jay, 9. of your estate
realtor persons has an
extended the privilege
of selling all real estate
priced ^{\$}50,000 and above.

Other reactors w/ 5 yrs
trid experience Alaska
may sell all properties
\$49,550 for parcel & undev.

Note: 3 MAT appraisals
w/ determin value of said
property, each appraisal
being will be conducted
by 3^{appr.} 1- 2 yrs after
ground breaking 2- 2 1/2
after ground break. 3- 3 yrs

after ground breaking.

Such men as Lewis

O. Spates, Arch. Wm Stroker

Banker, Arch. Wm Moran. Ketch.

w/ the exp. Comm. &

over see whole program.

5-25 yr contractors

w/ 3 sub. each pre

chosen, w/ 25 yrs. background

in Ark. will do building.

Claude Millsaps, Sec. National
Ellis Parson, Jack White Co.
& Joe Graham will be
Supreme Realties. This
3 man Comm. will ans.
to Exec. Comm & Ken
Henshie & will confer
only with the Board.

All realties including
the 9 Nat-Su agents

will answer to real estate
comm. No real estate
they state owned will
be transferred (title)
to other than the ultimate
buyer & only after is
cash 10% is transferred
to the state. He will
make his own financial
deal to qualify title
companies, and/or.

The terrane is the most valuable for cash return in all of the state and is easily transferred & this transaction.

Of course there are many details involved, but many are being worked on now, by Ed Kuttendorf, Frank Nyman, Ward Wells, Ward Day, & Ken Henche.

P More details later (Kum)

see me at your earliest
convenient

USY

Kent Hench

Under Gov.

State of Ark.

SA-U