

CITY OF VALDEZ, ALASKA

RESOLUTION #25-51

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING A LEASE WITH CENTRAL ENVIRONMENTAL, INC. FOR AN APPROXIMATELY .85 ACRE PORTION OF USS 439 (PIPEYARD)

WHEREAS, Central Environmental, Inc. received a temporary land use permit for temporary staging of scrap metal from July 7, 2025 – January 6, 2026; and

WHEREAS, Central Environmental, Inc. requested use of the property for temporary staging of scrap metal awaiting shipment from the Port of Valdez; and

WHEREAS, the 2025 planned scrap metal barge was delayed, and Central Environmental, Inc. now needs to stage material for longer than six months and are pursuing a lease to meet this need. The new term requested is two years, beginning at the expiration of their temporary land use permit in January 2026; and.

WHEREAS, the property is zoned light industrial which allows for freight staging operations; and

WHEREAS, pursuant to the adopted City of Valdez 2005 Property Management Policies and Procedures, a Phase I environmental assessment is required for leases of light industrial land. Staff recommend that the soil testing provided by the lessee be accepted in lieu of a Phase I environmental assessment for this property; and

WHEREAS, the Planning and Zoning Commission voted in favor of a recommendation to approve this lease on October 22, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that:

Section 1. The City Manager or their designee is authorized to execute a new lease for an approximately .85-acre portion of USS 439 (Pipeyard) with Central Environmental, Inc.

Section 2. The term of this lease shall be for two years, beginning January 7, 2026, following the expiration of their temporary land use permit on January 6, 2026.

Section 3. The rental fee shall be 10% of appraised value annually. Pursuant to the City of Valdez 2005 Property Management Policies and Procedures, a Phase I environmental assessment is required for leases of light industrial land. Soils testing provided by lessee will be accepted in lieu of a Phase I environmental assessment for this property.

Section 4. The use of the property is for the temporary staging of scrap metal awaiting shipment from the Port of Valdez.

Section 5. In conformance with Valdez Municipal Code Section 4.08.160 this lease shall not become effective until public notice has been given for at least thirty days. This resolution shall be posted twice in a newspaper in the city and shall be posted on the official city bulletin board and two other public places in the city for thirty days prior to the effective date of the lease.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 4th day November 2025.

CITY OF VALDEZ, ALASKA

Dennis Fleming, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk