



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Tuesday, July 7, 2026

7:00 PM

Council Chambers

Regular Meeting

WORK SESSION AGENDA - 6:00 pm

Transcribed minutes are not taken for Work Sessions. Audio is available upon request.

1. [Work Session: CSO Budget Process and Parameters Discussion](#)

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES

1. [Approval of Minutes for Regular Council Meeting of June 16, 2026](#)

V. PUBLIC BUSINESS FROM THE FLOOR

VI. CONSENT AGENDA

1. [Proclamation: Recognizing July 2026 as National Parks and Recreation Month](#)
2. [Proclamation: Congratulating Captain Mike Weber on Retirement](#)
3. [Approval To Go Into Executive Session Re: Discussion of Implications for City Revenues and Litigation Strategy Regarding Trans Alaska Pipeline System Ad Valorem Tax Issues](#)

VII. NEW BUSINESS

1. [Approval to Sell Surplus 2008 Ford F550 Supercab 4x4 with Stellar Hydraulic Hooklift](#)
2. [Appointment to Ports & Harbors Commission - Applicants: Thane Miller, Jamie Pierce, Mike Wells and John May](#)

3. [Acceptance of Late File Application for 2026 Senior Citizen's Property Tax Exemption - Keith Thomas](#)

VIII. REPORTS

1. [Department Operations Reports](#)
2. [Monthly Treasury Report : May 2026](#)
3. [Report: Issuance of Temporary Land Use Permit #26-03 to Chugach Outfitters for an Approximately 800 Square Foot Portion of 2250 Richardson Highway, AKA "The Valdez Pipeyard" for Temporary Staging and Transit of a Commercial Dog Sled Operation.](#)
4. [Report: Auction Results of Surplus 2005 Genie AWP-25S Manlift](#)
5. [Report: Issuance of Temporary Land Use Permit 26-09 to the Fireweed 400, Inc. for An Approximately 5.6-Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez](#)
6. [Report: Issuance of Temporary Land Use Permit 26-13 to the Valdez Softball Association for An Approximately 4 Acre Portion of 3100 Richardson Highway, Tract D 79-116 \(Gold Fields Softball Complex\) owned by the City of Valdez.](#)

IX. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

1. City Manager Report

1. [City Manager Written Report](#)

2. City Clerk Report

3. City Attorney Report

4. City Mayor Report

X. COUNCIL BUSINESS FROM THE FLOOR

XI. EXECUTIVE SESSION

XII. RETURN FROM EXECUTIVE SESSION

XIII. ADJOURNMENT

XIV. APPENDIX

1. [July 2026 City Council Calendar](#)



Legislation Text

File #: 26-0278, **Version:** 1

ITEM TITLE:

Work Session: CSO Budget Process and Parameters Discussion

SUBMITTED BY: By Request of City Council

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

n/a

SUMMARY STATEMENT:

During 2026 strategic planning sessions council members requested a work session to review Community Service Organization (CSO) grants wholistically.

The CSO Subcommittee met in June to have a preliminary conversation about the 2027 program (notes attached) and this work session will bring items from that discussion to the full City Council for review.

The goal of this work session is to reach consensus on parameters for the 2027 CSO program.

CSO Grant Program – notes for 2027 discussion

Current Parameters/requirements:

- Not more than 2% of COV operating budget
- No funding for programs already provided by City
- Not more than 50% of CSO entity program budget, except with narrative about hardship/necessity
- Funding may not contribute to applicant's savings – grant funds are expected to be expended
- CSOs are required to submit bi-annual progress reports
- Required: audited financial statements if request is over 100k
- Required: Certificate of insurance naming City as additional insured
- Required: IRS Non-profit designation letter
- Required: Submittal of financial statements & proof of bank account balances

Staff recommended 'menu' of potential additional requirements

- Current proof of tax-exempt status from IRS website
- Statement of conflict of interest
- More formal reporting of actual expenditures to accompany existing bi-annual progress reports

Website <https://www.valdezak.gov/899/Community-Service-Organizations-Grant-Pr>

Notes from 6/23/26 CSO Subcommittee meeting:

- -Subcommittee wants to adopt our 3 new recommendations
 - For the expanded financial reporting: either add to semi-annual progress reports or maybe just 1 annual report.
 - Financial software P&L reports, line item details, possibly receipts for specific purchases or over \$ thresholds.
- No consensus on ratcheting down CSO Program overall budget cap. Currently at 2%, some wanted 1 or 1.5%. Per Casey, the highest we have hit in last 10 years was 1.24% (CSO grant program only)
- Possibly add new question: Is your request greater than the prior year request? If yes, why?
- Possibly add language along the lines of: if you don't receive the funding at the level you requested, what does that mean for your program & services. What are service level implications? Can you exist? Can you run the program/ etc.

- Someone suggested to not disburse funds until PY financial report has been submitted. (BR internal note - That would be very hard to administer & would involve fundamental change in how CSOs are paid/encumbered, etc on a yearly basis)



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 26-0271, **Version:** 1

ITEM TITLE:

Approval of Minutes for Regular Council Meeting of June 16, 2026

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

Review and approve minutes.

SUMMARY STATEMENT:

The minutes from the Regular Meeting held on June 16, 2026 are attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



DRAFT MEETING MINUTES

Tuesday, June 16, 2026

7:00 PM

Regular Meeting

Council Chambers

City Council

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Mayor Fleming called the regular meeting to order at 7:01 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: 6 - Mayor Dennis Fleming
Council Member Jimmy Devens
Council Member Joseph Lally
Council Member Joy Witte
Council Member Lester Greene
Council Member Shannon Stites

Excused: 1 - Council Member Olivia Foster

Also Present: City Clerk Sheri Pierce
City Manager Nathan Duval
City Attorney Jack Wakeland
City Attorney Erik Fossum
Deputy City Clerk Elise Sorum-Birk

IV. APPROVAL OF MINUTES

1. Approval of Minutes for Regular Council Meeting of June 2, 2026

Minutes were approved by consent.

V. PUBLIC APPEARANCES

1. Alaska Women's Business Center Update

Carrie Jean Shepard of Business Impact Northwest and the Alaska Women's Business Center presented on partnership outcomes and ongoing business support activities in Valdez.

VI. PUBLIC BUSINESS FROM THE FLOOR

VII. CONSENT AGENDA

1. Approval To Go Into Executive Session Re: Discussion of Implications for City Revenues and Litigation Strategy Regarding Trans Alaska Pipeline System Ad Valorem Tax Issues

MOTION: Council Member Lally moved, seconded by Council Member Devens, to approve the consent agenda.

VOTE ON MOTION:

Yays: 6 - Fleming, Devens, Lally, Witte, Greene and Stites

Absent: 1 – Foster

Motion carried.

VIII. NEW BUSINESS**1. Approval of the City of Valdez's Annual Property and Casualty Insurance Renewal for the Period Beginning July 1, 2026 in the Amount of \$932,844 and Authorizing the City Manager to Execute Related Renewal Documents**

MOTION: Council Member Lally moved, seconded by Council Member Greene, to approve the Annual Property and Casualty Insurance Renewal in an amount of \$932,844 and to authorize the City Manager to execute related documents.

VOTE ON MOTION:

Yays: 6 - Fleming, Devens, Lally, Witte, Greene and Stites

Absent: 1 – Foster

Motion carried.

2. Approval of Professional Services Agreement with HDR Engineering, Inc. for the City of Valdez Baler Replacement Project in the Amount of \$326,466

MOTION: Council Member Greene moved, seconded by Council Member Stites, to approve the professional services agreement with HDR Engineering, Inc. for the baler repairs project in the amount of \$326,466.

VOTE ON MOTION:

Yays: 6 - Fleming, Devens, Lally, Witte, Greene and Stites

Absent: 1 – Foster

Motion carried.

3. Approval of Contract Amendment #1 with Alaska Scrap & Recycling, LLC in the Amount of \$700,000 for the 2026 Scrap Metal Processing Project

MOTION: Council Member Lally moved, seconded by Council Member Witte, to approve Contract Amendment #1 with Alaska Scrap & Recycling, LLC in the amount of \$700,000 for the 2026 Scrap Metal Processing Project.

VOTE ON MOTION:

Yays: 6 - Fleming, Devens, Lally, Witte, Greene and Stites

Absent: 1 – Foster

Motion carried.

IX. RESOLUTIONS**1. #26-33 - Supporting a Constitutional Amendment to Restructure the Alaska Permanent Fund and Stabilize the Annual Draw for State Services**

MOTION: Council Member Greene moved, seconded by Council Member Stites, to approve Resolution 26-33.

VOTE ON MOTION:

Yays: 6 - Fleming, Devens, Lally, Witte, Greene and Stites

Absent: 1 – Foster

Motion carried.

2. #26-34 - Amending the 2026 City Budget By Accepting a Rasmuson Tier One Grant for the Valdez Voices and Visions Placemaking Project in the Amount of \$25,000

MOTION: Council Member Greene moved, seconded by Council Member Witte, to approve Resolution 26-34.

VOTE ON MOTION:

Yays: 6 - Fleming, Devens, Lally, Witte, Greene and Stites

Absent: 1 – Foster

Motion carried.

X. REPORTS

- 1. Monthly Treasury Report: April 2026**
- 2. Quarterly Financial Summary Reports: March 31, 2026**
- 3. Issuance of Temporary Land Use Permit #26-06 to Valdez Stay and Play for an Approximately 1400 square foot portion of Tract A ASLS 79-116.**
- 4. Issuance of Temporary Land Use Permit #26-07 to Alyeska Pipeline Service Company for an Approximate 2.5-acre portion of Tracts B & E, Section 34, ASCS 98-30**
- 5. Issuance of Temporary Land Use Permit #26-08 to Wilson Brothers Distributing Company for an Approximately 1.44-acre portion of 226 South Harbor Drive, Tract G, Harbor Subdivision**
- 6. Issuance of Temporary Land Use Permit #26-10 to End of the Road Ren Fair for an Approximately 4-Acre Portion of 251 Pioneer Drive, Lot 2, Block 2 Mineral Creek Subdivision - Barney Meyring Park Strip**

- 7. Issuance of Temporary Land Use Permit #26-11 to The Potato Too LLC, for an Approximately 369 Square Foot Portion of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision**
- 8. Issuance of Temporary Land Use Permit #26-12 to The Fat Mermaid for Approximately 518 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 1A, Block 38A, Harbor Subdivision.**

XI. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

1. City Manager Report

City Manager Duval thanked the community for participation in the 125th anniversary celebration.

He shared about city staff clean-up day, the directors' annual planning session and the upcoming opening for Head Start. He congratulated Capitan Mike Weber at the Fire Department on his upcoming retirement.

2. City Clerk Report

City Clerk Sheri Pierce reminded council members about their upcoming strategic planning session and announced for the public the application deadline for the new Citizen's Academy program.

She also shared an informal petition with over 200 signatures submitted by Dave Tousignant, a local senior, urging the Council to consider increasing the senior citizen and disabled veteran property tax exemption amount. She noted that House Bill 13 was on the Governor's desk and that whether it passed would help inform future conversations on property tax exemptions.

3. City Attorney Report

City Attorney Jack Wakeland introduced Erik Fossum, another attorney working with the firm who would be assisting with legal issues. He noted that there were no additional items to report outside of executive session.

4. City Mayor Report

Mayor Fleming spoke about the 125th anniversary celebration, the Last Frontier Theatre Conference and city staff trash clean-up. He also thanked Alyeska for hosting a pipeline terminal tour during the recent visit from Senator Rauscher.

It was notes that over 600 pieces of cake were served during the community birthday party.

XII. COUNCIL BUSINESS FROM THE FLOOR

Council member shared their experience of and gratitude for the recent 125th anniversary celebration. Several members thanked city staff for their clean-up efforts.

Council Member Greene and Council Member Lally thanked the presenters from the Lighthouse Project work session and reflected on the importance of mental health.

XIII. EXECUTIVE SESSION

Mayor Fleming excused himself from executive session and passed the gavel to Mayor Pro Tem Greene who brought the meeting into executive session.

XIV. RETURN FROM EXECUTIVE SESSION

Mayor Pro Tem Greene announced that the meeting was returning back to open session and that legal counsel had provided an update on ongoing Trans-Alaska Pipeline System tax issues.

XV. ADJOURNMENT

Mayor Pro Tem Greene adjourned the meeting at 8:18 p.m.



Legislation Text

File #: 26-0279, **Version:** 1

ITEM TITLE:

Proclamation: Recognizing July 2026 as National Parks and Recreation Month

SUBMITTED BY: Bridget Rich, PRCS Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

N/A

SUMMARY STATEMENT:

The attached proclamation, submitted by the PRCS Department, recognizes July 2026 as "National Parks and Recreation Month."



PROCLAMATION

WHEREAS, parks and recreation is an integral part of communities throughout this country, including the City of Valdez and the availability of parks and recreation promotes a high quality of life and improves the physical and mental health of communities; and

WHEREAS, parks and recreation promotes time spent in nature, which positively impacts mental health by increasing cognitive performance and well-being, and alleviating illnesses such as depression, attention deficit disorders, and Alzheimer's; and

WHEREAS, parks and recreation encourages physical activities by providing space for popular sports, hiking trails, swimming pools, and other activities designed to promote active lifestyles; and

WHEREAS, park and recreation programming and education activities, such as out-of-school time programming, youth sports, and environmental education, are critical to childhood development; and

WHEREAS, parks and natural recreation areas ensure the ecological beauty of our community and provide a place for children and adults to connect with nature; and

WHEREAS the U.S. House of Representatives has designated July as Parks and Recreation Month and the City of Valdez recognizes and values the benefits derived from parks and recreation resources.

NOW THEREFORE, I, Dennis Fleming, Mayor of the City of Valdez, do hereby proclaim the month of July 2026 as:

NATIONAL PARKS AND RECREATION MONTH

in Valdez and encourage all citizens to reflect on the importance of parks and recreation in our daily lives and on the essential role they play in our community.

Dated the 7th day of July, 2026

CITY OF VALDEZ, ALASKA

ATTEST:

Dennis Fleming, Mayor

Sheri L. Pierce, MMC, City Clerk



Legislation Text

File #: 26-0273, **Version:** 1

ITEM TITLE:

Proclamation: Congratulating Captain Mike Weber on Retirement

SUBMITTED BY: Tracy Raynor, Fire Chief

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

N/A

SUMMARY STATEMENT:

The attached proclamation, submitted by the Fire Department, recognizes Captain Mike Weber for his many years of service to the community.



PROCLAMATION

WHEREAS, Senior Captain Mike Weber began his career with the City of Valdez, as a Firefighter on October 6, 1994; and

WHEREAS, Captain Weber demonstrated exceptional dedication and leadership throughout his career earning promotions to Fire Lieutenant April 6, 1999, Fire Captain October 20, 2008, and Senior Captain on December 15, 2023; and

WHEREAS, Captain Weber served as Interim Fire Chief from August 2016 to January 2017; and

WHEREAS, alongside his duties as Fire Captain, Captain Weber has served as the Department's Backcountry Search and Rescue Team Coordinator, further demonstrating his unwavering commitment to public service and leadership; and

WHEREAS, Captain Weber also served as the department's Training Officer, overseeing all the departments training, from Recruit Academies to Fire Officer Development; and

WHEREAS, Captain Weber is the recipient of several prestigious awards; in 2013 he received the Valdez Fire Department Firefighter of the Year, in 2017 he received the Ken Akerley Fire Service Leadership Award for his extraordinary leadership and commitment to the fire service in the State of Alaska, and in 2025 he received the Valdez Fire Departments Fire Department Achievement Award; and

WHEREAS, Captain Weber has contributed to the broader Alaska community through his role as a Fire Service Instructor, teaching a number of fire related topics across the State of Alaska; and

WHEREAS, Captain Weber has been a true leader and mentor in the Alaska Fire Service and the Valdez Fire Department by exemplifying the department mission statement and values while demonstrating integrity, professionalism, respect, and valor; and

WHEREAS, Captain Weber leaves behind a legacy of a better prepared and trained fire department; one built on respect, innovation, and the unwavering belief that public service, at its best, is about partnership, progress, and people.

NOW, THEREFORE, I, Dennis Fleming, Mayor of the City of Valdez, do hereby congratulate

CAPTAIN MIKE WEBER

on his retirement and ask the citizens of Valdez to join the City Council and his fellow city employees in recognition of Captain Weber's outstanding service to the community.

Dated the 7th day of July, 2026

CITY OF VALDEZ, ALASKA

Dennis Fleming, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk



Legislation Text

File #: 26-0274, **Version:** 1

ITEM TITLE:

Approval To Go Into Executive Session Re: Discussion of Implications for City Revenues and Litigation Strategy Regarding Trans Alaska Pipeline System Ad Valorem Tax Issues

SUBMITTED BY: Jake Staser, City Attorney

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

[Click here to enter text.](#)

SUMMARY STATEMENT:

Alaska Statute AS 44.62.310 provides an exception to the Alaska Open Meetings law (AS 44.62.310) which allows the City Council to meet in executive session for the purpose of discussion related to:

1. Matters which involve litigation and where matters of which the immediate knowledge would clearly have an adverse effect upon the finances of the City.
2. Matters which by law, municipal charter, or ordinance are required to be confidential.

Any formal action related to the discussion requiring a motion and vote of the governing body must be done in open session.



Legislation Text

File #: 26-0280, **Version:** 1

ITEM TITLE:

Approval to Sell Surplus 2008 Ford F550 Supercab 4x4 with Stellar Hydraulic Hooklift

SUBMITTED BY: Bart Hinkle, Interim Public Works Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve the sale of the surplus 2008 Ford F550 Supercab 4x4 with Stellar Hydraulic Hooklift on GovDeals.net, with a reserve price of \$15,000, as recommended by the City Manager.

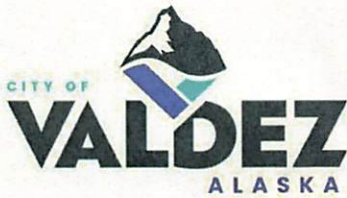
SUMMARY STATEMENT:

The Fleet Manager has determined that the 2008 Ford F550 Supercab 4x4 with a Stellar Hydraulic Hooklift should be designated as a surplus vehicle, as it is deemed a hazard due to its intended use (lifting heavy yard bags full of grass clippings into the hopper) and has no further value in any City operations. The fair market value has been determined to be about \$30,000.

In accordance with VMC 4.06.020 - Approval of Sale and Disposal of Surplus City Property, items with a fair market value over \$10,000 require city council approval prior to disposal. The City Manager recommends setting an initial minimum acceptable bid (reserve price) at \$15,000 to encourage competitive bidding.

The sale will be conducted via public auction on GovDeals.net, an online government surplus auction platform that supports open and competitive bidding.

This vehicle has been replaced by a new F550 Rearload that is equipped with a hydraulic bag tipper to assist the employee.



Fair Market Value Approval Form

For Disposal of Surplus Personal Property

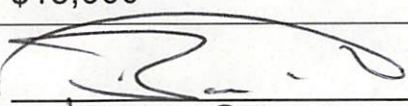
Item to be Sold:	Ford F550 Supercab 4x4, w/Stellar Hydraulic Hooklift
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Description of the Item:	2008 Ford F550 Supercab 4x4, w/Stellar Hydraulic Hooklift, with a lifting capacity of 12,000#. 6.8 liter gas V-10, automatic. 24,244 miles. 14 cubic yard Haul All M1400 Sideload/Rear Dump Collection Body
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Issues/Damages of the Item:	Runs great. Tires at 50% life. Damage to right front grill plastic/hood.
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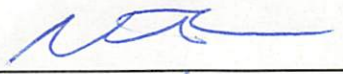
Date of Purchase:	9 / 2008
Original Purchase Price:	\$33,000

Estimated Fair Market Value	\$30,000
Auction Reserve Price	\$15,000

Department Director Signature: 
Printed Name/Title: Baer Hinkle / Interim PW Director Date: 6/29/26

City Manager Approval

- ☐ Approve – I agree with the fair market value and reserve price of the item.
☐ Deny – I do not agree with the fair market value and reserve price of the item.
Additional Comments:

City Manager Signature: 
Printed Name/Title: NATHAN Duxal / City Manager Date: 6/29/26

Include pictures with this form for the City Manager.







◆ AI Overview



A 2008 Ford F-550 4x4 SuperCab is typically valued between \$12,000 and \$24,000. The exact price heavily depends on the attached work bed (e.g., flatbed, dump, or boom), the condition of the 6.4L PowerStroke diesel engine, and the truck's overall mileage. 🌐 [www.autotrader.com](#) +4

The primary factors that drive the value of this heavy-duty commercial vehicle include:

Estimated Value Ranges

- **Fair / High Mileage (150k+ miles):** \$10,000 - \$15,000
- **Good Condition (100k - 150k miles):** \$15,000 - \$25,000
- **Excellent Condition / Low Mileage (<80k miles) with Upfitted Bed:** \$25,000 - \$35,000+ 🌐 [www.autotrader.com](#) +4

Key Value Factors

- **Upfitted Equipment:** Stripped cab and chassis models are at the lower end, while specialty bodies (like boom trucks, utility bodies, or dump beds) increase value. 🌐 [Commercial Truck Trader](#) +1
- **The 6.4L PowerStroke:** This engine is known for needing diligent maintenance. A thoroughly documented service history or an aftermarket delete/stud kit significantly boosts a private buyer's confidence.
- **Rust and Frame Condition:** Because you are located in Alaska, the presence of rust on the frame rails or cab corners will heavily impact the truck's resale value. 🌐

Where to Find Market Comparisons

To see how local listings in your area measure up, you can track current inventory and prices on:

- [Autotrader](#) for nationwide listings and price averages.

- [Commercial Truck Trader](#) for commercial upfits and dump/utility trucks.
- [Kelley Blue Book](#) to calculate trade-in or private party values based on your exact zip code.  Kelley Blue Book +2

If you'd like an estimate tailored to your exact situation, let me know:

- The **exact mileage**
- The **type of bed or upfit** (flatbed, dump, utility, etc.)
- The **overall condition** of the body and engine

Ask anything



Kelley Blue Book



Used 2008 Ford F550 for Sale Near Me - Autotrader

4x4 Crew Cab Super Duty. 141K mi. No Accidents. Horn Ford Inc. Used. 2008 Ford F550. 4x4 Regular Cab Super Duty. 68K mi. No Accide...



www.autotrader.com



2008 Ford F550 Trucks For Sale - Commercial Truck Trader

Featured. OBO. \$13,000. 243,000 miles. 2008 FORD F550 XL Bucket Truck - Boom Truck. Private Seller. Featured. \$19,000. 154,000 mil...



Commercial Truck Trader



Show all









Legislation Text

File #: 26-0272, **Version:** 1

ITEM TITLE:

Appointment to Ports & Harbors Commission - Applicants: Thane Miller, Jamie Pierce, Mike Wells and John May

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

Appoint one applicant.

SUMMARY STATEMENT:

One term on the Ports & Harbors Commission expired on June 30, 2026.

The City Clerk's office has advertised for the vacancy and received the following applications (listed in the order received):

- Thane Miller
- Jamie Pierce (reapplication)
- Mike Wells
- John May

Council will vote by ballot and select the applicant with the most votes.

Application Form

Profile

How did you learn about this vacancy?

☒ City Newsflash or Email

John May
First Name Last Name

Email Address

Valdez Mailing Address (PO BOX # or HCI BOX #)

Home Address Suite or Apt

City State Postal Code

Primary Phone Alternate Phone

Alyeska Pipeline Service Senior PWS Response
Company Coordinator
Employer Occupation

Which Boards would you like to apply for?

Ports & Harbors Commission: Submitted

Question applies to multiple boards

Required Time Commitment: All board/committee members and commissioners are expected to (1) be physically present at most, if not all, board/committee or commission meetings and (2) review agenda materials prior to arriving for the meeting to be best prepared for discussion and decision making. Are you aware of the time commitment involved in serving on this particular board, committee, or commission? Are you willing and able to commit to regular meetings plus work sessions every month for your full term?

I am aware of the time commitment and I am willing and able to make these commitments.

Question applies to multiple boards

Regular attendance at meetings by commissioners/board members is crucial to the commission/board's ability to conduct business. Attendance for commissioners/board members is tracked. Under current City Council policy, the seat of a board/committee member or commissioner will be considered vacant following three consecutive absences from regular meetings. At that time, the member will be asked to either resign or be removed by formal action of Council to allow other interested citizens a chance to serve. Are you committed to in-person attendance at most, if not all, commission/board meetings? Do you understand you must provide your commission/board staff as much notice as possible if you must be absent to ensure a quorum is available to conduct commission/board business?

I understand.

Interests & Experience

Why are you interested in serving on a City of Valdez board or commission?

My interests are in the future sustainability and prosperity of the City of Valdez and its citizens.

Please outline your education, work, and volunteer experience which will assist you in serving on a City of Valdez board/commission.

My experience as a merchant marine officer on a variety of large, commercial vessels provides me with industry knowledge to assist the Ports and Harbors Commission. I have volunteered extensively with the Masons of Alaska, including executive leadership of the organization including CEO and CFO. I have strong knowledge of organizations and financial budgeting.

Valdez Municipal Code Chapter 2.60 states members of the Economic Diversification Commission should be diversified to the maximum extent possible. Please select the industry sector which best represents your area of expertise (choose one). *

☒ Transportation

Please describe your qualifications to represent your selected industry sector.

I am a graduate of the California Maritime Academy. I held a USCG unlimited tonnage license. I have ten years of domestic and international sea time on oil tankers, container ships, tugs, barges, and naval auxiliary vessels.

Please describe your vision for the economic future of Valdez.

My vision is that Valdez continues to be economically strong, able to meet its financial obligations, and that each citizen has the opportunity to enjoy meaningful employment.

[J_May_Resume.docx](#)

Upload a Resume or Letter of Interest

John May

P.O. Box [REDACTED] □ Valdez, AK 99686 □ [REDACTED] □ [REDACTED]

Introduction

A maritime and oil industry professional with over twenty years of experience seeking new opportunities and challenges to exercise my qualifications and experience.

Professional Experience

PWS Response Coordinator Alyeska Pipeline Service Company July 2011 – Present

- Supervised the operational readiness and regulatory compliance of oil spill prevention and response assets in Prince William Sound and the Port of Valdez.
- Ensured compliance with company policies and regulations, including overall site safety.
- Providing technical guidance to APSC/SERVS as a subject matter expert for maritime and petroleum operations, maintenance, and projects.
- Supervised and coordinated daily operations, preventative and corrective maintenance work, as well as shipyard maintenance and project modifications.
- Served on the Marine Services Contract Transition Team. The team succeeded in transitioning to a new Marine Services Contractor, including on-boarding and training of 200 contractor personnel and implementing into service a new fleet of tugs and barges, by the assigned deadline.

Open Water Enhancement Alyeska Pipeline Service Company April 2014 – July 2015
Project Single Point of Contact

- Managed the implementation and successful delivery of project enhancements on a prototype oil spill response barge.
- Supervised a diverse team of contractors, influencing safe behaviors and efficient operations, as well as managing shipyard project work and on-going maintenance activities.
- Developed technical processes and procedures to operate prototype marine oil spill response systems safely and efficiently.

Port Captain Crowley Marine Services, Inc. April 2010 – July 2011

- Managed regulatory, classification society, and contractual compliance of the Valdez Ship Assist, Escort, and Oil Spill Response Fleet.
- Managed diverse personnel, operations, maintenance, projects, safety initiatives, budget processes, contracts, and supply chains for the SERVS fleet.

Technician Erachem Comilog, Inc October 2008 – April 2010

- Operated chemical process systems and an industrial wastewater treatment plant.
- Performed quality assurance/control lab testing of refined product.
- Calibrated equipment for quality assurance of refining processes.

Merchant Marine Officer Int'l Organization of Masters, Mates, and Pilots June 2003 – October 2008

- Served in all capacities of the deck department, including Chief Mate and Relief Master.
- Supervised overall cargo transfer operations on oil tankers as Chief Mate.
- Supervised vessel operations and maintenance activities, including crewmember training and shipboard safety on-board oil tankers, military auxiliary vessels, tugs, and oil barges.
- Supervised shipboard maintenance projects, shipyard periods, overhauls, and regulatory inspections.

John May

P.O. Box [REDACTED] □ Valdez, AK 99686 □ [REDACTED] □ [REDACTED] -

Knowledge, Skill, and Abilities

- Business, operations, maintenance, and project management experience, including leading diverse operations and maintenance teams.
- Operational experience with vessel traffic systems including AIS integration, crude oil loading berths, petroleum transfer systems, automated and manual control systems, wastewater and water treatment systems, boilers, power generation and distribution, and crude vapor collection systems.
- Technical experience with hazard analysis, risk management, computer systems, procedural development, technical writing and drawings, and engineering systems.
- Experience negotiating and facilitating activities with operations, maintenance, and projects groups, stakeholders, and regulators across complex reporting structures.
- Demonstrated leadership in quality, safety, and regulatory programs to supporting initiatives to develop and implement business strategies and goals.

Education

Master of Business Administration

Western Governors University – Salt Lake City, UT □ March 2021

Certificate of Completion, Alyeska University

Alaska Pacific University – Anchorage, AK □ 2014-2015

Bachelor of Science, Marine Transportation, Cum Laude

California Maritime Academy – Vallejo, CA □ May 2003

Volunteer Experience

Grand Lodge of Free and Accepted Masons of Alaska

Grand Treasurer □ February 2023 – February 2025

- Chief Financial Officer and Chief Information Officer for a charitable, non-profit fraternal organization of 1,500 volunteers.
- Responsible for managing the organization's finances, including financial planning, risk management, record-keeping, data analytics, financial reporting, and regulatory compliance.

Grand Master □ February 2019 – February 2020

- Chief Executive Officer for a charitable, non-profit fraternal organization of 1,500 volunteers.

Grand Lodge Officer □ February 2014 – Present

- Serving on the executive leadership team, directing the overall operations and strategic planning of a non-profit, charitable, fraternal organization.
- Serving on several foundations and committees for the organization's philanthropic and organizational missions.

Application Form

Profile

How did you learn about this vacancy?

☒ Word of Mouth

Thane

First Name

Miller

Last Name

Email Address

Valdez Mailing Address (PO BOX # or HCI BOX #)

Home Address

City

Primary Phone

Alternate Phone

Suite or Apt

State

Postal Code

Self

Employer

Commercial fishing

Occupation

Which Boards would you like to apply for?

Ports & Harbors Commission: Submitted

Question applies to multiple boards

Required Time Commitment: All board/committee members and commissioners are expected to (1) be physically present at most, if not all, board/committee or commission meetings and (2) review agenda materials prior to arriving for the meeting to be best prepared for discussion and decision making. Are you aware of the time commitment involved in serving on this particular board, committee, or commission? Are you willing and able to commit to regular meetings plus work sessions every month for your full term?

yes, barring fishing season.

Question applies to multiple boards

Regular attendance at meetings by commissioners/board members is crucial to the commission/board's ability to conduct business. Attendance for commissioners/board members is tracked. Under current City Council policy, the seat of a board/committee member or commissioner will be considered vacant following three consecutive absences from regular meetings. At that time, the member will be asked to either resign or be removed by formal action of Council to allow other interested citizens a chance to serve. Are you committed to in-person attendance at most, if not all, commission/board meetings? Do you understand you must provide your commission/board staff as much notice as possible if you must be absent to ensure a quorum is available to conduct commission/board business?

yes

Interests & Experience

Why are you interested in serving on a City of Valdez board or commission?

As a user of the port and as a local citizen I am very motivated to help manage the facilities that benefit so many.

Please outline your education, work, and volunteer experience which will assist you in serving on a City of Valdez board/commission.

I have been a commercial fisherman and boat owner for 45 years. I have owned Valdez Storage for 15 years. I have been on the VFDA board for over 20 years and served on the PWSRCAC board for 10 years. I also served on the PWSAC board for 12 years.

Valdez Municipal Code Chapter 2.60 states members of the Economic Diversification Commission should be diversified to the maximum extent possible. Please select the industry sector which best represents your area of expertise (choose one). *

☒ Commercial Fisheries

Please describe your qualifications to represent your selected industry sector.

Fisherman and boat owner for 45 years.

Please describe your vision for the economic future of Valdez.

Stability, current political and financial conditions require thought and leadership to keep our facilities in good condition. I believe I can contribute in a valuable way.

Upload a Resume or Letter of Interest

Application Form

Profile

How did you learn about this vacancy?

☒ Social Media

Jamie First Name Pierce Last Name

Email Address

Valdez Mailing Address (PO BOX # or HCI BOX #)

Home Address Suite or Apt
City State Postal Code
Primary Phone Alternate Phone

Copper Valley Telecom Purchasing Assistant
Employer Occupation

Which Boards would you like to apply for?

Ports & Harbors Commission: On Agenda

Question applies to multiple boards
Required Time Commitment: All board/committee members and commissioners are expected to (1) be physically present at most, if not all, board/committee or commission meetings and (2) review agenda materials prior to arriving for the meeting to be best prepared for discussion and decision making. Are you aware of the time commitment involved in serving on this particular board, committee, or commission? Are you willing and able to commit to regular meetings plus work sessions every month for your full term?
Yes

Question applies to multiple boards

Regular attendance at meetings by commissioners/board members is crucial to the commission/board's ability to conduct business. Attendance for commissioners/board members is tracked. Under current City Council policy, the seat of a board/committee member or commissioner will be considered vacant following three consecutive absences from regular meetings. At that time, the member will be asked to either resign or be removed by formal action of Council to allow other interested citizens a chance to serve. Are you committed to in-person attendance at most, if not all, commission/board meetings? Do you understand you must provide your commission/board staff as much notice as possible if you must be absent to ensure a quorum is available to conduct commission/board business?

Yes

Interests & Experience

Why are you interested in serving on a City of Valdez board or commission?

Seems like I could help bring a fresh mind and new ideas. Also the act of learning more about all of the Ports and Harbor ethics.

Please outline your education, work, and volunteer experience which will assist you in serving on a City of Valdez board/commission.

Worked in hospitality/tourism industry for the past 17 years. Took a Survival class in highschool where I obtained my CPR and Hazmat Training with a little oil spill response training. Please see resume for more.

Valdez Municipal Code Chapter 2.60 states members of the Economic Diversification Commission should be diversified to the maximum extent possible. Please select the industry sector which best represents your area of expertise (choose one). *

☒ Retail

Please describe your qualifications to represent your selected industry sector.

S

Please describe your vision for the economic future of Valdez.

Valdez will be prevalent as long as we keep on top of what needs to be done and put in the work!

[Jamie-Pirece_8_.pdf](#)

Upload a Resume or Letter of Interest

Jamie Pirece

Valdez, AK 99686

[REDACTED]
[REDACTED]

Authorized to work in the US for any employer

Work Experience

Purchasing Agent

Copper Valley Telecom - Valdez, AK
October 2022 to Present

Tasked with Budget Management, Cost of Goods Operation Budgets & Cost Control. Ordering all materials and supplies needed for telephone and internet for three locations spanning over 300 miles. Inventory and auditing, accounts payable processing.

Services Manager

Valdez Convention & Visitors Bureau - Valdez, AK
May 2022 to Present

Operating the functions of day-to-day business from answering e-mails and phone calls, to following up on potential members and promoting special events. Other tasks include supervising of all seasonal staff, cash handling, inventory, budgeting, forecasting. Working with other C.V.B's around the state to ensure we are all operating as one and fulfilling needs in certain places.

General Manager Consultant Advisor

Subway - Idaho Springs, CO
October 2021 to April 2022

Train and advise new and upcoming general managers in the clear creek area that represent the Subway corporation on operation procedures and processes. While teaching the core values the company is trying to achieve within their organization.

Supervisor, Retail Operations

The Green Solution - Marijuana Dispensary - Black Hawk, CO
April 2021 to April 2022

Ensuring a fun a fast paced work environment, Managing staff, writing schedules, cash handling, daily audits, weekly inventory, taking care of customers on a retail level, also answering and assessing all questions and concerns with guests and employees in store or over the phone. Teaching upsell practices, providing excellent customer service.

Retail Sales Associate

Downieville Fuel Stop - Dumont, CO
August 2020 to April 2021

Fast paced cash handling, problem solving, stocking items, marking inventory as needed, making things look presentable to customers, practicing great customer service with all requests, end of day money counting and daily audit logs.

Operations Manager

Brunswick Zone - Lakewood, CO

August 2019 to March 2020

Was in charge of all on floor and behind the scenes in a Bowling alley, working closely and second in charge to the General Manager to make sure all runs smoothly. Simple tasks include managing staff up to 30 team members, writing schedules, ordering F&B items based on pars on a weekly basis, interacting with guests, willing to jump on the floor if a team member did not show up for work either front desk, cook cocktail server, or bartender. End of the month inventory, simple mechanical fixes, cash handling and counting multiple times a day. End of day audits.

Dinning Room Manager/Beverage Manager

Mount Vernon Canyon Club - Golden, CO

October 2009 to March 2020

Started as a busboy moved up to server, then bartender, was the Dining Room Manager and Bar Manager for the last 3 years. Responsibilities included: Staff scheduling, dealing with members needs and concerns, creating new wine lists, and drink menus, bar inventory, cash handling, creating and planning new member events, making requisition sheets for all the different departments, wedding coordinating, wine dinner event planning. Also importing all new software and items into the Club Essentials system. Created spread sheets at the end of every month to look at our cost of goods to profit percentage.

Hospitality Associate

Best Western

May 2008 to October 2008

Education

Bachelor's Degree in Social Work

Metropolitan State University of Denver - Denver, CO

September 2007 to May 2012

General Education Graduated

Valdez High School - Valdez, AK

August 2003 to May 2007

Skills

- Microsoft Word, Excel, Power Point, Micros, Club Essentials, Kronos, TAI, Vector, Pixel. (10+ years)
- Event Planning
- Employee Orientation
- Bartending
- Aloha POS
- Team Management
- POS
- Restaurant Management
- Payroll

- Human Resources
- Serving Experience
- Banquet Experience
- Profit & Loss
- Guest Services
- Catering
- Leadership
- Interviewing
- Office Management
- Assistant Manager Experience
- Food Safety
- Culinary Experience
- Pricing
- Events Management
- Microsoft Office
- Purchasing
- Labor Cost Analysis
- Upselling
- Recruiting
- Retail Sales
- Personal Assistant Experience
- Busser
- Merchandising
- Restaurant experience
- Supervising experience
- Social media management
- Computer skills
- Cooking
- Operations management
- Sales Management
- Budgeting
- Operations management (6 years)
- Strategic Planning
- Forecasting
- Business Administration (6 years)
- Business management (4 years)
- Management
- Events management (6 years)

Certifications and Licenses

Hazmat Awareness/ Operations

April 2007 to Present

CPR/First Aid

May 2007 to May 2009

TIPS Certified

October 2020 to October 2024

ServSafe Manager

August 2020 to August 2021

Assessments

General manager (hospitality) — Proficient

July 2020

Solving group scheduling problems and reading and interpreting P&L statements

Full results: [Proficient](#)

Indeed Assessments provides skills tests that are not indicative of a license or certification, or continued development in any professional field.

Additional Information

References:

Ryan Wolf - Food and Beverage Director/Executive Chef - Mount Vernon Canyon Club
[REDACTED]

Rob Ballog - District Manager - Bowlero Corporation
[REDACTED]

Kail Lennon - Operations Manager - Mount Vernon Canyon Club
[REDACTED]

June 24, 2026

Mayor Fleming, members of the Valdez City Council,

Please find attached my application and interest to serve on the Valdez Ports and Harbors Commission. I believe that I can bring both a historic and practical knowledge to the commission based on my previous experience as a Ports and Harbors Commission Chairman and as a previous Valdez City Council member.

Valdez is a unique community, and one with many opportunities to enhance both its economic base and the wellbeing of its residents. My experience in local fisheries, marine transportation and seafood processing, and as being an active user of our marine facilities may be helpful in guiding policy as we seek to grow our marine, fishing and tourism economies.

If appointed, I look forward to working with city staff and the council to help better our community through the development of our resources and the implementation of our Waterfront Master Plan where possible.

Thank you for your consideration of my application.

Sincerely

A handwritten signature in blue ink, appearing to read "Mike Wells", with a large, stylized loop at the end.

Mike Wells

Application Form

Profile

How did you learn about this vacancy?

- ☒ City Newsflash or Email
☒ I am a Current Board/Committee/Commission Member

Mike

First Name

Wells

Last Name

Email Address

Valdez Mailing Address (PO BOX # or HCI BOX #)

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Valdez Fisheries
Development Assoc.

Employer

Executive Director

Occupation

Which Boards would you like to apply for?

Ports & Harbors Commission: Submitted

Question applies to multiple boards

Required Time Commitment: All board/committee members and commissioners are expected to (1) be physically present at most, if not all, board/committee or commission meetings and (2) review agenda materials prior to arriving for the meeting to be best prepared for discussion and decision making. Are you aware of the time commitment involved in serving on this particular board, committee, or commission? Are you willing and able to commit to regular meetings plus work sessions every month for your full term?

I am fully aware of the time commitment and am willing to commit to regular meetings and other meetings as required. I have a very good record of in person meeting attendance as a member of the Permanent Fund Committee.

Question applies to multiple boards

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Yes

Interests & Experience

Why are you interested in serving on a City of Valdez board or commission?

As a boat owner and commercial harbor user, I have a strong interest in harbor policy and how it affects harbor users. Having served on both the ports and harbors commission and the city council, I am keenly aware of the need to balance the needs of maintaining and operating our harbors while also being mindful to manage costs and provide an environment that fosters economic growth.

Please outline your education, work, and volunteer experience which will assist you in serving on a City of Valdez board/commission.

Currently employed as executive director of the Valdez Fisheries Development Association and am responsible for the oversight of the organizations operations and mission driven purpose. I have served on the city council for three terms, Ports and Harbor Commission as its chair and the Permanent Fund Committee. Also, serve on the boards of the Valdez Fish Derbies and the Prince William Sound Economic Development District.

Valdez Municipal Code Chapter 2.60 states members of the Economic Diversification Commission should be diversified to the maximum extent possible. Please select the industry sector which best represents your area of expertise (choose one). *

☒ Other

Please describe your qualifications to represent your selected industry sector.

I have many years working to develop the fisheries in Valdez, both sport and commercial. My service to local government has given me a great understanding of city finances and how large capital projects, such as the new Valdez Small Boat Harbor move from concept to completion. I feel that I have the practical experience to help guide the city into future development of its Waterfront Master Plan to improve our marine, fishing and tourism industries.

Please describe your vision for the economic future of Valdez.

Valdez has significant marine infrastructure and resources to increase economic activity for the community. My focus on the commission will be to help develop efficient operational models and policy that will encourage development and growth.

[Wells_Application_Letter.pdf](#)

Upload a Resume or Letter of Interest



Legislation Text

File #: 26-0270, **Version:** 1

ITEM TITLE:

Acceptance of Late File Application for 2026 Senior Citizen's Property Tax Exemption - Keith Thomas

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

n/a

SUMMARY STATEMENT:

Under Alaska Statute (AS 29.45.030) and Valdez Municipal Code (VMC 3.12.030), real property owned and occupied as the primary residence by a senior citizen is exempt from taxation on the first \$150,000 of the assessed value of the real property.

The property owner is required by statute and code to file annually for the exemption, no later than January 15th of the assessment year for which the exemption is sought.

Under Valdez Municipal Code (VMC 3.12.030(3)(a)), only the City Council holds the authority to waive the annual January 15th application deadline for this exemption program.

The City Council, for good cause, may waive the applicant's failure to make timely application for the current year and authorize the City Clerk's Office to accept the application as if timely filed.

Please find the following documents attached from Keith Thomas:

- 2026 Property Tax Exemption Application
- Written Explanation of Late Application

Administrative Note:

There is no statutory or codified definition for "good cause" so determining what is "good cause" is at the discretion of City Council. There are also no limits in current code on timing of when a late file exemption request may be processed and this creates administrative hardship.

The applicant indicated in their letter that they had filed in the past but a careful review of prior year exemptions indicated that this applicant has never applied for or received a Sr. Citizen Exemption.

This application was also submitted after the certification of the tax roll for 2026 was complete. If this application is accepted, it will require finance staff to issue a corrected tax bill.

Staff recommends that this section of code be reviewed to create more clear and consistent process requirements.

6/15/26

I KEITH THOMAS SOLD MY HOME AT 325 GALENA DR ON DECEMBER 19 2025. I WAS GETTING THE PROPERTY TAX EXEMPTION FOR BEING A SENIOR.

I PURCHASED ANOTHER HOME AT 451 RESURRECTION LP. IN SEPTEMBER OF 2025. I DID NOT REALIZE THAT MY SENIOR EXEMPTION DID NOT CARRY OVER TO MY NEW HOME.

CAN I GET THE EXEMPTION CORRECTED AND ADJUSTED FOR THE 2026 FILING?

THANK YOU



For 2026

		SENIOR CITIZEN/DISABLED VETERAN PROPERTY TAX EXEMPTION APPLICATION AS 29.45.030 (e)-(i)			
1. Name of Municipality: <u>VALDEZ</u>		2. Property Tax I.D.: <u>70190010100</u>		3. Tax Year: <u>2026</u>	
4. Name of Applicant: <u>KEITH THOMAS</u>		5. Birth date: <u>[REDACTED] / 60</u>			
7. Name of Spouse:		8. Birth date:			
9. Mailing Address: <u>Box [REDACTED]</u>		10. Residential Physical Address: <u>451 RESURRECTION LP</u>			
11. Home Phone: <u>[REDACTED]</u>		Message Phone:		12. Please check one of the following	
13. Type of Dwelling:		☒ I am applying as a Senior Citizen age 65 or older ☐ I am applying as a widow or widower, age 60-64, of a previously qualified applicant. ☐ I am applying as a Disabled Veteran			
☒ single family ☐ condominium ☐ mobile home ☐ duplex ☐ other					
14. Is this your permanent place of abode?				15. Is your home on land you own?	
☒ Yes ☐ No If no, permanent residential address is: <u>451</u>				☒ Yes ☐ No If yes, % of ownership If no, owner's name:	
16. Is any portion of this property used for commercial or rental purposes?					
☐ Yes ☒ No If yes, percentage: _____ %					
17. Certification: I hereby certify that the answers given on this application are true and correct to the best of my knowledge. I understand that a willful misstatement is punishable by a fine or imprisonment under AS 11.56.210.					
Date: <u>6/15/26</u>		Signature of Applicant: <u>[Signature]</u>			

Received

JUN 15 2026

City of Valdez

Following is for Local Assessor/Clerk Use Only

☒ New Filing ☐ Prior Filing ☐ Approved ☐ Denied	
Proof Provided: ☒ Age ☐ Disability (DAV) ☐ Ownership Verified By: <u>RR</u>	
Parcel Number and/or Legal Description: _____	
Comments:	
Property Value	Land Building Total
Secondary lots	
Adjustments:	Total Property Value: \$ _____
Ownership % _____	
Commercial/Rental % _____	
	Subtotal: \$ _____
	If Subtotal exceeds \$150,000, use this figure: \$ 150,000
SC/DAV Exempt Value	Tax Code Area Mill Rate SC/DV Exempt Taxes
Borough _____	
City _____	
Total SC/DAV Exempt	Tax Amount \$ _____



Legislation Text

File #: 26-0281, **Version:** 1

ITEM TITLE:

Department Operations Reports

SUBMITTED BY: Nathan Duval, City Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

The attached department operations reports are presented for Council consideration.

The reports represent the current status of operations as well as serve as insights into budget preparations for 2027.

Council should review and ask any questions or provide direction to the City Manager in advance of budget presentations to Council.

Administration Department

Mission: To cultivate an environment of opportunity, sustained prosperity, and well-being for all people of Valdez.

Department Overview

The Administration Department is responsible for directing the operations of the City to ensure essential services are provided and the priorities of the Council are met.

Personnel

Fulltime Staff: 2.8

Part-Time Staff: 0

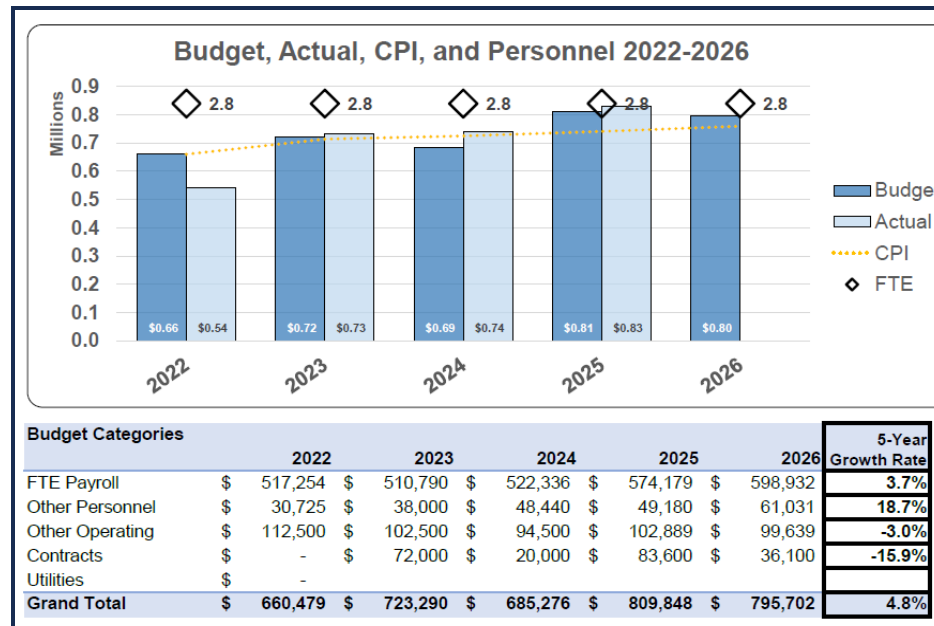
Temporary Staff: 0

Requests

- Communications Intern

Operational Notes

- New City Manager 2025
- New Coms Manager 2025
- Increased advocacy on state & federal levels



Nathan Duval
City Manager
(907) 835-3406
nduval@valdezak.gov 51

Administration Department

Mission: To cultivate an environment of opportunity, sustained prosperity, and well-being for all people of Valdez.

2027 Workplan

Ensure completion of new childcare center.

Continue work of Housing Subcommittee to complete Council priority to have new housing units online by fall 2027.

Work with Finance and Staff on debt service schedule and strategy.

Continue advocacy efforts on state & federal level pertaining to housing and Coast Guard, in addition to other legislative priorities.

Key Performance Indicators

- ~\$80M annual budget
- Annual progress on Council Priorities
 - Housing
 - Maintenance
 - Projects
- 137 FTE's

Budget Requests

- *Communications intern*
- *Continued funding for citywide professional development & leadership training (in HR budget)*

Challenges and Opportunities

- Challenge & Opportunity: Ad valorem revenue strategy
- Challenge: Personnel transitions & retirements



Nathan Duval
City Manager
(907) 835-3406 52
nduval@valdezak.gov

Airport Department

Mission: Facilitate commercial tenant leases, manage the City owned Airport Terminal Building, and liaison with the State of Alaska as the owner and operator of the airport.

Department Overview

The Valdez Airport Department, withing the Ports & Harbors Division provides administrative and operational support for the Valdez Pioneer Field Airport terminal facility. The facility is an important gateway, supporting commerce, tourism, medical travel, public safety, and regional connectivity. The State of Alaska owns and operates the airport airfield infrastructure while the Airport Department manages the City's lease agreement with the State, oversees terminal subleases, coordinates tenant relations, and supports the operation of the airport terminal as a critical transportation asset for the community.

The department works with other City departments to support building maintenance, facility needs, snow removal coordination, tenant communication, and long-term planning for the terminal. The department is also an advocate for reliable air service in Valdez by working with internal City leadership, state partners, air carriers, tenants, and other stakeholders to promote safe, dependable, and accessible air transportation for residents, businesses, visitors, and emergency service needs.

The Valdez Pioneer Field Airport The Department's role is to protect the City's interests, maintain strong partnerships, and help ensure the airport terminal continues to serve the public effectively.

Personnel

Fulltime Staff: 1.1

Part Time Staff: 0

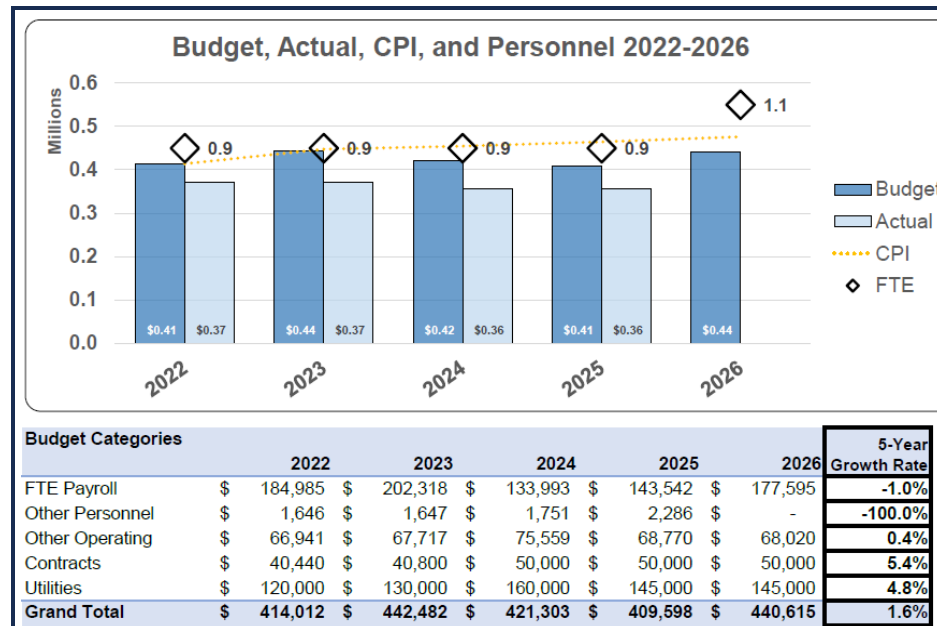
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Helli-Operations Continue to remain strong.
- Use enter to create second, bullet. This space can also explain expected changes to service levels or past changes.



Jeremy Talbott

Ports & Harbors Director
(907) 835-4564 53
JTalbott@valdezak.gov

Airport Department

Mission: Facilitate commercial tenant leases, manage the City owned Airport Terminal Building, and liaison with the State of Alaska as the owner and operator of the airport.

2027 Workplan

- **Maintain Lease Administration:** Continue managing the City's airport terminal lease with the State of Alaska. Ensure lease requirements, communication, and documentation remain current. Coordinate with the State as needed on airport-related matters.
- **Manage Terminal Subleases:** Maintain existing terminal subleases and tenant agreements. Support regular communication with airport tenants. Address tenant needs, service requests, and lease compliance issues in a timely manner.
- **Support Building Maintenance:** Coordinate with City departments on routine terminal maintenance. Assist with shared responsibilities for building upkeep, snow removal coordination, utilities, access, and general facility needs.
- **Maintain Public Access and Customer Service** Support safe, clean, and functional public access to the airport terminal. Preserve current service levels without expanding programs or adding new operational commitments.

Budget Requests

- *Previously Requested Windows and Exterior Maintenance*

Challenges and Opportunities

•Aging Facility Needs

- The terminal requires continued coordination for routine maintenance, repairs, utilities, access, and snow removal.
- Deferred maintenance could create larger future costs if not monitored closely.

•Air Service Reliability

- Reliable air service remains a continued community concern.
- Weather, carrier availability, passenger demand, and regional transportation challenges all impact service consistency.

Key Performance Indicators

- All Leases up-to-date
- 95% Occupancy



Jeremy Talbott

Ports & Harbors Director
(907) 835-4564
JTalbott@valdezak.gov

Animal Control Department

Mission: Protecting and serving people and animals with empathy, integrity, and dedication through sustainable practices, community engagement, and celebration of the human-animal bond.

Department Overview

Protect the public by ensuring animals are not running loose, are properly vaccinated, providing information on safely interacting with wildlife, and finally controlling bears in the community. Practice sustainability with the spay/neuter clinics, using recycled goods for enrichment and using managed intake.

Manage volunteer program to assist with shelter operations, as well as a robust pet adoption and fostering program. Care for animals in our care including food/water, mental stimulation, medical care, and emotional support so they are good pets when adopted. Providing information to citizens on animal related issues for both domestic animals and wildlife. Assist the community with compassion when their animal dies through cremation services.

Personnel

Fulltime Staff: 3

Part Time Staff: 0

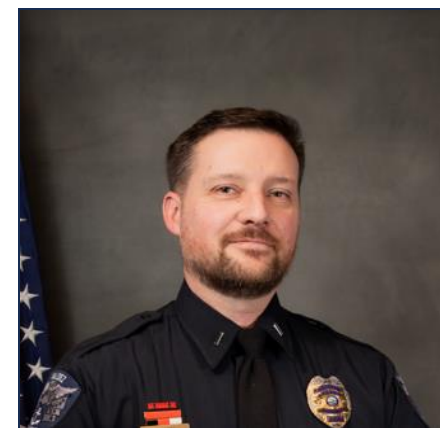
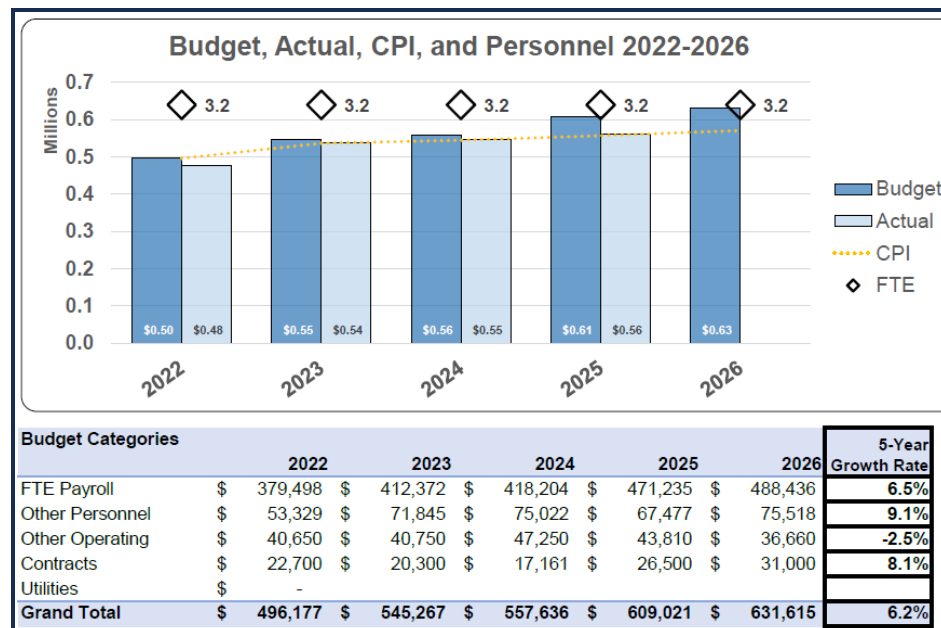
Temporary Staff: 3

Requests

- N/A

Operational Notes

- Extended employee FMLA leave.
- Temporary staff turn over.
- Inflation on shelter supplies and veterinarian cost.
- Implemented alternative cremation procedure



Kalin King

Police Chief

(907) 834-4560

KKing@pd.valdezak.gov

Animal Control Department

Mission: Protecting and serving people and animals with empathy, integrity, and dedication through sustainable practices, community engagement, and celebration of the human-animal bond.

2027 Workplan

Transition from FVAS paying for shelter spay/neuters to animal shelter doing all the shelter animals

Expand the pet pantry and provide more free services to the community (food, animal care items, etc.). This will help to reduce animal surrenders.

Build relationships with multiple animal rescues to assist in transferring animals to help reduce length of stay.

Continue making changes which move the shelter from an impound system of animal sheltering to community animal services system.

Key Performance Indicators

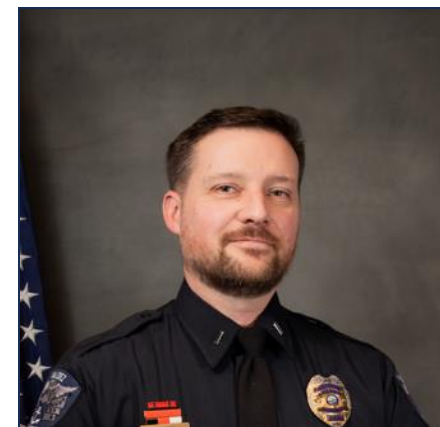
- 22% reduction in animal intakes this year
- Held 6 community outreach/education events
- Goal of reducing length of stay by 5 days, savings approximately \$5,000.

Budget Requests

- \$40,000 for shelter animal Spay/Neuters (Currently paid by the FVAS)
-

Challenges and Opportunities

- An opportunity is reducing length of stay for animals with a small community of adopters.
- A challenge is to finding a way to help prevent pet owners from surrendering their animals when the animal needs medical intervention they cannot pay. This may provide opportunity to reduce cost for the shelter in medical expense and length of stay.
- An opportunity is to reduce intake of animals by providing a food pantry which has helped to reduce owner surrenders in Valdez by 24% so far in 2026 saving approximately \$3,040 in five months or \$7,296 yearly.



Kalin King

Police Chief

(907) 834-4560

KKing@pd.valdezak.gov

Building Maintenance Department

Mission: Maintain City facilities and coordinate with partner organizations to ensure efficient, safe, and comfortable environment for staff and all members of the community.

Department Overview

Responsible for snow removal, contract management, preventative maintenance, reactive maintenance, utilities usage management, and electronic maintenance management work order tracking system.

Manage the janitorial contract.

Maintain and repair 50+ major facilities and 600,000 sq ft of facility maintenance.

Personnel

Fulltime Staff: 8

Part Time Staff:

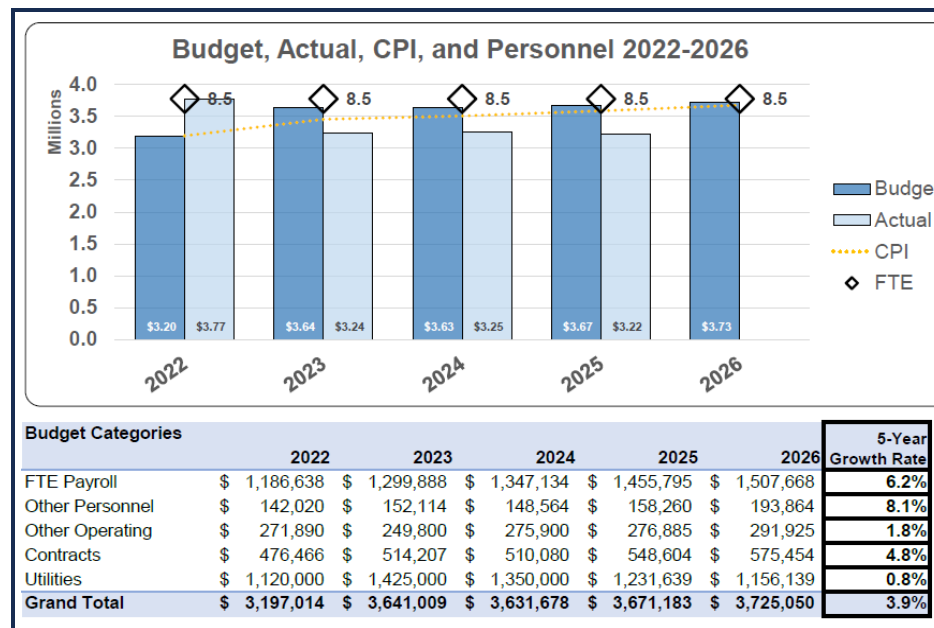
Temporary Staff: 1

Requests

- Summertime temp

Operational Notes

- The largest expenses are covering all heating and electricity costs for most city buildings.
- No major outliers demonstrated in the growth rate.
- Some increases in contract costs have been observed recently.
- Operational budget mostly status quo



Kasey Walker
Capital Facilities Director
(907) 835-5478
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Building Maintenance Department

Mission: Maintain City facilities and coordinate with partner organizations to ensure efficient, safe, and comfortable environment for staff and all members of the community.

2027 Workplan

Keep preventative maintenance on track, fulfill special requests from departments, fulfill work orders. Preventative maintenance will be tracked and managed by the building maintenance team, and work orders will be tracked through the brightly software that was adopted in recent years.

Key Performance Indicators

- 2,192 Work orders
- 1,569 PM work orders
- 2 Annual Citywide facility OSHA & Insurance inspections
- 17 snow removal call-outs

Budget Requests

- *Summertime temp employee to cover labor needs.*
- *Increase to operating supplies and contractual services to address any maintenance backlog*

Challenges and Opportunities

- Challenge: Predicting the price of fuel.
- Challenge: Aging facilities requiring constant & consistent maintenance.
- Opportunity: Utilizing CMMS software to perform predictive vs. reactive maintenance
- Opportunity: Training for staff to be able to perform more in-house repairs



Kasey Walker

Capital Facilities Director
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City Clerk Department

Mission: Provide municipal election services, maintain official records of City Council proceedings, and perform required statutory duties for elected officials, voters, city departments, and the public.

Department Overview

The City Clerk's office strives constantly to improve the administration of the affairs of our office consistent with applicable laws and through sound management practices to produce continued progress and so fulfill our responsibilities to the community and others.

The City Clerk, in partnership with the City Manager, prepares city council meeting agendas. The Clerk reviews and approves agenda items prior to publication and provides timely notice of meetings to the public and media.

The City Clerk and City Attorney work closely on legal matters and prepare ordinances as needed or as directed by City Council. In addition, the City Clerk's office facilitates State and Federal lobbying trips and assists with State legislative matters as needed.

The City Clerk conducts local elections; oversees city records management and retention; conducts parliamentary procedures training for city officials, boards and commissions and local non-profit boards.

Personnel

Fulltime Staff: 5

Part Time Staff: 0

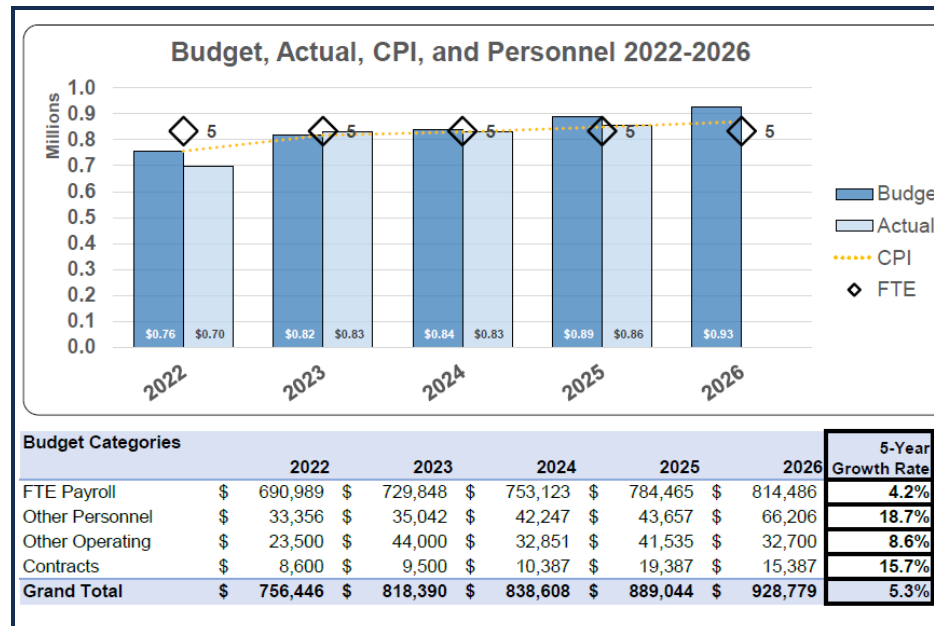
Temporary Staff: 1

Requests

- 1 Part-time Records Assistant (Temp) to continue necessary digitization of paper records started in 2026.

Operational Notes

- Growth of FTE payroll is aligned with overall inflation trends and other personnel cost with overall increase to insurance costs.
- Other operating costs fluctuate annually based on factors including number of elections held and records management initiatives undertaken.



Sheri Pierce, MMC

City Clerk

(907) 834-3408

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City Clerk Department

Mission: Provide municipal election services, maintain official records of City Council proceedings, and perform required statutory duties for elected officials, voters, city departments, and the public.

2027 Workplan

Inventory and Preservation of Essential Records: Continue the process of records inventory for each department and digitization. 2027 priorities include professional preservation and digitization of essential records and conducting training with other departments on the electronic records management system.

Continue Code Review Project: Conduct a title-by-title review of Valdez Municipal Code for provisions that are outdated, unclear, inconsistent or in conflict with state or federal law. A plan and timeline for ordinances to address issues will be created.

Maintain Excellence in Core Departmental Functions: Ensure local elections continue to be conducted with care, city council and commissions are supported, administrative processes are smooth, public records are accessible, and the seal of the city is applied with integrity.

Budget Requests

- *Continue funding for temporary records digitization position.*
- *Continue adequate funding for departmental training to support professional certifications and succession planning.*
- *Support a contract for professional service in preservation of essential records.*

Challenges and Opportunities

Challenges:

- Quantity and complexity of digital information systems and electronic records increasing administrative burden and creating a need to view information governance differently.
- Prevalence of misinformation fueling public sentiments of distrust and hostility toward local government officials, especially in the realms of elections and public records.

Opportunities:

- Increasing public engagement and education through community programs and initiatives to build connections and knowledge.
- Fostering understanding and alignment among city staff on understanding of records processes and best practices.
- Continuing focus on cross training with department staff to build versatile skills that benefit the city.

Key Performance Indicators

- Coordinated the first Citizen's Academy, organizing 10 educational sessions.
- Assisted with 75 property tax appeals and facilitated the Board of Equalization process.
- 15 Ordinances codified in 2025 (5 Ordinances to date in 2026)
- 65 Resolutions adopted in 2025 (32 to date for 2026)



Sheri Pierce, MMC

City Clerk

(907) 834-3408

spierce@valdezak.gov

Civic Center Department

Mission: The Valdez Convention and Civic Center is a multi-purpose public facility that encourages a variety of uses to meet the economic, social, cultural, convention, and recreational needs of Valdez.

Department Overview

The Valdez Civic and Convention Center is a department within Parks, Recreation & Cultural Services and serves as the community's primary venue for meetings, conferences, performances and events. In addition, the facility operates a cinema, acting as a community hub for entertainment. Through facility management, event coordination, technical support, and partnerships with local organizations, businesses, and tourism stakeholders the Convention and Civic Center supports the department's mission of hosting and supporting community needs.

Personnel

Fulltime Staff: 4.25

Part Time Staff:

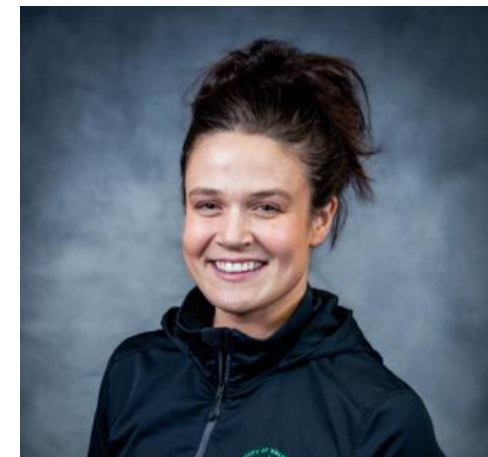
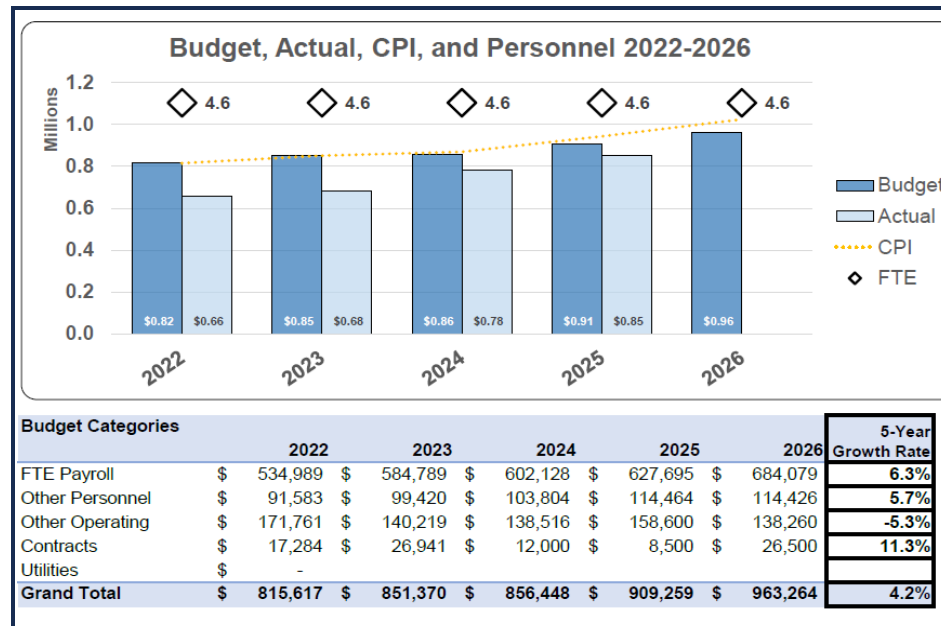
Temporary Staff: 5

Requests

- NA

Operational Notes

- Increase in contractual - preventative maintenance, sound paneling design in ballrooms



Bridget Rich
 PRCS, Director
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Civic Center Department

Mission: The Valdez Convention and Civic Center is a multi-purpose public facility that encourages a variety of uses to meet the economic, social, cultural, convention, and recreational needs of Valdez.

2027 Workplan

Advertising

Staff will continue to work on strengthening the Civic Center's marketing presence and broaden it's audience beyond the local community. These efforts are intended to increase facility utilization by attracting regional organizations, businesses, and groups seeking professional meeting space, retreat facilities and event venues.

Technology

Staff are working on modernizing technology to better meet expectations of conference organizers, business groups, and event hosts. Upgrades to audiovisual systems, connectivity, and meeting technology will improve functionality, enhance the guest experience, and strengthen the facilities ability to attract regional conferences, trainings, and other professional events.

Budget Requests

- *Technology improvements, working with IT*
- *Operations status quo*
- *Staffing status quo*

Challenges and Opportunities

- Challenge: The cost associated with the necessary upgrades to technology that are needed to modernize our facility 200K +
- Opportunity: Increased usage is using the space for additional programming with partner departments like recreation – hosting Cultural Arts, yoga classes, and other programs.

Key Performance Indicators

- Current door count: 16,390
January – May



Bridget Rich
PRCS, Director
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Community Development Department

Mission: Protect public health, safety, and welfare by guiding development, providing outstanding public service, and managing land for the benefit of all Valdez residents.

Department Overview

The Community Development Department provides services to the city in current and long-range planning, plan review & inspections, land use permitting, management of city-owned lands, and GIS mapping.

Current Planning: assists the public with information on zoning code requirements, provide zoning clearance reviews for many development processes, and provide floodplain determinations.

Long-Range Planning: leads development and maintenance of multiple long-term plans for the city, including the comprehensive plan and the hazard mitigation plan. Additionally, Com Dev staff oversees the city's participation in the National Flood Insurance Program and provides services related to flood prevention and drainage.

Buildings: administrates the locally adopted building codes through plan review and inspections.

Land Management: Manages city land leases and sales, administrates temporary land use permits

GIS Mapping: Manages GIS data for the city, assists staff across departments in GIS mapping, provides public mapping information through the online parcel viewer and public records requests.

Personnel

Fulltime Staff: 7

Part Time Staff: 1 (backup building inspector)

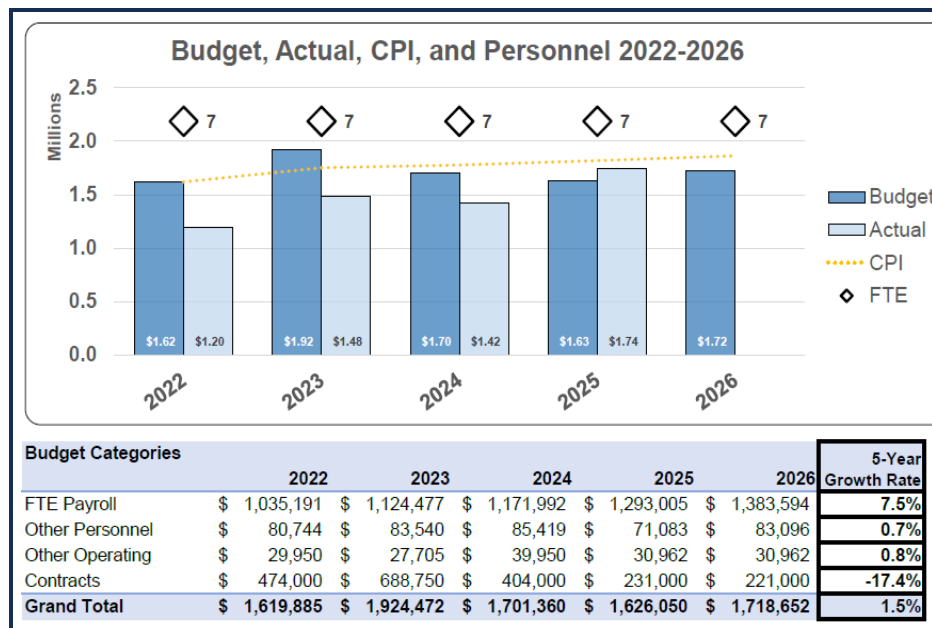
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Annual budget fluctuation due to unknown volume of applications from the public. (Lease, land sale/purchase)
- Annual budget fluctuation due to varying project contracts (ex. comp plan, housing study, code revisions)
- Backup Building Inspector trained and covering inspections in 2026
- Error in carry forward for multi-year agreements caused actual to exceed budgeted in 2025.



Kate Huber
Community Development
Director
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Community Development Department

Mission: The mission of the Community Development Department is to protect public health, safety, and welfare by guiding development, providing outstanding public service, and managing land for the benefit of all Valdez residents.

2027 Workplan

- Title 4 Disposition of City-owned Real Property Code Revision – this project is the continuation of department code revisions to help implement Plan Valdez, the 2021 Comprehensive Plan (start in late 2026)
- Revision of the adopted 2005 Property Management Policy and Procedures (start in late 2026)
- Development Guide - educational materials and outreach for Zoning, Building, and Subdivision Codes
- Title 15 Revision Part 2: Mobile Home Replacement
- Safe Streets for All action plan
- Housing Action Plan & implementation (in collaboration with the Housing Subcommittee)

Budget Requests

- *Expanded promotional budget for education and outreach materials*
- *Housing action project costs, as guided by recommendations of the Housing Subcommittee*
- *Consultant support for Mobile Home Replacement Code development*

Challenges and Opportunities

Challenges:

- Codes that do not meet current priorities and needs of the community
- Lack of public understanding of department requirements and processes for development
- Cost of Development

Opportunities:

- Continue to update municipal codes to reflect current priorities and needs of the community
- Creation of educational materials to help guide the community through the development process and increase understanding of the importance and value of updated regulations.
- Housing Action Activities to help facilitate and incentivize the creation of new housing units or rehab of existing units

Key Performance Indicators

- 34 building permits Issued
- 8,751 views of the GIS online map viewer
- 35 city-owned land leases managed
- 13 temporary land use permits issued

(2026 numbers as of 06/04)



Kate Huber
Community Development
Director
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Economic Development Department

Mission: To promote an environment of opportunity through the attraction of new businesses and retention of existing businesses, by providing the resources that enable and advance the wellbeing for all citizens of Valdez.

Department Overview

The Economic Development Department actively works to advance the City Council's priorities through various initiatives:

- Hosting events like the annual Valdez Small Business Conference to provide entrepreneurs with resources, networking opportunities and support for business growth.
- Collaborating with T3 Alliance, PWSC, VHS and GMS to provide programing and work force development opportunities
- Administer various federal grants and back up for rewriting various parts of grants to receive reimbursement
- Stepped in to support 2026 tourism and worked with accounting firm to determine outstanding debt. Collaborated with the outgoing VCVB Board of Directors and provided guidance on dissolution of the non-profit.
- Operating the Visitors Center for the summer of 2026 hired and trained staff

Personnel

Fulltime Staff: 1.2

Part Time Staff: 0

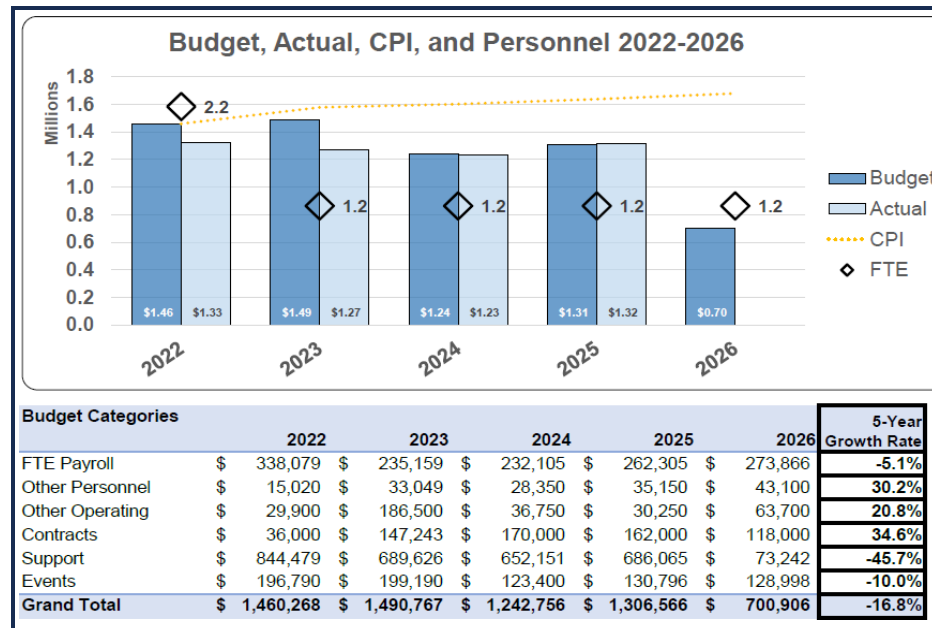
Temporary Staff: 4 (Visitor Center 2026 only)

Requests

- N/A

Operational Notes

- 2026 operating budget increased to partner with the Civic Center staff in marketing efforts
- 2026 Support reduced reflecting VCVB contributions held in Reserve by City Council, additionally mariculture contract eliminated.
- Added expenses related to operating the visitor center



Martha Barberio

Economic Development
Director

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Economic Development Department

Mission: To promote an environment of opportunity through the attraction of new businesses and retention of existing businesses, by providing the resources that enable and advance the wellbeing for all citizens of Valdez.

2027 Workplan

- Expand business retention, expansion & entrepreneurship support, and workforce development initiatives and partnerships and support economic diversification & emerging industries
 - Organize 2027 Valdez Small Business Conference and host Business Builder Workshop
 - Coordinate with T3 Alliance, partner with PWSC, and engage Science Olympiad
 - Publish annual economic and visitor industry reports including Valdez by the Numbers
- Support visitor industry & tourism marketing efforts, and advance Valdez Voices & Visions Placemaking & Wayfinding Projects
- Administer Childcare HUD Grant

Budget Requests

- *DMO non-profit Tourism Task Force recommendation and City Council direction may require department resources, Economic Development is prepared to assist.*

Challenges and Opportunities

- Challenge: Workforce Housing & Childcare Availability
- Challenge: Transportation & Air Service Reliability
- Challenge: Aging Visitor Infrastructure & Lodging Stock
- Opportunity & Challenge: Tourism Growth Management
- Opportunity: Completion of Childcare facility
- Opportunity: Placemaking and Community Identity Initiatives (make Valdez a destination)
- Opportunity Continued Business development and Entrepreneurship Support
- Opportunity: Grant funding and Strategic Partnerships

Key Performance Indicators

Valdez Small Business Conference Attendees

- 2025 – 49
- 2026 – 50

Business Builder Workshop Attendees

- 2025 - 33

Economic Development Partnerships & Collaborative Projects

- 2025 – 2
- 2026- 4



Martha Barberio

Economic Development
Director

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Emergency Management Department

Mission: Coordinating essential efforts and services toward a safer and more resilient community.

Department Overview

The City Emergency Manager (EM) supports the creation and expansion of City capabilities to successfully identify, prepare for, and respond to natural and manmade disasters. A priority has been, and continues to be, creating a well-trained Incident Management Team (IMT), one that includes depth of city personnel in numerous positions.

The City's emergency management program is built by organizing and acquiring essential resources, and through ongoing training and exercises with the IMT that involve not only city government but community stakeholders, as well as key state and federal partners.

Public education and preparation is also a priority through in-person presentations, videos, signage, brochures, advertisements and the development of the Emergency and Disaster Management page of the City's website. Public support in these efforts has been productive. The City's emergency management program is instrumental in building community resilience.

Personnel

Fulltime Staff: 2

Part Time Staff: 0

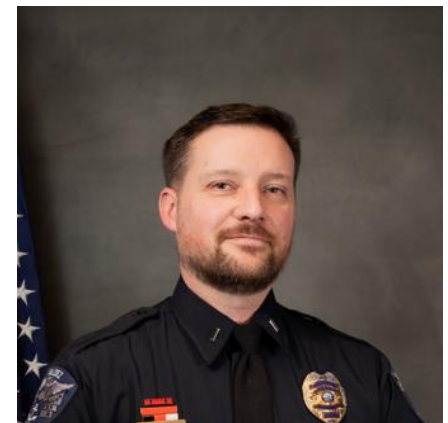
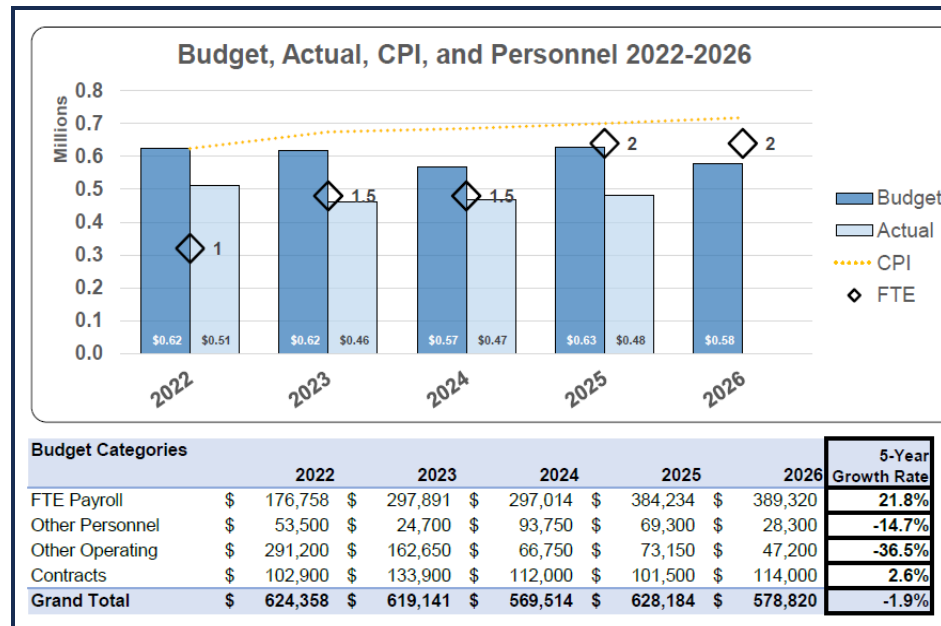
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Status Quo



Kalin King

Police Chief

(907) 834-4560

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Emergency Management Department

Mission: Coordinating essential efforts and services toward a safer and more resilient community.

2027 Workplan

Training: Continue to make position-specific training available for IMT members. Host a 0-305 AHIMT training for the entire IMT (last done in 2022 & required for credentialing). Hold smaller-scaled scenarios/trainings that target individual Command & General Staff Sections, including technical support.

Exercise: Host a TTX w/ State and FEMA Region10

Resources: Develop a plan for a logistics center at Valdez Airport for use by COV, SOA, and FEMA Region10 during regional and large-scale disasters. Increase disaster supply storage for COV resources. Update EOP. Move toward a 3-year Integrated Preparedness Plan for COV and stakeholders. Complete full transition of alerting system from NIXLE to Everbridge as "Valdez Alerts"

Hazards: Create a sustainable hazard identification, monitoring, and modeling system for natural hazards in Valdez that incorporates newly acquired GEO-hazard data.

Budget Requests

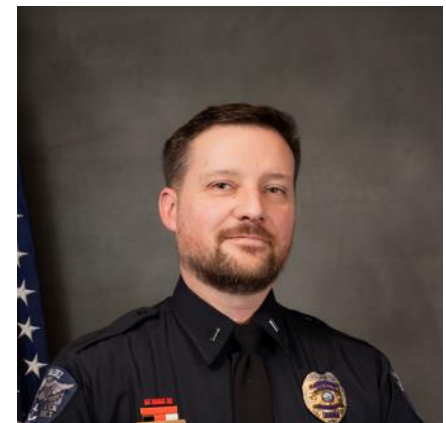
- *0-305 All Hazards Incident Management Team training (in addition to ongoing position-specific training)*
- *Hazard analysis and modeling with newly acquired GEO projects data (hydro surveys of the port and Glacier lake, avalanche/landslide, Valdez Glacier survey)*

Challenges and Opportunities

- Challenge: Maintain appropriate balance with IMT-member City responsibilities & ICS training/exercise
- Challenge: Inadequate storage for current disaster supplies (NOT in the tsunami inundation zone)
- Challenge: COV is POD for PWS/Copper Center per SOA and FEMA Region10 – Need logistics center
- Challenge: Comprehensive analysis needed of new GEO data acquisitions to prepare for hazards/risks
- Opportunity: Strengthening city IMT capabilities through individual member certifications & credentialing
- Opportunity: Create more understanding, mitigation, and community resilience for hazard risk in Valdez
- Opportunity: Improve city's emergency/disaster notification capabilities by Everbridge/Nixle transition

Key Performance Indicators

- Completed COV IMT Handbook
- Completed COV COOP Plan
- Hosted 2 position-specific courses & 4 other ICS-related trainings
- Obtained 1st IMT position-specific credential in State of Alaska under new system. Several to follow
- Managed a COV planned event with the IMT using ICS process



Kalin King

Police Chief

(907) 834-4560

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Engineering Department

Mission: Provide engineering and project management services for major maintenance and capital improvements Projects in support of the mission of the City of Valdez and its corresponding masterplan priorities.

Department Overview

Plan and manage Capital Projects in accordance with goals of the City Council and masterplan documents. Manage major maintenance projects prioritizing life safety and asset longevity. Maintain long-range plan with focus on long-term sustainability and vitality of the community. Provide support for community and economic development through building/utility inspections and application of engineering, design construction management expertise. Provide administrative support and oversight for approval of non-City projects built within right-of-way. Support the management of projects for City owned but third-party managed properties.

Highlights:

- Robe River Drive and Meals Avenue to begin work in June.
- Wellhouse #5 to begin work in June.
- Architect selection for VHS Remodel is underway.

Personnel

Fulltime Staff: 6

Part Time Staff: 0

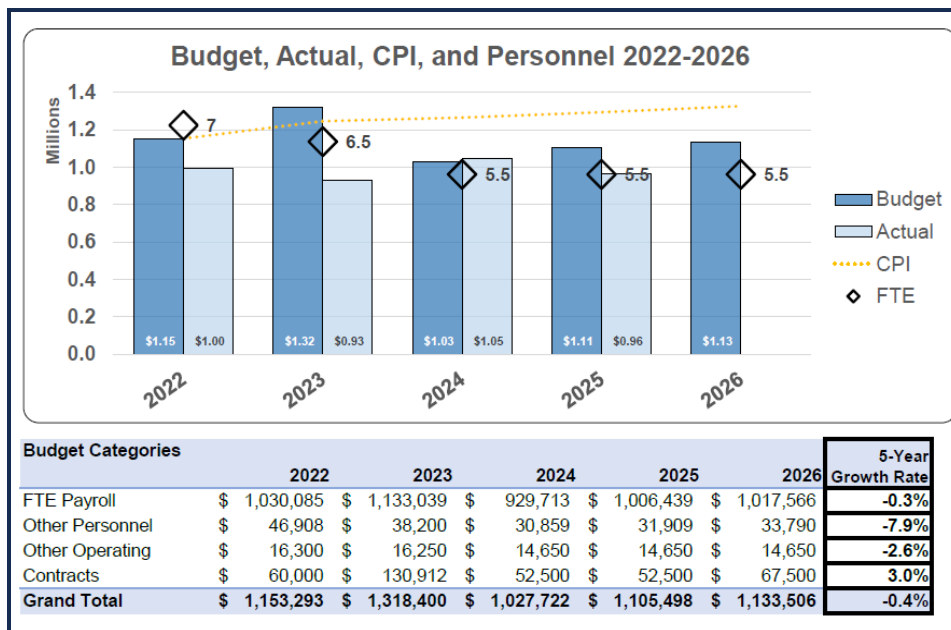
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Operations to continue at status quo.



Kasey Walker

Capital Facilities Director
(907) 835-5478
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Engineering Department

Mission: Provide engineering and project management services for major maintenance and capital improvements Projects in support of the mission of the City of Valdez and its corresponding masterplan priorities.

2027 Workplan

Develop formal 5 year long range CIP

Well House #5

Child Care Facility

Radio Infrastructure Upgrades

possible projects include but are not limited to: VHS remodel, Street Pavement projects and rural roads, possible museum upgrades, possible Baler Replacement, and other various upgrades and additions to city owned buildings.

We will continue to Identify projects that align with council priorities and city masterplan so that our project list may be easily decided each year.

Key Performance Indicators

- Change order rate below 5%
- On time project completion; no liquidated damages imposed.

Budget Requests

- *Potential personnel increases depending on CIP workload*

Challenges and Opportunities

- Challenge: Project schedules can be challenging when dealing with the short building window Valdez has during summer months. Larger projects can take special care to ensure on-time completion.
- Challenge / Opportunity: Need for bonded debt in the form of projects potentially increasing annual portfolio.
- Opportunity: Balancing portfolio to include projects that can be completed both in the winter as well as the summer to alleviate summer schedule pressures.



Kasey Walker

Capital Facilities Director
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Finance Department

Mission: Optimize and preserve the City's financial resources.

Department Overview

The City of Valdez Finance Department demonstrates a culture of excellence in Financial Stewardship.

2025 Financial Audit is substantively complete with no findings, 2026 Budget complete. Every two weeks the department processes payroll, processes Accounts Payable in the alternating weeks, issues billing based on specific billing cycles, and reconciles statements and books using modified accrual accounting. In short, Finance collects, organizes, optimizes, controls, and safeguards the City's financial resources with diligence and professionalism.

The Finance Department is responsible for unstaffed departments Insurance, Permanent Fund, and Debt Service.

Insurance carriers have been adjusting premiums upward in response to claims experience nationwide, the City should be prepared for that trend to continue for at least the near term.

"Debt Service" refers to Principal and Interest payments on debt such as loans or bonds. As the City's revenue strategy evolves debt may play a key role and it's reasonable to anticipate increases in the Debt Service budget.

Personnel

Fulltime Staff: 6

Part Time Staff: 0

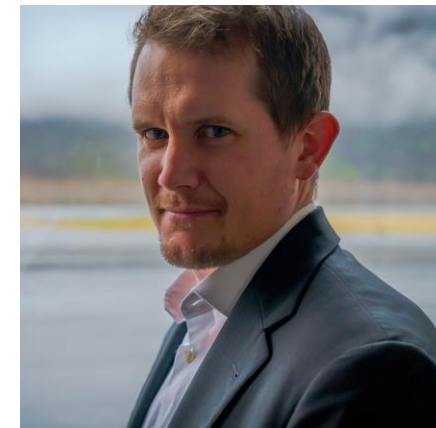
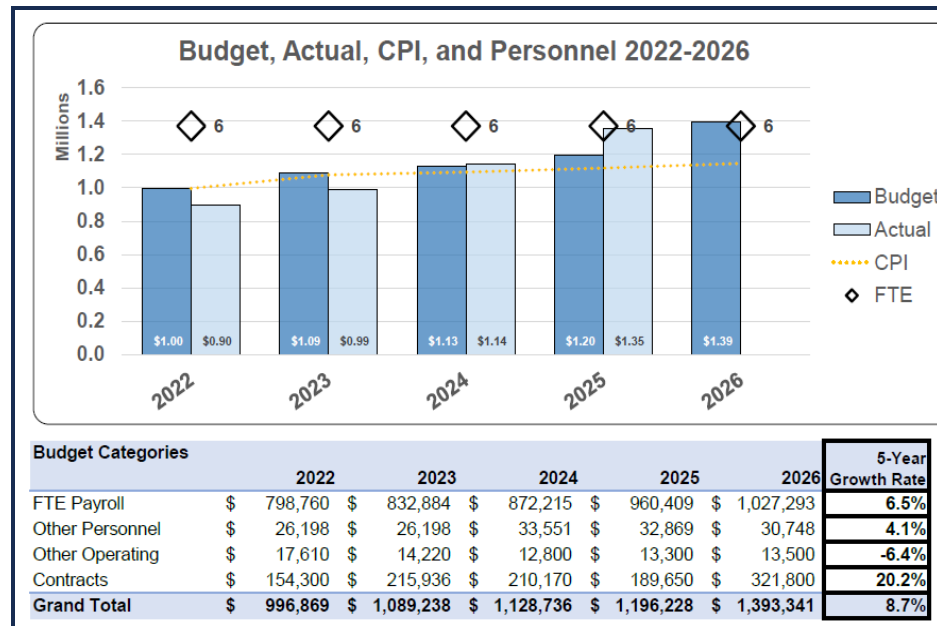
Temporary Staff: 0

Requests

- 1x Intern (Temp)

Operational Notes

- Merchant Services expenses have outpaced inflation and drive the base rise in Finance Budget, more recently, grants and assessment assistance contracts have been added to Finance.
- Actuals exceed Adopted Budgets in 2024 and 2025 due to the timing of multi-year contractual relationships. Revised Budgets are adjusted upwards and Finance does not exceed budget levels adopted by City Council in any given year.



Jordan Nelson
Assistant City Manager /
Finance Director
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Finance Department

Mission: Optimize and preserve the City's financial resources.

2027 Workplan

NEW: Debt Service schedule (bonds) for infrastructure pursuant to City Council direction.

NEW: The City's ERP software solution is approaching two decades since the last formal review, the organization has changed in scope and scale over the last two decades and it's important to review the solutions on the market today and consider fit.

STATUS QUO: Finance will continue to monitor and make recommendations based on the best interest of the Citizens of Valdez. Payroll, A/P, and A/R will maintain current baseline.

CONTINUED: Evaluation of City of Valdez employee retirement, health insurance, and City Property/Casualty insurance plans and options

Budget Requests

- Confer with counsel and eliminate \$100,000 for Assessment Assistance Contract in 2027 Budget, a continuance resulting from legal guidance pursuant to properties taxable under VMC 3.30, later determined taxable under AS 43.56 pursuant to Judge Zeman's decision.*
- Up to \$31,000 for Professional Services related to Enterprise Resource Planning (ERP) software consulting and Merchant Services cost consulting.*

Challenges and Opportunities

- Both Challenge and Opportunity: TAPS valuation, City Council's determination of the mill rate, and ad valorem tax cap all present both challenges and opportunities for the City of Valdez from the Finance Department's perspective, particularly the City's debt strategy.
- Challenge: ERP System
- Opportunity: Merchant Services

Key Performance Indicators

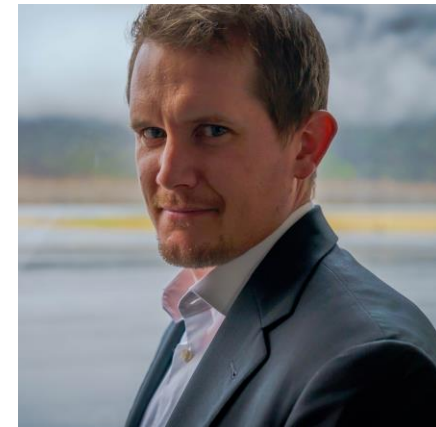
-Central Treasury Yield at Fiscal Year-End

- 2024: 4.46%
- 2025: 3.88%

-0 Financial Audit Findings

-Payable Transactions:

	ACH	Checks
Payroll	4,456	524
AP	639	894
Total	5,095	1,418
Percent	78%	22%



Jordan Nelson

Assistant City Manager /
Finance Director

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Fire/EMS Department

Mission: Provide for the protection of life, property, and the environment from the effects of fires, medical emergencies, and hazards. We accomplish this with highly trained and dedicated members. We serve with professionalism and excellence.

Department Overview

The fire department continues to provide emergency services for fires, emergency medical calls, hazardous materials response, back country search and rescue and technical rescue incidents, as well as public service calls.

The fire department strives to maintain an ISO (Insurance Services Office) rating of Class 4.

We continue to work towards meeting national standards for staffing levels, training facility design, equipment design/testing standards.

Training requirements are a large focus area for the fire department, meeting national and state requirements, such as NFPA, ISO, OSHA, DHHS and the city mandated trainings.

Personnel

Fulltime Staff: 11

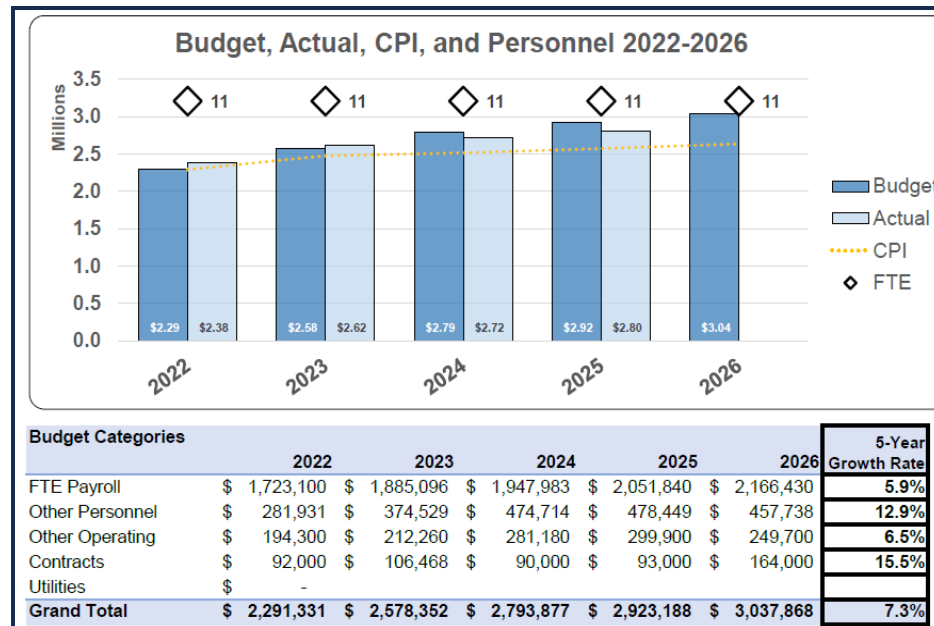
Volunteer Staff: 35

Requests

- 1x Deputy Chief (FTE)
- 3x Firefighters (FTE)

Operational Notes

- Contracts increase due to instructor contracts being moved out of training.
- Other personnel cost increase due to expanding part time FF/EMT program.



Tracy Raynor

Fire Chief

(907) 834-3463 73

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Fire/EMS Department

Mission: Provide for the protection of life, property, and the environment from the effects of fires, medical emergencies, and hazards. We accomplish this with highly trained and dedicated members. We serve with professionalism and excellence.

2027 Workplan

We will continue our commitment to providing exceptional emergency response, fire suppression, emergency medical services, rescue operations, hazardous materials response, and fire prevention education. The department will focus on maintaining operational readiness, enhancing firefighter safety, and improving service delivery to meet the growing needs of the community.

A primary objective is to achieve and sustain national standards for emergency response times and firefighter training requirements. The department will work toward compliance with applicable National Fire Protection Association (NFPA) standards, including response performance benchmarks, firefighter certification requirements, and ongoing professional development.

Key Performance Indicators

- 500 Total Calls 2025
- 302 EMS Calls
- 50 Fire or Alarm Calls
- 15 Search & Rescue

Budget Requests

- *Contractual Services for SEMT Program.*
- *Increase in Temp Wages for expanding Part Time Program*

Challenges and Opportunities

- Evaluate staffing levels and deployment strategies to improve response capabilities.
- Monitor and analyze response time data to identify opportunities for improvement.
- Maintain apparatus readiness and ensure frontline emergency vehicles meet operational demands.



Tracy Raynor

Fire Chief

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Harbor Department

Mission: Provide a sustainable world-class maritime experience. Remain responsible members of our community and the industries we serve, a leading resource for our customers, and committed to empowering economic growth.

Department Overview

The Valdez Ports & Harbors Department operates, and maintains the Valdez Boat Harbors, including the North and South Basins, harbor uplands, boat yard, launch ramps, drive-down float, parking areas, utilities, and related public-use facilities and equipment. The Harbor supports commercial fishing, charter operations, recreational boating, tourism, marine services, community events, and cruise ship operations.

The Harbor has achieved sustainability with revenues intended to support operations, maintenance, and capital needs. Consistent with City Code, the department manages harbor rates, fees, leases, and service charges with a focus on responsible cost recovery, infrastructure reinvestment, and reduced reliance on general government support.

The department provides day-to-day harbor management, moorage administration, customer service, facility maintenance, uplands management, boat yard coordination, launch ramp operations, and transient vessel support. Staff also coordinate with other City departments to support waterfront events, emergency needs, cruise ship activity, and safe public access.

Personnel

Fulltime Staff: 7.45

Part Time Staff:

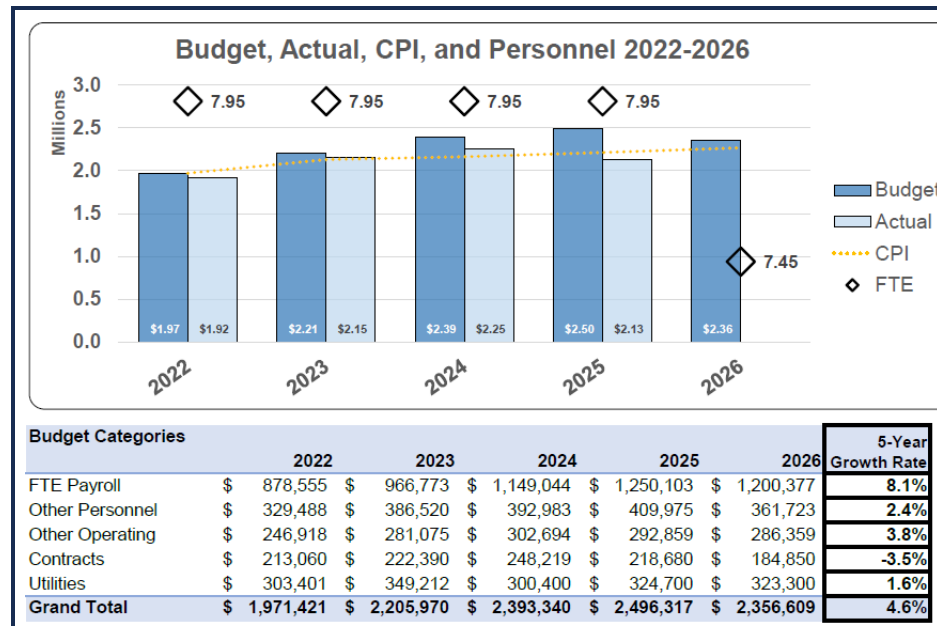
Temporary Staff: 17

Requests

- N/A

Operational Notes

- Diamond Clean Harbor Rating
- Reduced Waitlists
- Narrowing Revenue Vs Expenses



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Ports & Harbors Director
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Harbor Department

Mission: Provide a sustainable world-class maritime experience. Remain responsible members of our community and the industries we serve, a leading resource for our customers, and committed to empowering economic growth.

2027 Workplan

Explore Shallow-Water Vessel Moorage Opportunities

Evaluate the feasibility of allowing house vessels, tiny home vessels, or other appropriate low-draft vessels in shallow-water areas that are not suitable for standard slips.

Evaluate Commercial Lease Opportunities in Harbor Uplands

Review existing Harbor uplands for potential commercial lease opportunities that support tourism, visitor services, marine activity, and community use. Focus on businesses or services that complement the working waterfront and respond to requests from tourism partners for more visitor activities in the Harbor area.

The 2027 Harbor Work Plan focuses on using innovation to identify practical new revenue opportunities within existing Harbor assets. By exploring shallow-water vessel moorage and commercial upland lease options, the department can improve Harbor sustainability, support tourism, and continue investing in a safe, active, and financially responsible working waterfront.

Key Performance Indicators

- Managed Slips: 614
- Perm Slips Filled: 513
- Transient Agreements: 609
- Travel Lift Requests: 285

Budget Requests

- *Reconstruction of the Small Boat Harbor Launch Ramp*
- *Construction Design funding for New/Reconstructed Harbormasters Office*
- *Increased operating supplies and contractual services to address maintenance items*

Challenges and Opportunities

- Challenges: Aging Infrastructure, Enterprise Fund Pressure, Capital Replacement Needs
- Opportunities: New Revenue Opportunities, Commercial Upland Leases, Tourism and Visitor Experience



Jeremy Talbott

Ports & Harbors Director
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Human Resources Department

Mission: To support our employees with compassion and integrity while protecting the organization through ethical and informed business practices.

Department Overview

- The Human Resources Department is committed to building a resilient, high-performing workforce through strategic investments in succession planning, leadership development, compliance, employee engagement, and safety culture.
 - Succession planning is a Council priority. We have partnered with departments to build career paths and are expanding a citywide strategy that includes updated job descriptions, classifications, and training support for current and emerging supervisors.
 - Human Resources will continue to monitor health and wellness benefits costs to minimize impacts while still providing for our employees with a quality health and wellness program.
 - Our strong safety commitment continues to earn us the APRA discounts and AKOSH praise during I inspections. We continue to work with APRA Risk and Training teams to maintain and enhance our safety and legal compliance.
 - We work toward completing the ADA Self-Evaluation & Transition Plan per the Comprehensive Plan and ADA Title II.
- These efforts continue to help us meet future challenges, retain talent, and serve our employees who serve our community with excellence.

Personnel

Fulltime Staff: 2

Part Time Staff: 0

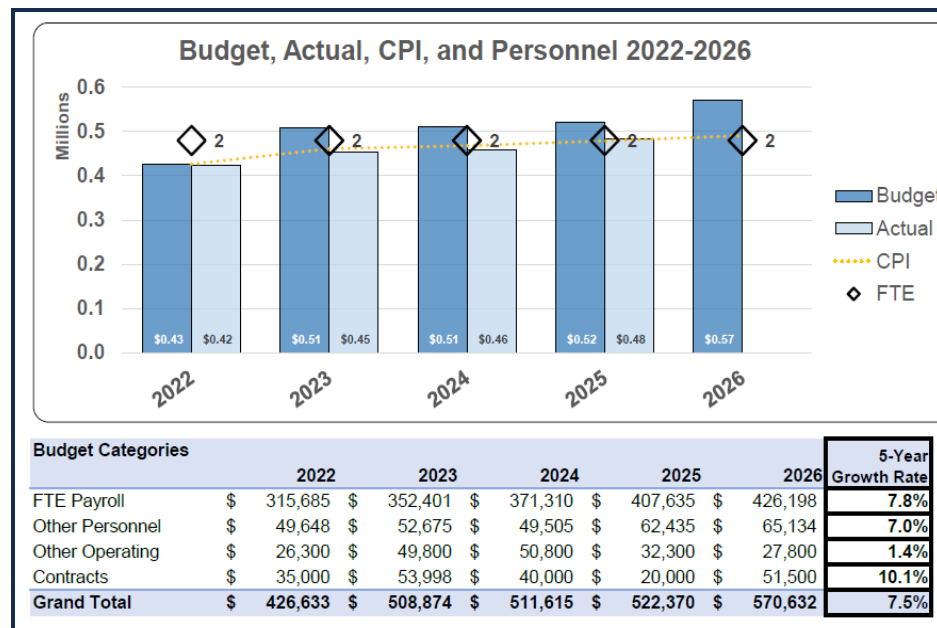
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Increase in safety costs due the cost of ice cleats year over year.
- 2026 increase in contractual services for Leadership Development



Rhea Cragun

HR Director

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Human Resources Department

Mission: To support our employees with compassion and integrity while protecting the organization through ethical and informed business practices.

2027 Workplan

Implementation of a new employee evaluation and development plan (as identified with the 2025 engagement survey). Launch new annual evaluation program end of Q4 2026 and evaluate in 2027. Launch Annual Engagement Survey Q2.

Leadership Development and Succession Planning: Launch in 2026. Continued focus on a leadership development program focused on senior and mid-level managers and high-performing specialists. Monitor and reduce voluntary turnover in key roles and identify succession planning for known departures. Enhance and formalize the onboarding and orientation program and training. (as identified with the 2025 Engagement survey).

Completion of implementation of CoreHR for streamlining and automating HRIS functions and employee self-service.

Budget Requests

- *\$30,000 Contractual Services: To maintain and enhance the leadership development program*
- *\$10,000 Contractual services: CoreHR for HRIS management and Benefit self-service*
- *\$6000 increase for the safety budget due to increased cost of ice cleats*
- *All other budget categories status quo*

Challenges and Opportunities

Challenges:

- Changing Federal and State laws, executive orders, administrative guidance, etc.
- Anticipation of several vacancies in key positions due to retirements in the next few years
- Rising healthcare costs

Opportunities:

- AI-Enabled HR operations for automation and efficiency: leveraging AI-powered tools to analyze resumes, cut down on administrative tasks, and improve workflows
- Employee wellbeing and mental health: wellness programs that align with workforce needs, ensuring that benefits are not only attractive but also genuinely impactful.

Key Performance Indicators

- Engagement Survey: Participation (% increase of employee participation) and engagement survey scores (% increase year over year)
- Leadership development program: (% employee enrolment) and 360 feedback
- Maintain Experience Mode below 1.0%
- Annual evaluation completion rates
- Retention and internal mobility rates.



Rhea Cragun

HR Director

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Information Services Department

Mission: Innovative IT for a connected community.

Department Overview

The Information Technology Department provides and supports the technology infrastructure that enables city operations to function efficiently, securely, and reliably.

Responsibilities include managing computer systems, networks, telecommunications, cybersecurity, public safety technology, data storage, and business applications used across all departments.

The IT Department works to maintain uninterrupted services for staff and residents, implement technology improvements, support emergency communications systems, and ensure compliance with cybersecurity and regulatory requirements. Through strategic planning and ongoing maintenance, the department helps deliver reliable public services while preparing the organization for future technology needs.

Personnel

Fulltime Staff: 6

Part Time Staff: 0

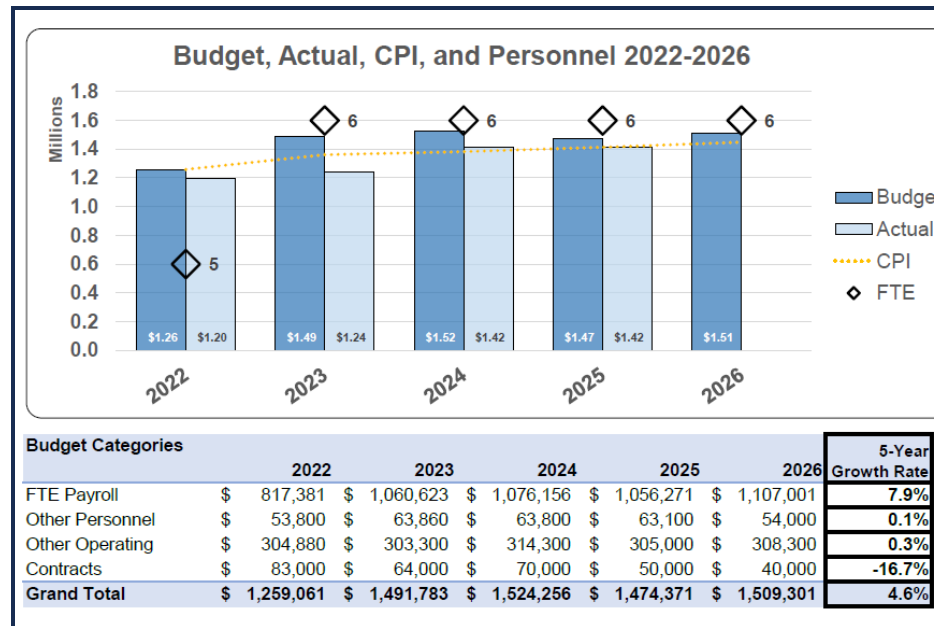
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Increase to contracts in 2027 for AMLR Radio support



Matthew Osburn
IT Director
(907) 834-3453
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Information Services Department

Mission: Innovative IT for a connected community.

2027 Workplan

The IT Department's primary focus is maintaining reliable citywide technology services while addressing several critical infrastructure and operational initiatives.

Key priorities include upgrading remote SCADA locations, relocating equipment to the new communications shelter to support high-availability operations, and transitioning 911 services to a SIP connection to improve functionality and reliability. Planning and preliminary work will also begin for the 2028/2029 dispatch system upgrade.

Additional challenges include strengthening disaster recovery and business continuity capabilities, ensuring compliance with evolving state and federal cybersecurity requirements, and addressing technical debt associated with aging legacy systems and applications.

Budget Requests

- *Use of Federal Grant to implement the new emergency services radio system*
- *Contractual request for ALMR Radio Support coverage*
- *Upgrade of network wiring and fiber at the Civic Center*

Challenges and Opportunities

- Challenge: Price adjustments driven by inflationary pressures and supply chain limitations.
- Challenge: Increasing cybersecurity threats targeting local governments
- Opportunity: Monitor the value of cloud solutions
- Opportunity: Balancing security requirements with user convenience and productivity

Key Performance Indicators

Support over 90 Software and Cloud Services

200+ Work-stations and Devices

16 Network Locations

1.17 Million Emails received,
276K Blocked



Matthew Osburn

IT Director

(907) 834-3453

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Law Enforcement Department

Mission: Our mission is to provide excellent service and protection through leadership and partnership with the community.

Department Overview

The Valdez Police Department is committed to serving and protecting our community with integrity, respect, professionalism and valor. With 14 sworn Law Enforcement Officers & 1 Code Enforcement Officer, our department operates with a clear focus on public safety, community partnership, and continuous improvement. We provide law enforcement services for citizens and visitors in an area over 270 square miles, encompassing Thompson Pass to Jack Bay and including the City of Valdez, Port of Valdez, and the Alyeska Valdez Marine Terminal. The base population of about 4,000 persons increases dramatically at different times during the year based on tourism, commercial fishing, and industrial production seasons. We are prioritizing active succession planning, retention of current personnel and ongoing recruitment efforts.

Personnel

Fulltime Staff: 13.3

Part Time Staff: 1

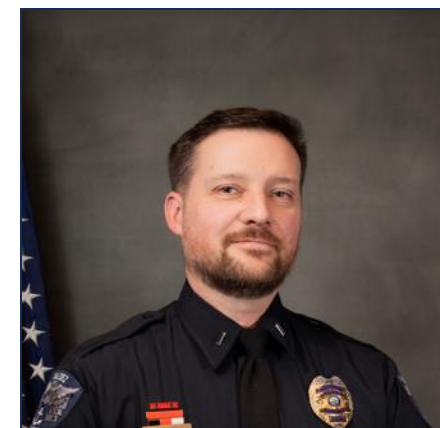
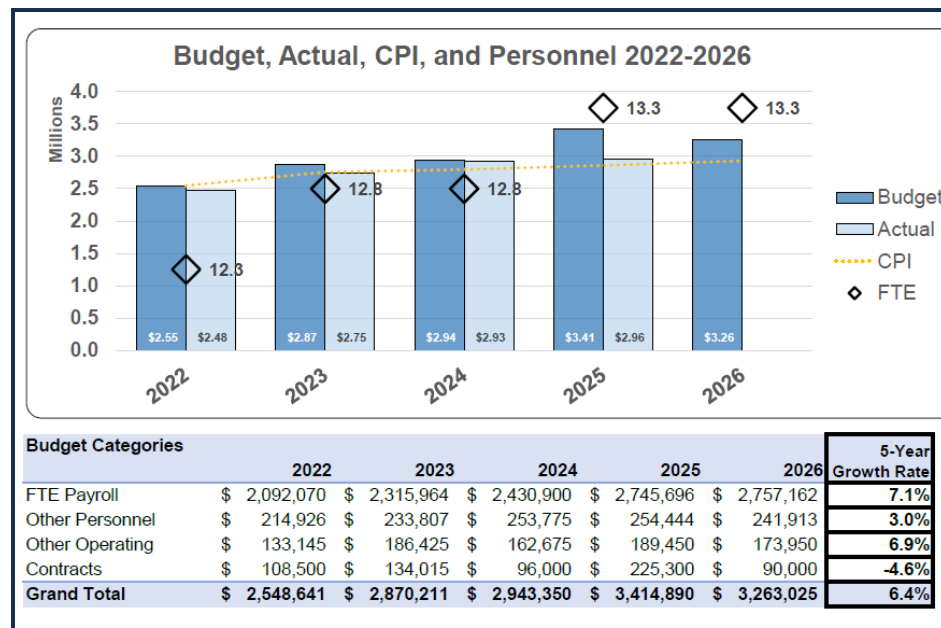
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Vacancies increase overtime costs.
- Additional recruitment initiatives



Kalin King

Police Chief

(907) 834-4560

kking@pd.valdezak.gov

Law Enforcement Department

Mission: Our mission is to provide excellent service and protection through leadership and partnership with the community.

2027 Workplan

The VPD is currently going through personnel changes with an aging workforce, coupled with a national shortage of individuals interested in pursuing a career in policing, dispatching, or corrections. Building on last years initiative to advertise and increase recruiting efforts the VPD's next step is to evaluate salary and retention efforts.

Budget Requests

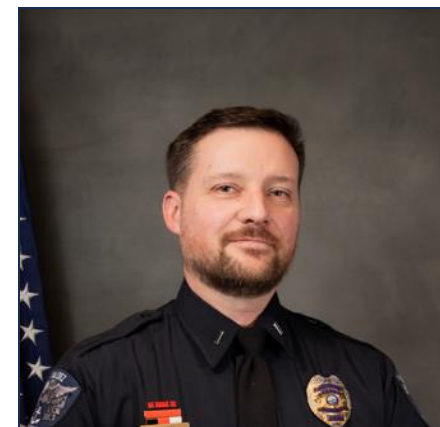
- *Increase travel and transportation (specifically for training) by \$15,000 (includes FBINA).*
- *Increase training by \$20,000 to allow for a new hire to attend a Police Academy.*
- *Increase training by an additional \$10,000 to bring a trainer in for Active Shooter Training.*
- *Evidence locker update – digital (modern) (Quote Pending)*
- *Update and modernize – plate carriers, light weight plates and modern helmets designed for hearing protection. (Cost estimate \$30,000)*

Challenges and Opportunities

- Challenge: Create a succession strategy to ensure a smooth transition given an aging Police Force.
- Challenge: Maintain competitive pay & benefits to recruit & retain Officers.
- Opportunity: On-going training and continued development of employees.

Key Performance Indicators

- Continue – community relation programs – SRO, Coffee with a cop, PD community board rep, Event participation, guys read, EAS Scholarship
- Continue – Officer wellness program – mental health check-ins, mental health availability, physical exams, encourage a healthy lifestyle including physical fitness and healthy eating.



Kalin King

Police Chief

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Library Department

Mission: Provide barrier-free access to robust collections, communication technologies, and meaningful experiences that will inform, engage, and connect patrons and foster community.

Department Overview

The Valdez Consortium Library serves as a vital community resource, providing equitable access to information, technology, educational materials and welcoming public spaces for residents and visitors alike.

The Library continues to strengthen its role as a community hub by improving access to collections, technology, and meaningful programming. Recent efforts have focused on completing the libraries first comprehensive collection inventory, modernizing and reorganizing collections to improve accessibility, identifying opportunities to expand diverse materials, and enhancing library spaces for patrons. Through partnerships with local organizations, community – led programs, author events, and the development of a volunteer program, the library is fostering greater community engagement while connecting residents with information, resources, and one another.

Personnel

Fulltime Staff: 3

Part Time Staff: 2

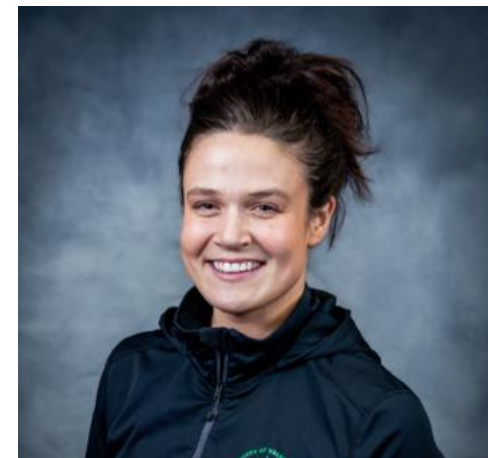
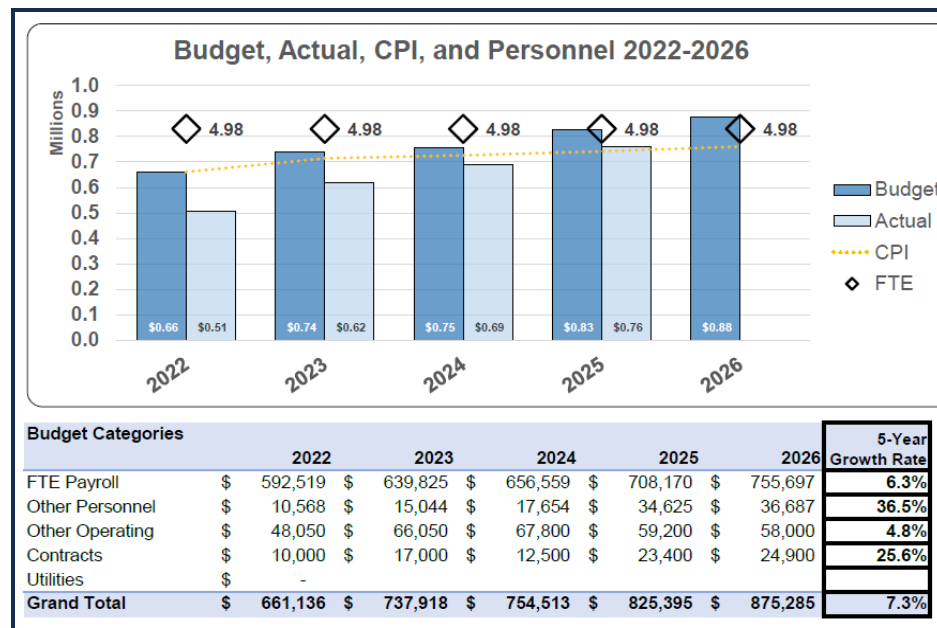
Temporary Staff: 2

Requests

- 15 hours per week – Youth Services -Temporary

Operational Notes

- Gradual operations and staffing increase in-line with inflation
- Increase in contractual costs associated with Hoopla, Libby, and author/special event visits and program presenters



Bridget Rich
PRCS, Director
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Library Department

Mission: Provide barrier-free access to robust collections, communication technologies, and meaningful experiences that will inform, engage, and connect patrons and foster community.

2027 Workplan

Create public, popular, and personal opportunities for lifelong learning and contribute to improved learning outcomes for all community members.

Adapt library services and materials so the library can grow with, and be responsive to, our community.

Help people access and learn to use computers, the internet, and other technology to remove digital barriers.

Create welcoming spaces that reflect our diverse and multicultural community.

Ensure positive experiences for community members with library staff, spaces, materials and services.

Collaborate with community members to create flexible spaces that adapt to evolving community needs and aspirations.

Budget Requests

- *Ensure adequate temp hours for Youth Services*
- *All other categories status quo*

Challenges and Opportunities

- A challenge is accessibility to areas within the building, such as the second floor and basement.

Key Performance Indicators

- Youth Services Programming: 3790
- Adult Services Programming: 465
- Patron Visits: 9749
- Digital Downloads: 3086
- Circulation: 9576

January - May



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Park Maintenance Department

Mission: Provide inclusive high-quality parks and programs that utilize our unique resources for a fun and healthy community.

Department Overview

The Park Maintenance Department is responsible for maintaining and enhancing the community's parks, trails, playgrounds, athletic fields and cemeteries. They work year-round to ensure public spaces are safe and accessible for residents and visitors, performing roles such as groundskeeping, facility repairs, snow removal, landscaping, playground inspections, and seasonal beautification projects. In addition to traditional maintenance needs, this department also assists the Recreation department with special events.

Seasonally, Park Maintenance maintains 33 miles of groomed winter trails every week along with grooming and maintaining equipment at Salmonberry Ski Hill.

Park Maintenance has had multiple successes in 2026 to include a new lawn care contract, new campground contracts, the onboarding of new cemetery software, and looking forward to the completion of the Luke Horning Memorial Sk8 Park completion in the fall.

Personnel

Fulltime Staff: 4

Part Time Staff: 1

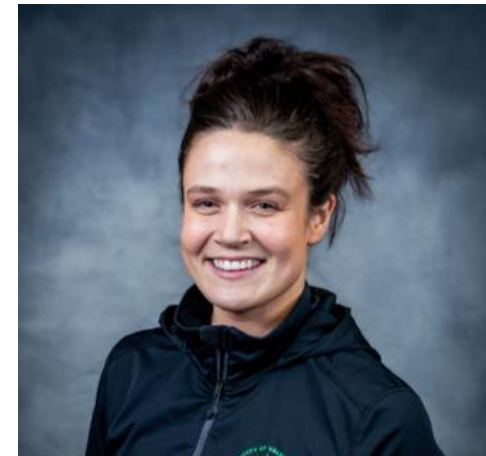
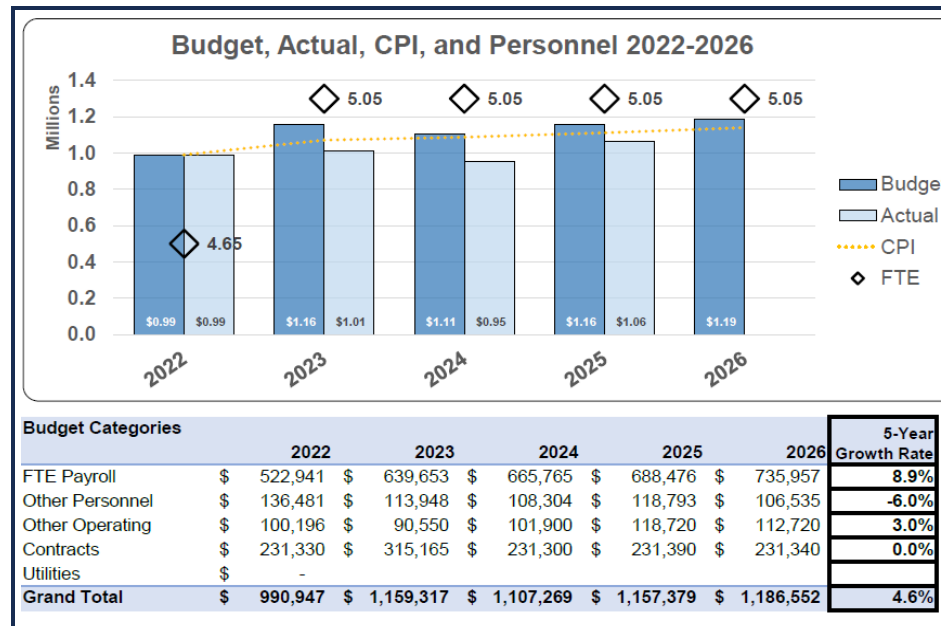
Temporary Staff: 5 seasonal

Requests

- N/A

Operational Notes

- Operations are to remain status quo for 2026, with the potential to rise in 2027 due to the completion of the Meals Hill project in fall of 2025 and ongoing maintenance needs.



Bridget Rich

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Park Maintenance Department

Mission: Provide inclusive high-quality parks and programs that utilize our unique resources for a fun and healthy community.

2027 Workplan

- Continue to maintain winter trail grooming – 33 miles of trails.
- Continue to support CSO organizations with in-kind services
- Spring playground inspections and updates to the playground replacement plan
- Continue work on Nayurluku Park to maintain bike trails
- Fully integrate new cemetery software.
- Continue to support and partner on outdoor recreation events with the Recreation department.

Budget Requests

- Increases to Operating Supplies and Contractual Services to address maintenance needs*

Challenges and Opportunities

- A challenge is with the addition of Nayurluku Park, the priority of trail maintenance will be affected due to staffing capabilities.
- A challenge is Black Gold Park Strip and cost associated with upgrading infrastructure.

Key Performance Indicators

- Maintained 33 Miles of Winter trails
- Maintained 37 Miles of Summer & Fall trails
- 3 additional Park Maintenance support pop-up events
- Provided 2 volunteer day opportunities
- Performed 65 hours of in-kind services for CSO's

January - May



Bridget Rich

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Parks and Recreation Department

Mission: Provide inclusive high-quality parks and programs that utilize our unique resources for a fun and healthy community.

Department Overview

The Recreation department oversees multiple facility operations including the Valdez Pool, Recreation Center, GMS Rockwall, Salmonberry Ski Hill, and Gym Activities. In addition to operations, the Recreation department provides programming, special events, and after-school activities and camps, continually evaluated based around community recreation trends and needs.

Personnel

Fulltime Staff: 3

Part Time Staff:

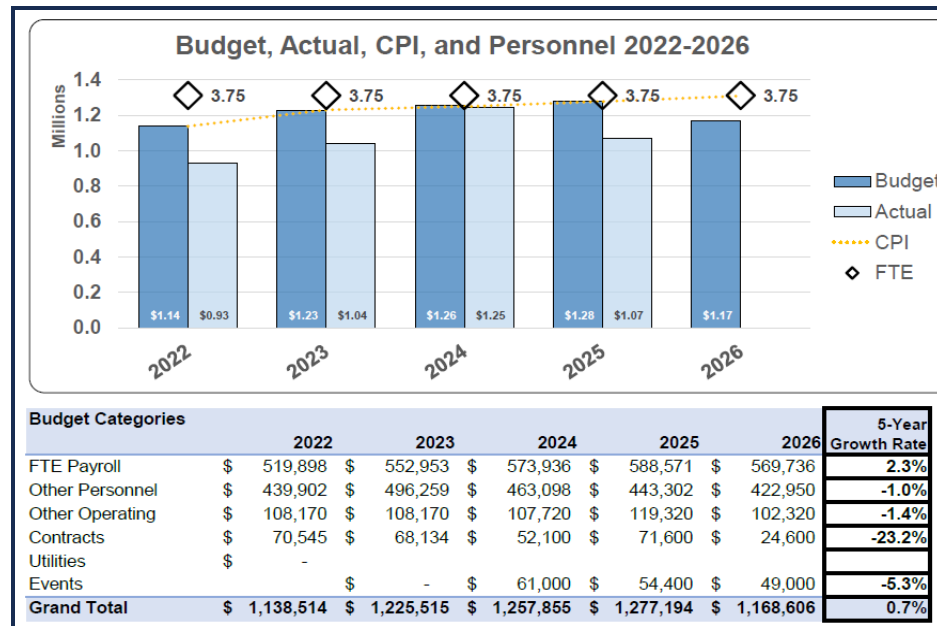
Temporary Staff: 15 – 20 seasonally

Requests

- N/A

Operational Notes

- Decrease in contractual services due to completing the activity guide in-house.



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Parks and Recreation Department

Mission: Provide inclusive high-quality parks and programs that utilize our unique resources for a fun and healthy community.

2027 Workplan

Evaluation of current after-school programming needs

Equipment and furniture upgrades at the Recreation Center

Streamline operations to maintain current service levels

Development of a community survey to assess recreation needs and wants

Sunset programming no longer performing – less than 50% registration rate/participation

Key Performance Indicators

- Rec Center Drop-In Event
Attendance: 3408
- Aquatic Drop-In Event
Attendance: 2824 members
- Program Registrations: 534
- Gym & Rockwall Event
Attendance: 2263

January – May

Budget Requests

- *Recreation Center gaming equipment upgrades*

Challenges and Opportunities

- A challenge is the need for gym activity space
- A challenge is the short season of Salmonberry Ski Hill and ability to staff it effectively
- A challenge is the limited and aging infrastructure for recreation programming (recreation center)



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Port Department

Mission: We provide a sustainable world-class maritime experience. We are responsible members of our community and the industries we serve, a leading resource for customers, and empower economic growth through our first-rate facilities.

Department Overview

The Valdez Port Department operates, and maintains the City's port facilities, including the Ryan J Sontag Valdez Container Terminal and the John Thomas Kelsey Municipal Dock. These facilities support freight movement, cruise ship operations, commercial vessel activity, passenger movement, emergency response, and regional maritime commerce.

The department provides day-to-day port management, facility maintenance coordination, vessel scheduling support, security coordination, tariff and fee administration, customer service, and planning. Staff also work closely with City departments, state and federal partners, private operators, cruise lines, freight carriers, and maritime stakeholders to support safe and efficient port operations.

The Port operates with a focus on safety, service, financial responsibility, and long-term infrastructure sustainability. The Port Department's role is to protect the City's port assets, support reliable marine transportation, maintain strong partnerships, and ensure the Port of Valdez remains a safe, strategic, and economically important gateway for Alaska.

Personnel

Fulltime Staff: 4.45

Part Time Staff: 0

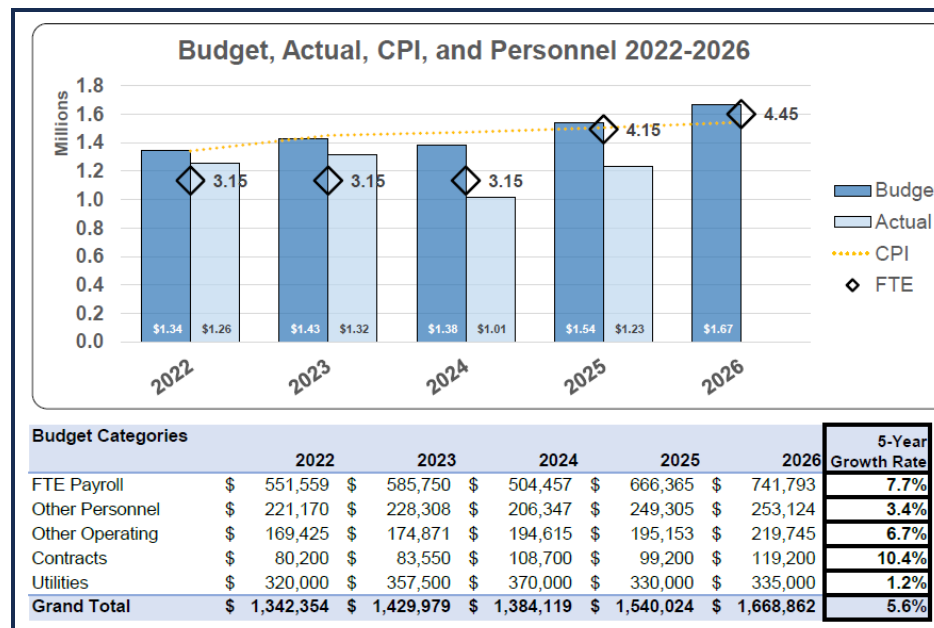
Temporary Staff: 3

Requests

- Based on Alaska State Ferry Discussions

Operational Notes

- 40% Increase in cruise passengers over the past three years.
- Ongoing partnership discussions with the State Ferries.



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Port Department

Mission: We provide a sustainable world-class maritime experience. We are responsible members of our community and the industries we serve, a leading resource for customers, and empower economic growth through our first-rate facilities.

2027 Workplan

- Maintain High Safety and Security Standards
- Support Increased Cruise Ship Calls
- Advance a Long-Term Downtown Cruise Solution
- Protect Existing Port Operations
- Coordinate Capital Planning and Funding Opportunities

The 2027 Port Work Plan focuses on safe and secure operations, continued cruise ship growth, and development of a long-term downtown cruise ship solution. The department will protect existing port functions while working with state, local, and industry partners to meet growing demand and support Valdez's maritime economy.

Budget Requests

- *Design and Construction funding for the Kelsey Dock reconstruction and upgrades*
- *Repair/replace the water/fire system at the VCT*

Challenges and Opportunities

- Aging Port Infrastructure
- Limited Downtown Cruise Capacity
- Balancing Multiple Port Uses
- Security and Regulatory Requirements
- Capital Funding Needs

Key Performance Indicators

- 15% increase in Cruise Port calls.
- 700 Days injury free



Jeremy Talbott

Ports & Harbors Director
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Public Safety Department

Mission: Process requests for assistance and initiate timely dispatch of emergency resources by utilizing technology to receive and dispatch information to the emergency responders and the citizens of Valdez.

Department Overview

The Valdez Public Safety Department is staffed with 6 Public Safety Technicians, 2 Public Safety Teams Leads, and 1 Public Safety Supervisor. The Public Safety Technicians serve in dual roles, performing both emergency communications and corrections functions for the community of Valdez.

The Public Safety department also dispatches police, fire, and EMS services for Whittier and Girdwood.

In addition to emergency communications, the department is responsible for criminal case processing, inmate intake / booking, and the care, custody, and supervision of incarcerated individuals. The Public Safety department is responsible for the transportation of incarcerated individuals to court, to other facilities, and for medical emergencies.

Personnel

Fulltime Staff: 9.5

Part Time Staff: 0

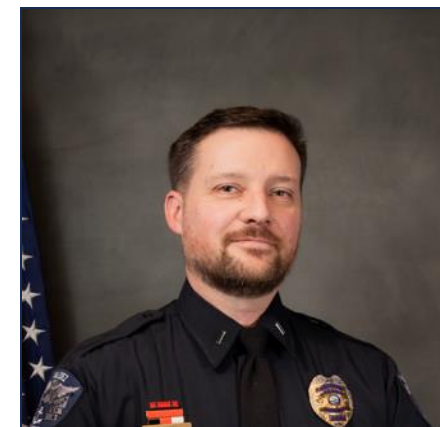
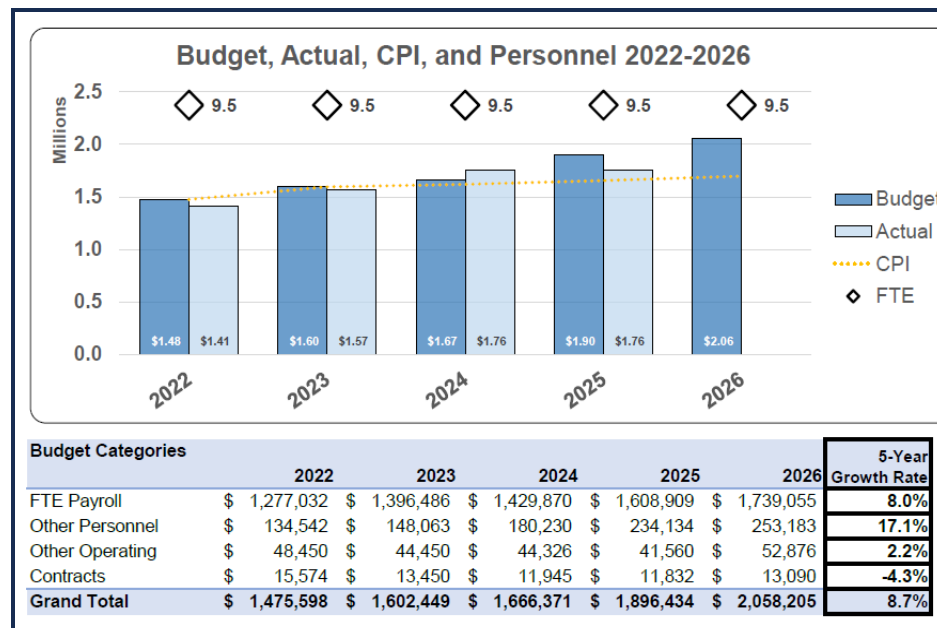
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Key drivers to increase operational cost: FMLA leave, retirement, inflation (groceries and jail supplies)



First Last

Police Chief

(907) 834-4560 ⁹¹

kking@pd.valdezak.gov

Public Safety Department

Mission: Our Mission is to Provide Excellent Service and Protection through Leadership and Partnership With the Community.

2027 Workplan

The VPD is currently going through personnel shortages with retirement and extended FMLA leave, coupled with a national shortage of individuals interested in pursuing a career in dispatching and corrections. Building on last years initiative to advertise and increase recruiting efforts the VPD's next steps is to evaluate salary and retention efforts.

Budget Requests

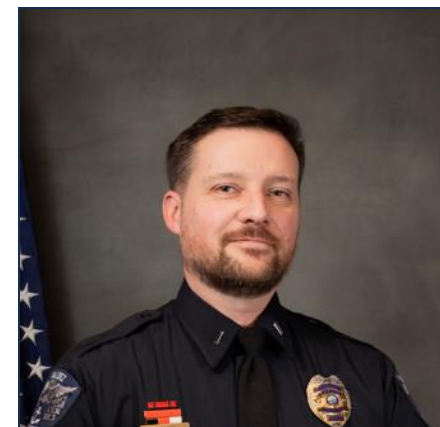
- *Update and upgrade handcuffs and belly chains (cost \$1,000)*
- *Jail blankets and linens (cost \$1,000)*
- *Jail mattresses (cost \$8,000)*

Challenges and Opportunities

- A challenge is Hiring / Retention.
- Updating and modernizing the Operating Procedures Manual in both Dispatch and Corrections.
- A major opportunity is the on-going training and continued development of employees.

Key Performance Indicators

- Have all Current PST's be advanced to PST II by end of year.
- Jail Standard Operating Procedures updated to current SOA mandated procedures.



Kalin King

Police Chief

(907) 834-4560

kking@pd.valdezak.gov

Sewer Department

***Mission:** To effectively manage and uphold the City's wastewater treatment and collection system .Through diligent operation and maintenance, we ensure the proper functioning of these essential systems for a cleaner and healthier community.*

Department Overview

The City of Valdez Sewer Treatment Plant successfully treats approximately 950,000 gallons of wastewater a day, 28.5 million gallons a month, and approximately 342 million gallons a year. The plant continues to provide essential wastewater services to the community while supporting critical infrastructure projects and ensuring regulatory compliance.

The recently completed Sewer Force Main project has proven to be incredibly successful. The operation is cleaner, safer for employees, more efficient, less labor intensive, and has resulted in savings.

Lab certifications and lagoon inspections are completed every two years, and employees maintain their necessary certifications and trainings by attending and annual conference and fulfilling continuing education requirements.

Personnel

Fulltime Staff: 4

Part Time Staff: 0

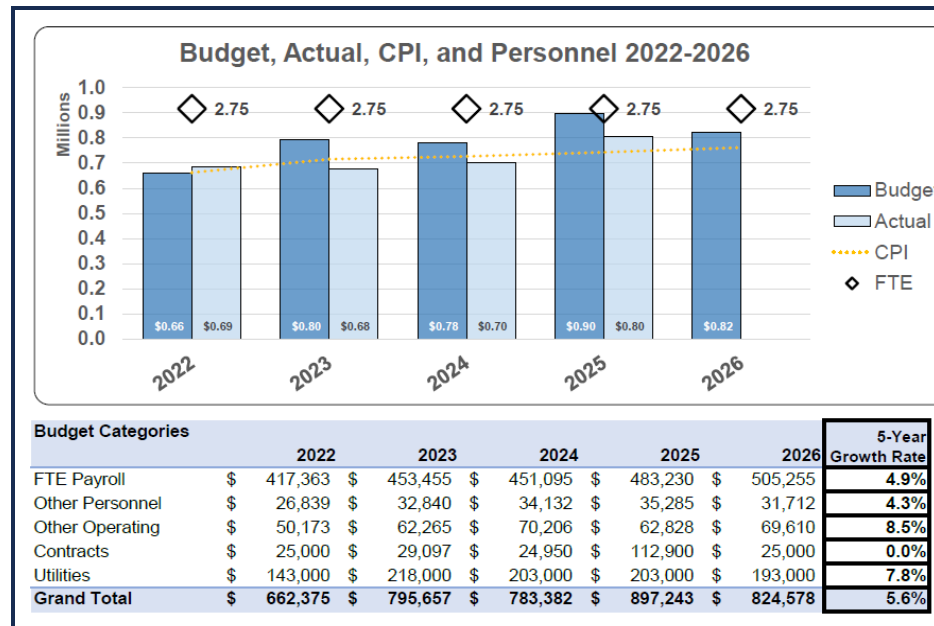
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Increase in contract for 2025 almost entirely responsible for any growth, other than the standard and expected payroll costs throughout the years.
- Very stable department



Bart Hinkle

Interim PW Director

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Sewer Department

Mission: To effectively manage and uphold the City's wastewater treatment and collection system .Through diligent operation and maintenance, we ensure the proper functioning of these essential systems for a cleaner and healthier community.

2027 Workplan

Dredge Lagoons
Maintain Certifications
Pass Lagoon Inspection

Key Performance Indicators

- Approximately 950,000 gallons of wastewater treated per day
- Provide 24/7 on call and emergency response coverage

Budget Requests

- *Replace Van in accordance with Major Equipment Schedule (other one has reached end of life)*
- *New Aeration Lagoon #2 (\$40,000)*
 - *Has been requested in previous years and is being requested again, as it is overdue*
- *Will become a combined "Utilities" department budget in 2027 with Water "department"*

Challenges and Opportunities

- Opportunity: Continue to reap the benefits of an updated and highly efficient Sewer Force Main
- Challenge: Winter Freeze-ups for 2025/26 were unprecedented, monitor for larger, long-term issues.



Bart Hinkle

Interim PW Director
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Water Department

Mission: To operate and maintain the City's water systems, ensuring safe drinking water, regulatory compliance, emergency readiness, and uninterrupted service. Our commitment is to provide the community with reliable, high-quality water resources.

Department Overview

The City of Valdez Water Department is a dedicated four-person team consisting of a Manager, Lab Technician, and the two Utility Technicians. Between January 1 and June 1, 2026, the department supported the delivery of about 275 million gallons of water, with usage expected to reach 660 million gallons by the end of the year.

The Department provides 24/7 on-call and emergency response coverage to ensure uninterrupted service to the community.

Personnel

Fulltime Staff: 4

Part Time Staff: 0

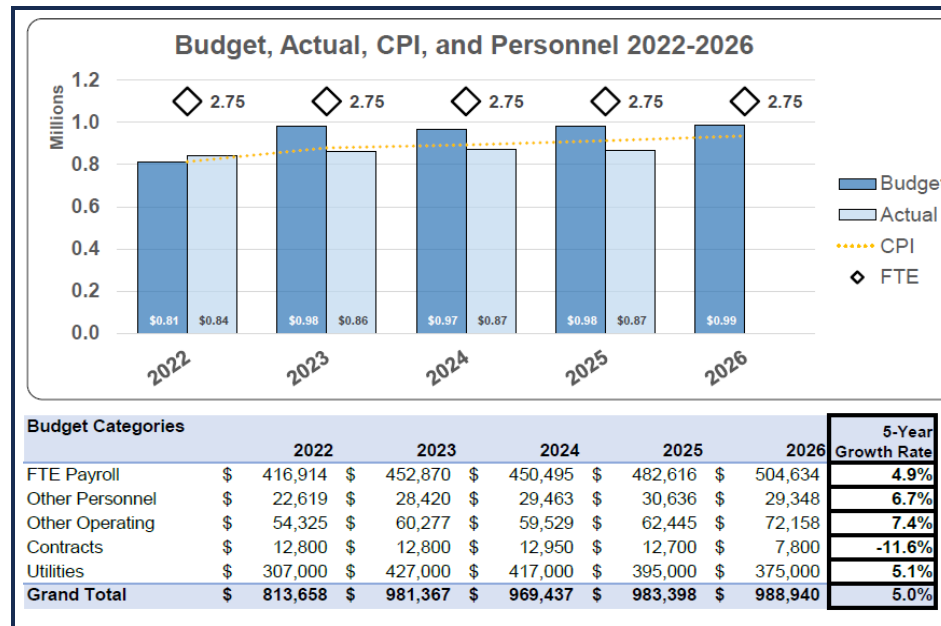
Temporary Staff: 0

Requests

- N/A

Operational Notes

- 5-year growth rate of 5%.
- Utility costs have dropped in recent years due to upgrades, resulting in more efficient systems



Bart Hinkle

Interim PW Director

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Water Department

Mission: To operate and maintain the City's water systems, ensuring safe drinking water, regulatory compliance, emergency readiness, and uninterrupted service. Our commitment is to provide the community with reliable, high-quality water resources.

2027 Workplan

Conduct locates (oftentimes 4-6 a week)

Identify issues that need repaired

Assist with water service & lead line inventory to update utility maps

Key Performance Indicators

- Deliver 660 million gallons of water
- Successfully maintain certifications and pass inspections

Budget Requests

- *Water Well #4 replacement (~\$60,000)*
- *Water Well #6 replacement (~\$74,000)*
- *Water Well #2 replacement (~\$45,000)*
- *All above requests were made in 2025*
- *Will become a combined "Utilities" department budget in 2027 with Water "department"*

Challenges and Opportunities

- Challenge: Winter Freeze-ups for 2025/26 were unprecedented, monitor for larger, long-term issues.
- Opportunity: New well #5 coming online providing capacity & redundancy



Bart Hinkle

Interim PW Director
(907) 835-4473
bhinkle@valdezak.gov 96

Solid Waste Department

Mission: Enabling a cleaner Valdez, we collect refuse and recyclables from homes and businesses. Our operation of the Baler Facility and Landfills aligns with state and federal permits, ensuring a sustainable and healthy community.

Department Overview

From January 1 to June 1, 2026, the Solid Waste Division collected and processed 3,062 cubic yards of refuse and 915 bales. The Free Scrap Metal Drop-Off Program continues to run smoothly and will remain available to the public through 2027.

The Comprehensive Landfill Master Plan and the Landfill Permit Renewal is in the hands of the contractor, as of the first week of June 2026.

The Department will continue to work with Capital Facilities for the new Baler design and construction, as well as identifying processing efficiencies to extend the landfill lifespan.

The Department will assume the processing responsibilities associated with cars collected via the Nuisance Abatement program or voluntary drop off.

Solid Waste remains a key contributor to city operations and long-term planning.

Personnel

Fulltime Staff: 6

Part Time Staff: 0

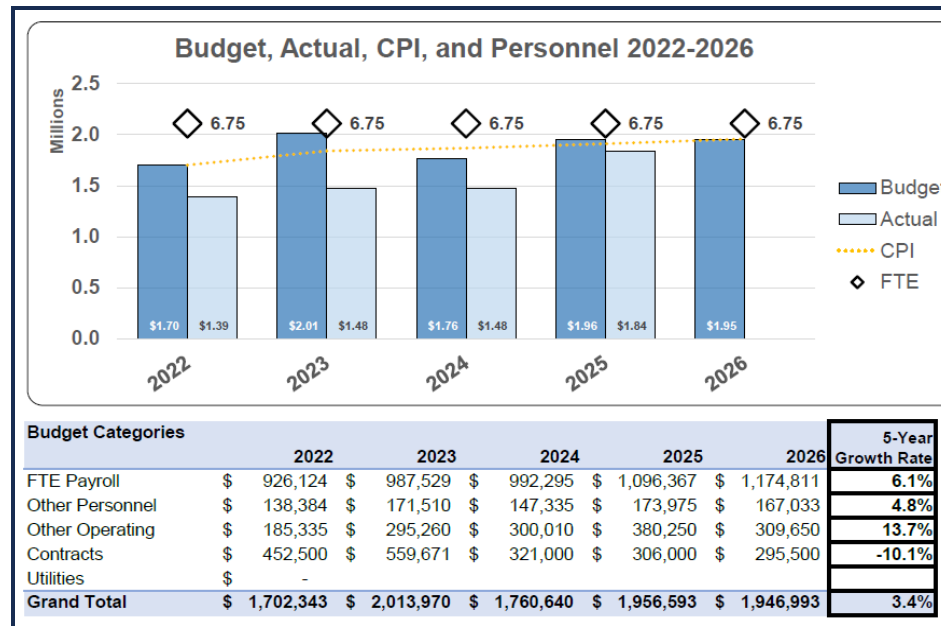
Temporary Staff: 3

Requests

- 1x Laborer (Winter Temp)

Operational Notes

- A 5-year total growth rate of < 4%
- Contracts utilized to complete the Landfill Master Plan and various permitting processes are cyclical



Bart Hinkle

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Solid Waste Department

Mission: Enabling a cleaner Valdez, we collect refuse and recyclables from homes and businesses. Our operation of the Baler Facility and Landfills aligns with state and federal permits, ensuring a sustainable and healthy community.

2027 Workplan

Improve upon the Landfill Inspection score of 2026 (achieved through addition of wood chips to mitigate blowing/rogue debris).

Utilize the training received in 2026 to assume vehicle processing responsibilities of nuisance vehicles accumulated through the nuisance abatement program or voluntary citizen drop off.

Continue to manage and support the WRC program, including an updated and accurate inventory.

Household Hazardous Waste collection and ship out through Republic Services.

Assist with disposal of all paving project materials.

Maintain all relevant and necessary certifications and trainings.

Key Performance Indicators

- Achieve an annual Landfill Inspection score of over 90
- Process a minimum of 75 vehicles associated with the nuisance abatement and voluntary drop off program
- Process 2000 bales
- Deployed 1085 WRC's since program inception

Budget Requests

- *Wood Chips (if unable to address in 2026)*
 - *Lack of wood chips in the landfill allows for wind and weather to create flying/rogue debris littering the area. Much time, energy, and effort (including OT) expended picking up litter.*
- *Temp Laborer (Winter)*

Challenges and Opportunities

- Landfill:
 - Heavy wind and extreme winter conditions routinely cause issues in the landfill (inability to contain contents)
- C & D Expansion:
 - Opportunity: It has been scoped out and approved in the current operating permit
 - Challenges: Construction, Inspection, and Final Approval.
- Some dumpsters are challenging the resources of the department and creating wildlife issues.



Bart Hinkle

Interim PW Director

(907) 835-4473

bhinkle@valdezak.gov

Streets and Shop Department

Mission: Our mission is to ensure safe streets, sidewalks, by efficiently managing snow removal. We maintain and enhance the safety and value of our vehicle fleet, and contribute to the upkeep of City water, sewer, and storm drain systems.

Department Overview

The Streets Department is tasked with clearing and maintaining roads during extreme winter weather conditions (over 180 inches of snow this winter) consisting of frequent and extreme snowfall, excessive rain, and glare ice. Managing and mitigating the impacts of extreme winter conditions remains an ongoing endeavor, while clearing snow and making the streets safe and navigable remains a top priority. In the summertime, the Streets Department patches deteriorating roadways with recycled asphalt.

The Streets Department supports other City Department's with heavy equipment, providing labor and materials for City events, and assisting DOT operations.

The Streets Department maintains a fleet of over 220 vehicles.

Personnel

Fulltime Staff: 7

Part Time Staff: 0

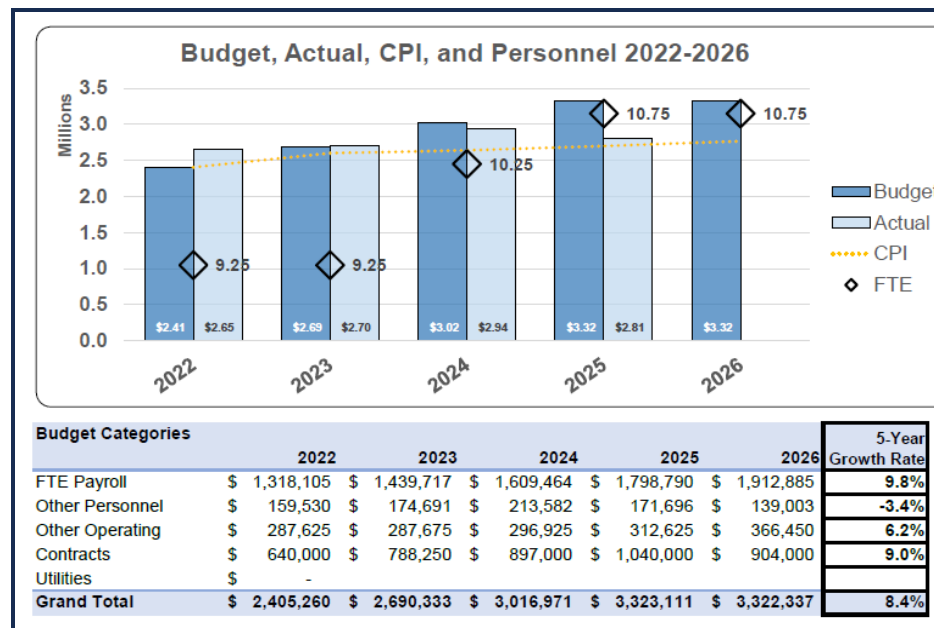
Temporary Staff: 0

Requests

- N/A

Operational Notes

- Increase in FTE payroll due to added .5 position
- Rise in contractual services for 2024 and 2025 a result of a significant snow year (late season 2024- Spring 2025)



Bart Hinkle

Interim PW Director

(907) 835-4473

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Streets and Shop Department

Mission: Our mission is to ensure safe streets, sidewalks, by efficiently managing snow removal. We maintain and enhance the safety and value of our vehicle fleet, and contribute to the upkeep of City water, sewer, and storm drain systems.

2027 Workplan

The Department will be undergoing a transition in late 2026/early 2027, welcoming a new Director of Public Works and losing institutional knowledge with the departure of the Fleet Manager.

Concentrated efforts to memorialize and digitize records are ongoing, with an eye towards fully embracing fleet management software.

Maintaining snow dump areas, gravel road maintenance, and brushing.

Continue to provide one free parking lot street sweeping for businesses, as well as any additional requests.

Maintain necessary certifications and trainings.

Key Performance Indicators

- 225 Fleet Vehicles
- 25 Tons of asphalt used to patch potholes
- Over 40 business/government buildings parking lots swept
- Target main and arterial roadways clear of snow by 8am

Budget Requests

- *Re-organization of existing personnel to promote employee development, represent increasing job responsibilities, and meet upcoming challenges and opportunities.*

Challenges and Opportunities

- Challenges:
 - Transition period of a new Director as well as a new Fleet Manager
 - Maintaining expanding fleet, with increased technology component and rising costs
- Opportunities:
 - Internal advancement due to retirement / resignations
 - Potential re-org to better represent employee development and upcoming challenges



Bart Hinkle

Interim PW Director
(907) 835-4473 ¹⁰⁰
bhinkle@valdezak.gov



Legislation Text

File #: 26-0282, **Version:** 1

ITEM TITLE:

Monthly Treasury Report : May 2026

SUBMITTED BY: Casey Dschaak, Budget and Policy Analyst

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and File

SUMMARY STATEMENT:

Monthly Treasury report as required by Valdez Municipal Code

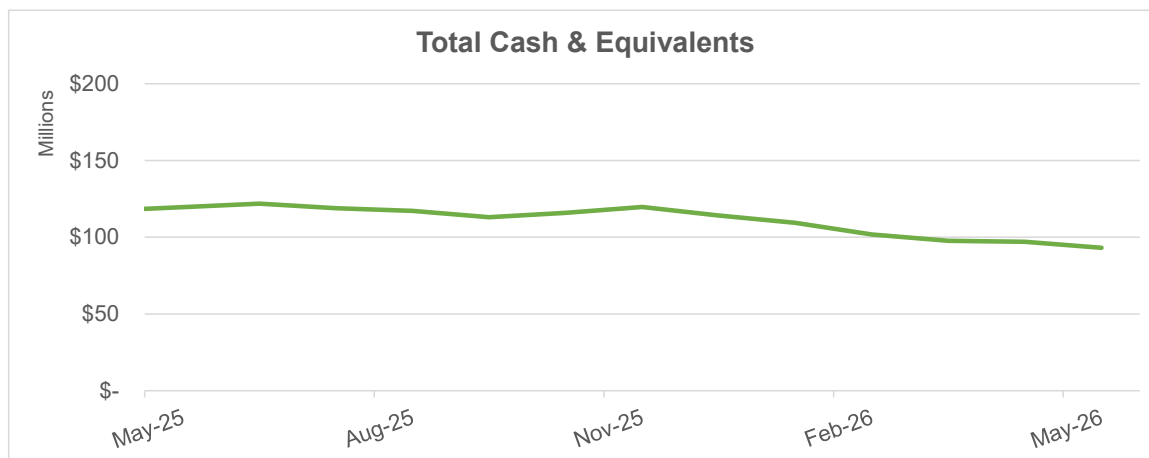
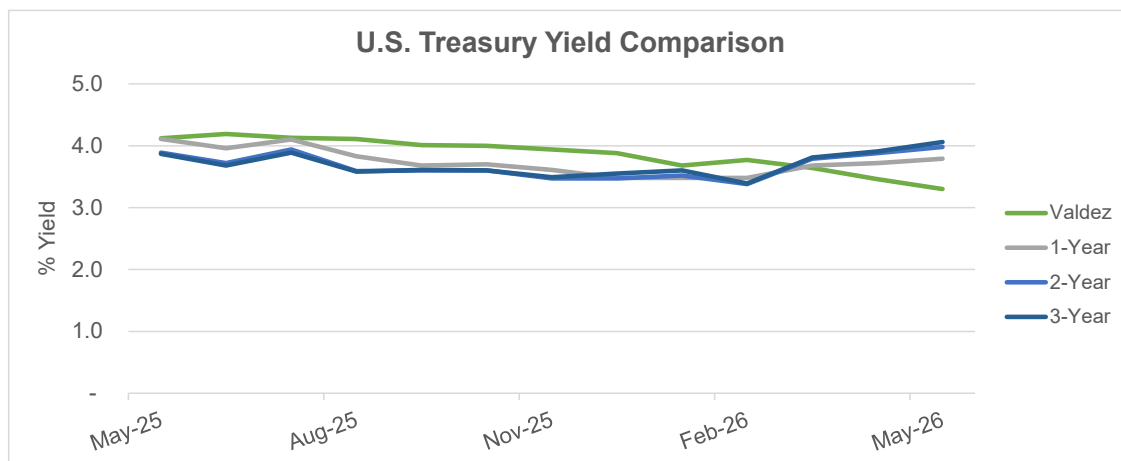


Monthly Treasury Report

Period Ending: **May 31, 2026**

Prepared By: *Casey Dschaak, Budget and Policy Analyst*

		<u>Begin</u> <u>Balance</u>	<u>Debits</u>	<u>Credits</u>	<u>End</u> <u>Balance</u>	<u>Yield</u> Notes
Central Treasury		97,097,669	14,011,564	(18,003,744)	93,105,456	3.30%
Central Treasury	Principal	75,095,433	182,008	-	75,277,440	3.28%
Money Market	Wells Fargo	11,095,798	36,258	(3,050,000)	8,082,057	3.55%
AMLIP	AMLIP	8,896,827	25,925	-	8,922,752	3.56%
Checking	Wells Fargo	953,494	8,359,512	(8,413,101)	899,904	0.00%
Payroll	Wells Fargo	(3,246)	2,902,133	(2,997,498)	(98,611)	0.00%
Ambulance Service	Wells Fargo	33	6,050	(6,050)	-	0.00%
Sweep	Wells Fargo	1,059,331	2,499,678	(3,537,095)	21,914	3.55%
Restricted		4,837	2	-	4,839	0.48%
Police	Wells Fargo	4,837	2	-	4,839	0.48%
Total		97,102,506	14,011,566	(18,003,744)	93,110,294	3.30%





Legislation Text

File #: 26-0283, **Version:** 1

ITEM TITLE:

Report: Issuance of Temporary Land Use Permit #26-03 to Chugach Outfitters for an Approximately 800 Square Foot Portion of 2250 Richardson Highway, AKA "The Valdez Pipeyard" for Temporary Staging and Transit of a Commercial Dog Sled Operation.

SUBMITTED BY: Paul Nylund, Senior Planner & GIS Technician

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

N/A - Receive and File

SUMMARY STATEMENT:

On May 29th, 2026, the City of Valdez Community Development Department issued a temporary land use permit (TLUP) to Chugach Outfitters for an approximately 800 square foot portion of 2250 Richardson Highway, AKA "The Valdez Pipeyard" for temporary staging and transit of a commercial dog sled operation.

Pursuant to Valdez Municipal Code 17.12.120 (G), staff review of the proposed temporary use request found that all ten approval criteria were satisfied. The term of this permit is June 1st to November 30th, 2026. The permitted use is for parking and staging of refrigeration trailers and a May 29, 30 (2 days), June 3, 4, 8, 10, 13, 17 (6 days), July 1, 11, 13, 14, 15, 18, 22, 29 (8 days), August 2, 3, 5, 6, 7, 12, 19, 21, 23, 26, 29 (11 days), and September 3, 4, 10, 15, 21, 29 (6 days), 2026. Permittee will use the Property for client parking and staging at the designated staging area and taking clients along the routes illustrated on the attached map (Exhibit A) via dog sledding cart. This permit is subject to the conditions set forth in Exhibit B.

The Parks and Recreation Director and Animal Control were solicited for comments on the application and the required conditions for this permit are a result of their input. This long-term TLUP was approved by the Planning and Zoning Commission at their regularly scheduled public meeting on May 13th, 2026.



CITY OF VALDEZ
TEMPORARY LAND USE PERMIT AGREEMENT

Permit No. 26-03

This Temporary Land Use Permit Agreement (hereinafter referred to as Permit) is entered into this 29 day of May, 2026 by and between the **CITY OF VALDEZ**, an Alaska municipal corporation (hereinafter referred to as "Valdez"), whose address is P.O. Box 307, Valdez, Alaska, 99686, and **CHUGACH OUTFITTERS, INC.**, (hereinafter referred to as "Permittee"), whose address is **HC 60 148 T, Copper Center, Alaska 99573.**

W I T N E S S E T H:

1. **Permit.** Valdez hereby grants to Permittee the right and privilege to be present upon the following described real property (the "Property") belonging to Valdez pursuant to the terms of this Permit Agreement:

1. **An Approximately 800 Square Foot Portion of 2250 Richardson Highway, aka "The Valdez Pipeyard" for staging plus transit along the route specified on the map that is a part of this permit. (See Exhibit "A")**

2. **Term and Termination.** Permittee may use the Property for the purposes set forth herein May 29, 30 (2 days), June 3, 4, 8, 10, 13, 17 (6 days), July 1, 11, 13, 14, 15, 18, 22, 29 (8 days), August 2, 3, 5, 6, 7, 12, 19, 21, 23, 26, 29 (11 days), and September 3, 4, 10, 15, 21, 29 (6 days), 2026. In no circumstance shall this Permit exceed six months in duration. The City of Valdez may at its sole discretion terminate this Permit at any time for any reason with reasonable written notice to Permittee.

3. **Use.** Permittee shall use the Property for temporary staging of a commercial dog sledding operation. Permittee will use the Property for client parking and staging at the designated staging area and taking clients along the routes illustrated on the attached map (Exhibit A) via dog sledding cart. This permit is subject to the conditions set forth in Exhibit B.

4. **Permittee Not a Lessee.** No legal title or leasehold interest in the Property shall be deemed or construed to have been created or vested in Permittee by anything contained herein. The purpose of this permit is to convey a non-possession interest by the City of Valdez to Permittee

in that certain property described in paragraph 1 above. The City of Valdez shall maintain all right, title, and interest in that Property as fee simple owner thereof, and Permittee by virtue of this Permit has only the right and privilege to be present upon the Property and to make use of it for the purpose set forth in paragraph 3 above.

5. Fee. Pursuant to resolution #23-43 fees for this Temporary Land Use Permit will be \$11.00 per day.

6. Insurance Requirement. The Permittee shall, at its own expense, purchase, maintain and otherwise keep in force the following insurance for the duration of this Agreement. The City shall be notified immediately prior to any termination, cancellation, or any other material change in such insurance. The Permittee shall provide the City a Certificate of Insurance prior to the commencement of any activity undertaken in connection with this Temporary Land Use Permit Agreement. Failure to provide adequate proof of insurance prior to the occupation of the Property will result in revocation of the Permit.

Event Liability Insurance: Covering the Permittee and the City for any and all claims for personal injury, bodily injury (including death) and property damage (including environmental degradation or contamination) arising from any activity occurring as a result of this Temporary Land Use Permit Agreement.

Minimum limits: \$1,000,000 Each Occurrence
 \$100,000 Damage to Rented Premises
 \$5,000 Medical Payments
 \$1,000,000 Personal & Adv Injury
 \$2,000,000 General Aggregate
 \$2,000,000 Products and Completed Operations Aggregate

The City of Valdez shall be included as an Additional Insured.

Waiver of Subrogation. For the purpose of waiver of subrogation, Permittee releases and waives all rights to claim or recover damages, costs or expenses against Valdez for any casualty of any type whatsoever in, on or about the Premises if the amount of such damage, cost or expense has been paid to such damaged party under the terms of any policy of insurance required herein.

7. Maintenance. Permittee agrees to maintain the Property in a neat and orderly fashion. Upon termination of this Permit, Permittee agrees to leave the premises in a neat and clean condition.

8. Mechanic's Liens. Permittee shall pay all costs for construction done by it or caused to be done by it on the Property as permitted by this Permit. Permittee agrees not to construct any permanent structures on the Property.

9. Utilities. Permittee shall be solely liable for and shall timely pay when due all expenses and fees for all utilities used or consumed with respect to the Property. The Permittee shall be required to provide and maintain sanitary facilities to include, but not be limited to, port-a-potties and garbage dumpsters.

10. Exculpation of Valdez. Valdez shall not be liable to Permittee for any damage to Permittee or Permittee's property from any cause. Permittee waives all claims against Valdez for damage to persons or property arising from any reason.

11. Indemnity. Except for claims arising solely out of acts or omissions of Valdez, its agents, authorized representatives, employees or contractors, Permittee agrees to protect, defend, indemnify and hold Valdez, its agents, authorized representatives and employees (collectively "Valdez's Indemnities") harmless from and against any and all liability arising from acts or omissions of any person and of any nature whatsoever occurring on or relating to Permittee's use of the Property, causing injury to, or death of persons, or loss of, or damage to, property, and from any expense, including attorney's fees, incident to the defense of and by Valdez's Indemnities therefrom. If any action or proceeding is brought against Valdez's Indemnities by reason of any such occurrences, Valdez's Indemnities shall promptly notify Permittee in writing of such action or proceeding.

12. Condemnation. If during the term of this Permit there is any taking by condemnation of the Property or any interest in this Permit, this Permit shall terminate on the date of taking. Any condemnation award shall belong to and be paid to The City of Valdez, and Permittee hereby assigns to the City of Valdez Permittee's interest therein.

13. No Encumbrance or Assignment Permitted. Permittee shall not voluntarily encumber its interest in this Permit or in the Property or attempt to assign all or any part of the Property, or allow any other person or entity, except its authorized representatives, to occupy or use all or any part of the Property.

14. Default. The occurrence of any of the following shall constitute a default under this Permit by Permittee:

(a) Failure to pay fees when due, if the failure continues for fifteen (15) days after written notice for payment;

(b) Any default in or failure to perform any term, covenant, or condition of this Permit;

(c) The cessation by Permittee of the operation of the Permittee's business located on the Property for a period of thirty (30) days;

(d) The making of any assignments for the benefit of creditors of Permittee, the appointment of a receiver for Permittee's business, the entry of an Order for Relief as to Permittee under the United States Bankruptcy Code as now in effect or hereafter amended, the insolvency of

Permittee, or any similar situation.

15. Remedies. In the event of any default by Permittee under the provisions of paragraph 14 of this Permit, all of Permittee's rights hereunder shall immediately terminate; and the City of Valdez may, in addition to any rights and remedies that it may be given by statute, common law, express agreement, or otherwise, enter and take sole possession and control of the Property.

16. Valdez's Entry on Premises. The City of Valdez shall have the right to enter the Property at any time and, in view of the fact this Permit constitutes a license on real property rather than a lease, shall at all times remain in possession of the Property.

17. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by certified mail, return receipt requested, and shall be addressed to the other party at the address set forth in the introductory paragraph of this Permit. Either party may change its address by notifying the other party of the change of address. Such notices shall be deemed given when mailed irrespective of whether or not they are received.

18. Modification, Amendment, Waiver. No delay or omission in the exercise of any right or remedy of the City of Valdez on any default by Permittee shall impair such a right or remedy or be construed as a waiver. No modification, amendment, or waiver of any of the provisions of this Agreement shall be effective unless in writing, specifically referring hereto, and authorized by both parties.

19. Governing Law/Jurisdiction. This Permit shall be governed by, interpreted, and enforced in accordance with the laws of the State of Alaska and the laws of the United States, as applicable. The venue for all litigation arising out of or relating to this Agreement shall be Valdez, Alaska. The parties hereto irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of Alaska and waive any defense of *forum non conveniens*.

20. Miscellaneous. Time is of the essence with respect to each provision of the Permit, and it shall be binding upon and inure to the benefit of the parties, their heirs, assigns, and successors in interest. The enforceability, invalidity, or illegality of any provisions of this Permit shall not render the other provisions of this Permit unenforceable, invalid, or illegal.

21. Environmental Contamination. All fuel petroleum and other toxic products maintained, stored or used at the Property shall be stored no less than 100 feet away from the nearest surface waterbody, and contained and confined in a manner which prevents any spillage from entering the Property, including without limitation any surface waters. In the event of a fuel or other toxic product spill, Permittee shall immediately notify the Valdez office of the Department of Environmental Conservation of the same. Permittee shall be responsible for all costs associated with remediation in the event of spillage of toxic product on the Property.

22. Hazardous Material Defined. Hazardous Material/Substance is any substance which is toxic, ignitable, reactive, or corrosive and which is regulated by any local government, the State of Alaska, or the United States government. Hazardous Material includes any and all material or substances which are defined as “hazardous waste”, “extremely hazardous waste”, “hazardous material” or a “hazardous substance” pursuant to local, state or federal law, including without limitation, the Resource Conservation and Recovery Act of 1976, as amended from time to time, and regulations promulgated thereunder, and the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended from time to time, and regulations promulgated thereunder. “Hazardous Material” includes but is not restricted to asbestos, polychlorobiphenyls (“PCB’s”) and petroleum and petroleum products.

23. Condition of Property. Permittee has had full opportunity to visually examine the Property for the presence of any Hazardous Material. Valdez states that it is unaware of any current or past problems with the Property. Permittee acknowledges that Valdez, its agents, authorized representatives or employees have made no representations as to the physical conditions of the Property, including but not limited to the subsurface and soil conditions. Permittee accepts the Property in an “as is” condition. Permittee does not accept or assume responsibility or liability for pre-existing subsurface and/or soil conditions, including, but not limited to Hazardous Materials and/or Environmental contamination that is unknown and/or undisclosed to Permittee at the time of execution of this Permit.

24. Release of Valdez. Any other provision of this Permit to the contrary notwithstanding, Permittee releases Valdez from any and all claims, demands, penalties, fines, judgements, liabilities, settlements, damages, costs or expenses (including, without limitation, a decrease in the value of the Property, damages due to loss or restriction of usable space, and attorney’s fees, court costs, litigation expenses, and consultant and expert fees) arising, during or after the term of this Permit, and resulting from Permittee’s use, keeping, storage or disposal of Hazardous Materials on the Property. This release includes, without limitation, any and all costs incurred due to any investigation of the site or any cleanup, removal or restoration mandated by a federal, state or local agency or policy subdivision or by law, relating to Permittee’s use, keeping, storage or disposal of Hazardous Materials on the Property.

25. Use of Hazardous Materials on the Property.

(a) Permittee shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Property by Permittee or its authorized representatives or invitees, except for such Hazardous Material as is necessary or useful to Permittee’s use of the Property.

(b) Any Hazardous Material permitted on the Property as provided in this paragraph, and all containers therefor, shall be used, kept, stored and disposed of in a manner that complies with all laws or regulations applicable to any such Hazardous Material.

(c) Permittee shall not discharge, leak or emit, or permit to be discharged, leaked or emitted, any material into the atmosphere, ground, sewer system or any body of water, if such material (as reasonably determined by Valdez, or any governmental authority) does or may, pollute or contaminate the same, or may adversely affect (a) the health, welfare or safety of persons, whether located on the Property or elsewhere, or (b) the condition, use or enjoyment of the Property or any other real or personal property.

(d) Permittee shall be fully liable for all costs and expenses related to the use, storage and disposal of Hazardous Material kept on the Property by the Permittee, its authorized representatives and invitees, and the Permittee shall give immediate notice to Valdez of any violation or potential violation of the provisions of subparagraphs 25 (a), (b) and (c).

26. Indemnification of Valdez. Permittee shall forever protect, defend, indemnify and hold harmless Valdez from and against any and all losses, claims, investigations, assertions, liens, demands and causes of action of every kind and character (including without limitation any assertions or claims made against Valdez, Permittee or third parties, by government agencies or third parties, alleging the release or threatened release of Hazardous Materials or environmental contamination of any kind on or in connection with the Property) and all costs thereof (including without limitation costs of removal action, remedial action other "response costs" as that term is defined under applicable federal and state law, attorney's fees, penalties, damages, interest and administrative/court costs incurred by Valdez in response to and defense of the same) arising in favor any party, including Valdez, and arising from or connected with Permittee's activities under this Permit or Permittee's use of or presence on the Property, whether such activities, use or presence are those of Permittee or Permittee's agents, subcontractors or other representatives. Permittee acknowledges that this indemnification clause shall survive termination of this Permit, and that it applies regardless of the basis of liability alleged by or against any party, including strict liability under Alaska Statute 46.03.822 or federal law. Permittee's obligations under this paragraph may be discharged however, by performance of whatever degree of site investigation for environmental contamination (in Valdez's sole discretion) is necessary to render the Property suitable for Valdez to release Permittee from these obligations, which release must be granted in writing by Valdez.

27. Liability for Release/Threatened Releases of Hazardous Materials. At all times while this Permit is in effect, for purposes of potential liability under Alaska Statute 46.03.822.:

1. Permittee, not Valdez, shall be deemed the owner of and person having control over any Hazardous Materials used by Permittee or on the Property for business reasons of Permittee; and

2. Permittee, not Valdez, shall be deemed the owner of the possessory interest under this Permit, and the operator of the Property as a facility under Alaska Statute 46.03.822(a)(2); and

3. Permittee, not Valdez, shall be deemed the generator, transporter, or both, of any Hazardous Materials generated or transported by Permittee in connection with the enjoyment of its right under this Permit.

For purposes of this paragraph 27, "Permittee" shall include Permittee's agents, employees, sub-contractors, subsidiaries, affiliates and representatives or any kind.

28. Compliance with Environmental Laws. Permittee covenants full compliance with any applicable federal, state or local environmental statute, regulations or ordinance presently in effect or that may be amended or effective in the future.

29. Due Diligence. At Valdez's recommendation, Permittee has investigated the Property for potential environmental contamination, which may have occurred before the date of this Permit; Permittee accepts the Property in its current environmental condition. After such investigation, Permittee agrees that the Property: (a) has not been subject to the use, generation, manufacture, storage, treatment, disposal, release, or threatened release of Hazardous Materials; and (b) has not been subject to any actual or threatened assertions, claims or litigation of any kind by government agencies or any other persons relating to such matters.

30. Access to Property. Permittee acknowledges Valdez's right to enter upon the Property to make such inspections and tests as Valdez may deem appropriate to determine compliance with this Permit; any such investigations or tests shall be for Valdez's purposes only, and shall not be construed to create any responsibility or liability on Valdez's part to Permittee or any person.

31. Release from Future Claims. Permittee hereby releases and freely waives any future claims against Valdez for contribution or indemnity (whether under AS 46.03.822, other state law, or federal law) in the event Permittee incurs or becomes liable for response costs, damages or costs of any kind because of the release, threatened release or presence of Hazardous Materials on or about the Property.

32. Report of Events. Permittee specifically agrees to report all releases, threatened releases, discharges, spills or disposal of Hazardous Materials in whatever quantity, immediately to the

appropriate regulatory authorities and simultaneously to Valdez, and to keep Valdez fully informed of any communication between Permittee and any person or agency concerning potential or actual environmental contamination and Hazardous Materials.

IN WITNESS WHEREOF the parties have caused this Permit to be executed by their duly authorized officers the day and year first above written.

CITY OF VALDEZ, ALASKA

Signed by:
By: Kate Huber
AEE0668B912B4AF...
Kate Huber, Community Development Director

Date: 5/28/2026 | 4:47 PM AKDT

Approved as to Form:
BRENA, BELL & WALKER, P.C.
Attorneys for the City of Valdez

By: Jon S. Wakeland

ATTEST:

By: Sheri L. Pierce Sheri L. Pierce, MMC, City Clerk

PERMITTEE: CHUGACH OUTFITTERS, INC.

Signed by:
By: John Fowler
CAE069887A8B492
John Fowler, Owner

Date: 5/28/2026 | 3:37 PM AKDT



Exhibit “A”

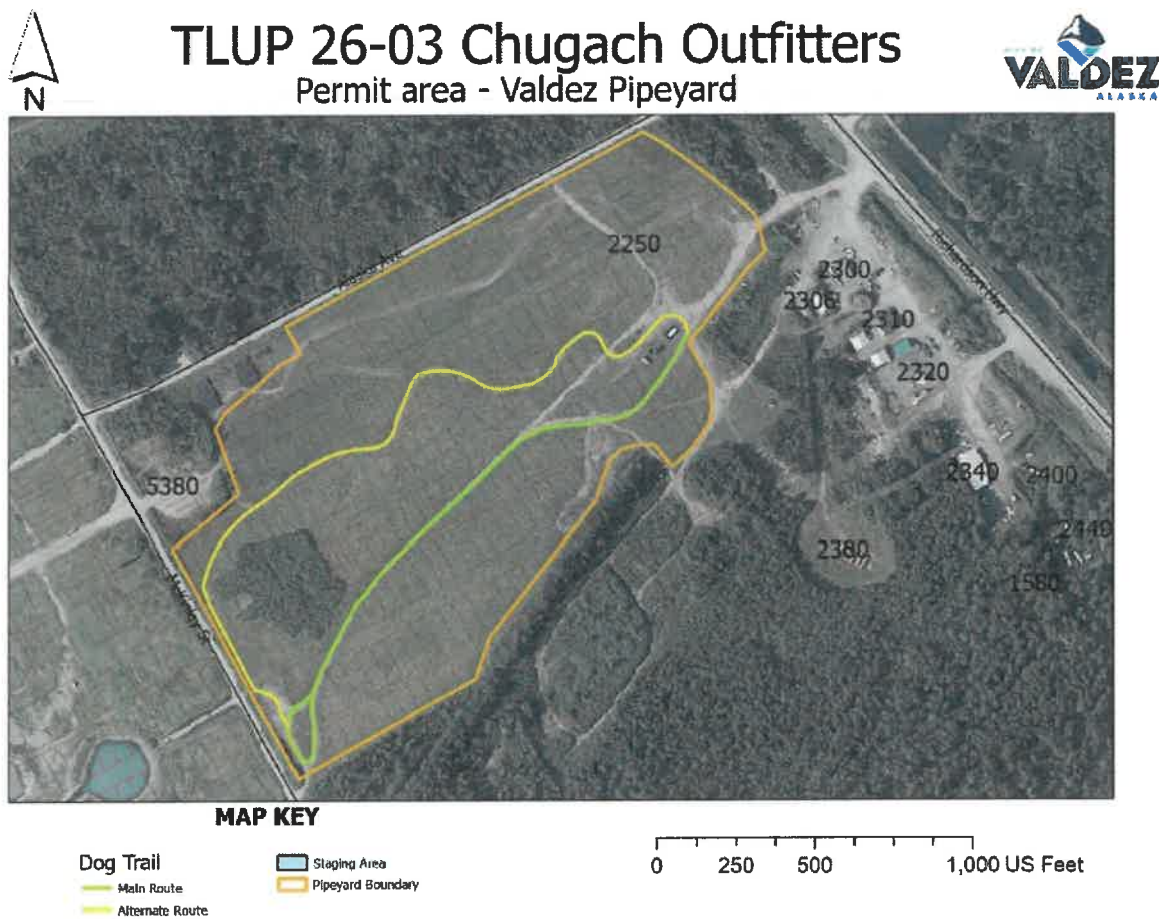


Exhibit "B"

The additional conditions of this permit have been set forth and are detailed as follows:

1. Vaccine records (parvo, distemper and rabies) for the dogs are required
2. Applicant must meet with Animal Control Officer prior to the permit commencement to discuss animal control ordinance and required safety measures
3. Dogs must have a place to get out of the weather in between sled rides
4. A minimum of 2 signs must be posted at the entrance to the pipeyard by the applicant alerting the public that a dog sled is operating in the area on the days of operation
5. Participant waivers and insurance must be approved by Legal.
6. In addition to collecting the Chugach Outfitters waiver from each participant, Chugach Outfitters must also have each participant complete the separate City of Valdez waiver, supplied by the city. Chugach Outfitters shall retain copies of the COV waiver along their own participant waiver.



Legislation Text

File #: 26-0284, **Version:** 1

ITEM TITLE:

Report: Auction Results of Surplus 2005 Genie AWP-25S Manlift

SUBMITTED BY: Bart Hinkle, Interim Public Works Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

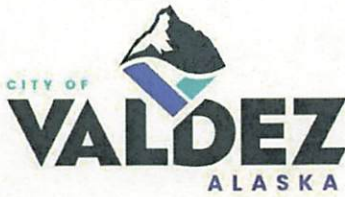
Funding Source: N/A

RECOMMENDATION:

Receive and File

SUMMARY STATEMENT:

The City auctioned a surplus 2005 Genie AWP-25S Manlift through GovDeals.net, resulting in a final sale price of \$3,607.00. The auction was conducted in accordance with Valdez Municipal Code 4.06.020 governing the disposal of surplus property. Proceeds from this sale will be utilized in alignment with the City's budget and financial policies to support future operational needs.



Fair Market Value Approval Form

For Disposal of Surplus Personal Property

Item to be Sold:	2005 Man Lift - Genie AWP-25S
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Description of the Item:	Push-around electric man lift with a 30 ft working height and 350 lb platform capacity. Compact aluminum design with manual outriggers, ideal for maintenance, warehouse, and construction applications.
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Issues/Damages of the Item:	Normal Wear and Tear
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Date of Purchase:	2005
Original Purchase Price:	\$8,000.00

Estimated Fair Market Value	\$3,500.00
Auction Reserve Price	\$1,750.00

Department Director Signature: John Witte Digitally signed by John Witte
Date: 2026.05.06 10:20:54 -08'00'
Printed Name/Title: _____ **Date:** _____

City Manager Approval

☒ Approve – I agree with the fair market value and reserve price of the item.
☐ Deny – I do not agree with the fair market value and reserve price of the item.
Additional Comments:

City Manager Signature: Nathan Duval Digitally signed by Nathan Duval
Date: 2026.05.06 10:42:08 -08'00'
Printed Name/Title: Nathan Duval, City Manager **Date:** 5/6/26

Include pictures with this form for the City Manager.









Legislation Text

File #: 26-0285, **Version:** 1

ITEM TITLE:

Report: Issuance of Temporary Land Use Permit 26-09 to the Fireweed 400, Inc. for An Approximately 5.6-Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

N/A - Receive and file report

SUMMARY STATEMENT:

Issuance of Temporary Land Use Permit 26-09 to the Fireweed 400, Inc. for an approximately 5.6-acre portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez

Fireweed 400, Inc. received temporary land use permit 26-09 for use of an approximately 5.6-acre portion of 3100 Richardson Highway, Tract D 79-116 for July 11th - July 13th, 2026 for parking, temporary camping and a beer garden for the finish line for the Fireweed 400 bike race at a portion of the Gold Fields softball complex (see attached permit and designated area shown in Exhibit A).

Chief of Police and Parks and Recreation Director were solicited for comments on the application and had no concerns.

Pursuant to Valdez Municipal Code 17.12.120 (G) Approval Criteria, staff review of the proposed temporary use request found that all 10 approval criteria were satisfied.
Per resolution #23-43, this permit was exempted from permit fees as a community celebration less than 10 days in duration.



CITY OF VALDEZ
TEMPORARY LAND USE PERMIT AGREEMENT

Permit No. 26-09

This Temporary Land Use Permit Agreement (hereinafter referred to as Permit) is entered into this 10th day of June, 2026 by and between the **CITY OF VALDEZ**, an Alaska municipal corporation (hereinafter referred to as "Valdez"), whose address is P.O. Box 307, Valdez, Alaska, 99686, and **THE FIREWEED 400, INC.**, (hereinafter referred to as "Permittee"), whose address is 11321 Polar Drive, Anchorage, AK. 99516.

WITNESSETH:

1. **Permit.** Valdez hereby grants to Permittee the right and privilege to be present upon the following described real property (the "Property") belonging to Valdez pursuant to the terms of this Permit Agreement:

- **An approximately 5.6-Acre Portion of 3100 Richardson Highway, Tract D ASLS 79-116 Gold Fields Softball Fields (See Exhibit "A")**

2. **Term and Termination.** Permittee may use the Property for the purposes set forth herein beginning on the 10th of July 2026 through July 12th, 2026. In no circumstance shall this Permit exceed six months in duration. The City of Valdez, may at its sole discretion terminate this Permit at any time for any reason with reasonable written notice to Permittee.

3. **Use.** Permittee shall use the Property for parking and temporary camping, a beer garden, and a food truck area associated with the end of the Fireweed 400 bike race at a portion of the Gold Fields Softball Fields shown on Exhibit A. Operation of a beer garden under this permit as shown in exhibit A is conditional upon receipt of an approved AMCO permit. If AMCO permit is not received, a beer garden is not permitted at this Property. Set up and breakdown are scheduled to take place on July 10th and 12th. Use of the Property under this Permit shall not adversely impact public access or Valdez operations. **No permanent structures shall be erected on the Property; and no permanent alteration of the land shall occur.**

4. **Permittee Not a Lessee.** No legal title or leasehold interest in the Property shall be deemed or construed to have been created or vested in Permittee by anything contained herein.

TEMPORARY LAND USE PERMIT NO. 26-09

Page 1 of 9

The purpose of this permit is to convey a non-possession interest by the City of Valdez to Permittee in that certain property described in paragraph 1 above. The City of Valdez shall maintain all right, title, and interest in that Property as fee simple owner thereof, and Permittee by virtue of this Permit has only the right and privilege to be present upon the Property and to make use of it for the purpose set forth in paragraph 3 above.

5. Fee. Pursuant to resolution #23-43 fees for this Temporary Land Use Permit will be \$311.00 per month, or a pro-rated daily rate of \$11.00 per day for those periods less than one month in duration.

6. Insurance Requirement. Insurance Requirement. Permittee represents that it is entirely self-insured and sufficiently financially secure to respond to any claim arising out of any activity undertaken in connection with this Permit. The City is relying on this representation in forgoing the City's imposition upon the Permittee of the obligation to obtain an insurance policy issued to the Permittee and covering the City as an additional insured. The Permittee acknowledges its obligation to defend, indemnify, and hold harmless the City as required in paragraph 11 of this Permit. Permittee further acknowledges that its conduct in connection with responding to any claim against the City shall, at a minimum, conform with the obligations of an insurance carrier to its insured.

Waiver of Subrogation. For the purpose of waiver of subrogation, Permittee releases and waives all rights to claim or recover damages, costs or expenses against Valdez for any casualty of any type whatsoever in, on or about the Premises if the amount of such damage, cost or expense has been paid to such damaged party under the terms of any policy of insurance required herein.

7. Maintenance. Permittee agrees to maintain the Property in a neat and orderly fashion. Upon termination of this Permit, Permittee agrees to leave the premises in a neat and clean condition.

8. Mechanic's Liens. Permittee shall pay all costs for construction done by it or caused to be done by it on the Property as permitted by this Permit. Permittee agrees not to construct any permanent structures on the Property.

9. Utilities. Permittee shall be solely liable for and shall timely pay when due all expenses and fees for all utilities used or consumed with respect to the Property. The Permittee shall be required to provide and maintain sanitary facilities to include, but not be limited to, port-a-potties and garbage dumpsters.

10. Exculpation of Valdez. Valdez shall not be liable to Permittee for any damage to Permittee or Permittee's property from any cause. Permittee waives all claims against Valdez for damage to persons or property arising from any reason.

11. Indemnity. Except for claims arising solely out of acts or omissions of Valdez, its agents, authorized representatives, employees or contractors, Permittee agrees to protect, defend,

indemnify and hold Valdez, its agents, authorized representatives and employees (collectively "Valdez's Indemnities") harmless from and against any and all liability arising from acts or omissions of any person and of any nature whatsoever occurring on or relating to Permittee's use of the Property, causing injury to, or death of persons, or loss of, or damage to, property, and from any expense, including attorney's fees, incident to the defense of and by Valdez's Indemnities therefrom. If any action or proceeding is brought against Valdez's Indemnities by reason of any such occurrences, Valdez's Indemnities shall promptly notify Permittee in writing of such action or proceeding.

12. Condemnation. If during the term of this Permit there is any taking by condemnation of the Property or any interest in this Permit, this Permit shall terminate on the date of taking. Any condemnation award shall belong to and be paid to The City of Valdez, and Permittee hereby assigns to the City of Valdez Permittee's interest therein.

13. No Encumbrance or Assignment Permitted. Permittee shall not voluntarily encumber its interest in this Permit or in the Property or attempt to assign all or any part of the Property, or allow any other person or entity, except its authorized representatives, to occupy or use all or any part of the Property.

14. Default. The occurrence of any of the following shall constitute a default under this Permit by Permittee:

(a) Failure to pay fees when due, if the failure continues for fifteen (15) days after written notice for payment;

(b) Any default in or failure to perform any term, covenant, or condition of this Permit;

(c) The cessation by Permittee of the operation of the Permittee's business located on the Property for a period of thirty (30) days;

(d) The making of any assignments for the benefit of creditors of Permittee, the appointment of a receiver for Permittee's business, the entry of an Order for Relief as to Permittee under the United States Bankruptcy Code as now in effect or hereafter amended, the insolvency of Permittee, or any similar situation.

15. Remedies. In the event of any default by Permittee under the provisions of paragraph 14 of this Permit, all of Permittee's rights hereunder shall immediately terminate; and the City of Valdez may, in addition to any rights and remedies that it may be given by statute, common law, express agreement, or otherwise, enter and take sole possession and control of the Property.

16. Valdez's Entry on Premises. The City of Valdez shall have the right to enter the Property at any time and, in view of the fact this Permit constitutes a license on real property rather than a lease, shall at all times remain in possession of the Property.

17. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by certified mail, return receipt requested, and shall be addressed to the other party at the address set forth in the introductory paragraph of this Permit. Either party may change its address by notifying the other party of the change of address. Such notices shall be deemed given when mailed irrespective of whether or not they are received.

18. Modification, Amendment, Waiver. No delay or omission in the exercise of any right or remedy of the City of Valdez on any default by Permittee shall impair such a right or remedy or be construed as a waiver. No modification, amendment, or waiver of any of the provisions of this Agreement shall be effective unless in writing, specifically referring hereto, and authorized by both parties.

19. Governing Law/Jurisdiction. This Permit shall be governed by, interpreted, and enforced in accordance with the laws of the State of Alaska and the laws of the United States, as applicable. The venue for all litigation arising out of or relating to this Agreement shall be Valdez, Alaska. The parties hereto irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of Alaska and waive any defense of *forum non conveniens*.

20. Miscellaneous. Time is of the essence with respect to each provision of the Permit, and it shall be binding upon and inure to the benefit of the parties, their heirs, assigns, and successors in interest. The enforceability, invalidity, or illegality of any provisions of this Permit shall not render the other provisions of this Permit unenforceable, invalid, or illegal.

21. Environmental Contamination. All fuel petroleum and other toxic products maintained, stored or used at the Property shall be stored no less than 100 feet away from the nearest surface waterbody, and contained and confined in a manner which prevents any spillage from entering the Property, including without limitation any surface waters. In the event of a fuel or other toxic product spill, Permittee shall immediately notify the Valdez office of the Department of Environmental Conservation of the same. Permittee shall be responsible for all costs associated with remediation in the event of spillage of toxic product on the Property.

22. Hazardous Material Defined. Hazardous Material/Substance is any substance which is toxic, ignitable, reactive, or corrosive and which is regulated by any local government, the State of Alaska, or the United States government. Hazardous Material includes any and all material or substances which are defined as “hazardous waste”, “extremely hazardous waste”, “hazardous material” or a “hazardous substance” pursuant to local, state or federal law, including without limitation, the Resource Conservation and Recovery Act of 1976, as amended from time to time, and regulations promulgated thereunder, and the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended from time to time, and regulations

promulgated thereunder. "Hazardous Material" includes but is not restricted to asbestos, polychlorobiphenyls ("PCB's") and petroleum and petroleum products.

23. Condition of Property. Permittee has had full opportunity to visually examine the Property for the presence of any Hazardous Material. Valdez states that it is unaware of any current or past problems with the Property. Permittee acknowledges that Valdez, its agents, authorized representatives or employees have made no representations as to the physical conditions of the Property, including but not limited to the subsurface and soil conditions. Permittee accepts the Property in an "as is" condition. Permittee does not accept or assume responsibility or liability for pre-existing subsurface and/or soil conditions, including, but not limited to Hazardous Materials and/or Environmental contamination that is unknown and/or undisclosed to Permittee at the time of execution of this Permit.

24. Release of Valdez. Any other provision of this Permit to the contrary notwithstanding, Permittee releases Valdez from any and all claims, demands, penalties, fines, judgements, liabilities, settlements, damages, costs or expenses (including, without limitation, a decrease in the value of the Property, damages due to loss or restriction of usable space, and attorney's fees, court costs, litigation expenses, and consultant and expert fees) arising, during or after the term of this Permit, and resulting from Permittee's use, keeping, storage or disposal of Hazardous Materials on the Property. This release includes, without limitation, any and all costs incurred due to any investigation of the site or any cleanup, removal or restoration mandated by a federal, state or local agency or policy subdivision or by law, relating to Permittee's use, keeping, storage or disposal of Hazardous Materials on the Property.

25. Use of Hazardous Materials on the Property.

(a) Permittee shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Property by Permittee or its authorized representatives or invitees, except for such Hazardous Material as is necessary or useful to Permittee's use of the Property.

(b) Any Hazardous Material permitted on the Property as provided in this paragraph, and all containers therefor, shall be used, kept, stored and disposed of in a manner that complies with all laws or regulations applicable to any such Hazardous Material.

(c) Permittee shall not discharge, leak or emit, or permit to be discharged, leaked or emitted, any material into the atmosphere, ground, sewer system or any body of water,

if such material (as reasonably determined by Valdez, or any governmental authority) does or may, pollute or contaminate the same, or may adversely affect (a) the health, welfare or safety of persons, whether located on the Property or elsewhere, or (b) the condition, use or enjoyment of the Property or any other real or personal property.

(d) Permittee shall be fully liable for all costs and expenses related to the use, storage and disposal of Hazardous Material kept on the Property by the Permittee, its authorized representatives and invitees, and the Permittee shall give immediate notice to Valdez of any violation or potential violation of the provisions of subparagraphs 25 (a), (b) and (c).

26. Indemnification of Valdez. Permittee shall forever protect, defend, indemnify and hold harmless Valdez from and against any and all losses, claims, investigations, assertions, liens, demands and causes of action of every kind and character (including without limitation any assertions or claims made against Valdez, Permittee or third parties, by government agencies or third parties, alleging the release or threatened release of Hazardous Materials or environmental contamination of any kind on or in connection with the Property) and all costs thereof (including without limitation costs of removal action, remedial action other “response costs” as that term is defined under applicable federal and state law, attorney’s fees, penalties, damages, interest and administrative/court costs incurred by Valdez in response to and defense of the same) arising in favor any party, including Valdez, and arising from or connected with Permittee’s activities under this Permit or Permittee’s use of or presence on the Property, whether such activities, use or presence are those of Permittee or Permittee’s agents, subcontractors or other representatives. Permittee acknowledges that this indemnification clause shall survive termination of this Permit, and that it applies regardless of the basis of liability alleged by or against any party, including strict liability under Alaska Statute 46.03.822 or federal law. Permittee’s obligations under this paragraph may be discharged however, by performance of whatever degree of site investigation for environmental contamination (in Valdez’s sole discretion) is necessary to render the Property suitable for Valdez to release Permittee from these obligations, which release must be granted in writing by Valdez.

27. Liability for Release/Threatened Releases of Hazardous Materials. At all times while this Permit is in effect, for purposes of potential liability under Alaska Statute 46.03.822.:

1. Permittee, not Valdez, shall be deemed the owner of and person having control over any Hazardous Materials used by Permittee or on the Property for business reasons of Permittee; and

2. Permittee, not Valdez, shall be deemed the owner of the possessory interest under this Permit, and the operator of the Property as a facility under Alaska Statute 46.03.822(a)(2); and

3. Permittee, not Valdez, shall be deemed the generator, transporter, or both, of any Hazardous Materials generated or transported by Permittee in connection with the enjoyment of its right under this Permit.

For purposes of this paragraph 27, "Permittee" shall include Permittee's agents, employees, sub-contractors, subsidiaries, affiliates and representatives or any kind.

28. Compliance with Environmental Laws. Permittee covenants full compliance with any applicable federal, state or local environmental statute, regulations or ordinance presently in effect or that may be amended or effective in the future.

29. Due Diligence. At Valdez's recommendation, Permittee has investigated the Property for potential environmental contamination, which may have occurred before the date of this Permit; Permittee accepts the Property in its current environmental condition. After such investigation, Permittee agrees that the Property: (a) has not been subject to the use, generation, manufacture, storage, treatment, disposal, release, or threatened release of Hazardous Materials; and (b) has not been subject to any actual or threatened assertions, claims or litigation of any kind by government agencies or any other persons relating to such matters.

30. Access to Property. Permittee acknowledges Valdez's right to enter upon the Property to make such inspections and tests as Valdez may deem appropriate to determine compliance with this Permit; any such investigations or tests shall be for Valdez's purposes only, and shall not be construed to create any responsibility or liability on Valdez's part to Permittee or any person.

31. Release from Future Claims. Permittee hereby releases and freely waives any future claims against Valdez for contribution or indemnity (whether under AS 46.03.822, other state law, or federal law) in the event Permittee incurs or becomes liable for response costs, damages or costs of any kind because of the release, threatened release or presence of Hazardous Materials on or about the Property.

32. Report of Events. Permittee specifically agrees to report all releases, threatened releases, discharges, spills or disposal of Hazardous Materials in whatever quantity, immediately to the appropriate regulatory authorities and simultaneously to Valdez, and to keep Valdez fully informed of any communication between Permittee and any person or agency concerning potential or actual environmental contamination and Hazardous Materials.

IN WITNESS WHEREOF the parties have caused this Permit to be executed by their duly authorized officers the day and year first above written.

CITY OF VALDEZ, ALASKA

Signed by:
By: Kate Huber
AFEECC60B9912D4AF
Kate Huber, Community Development Director

Date: 6/9/2026 | 12:12 PM AKDT

Approved as to Form:
BRENA, BELL & WALKER, P.C.
Attorneys for the City of Valdez

By: Jon S. Wakeland
Jon S. Wakeland

ATTEST:

By: Sheri L. Pierce Sheri L. Pierce, MMC City Clerk

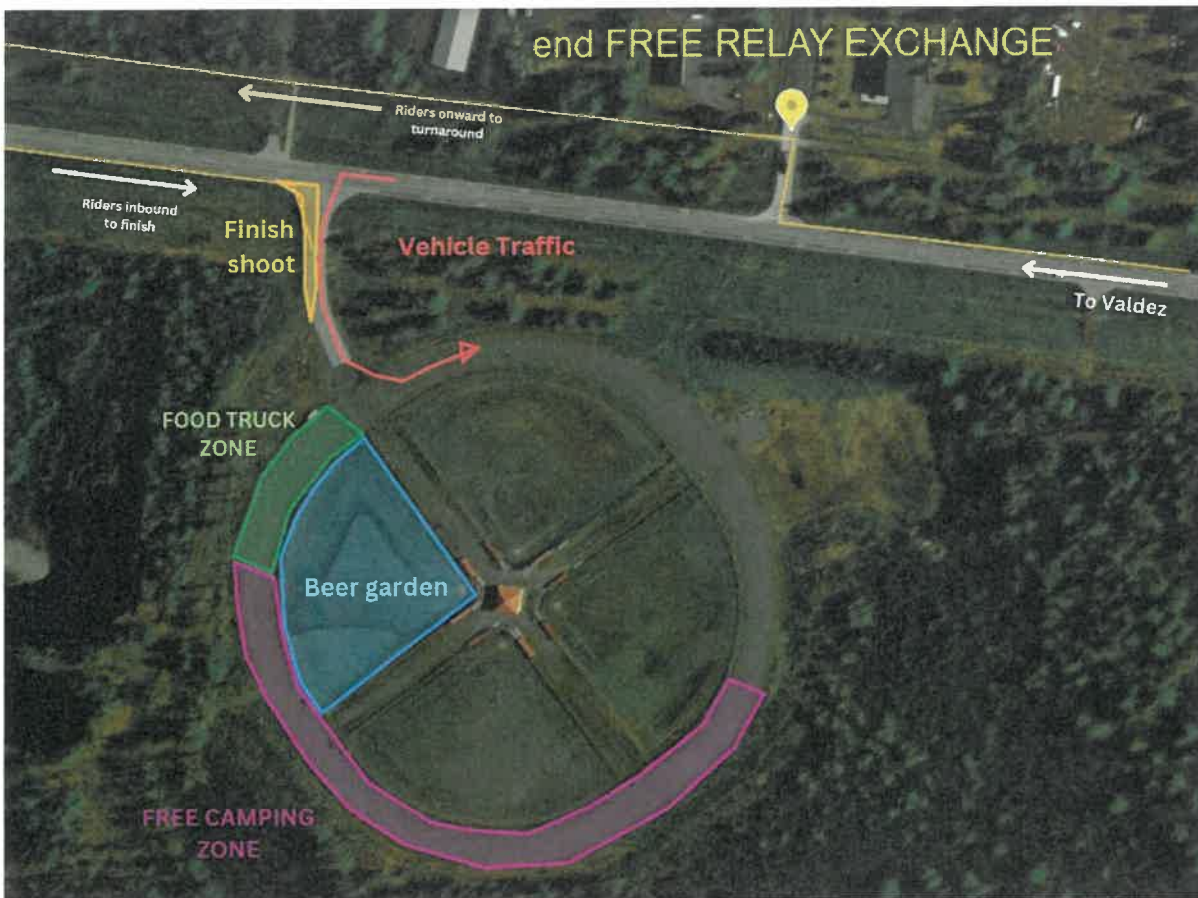


PERMITTEE: FIREWEED 400, INC.

Signed by:
By: Sarah Radonich
B7B9DE61040A402
Sarah Radonich, Director

Date: 6/2/2026 | 11:07 AM AKDT

Exhibit "A





Legislation Text

File #: 26-0286, **Version:** 1

ITEM TITLE:

Report: Issuance of Temporary Land Use Permit 26-13 to the Valdez Softball Association for An Approximately 4 Acre Portion of 3100 Richardson Highway, Tract D 79-116 (Gold Fields Softball Complex) owned by the City of Valdez.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

N/A - Receive and file report

SUMMARY STATEMENT:

Issuance of Temporary Land Use Permit 26-13 to the Valdez Softball Association for An Approximately 4 Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez.

Valdez Softball Association received temporary land use permit 26-13 for use of an approximately 4 acre portion of 3100 Richardson Highway, Tract D 79-116 for July 2nd - July 6th, 2026, for parking, a vendor area and temporary camping associated with a softball tournament at a portion of the Gold Fields softball complex (see attached permit and designated area shown in Exhibit A).

Chief of Police and Parks and Recreation Director were solicited for comments on the application and had no concerns.

Pursuant to Valdez Municipal Code 17.12.120 (G) Approval Criteria, staff review of the proposed temporary use request found that all 10 approval criteria were satisfied.
Per resolution #23-43, this permit was exempted from permit fees as a community celebration less than 10 days in duration.



CITY OF VALDEZ
TEMPORARY LAND USE PERMIT AGREEMENT

Permit No. 26-13

This Temporary Land Use Permit Agreement (hereinafter referred to as Permit) is entered into this 25th day of June, 2026 by and between the **CITY OF VALDEZ**, an Alaska municipal corporation (hereinafter referred to as "Valdez"), whose address is P.O. Box 307, Valdez, Alaska, 99686, and **VALDEZ SOFTBALL ASSOCIATION, INC.**, (hereinafter referred to as "Permittee"), whose address is **PO Box 1112, Valdez, Alaska 99686**.

WITNESSETH:

1. **Permit.** Valdez hereby grants to Permittee the right and privilege to be present upon the following described real property (the "Property") belonging to Valdez pursuant to the terms of this Permit Agreement:

An Approximately 4-Acre Portion of 3100 Richardson Highway, Tract D ASLS 79-116 Gold Fields Softball Fields (See Exhibit "A")

2. **Term and Termination.** Permittee may use the Property for the purposes set forth herein beginning on the 2ndth of July 2026 through July 6th, 2026. In no circumstance shall this Permit exceed six months in duration. The City of Valdez, may at its sole discretion terminate this Permit at any time for any reason with reasonable written notice to Permittee.

3. **Use.** Permittee shall use the Property for parking, a vendor area and temporary camping associated with a softball tournament scheduled to take place on July 2nd – July 6th at a portion of the Gold Fields Softball Fields shown in Exhibit A. Use of the Property under this Permit shall not adversely impact public access or Valdez operations. **No permanent structures shall be erected on the Property; and no permanent alteration of the land shall occur.**

4. **Permittee Not a Lessee.** No legal title or leasehold interest in the Property shall be deemed or construed to have been created or vested in Permittee by anything contained herein. The purpose of this permit is to convey a non-possession interest by the City of Valdez to Permittee in that certain property described in paragraph 1 above. The City of Valdez shall maintain all right, title, and interest in that Property as fee simple owner thereof, and Permittee by virtue of this

Permit has only the right and privilege to be present upon the Property and to make use of it for the purpose set forth in paragraph 3 above.

5. Fee. Pursuant to resolution #23-43 fees for this Agreement have been waived by Valdez City Council passed and approved August 15, 2023.

6. Insurance Requirement. The Permittee shall, at its own expense, purchase, maintain and otherwise keep in force the following insurance for the duration of this Agreement. The City shall be notified immediately prior to any termination, cancellation, or any other material change in such insurance. The Permittee shall provide the City a Certificate of Insurance prior to the commencement of any activity undertaken in connection with this Temporary Land Use Permit Agreement. Failure to provide adequate proof of insurance prior to the occupation of the Property will result in revocation of the Permit.

Event Liability Insurance: Covering the Permittee and the City for any and all claims for personal injury, bodily injury (including death) and property damage (including environmental degradation or contamination) arising from any activity occurring as a result of this Temporary Land Use Permit Agreement.

Minimum limits: \$1,000,000 Each Occurrence
 \$100,000 Damage to Rented Premises
 \$5,000 Medical Payments
 \$1,000,000 Personal & Adv Injury
 \$2,000,000 General Aggregate
 \$2,000,000 Products and Completed Operations Aggregate

The City of Valdez shall be included as an Additional Insured.

Workers' Compensation: Permittee shall maintain Workers' Compensation and Employer's Liability Insurance.

Minimum Limits: 1. Workers' compensation – statutory limit
 2. Employer's liability:
 \$100,000 bodily injury for each accident
 \$100,000 bodily injury by disease for each employee
 \$500,000 bodily injury disease policy limit

Waiver of Subrogation. For the purpose of waiver of subrogation, Permittee releases and waives all rights to claim or recover damages, costs or expenses against Valdez for any casualty of any type whatsoever in, on or about the Premises if the amount of such damage, cost or expense has been paid to such damaged party under the terms of any policy of insurance required herein.

7. Maintenance. Permittee agrees to maintain the Property in a neat and orderly fashion.

Upon termination of this Permit, Permittee agrees to leave the premises in a neat and clean condition.

8. Mechanic's Liens. Permittee shall pay all costs for construction done by it or caused to be done by it on the Property as permitted by this Permit. Permittee agrees not to construct any permanent structures on the Property.

9. Utilities. Permittee shall be solely liable for and shall timely pay when due all expenses and fees for all utilities used or consumed with respect to the Property. The Permittee shall be required to provide and maintain sanitary facilities to include, but not be limited to, port-a-potties and garbage dumpsters.

10. Exculpation of Valdez. Valdez shall not be liable to Permittee for any damage to Permittee or Permittee's property from any cause. Permittee waives all claims against Valdez for damage to persons or property arising from any reason.

11. Indemnity. Except for claims arising solely out of acts or omissions of Valdez, its agents, authorized representatives, employees or contractors, Permittee agrees to protect, defend, indemnify and hold Valdez, its agents, authorized representatives and employees (collectively "Valdez's Indemnities") harmless from and against any and all liability arising from acts or omissions of any person and of any nature whatsoever occurring on or relating to Permittee's use of the Property, causing injury to, or death of persons, or loss of, or damage to, property, and from any expense, including attorney's fees, incident to the defense of and by Valdez's Indemnities therefrom. If any action or proceeding is brought against Valdez's Indemnities by reason of any such occurrences, Valdez's Indemnities shall promptly notify Permittee in writing of such action or proceeding.

12. Condemnation. If during the term of this Permit there is any taking by condemnation of the Property or any interest in this Permit, this Permit shall terminate on the date of taking. Any condemnation award shall belong to and be paid to The City of Valdez, and Permittee hereby assigns to the City of Valdez Permittee's interest therein.

13. No Encumbrance or Assignment Permitted. Permittee shall not voluntarily encumber its interest in this Permit or in the Property or attempt to assign all or any part of the Property, or allow any other person or entity, except its authorized representatives, to occupy or use all or any part of the Property.

14. Default. The occurrence of any of the following shall constitute a default under this Permit by Permittee:

(a) Failure to pay fees when due, if the failure continues for fifteen (15) days after written notice for payment;

(b) Any default in or failure to perform any term, covenant, or condition of this Permit;

(c) The cessation by Permittee of the operation of the Permittee's business located on the Property for a period of thirty (30) days;

(d) The making of any assignments for the benefit of creditors of Permittee, the appointment of a receiver for Permittee's business, the entry of an Order for Relief as to Permittee under the United States Bankruptcy Code as now in effect or hereafter amended, the insolvency of Permittee, or any similar situation.

15. Remedies. In the event of any default by Permittee under the provisions of paragraph 14 of this Permit, all of Permittee's rights hereunder shall immediately terminate; and the City of Valdez may, in addition to any rights and remedies that it may be given by statute, common law, express agreement, or otherwise, enter and take sole possession and control of the Property.

16. Valdez's Entry on Premises. The City of Valdez shall have the right to enter the Property at any time and, in view of the fact this Permit constitutes a license on real property rather than a lease, shall at all times remain in possession of the Property.

17. Notices. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by certified mail, return receipt requested, and shall be addressed to the other party at the address set forth in the introductory paragraph of this Permit. Either party may change its address by notifying the other party of the change of address. Such notices shall be deemed given when mailed irrespective of whether or not they are received.

18. Modification, Amendment, Waiver. No delay or omission in the exercise of any right or remedy of the City of Valdez on any default by Permittee shall impair such a right or remedy or be construed as a waiver. No modification, amendment, or waiver of any of the provisions of this Agreement shall be effective unless in writing, specifically referring hereto, and authorized by both parties.

19. Governing Law/Jurisdiction. This Permit shall be governed by, interpreted, and enforced in accordance with the laws of the State of Alaska and the laws of the United States, as applicable. The venue for all litigation arising out of or relating to this Agreement shall be Valdez, Alaska. The parties hereto irrevocably agree to submit to the exclusive jurisdiction of such courts in the State of Alaska and waive any defense of *forum non conveniens*.

20. Miscellaneous. Time is of the essence with respect to each provision of the Permit, and it shall be binding upon and inure to the benefit of the parties, their heirs, assigns, and successors in interest. The enforceability, invalidity, or illegality of any provisions of this Permit shall not render the other provisions of this Permit unenforceable, invalid, or illegal.

21. Environmental Contamination. All fuel petroleum and other toxic products maintained, stored or used at the Property shall be stored no less than 100 feet away from the nearest surface

waterbody, and contained and confined in a manner which prevents any spillage from entering the Property, including without limitation any surface waters. In the event of a fuel or other toxic product spill, Permittee shall immediately notify the Valdez office of the Department of Environmental Conservation of the same. Permittee shall be responsible for all costs associated with remediation in the event of spillage of toxic product on the Property.

22. Hazardous Material Defined. Hazardous Material/Substance is any substance which is toxic, ignitable, reactive, or corrosive and which is regulated by any local government, the State of Alaska, or the United States government. Hazardous Material includes any and all material or substances which are defined as “hazardous waste”, “extremely hazardous waste”, “hazardous material” or a “hazardous substance” pursuant to local, state or federal law, including without limitation, the Resource Conservation and Recovery Act of 1976, as amended from time to time, and regulations promulgated thereunder, and the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended from time to time, and regulations promulgated thereunder. “Hazardous Material” includes but is not restricted to asbestos, polychlorobiphenyls (“PCB’s”) and petroleum and petroleum products.

23. Condition of Property. Permittee has had full opportunity to visually examine the Property for the presence of any Hazardous Material. Valdez states that it is unaware of any current or past problems with the Property. Permittee acknowledges that Valdez, its agents, authorized representatives or employees have made no representations as to the physical conditions of the Property, including but not limited to the subsurface and soil conditions. Permittee accepts the Property in an “as is” condition. Permittee does not accept or assume responsibility or liability for pre-existing subsurface and/or soil conditions, including, but not limited to Hazardous Materials and/or Environmental contamination that is unknown and/or undisclosed to Permittee at the time of execution of this Permit.

24. Release of Valdez. Any other provision of this Permit to the contrary notwithstanding, Permittee releases Valdez from any and all claims, demands, penalties, fines, judgements, liabilities, settlements, damages, costs or expenses (including, without limitation, a decrease in the value of the Property, damages due to loss or restriction of usable space, and attorney’s fees, court costs, litigation expenses, and consultant and expert fees) arising, during or after the term of this Permit, and resulting from Permittee’s use, keeping, storage or disposal of Hazardous Materials on the Property. This release includes, without limitation, any and all costs incurred due to any investigation of the site or any cleanup, removal or restoration mandated by a federal, state or local agency or policy subdivision or by law, relating to Permittee’s use, keeping, storage or disposal of Hazardous Materials on the Property.

25. Use of Hazardous Materials on the Property.

(a) Permittee shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Property by Permittee or its authorized representatives or invitees, except for such Hazardous Material as is necessary or useful to Permittee's use of the Property.

(b) Any Hazardous Material permitted on the Property as provided in this paragraph, and all containers therefor, shall be used, kept, stored and disposed of in a manner that complies with all laws or regulations applicable to any such Hazardous Material.

(c) Permittee shall not discharge, leak or emit, or permit to be discharged, leaked or emitted, any material into the atmosphere, ground, sewer system or any body of water, if such material (as reasonably determined by Valdez, or any governmental authority) does or may, pollute or contaminate the same, or may adversely affect (a) the health, welfare or safety of persons, whether located on the Property or elsewhere, or (b) the condition, use or enjoyment of the Property or any other real or personal property.

(d) Permittee shall be fully liable for all costs and expenses related to the use, storage and disposal of Hazardous Material kept on the Property by the Permittee, its authorized representatives and invitees, and the Permittee shall give immediate notice to Valdez of any violation or potential violation of the provisions of subparagraphs 25 (a), (b) and (c).

26. Indemnification of Valdez. Permittee shall forever protect, defend, indemnify and hold harmless Valdez from and against any and all losses, claims, investigations, assertions, liens, demands and causes of action of every kind and character (including without limitation any assertions or claims made against Valdez, Permittee or third parties, by government agencies or third parties, alleging the release or threatened release of Hazardous Materials or environmental contamination of any kind on or in connection with the Property) and all costs thereof (including without limitation costs of removal action, remedial action other "response costs" as that term is defined under applicable federal and state law, attorney's fees, penalties, damages, interest and administrative/court costs incurred by Valdez in response to and defense of the same) arising in favor any party, including Valdez, and arising from or connected with Permittee's activities under this Permit or Permittee's use of or presence on the Property, whether such activities, use or presence are those of Permittee or Permittee's agents, subcontractors or other representatives. Permittee acknowledges that this indemnification clause shall survive termination of this Permit, and that it applies regardless of the basis of liability alleged by or against any party, including strict

liability under Alaska Statute 46.03.822 or federal law. Permittee's obligations under this paragraph may be discharged however, by performance of whatever degree of site investigation for environmental contamination (in Valdez's sole discretion) is necessary to render the Property suitable for Valdez to release Permittee from these obligations, which release must be granted in writing by Valdez.

27. Liability for Release/Threatened Releases of Hazardous Materials. At all times while this Permit is in effect, for purposes of potential liability under Alaska Statute 46.03.822.:

1. Permittee, not Valdez, shall be deemed the owner of and person having control over any Hazardous Materials used by Permittee or on the Property for business reasons of Permittee; and

2. Permittee, not Valdez, shall be deemed the owner of the possessory interest under this Permit, and the operator of the Property as a facility under Alaska Statute 46.03.822(a)(2); and

3. Permittee, not Valdez, shall be deemed the generator, transporter, or both, of any Hazardous Materials generated or transported by Permittee in connection with the enjoyment of its right under this Permit.

For purposes of this paragraph 27, "Permittee" shall include Permittee's agents, employees, sub-contractors, subsidiaries, affiliates and representatives or any kind.

28. Compliance with Environmental Laws. Permittee covenants full compliance with any applicable federal, state or local environmental statute, regulations or ordinance presently in effect or that may be amended or effective in the future.

29. Due Diligence. At Valdez's recommendation, Permittee has investigated the Property for potential environmental contamination, which may have occurred before the date of this Permit; Permittee accepts the Property in its current environmental condition. After such investigation, Permittee agrees that the Property: (a) has not been subject to the use, generation, manufacture, storage, treatment, disposal, release, or threatened release of Hazardous Materials; and (b) has not been subject to any actual or threatened assertions, claims or litigation of any kind by government agencies or any other persons relating to such matters.

30. Access to Property. Permittee acknowledges Valdez's right to enter upon the Property to make such inspections and tests as Valdez may deem appropriate to determine compliance with this Permit; any such investigations or tests shall be for Valdez's purposes only, and shall not be construed to create any responsibility or liability on Valdez's part to Permittee or any person.

31. Release from Future Claims. Permittee hereby releases and freely waives any future claims against Valdez for contribution or indemnity (whether under AS 46.03.822. other state law, or federal law) in the event Permittee incurs or becomes liable for response costs, damages or costs of any kind because of the release, threatened release or presence of Hazardous Materials on or about the Property.

32. Report of Events. Permittee specifically agrees to report all releases, threatened releases, discharges, spills or disposal of Hazardous Materials in whatever quantity, immediately to the appropriate regulatory authorities and simultaneously to Valdez, and to keep Valdez fully informed of any communication between Permittee and any person or agency concerning potential or actual environmental contamination and Hazardous Materials.

IN WITNESS WHEREOF the parties have caused this Permit to be executed by their duly authorized officers the day and year first above written.

CITY OF VALDEZ, ALASKA PERMITTEE: VALDEZ SOFTBALL ASSOCIATION, INC.

Signed by:
By: Kate Huber
AEECC008912D4AF...
Kate Huber, Community Development Director

Signed by:
By: JHC
3747273CB27E4CA...
Josh Curry, President

Date: 6/25/2026 | 11:07 AM AKDT

Date: 6/21/2026 | 6:12 PM AKDT

Approved as to Form:
BRENA, BELL & WALKER, P.C.
Attorneys for the City of Valdez

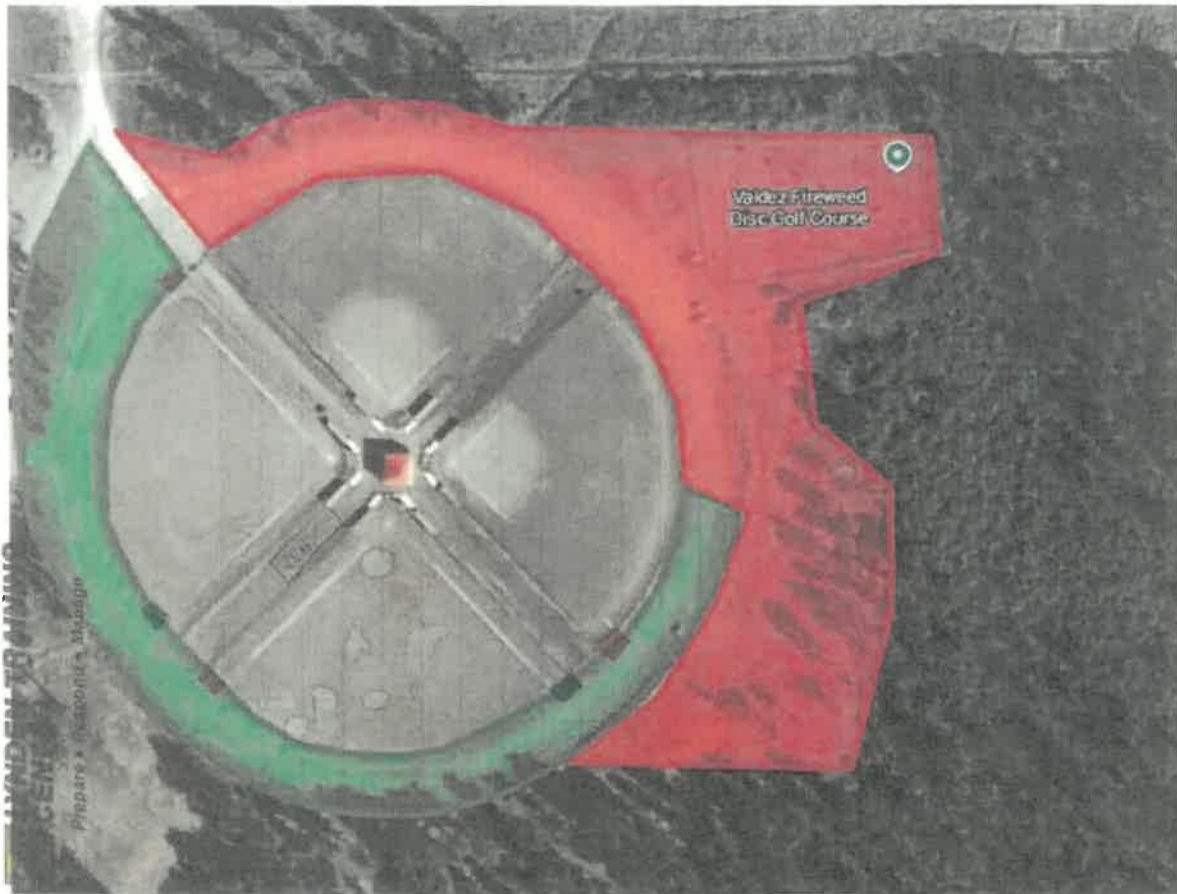
By: Jon S. Wakeland
Jon S. Wakeland

ATTEST:

By: Sheri L. Pierce
Sheri L. Pierce, MMC, City Clerk



Exhibit "A



Green = Camping RED = No camping



Legislation Text

File #: 26-0277, **Version:** 1

ITEM TITLE:

City Manager Written Report

SUBMITTED BY: Nathan Duval, City Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

Attached report outlines events that have occurred since the last Council meeting. A verbal update will be provided in conjunction with report.

Council Priorities

- **Child Care** [Complete an operating, active, licensed childcare facility by Fall 2026]
 - Public comment period open for childcare project environmental review
 - Head Start continues to have staffing challenges. Currently closing till the spring or until they can get fully staffed
 - Met with UAA Provost on subject of early childhood education apprenticeship
- **Housing** [Increase housing stock by Fall 2027, utilizing the housing needs survey]
 - HB 13 passed. Effective Date of September
 - Met as Housing Subcommittee to discuss HB13 implications
- **Maintenance** [Annually appropriate funds toward deferred maintenance on critical infrastructure]
 -
- **Modernize Aging Infrastructure** [Annually modernize aging infrastructure, while leveraging natural and transportation assets, to expand: Outdoor Recreation, Tourism, Maritime, Community]

Legislative Interactions

- Met with Sullivan's Office to discuss Coast Guard
- Met with Senate Coast Guard Committee Staff
- Attended Change of Command, farewell CDR Rousseau, welcome CDR Meachum
- Attended Port Round Table with Sector Western Alaska & Valdez
- Senator Murkowski planning trip to Valdez
- Met with AUU Provost Dr. Runge

Operations & Initiatives

- Council Strategic Planning complete
 - Priorities for 2027
 - Maintenance
 - Housing & Exemptions
 - Projects
- Met with Providence for Community Health Needs Assessment
 - Survey can be taken online [here](#)
- Met with CSO subcommittee
- First Citizens Academy classes are in the books. Occurs every Thursday evening.
- Operations reports compiled and will be presented at 7/7 Council meeting
- Meeting with VFDA to discuss Coho building
- Met with UAF & Remote Hands staff to discuss workforce development opportunities

Personnel

- Meeting with IMA and insurance reps to understand options moving forward for plan design and cost reduction options.
- Will be hosting CM & supervisor orientations for newer supervisors
- Registering managers for leadership development cohorts



Projects

- Alaska Scrap to be on site to process scrap metals
- Monthly project report to be presented by Cap Fac Director Walker.

Out of Office

Anticipated CM out of office during week of 7/22-7/26



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 26-0269, **Version:** 1

ITEM TITLE:

July 2026 City Council Calendar

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

n/a

SUMMARY STATEMENT:

Attached is the city council calendar for July 2026.

July 2026

Valdez City Council Calendar

			1	2 6:15 PM – Citizens Academy: City Appointed Officials	3 INDEPENDENCE DAY HOLIDAY OBSERVED- CITY OFFICES CLOSED	4 COV 4th of July Festivities
5	6 7 PM – Ports and Harbors Commission	7 6 PM – City Council Work Session – CSO Budget Process 7 PM – City Council Regular Meeting	8 7 PM – Planning & Zoning Commission	9 6:15 PM – Citizens Academy: COV Finances & Budget	10	11
12	13 6 PM – School Board Work Session 7 PM – School Board Meeting	14 6 PM – Parks & Recreation and Beautification Commission Joint Work Session- Duck Flats Boardwalk Idea 7 PM – Parks & Recreation Commission Regular Meeting	15	16 6:15 PM – Citizens Academy: Community Partnerships	17	18
19	20 5 PM – Beautification Commission	21 6 PM – City Council Work Session – (Tentative) Topic TBD 7 PM – City Council Regular Meeting	22 7 PM – Planning & Zoning Commission	23 6:15 PM – Citizens Academy: Roads and Infrastructure	24	25
26	27	28 6 PM – City Council Work Session – Nuisance Abatement	29	30 6:15 PM – Citizens Academy: PRCS and IT	31	

Note 1: This calendar is subject to change. Contact the Clerk's Office for the most up-to-date information.

Note 2: Unless otherwise indicated, all meetings occur in Valdez Council Chambers.

Updated 7/2/26