



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Wednesday, May 7, 2025

7:00 PM

Council Chambers

Regular Meeting (note date change due to Municipal Election)

WORK SESSION AGENDA - 5:30 p.m.

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

1. [Title 16 Subdivision Code Revision Work Session 1](#)

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 March 18, 2025](#)

V. PUBLIC BUSINESS FROM THE FLOOR

VI. CONSENT AGENDA

1. [Approval To Go Into Executive Session - Re: City Manager Contract](#)
2. [Proclamation: Public Service Recognition Week 2025](#)

VII. NEW BUSINESS

1. [Certification of Election Results for the May 6, 2025, Regular Municipal Election](#)
2. [Approval of Amendment #2 to Contract with X-DLX Investments for Maintenance of Turf, Landscape and Pond Water in the Amount of \\$5000](#)
3. [Approval of Change Order #1 with Harris Sand & Gravel for Pavement Management Phase IIIB Pioneer Drive in the Amount of \\$104,650.](#)

4. [Approval of Purchase Agreement with L3Harris for Police and Fire Radios in the amount of \\$695,000.](#)
5. [Approval of City Manager Contract with Nathan Duval](#)

VIII. ORDINANCES

1. [#25-04 - Amending Chapter 10.20 of the Valdez Municipal Code Titled Recreational Vehicle Parks and Tent Camping. Second Reading. POSTPONED 4/15/25 and 4/30/25](#)
2. [#25-06 - Amending Chapter 3.30 of the Valdez Municipal Code Entitled Oil and Gas Exploration Production, Pipeline Transportation, and Spill Prevention and Response Property Tax. Second Reading. Adoption.](#)

IX. RESOLUTIONS

1. [#25-24 - Amending the 2025 City of Valdez Budget to Recognize Fuel Flowage Revenue from Crowley Fuels LLC Fuel Dock Lease Agreements](#)
2. [#25-25 - Establishing the 2025 Rate of Real and Personal Property Tax and Designating the Number of Mills for Each Dollar of Real Property to be Levied for Municipal and School Purposes](#)

X. REPORTS

1. [Community Service Organization Grant Program: Progress Report](#)

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

1. City Manager Report
2. City Clerk Report
3. City Attorney Report
4. City Mayor Report

XII. COUNCIL BUSINESS FROM THE FLOOR

XIII. EXECUTIVE SESSION

XIV. RETURN FROM EXECUTIVE SESSION

XV. ADJOURNMENT

XVI. APPENDIX

1. [May 2025 Council Calendar](#)



Legislation Text

File #: 25-0205, **Version:** 1

ITEM TITLE:

Title 16 Subdivision Code Revision Work Session 1

SUBMITTED BY: Kate Huber, Community Development Director

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

n/a

SUMMARY STATEMENT:

The Community Development Department is working on a complete revision of Title 16, the subdivision ordinance. In collaboration with a team from R&M consultants, com dev staff will revise the code to bring it into conformance with Plan Valdez - the 2021 comprehensive plan and the newly revised Title 17 zoning code.

This work session is a joint work session of Valdez City Council and the Planning & Zoning Commission to meet the project team, review the existing Title 16 code, and discuss desired changes to improve the code and make it easier to interpret and implement.

Agenda:

- I. Introduction to the Subdivision Code and Revision Project
- II. Current Code Analysis and Guidance from Plan Valdez
- III. Feedback from City Council and Planning & Zoning

Attached for review is the existing Title 16 Subdivision ordinance and a technical memo dated 02/28/2025 that identifies areas of the code that need to be considered for amendment. Following the presentation, the project team hopes to hear feedback from the council members and commissioners regarding how the existing subdivision code is working (or not working) for the community and any areas that they would like to see amended.

**Title 16
SUBDIVISIONS**

Chapters:

[16.04 General Provisions](#)

[16.08 Preliminary Plats](#)

[16.12 Final Plats](#)

[16.16 Design Standards](#)

[16.20 Improvements](#)

[16.24 Public Sites and Open Spaces](#)

[16.28 Other Land Divisions](#)

Chapter 16.04 GENERAL PROVISIONS

Sections:

[16.04.010 Purpose—General standards for plat approval.](#)

[16.04.020 Definitions.](#)

[16.04.030 Applicability.](#)

[16.04.040 Sale of land prior to compliance with this title prohibited.](#)

[16.04.050 Compliance with title required prior to issuance of permits.](#)

[16.04.060 Variances.](#)

[16.04.070 Appeals.](#)

[16.04.080 Fees.](#)

[16.04.090 Notification requirements.](#)

16.04.010 Purpose—General standards for plat approval.

The purpose of this title is to promote the public health, safety and general welfare of the residents of the city. These regulations are made with consideration, among other things, of the character of and conditions in Valdez with consideration to conserving the value of buildings and property, and providing the best possible conditions and safety for the people of Valdez.

- A. The platting authority may approve a preliminary or final plat only if it finds that the plat:
1. Conforms to the provisions of this title and other applicable city ordinances;
 2. Promotes the public health, safety and welfare;
 3. Mitigates the effects of incompatibilities between land uses or residential densities in the subdivision and the land uses and residential densities in the surrounding neighborhood, including, but not limited to visual, noise, traffic and environmental effects;
 4. Provides for the proper arrangement of streets in relation to existing or proposed streets;
 5. Provides for the efficient movement of vehicular and pedestrian traffic;
 6. Assures adequate and properly placed utilities;
 7. Provides access for emergency vehicles;
 8. Facilitates the orderly and efficient layout and use of land;

9. Furthers the goals and policies of the comprehensive development plan, the coastal management plan and other adopted city policies and plans.

B. The platting authority may impose conditions upon the approval of a preliminary or final plat that it finds necessary to conform the plat to the standards of this chapter. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-1)

16.04.020 Definitions.

A. For the purposes of this title, any word or term not interpreted or defined by this section shall be used with a meaning of common or standard utilization.

B. The following words and phrases shall have the meanings respectively ascribed to them by this section:

“Buildable area” means the area on a lot within all setback lines and easements which restrict building.

“City engineer” means the city engineer for the city of Valdez.

“Commission” means the planning and zoning commission of the city of Valdez.

“Director” means the director of the Valdez department of community development or designee.

“Plat” means the map prepared, as required by this title, for the purpose of recording subdivisions or other divisions of land as provided in this title.

“Platting authority” means the planning and zoning commission.

“Street” means a way for vehicular traffic.

1. “Major streets” are the roadways which serve as the principal arteries of through traffic movement. They are generally high speed highways with limited access.

2. “Collector streets” are those which carry traffic from minor streets to the system of major streets including the principal entrance streets of a residential development and streets for circulation within such a development.

3. “Minor streets” are those which are used primarily for access to the abutting properties.

The official Valdez street map showing official classifications is on file with the director.

“Snow storage” means land dedicated to the city for the storage of snow. The amount of snow storage required to be dedicated is equal to one square foot of snow storage for every square foot of constructed street area, including sidewalks, but not less than a minimum street width of thirty feet.

“Subdivider” means the owner or agent of the owner of land which is being divided pursuant to this chapter.

“Subdivision” means the division of a tract or parcel of land into two or more or other divisions irrespective of their size before or after division and further includes the dedication to public use of a street or other specified area in or through a tract of land. Subdivision is not limited only to the conveyance of title but includes contracts to convey title, leases of land for ten or more years and conveyance by a metes and bounds description.

1. “Major subdivision” is the creation of more than four lots.
2. “Minor subdivision” is the creation of four lots or less or meeting the other requirements of Section [16.08.070](#).

“Surveyor” means a land surveyor registered and licensed in the state of Alaska. (Ord. 05-11 § 1; Ord. 96-27 § 1 (part); Ord. 93-03 § 1 (part); prior code § 24-2)

16.04.030 Applicability.

A. 1. This title applies to, except as provided in subsection B of this section, all subdivisions or resubdivisions which result in the partitioning, dividing, combining or altering of any lot, parcel or tract of land, including subdivisions or resubdivisions created by an exercise of the power of eminent domain by an agency of the state or municipality.

2. No provision of this chapter applies to any lot or lots in a subdivision legally created and filed on record before the effective date of the provision, unless the lot or lots are further subdivided or resubdivided. Subdivisions given preliminary or final approval by the platting authority under regulations existing prior to this title shall comply only with the regulations existing at the time of that approval.

B. Waivers. In individual cases and in accord with AS 29.40.090 the commission may exempt a subdivision from the requirements of this chapter when it finds that:

1. Each parcel in the subdivision will have adequate physical and legal public access to a public highway or street; and
2. Each parcel in the subdivision is five acres in size or larger and that the land is divided into four or fewer parcels; and
3. The subdivision is not made for the purpose of, or in connection with, a present or projected subdivision development; and
4. No dedication of any classification of a street or other public area is involved or required. (Ord. 05-11 § 2; Ord. 96-27 § 1 (part); Ord. 93-03 § 1 (part); prior code § 24-3)

16.04.040 Sale of land prior to compliance with this title prohibited.

No owner or agent of the owner of land located within a subdivision shall transfer, sell, offer to sell, or enter into a contract to sell land in a subdivision before a plat of the subdivision has been prepared, approved and recorded in compliance with this title. Each sale of a lot or parcel in violation of this section shall be a separate offense. The city may enjoin a transfer or sale or agreement to sell, and may recover the penalty therefor by appropriate legal action. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-4)

16.04.050 Compliance with title required prior to issuance of permits.

No building or occupancy permit shall be issued for a new building on a lot which did not exist as a described and recorded parcel on February 8, 1965, or that was not created by recorded subdivision pursuant to state statute, or by a recorded plat pursuant to provisions of this title. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-5)

16.04.060 Variances.

When, in the judgment of the commission, it would be inappropriate to apply literally a provision of this title the commission may waive or vary such provisions so that substantial justice may be done and the public interest secured; provided, that in no event shall the requirement of filing and recording the plat or survey map be waived. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-6)

16.04.070 Appeals.

Any person may file an appeal to the commission on a decision of the director within thirty days of such decision. Any person may file an appeal to the city council on a decision of the commission within thirty days of such decision. An appeal to the city council will be in compliance with Section 17.12.140 of this code, except that the time period in Section 17.12.140(C) shall be thirty days and the report in Section 17.12.140(G) shall be prepared by the director if it is the director's decision being appealed. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-7)

16.04.080 Fees.

The council shall adopt by resolution a fee schedule for all actions, reviews and approval under this title. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-8)

16.04.090 Notification requirements.

A. A notice shall be sent by mail at least ten days prior to the first scheduled meeting of the planning and zoning commission to consider the preliminary plat approval to each owner of property within a distance of three hundred feet of the exterior boundary of the lot or parcel described in the application for subdivision.

B. Consideration of Evidence. The planning and zoning commission shall hear and consider evidence and facts from any person during preliminary and final plat approval or written communication from any person relative to the matter. The right of any person to present evidence

shall not be denied for the reason that any such person was not required to be informed of such subdivision of land. (Ord. 03-10)

Chapter 16.08 PRELIMINARY PLATS

Sections:

[16.08.010 Preliminary consultation.](#)

[16.08.020 Preliminary plat required.](#)

[16.08.030 Form and contents.](#)

[16.08.040 Review agencies.](#)

[16.08.050 Acceptance for review.](#)

[16.08.070 Preliminary plat approval.](#)

[16.08.080 Review by city engineer.](#)

16.08.010 Preliminary consultation.

A. The subdivider shall, before submitting the preliminary plat of a subdivision for review, meet with the director for preliminary consultation in order to ensure that the plat is acceptable for processing.

B. The following information shall be provided by the subdivider at the time of the preliminary consultation:

1. General. Information including data on existing covenants, land characteristics and available community facilities and utilities, and information describing the subdivision proposal such as number of residential lots, typical lot width and depth, business areas, playgrounds, park areas and other public areas, tree planting, proposed protective covenants and proposed utilities and street improvements.
2. Location Map. A location map showing the relationship of the proposed subdivision area and its location to existing community facilities which serve or would be influenced by it, and nearby subdivided areas.
3. Proposed Layout. A map showing a simple sketch of the proposed layout of streets, snow storage, lots and other features in relation to existing conditions. The map may be a freehand pencil sketch made directly on a print of the topographic survey. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-9)

16.08.020 Preliminary plat required.

Before submitting a final plat of a subdivision for approval for recording, the subdivider shall submit a preliminary plat for approval. The form and data required for preliminary plat submittal is designated under this chapter. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-10)

16.08.030 Form and contents.

The preliminary plat of a subdivision shall be clearly and legibly drawn. The subdivider shall submit one reproducible copy and thirteen copies for distribution. The size of the map shall not be less than twenty-four inches by thirty-six inches. The subdivider shall consult with the director to determine the map scale to be used. All attempts shall be made to draw the map of a subdivision containing six acres or less at a scale of one inch equals fifty feet. All other subdivisions shall be drawn at a scale of one inch equals one hundred feet, unless otherwise required by the director. The preliminary plat shall contain the following information:

- A. The date, scale and north point;
- B. The proposed subdivision name: which shall not be the same as the name of any plat previously recorded in the city;
- C. The name and address of the owner(s), the surveyor preparing the plat and the name, address and telephone number of a primary contact person;
- D. The location of the subdivision by township and range, section and meridian;
- E. A small scale vicinity map at a scale of not less than one inch to the mile of the section or government subdivision of the section in which the subdivision lies, with the location of the subdivision indicated thereon;
- F. Unless waived and made a condition of preliminary approval, the exact length and bearing of the exterior boundaries of the subdivision;
- G. The location and names of adjacent subdivisions and the owners of adjoining parcels of unsubdivided land;
- H. Zoning on and adjacent to the subdivision;
- I. Location, widths and names of all existing and platted streets, or other public ways and easements, and utility rights-of-way, parks, cemeteries, watercourses, drainage ditches, permanent buildings, bridges and other pertinent data as determined by the director;
- J. The water elevations of adjoining bays, lakes or streams at the date of the survey and the approximate mean high and mean low water elevations of such bays, lakes or streams;
- K. If the subdivision borders a bay, lake or stream, the distances and bearing on a meander line established not less than twenty feet back from the mean high water mark of the bay, lake or stream;
- L. Areas designated as wetlands by the U.S. Corps of Engineers or in adopted city plans or

studies;

M. The layout, width and approximate grades of all new streets and rights-of-way, such as highways, easements for sewers, water mains and other public utilities;

N. The direction and distance to the nearest water and sewer mains;

O. The approximate dimensions and areas of lots;

P. The proposed building area for each lot;

Q. The approximate radii of all curves and length of the tangent between curves;

R. The approximate location and area of property proposed to be dedicated for public use or to be reserved by deed covenant for use of all property owners in the subdivision with the conditions, if any, of such dedication or reservation;

S. Utility easements along rear lot lines shall be at least ten feet wide, or a total of twenty feet wide along adjoining rear lots. Utility easements along side lot lines shall be five feet wide, or a total of ten feet wide along adjoining side lots. Where a front-yard easement is needed to accommodate a transmission utility, the easement shall generally be ten feet wide. The platting authority may require wider utility easements along the rear lot lines of hillside lots. Whenever possible, utilities shall be placed in dedicated rights-of-way except where that placement conflicts with a city or state transportation project;

T. If the subdivision is proposed to be completed in several phases, the sequence of development must be indicated;

U. If after consultations with the director it is determined that the location of the proposed subdivision is such, the following information will be required to be included on the preliminary plat: areas known to be susceptible to geophysical hazards including but not limited to landslide, mud and earth flow, soil creep, soil liquification, avalanche chutes, run-outs, or wind blast shall be indicated. Subdivisions which include areas within the tidal wave run up zone as indicated on official city maps and adopted studies shall have these areas identified and labeled "not for human occupation, tidal wave run up area";

V. If the proposed subdivision is located on land that has a difference in elevation of greater than six percent, the following information shall be provided on the preliminary plat: contours at five-foot vertical intervals. All pertinent elevations should be shown and shall be based on the mean sea level. Where slope exceeds twelve percent, contour lines may be shown at a suitable interval not to exceed twenty feet. The area for which contour data is to be shown shall extend beyond the boundaries of the actual property being platted a distance which will adequately relate the plat to its surroundings. All vertical control shall be based upon mean high water as referenced by the

National Oceanic and Atmospheric Administration Port of Valdez, sixty-one degrees eight minutes north, one hundred forty-six degrees twenty-one minutes west, North American 1927 Datum. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-11)

16.08.040 Review agencies.

The commission may designate review agencies to aid in the examination of preliminary plats. Review agencies shall submit comments on the proposed subdivision in writing no later than three working days prior to the commission meeting on the preliminary plat. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-12)

16.08.050 Acceptance for review.

If the preliminary plat of a subdivision meets the requirements of this title the director shall accept or reject the preliminary plat for review within five working days of submittal by the subdivider. Any rejection must be in writing and state the reasons for rejection under this title. Following acceptance by the director for review by the commission of the preliminary plat of a subdivision, the plat shall be forwarded to review agencies and commission members for review. The director will retain one copy in the official file and make available copies to the public. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-13)

16.08.070 Preliminary plat approval.

A. Review by the Director. The director shall, within thirty days of the submission of the preliminary plat, review the preliminary plat for completeness. The subdivider shall be notified, in writing, of any items that need to be added or corrected prior to submission to the platting authority for review and approval.

B. Approval by the Commission. The commission shall, within sixty days of the acceptance by the director, approve, approve conditionally or reject the preliminary plat of a major subdivision. The subdivider shall be notified, in writing, of any conditions of approval or the reasons for rejection.

C. General.

1. Approval of the preliminary plat is the commission's preliminary approval of the layout shown by such plat. If the final plat conforms substantially to such layout and conditions of approval have been met, final approval can be sought pursuant to Chapter [16.12](#). Application for final approval must be completed and filed within twelve months of preliminary plat approval. The director may grant one twelve-month extension to this deadline after a written request and justification is submitted by the subdivider.

2. If the commission does not approve, disapprove or return the plat to the applicant within sixty days, the plat is considered approved and a certificate of approval shall be issued on demand. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-15)

16.08.080 Review by city engineer.

Following approval of the preliminary plat of a major subdivision; and prior to submittal of a final plat, the subdivider shall furnish to the city engineer for review and approval, the following engineering data pertaining to utilities and improvements required in the subdivision:

- A. Plans and profiles showing existing and established grades for all streets, public rights-of-way and snow storage areas;
- B. Plans and profiles of all storm sewers, culverts and surface water drainage facilities;
- C. Plans and profiles of all sanitary sewers, including one sanitary sewer lateral per lot to run to the lot lines;
- D. Plans and profiles of all water distribution lines including stop boxes and appurtenances including one water lateral per lot to run to the lot line;
- E. All other improvements required under Chapter [16.20](#) of this title. (Ord. 05-11 § 3; Ord. 96-27 § 1 (part); Ord. 93-03 § 1 (part); prior code § 24-16)

Chapter 16.12 FINAL PLATS

Sections:

[16.12.010 Submittal.](#)

[16.12.020 Form and contents.](#)

[16.12.030 Approval by the commission.](#)

16.12.010 Submittal.

A. In order to insure that the final plat of a subdivision is acceptable for processing, subdividers are encouraged to submit copies to the director of community development for checking prior to formal submittal. The final plat of a subdivision and thirteen copies thereof shall be submitted to the director of community development within twelve months of approval of the preliminary plat. If an approval of the preliminary plat must be obtained from another authority subsequent to approval by the commission, the final plat shall be submitted within sixteen months of approval of the preliminary plat. No approval shall be granted until it has been certified that there is no objection to the plat by any state or federal agency authorized to review.

B. Except for lot line adjustments, a title search showing all parties with a secured interest in the property shall be provided to the director. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-17)

16.12.020 Form and contents.

A. Form. A reproducible copy of the final plat drawn to scale with nonfading black ink on mylar material approved by the director.

The plat shall be at the scale approved by the platting authority at the time of the preliminary plat approval. The plat or plats shall be a sheet size of twenty-four inches by thirty-six inches, or thirty inches by forty-two inches as determined after consultation with the director, with a one and a one-half inch binder border at the left end of the longer sheet dimension and a one-half inch border along the other three edges. When multiple sheets are required, each must be numbered, be the same size, and show clearly labeled match lines. Match lines shall follow street centerlines or be otherwise located to avoid cutting lots or blocks in two.

B. Contents. The plats shall show all existing and established monuments and courses and distances necessary to restake any portion of the plat. The allowable error of closure shall not exceed one foot in fifteen thousand feet (1:15,000) and shall conform, in addition to the following, to the standards established by the American Land Title Association current standards for Class A surveys and the Alaska Society of Professional Land Surveyors Standards of Practice as amended.

The final plat shall show the following:

1. The boundary of the subdivided area showing clearly what stakes, monuments, or other evidence were found or established on the ground to determine the boundary of the subdivision;
2. Bearing and distance to all monuments used to locate the subdivision boundary;
3. The basis of bearing and its source shall be shown;
4. All monuments found shall be indicated. If the monuments were reset by ties, that fact shall be stated;
5. Within the subdivision, the plat shall show the following:
 - a. Centerlines of all streets:
 - i. Tangents, lengths and bearings,
 - ii. Curve radii of all curves, curve data which may be in tabular form and include central angles, lengths, radii, and arc and chord bearings,
 - iii. Central or deflection angles of all curves,
 - iv. Arc lengths of all curves,
 - b. Classification and total width of each street, walkway, trail or path being dedicated,
 - c. Classification and width of any existing dedication,
 - d. Width of portions of streets each side of the centerline,
 - e. Width of the following rights-of-way:
 - i. Patent reserves,
 - ii. Section line easements,
 - iii. Public utility easements,
 - iv. Any other easements existing or dedicated, by the plat,
 - f. All lot lines should, if possible, be radial to a curve. If not, they shall be labeled "not radial,"
 - g. Dimensions shall be in feet and hundredths of a foot,
 - h. Bearings shall be shown to the nearest five seconds;
6. The width of any existing dedication which provides access to the subdivision;
7. The width, bearing, and other data necessary to delineate all easements to which lots are

subject.

- a. Easements shall be denoted by broken lines,
- b. If an easement is not parallel to and adjoining the lot lines, distances and bearings on the side lines of the lots which are cut by the easements shall be shown so as to indicate clearly the actual length of the lot line from the lot corners to the easement;
8. All lots and blocks shall be numbered in a simple, consecutive, easy to follow manner;
9. Sufficient data shall be shown on lot and block boundaries to determine readily the length and bearing of each line;
10. No ditto marks shall be used;
11. The name of adjoining subdivisions and numbers of adjoining lots as well as adjoining easements and roads;
12. North arrow;
13. Three-inch bar scale;
14. Title block arranged in the lower right-hand corner which shall include the following:
 - a. Date survey was completed,
 - b. Subdivision name,
 - c. Surveyor's name, address, telephone number and registration number,
 - d. Draftperson's initials,
 - e. Checker's initials,
 - f. Legal description of the subdivision location,
 - g. Name of owner(s) of record;
15. The area of each lot in square footage to the nearest ten square feet or acres to three decimal places;
16. A vicinity map arranged in upper right-hand corner at a scale no smaller than one inch equals one mile, showing major street systems, section lines and north arrow;
17. A legend with appropriate symbols indicating pertinent information;
18. If the property lies within Flood Zone A the area shall be delineated and a note shall be

included on the plat, stating that “The property within Flood Zone A as identified by the Federal Emergency Management Agency shall be required to comply with Federal Regulations”;

19. If the property contains any other hazard areas these areas shall be delineated and noted as to hazard.

C. The director shall designate the certificates required for each plat.

1. Required certificates shall be printed on the plat in a form supplied by the director.

2. The certificate of ownership must be signed by all vested owners.

a. Other parties with a secured interest in the property to be subdivided or dedicated.

b. A standard form provided by the director may be signed and notarized, authorizing subdivision or dedication in place of signing the certificate on the plat.

c. Official seals of the attesting officers, of the land surveyor who prepared the plat and approval certificates from state agencies shall be placed on the plat. (Ord. 05-08 § 1; Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-18)

16.12.030 Approval by the commission.

The commission shall approve or reject the final plat of a subdivision within thirty days of its submittal, unless the time is extended by agreement with the subdivider. The subdivider shall certify the respects in which the final plat differs from the approved preliminary plat and all modifications made to meet the conditions of approval. Reasons for a rejection shall be stated in writing to the subdivider. The original approved plat will be filed by the city at the district recorder's office. The director will retain a reproducible copy on polyester and the subdivider shall provide a copy of the approved plat in DXF or ASCI II format compatible with the Valdez computer geographic information system. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-19)

Chapter 16.16 DESIGN STANDARDS

Sections:

[16.16.010 Conformance to standards generally.](#)

[16.16.020 Design—Lot layout.](#)

[16.16.030 Design—Lot dimensions.](#)

[16.16.040 Design—Lot lines.](#)

[16.16.050 Design—Lot frontage and access.](#)

[16.16.055 Design—Snow storage.](#)

[16.16.060 Design—Reserve strips.](#)

[16.16.070 Design—Hazardous areas.](#)

[16.16.080 Design—Phasing schedule.](#)

[16.16.090 Design—Block arrangement.](#)

[16.16.100 Streets—General design considerations.](#)

[16.16.110 Design—Street grades.](#)

[16.16.120 Design—Street alignment.](#)

[16.16.130 Design—Street intersections.](#)

[16.16.140 Design—Culs-de-sac.](#)

[16.16.150 Design—Street names.](#)

[16.16.160 Design—Street addresses.](#)

[16.16.170 Design—Geometric and profiles.](#)

[16.16.180 Engineering and design criteria.](#)

16.16.010 Conformance to standards generally.

A proposed subdivision design shall conform to the following standards:

- A. All applicable provisions of this code and any other ordinances of the city;
- B. The comprehensive development plan;

- C. The official map;
- D. The regulations of the State Department of Environmental Conservation relating to lot size and lot elevation if the subdivision is not served by a public sewer and provision for such service has not been made;
- E. The regulations of the State Department of Transportation and Public Facilities relating to safety of access and the preservation of the public interest and investment if the subdivision or any lot contained therein abuts on a state highway;
- F. The Valdez coastal management plan. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-20)

16.16.020 Design—Lot layout.

In areas served by municipal sewer and water the preferred lot layout is two tiers of lots on a cul-de-sac street with snow storage at the street end. Examples of the preferred development layout are available from the director. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-21)

16.16.030 Design—Lot dimensions.

- A. Subject to the lot dimension and area requirements in the zoning regulations, all lots shall have the minimum dimensions required by this section.
- B. The depth of a lot shall be at least one hundred feet.
- C. The width of a corner lot shall be a minimum of seventy-five feet. Corner lots shall be designed to permit full setback on both streets as required by the applicable zoning district requirements.
- D. The width of a lot shall be at least one-third the depth of the lot.
- E. Double frontage and reversed frontage lots shall be avoided, except where necessary to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation.
- F. Where lots are created of a size larger than the minimum for the area, the commission may require that the plat be so designed as to allow for the possible future re-subdivision of such lots into the minimum size required for the area.
- G. Notwithstanding any other provision of this section, the width of the flag pole portion of a flag shaped lot shall be no less than:
 - 1. Thirty feet when both public water and sewer systems are to serve such a residential lot;
 - 2. Forty feet when both public water and sewer systems are to serve such a commercial or industrial lot;

3. Twenty feet when only a public water or a public sewer system are to serve such a lot;
4. Twenty feet when the lot is located in a rural area and will not be served by either public water or public sewer systems. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-22)

16.16.040 Design—Lot lines.

To the extent feasible, side lot lines shall be perpendicular to straight streets and radial to curved streets. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-23)

16.16.050 Design—Lot frontage and access.

- A. All lots shall have frontage on a publicly dedicated street or navigable water.
- B. The front lot line of a residential lot shall not abut a major street and shall not face a lot zoned or used for industrial purposes, except that an exemption may be granted in rural areas where access is limited to such streets.
- C. The total width of driveway entrances to a lot from a street shall not exceed two-fifths of the frontage of that lot on that street, unless the subdivider provides for snow storage in a manner approved by the platting authority.
- D. The frontage of a lot on a cul-de-sac bulb shall be at least thirty feet. This subsection does not apply to flag lots.
- E. All street rights-of-way shall include an open area, which may contain sidewalks, for snow storage. The open area shall extend ten feet outward from the back of the curb.
- F. No driveway shall be located closer than fifty feet from the corner of an intersection.
- G. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated. (Ord. 05-11 § 4; Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-24)

16.16.055 Design—Snow storage.

- A. Snow storage areas shall be dedicated to the city. The size of the snow storage shall be equal to one square foot for every square foot of constructed street area, including sidewalks, with a minimum street width of thirty feet. The snow storage lots shall not be located more than one thousand feet apart. The location and layout of snow storage lots shall be designated after consultation with the public works director and approved by the commission.
- B. The snow storage lots shall be cleared and graded to ensure that drainage from the snow storage lots does not adversely impact adjacent property. The final drainage plan for the snow storage lots shall be approved by the city engineer. (Ord. 96-27 § 1 (part))

16.16.060 Design—Reserve strips.

Privately owned strips may not be reserved to control access to public rights-of-way. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-25)

16.16.070 Design—Hazardous areas.

The design of a subdivision containing or abutting hazardous areas shall conform to this section, in addition to the remainder of this title.

A. The subdivider shall demonstrate to the satisfaction of the platting authority, that the design is specifically adapted to the proposed development and that the design takes into account other development in the vicinity and does not increase hazards to other areas.

B. The commission may require the dedication of easements to construct and maintain cut and fill slopes and other control structures including but not limited to dikes or riprap.

C. Subdivision design shall take into consideration known areas susceptible to geophysical hazards including but not limited to landslide, mud and earth flow, soil creep, soil liquefaction, avalanche chutes, run-outs, or wind blast. Subdivisions which include areas within the tidal wave run up zone as indicated on official city maps and adopted studies shall have these areas identified and labeled “not for human occupation, tidal wave run up area.”

D. The commission shall require the dedication of stream maintenance and protection easements where a river, stream, creek, important surface watercourse, or drainage course traverses or is adjacent to the subdivision. The easement shall conform substantially to the line of the stream. Subject to subsection B of this section, the width of the easement shall be that which the platting authority or the director, as the authority applies, finds necessary to provide access to widen, deepen, slope, improve and maintain the stream, and to protect the stream and adjacent property from soil erosion, flooding, water pollution, and destruction of fish and wildlife habitat.

E. All stream maintenance and protection easements shall be at least twenty-five feet wide on either side of the stream, measured landward from the ordinary high water mark.

F. Within a stream maintenance and protection easement, all structures shall be readily movable or temporary. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-26)

16.16.080 Design—Phasing schedule.

The commission may require that a subdivision conform to a phasing schedule based upon the scheduled availability of infrastructure to serve the subdivision. The commission, upon a showing of good cause by the subdivider, may authorize the subdivider to proceed with the installation of improvements required under this title on a portion or part of the subdivision. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-27)

16.16.090 Design—Block arrangement.

Blocks shall consist of two tiers of lots, except where lots back onto a major street, natural feature or subdivision boundary. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-28)

16.16.100 Streets—General design considerations.

A. The streets in a subdivision shall be designed and located in relation to existing and planned streets, to topographical conditions and natural terrain features such as streams and existing tree growth, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets. All subdivisions shall have legal and physical access.

1. Major Streets. Major streets shall be properly integrated with the existing and proposed system of major streets and highways.

2. Collector Streets. Collector streets shall be properly related to special traffic generating from facilities such as schools, churches and shopping areas to population densities, and to major streets into which they feed.

3. Minor Streets. Minor streets shall be laid out to conform as much as possible to topography, to discourage use by through traffic, to permit efficient snow removal, drainage and sewer systems and to require the minimum amount of street necessary to provide convenient, safe access to property.

B. Where a subdivision borders on or contains an existing or proposed major street, the commission may require that adjacent collector or minor streets be provided.

C. The rights-of-way of all streets shall be of the width specified on the official map or comprehensive plan or, if no width is specified there, they shall be not less than the width specified below, unless necessitated by unusual topographic, physical or design features.

| Street | Right-of-Way (feet) |
|----------------------|------------------------|
| Major streets | 100 |
| Collector streets | 80 |
| Minor streets | 50 |

(Ord. 05-11 §§ 5, 6; Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-29)

16.16.110 Design—Street grades.

A. Streets shall be arranged properly in relation to topography to provide usable lots, safe streets, reasonable gradients, and minimum damage to terrain and existing vegetation. The minimum grade of all streets shall be no less than one-half percent and such minimum shall not be permitted for

distances greater than six hundred feet.

B. Cul-de-sac turnaround grades shall not exceed five percent.

C. Major and collector street grades shall not exceed six percent unless necessitated by exceptional topography and approved by the commission. Minor street grades proving access to steep lots shall not exceed eight percent. Any street grade exceeding six percent shall be on a straight alignment no more than one hundred feet long; provided, that the commission may allow the grade to be longer where required by topographic conditions and consistent with sound design principles. (Ord. 96-27 § 1 (part); Ord. 93-03 § 1 (part); prior code § 24-30)

16.16.120 Design—Street alignment.

A. Collector streets shall be aligned to continue existing streets from adjoining areas into the proposed subdivision. Local streets shall be aligned to discourage their use by through traffic.

B. Stub streets with temporary turnaround areas shall be extended to the boundaries of the proposed subdivision where appropriate to provide future street connections to adjacent unsubdivided areas.

C. Grade or median separations of street lanes may be permitted to preserve natural features, provide space for landscaping, or facilitate access in subdivisions containing steep lots.

D. The minimizing of potential wind damage and snow removal shall be considered in aligning streets. (Ord. 05-11 § 7; Ord. 96-27 § 1 (part); Ord. 93-03 § 1 (part); prior code § 24-31)

16.16.130 Design—Street intersections.

Streets shall intersect at or as near as feasible to a ninety-degree angle and in no event less than a seventy-five-degree angle. The distance between intersection centerlines shall be at least one hundred fifty feet. Corner roundings at intersections shall have a minimum radius of twenty feet. A minimum sight distance shall conform with AASHTO policy for geometric design or highway and streets, with clear visibility, measured along the centerline of the street, shall be provided for at least three hundred feet on major streets, two hundred feet for collector streets and one hundred feet on minor streets. Pedestrian crosswalks not less than fifteen feet wide may be required by the commission where deemed desirable to provide convenient pedestrian circulation or access to schools, playgrounds, shopping areas, transportation and other community facilities. (Ord. 96-27 § 1 (part); Ord. 93-03 § 1 (part); prior code § 24-32)

16.16.140 Design—Culs-de-sac.

Where topography and traffic circulation permit, the length of a cul-de-sac shall not exceed nine hundred feet. The length shall be measured from centerline of intersecting through streets to the radius point of cul-de-sac bulb or a line running from the radius point perpendicular to the street centerline. A cul-de-sac shall terminate with a turnaround having a minimum radius of the right-of-way of fifty feet, and forty-one and one-half feet back of curb for constructed streets. In rural

residential subdivisions, the minimum radius shall be eighty feet. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-33)

16.16.150 Design—Street names.

New street names shall not duplicate the names of existing streets, but streets that are continuations of others already in existence and named shall bear the name of the existing streets. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-34)

16.16.160 Design—Street addresses.

A. The director shall assign all official street address numbers. A permanent address shall be assigned only for property that is subject to a plat filed depicting the dedicated right-of-way serving the property.

B. The director may establish uniform street address numbering procedures. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-35)

16.16.170 Design—Geometric and profiles.

In addition to the requirements below, the provisions of Chapter 12.04 and Section [16.16.180](#) apply. Detailed requirements for current construction materials and methods are available from the director.

A. Horizontal Curves. Changes in horizontal alignment of roads shall be made through the use of horizontal circular curves. The radii of such curves shall not be less than:

1. Major streets, eight hundred feet;
2. Collector street, six hundred feet;
3. Minor street, one hundred fifty feet.

B. Compound curves and broken-back curves should not be used. Reverse curves should have an intermediate tangent of one hundred feet or more unless the curve radii are three hundred feet or more.

C. Cross Slopes. The minimum road cross slope shall not be less than two percent.

D. Superelevations shall be installed in accordance with the AASHTO policy on geometric design of highways and streets. The maximum superelevation allowed is six percent. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-36)

16.16.180 Engineering and design criteria.

A. Dedicated streets in any residential subdivision within any service area of the city shall receive street maintenance and snow removal only if all of the streets located within such subdivision are dedicated to public use and meet the engineering and design criteria set by the

planning and zoning commission. In determining the engineering and design criteria to be applied to such subdivision the planning and zoning commission shall consider the following factors:

1. The anticipated population density within the subdivision;
2. The anticipated level of vehicular traffic upon the subdivision streets;
3. The anticipated level of pedestrian traffic upon the subdivision streets;
4. The cost of constructing such streets to higher engineering and design criteria as compared to the benefits derived from such higher criteria.

The acceptable criteria are set forth in Exhibit A, and the planning and zoning commission shall specify Type I, II or III, or a combination thereof. The planning and zoning commission may impose additional conditions or requirements as it deems to be in the public interest. It may set different engineering and design criteria for different subdivisions and for different streets within a subdivision and is not limited by any of the requirements of this title.

B. A subdivision in which the streets do not meet the criteria or requirements set forth by the planning and zoning commission will not be accepted.

C. The criteria and requirements referred to in subsection A of this section shall be determined by the planning and zoning commission prior to final approval of a subdivision plat and shall be noted on the face of the plat.

D. The city or any property owner within the city may appeal to the city council from the criteria determined by the planning and zoning commission by giving written notice of the appeal, stating the reasons therefor, to the city clerk within thirty days from the determination.

E. The planning and zoning commission shall determine criteria and requirements for subdivisions presently in existence, but which have streets not in conformance with street design requirements presently existing under this title. The commission shall require streets of Type I, II or III, or a combination thereof, together with such additional requirements as the commission may deem to be in the public interest. For any particular street in a subdivision which the commission determines may be a Type III street, and which presently is constructed in accord with Type III standards except that its width is between twenty-four and thirty feet, the commission, in its discretion, may approve a road width of not less than twenty-four feet. These criteria and requirements shall be set within ninety days after the effective date of the ordinance from which this section is derived, after twenty days' notice to property owners of record in the subject subdivision. No determination of criteria and requirements need be made for existing subdivisions in which all streets meet Type I or II standards. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 23-5)

Chapter 16.20 IMPROVEMENTS

Sections:

[16.20.010 Monuments.](#)

[16.20.020 Required facilities.](#)

[16.20.030 Bond required.](#)

[16.20.040 Approval of city engineer.](#)

[16.20.050 Development in stages.](#)

[16.20.060 Dedication of facilities.](#)

16.20.010 Monuments.

A. Angle Points. All exterior angle points in the subdivision shall be marked with primary monuments permanently set as follows:

1. If not located within roadways or walkways, flush to the surface or protruding no more than four inches above ground level;
2. If located within walkways, roadways or snow storage areas at least six inches below the surface in a survey box;
3. Primary monuments shall be stamped with the following information:
 - a. Location and identification,
 - b. Year set,
 - c. Surveyor's license number,
 - d. Exact transit point,
 - e. Horizontal control in accordance with the Alaska State Plane Coordinate System.

B. All primary monuments shall be referenced by two secondary monuments. The secondary monuments shall be in a single line, preferably along a surveyed or boundary line.

C. All other corners shall be monumented with secondary monuments permanently set:

1. Flush to the surface; or
2. Protruding no more than four inches above the surface; and

3. Stamped with the following information:

- a. Location and identification,
- b. Surveyor's license number,
- c. Year set.

D. Monument Material. The following monument material or equal shall be employed in the survey:

- 1. Primary Monuments. Alloyed iron pipe, zinc coated or aluminum pipe.
 - a. Outside diameter, two inch or larger,
 - b. Cut in thirty inch lengths,
 - c. One end of the pipe shall be split for several inches and the two halves spread to form flanges or a commercially manufactured foot attached;
- 2. A brass or aluminum cap two and one-half inches or larger in diameter shall be securely attached to the other end by mechanical means;
- 3. If aluminum pipe is used, the monument must contain a magnetic insert as an integral part of its composition;
- 4. In areas where primary monuments are located on rock outcrops or concrete surfaces, a brass or aluminum tablet two and one-half inch diameter with a one-half inch diameter stem shall be cemented into a drilled hole. The tablet shall be flush with the surrounding surface. The tablet shall include a magnetic insert as an integral part of its composition.

E. Secondary Monuments.

- 1. Cap one and one-half inch or larger secured by friction fit or mechanical means to five-eighths inch steel rebar or other ferrous metal rod.
- 2. The rods shall penetrate a minimum of thirty inches below the surface.
- 3. Plastic stakes specifically designed for survey purposes are allowable if they meet penetration requirements and are detectable by commonly used metal detectors.
- 4. In areas where secondary monuments are located on rock outcrop or concrete surfaces, the procedure for primary monuments shall be followed.

F. Reference Monuments.

1. Minimum requirements are the same as those for secondary monuments.
 2. All reference caps will be marked with the following information:
 - a. Distance to monument;
 - b. Surveyor's license number;
 - c. Designation of and an arrow pointing to the referenced "corner";
 - d. Date set.
- G. Monument material requirements are minimum standards. Other materials of equal or higher quality approved by the city engineer shall be allowed. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-37)

16.20.020 Required facilities.

Where applicable, before the final plat of a subdivision may be considered for approval, the subdivider shall provide and dedicate the following facilities and improvements according to standards established by the city. The subdivider shall provide to the city engineer certified by an engineer licensed in Alaska as-built drawings of the improvements. Facilities and improvements shall be installed within the time required by the city, but in no event to exceed two years.

- A. **Water and Sewer.** Water and sanitary sewer mains, lift stations and laterals to the lot lines in those cases where the subdivision is within two hundred feet of land served by water and sewer.
- B. **Streets.** All new streets graded and surfaced with paving, and additional right-of-way along existing streets in conformity with the established street width map of the city. Except for cul-de-sacs and street boulevards for center strip drainage, no required dedication shall exceed one hundred feet of width. Where principal thoroughfares lie within the plat, the subdivider shall not be required to provide improvements in excess of those normally required to serve the development itself. The commission may waive the requirement for paving where the subdivision is located in a rural area.
- C. **Stormwater Mains.** Stormwater mains shall be provided as deemed necessary by the city engineer.
- D. **Surface Drainage.** Curb and gutter or other adequate facilities to provide surface water drainage as deemed necessary by the city engineer.
- E. **Erosion Control.** All open cuts of ground shall be returned in a satisfactory manner. Seeding shall be provided for any open cut subject to excessive erosion. Barriers shall be placed at intervals and at right angles to the flow of water in order to prevent erosion.

F. Snow Storage. Snow storage shall be provided per Section [16.16.055](#) and dedicated to the city.

G. Street Signs. Street signs indicating street name, speed limits, and other appropriate notification shall be provided as deemed necessary by the city engineer and community development department.

H. Street Lights. Street lights illuminating intersections and lengths of street shall be provided as deemed necessary by the city engineer. (Ord. 03-13 § 1: Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-38)

16.20.030 Bond required.

In the event the facilities and improvements required by this chapter have not been fully installed at the time the plat of a subdivision is submitted for final approval; the subdivider shall file with the director a surety bond executed by the subdivider as principal and a responsible bonding company duly licensed and authorized to do business in the state of Alaska as surety; payable to the city and conditioned upon the faithful performance and payment of all work to be performed by the subdivider pursuant to this title; or any other satisfactory financial guarantee for this purpose. Such bond or other financial guarantee shall be approved by the city attorney and shall be of an amount determined by the city engineer to cover the cost of completing such facilities and improvements. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-39)

16.20.040 Approval of city engineer.

The adequacy of the facilities and improvements required by this chapter and their proper installation shall be subject to approval of the city engineer. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-40)

16.20.050 Development in stages.

In instances where in the determination of the commission that the whole of a platted subdivision cannot immediately be fully improved with respect to the installation of all required facilities and street improvements, for good reason or cause, the commission may authorize the subdivider to proceed with the installation of improvements required under this title on a portion or part of such subdivision. In such event the requirements of this title shall apply to that portion or part thereof authorized for immediate improvement. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-41)

16.20.060 Dedication of facilities.

All facilities and improvements installed prior to the final approval of the plat of a subdivision shall be considered dedicated along with streets and other public areas upon the approval of the final plat. Facilities and improvements completed under bond or other financial guarantee after the approval of the plat shall be considered dedicated upon their approval and acceptance and release of the bond or other guarantee. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-42)

Chapter 16.24 PUBLIC SITES AND OPEN SPACES

Sections:

[16.24.010 Purpose.](#)

[16.24.020 Reservation of potential sites.](#)

[16.24.030 Excessive street dedication.](#)

[16.24.040 Determination of feasibility.](#)

[16.24.050 Dedication—Streets.](#)

[16.24.060 Dedication—Walkways, trails and paths.](#)

[16.24.070 Dedication—Utility easements.](#)

[16.24.080 Dedication—Snow storage.](#)

16.24.010 Purpose.

In order that adequate open spaces and sites for public uses may be properly located and preserved as the community develops, and in order that the cost of providing the public school, park and recreation sites and facilities necessary to serve the additional families brought into the community by subdivision development may be most equitably apportioned on the basis of the additional need created by the individual subdivision development, the provisions of this chapter are established. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-43)

16.24.020 Reservation of potential sites.

A. Design Consideration. In the design of the plat of a subdivision, consideration shall be given to the adequate provision or correlation with such public sites or open areas as indicated on the comprehensive development plan of the city or as determined by the commission as being required. Special, natural or man-made features of historical significance in a proposed subdivision which enhance or have unique value to the community may be set aside in a reserve tract for acquisition or voluntarily dedicated to the public.

B. Reservation May Be Required. Where it is determined by the commission that a portion of the plat is required for such public sites or open spaces, the subdivider may be required to reserve such area for a period not to exceed three years. Within three years of the filing of a final plat, the city or any other public or private agency may acquire any parcel designated as reserve tract on the plat, by purchase or as otherwise authorized by law, for the purpose or purposes for which the parcel was reserved. The designation of an area to be reserved shall be supported by a report from the director containing a statement from the entity proposing to acquire the tract that it intends to acquire the designated area. If a reserve tract is not acquired within the three-year period it shall be

released from the reserve tract designation unless the time for acquisition is extended by the reserve tract's owners or by another provision of law.

C. How Determined. The amount of land to be provided shall be an amount of land up to five percent of the net residential lot area created by the subdivision.

D. Exemptions. The commission may waive the dedication in the case of rural large lot subdivisions or where the division results in the creation of not more than one additional lot or parcel, or for a parcel on which a permanent residential structure has existed for at least one year prior to the date of the division.

E. Redivision. Where a lot or parcel for which a dedication has once been made is further divided, dedications shall be required only for the additional lots or parcels created. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-44)

16.24.030 Excessive street dedication.

In the case of major thoroughfares lying within the plat of a subdivision, the subdivider may dedicate the width in excess of that required by this title and receive credit towards areas required under this chapter. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-45)

16.24.040 Determination of feasibility.

The determination as to the feasibility of dedication shall be made by the platting authority. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-46)

16.24.050 Dedication—Streets.

All street rights-of-way shall be dedicated to the public. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-47)

16.24.060 Dedication—Walkways, trails and paths.

The platting authority may require the dedication of pedestrian walkways or nonmotorized vehicle trails and paths where it finds they are necessary for convenient circulation or to protect pedestrians, bicycles, snow machines or other traffic from hazardous motorized vehicle traffic. The minimum width of a dedication shall be ten feet. The platting authority may require the dedication of pedestrian walkways and/or nonmotorized vehicle trails and paths to provide public access to any stream, lake or ocean if the subdivision is adjacent to any. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-48)

16.24.070 Dedication—Utility easements.

The platting authority may require the dedication of utility easements when a utility company or the city demonstrates a specific need for them. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-49)

16.24.080 Dedication—Snow storage.

All land dedicated for snow storage shall be dedicated to the city. (Ord. 96-27 § 1 (part))

Chapter 16.28 OTHER LAND DIVISIONS

Sections:

[16.28.010 Preliminary plat.](#)

[16.28.020 Final plat.](#)

[16.28.030 Right-of-way acquisition plats.](#)

[16.28.040 Standards and requirements generally.](#)

[16.28.050 Certificates and affidavits required.](#)

[16.28.060 Recordation.](#)

16.28.010 Preliminary plat.

Before submitting a final plat of a land division other than a subdivision for approval or recording, the subdivider shall submit a preliminary plat according to the procedure designated for a subdivision under this title. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-50)

16.28.020 Final plat.

The final plat of a land division other than a subdivision, in the form of a certified survey map, shall be submitted according to the procedure designated for a subdivision under this chapter, and if the platting does not involve the creation of additional new streets the approval of the commission shall be required. Six copies of the final plat shall be submitted. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-51)

16.28.030 Right-of-way acquisition plats.

A. A plat for a subdivision created, a government agency's acquisition of a street right-of-way, airport, highway right-of-way or airport parcel, or for other public purposes is subject to approval under this section only and is not subject to any other approval procedure for plats under this title, except where hereinafter stated. Certain provisions of this section may also apply to other parties who volunteer a formal dedication of rights-of-way to the public.

B. Submission Requirements. A government right-of-way acquisition plat submitted under this section must contain the following information:

1. The location, name and number of the project for which the acquisition is required;
2. The proposed timetable for acquisition and construction;
3. The dimensions and area of the parcels to be acquired and of each remainder parcel;
4. The names of the property owners identified by parcel.

C. Review and Approval Procedures. The director, or his designee, shall review the preliminary right-of-way acquisition plat for completeness prior to consideration by the commission. If the plat does not meet the requirements of this section it shall be returned to the submitting agency with an explanation of the deficiencies.

1. The preliminary approval of a right-of-way acquisition plat is effective for twenty-four months, provided the director may grant an extension for filing the final plat upon the finding that it is in the public interest to do so.

2. No parcel, other than a parcel of record, may be acquired for right-of-way purposes until a preliminary plat of the parcel has received final approval.

D. Survey and Monumentation. Unless otherwise agreed to in writing by the commission, all monumentation, remonumentation, right-of-way alignment and reconstruction and other requirements of the commission or of this title must be met before approval of the final plat unless it is clearly impractical or legally impossible to accomplish prior to final plat approval. Any action required as a condition of final plat approval but not to be accomplished prior to such approval must be completed under such terms and conditions as are set out in writing by the commission.

E. Remainder Parcels. No remainder parcel resulting from the right-of-way acquisition plat shall be allowed which does not conform to applicable city codes unless a note is placed on the plat indicating that damages have been paid to the owner of the remainder and that the nonconforming remainder cannot be developed without first being replatted so as to conform to applicable city codes. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-52)

16.28.040 Standards and requirements generally.

A. Reasonable Compliance. To the extent reasonably practicable, the plat of a land division other than a subdivision shall comply with the provisions of this title relating to general requirements and design standards and required improvements of subdivisions.

B. Registered Survey. The survey shall be performed and the map prepared by a surveyor registered in Alaska. Such map shall describe the entire ownership involved in the process of division; provided, that where the division results in a residual parcel in excess of ten acres, not intended for immediate sale or other conveyance, the commission may waive the requirement for inclusion of the residual parcel. In this event, a supplementary map of reasonable accuracy shall be attached showing the relationship to the original ownership of the parcel being severed.

C. Monuments. All corners shall be permanently monumented.

D. Drafting Standards. The final plat shall be clearly and legibly drawn in nonfading black ink, on mylar. The size of the map shall not be less than twenty-four inches by thirty-six inches. The map of a subdivision containing six acres or less shall be drawn at a scale of one inch equals fifty feet.

All other subdivisions shall be drawn at a scale of one inch equals one hundred feet, unless otherwise required by the commission.

E. Percolation Tests. If any lots in the plat are not to be served by sanitary sewer, percolation tests shall be submitted according to the procedure designated under the rules of the State Department of Environmental Conservation applicable to subdivisions. All State Department of Environmental Conservation regulations for subdivisions are applicable where sanitary sewers are not used. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-53)

16.28.050 Certificates and affidavits required.

A. Owners and Surveyors. The map of a land division other than a subdivision shall include the certificate of ownership and the affidavit of the surveyor who surveyed and mapped the parcel, typed, lettered or reproduced legibly with nonfading black ink, giving a clear and concise description of the land surveyed by bearings and distances, commencing with some corner marked and established in the U.S. public land survey or some corner providing reference to a corner marked and established in the U.S. public land survey. Such affidavit shall include the statement of the surveyor to the effect that he has fully complied with the requirements of this section. Every plat, subdivision or dedication shall show the initial point of survey, the basis of bearing original or re-established corners, with description of them, referencing the recorded distance and bearings and the source of record and actual traverse showing area of closure and all measured, calculated and recorded distances required to determine initial point, corners and distances of the plat.

B. Certificate of Approval. Certificates of approval, as required, shall be typed, lettered or reproduced legibly with nonfading black ink on the face of the map. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-54)

16.28.060 Recordation.

Following approval of the final plat of a land division other than a subdivision the certified survey map shall be filed by the subdivider for recording with the city clerk. (Ord. 96-27 § 1 (part): Ord. 93-03 § 1 (part): prior code § 24-55)

To: Paul Nylund, Project Manager and Kate Huber, City of Valdez Community Development Director

From: Dave Whitfield, Senior Planner, R&M Consultants, Inc.

Date: February 28, 2025

RE: City of Valdez Title 16 *Subdivisions* Code and *Plan Valdez* Analysis

R&M Consultants, Inc., in collaboration with Valdez Community Development Department staff, has reviewed the City of Valdez Comprehensive Plan, *Plan Valdez*, Title 17 *Zoning* code, and Title 16 *Subdivision* code. The following memo identifies where Title 16 *Subdivisions* code appears in conflict with *Plan Valdez* and Title 17 *Zoning* code. These areas of conflict should be considered for an amendment to bring Title 16 *Subdivision* code in line with the goals and policies of *Plan Valdez* and the most recent update to Title 17 *Zoning* code. Below are broad areas of Title 16 that should be considered for amendment and the Comprehensive Plan Goals the proposed amendment would implement.

MINOR SUBDIVISIONS: CONSIDER ESTABLISHING AN ADMINISTRATIVE APPROVAL PROCESS

GOAL 2.2 – ENCOURAGE REDEVELOPMENT AND NEW DEVELOPMENT.

Finding ways to streamline, facilitate and incentivize development will help to generate higher quality development, new investment in underperforming properties and aging buildings, and new construction.

Reinvestment programs should include smaller-scale redevelopment efforts or infill development and feature more targeted programs to improve building quality, adaptive reuse of parcels and buildings.

GOAL 2.3 D - PROVIDE EXPEDITED DEVELOPMENT REVIEW AND PERMITTING FOR NEW HOUSING CONSTRUCTION IN STRATEGIC HOUSING INVESTMENT AREAS.

This can help support diverse types of development by limiting the uncertainty associated with project review, zoning, permitting, entitlement, and other approval processes.

Title 16 provides definitions for both minor and major subdivisions. However, it does not distinguish a separate process for each. Currently, all preliminary plat applications are reviewed and approved by the Planning and Zoning Commission following a public hearing. Establishing an administrative review and approval process for smaller, less complicated subdivisions has community benefits. Valdez, being a winter city, depends heavily on the short summer months for

construction. Creating a streamlined process for plat review and approval allows simple subdivisions to record expeditiously, while at the same time maintaining oversight and compliance with development regulations.

FORMAL PROCESS AND CRITERIA FOR VACATION OF RIGHTS-OF-WAY (ROW) AND EASEMENTS

GOAL 1.2 A – IMPLEMENT CONSISTENT, CODE-BASED DECISION-MAKING PROCESSES FOR LAND USE ACTIONS.

Develop consistent, code required review processes specific to development actions to facilitate predictable reviews for developers and the public. The process should describe the steps in each review process by land use action type, required applications, approximate timelines, when the public is able to provide input, who is the reviewing body, etc.

Title 16 currently lacks a formal process and criteria in evaluating requests for relinquishment of public right-of-way and public interest in land. Establishment of a formal process with criteria helps ensure that public interest is protected, that the request is consistent with *Plan Valdez* and other adopted plans, that private property rights are considered, and that there is legal compliance. The Title 16 rewrite should consider establishing a formal process with criteria for review of requests to vacate public right-of-way and other public interests in land.

FORMAL CRITERIA FOR VARIANCES/WAIVERS

GOAL 1.2 A – IMPLEMENT CONSISTENT, CODE-BASED DECISION-MAKING PROCESSES FOR LAND USE ACTIONS.

Develop consistent, code required review processes specific to development actions to facilitate predictable reviews for developers and the public. The process should describe the steps in each review process by land use action type, required applications, approximate timelines, when the public is able to provide input, who is the reviewing body, etc.

Section 16.04.060 states in part “When, in the judgment of the commission, it would be inappropriate to apply literally a provision of this title the commission may waive or vary such provisions so that substantial justice may be done, and the public interest secured....” While this section does provide the Planning and Zoning Commission the discretion to grant variances, it does not establish formal criteria for which the variance request is to be evaluated against. Establishing criteria ensures that exceptions are granted only when necessary and in a way that maintains the overall integrity of the code and the adopted plans. It helps prevent unfair advantages and personal bias, while allowing flexibility to property owners and preventing harm to adjacent property and/or the public. The establishment of criteria provides the Planning and Zoning Commission the ability to establish defensible findings more easily to be used in case of an appeal.



SNOW STORAGE AREAS AND LOTS

GOAL 2.1 N - ENSURE THAT SNOW STORAGE SITES ARE MAINTAINED AND ASSESSED TO MATCH DEVELOPMENT AND COMMUNITY NEEDS.

Future land use and development in the community may modify the need, location, and size of snow storage areas to allow the community to operate in winter. Climate change over time may also modify snow storage needs. Mapping and monitoring will allow assessment of snow storage needs over time in the developed areas.

Current requirements of Title 16 state that “snow storage areas shall be dedicated to the city.” However, Title 16 does not clarify how the snow storage area is to be “dedicated to the city.” Should snow storage areas be dedicated as right-of-way or lots deeded to the City of Valdez, or should ownership be retained by developer with “use rights” (by easement) given to City of Valdez? The Title 16 rewrite should clarify the mechanism by which snow storage areas are dedicated to the city.

ALTERNATIVE SUBDIVISION DESIGNS

GOAL 7.1 K - DISCOURAGE NEW SUBDIVISIONS AND INCREASED DENSITY IN HAZARD AREAS SUBJECT TO FLOODING.

The City of Valdez has invested a great deal of resources to mitigate hazards associated with development that exists in the areas most prone to flooding. Increased density in these areas could create a further financial burden and put people and facilities at risk.

Goal 7.1 K places great importance on environmentally sensitive lands and discourages density in high hazard areas. With this goal in mind, the Title 16 rewrite may evaluate alternative subdivision designs that place value on the preservation of environmentally sensitive lands in exchange for higher densities in areas more suitable for development. Providing incentives for the preservation of environmentally sensitive lands has, in many cases, both a public and private benefit.

FINAL PLAT CERTIFICATIONS

Final plat certifications vary widely across the platting jurisdictions in Alaska. Each community develops their own ownership, dedication and survey certifications based on their legal requirements. It makes sense to allow for some flexibility in the language contained in the certifications, however, the intent of language used in legal certifications is to convey precise and unambiguous meaning, ensuring all parties involved fully understand their rights and obligations within the legal framework. Developing standard plat certifications that are vetted by Valdez’s legal department and included in the Title 16 Rewrite will ensure that all final plats contain substantially the same language and meets the legal intent of each certification.

PUBLIC IMPROVEMENTS 16.20.020

Section 16.20.020 identifies the public improvements required as part of the subdivision approval process. While the existing language provides for administrative flexibility, it leaves the development community with uncertainty as to what the improvement expectations are. The level of improvements required, in many cases, determines the economic feasibility



of a development. To provide more certainty in development, the public improvement standards should be added to Title 16.

DEFINITIONS SECTION

A review of Title 16 found that some terms used were not defined in the Title. Defining terms used within a community's subdivision regulations provides several benefits. It provides clarity by eliminating ambiguity, provides consistency in application, reduces the risk of legal challenge, makes for more efficient decision-making, and creates better public understanding. The Title 16 rewrite may consider further defining commonly used terms within the Title.

OTHER AMENDMENTS FOR CONSIDERATION

| Code Citation | Description |
|-----------------------------|---|
| 16.04.070-Appeals | Review appeals section and identify areas that deserve clarity. |
| 16.08.030-Forms and Content | Review of submittal requirements for preliminary plats. |
| 16.12.020-Forms and Content | Review of submittal requirements for final plats. |

PLAN VALDEZ 2021 - RELEVANT GOALS HELPING TO INFORM TITLE 16 CODE REVISIONS

GOAL 1.1 B – DEVELOP PLANNING AND ZONING COMMISSION CHECK LIST FOR NEW DEVELOPMENTS TO VERIFY THEY FURTHER THE GOALS OF ALL ADOPTED PLANS.

Develop a reference document that would provide direct guidance for review, and references to documents or code sections that should be referenced in more detail in findings of facts as part of the decision-making process. This tool would also be useful for applicants and new businesses so they can understand process and submit the necessary information to facilitate and expedite reviews.

GOAL 1.2 A – IMPLEMENT CONSISTENT, CODE-BASED DECISION-MAKING PROCESSES FOR LAND USE ACTIONS.

Develop consistent, code required review processes specific to development actions to facilitate predictable reviews for developers and the public. The process should describe the steps in each review process by land use



action type, required applications, approximate timelines, when the public is able to provide input, who is the reviewing body, etc.

GOAL 2.1 A – ADOPT TWO NEW ZONING DISTRICTS: RESIDENTIAL/RECREATION PLANNED DEVELOPMENT DISTRICT; AND INDUSTRIAL/WORKING WATERFRONT PLANNED DEVELOPMENT DISTRICT.

The zoning districts should outline a process that describes the minimum subdivision, development, and design standards based on site characteristics. For example, it should require that the nature and intensity of development be supported by adequate utilities, transportation network, drainage systems and open space to serve the development, and to minimize impacts on adjacent existing and future development and sensitive lands.

GOAL 2.1 E – REZONE PARCELS TO ALIGN WITH THE FUTURE LAND USE MAP.

Work with property owners to identify willing participants to rezone lands to bring them into conformity with the adopted future place type mapping and reduce incompatible land uses. The City should consider sponsoring the rezones at no cost to the property owner.

GOAL 2.1 L – CONDUCT RESEARCH ON INNOVATIVE APPROACHES FOR “REHABILITATION OF ABANDONED AND DILAPIDATED BUILDINGS” IN OTHER STATES/ CITIES TO SEE IF A SIMILAR PROGRAM WOULD BE FEASIBLE IN VALDEZ.

Some jurisdictions have identified a receivership tool that fosters partnerships through a receivership program between local governments, private sector and nonprofit organizations to remedy problems associated with hazardous structures and to help save demolition costs. The program helps avoid the costly process of condemnation and increases the opportunities of salvaging property instead of using demolition to abate the problem.

GOAL 2.1 N - ENSURE THAT SNOW STORAGE SITES ARE MAINTAINED AND ASSESSED TO MATCH DEVELOPMENT AND COMMUNITY NEEDS.

Future land use and development in the community may modify the need, location, and size of snow storage areas to allow the community to operate in winter. Climate change over time may also modify snow storage needs. Mapping and monitoring will allow assessment of snow storage needs over time in the developed areas.

GOAL 2.1 O - OFFICIALLY ADOPT OTHER CITY OF VALDEZ DISTRICT, SPECIAL USE AREAS, AND MASTER PLANS DEVELOPED.

Adoption of these documents which includes, but not limited to, district, special use area, trails and parks, and land use master plans that will allow incorporation of their goals and recommendations into the Comprehensive Plan.

GOAL 2.2 B - CREATE AN INCENTIVE PROGRAM FOR THE INFILL/REDEVELOPMENT OF PROPERTIES ALREADY SERVED BY PUBLIC WATER AND SEWER.

Identify programs and eligibility standards to make infill/redevelopment projects more attractive to developers, including regulatory and financial incentives such as tax credits/ abatements/waivers, waiver or reduction in permit/plan review fees, expedited review process, and/or flexible zoning regulations. Priority areas should include the Town Center, and adjacent working waterfront and mixed-use place types.



GOAL 2.2 E - IDENTIFY STRATEGIC VACANT AND/OR UNDERDEVELOPED PARCELS FOR REDEVELOPMENT THAT MAY BENEFIT FROM A PUBLIC PRIVATE PARTNERSHIP.

The city should consider subdividing, rezoning, and extending utilities and roads as part of a development agreement with private developers to encourage preferred developments in strategic areas.

GOAL 2.2 G - INVESTIGATE UTILITY EXTENSIONS TO CONNECT EXISTING SEPTIC/ WELL SITES TO CITY WATER/SEWER TO IMPROVE PUBLIC HEALTH, EMERGENCY RESPONSE (FIRE HYDRANTS) AND REDUCE ENVIRONMENTAL CONTAMINATION.

To eliminate the possibility of site contamination and to ensure quality of drinking water, connect developments to City sewer and water. This will also increase fire protection coverage. Areas to be prioritized are based on data related to health and safety, development density, and lot sizes. Priority areas include Blue Spruce, Northern Lights, and Robe River Subdivisions. Explore options for shared costs for utility extensions and hook-ups.

GOAL 2.2 H - EXTEND SEWER AND WATER UTILITIES TO SERVICE FUTURE DEVELOPMENT.

To eliminate the possibility of site contamination and to ensure quality of drinking water and health issues, connect new developments to City sewer and water with a priority along perimeter of service areas. This will also increase fire protection coverage. Priority areas include Mineral Creek and high priority future housing areas. Explore options for shared costs for utility extensions and hook-ups.

GOAL 2.3 A - IDENTIFY AND ADOPT STRATEGIC HOUSING INVESTMENT AREAS.

Targeting and scaling programs and policies can increase near-term impact. It is recommended these areas are targeted within the New Town site, Town Center, and Mixed-Use Place Types.

GOAL 2.3 C - REVISE TITLE 17 TO PROVIDE GUIDELINES FOR SHORT TERM RENTAL HOUSING AND ACCESSORY DWELLING UNITS.

There is a need for both short-term rental units and accessory dwelling units to create more housing inventory, housing choice and to enable housing to be more attainable and affordable. Revisions should strike a balance between demand for short-term and long-term rental housing in the community.

GOAL 2.3 D - PROVIDE EXPEDITED DEVELOPMENT REVIEW AND PERMITTING FOR NEW HOUSING CONSTRUCTION IN STRATEGIC HOUSING INVESTMENT AREAS.

This can help support diverse types of development by limiting the uncertainty associated with project review, zoning, permitting, entitlement, and other approval processes.

GOAL 2.3 H EVALUATE LAND FOR CONSIDERATION FOR FUTURE MANUFACTURED HOMES AND OTHER FORMS OF LOWER COST HOUSING.

Evaluate all land zoned for residential, mixed use, and commercial, except for single family and rural residential areas, for consideration for future manufactured and other forms of low-cost housing to offset any future loss of existing residential units in industrial areas. As housing is phased out of industrial areas, the intent is a no-net-loss, or increase in housing.



GOAL 4.2 A - UPDATE AND MODERNIZE ROAD STANDARDS INCLUSIVE OF NON-MOTORIZED FACILITIES.

Develop a Design Criteria Manual (DCM) for road standards including non-motorized facilities for consistent development within the City of Valdez. The DCM should be adopted by the City Council. Remove references to design standards in the Municipal code and refer to the DCM. This approach facilitates amendments to the document that are based on design objectives and sound engineering principals to meet specific goals for safety, functionality, constructability, and maintenance.

GOAL 7.1 K - DISCOURAGE NEW SUBDIVISIONS AND INCREASED DENSITY IN HAZARD AREAS SUBJECT TO FLOODING.

The City of Valdez has invested a great deal of resources to mitigate hazards associated with development that exists in the areas most prone to flooding. Increased density in these areas could create a further financial burden and put people and facilities at risk.





City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 25-0197, **Version:** 1

ITEM TITLE:

Approval of Minutes for Regular Council Meeting of March 18, 2025

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 March 18, 2025 are attached for review and approval.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - DRAFT

Tuesday, March 18, 2025

7:00 PM

Regular Meeting

Council Chambers

City Council

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: 11 - Mayor Dennis Fleming
Mayor Pro Tem Austin Love
Council Member Alan Sorum
Council Member Sharon Scheidt
Council Member Jimmy Devens
Council Member Joseph Lally

Absent: 1 - Council Member Olivia Foster

Also Present: 5 - City Clerk Sheri Pierce
City Manager John Douglas
Deputy City Clerk Elise Sorum-Birk
Assistant City Manager Bart Hinkle
Assistant City Manager Nathan Duval

IV. APPROVAL OF MINUTES

- 1. Approval of Minutes from the Regular Meeting of February 4, 2025**
- 2. Approval of Minutes from the Regular Meeting of February 18, 2025**
- 3. Approval of Minutes from the Regular Meeting of March 4, 2025**

Council Member Love asked that the following changes be made to the minutes:

For February 18, 2025:

Indicate under summary of Public Appearance that a request for funding of a study had been made by Zrinko Amerl of Steelhead Systems, Inc.

For March 4, 2025:

Under the agenda item for renewal of the City and School Health Benefit Plan reflects that Love expressed concerns about large cost increase and that Finance Director Jordan Nelson committed to a future work session with Council on the topic of healthcare costs.

Minutes were approve as corrected by consent.

V. PUBLIC APPEARANCES**1. Robbin Capers, VAA Secretary and Event Coordinator - Bike Bash**

Capers shared highlights of the recent Fat Bike Bash, and their use of city grant funds on the program, and effects on the local economy.

VI. PUBLIC BUSINESS FROM THE FLOOR**VII. CONSENT AGENDA****1. Appointment to Regional Citizens' Advisory Council Board of Directors
- Applicant: Amanda Bauer****2. Acceptance of Late File Application for 2025 Senior Citizen's Property
Tax Exemption - John Engles****3. Proclamation: 2025 Earthquake Remembrance Day**

MOTION: Council Member Devens moved, seconded by Council Member Lally, to approve the Consent Agenda.

VOTE ON THE MOTION

Yays: 6 - Fleming, Love, Sorum, Scheidt, Devens and Lally

Absent: 1 - Foster

MOTION CARRIED.

VIII. NEW BUSINESS**1. Approval of Contract Award with Barnett Building LLC for Civic Center
Green Room Renovation in the Amount of \$701,840.00**

MOTION: Council Member Love moved, seconded by Council Member Scheidt, to approve a contract with Barnett Building LLC for the Civic Center Green Room Renovation project in the amount of \$701,840.00.

VOTE ON THE MOTION

Yays: 6 - Fleming, Love, Sorum, Scheidt, Devens and Lally

Absent: 1 - Foster

MOTION CARRIED.

**2. Approval of Purchase - 2025 Schwartz Model A7TE Tornado Street
Sweeper in the amount of \$396,328**

MOTION: Council Member Lally moved, seconded by Council Member Love, to approve the purchase of a 2025 Schwartz Model A7TE Tornado Street

Sweeper.

VOTE ON THE MOTION

Yays: 6 - Fleming, Love, Sorum, Scheidt, Devens and Lally

Absent: 1 - Foster

MOTION CARRIED.

3. Approval of Shared Service Agreement Between the City of Valdez, on Behalf of the Valdez Public Safety Dispatch Center, and the City of Whittier, Alaska on Behalf of the Whittier Department of Public Safety

MOTION: Council Member Devens moved, seconded by Council Member Lally, to approve the Shared Service Agreement between the between the City of Valdez, on behalf of the Valdez Public Safety Dispatch Center, and the City of Whittier, Alaska on behalf of the Whittier Department of Public Safety.

Council Member Love asked about revenues from the City of Whittier for the service. Police Chief Hinkle shared that this was a paid service with \$91,000 annual revenue.

Council Member Scheidt asks for confirmation of the Police Department's capacity to provide the service, which Hinkle confirmed.

VOTE ON THE MOTION

Yays: 6 - Fleming, Love, Sorum, Scheidt, Devens and Lally

Absent: 1 - Foster

MOTION CARRIED.

4. Discussion Item: Work Session on Council Contingency

Council Member Love expressed his desire to discuss the following:

- History of the Council Contingency Reserve, including past usage
- Advantages vs Disadvantages of having a specific Council Contingency fund

City Clerk Pierce noted there were two Council Contingency funds, and she would outline what they had been used for in the past.

Council Member Sorum encouraged the work session to be scheduled for after the upcoming election.

Council Member Scheidt agreed it would be important for oncoming Council members to participate in the conversation.

Finance Director Jordan Nelson agreed a work session after the new Council was seated, possibly after the Strategic Planning session, about fund balance policy would be ideal.

IX. ORDINANCES

1. #25-04 - Amending Chapter 10.20 of the Valdez Municipal Code Titled Recreational Vehicle Parks and Tent Camping. First Reading. Public Hearing.

MOTION: Council Member Lally moved, seconded by Council Member Love, to approve Ordinance 25-04 in first reading for public hearing.

John Spadafora, Valdez RV Park, voiced opposition to the city being involved in RV Parking. He voiced concern on proposed locations, especially schools, and asked about fees for RVs parked in city permitted areas. He requested additional information on the limit to the number of permits.

Police Chief Hinkle noted the ordinance was a framework. He gave an overview of the plan for the working group his team would be putting together and that future discussions would include RV park owners.

Council Member Love shared his concern over limiting the number of tents on private property, as well as the length of time, as there were several local businesses who housed seasonal employees with this method.

MOTION TO AMEND: Council Member Love moved, seconded by Council Member Devens, to amend Ordinance 25-04 10.20.040(b) by striking "limited to no more than 2 tents for a period not to exceed 30 days".

VOTE ON AMENDMENT

Yays: 5 - Fleming, Love, Scheidt, Devens and Lally

Nays: 1 - Sorum

Absent: 1 - Foster

MOTION ON AMENDMENT CARRIED.

VOTE ON MAIN MOTION

Yays: 5 - Fleming, Love, Sorum, Devens and Lally

Nays: 1 - Scheidt

Absent: 1 - Foster

MOTION MAIN MOTION CARRIED.

X. REPORTS

1. Monthly Treasury Report: January 2025

2. Report: Temporary Land Use Permit 25-01 for the Valdez Adventure Alliance for An Approximately 6,000 Square Foot Portion of 1500 Valdez Glacier Road, Tract A, ASLS 79-116 owned by the City of Valdez & 3351 Falcon Avenue Lot 5 Block 9, Robe River Subdivision

3. Procurement Report - 2025 Ford F-150

4. **Procurement Report - Mitsubishi FG25 Forklift**
5. **Procurement Report - 2024 Ford F-150**
6. **Quarterly Financial Summary Reports: December 31, 2024**

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

1. City Manager Report

City Manager John Douglas thanked the Council for the opportunity to serve in the manager's role and congratulated them on projects completed over the last year. He shared his plans for the future with Council and wished them well.

2. City Clerk Report

City Clerk Sheri Pierce noted that she'd distributed copies of the certification of candidates for the municipal election with City Council and announced the candidates who had filed to run for local office.

Pierce also shared that Representative Fields had reached out seeking support for HB 79 renaming Shoup Bay State Marine Park as Vic Fischer Shoup Bay State Marine Park to honor the late statesman and father of the state marine park system. She sought and received the council's consent to draft a letter which they provided.

She also noted that a letter on the topic of the Valdez State Park Ranger position had been submitted to the House Finance Committee of the State Legislature and reminded the public that tax appeal were due April 1st and reminded Council of Board of Equalization dates.

She also shared upcoming scheduling conflicts and asked that Council consider rescheduling the second regular meeting of April.

3. City Attorney Report

City Attorney Staser provided an update on legal matters his office was pursuing behalf of the city, including escaped property, contingency plan renewal and Alderwood.

4. City Mayor Report

Mayor Fleming shared about his enjoyment of the Mayor's Cup Snowmachine Race. He also congratulated the high school basketball teams for their success at the regional tournament and wished them luck at the state.

XII. COUNCIL BUSINESS FROM THE FLOOR

Council Member Devens spoke on the topic of memorials, sharing that Vic Fischer was an inspiration for him and reminding everyone of the deep impact and significance of the upcoming 1964 Earthquake Memorial.

Council Member Lally thanked Valdez Adventure Alliance for their presentation.

Council Member Scheidt thanked the citizens who had been willing to run for Council and School Board.

Council Member Love gave an update on the annual audit and Audit Committee proceedings. He also shared Beautification Commission concerns on the Black Gold Parkstrip and possible next steps in the Beautification Commission coordinating with the Parks and Recreation Commission.

XIII. ADJOURNMENT

The meeting was adjourned at 8:13 p.m.



Legislation Text

File #: 25-0204, **Version:** 1

ITEM TITLE:

Approval To Go Into Executive Session - Re: City Manager Contract

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:

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 #: 25-0131, **Version:** 1

ITEM TITLE:

Proclamation: Public Service Recognition Week 2025

SUBMITTED BY: Rhea Cragun, Human Resources Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Proclamation

SUMMARY STATEMENT:

Public Service Recognition Week 2025: May 4 - May 10

Celebrated the first full week in May since 1985, Public Service Recognition Week (PSRW) is a time set aside to honor those who serve our nation as federal, state, borough, and local government employees.

Please see attached proclamation recognizing public service employees.



PROCLAMATION

*Public Service Recognition Week
May 4th to 10th 2025*

WHEREAS, a career in public service is a meaningful investment in the wellbeing of Alaska's communities, families, and people, reflecting a deep commitment to serve others with integrity, innovation, and dedication; and

WHEREAS, public service employees are the backbone of our communities, providing essential services and maintaining the infrastructure that allows our schools, businesses, and neighborhoods to thrive; and

WHEREAS, since 1985, the first full week of May has been set aside to honor the contributions of public employees at all levels – federal, state and local – recognizing their vital role in sustaining our way of life; and

WHEREAS, Alaska is home to thousands of public servants whose collective mission is to improve lives and build a brighter future, facing unique challenges with resilience, creativity, and an unwavering commitment to the people they serve; and

WHEREAS, public servants fulfill diverse and critical roles – from maintaining transportation systems and public safety, to supporting health care, education, and emergency response – often risking their own safety to protect and uplift others during times of crisis; and

WHEREAS, these unsung heroes take not only jobs, but solemn oaths to uphold the safety, health, and wellbeing of our communities, and continue to serve with pride, professionalism, and a steadfast sense of duty; and

WHEREAS, the continuity of government and the quality of daily life depend on the tireless efforts of these individuals who place the needs of others before their own.

NOW, THEREFORE, I, Dennis Fleming, Mayor of the City of Valdez, do hereby proclaim the week of May 4th through May 10th, 2025, as:

Public Service Recognition Week

in the City of Valdez, and encourage all citizens to recognize, appreciate, and celebrate the outstanding contributions of our public employees at the federal, state, borough, and city levels who work every day to serve, strengthen, and sustain our community and our great state.

Dated the 7th day of May, 2025

CITY OF VALDEZ, ALASKA

Dennis Fleming, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 25-0200, **Version:** 1

ITEM TITLE:

Certification of Election Results for the May 6, 2025, Regular Municipal Election

SUBMITTED BY: Sheri Pierce, MMC, City Clerk

FISCAL NOTES:

Expenditure Required: NA

Unencumbered Balance: NA

Funding Source: NA

RECOMMENDATION:

[Click here to enter text.](#)

SUMMARY STATEMENT:

The City Clerk will present the election report and results of the May 6, 2025, Regular Municipal Election for certification by the City Council.



Legislation Text

File #: 25-0206, **Version:** 1

ITEM TITLE:

Approval of Amendment #2 to Contract with X-DLX Investments for Maintenance of Turf, Landscape and Pond Water in the Amount of \$5000

SUBMITTED BY: Ken Wilson, PRCS Director

FISCAL NOTES:

Expenditure Required: \$5000.00
Unencumbered Balance: \$231,390.00
Funding Source: 001-6500-43400

RECOMMENDATION:

Approve Amendment #2 to contract with X-DLX Investments for Maintenance of Turf, Landscape and Pond Water in the amount of \$5000.

SUMMARY STATEMENT:

During the April 22, 2025, City Council and PRCS Commission Joint Work Session, City Council instructed staff to check into the additional cost of mowing and maintenance of the Right of Way on both sides of the highway from Meals Ave to the State of Alaska DOT&PF Building entrance.

This would allow for the beautification of the entrance to the City of Valdez.

The additional funds required for the added item to the existing contract would be \$5000 which will allow for 22 mowing cycles on the property. The width of area would be consistent on both sides of the road based on terrain and drainage restrictions.

Amendment #2 to Contract 1912 with X-DLX Investment for Maintenance of Turf, Landscape and Pond Water is attached for review.

This contract was originally approved for three years in 2022 and a one-year extension to the contract was approved by Council on April 15, 2025. Funds for 2025 services under this contract have not yet been encumbered.

With a \$5000 addition, the total contract amount for 2025 will be \$159,040.



**City of Valdez
Contract Amendment #2**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, ("City") and
X-DLX Investments Corporation ("Contractor"), is to the following AGREEMENT dated the
___ day of _____, 2025:

Project: Maintenance of Turf, Landscape and Pond Water

Contract No.: 1912

Cost Code: 001-6500-43400

Contractor's project manager under this agreement is B. Neal Dees.

City's project manager is Cole Beck.

ARTICLE 1. Justification

The above referenced AGREEMENT requires modification due to the following requirements or conditions: The contractor has been asked to expand mowing services to include additional areas along the Richardson Highway owned by the State of Alaska and not previously maintained by the City of Valdez. The additional area will add \$5000 to the 2025 contract cost. **The full cost for 2025 Services under this contract amendment will be \$159,040.**

ARTICLE 2. Scope of Work - Period of Performance

Scope of work to the above referenced AGREEMENT shall be modified as specified in Appendix A, which is hereby incorporated by this reference.

Period of Performance is not modified by this amendment.

ARTICLE 3. Compensation

Original amount of the AGREEMENT: \$522,570.00

Amount Changed by previously authorized Amendment: \$154,040.00

AGREEMENT Amount prior to this Amendment: \$676,610.00

Agreement for Services
Project: Maintenance of Turf, Landscape
and Pond Water
Contract No. 1912
Cost Code: 001-6500-43400

Amount of this Amendment: \$5,000.00

New total AGREEMENT amount including this Amendment: \$681,610.00

ARTICLE 4. Extent of Agreement:

The above referenced AGREEMENT, including this and all previously authorized Amendments and appendices, represents the entire and integrated AGREEMENT between the City and the Contractor.

Nothing contained herein may be deemed to create any contractual relationship between the City and any Subconsultants or material suppliers; nor may anything contained herein be deemed to give any third party a claim or right of action against the City or the Contractor which does not otherwise exist without regard to this AMENDMENT.

All terms, conditions, and provisions of the above referenced AGREEMENT, to include all previously authorized Amendments, remain in full force and effect, except as specifically modified herein by this AMENDMENT.

IN WITNESS WHEREOF, the parties to this presence have executed this AMENDMENT in two (2) counterparts, each of which shall be deemed an original, on the date first mentioned above.

X-DLX INVESTMENTS CORPORATION

**CITY OF VALDEZ, ALASKA
APPROVED:**

Name of Company Rep Authorized to Sign

Dennis Fleming, Mayor

BY: _____

Date: _____

TITLE: _____

ATTEST:

DATE: _____

FEDERAL ID #: _____

Sheri L. Pierce, MMC, City Clerk

Date: _____

Signature of Company Secretary or Attest

Date: _____

Nathan Duval, City Manager

Date: _____

Appendix A

Project: Maintenance of Turf, Landscape and Pond Water Contract 1912 Amendment to the Scope of Work

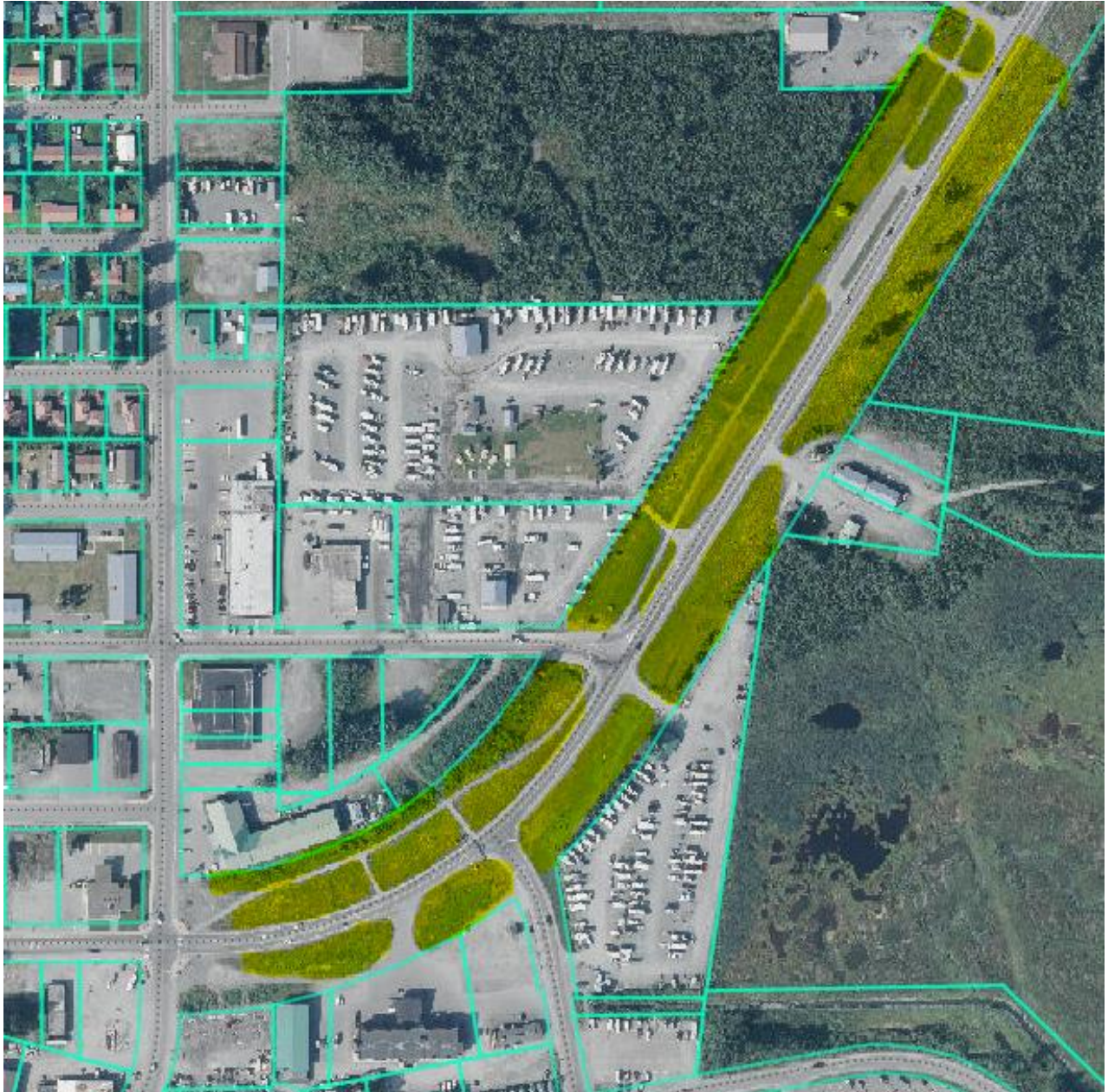
Group 1 Schedule C: Mowing and Trimming:

The scope of work is amended by expanding the geographic areas mowed to include the right of way on both sides of the Richardson Highway from Meals Ave. to the entrance to the State of Alaska Department of Transportation & Public Facilities building (located at 351 Richardson Hwy).

The width of area shall be consistent on both sides of the road based on terrain and drainage restrictions.

22 mowing cycles on the above-named property shall be completed in the 2025 lawn maintenance season at an additional annual cost of \$5,000.

Map of Additional Designated Area





Legislation Text

File #: 25-0207, **Version:** 1

ITEM TITLE:

Approval of Change Order #1 with Harris Sand & Gravel for Pavement Management Phase IIIB Pioneer Drive in the Amount of \$104,650.

SUBMITTED BY: Brad Sontag, Capital Facilities Project Manager

FISCAL NOTES:

Expenditure Required: \$104,650.00

Unencumbered Balance: \$591,228.46

Funding Source: 350-0310-55000.2006

RECOMMENDATION:

Approve Change Order #1 with Harris Sand & Gravel for Pavement Management Phase IIIB Pioneer Drive in the amount of \$104,650.

SUMMARY STATEMENT:

Additional work to install 2" HDPE conduit for fiber optic cable and 4 vaults is being added to this project. The additional work is being done while the contractor will already have a trench open to install the conduit. The conduit and vaults will be placed along the north side of Pioneer Drive. This will save the city the extra cost of doing the fiber installation at a later date. The fiber optic cable will be connected to the City Hall server and to a radio repeater on the fire station property as a separate project in the future.

This scope was funded as a request from the IT Department with the 2025 budget appropriations and is part of the larger Public Safety radio & tower upgrades project.

The scope of work is more specifically described in the attached cost proposal titled "Pioneer Dr. RFP 003 -Fiber Improvements Hazelet to Meals."

The contract sum is to be increased by \$104,650. This Change Order will be added to the contract sum under cost code 310-1118-58000 but will be invoiced to cost code 350-0310-55000.2006



RFP#-003

Harris Sand & Gravel's RFP-003 covers the materials and labor to install 2 each 2" HDPE conduits along the north side of Pioneer Dr. from the corner of Hazelet Ave. to the corner of Meals Ave. This would include the installation of 2 each new 4'x4' vaults to be located at the corner of Hazelet Ave. and Pioneer Dr., and on the north side of Tatilek Ave. and Pioneer Dr. It also includes the relocation of an existing vault on the corner of Hazlet Ave. and Pioneer Dr. which would be relocated on the corner of Meals Ave. and Pioneer Dr. The installation would follow the same specifications used on Egan Dr. and West Hanagita fiber system. 3M electronic locator balls will be placed in the vaults and a #12 tracer wire will be installed in all the conduits.

Stephen L Hocking Jr
Superintendent
Office: 907-835-4756
Cell: 907-255-2697
steveatharris@hotmail.com

Frontier Electrical Services

PO Box 3030
Valdez, AK 99686
907-835-4810

PROJECT BID

| Date | Bid # |
|-----------|-------|
| 4/24/2025 | 508 |

Name / Address

Harris Sand and Gravel
P.O. Box 6
Valdez, AK 99686

Lines 1 & 2 not
included in CO#1

| Description | Qty | Cost | Total |
|--|--------------|----------------------|----------------------|
| Pioneer Street HDPE install. Bid includes installing 4 vaults and running 2 each 2" HDPE conduits from City Hall to corner of Hazelet. Bid includes installing HDPE to vault at city hall but not installing the 2" rigid conduit to the second floor. HDPE will be left in a vault towards the front of the court yard so it can be ran into the building in the future. Bid does not include excavation work, bedding sand, back fill, or setting the vaults. | 1 | 67,500.00 | 67,500.00 |
| Install HDPE from vault at Tatitlek Ave to Meal Ave. The vault that is currently installed at the corner of Hazelet will be moved to Meals and reused. Bid includes running 2 each 2" HDPE conduits | 1 | 16,500.00 | 16,500.00 |
| Install HDPE down Pioneer drive from Hazelet ave to Meals ave. Install 2 new concrete 4'x4' vaults at the corner of Hazelet ave and Pioneer drive and a vault at Tatitlek ave and Pioneer drive. The vault that is currently installed at the corner of Hazelet will be moved to Meals and reused | 1 | 56,500.00 | 56,500.00 |
| | | Total | \$140,500.00 |

Price guaranteed for 30 days

Signature _____



CHANGE ORDER
CITY OF VALDEZ

| | | | |
|-----------------|--|-------------------------|---------------------|
| TO: | Harris Sand & Gravel PO Box 6 Valdez, Ak 99686 | DATE ISSUED | May 7, 2025 |
| | | CHANGE ORDER NO. | 1 |
| | | COST CODE NO. | 350-0310-55000.2006 |
| | | PROJECT NO. | 25-310-1118 |
| PROJECT: | Pavement Management Phase IIIB Pioneer Drive | CONTRACT NO. | 2311 |
| | | Distribute to | |
| | | Engineering | |
| | | Owner | |
| | | Contractor | X |
| | | Other | |

You are directed to make the changes in this CONTRACT as follows: The contract sum is to be increased by \$104,650.00. This Change Order will be added to the contract sum under cost code 310-1118-58000 but invoiced to cost code 350-0310-55000.2006

Justification: Additional work to install 2" HDPE conduit for fiber optic cable and 4 vaults is being added to this project. The additional work is being done while the contractor will already have a trench open to install the conduit. This will save the City extra costs of doing the fiber installation at a later date. The scope of work is more specifically described in the attached cost proposal titled "Pioneer Dr. RFP 003 – Fiber Improvements Hazelet to Meals."

Not valid until signed by both the Mayor and City Clerk. Signature of Contractor indicates his agreement herewith, including any adjustment in **CONTRACT** sum or **CONTRACT** time.

| | | |
|---|----|---------------------|
| The original CONTRACT sum was..... | \$ | <u>2,586,057.50</u> |
| Change by previously authorized Change Order(s)..... | \$ | <u>0.00</u> |
| The CONTRACT sum prior to this Change Order was..... | \$ | <u>2,586,057.50</u> |
| The CONTRACT sum will be increased by this Change Order..... | \$ | <u>104,650.00</u> |
| New CONTRACT sum including this Change Order will be..... | \$ | <u>2,690,707.50</u> |

CONTRACT time will be *Remain the same*. The date of Substantial Completion as of the date of this Change Order therefore is October 31, 2025.

HARRIS SAND & GRAVEL

By: _____

Date: _____

CORPORATE SEAL

Attest: _____

Corporate Secretary

AUTHORIZED BY: CITY OF VALDEZ

By: _____

Dennis Fleming, Mayor

Date: _____

Attest: _____

Sheri Pierce, City Clerk

Date: _____

RECOMMENDED

By: _____

Nathan Duval, City Manager

Date: _____

By: _____

Scott Benda, Capital Facilities Director

Date: _____



Legislation Text

File #: 25-0208, **Version:** 1

ITEM TITLE:

Approval of Purchase Agreement with L3Harris for Police and Fire Radios in the amount of \$695,000.

SUBMITTED BY: Matthew Osburn

FISCAL NOTES:

Expenditure Required: \$695,000.00

Unencumbered Balance: \$696,578.46

Funding Source: 350-0310-55000 Major Maintenance Reserve, Activity 2006, Radio Repeater Upgrade Project

RECOMMENDATION:

Approve purchase agreement with L3Harris for Police and Fire radios in the amount of \$695,000.

SUMMARY STATEMENT:

This purchase completes the full replacement of radio equipment for all Police and Fire Department personnel.

It encompasses all employee and vehicle radios, accessories such as cases and chargers along with licensing requirements. The replacement was started with a PD grant accepted in 2024.

Quote Name: CITY OF VALDEZ_295766_050225

Date: 5/2/2025

Valid for 30 days

Erik Skilbred
Emergency Services Systems Administrator
212 Chenequa Ave.
PO Box 307
Valdez, AK 99686
Main: 907.834.3453
Direct : 907.834.3480

Sales POC: Jennine Weber
Sr. Spec., Sales/Account Manager
Public Safety and Professional Communications
1-503-724-1273
jennine.weber@l3harris.com

| L3Harris' Internal Use Only | |
|-----------------------------|---------------|
| Quote by: | B.Velez |
| CRM # | |
| CCC Case # | INC-000358069 |

| Item | Part Number | Description | Qty | List Price | Discount | Sale Price | Extended Sale Price |
|--|---------------|--|-----|-------------|----------|-----------------|----------------------|
| XL-200 Portable | | | | | | | |
| 1 | XL-PFM1M-NA | PORTABLE,XL-200P,FKP,BLK,US,NA | 58 | \$ 3,950.00 | 26% | \$ 2,923.00 | \$ 169,534.00 |
| 2 | XL-Y3EWP | SERVICE ASSIST, EXT WARRANTY 3YR, XL200P | 58 | \$ 220.00 | 0% | \$ 220.00 | \$ 12,760.00 |
| 3 | XL-FW2X | OPERATION,LOAD NIFOG PERSONALITY | 58 | \$ 0.01 | 100% | \$ - | \$ - |
| 4 | XL-PL5L | FEATURE,P25 OTAR(OVER-THE-AIR-REKEYING) | 58 | \$ 700.00 | 26% | \$ 518.00 | \$ 30,044.00 |
| 5 | XL-PL4F | FEATURE,P25 PHASE 2 TDMA | 58 | \$ 275.00 | 26% | \$ 203.50 | \$ 11,803.00 |
| 6 | XL-PL8Y | FEATURE, ENCRYPTION LITE | 58 | \$ 0.01 | 100% | \$ - | \$ - |
| 7 | XL-PKG8F | FEATURE,256-AES,64-DES ENCRYPTION | 58 | \$ 785.00 | 26% | \$ 580.90 | \$ 33,692.20 |
| 8 | XL-PKGPT | FEATURE PACKAGE,P25 TRUNKING | 58 | \$ 1,800.00 | 26% | \$ 1,332.00 | \$ 77,256.00 |
| 9 | XL-PKGF1 | FEATURE PACKAGE,ALL BANDS,V+U+7/800 | 58 | \$ 1,795.00 | 26% | \$ 1,328.30 | \$ 77,041.40 |
| 10 | XL-PA4K | BATTERY,LI-ION,HI-CAPACITY,4800MAH | 58 | \$ 215.00 | 26% | \$ 159.10 | \$ 9,227.80 |
| 11 | XL-NC5Z | ANTENNA,FLEX,HELICAL,136-870 MHZ | 58 | \$ 125.00 | 26% | \$ 92.50 | \$ 5,365.00 |
| 12 | RE-XL001-DEMO | DEVICE MGMT 12 MONTH SUBSCRIPTION TRIAL | 58 | \$ 0.01 | 100% | \$ - | \$ - |
| 13 | XL-HC4T | CASE,NYLON,BLACK,MOLLE STRAP | 43 | \$ 75.00 | 26% | \$ 55.50 | \$ 2,386.50 |
| 14 | XL-HC3L | BELT CLIP,METAL | 8 | \$ 35.00 | 26% | \$ 25.90 | \$ 207.20 |
| 15 | XL-AE3J | SPKR MIC, XL XTRM, XL200P, BLK | 53 | \$ 795.00 | 26% | \$ 588.30 | \$ 31,179.90 |
| 16 | XL-AE4B | SPEAKER MICROPHONE,EMER BUTTON | 9 | \$ 255.00 | 26% | \$ 188.70 | \$ 1,698.30 |
| 17 | XL-NC5Z | ANTENNA,FLEX,HELICAL,136-870 MHZ | 10 | \$ 125.00 | 26% | \$ 92.50 | \$ 925.00 |
| 18 | XL-PA4K | BATTERY,LI-ION,HI-CAPACITY,4800MAH | 66 | \$ 215.00 | 26% | \$ 159.10 | \$ 10,500.60 |
| 19 | XL-CH6F | CHARGER, SINGLE BAY + | 61 | \$ 250.00 | 26% | \$ 185.00 | \$ 11,285.00 |
| 20 | XL-CH6G | CHARGER, 6-BAY, PREMIUM, XL-200P | 5 | \$ 945.00 | 26% | \$ 699.30 | \$ 3,496.50 |
| 21 | XL-CH6H | CHARGER, VEHICULAR, PREMIUM, XL-200P | 14 | \$ 265.00 | 26% | \$ 196.10 | \$ 2,745.40 |
| | | | | | | Subtotal | \$ 491,147.80 |
| XL-200P Accessories | | | | | | | |
| 22 | XF-HC7M | STRAP,EXTREME REFLECTIVE,XL LENGTH | 43 | \$ 130.00 | 26% | \$ 96.20 | \$ 4,136.60 |
| 23 | XF-HC7R | ANTI-SWAY STRAP, EXTREME | 43 | \$ 20.00 | 26% | \$ 14.80 | \$ 636.40 |
| | | | | | | Subtotal | \$ 4,773.00 |
| XL-200 Mobile Single Control Head | | | | | | | |
| 24 | XZ-MPM1M | MOBILE, XL-200M, MULTIBAND | 8 | \$ 4,275.00 | 26% | \$ 3,163.50 | \$ 25,308.00 |
| 25 | XZ-Y3EWP | SERVICE ASSIST,EXT WARRANTY 3 YR, XL200M | 8 | \$ 275.00 | 0% | \$ 275.00 | \$ 2,200.00 |
| 26 | XZ-PL4J | FEATURE, VHF BAND | 8 | \$ 600.00 | 26% | \$ 444.00 | \$ 3,552.00 |
| 27 | XZ-PL8Y | FEATURE, ENCRYPTION LITE | 8 | \$ 0.01 | 100% | \$ - | \$ - |
| 28 | XZ-PL4F | FEATURE, PHASE 2 TDMA | 8 | \$ 275.00 | 26% | \$ 203.50 | \$ 1,628.00 |
| 29 | XZ-PL5L | FEATURE, OTAR | 8 | \$ 700.00 | 26% | \$ 518.00 | \$ 4,144.00 |
| 30 | XZ-PKG8F | FEATURE, 256-AES, 64-DES ENCRYPTION | 8 | \$ 785.00 | 26% | \$ 580.90 | \$ 4,647.20 |
| 31 | XZ-PKGPT | FEATURE PACKAGE, P25 TRUNKING | 8 | \$ 1,800.00 | 26% | \$ 1,332.00 | \$ 10,656.00 |
| 32 | XZ-MA4A | KIT, MOUNTING XL-MOBILE UNIVERSAL | 8 | \$ 495.00 | 26% | \$ 366.30 | \$ 2,930.40 |
| 33 | XZ-MC6A | MICROPHONE, XL, STANDARD MOBILE | 8 | \$ 105.00 | 26% | \$ 77.70 | \$ 621.60 |
| 34 | XZ-AN8A | ANTENNA, ELEMENT, FLEXIBLE, V/U/700/800 | 8 | \$ 210.00 | 26% | \$ 155.40 | \$ 1,243.20 |
| 35 | XZ-AN6U | ANTENNA, BASE, STD ROOF MOUNT LOW LOSS | 8 | \$ 80.00 | 26% | \$ 59.20 | \$ 473.60 |
| 36 | XZ-LS6A | SPEAKER, EXTERNAL, MOBILE | 8 | \$ 60.00 | 26% | \$ 44.40 | \$ 355.20 |
| 37 | XZ-CA6F | CABLE, XL-MOBILE, SPEAKER ACCY | 8 | \$ 120.00 | 26% | \$ 88.80 | \$ 710.40 |
| 38 | XZ-CP6A | CONTROL UNIT, XL-CH | 8 | \$ 1,850.00 | 26% | \$ 1,369.00 | \$ 10,952.00 |
| 39 | XZ-LS6A | SPEAKER, EXTERNAL, MOBILE | 8 | \$ 60.00 | 26% | \$ 44.40 | \$ 355.20 |
| 40 | XZ-AN8A | ANTENNA, ELEMENT, FLEXIBLE, V/U/700/800 | 2 | \$ 210.00 | 26% | \$ 155.40 | \$ 310.80 |
| | | | | | | Subtotal | \$ 70,087.60 |
| XL-200M Mobile Dual Control Head | | | | | | | |
| 41 | XZ-MPM1M | MOBILE, XL-200M, MULTIBAND | 12 | \$ 4,275.00 | 26% | \$ 3,163.50 | \$ 37,962.00 |
| 42 | XZ-Y3EWP | SERVICE ASSIST,EXT WARRANTY 3 YR, XL200M | 12 | \$ 275.00 | 0% | \$ 275.00 | \$ 3,300.00 |
| 43 | XZ-PL4J | FEATURE, VHF BAND | 12 | \$ 600.00 | 26% | \$ 444.00 | \$ 5,328.00 |
| 44 | XZ-PL8Y | FEATURE, ENCRYPTION LITE | 12 | \$ 0.01 | 100% | \$ - | \$ - |
| 45 | XZ-PL4F | FEATURE, PHASE 2 TDMA | 12 | \$ 275.00 | 26% | \$ 203.50 | \$ 2,442.00 |
| 46 | XZ-PL5L | FEATURE, OTAR | 12 | \$ 700.00 | 26% | \$ 518.00 | \$ 6,216.00 |
| 47 | XZ-PKG8F | FEATURE, 256-AES, 64-DES ENCRYPTION | 12 | \$ 785.00 | 26% | \$ 580.90 | \$ 6,970.80 |
| 48 | XZ-PKGPT | FEATURE PACKAGE, P25 TRUNKING | 12 | \$ 1,800.00 | 26% | \$ 1,332.00 | \$ 15,984.00 |
| 49 | XZ-MA4A | KIT, MOUNTING XL-MOBILE UNIVERSAL | 12 | \$ 495.00 | 26% | \$ 366.30 | \$ 4,395.60 |
| 50 | XZ-MC6A | MICROPHONE, XL, STANDARD MOBILE | 12 | \$ 105.00 | 26% | \$ 77.70 | \$ 932.40 |
| 51 | XZ-MC6A | MICROPHONE, XL, STANDARD MOBILE | 12 | \$ 105.00 | 26% | \$ 77.70 | \$ 932.40 |
| 52 | XZ-AN8A | ANTENNA, ELEMENT, FLEXIBLE, V/U/700/800 | 12 | \$ 210.00 | 26% | \$ 155.40 | \$ 1,864.80 |
| 53 | XZ-AN6U | ANTENNA, BASE, STD ROOF MOUNT LOW LOSS | 12 | \$ 80.00 | 26% | \$ 59.20 | \$ 710.40 |
| 54 | XZ-LS6A | SPEAKER, EXTERNAL, MOBILE | 12 | \$ 60.00 | 26% | \$ 44.40 | \$ 532.80 |
| 55 | XZ-CA6F | CABLE, XL-MOBILE, SPEAKER ACCY | 12 | \$ 120.00 | 26% | \$ 88.80 | \$ 1,065.60 |
| 56 | XZ-CP6A | CONTROL UNIT, XL-CH | 12 | \$ 1,850.00 | 26% | \$ 1,369.00 | \$ 16,428.00 |
| 57 | XZ-CP6A | CONTROL UNIT, XL-CH | 12 | \$ 1,850.00 | 26% | \$ 1,369.00 | \$ 16,428.00 |
| 58 | XZ-MA4C | BRACKET, MOUNTING, XL CONTROL HEAD | 12 | \$ 68.00 | 26% | \$ 50.32 | \$ 603.84 |
| 59 | XZ-CA6B | CABLE, XL-MOBILE, ETHERNET, 9M | 12 | \$ 42.00 | 26% | \$ 31.08 | \$ 372.96 |
| 60 | XZ-CA6D | CABLE, POWER, XL-CH | 12 | \$ 87.00 | 26% | \$ 64.38 | \$ 772.56 |
| 61 | XZ-LS6A | SPEAKER, EXTERNAL, MOBILE | 12 | \$ 60.00 | 26% | \$ 44.40 | \$ 532.80 |
| 62 | XZ-CA6F | CABLE, XL-MOBILE, SPEAKER ACCY | 12 | \$ 120.00 | 26% | \$ 88.80 | \$ 1,065.60 |

Erik Skilbred
Emergency Services Systems Administrator
212 Chenega Ave.
PO Box 307
Valdez, AK 99686
Main: 907.834.3453
Direct : 907.834.3480

Sr. Spec., Sales/Account Manager
Public Safety and Professional Communications
1-503-724-1273
jennine.weber@l3harris.com

| L3Harris' Internal Use Only | |
|-----------------------------|---------------|
| Quote by: | B.Velez |
| CRM # | |
| CCC Case # | INC-000358069 |

| Item | Part Number | Description | Qty | List Price | Discount | Sale Price | Extended Sale Price |
|--|-------------|-------------|-----|------------|----------|--------------------|---------------------|
| | | | | | | Subtotal | \$ 124,840.56 |
| | | | | | | Estimated Shipping | \$ 1,938.60 |
| Lead time is subject to material availability at time of order | | | | | | Total Sale Price | \$ 692,787.56 |

Terms and Conditions:

- The Terms and Conditions are governed by the agreement between L3Harris Technologies and Sourcewell Public Safety Communications Technology and Hardware Solutions. This Quote is issued pursuant to Sourcewell Contract 042021-L3H, and SIT#295766. In accordance with Section 6.B. of the Sourcewell Contract, L3Harris has supplied additional terms and conditions customary to the industry, as well as specific to the technology being proposed. City of Valdez, Valdez, Alaska Sourcewell Membership ID# 18918.
- Storing battery packs is not recommended because the chemicals in the battery degrade over time and this affects the functionality of the battery. Improper storage of batteries may void warranty.
- Pricing does not include installation, programming, taxes or shipping (if applicable), unless otherwise noted. These items may be waived based on the terms and conditions which are applicable to this quote (Item 1) and could be subject to change.

Purchase Order requirements:

Purchase Order issued to L3Harris Technologies - PSPC - 221 Jefferson Ridge Parkway - Lynchburg, VA 24501
The Purchase Order should include the following references:

- Must include Quote Name and Date. If applicable, include MBP#.
- All orders must contain valid model number, quantity, and price for each item.
- Frequencies must be supplied with order if applicable.
- Requested Delivery Date; If related to **Grant Funding**, important to provide Grant name, Agency, deadline and product receipt deadline, when applicable.
- Shipping will default to Best Way ground, unless otherwise specific. Special shipping/delivery instructions (ex. Delivery lift gate required?) must be noted if applicable.
- Non Standard packing will be billed to the customer.
- Bill to and Ship to addresses along with contact information must be included. Provide customer account number if readily available.
- L3Harris DUNS#: 101474992; Cage Code: 1PNR4; Tax ID 34-0276860.



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 25-0202, **Version:** 1

ITEM TITLE:

Approval of City Manager Contract with Nathan Duval

SUBMITTED BY: n/a

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

Approve City Manager contract with Nathan Duval.

SUMMARY STATEMENT:

City Manager contract for Nathan Duval is attached for review and approval.

CITY MANAGER EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT ("Agreement"), is made and entered into as of this _____ day of _____, 2025, by and between the City of Valdez, Alaska, a municipal corporation, as the Employer, hereinafter called the "City," and Nathan Duval, hereinafter called "Employee." City and Employee are sometimes hereinafter collectively referred to as "Parties", and each individually a "Party."

I. RECITALS

WHEREAS, the City wishes to appoint Employee as City Manager of the City of Valdez, Alaska, as provided by Sections 2.1(b) and 5.3(a) of the Valdez City Charter; and,

WHEREAS, Employee has agreed to serve as City Manager subject to the terms and provisions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the Parties agree as follows:

II. AGREEMENT

Section 1. Employment/Duties

The City appoints and employs Employee as City Manager of Valdez to perform the functions and duties, and to discharge the obligations, specified in Section 5.3(a) of the City Charter and Chapter 2.08 of the City Code, as they may be hereinafter amended, and to perform other legally required, permissible and proper duties, functions and obligations as required by City Charter and Code and as the City Council shall from time to time assign. Employee shall be an "at will" employee of the City. Employee shall always faithfully, industriously, loyally, and to the best of Employee's ability, experience, and talents, perform all the duties that may be required of and from Employee hereunder. Employee shall have the affirmative duty to cooperate, inform, advise, and regularly communicate with the City Council on the status of the City's business and affairs. Such communications shall include, without limitation, reports to the City Council in such form and frequency as the City Council may direct, and participation in all meetings of the City Council.

In addition, Employee is expected to represent the City in communications with officials from State and Federal governmental bodies and agencies regarding legislative priorities and other issues. Employee shall work with lobbyists engaged by the City to identify issues of import to the City. Employee is expected to participate in City arranged trips to Juneau and Washington, D.C. for purposes of engaging in communications with State and Federal officials.

Employee and City agree to work together, in good faith, to promote the goals and initiatives of the Valdez City Council and achieve the stated mission of the City of Valdez.

Section 2. Term

A. Employee's employment as City Manager shall commence after execution of this Agreement and continue indefinitely until terminated. The terms of this Agreement shall continue for an initial period of three (3) years and remain in force thereafter until amended or terminated.

B. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the right of the Employee to resign at any time from Employee's position with the City.

Section 3. Salary/Leave/Vehicle Allowance

A. Employee's salary shall be One Hundred Ninety Thousand dollars (\$190,000.00) per year, subject to an annual review and adjustments set by the City Council.

B. Employee's personal leave (sick, vacation, etc.) ("PTO") shall accrue at the rate of twelve (12) hours for each bi-weekly (two-week) pay period. Leave days shall be based on an eight (8) hour workday. Accrued personal leave shall not exceed 600 hours and shall remain a cash value to the Employee upon termination of employment. Any balance of PTO, in excess of the maximum 600 hours, after the final pay period of the year will automatically be cashed out and paid to the Employee by the second pay period of the New Year at the prorated hourly rate of the annual salary stated in Section 3.A above.

C. Employee shall accrue one (1) eight (8) hour day of flexible time per month.

D. Employee shall be assigned a City owned take-home vehicle for official use.

E. The City will pay a Ten Thousand Dollar (\$10,000) sign-on bonus. To be paid on after the first full pay period following the effective date of this Agreement.

F. Employee may receive annual merit increases in a value up to 5% of the annual salary subject to Employee performance and shall be negotiated with the City Council. In determining the level of any annual merit increase, the City Council may consider factors including but not limited to: (1) Evaluations completed by department directors, the City Attorney, the City Clerk, and community peers/leaders; (2) Progress toward City Council established goals and objectives; (3) Employee completion of professional development programs, including obtaining an ICMA certification. (4) Annual evaluations completed by City Council (5) City Manager goals and objectives approved by the City Council. The specific negotiated terms of merit increases shall be added to this Agreement via amendment upon mutual acceptance between the City Council and Employee.

G. Employee shall be considered as a Tier IV PERS Employee with City paid 401(a) and 457 plan contributions consistent with all other Executive Level Management positions.

H. The City shall provide Employee with such professional development and ongoing education as included in the City's Annual Budget, including but not limited to participation in and training by the International City-County Management Association (ICMA), the Alaska Municipal League (AML), and the Alaska Manager's Association (AMA).

I. Employee shall be subject to the policy and regulations related to travel set forth in the Valdez City Council Policies and Procedures, as they may be amended from time to time. Whenever possible, travel for official business and training or educational programs at the City's expense shall be authorized in advance by the City Council. In recognition of the fact that some travel for official business may be required before authorization may be obtained, the City Council shall retain the authority to require reimbursement from Employee for travel or training expenses deemed to: (1) fall outside that which is required in fulfilling Employees duties; or (2) not conducted in the most direct and cost-effective way to accomplish its purpose.

Section 4. Performance Evaluation

A Subcommittee of City Council shall evaluate Employee's performance during the first, second and third quarters of the first year of the term of this Agreement. Additionally, the City Council shall conduct an initial goal setting and performance expectations review with Employee within the first month of employment. The City Council shall provide an annual evaluation and goal setting each January. The City Council shall solicit and consider evaluations completed by department directors, the City Attorney, the City Clerk, and community peers/leaders.

Section 5. Term, Termination, and Severance

A. As stated in Valdez City Charter, Chapter V, Section 5.3, the City Manager shall hold office at the pleasure of the City Council for an indefinite term. The City Council may terminate this Agreement at any time, with or without cause, upon written notice to Employee. Concurrent with the issuance of such notice to Employee, the City may require Employee to continue to perform Employee's duties up to the effective termination date, and, in such case, Employee will be paid Employee's regular salary to the effective termination date. Employee may terminate this Agreement upon giving no less than thirty (30) days advanced written notice of such termination. If either, Employee is terminated at will by the City Council, or the City Council and Employee accept a mutually agreed upon resignation by the Employee, City shall pay Employee a lump sum cash payment equal to the sum of the following: (1) six (6) months' salary (excluding retirement account contributions); (2) an amount equal to premiums for medical/dental insurance benefits paid by the City on behalf of Employee during the most recent historic six (6) month period prior to employment termination; and (3) an amount equal to the value of Employee's personal leave accrued up until the effective date of employment termination. However, Employee shall not be entitled to the severance pay set forth herein if (1) Employee provides notice of termination of his own volition without a request for resignation from the City Council; or (2) Dismissal of Employee is found by City Council to be for cause involving extenuating circumstances, including but not limited to illegal acts, egregious or grossly negligent acts or omissions, or dishonesty, then Employee shall not be entitled to the herein severance pay provision

B. Prior to any termination of Employee, the City Council and Employee shall meet and confer in good faith to address issues underlying the proposal for termination. Employee and the City Council may engage in mediation or other forms of alternative dispute resolution.

C. In the event the City at any time during the term of this Agreement reduces the salary or other financial benefits due Employee in a greater amount or percentage than an

applicable across-the-board reduction for all Executive Level Management employees of the City, Employee may, at Employee's option, deem this Agreement to be terminated as of the effective date of the reduction and shall be entitled to the herein severance provisions.

Section 6. Effective Date

This Agreement becomes effective upon its approval by the City Council and full execution by the Parties. This Agreement supersedes all other agreements, whether written or oral, between the City and Employee.

Section 7. Death or Disability of Employee

A. In the event of Employee's death during the term of employment, the City shall pay to the estate of Employee, or designee of Employee by written notification to the City, Employee's normal prorated salary and accrued leave benefits through the end of the month in which Employee's death occurs.

B. If Employee becomes too mentally, emotionally or physically ill or disabled, in the reasonable opinion of the City Council, to efficiently, effectively and/or safely perform his duties for 45 consecutive calendar days, Employee and City shall be deemed to have mutually agreed to terminate employment and severance will be paid in accordance to the terms of Section 5 above.

Section 8. Hours of Work

It is recognized that the Employee must devote a significant amount of time to the business of the city beyond a typical 40-hour work week. Employee shall have sole discretion as to Employee's required hours worked necessary to the performance of Employee's duties. As an FLSA Exempt employee, Employee shall take leave or unpaid time for any full day's time away from regularly scheduled workdays.

Section 9. Outside Activities

Employee shall devote Employee's full time and effort to the performance of Employee's employment duties under this Agreement and agrees not to accept or perform any other employment without the express prior written consent of the City Council, consent may be withheld in its absolute discretion.

Section 10. Non Discrimination

The City has and enforces a strict policy against any form of unlawful employment discrimination, including, without limitation, unlawful sexual harassment. Employee agrees to act in a non-discriminatory manner. Any discrimination complaints against Employee, or if Employee believes that Employee is the victim of unlawful discrimination, shall be promptly reported to the City Council via the Mayor or City Clerk. All such complaints shall be kept confidential until reviewed by the City Council or its investigator.

Section 11. General Provisions

A. Entire Agreement. This written Agreement constitutes the entire Agreement between the Parties with respect to its subject matter and supersedes any other prior agreements, contracts, representations, promises, inducements, and assurances, oral and written, express and implied, with respect to such subject matter, which are not included herein.

B. Amendment/Novation. No modification, amendments, deletions, additions or novations to or of this Agreement shall be effective unless they are completely and unambiguously contained in a writing executed and delivered by all the Parties to this Agreement. Only the Valdez City Council is authorized and empowered to make any modifications, amendments, deletions, additions or novations to or of this Agreement on behalf of the city.

C. Applicable Law. This Agreement and the respective rights, remedies and obligations of the Parties hereinunder shall be construed and interpreted in accordance of applicable laws of the State of Alaska and the United States of America.

D. Exclusive jurisdiction/Venue. If a question, dispute or claim should arise under or with respect to this Agreement, the jurisdiction and venue thereof shall lie exclusively with the courts of the Third Judicial District for the State of Alaska at Valdez.

E. Waiver. The failure of either Party to object to default under or breach of this Agreement shall not constitute a waiver, either express or implied, of the right to do so in the event of any future or continuing default under or breach of this Agreement.

F. Notices. All notices required under this Agreement or by law shall: a) be in writing, b) contain a clear and concise statement setting forth the subject matter thereof and reasons therefor, and c) be personally delivered, facsimile or email transmitted or mailed by first class mail to each Party of this Agreement at the following addresses:

| | | | |
|-------|---|-----------|---|
| City: | City of Valdez C/O City Clerk P.O. Box 307 Valdez, AK 99686 Email: spierce@valdezak.gov | Employee: | Nathan Duval P.O. Box 653 Valdez, AK 99686 Email: nduval@valdezak.gov |
|-------|---|-----------|---|

G. Independent Counsel. Each Party to this Agreement acknowledges that such Party has obtained, or has had ample opportunity but declined to obtain, the advice of competent independent legal counsel in negotiating, entering, and executing this Agreement. The fact that this Agreement may have been drafted in whole or part by one Party shall not cause any part of this Agreement to be construed against either Party.

Section 12. Additional Terms and Conditions

The City Council shall fix and assign any other such terms and conditions of employment, as it may deem necessary from time to time, relating to performance of Employee, provided such terms, conditions or other duties as assigned, are not inconsistent with or in conflict with provisions of this Agreement.

This Agreement as executed is not confidential and shall be publicly available.

IN WITNESS WHEREOF, the City of Valdez has caused this Agreement to be signed and executed on its behalf by its Mayor and duly attested by the City Clerk, and the Employee has signed and executed this Agreement both in duplicate.

CITY OF VALDEZ, ALASKA

Dennis Fleming, Mayor

DATE: _____

ATTEST:

Sheri L. Pierce, MMC, City Clerk

DATE: _____

EMPLOYEE

Nathan Duval, City Manager

DATE: _____

Approved as to form:

Jake Staser
Brena, Bell & Walker, P.C.
City Attorney

DATE: _____



Legislation Text

File #: ORD 25-0004, **Version:** 1

ITEM TITLE:

#25-04 - Amending Chapter 10.20 of the Valdez Municipal Code Titled Recreational Vehicle Parks and Tent Camping. Second Reading. POSTPONED 4/15/25 and 4/30/25

SUBMITTED BY: Jake Staser, City Attorney/ Sheri Pierce, MMC, City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

Approve Ordinance 25-04 in second reading for adoption.

SUMMARY STATEMENT:

Ordinance 25-04 is attached for review.

This ordinance amends, Chapter 10.20 of the Valdez Municipal Code relating Recreational Vehicle and Tent Camping. This section of code has not been updated since 1996. Ordinance 25-04 seeks to outline rules for limited camping and RV parking in areas not designated as RV Parks & Campgrounds under Title 17 and to clarify the process for issuing permits and designating areas. The ordinance brings alignment with the recently adopted Title 17, which now includes more detailed standards for RV Parks & Campgrounds.

In currently adopted code, Section 10.20.030 calls for a permit for RV Parking in designated areas of the city by permit from the City Manager's office. Although RV camping has become more and more popular in recent years, the permit program was not implemented until last summer. Due to concerns about RVs parked in areas that are not appropriate within the City, the Chief of Police/Assistant City Manager formed a committee of department heads to explore solutions to the issue. During the summer of 2024, under the recommendation of the group, City Administration began issuing permits for a handful of designated areas as a temporary solution.

The group, which also includes the Capital Facilities Director, Community Development Director, Parks & Rec Director, Public Works Director, City Clerk, City Attorney, and Lt. Kalin King has developed the draft ordinance.

On both 4/15/25 and 4/30/25, Council voted to postpone Ordinance 25-04 to the next regular

meeting. This ordinance will continue to be postponed until the correlating resolution can be considered at the same time.

CITY OF VALDEZ, ALASKA

ORDINANCE #25-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA AMENDING CHAPTER 10.20 OF THE VALDEZ MUNICIPAL
CODE TITLED RECREATIONAL VEHICLE PARKS AND TENT
CAMPGROUNDS

WHEREAS, it is the intent of the city to set reasonable standards for recreational vehicles and tent camping within the city in designated areas; and

WHEREAS, this ordinance brings alignment with Title 17 of the Valdez Municipal Code, which includes detailed standards for RV Parks & Campgrounds.

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

Section 1: Chapter 10.20 of the Valdez Municipal Code is hereby amended to read as follows:

Chapter 10.20

RECREATIONAL VEHICLE PARKS AND TENT CAMPING CAMPGROUNDS

Sections:

| | |
|----------------------|---|
| 10.20.010 | Purpose. |
| 10.20.020 | Definitions. |
| 10.20.030 | Use and parking of recreational vehicles outside of a recreational vehicle park |
| 10.20.040 | Location. <u>Tent camping prohibited—Exceptions.</u> |
| 10.20.050 | Recreational vehicle park standards. |
| 10.20.060 <u>050</u> | Tent camping prohibited—Exceptions. <u>Penalties.</u> |
| 10.20.070 | Other requirements for tent camping in public areas. |

10.20.010 Purpose.

The purpose of this chapter is to set reasonable standards for recreational vehicle parks and tent camping ~~campgrounds~~ within the city in locations other than established recreational vehicle parks and campgrounds permitted under Title 17 of this code. It is the intent of the city to assure that the public health, safety and welfare of the community is preserved and protected while not creating burdensome and unduly restrictive regulations that would deter recreational vehicle travelers and tent campers from visiting Valdez. (Ord. 96-09 § 1 (part))

10.20.020 Definitions.

As used in this chapter:

“Recreational vehicle” means a vehicular-type unit primarily designed as temporary living quarters for recreational, camping, or travel use, or other temporary occupancy use, which either has its own motive power, or is mounted on or drawn by another vehicle. Examples include the basic entities are: travel trailer, camping trailer, truck camper, and motor home, and other similar vehicles.

“Recreational vehicle park or campground” means a lot or portion of a lot where ~~plot of land upon which~~ two or more recreational vehicles sites or tents are parked, camped, leased or rented for ~~located, established or maintained for occupancy by recreational vehicles of the general public as temporary living quarters~~ occupancy for recreation or vacation purposes. A recreational vehicle park or campground may be improved or unimproved providing remote, rural or nonrural settings that may or may not include improvements and amenities such as water, showers, electricity, a dump station, cable television, internet service or similar services.

~~“Recreational vehicle site” means a plot of ground within a recreational vehicle park intended for the accommodation of a recreational vehicle, at tent, or other individual camping unit on a temporary basis.~~

“Designated area” means any designated area of land owned or controlled by the City other than established recreational vehicle parks or campgrounds permitted under Title 17 identified by the City Manager as suitable for temporary recreational vehicle camping in compliance with this Chapter.

“Tent” means a portable, collapsible, enclosed shelter made of canvas or nylon, or comparable material, stretched and sustained by poles, which has been specifically designed and manufactured for temporary use for camping.

“Tent Camper” ~~“Tenter”~~ shall be defined as a person or party or persons camping in a tent or in the open.

~~“Tent campground” shall be defined as an area, lot or portion of a lot where two or more recreational vehicles are parked or camped for temporary occupancy. (Ord. 96-09 § 1 (part))~~

10.20.030 Use and parking of recreational vehicles outside of a recreational vehicle park.

A. No recreational vehicle may be parked and occupied on city streets or in areas where such prohibition is posted or otherwise prohibited by the code.

B. No recreational vehicles may be parked and occupied in city parking lots or ~~and on~~ other city controlled property ~~without~~ except in designated areas and after obtaining a permit for that purpose from the city manager or ~~his~~ their designee. A permit may be obtained by submitting an application in the form and manner prescribed by the City

Manager. The permits under this section shall not exceed three days, with the option for renewal at the discretion of the City Manager or their designee.

C. One recreational vehicles may be parked for temporary occupancy on a lot in residential zoning districts R1, R2, RR, and NMU for a period of no longer than thirty days. ~~all single-family residential zone districts~~ Such occupancy must be with the owner's permission and in compliance with applicable laws.

D. One recreational vehicle may be parked for temporary occupancy with water and sewer hookups on a lot in ~~all commercial-zoned~~ commercial zoning districts CB and G for a period of no longer than one hundred eighty days. Such occupancy must be with the owner's permission and in compliance with applicable laws.

~~E. Except as provided otherwise, it is a violation of this code for a person in charge of a premises within the city to permit or allow camping without a valid permit from the city and if required, a state of Alaska Public Accommodation Permit.~~

~~F.~~ E. Up to three recreational vehicles may be parked for overnight camping on property belonging to a local private club or lodge for a period of no longer than three days provided the following conditions are met:

1. Sufficient off-street parking remains for patrons of the establishment.
2. The recreational vehicles are fully self-contained.
3. The private club or lodge has granted permission for overnight parking; and
4. The owners of the recreational vehicles must be out-of-town members of the local private club or lodge.

F. Camping not in conformance with this Chapter may be permitted pursuant to Section 17.12.120 on thei code entitled Temporary Land Use Permits.

~~10.20.040 — Location.~~

~~Recreational vehicle parks are permitted in the public lands zoning district; are allowed as a conditional use in the commercial residential zoning district, the general commercial zoning district, and the light industrial zoning district. (Ord. 96-09 § 1 (part))~~

~~10.20.050 — Recreational vehicle park standards.~~

~~A. Standards Generally. Recreational vehicle parks shall meet the design and performance standards set forth herein as well as those mandated by state and local law. Such standards include but are not limited to those regulating wastewater disposal, drinking water and restrooms. The facilities must be in compliance with all building, plumbing, electrical, fire and other applicable codes.~~

~~B. Site Plan. The applicant shall provide a site plan drawn at a scale in which all of the requirements of this section are clearly shown. In addition, the following shall be shown:~~

~~1. Name of the recreational vehicle park or campground, ownership, name of developer, scale, north arrow, date, and location map showing the location of the park or campground;~~

~~2. Identification of each recreational vehicle site by number.~~

~~C. Separation Requirements. The following requirements shall apply to all buildings, structures and recreational vehicles within a park or campground.~~

~~1. Distance Between Structures and Recreational Vehicles. The minimum side-to-side spacing between recreational vehicles and/or other permitted buildings or structures and any subsequent additions thereto shall not be less than ten feet.~~

~~2. Site Width. Each recreational vehicle site shall not be less than ten feet plus the width of the recreational vehicle.~~

~~D. Design of Entrances and Exits. Entrances and exits shall be designed for safe and convenient movement of traffic into and out of the park, and to minimize hazards with traffic on adjacent streets. No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended. No object or material impediment to visibility shall be created, placed or maintained which obscures the view of an approaching driver in the right lane of the street. No entrance or exit shall be located nearer than thirty feet from any street intersection, or ten feet from the radius point, whichever is more.~~

~~E. Internal Streets. Streets shall be provided in the park or campground where necessary to furnish principal trafficways for safe and convenient access to all sites and to facilities for common use by park or campground occupants.~~

~~F. Street Alignment and Gradient. Street alignment and gradient shall be designed and constructed to ensure the safe movement of traffic, and to satisfactorily control surface water.~~

~~G. Street Surfacing. Streets shall consist of a sound all-weather driving surface consisting of gravel, cinders, asphalt or concrete.~~

~~H. Street Widths. Internal streets shall meet the following minimum size standards:~~

~~1. Twenty foot wide access road in front of or behind each site;~~

~~2. Street widths at access points where traffic enters or leaves the park, shall be of sufficient size to permit free movement from or to the stream of traffic on the adjacent public streets, and no parking shall be permitted which in any way interferes with such free movement.~~

~~I. Disposal of Sewage and Providing of Water. Disposal of wastewater and providing of drinking water shall comply with the Uniform Plumbing Code as adopted by the city. (Ord. 96-09 § 1 (part))~~

10.20.060 040 Tent camping prohibited—Exceptions.

No ~~tent~~ tenters campers shall camp in the city, except ~~tent~~ tenters campers who:

A. Camp in established recreational vehicle parks or campgrounds. ~~designated areas within the city;~~

~~B. Camp in tent campgrounds approved by the city as camping areas.~~

~~C. Camp not less than one-quarter mile from any roadway, or not less than one hundred yards from any public trail, unless posted “No Camping” or “No Trespassing”;~~

~~B.D.~~ Camp on private property with the permission of the owner, limited to no more than two tents for a period not to exceed thirty days. (Ord. 96-09 § 1 (part))

10.20.050 Penalties.

The penalty for violations of this chapter shall be as reflected in the fine schedule set forth in this section. Court appearance is optional upon citation for a violation of those sections of this chapter that appear in the fine schedule set out in Section 1.08.030 and as reflected in the fine schedule set forth in this section.

| <u>Code Section</u> | <u>OFFENSE DESCRIPTION</u> | <u>Court Appearance</u> | <u>Penalty/Fine</u> |
|---------------------|--|-------------------------|---------------------|
| <u>10.20.030</u> | <u>Use and parking of recreational vehicles outside of a recreational vehicle park</u> | <u>Optional</u> | <u>\$300</u> |
| <u>10.20.040</u> | <u>Tent camping prohibited</u> | <u>Optional</u> | <u>\$150</u> |

~~10.20.070 Other requirements for tent camping in public areas.~~

~~A. Tenters shall maintain and keep the tent area:~~

~~1. In a clean, orderly and sanitary condition at all times; and~~

~~2. Free of any hazard or condition which could affect the health and safety of the occupants or the general public; and~~

~~3. Free of refuse while camping and all refuse must be disposed of before leaving the camping area; and~~

~~4. Free of conditions which could tend to attract, harbor or breed insects, pests or wildlife.~~

~~B. The following shall not be permitted:~~

~~1. Tents that do not fall within the definition of “tent” as set forth in Section 10.20.020(D). Types of shelters or structures that are not permitted include, but are not limited to, those that are not portable or collapsible and those not made of canvas or nylon or comparable~~

~~material. Shelters or structures made of wood, cardboard, visqueen or porous materials are expressly prohibited.~~

~~2. Tenters are prohibited from bringing dogs into or keeping dogs in any tent campground posted off limits to dogs by order of the city manager. (Ord. 96-09 § 1 (part))~~

Section 2: This ordinance shall take effect immediately following adoption by the Valdez City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA this _____ day of _____, 2025.

CITY OF VALDEZ, ALASKA

ATTEST:

Dennis Fleming, Mayor

Sheri L. Pierce, MMC, City Clerk

First Reading:
Second Reading:

APPROVED AS TO FORM:

Ayes:
Noes:
Absent:
Abstain:

Jake Stasser, City Attorney
Brena, Bell, & Walker, P.C.



Legislation Text

File #: ORD 25-0006, **Version:** 1

ITEM TITLE:

#25-06 - Amending Chapter 3.30 of the Valdez Municipal Code Entitled Oil and Gas Exploration Production, Pipeline Transportation, and Spill Prevention and Response Property Tax. Second Reading. Adoption.

SUBMITTED BY: Jake Staser, City Attorney

FISCAL NOTES:

Expenditure Required: NA
Unencumbered Balance: NA
Funding Source: NA

RECOMMENDATION:

The City Attorney recommends adoption of Ordinance #25-06 to define the scope of appeals properly heard by the Board of Equalization.

SUMMARY STATEMENT:

Ordinance #25-06 amends Chapter 3.30 as follows:

- Clarifies the scope of property taxable thereunder.
- Defines the scope of appeals properly heard by the Board of Equalization.
- Establishes the requirement that an appeal to the Board of Equalization shall be a pre-requisite to any appeal to the superior court.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 25-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AMENDING CHAPTER 3.30 ENTITLED OIL AND GAS EXPLORATION, PRODUCTION, PIPELINE TRANSPORTATION, AND SPILL PREVENTION AND RESPONSE PROPERTY TAX

WHEREAS, Chapter 3.30 was established through the adoption of Ordinance No. 24-16 on December 3, 2024; and

WHEREAS, the City desires to amend Chapter 3.30 to clarify the scope of property taxable thereunder; and

WHEREAS, the City desires to amend Chapter 3.30 as provided herein to define the scope of appeals properly heard by the Board of Equalization; and

WHEREAS, the City desires that the Board of Equalization hear appeals regarding both valuation and taxability for VMC 3.30 property; and

WHEREAS, an appeal to the Board of Equalization shall be a prerequisite to any appeal to the superior court.

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

Section 1. Chapter 3.30, Section 3.30.010 (A) is hereby amended to read as follows:

3.30.010 Taxable property.

A. "Taxable property" means all real and tangible personal property used or committed by contract or other agreement for use in the exploration for, production of, or pipeline transportation of gas or unrefined oil, or in the operation or maintenance of a marine terminal or other facilities used in the exploration for, production of, or pipeline transportation of gas or unrefined oil that is not assessed and determined taxable by the Department of Revenue under AS 43.56.060 is subject to taxation under this chapter. "Taxable property" includes, without limitation, the following:

1. Tangible personal property including vessels, barges, and other machinery and equipment used or committed by contract or other agreement for oil spill prevention and response;
2. Machinery, vessels, barges, appliances, supplies, and equipment;

3. Drilling rigs, wells (whether producing or not), gathering lines and transmission lines, pumping stations, compressor stations, power plants, topping plants, and processing units;
4. Roads, tank farms, tanker terminals, docks and other port facilities, and air strips;
5. Aircraft, vessels, barges, and motor vehicles owned by a person whose principal business in the state is the exploration for, production of, or pipeline transportation of gas or unrefined oil and whose operation of the aircraft, vessel, barge or motor vehicle relates to the conduct of that business;
6. Maintenance equipment and facilities, maintenance camps, and other related facilities and equipment; and
7. Communications facilities owned by a person whose principal business in the state is the exploration for, production of, or pipeline transportation of gas or unrefined oil and whose operation of the communications facilities relates to the conduct of that business.

Section 2. Chapter 3.30, Section 3.30.100, is hereby amended to read as follows:

3.30.100 Appeal.

An owner of taxable property receiving an assessment notice may appeal an assessment as provided in Chapter 3.12, Section 3.12.110. In addition to the grounds for appeal set forth in Chapter 3.12, the Board of Equalization shall hear appeals regarding the taxability of property subject to assessment and taxation under this Chapter. An appellant may file an appeal regarding the taxability of property subject to assessment and taxation under this Chapter by submitting a written appeal specifying: (1) the name of the property owner; (2) a description of the property; (3) grounds for appeal; and (4) supporting evidence. An appeal to and decision from the Board of Equalization is required prior to any appeal to the superior court.

Section 3. All other provisions of Chapter 3.30 remain unchanged.

Section 4. This ordinance shall become effective immediately upon final approval and adoption by the Valdez City Council.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this _____ day of _____, 2025.

CITY OF VALDEZ, ALASKA

Austin Love, Mayor Pro-Tempore

ATTEST:

Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

Jake Staser, City Attorney
Brena, Bell, & Walker, P.C.

Adoption:

Yeas:

Noes:

Absent:

Abstaining:



Legislation Text

File #: RES 25-0024, **Version:** 1

ITEM TITLE:

#25-24 - Amending the 2025 City of Valdez Budget to Recognize Fuel Flowage Revenue from Crowley Fuels LLC Fuel Dock Lease Agreements

SUBMITTED BY: Jeremy Talbott, Ports & Harbors Director

FISCAL NOTES:

Expenditure Required: 0
Unencumbered Balance: 0
Funding Source: 0

RECOMMENDATION:

Approve Resolution 25-24.

SUMMARY STATEMENT:

Resolution 25-24 amends the FY2025 city budget to recognize revenue from fuel flowage fees associated with the approved Crowley Fuels, LLC lease agreements.

On March 3, 2025, the Valdez City Council approved long-term lease agreements with Crowley Fuels, LLC with passage of Resolution 25-14 and Resolution 25-15. These leases included provisions for a fuel flowage fee to be assessed on all fuel moved through the harbor facilities.

Staff recommends approval of Resolution 25-24, recognizing the new revenue source established through these leases to ensure compliance with municipal financial management protocols.

The Ports & Harbors Commission reviewed the lease proposals and unanimously recommended approval, citing their alignment with strategic harbor development and revenue diversification goals. Similarly, the Planning & Zoning Commission reviewed the lease for compliance with land use regulations and voted to recommend approval, confirming consistency with the Valdez Comprehensive Plan and permitted use criteria.

As part of the implementation of the lease agreements, the Harbor Department will begin billing Crowley Fuels, LLC for the fuel flowage fee effective May 1, 2025.

This revenue stream was not included in the originally adopted FY2025 City of Valdez Budget. A formal budget resolution is required to recognize this anticipated revenue and ensure proper accounting.

Annual revenue from the Fuel Flowage Fee is projected to be \$27,108.28, continuing annually through 2029 as part of the lease term.

CITY OF VALDEZ, ALASKA

RESOLUTION # 25-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AMENDING THE 2025 CITY OF VALDEZ BUDGET TO RECOGNIZE FUEL FLOWAGE FEE REVENUE FROM CROWLEY FUELS LLC FUEL DOCK LEASE AGREEMENTS

WHEREAS, the City of Valdez has executed lease new agreements with Crowley Fuels LLC, which include provisions for the collection of a fuel flowage fee; and

WHEREAS, the anticipated fuel flowage fee revenue from this lease agreement was not included in the originally adopted FY2025 City of Valdez Budget; and

WHEREAS, the Harbor Department will begin billing Crowley Fuels, LLC for the fuel flowage fee effective May 1, 2025; and

WHEREAS, the expected revenue for FY2025, as well as projected annual revenue through FY2029, is estimated to be \$27,108.28 per year; and

WHEREAS, a budget resolution is required to formally recognize this revenue into the appropriate account to ensure compliance with City financial policy and accounting standards.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that the 2025 City of Valdez Budget is hereby amended to include the following revenue:

Section 1. Fuel Flowage Fee Revenue Account No. 402.0000.34070 — \$27,108.28

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 7th day of May, 2025

CITY OF VALDEZ, ALASKA

ATTEST:

Dennis Fleming, Mayor

Sheri L. Pierce, MMC, City Clerk

CITY OF VALDEZ, ALASKA

RESOLUTION #25-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING A LEASE WITH CROWLEY FUELS, LLC FOR A 6,230 SQUARE FOOT PORTION OF USS 495 TIDELANDS

WHEREAS, the City of Valdez entered into a lease for a portion of USS 495 Tidelands, with Westmark Hotels, Inc. in 2001 for twenty-one years, ending July 31, 2022 with an additional six (6), five (5) year options to renew; and

WHEREAS, Valdez City Council approved an assignment of leasehold interest from Westmark Hotels, Inc. to Valdez Fuels, LLC in 2001; and

WHEREAS, Valdez City Council approved an assignment of leasehold interest from Valdez Fuels, LLC, to Crowley Fuels, LLC in 2002; and

WHEREAS, the Lease expired July 31, 2022, and Crowley Fuels, LLC desired to continue to lease the property with a two (2) year extension while new terms were negotiated; and

WHEREAS, Resolution #22-76 approved a two year extension to this Lease expiring July 31, 2024 and the lease has been expired in holdover on a month-to-month tenancy since; and

WHEREAS, Crowley Fuels, LLC applied to continue to lease this property for operation of a fuel dock for a term of ten (10) years with four (4), five (5)-year options to renew; and

WHEREAS, City staff and Crowley Fuels, LLC negotiated lease conditions relating to this property; and

WHEREAS, this Lease is subject to fair rental value pursuant to Valdez Municipal Code 14.04.020 which is determined to be 10% of appraised value annually; and

WHEREAS, Section XII of the Valdez Small Boat Harbor Schedule of Rates and Fees adopted by Resolution No. 24-51 provides "Unless expressly provided otherwise in a lease, permit or concession, a fee of four cents (\$0.04) per gallon shall be charged to any person who operates a commercial fueling service at the Valdez Harbors;" and

WHEREAS, in addition to fair rental value and in accord with Section XII of the Valdez Small Boat Harbor Schedule of Rates and Fees, staff proposes that Lessee pay a fuel surcharge of \$00.04 cents per gallon of fuel sold based on the annual fuel throughput from 2024, to be adjusted every five (5) years according to the annual throughput of the most recent year; and

WHEREAS, City staff proposes that the minimum operating hours be set forth for this Lease, and that between the two Crowley Fuels, LLC Lease locations, Crowley Fuels agrees to maintain minimum operating hours as set forth below to ensure continuity of service for Small Boat Harbor users; and

WHEREAS, The Ports and Harbors Commission voted on a recommendation to approve this Lease on February 3, 2025; and

WHEREAS, The Planning and Zoning Commission voted on a recommendation to approve this Lease on February 12, 2025; and

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

Section 1. The City Council of the City of Valdez, Alaska authorizes a Lease with Crowley Fuels, LLC for a 6,230 square foot portion of USS 495 Tidelands in the form set forth in Appendix A.

Section 2. Lease Term. The initial term of this Lease shall be ten (10) years with four (4), five (5) year options to renew.

Section 3. Section 3.01 and 3.02 of the Lease shall read as follows:

3.01. Rent. The LESSEE shall pay to LESSOR an annual base rent of ten percent (10%) of the fair market appraised value of the Property ("Base Rent"), which value, subject to the adjustment provisions set forth below, is determined to be one thousand and five hundred dollars (\$1,500). In addition, LESSEE shall pay an annual sum equaling four cents (\$00.04) per gallon of fuel sold during the 2024 calendar year ("Fuel Dock Operations Fee") in lieu of any fuel flowage fees owing under the Valdez Harbor Schedule of Rates and Fees. LESSEE shall provide LESSOR access to meters and other records necessary to determine the volume of fuel sold in calendar year 2024. An annual payment of Base Rent and the Fuel Dock Operations Fee shall be made in advance not later than the first day of January of each year of the Lease. Rent for any partial year shall be prorated at the rate of 1/12th of the annual rent per month or portion thereof. Payment of Base Rent and the Fuel Dock Operations Fee shall be made separately to facilitate LESSOR's accounting practices. Base Rent shall be payable at the office of the City of Valdez, P.O. Box 307, Valdez, Alaska 99686, or at such other place as LESSOR may designate in writing. The Fuel Dock Operations Fee shall be paid to the City of Valdez, Harbor Master at PO Box 275 Valdez, AK 99686. Delinquent Base Rent or Fuel Dock Operations Fees shall bear interest at the maximum rate of interest allowed per annum.

3.02. Adjustment of Rent. The Property will be reappraised and the annual Base Rent accordingly adjusted every five (5) years thereafter during the term of this Lease. Such appraisal will be based on the value of the Property and shall not include the value of buildings or improvements placed on the Property by LESSEE. The appraised value of the Property for the purposes of determining the annual rental amount shall be by an appraisal done by a State of Alaska license appraiser of LESSOR'S selection. In no event, however, shall the annual rent be less than the original annual rent set forth in paragraph 3.01. In addition, the Fuel Dock Operations Fee shall be adjusted every five (5) years during the term of this lease to reflect four cents (\$00.04) per gallon of fuel sold during the most recent full calendar year immediately preceding the adjustment. LESSEE shall provide LESSOR access to meters and other records necessary to determine the volume of fuel sold in such calendar year. Nothing in this paragraph shall prevent the annual reassessment of the leased Premises for tax purposes to determine its true value as provided by law. Within ninety (90) days of the effective date of any amendment to the Valdez Municipal Code altering the minimum required rent for lease of city property, LESSOR and LESSEE shall amend this Lease to comply with the Valdez Municipal Code. In the event LESSEE refuses to execute such an amendment, LESSEE shall be in default.

Section 4. Section 4.01. of the Lease shall read as follows:

Use. LESSEE shall use the Property for fueling related purposes and for no other purposes. LESSEE shall not conduct any illegal activities on the Property or maintain any nuisances on the Property. LESSEE shall provide fueling services at the North Fuel Dock Premises or at the South Fuel Dock as depicted on Exhibit B so long as LESSOR is leasing the South Fuel Dock from LESSOR as follows:

- (a) November 1 – April 13 (by Appointment Only)
- (b) April 15 – Thursday before Memorial Day, 7 days a week from 9am-5pm
- (c) Friday of Memorial Day weekend – Labor Day
 - South Fuel Dock – 7 days a week from 6am-10pm
 - North Fuel Dock – 7 days a week from 10am-6pm
- (d) Day after Labor Day – October 15, Monday-Friday 9am-5pm

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, this ____ day of _____, 2025.

CITY OF VALDEZ, ALASKA

Dennis Fleming, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk



APPLICATION FOR LEASE OF CITY OWNED LAND

FEE WAIVED FOR 2017 PER RES# 12-72

Relationship to other applicant(s) _____

b) Organization's name Crowley Fuels LLC

Address 201 Arctic Slope Ave, Anchorage, AK 99518

Primary Contact: Jenny Silva / Nick Kuhlman

Title: Director, Contract Compliance & Pricing / Program Manager of Facilities, Engineering & Maintenance

Daytime Phone #: 907-777-5510 / 907-830-3966

3. TYPE OF ORGANIZATION: (Check one)

| | |
|---------------------------|-------------------------------|
| Individuals _____ | Business Corporation <u>X</u> |
| General Partnership _____ | Non-Profit Corporation _____ |
| Limited Partnership _____ | Non-Profit Association _____ |
| Other _____ | |

If non-profit, has IRS Tax Exempt Status been obtained? Yes _____ No _____

If yes, attach letter of determination.

Note: Please submit, as appropriate, the following items with this application:

1. Current Alaska business license; Attached
2. Designation of signatory authority to act for organization of other individuals; Attached
3. Certificate and articles of incorporation; Not considered necessary
4. Partnership agreement and amendments; N/A
5. Charter/by-laws for non-profits; N/A
6. Most recent annual financial statement; Separately available upon request

4. Legal Description AFFECTED BY APPLICATION:

Located in Township _____ Range _____ Section, _____ Meridian

Lot/ Block/ Tract/ Subd. _____ Plat # _____

Other Description Portion of USS 495 Tidelands - Approximately 6,230 sq ft rectangular light industrial zoned / tideland site with frontage, visibility and access via N. Harbor Dr. & Valdez Harbor, just south of downtown Valdez. the site is 80%+/- tidelands and improved with a storage / boat dock.

Tax # _____ No. of Acres 6,320 sq ft; 0.14 acres

5. DESCRIBE PROPOSAL. ATTACH NARRATIVE FOR FURTHER

DESCRIPTION AND A SITE PLAN (the description should include the use; value and nature of improvements to be constructed; the type of construction; and, the estimated dates for construction to commence and be completed).

Crowley currently owns and operates the existing "North Harbor Fuel Dock", a 14' x 80' floating fuel dock with an attached 8' x 12' dock house. The site includes an 80' x 4' ramp with an approach that connects onshore. Crowley just completed over \$1MM in site improvements in July 2024, including new low-flow / high-flow fuel dispensers with remote monitoring capability, stainless steel piping down the gangway and along the new tourist float to the fuel dock, all new electrical systems including motorized control valves and emergency stops.

6. WHAT IS THE TERM OF THE LEASE DESIRED?

Initial term of 10 years commencing August 1, 2024, with four (4) each five-year renewal options.

7. IF THE REQUEST FOR A LEASE AT LESS THAN FAIR MARKET VALUE, PROVIDE JUSTIFICATION.

N/A

8. PLEASE STATE WHY YOU BELIEVE IT WOULD BE IN THE "BEST INTEREST OF THE CITY" TO APPROVE YOUR PROPOSAL AND PROCESS YOUR APPLICATION.

See attached Exhibit A

9. CURRENT STATUS OF LAND. DESCRIBE ANY EXISTING IMPROVEMENTS, PROVIDE PHOTOGRAPHS IF POSSIBLE.

Crowley currently owns and operates the "North Harbor Fuel Dock", a 14' x 80' floating fuel dock with an attached 8' x 12' dock house. The site includes an 80' ramp with an approach that connects onshore. As noted in Section 5, substantial improvements were completed in July 2024, including featuring a local artist's work on the new above ground fuel storage tank on Best Western property. There are no other current plans for additional construction with the exception of maintenance and in-kind replacement of parts and/or materials. See attached Exhibits B.1, B.2, B.3 and B.4 for photos.

10. HAS APPLICANT PREVIOUSLY PURCHASED OR LEASED CITY LAND OR RESOURCES? X YES NO. IF YES, PROVIDE LEGAL DESCRIPTION, TYPE OR PURCHASE OR LEASE, AND STATUS.

In addition to prior long term leases of both the North and South Harbor Fuel Docks, Crowley currently owns and operates the 'South Harbor Fuel Dock' whose legal description is: Portion of USS 495 Tidelands beginning at the Corner of No. 2 of ATS 621 thence N 10 00'00 W, 49.72 feet to the point of beginning; thence N 10 W, 105 feet; then S 80 W, 80 feet; S 10, 105 feet; thence N 800 00'0024. This lease is currently in the renewal process for a term that will align with this lease of the "North Harbor Fuel Dock". We have planned capital improvements in 2025 for the South Harbor Fuel Dock very similar to those completed in 2023/2024 at the North Harbor Fuel Dock.

11. IF APPLICANT IS A BUSINESS OPERATION, LIST PRESENT BUSINESS ACTIVITIES.

12. IF REQUIRED, ARE YOU PREPARED TO SPEND FUNDS FOR THE FOLLOWING:

YES

NO

| | | |
|----------|---------------|---|
| <u>X</u> | <u> </u> | a) Performance bond |
| <u>X</u> | <u> </u> | b) Damage deposit |
| <u>X</u> | <u> </u> | c) General liability insurance |
| <u>X</u> | <u> </u> | d) Worker's compensation insurance |
| <u>X</u> | <u> </u> | e) Survey and platting |
| <u>X</u> | <u> </u> | f) Appraisal fee |
| <u>X</u> | <u> </u> | g) Closing fees, which may include title insurance, document preparation, escrow closing, and recording |
| <u>X</u> | <u> </u> | h) Any federal, state and local permits required |
| <u>X</u> | <u> </u> | I) Maintenance costs (present or future) |

13. LIST THREE (3) CREDIT OR BUSINESS REFERENCES:

Name

Address

Phone #

Tesoro Corp, 300 Concord Plaza Dr., San Antonio, TX 78216 (210) 626-4063 Beverly Gee

Kenworth Northwest, Inc., 20220 International Blvd., SeaTac, WA 98198 (206) 433-5911 Credit Dept

Seneca Tank, Inc., 5585 NE 16th Street, Des Moines, IA 50313 (515) 262-5900 Greg Qunit

14. HAS APPLICANT, OR AFFILIATED ENTITY, EVER FILED A PETITION FOR BANKRUPTCY, BEEN ADJUDGED BANKRUPT OR MADE AN ASSIGNMENT FOR THE BENEFIT OF CREDITORS?

No

15. IS APPLICANT, OR AFFILIATED ENTITY, NOW IN DEFAULT ON ANY OBLIGATION TO, OR SUBJECT TO ANY UNSATISFIED JUDGEMENT OF LIEN? _____ YES X NO IF YES, EXPLAIN:

COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT
FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION.
ATTACH ADDITIONAL STATEMENTS IF NEEDED.

APPLICANT QUALIFICATION STATEMENT

I, Jenny Silva
(Individual Name)

I, _____
(Individual Name)

I, Kollin Fencil On Behalf of Crowley Fuels LLC
(Representative's Name) (Organization's Name)

201 Arctic Slope Ave
(Address)

Anchorage, Alaska 99518
(City, State) (Zip)

do hereby swear and affirm for myself as applicant or as representative for the
organization noted above that:

The Applicant is a citizen of the United States, over the age of nineteen;
and

If a group, association or corporation, is authorized to conduct business
Under the laws of the State of Alaska; and

Has not failed to pay a deposit or payment due the City in relation to
City-owned real property in the previous five (5) years; and

Is not currently in breach or default on any contract or lease for real
Property transactions in which the City has an interest; and

Has not failed to perform under or is not in default of a contract with the
City; and

Is not delinquent in any tax payment to the City.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE
TO MY KNOWLEDGE.

Jenny Silva 8/26/24 [Signature] 8/26/24
Applicant Signature Date Applicant Signature Date

Jenny Silva
Print Name

Kollin Fencil
Print Name

Comdev/data/forms/LandLease&SalesForms/AppforLeaseofCityLand



CITY OF VALDEZ
APPLICATION FOR LEASE OF CITY OWNED LAND

EXHIBIT A

Additional Response for Sections 8 and 11

Crowley has a longstanding record of providing superior levels of customer service at Alaska ports and harbors. Since 1953, Crowley has provided unique solutions to petroleum distribution, and today, with 18 tank farms in Alaska and a storage capacity of nearly 30 million gallons, we are a leader in the Alaska fuel industry.

Since 1989, Crowley has reliably served the City of Valdez and surrounding communities with local delivery of marine, aviation, and motor vehicle fuels, heating oil for homes and businesses, lubricants, and propane. Our local predecessor, Valdez Fuel Company, built our first fuel dock (the “South Dock”) in Valdez in 1999, and Crowley acquired a second fuel dock (the “North Dock”) in the Valdez harbor in 2002. The South Dock fuels vessels with over a 10,500-gallon fuel capacity and is a U.S. Coast Guard regulated facility subject to Code of Federal Regulation (CFR) compliance requirements of 33 CFR Part 154. For over a decade, we have successfully operated both docks, providing fuel for a range of customers, including the cruise industry, commercial fishing fleets, the U.S. Coast Guard, small-charter fisherman, and recreational fisherman and boaters. Crowley has continuously met the growing needs of the boating community by supplying over 800,000 gallons of fuel directly into vessels annually at these facilities. For more than a decade, Crowley has built a proven record of maintaining its existing Valdez dock facilities in a safe, accessible, and customer-focused manner to meet the community’s needs.

Long Term Operations

Crowley has a long history of providing excellent customer service and enjoys a positive reputation in the Valdez community with our competitively priced fuel products and responsive service. We are keenly aware of the boating community’s needs and staff our existing facilities accordingly. Our docks are staffed from 6 a.m. to 10 p.m. during the long days of the peak summer season and seasonally adjust based on demand through the shoulder seasons and winter months. Crowley ensures there is always someone on call to respond to after-hours fuel needs and constantly looks for ways to improve reliability and service.

Crowley’s Valdez workforce and management are all members of the local community. Each summer season, Crowley recruits local high school graduates or returning college students to operate the North and South fuel docks. We are pleased to provide steady, full-time seasonal employment to young people in the community.

Environmental/Regulatory

All federal, state, and local regulations concerning aboveground storage tanks will be followed, including spill prevention control and countermeasure regulations. Crowley is proud of our record of meeting all

regulatory requirements for the two marine fuel docks we currently operate in the Valdez harbor. One of the tenets of Crowley's Safety, Security, Quality and Environmental Stewardship is, "Operate our vessels and facilities in compliance with regulations and best practices." To achieve this goal all Crowley operations are reviewed by the Operations Integrity Department to ensure all requirements are met. Therefore, we understand that although all marine fuel dock activity is regulated by the USCG, including fuel transfer, record keeping, and dock maintenance, the USCG is not the only regulatory agency that has oversight. The USEPA and ADEC also have oversight. In addition to the USCG's annual inspection of our docks and records, which Crowley has always passed, we internally audit our own operations at least twice a year to ensure compliance.

We are cognizant of the fact that there are multiple regulatory agencies with oversight responsibility and Crowley is well versed in meeting the regulatory requirements of multiple agencies. We have in-house subject matter experts who develop environmental compliance policy and procedures for Crowley operations. Crowley also performs job hazard analysis for each new operation/task to ensure that worker and operational risks are identified prior to the operations and that the appropriate controls are put in place to safeguard both personnel and operations.

EXHIBIT B.1

South Harbor Fuel Dock



EXHIBIT B.2

North Harbor Fuel Dock



EXHIBIT B.3

Both Harbor Fuel Docks – North Dock in foreground and South Dock in background



EXHIBIT B.4

New 4K Gallon Storage Tank installed on Best Western Property



Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

CROWLEY FUELS LLC

201 ARCTIC SLOPE AVE, ANCHORAGE, AK 99518-3033

owned by

CROWLEY FUELS LLC

is licensed by the department to conduct business for the period

October 17, 2022 to December 31, 2024
for the following line(s) of business:

42 - Trade; 53 - Real Estate, Rental and Leasing



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

November 1, 2023
Officer Appointments

JOINT UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF MANAGERS OF
CROWLEY FUELS LLC AND
THE BOARD OF DIRECTORS OF
CROWLEY PETROLEUM DISTRIBUTION, INC.

The undersigned, constituting all of the managers of the Board of Managers of Crowley Fuels LLC, a Delaware limited liability company (the “CF Board”) and all the directors of the Board of Directors of Crowley Petroleum Distribution, Inc., an Alaska corporation (the “CPD Board”), hereby adopt the following resolutions by unanimous written or electronic consent on behalf of Crowley Fuels LLC (“CF”), pursuant to the laws of the State of Delaware and its amended and restated operating agreement, and Crowley Petroleum Distribution, Inc. (“CPD”), pursuant to the laws of the State of Alaska and its organizational documents, as if duly adopted at a meeting of the CF Board and the CPD Board, effective as of the date set forth above.

WHEREAS, the CF Board has the authority to remove and appoint the officers of CF; and

WHEREAS, the CPD Board has the authority to remove and appoint the officers of CPD.

NOW, THEREFORE, IT IS RESOLVED, that the CF Board does hereby appoint the following persons to serve as the Officers of the Company, and each such person shall serve until his successor is elected:

Kollin S. Fencil - Senior Vice President & General Manager
Reece B. Alford - Corporate Secretary
Arthur F. Mead, III - Assistant Corporate Secretary
Daniel L. Warner - Chief Financial Officer
Norman S. Himes, Jr. - Vice President and Treasurer
Tony R. Otero - Assistant Treasurer
Robert C. Jefferson - Assistant Treasurer
Richard D. Lamb, Jr. - Assistant Treasurer

FURTHER RESOLVED, that the CPD Board does hereby appoint the following persons to serve as the Officers of the Corporation, and each such person shall serve until his successor is elected:

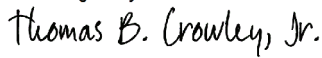
Kollin S. Fencil - President and General Manager
Reece B. Alford - Corporate Secretary
Arthur F. Mead, III - Assistant Corporate Secretary
Daniel L. Warner - Chief Financial Officer
Norman S. Himes, Jr. - Vice President and Treasurer

Tony R. Otero - Assistant Treasurer
Robert C. Jefferson - Assistant Treasurer
Richard D. Lamb, Jr. - Assistant Treasurer


FURTHER RESOLVED, that the officers of the Companies, their designees or other authorized representatives, are hereby directed and authorized, individually, to do and perform any and all such acts and to execute and deliver any and all documents, as they deem necessary or appropriate to accomplish and carry out the intent and purposes of these resolutions; and

FURTHER RESOLVED, that any prior actions and documents previously executed by or at the direction of any officer of the Companies, their designees or other authorized representatives, consistent with the intent and purposes of these resolutions are hereby ratified, affirmed, confirmed and approved in all respects.

IN WITNESS WHEREOF, the CF Board and the CPD Board have adopted the foregoing resolutions on behalf of each of CF and CPD respectively, effective as of the date first set forth above.

DocuSigned by:

0DA10D2C3A49407...

Thomas B. Crowley, Jr.

DocuSigned by:

3832392F632B4AC...

Raymond F. Fitzgerald

DocuSigned by:

A710183459084A3...

Kollin S. Fencil

CITY OF VALDEZ, ALASKA

RESOLUTION # 25-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, AUTHORIZING A LEASE WITH CROWLEY FUELS, LLC FOR
AN 8,400 SQUARE FOOT PORTION OF USS 495 TIDELANDS

WHEREAS, the City of Valdez entered into a lease for an 8,400 square foot portion of USS 495 Tidelands, with Max and Betty Wells in 2001 for seventeen (17) years, commencing on December 1, 2001 and ending the last day of November, 2018 with an additional six (6), five (5) year options to renew; and

WHEREAS, Valdez City Council approved an assignment of leasehold interest from the Estate of Betty J. Wells to Crowley Fuels, LLC; and

WHEREAS, the Lease expired November 30, 2018 and was renewed for an additional five (5) year term via Resolution #18-30, expiring November 30, 2023; and

WHEREAS, this Lease has been in holdover on a month-to-month tenancy since the expiration while staff has worked with Crowley on Lease negotiations; and

WHEREAS, Crowley Fuels, LLC applied to continue to lease this property for operation of a fuel dock for a term of 10 years with four (4), five (5)-year options to renew; and

WHEREAS, City staff and Crowley Fuels, LLC negotiated lease conditions relating to this property; and

WHEREAS, this Lease is subject to fair rental value pursuant to Valdez Municipal Code 14.04.020 which is determined to be 10% of appraised value annually; and

WHEREAS, Section XII of the Valdez Small Boat Harbor Schedule of Rates and Fees adopted by Resolution No. 24-51 provides "Unless expressly provided otherwise in a lease, permit or concession, a fee of four cents (\$0.04) per gallon shall be charged to any person who operates a commercial fueling service at the Valdez Harbors;" and

WHEREAS, in addition to fair rental value and in accord with Section XII of the Valdez Small Boat Harbor Schedule of Rates and Fees, staff proposes that Lessee pay a fuel surcharge of \$00.04 cents per gallon of fuel sold based on the annual fuel through put from 2024, to be adjusted every five (5) years according to the annual through put of the most recent year; and

WHEREAS, City staff proposes that the minimum operating hours be set forth for this Lease, and that between the two Crowley Fuels, LLC Lease locations, Crowley Fuels

agrees to maintain minimum operating hours as set forth below to ensure continuity of service for Small Boat Harbor users; and

WHEREAS, Silver Bay Seafoods-Valdez, LLC approached Community Development staff about potentially constructing a fish transfer pipe under the Lease property and the City Attorney recommended including a non-conflicting use clause in the Lease; and

WHEREAS, The Ports and Harbors Commission voted on a recommendation to approve this Lease on February 11, 2025; and

WHEREAS, The Planning and Zoning Commission voted on a recommendation to approve this Lease on February 12, 2025; and

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

Section 1. The City Council of the City of Valdez, Alaska authorizes a Lease with Crowley Fuels, LLC for an 8,400 square foot portion of USS 495 Tidelands in the form set forth in Appendix A.

Section 2. Lease Term. The initial term of this Lease shall be ten (10) years with four (4), (5) five-year options to renew.

Section 3. Section 3.01 and 3.02 of the Lease shall read as follows:

“3.01. Rent. The LESSEE shall pay to LESSOR an annual base rent of ten percent (10%) of the fair market appraised value of the Property (“Base Rent”), which value, subject to the adjustment provisions set forth below, is determined to be one thousand and five hundred dollars (\$1,500). In addition, LESSEE shall pay an annual sum equaling four cents (\$00.04) per gallon of fuel sold during the 2024 calendar year (“Fuel Dock Operations Fee”) in lieu of any fuel flowage fees owing under the Valdez Harbor Schedule of Rates and Fees. LESSEE shall provide LESSOR access to meters and other records necessary to determine the volume of fuel sold in calendar year 2024. An annual payment of Base Rent and the Fuel Dock Operations Fee shall be made in advance not later than the first day of January of each year of the Lease. Rent for any partial year shall be prorated at the rate of 1/12th of the annual rent per month or portion thereof. Payment of Base Rent and the Fuel Dock Operations Fee shall be made separately to facilitate LESSOR’s accounting practices. Base Rent shall be payable at the office of the City of Valdez, P.O. Box 307, Valdez, Alaska 99686, or at such other place as LESSOR may designate in writing. The Fuel Dock Operations Fee shall be paid to the City of Valdez, Harbor Master at PO Box 275 Valdez, AK 99686. Delinquent

Base Rent or Fuel Dock Operations Fees shall bear interest at the maximum rate of interest allowed per annum.

3.02. Adjustment of Rent. The Property will be reappraised and the annual Base Rent accordingly adjusted every five (5) years thereafter during the term of this Lease. Such appraisal will be based on the value of the Property and shall not include the value of buildings or improvements placed on the Property by LESSEE. The appraised value of the Property for the purposes of determining the annual rental amount shall be by an appraisal done by a State of Alaska license appraiser of LESSOR'S selection. In no event, however, shall the annual rent be less than the original annual rent set forth in paragraph 3.01. In addition, the Fuel Dock Operations Fee shall be adjusted every five (5) years during the term of this lease to reflect four cents (\$00.04) per gallon of fuel sold during the most recent full calendar year immediately preceding the adjustment. LESSEE shall provide LESSOR access to meters and other records necessary to determine the volume of fuel sold in such calendar year. Nothing in this paragraph shall prevent the annual reassessment of the leased Premises for tax purposes to determine its true value as provided by law. Within ninety (90) days of the effective date of any amendment to the Valdez Municipal Code altering the minimum required rent for lease of city property, LESSOR and LESSEE shall amend this Lease to comply with the Valdez Municipal Code. In the event LESSEE refuses to execute such an amendment, LESSEE shall be in default."

Section 4. Section 4.01. of the Lease shall read as follows:

"Use. LESSEE shall use the Property for fueling related purposes and for no other purposes. LESSEE shall not conduct any illegal activities on the Property or maintain any nuisances on the Property. LESSEE shall provide fueling services at the North Fuel Dock Premises or at the South Fuel Dock as depicted on Exhibit B so long as LESSOR is leasing the South Fuel Dock from LESSOR as follows:

- (a) November 1 – April 13 (by Appointment Only)
- (b) April 15 – Thursday before Memorial Day, 7 days a week from 9am-5pm
- (c) Friday of Memorial Day weekend – Labor Day
 - South Fuel Dock – 7 days a week from 6am-10pm
 - North Fuel Dock – 7 days a week from 10am-6pm
- (d) Day after Labor Day – October 15, Monday-Friday 9am-5pm"

Section 5. Section 4.03. of the Lease shall read as follows:

“Non-conflicting uses. LESSOR may use or allow the use of the Property, other than the fuel dock, in a manner that does not conflict with LESSEE’s use of the property. Such uses may include the installation of infrastructure under the existing gangway on the Property.”

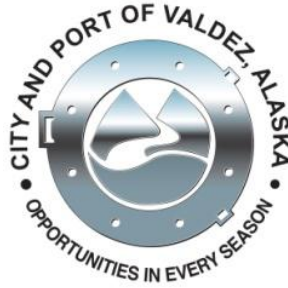
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 4TH day of March, 2025.

CITY OF VALDEZ, ALASKA

Dennis Fleming, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk



Received 11/28/2023 -NL

CITY OF VALDEZ APPLICATION FOR LEASE OF CITY OWNED LAND

Application Fee: \$50.00 (Non-refundable)

FEE WAIVED FOR 2017 PER RES# 12-72

This form is to be completed by an individual or an organization proposing to lease City-owned land. Complete in full and to the best of your knowledge. Please explain any omissions and use additional pages where appropriate. If requested, proprietary and financial information of applicants that is so marked will be kept confidential.

The completed application shall be returned to the Valdez Community & Economic Development Department located in City Hall along with the Application fee.

A deposit of \$3,000 will be required prior to the City initiating any required appraisal or land survey. The deposit will be used to offset the cost of the appraisal and land survey. If additional funds are necessary, the applicant will be billed as part of the lease. If there is a balance, it will be applied to the first year's lease payment. This deposit will be the cumulative amount of any required appraisal, land survey or Phase I environmental analysis according to the following schedule:

- | | |
|---|---------|
| * If a survey and/or appraisal are required: | \$3,000 |
| * If a Phase I Environmental Analysis only is required: | \$3,000 |
| * If a survey or appraisal and Environmental Analysis are required: | \$5,000 |
| (Required on all industrial land) | |

1. Name of Individual Completing Application Form:

Name: Jenny Silva Phone: 907-777-5510
Daytime/ Message

Mailing Address: 201 Arctic Slope Ave., Anchorage, AK 99518

2. If other individual(s) or an organization(s) will be a party to this application, indicate below. Attach additional pages as needed:

a) Name _____ Phone: _____

Mailing Address _____

Relationship to other applicant(s) _____

b) Organization's name Crowley Fuels LLC

Address 201 Arctic Slope Ave., Anchorage, AK 99518

Primary Contact: Jenny Silva / Nick Kuhlman

Title: Director, Contract Compliance & Pricing / Program Manager of Facilities, Engineering & Maintenance

Daytime Phone #: 907-777-5510 / 907-830-3966

3. TYPE OF ORGANIZATION: (Check one)

| | |
|---------------------------|-------------------------------------|
| Individuals _____ | Business Corporation <u>X</u> _____ |
| General Partnership _____ | Non-Profit Corporation _____ |
| Limited Partnership _____ | Non-Profit Association _____ |
| Other _____ | |

If non-profit, has IRS Tax Exempt Status been obtained? Yes _____ No _____

If yes, attach letter of determination.

Note: Please submit, as appropriate, the following items with this application:

1. Current Alaska business license; Attached
2. Designation of signatory authority to act for organization of other individuals; Attached
3. Certificate and articles of incorporation; Not considered necessary
4. Partnership agreement and amendments; N/A
5. Charter/by-laws for non-profits; N/A
6. Most recent annual financial statement; Separately available upon request

4. Legal Description AFFECTED BY APPLICATION:

Located in Township _____ Range _____ Section, _____ Meridian

Lot/ Block/ Tract/ Subd. _____ Plat # _____

Other Description Portion of USS 495 Tidelands - Legal description beginning at Corner No. 2 of ATS 621
thence N 10 00'00 W, 49.72 feet to the point of beginning; thence N 10 W, 105 feet;
thence S 80 W, 80 feet; S 10 , 105 feet; thence N 80 00'0024 , 80 feet returning to
the point of beginning.

Tax # _____ No. of Acres _____

5. DESCRIBE PROPOSAL. ATTACH NARRATIVE FOR FURTHER

DESCRIPTION AND A SITE PLAN (the description should include the use; value and nature of improvements to be constructed; the type of construction; and, the estimated dates for construction to commence and be completed).

Crowley currently owns and operates the existing 'South Harbor Fuel Dock', a 12' x 70' floating fuel dock with an attached 16' x 20; dock house. The site includes a 55' x 4' ramp with an approach that connects on shore. There are no current plans for additional construction with the exception of maintenance and in-kind replacement and/or parts/materials. Crowley acquired two parcels of adjacent land from Wells Trust in 2018 located at 211 and 213 S. Harbor Drive to facilitate the safe operation of the fuel dock. See attached exhibits C.1 and C.2 for most recent site plans.

6. WHAT IS THE TERM OF THE LEASE DESIRED?

Initial term of 8 months to 7/31/24 to align this 'South Harbor Fuel Dock Tideland Lease' with the timing of the current 'North Harbor Fuel Dock Tideland Lease' with six (6) each five year options to renew.

7. IF THE REQUEST FOR A LEASE AT LESS THAN FAIR MARKET VALUE, PROVIDE JUSTIFICATION.

N/A

8. PLEASE STATE WHY YOU BELIEVE IT WOULD BE IN THE "BEST INTEREST OF THE CITY" TO APPROVE YOUR PROPOSAL AND PROCESS YOUR APPLICATION.

See attached Exhibit A

9. CURRENT STATUS OF LAND. DESCRIBE ANY EXISTING IMPROVEMENTS, PROVIDE PHOTOGRAPHS IF POSSIBLE.

Crowley currently owns and operates the South Harbor Fuel Dock, a 12' x 70' floating fuel dock with an attached

16' x 20' dock house. The site includes a 55' x 4' ramp with an approach that connects on shore. As noted in Section 5,

there are no current plans for additional construction with the exception of maintenance and in-kind replacement

or parts and/or materials. See Exhibits B.1, B.2 and B.3 for photos.

10. HAS APPLICANT PREVIOUSLY PURCHASED OR LEASED CITY LAND OR RESOURCES? x YES NO. IF YES, PROVIDE LEGAL DESCRIPTION, TYPE OR PURCHASE OR LEASE, AND STATUS.

Approx 6,230 sq ft, a Portion of USS 4956 Tidelands for the 'North Harbor Fuel Dock'. The original lease term was 21 yrs 8/6/01 - 7/31/22 w/ 6 add'l 5 yr options for renewal periods. We executed Amendment No 2 to extend the term 2 yrs to 7/31/24. IDuring the summer of 2023, Crowley converted from two USTs to a single, dual compartment above ground tank; and installed new underground piping and all new electrical system. The plan for 2024 is to upgrade to all new stainless steel piping down the gangway and along the new tourist float to the fuel dock, to include motorized control valves, emergency stops, and new low-flow and high-flow dispensers with remote monitoring capability.

11. IF APPLICANT IS A BUSINESS OPERATION, LIST PRESENT BUSINESS ACTIVITIES.

12. IF REQUIRED, ARE YOU PREPARED TO SPEND FUNDS FOR THE FOLLOWING:

| YES | NO | |
|----------|---------------|---|
| <u>X</u> | <u> </u> | a) Performance bond |
| <u>X</u> | <u> </u> | b) Damage deposit |
| <u>X</u> | <u> </u> | c) General liability insurance |
| <u>X</u> | <u> </u> | d) Worker's compensation insurance |
| <u>X</u> | <u> </u> | e) Survey and platting |
| <u>X</u> | <u> </u> | f) Appraisal fee |
| <u>X</u> | <u> </u> | g) Closing fees, which may include title insurance, document preparation, escrow closing, and recording |
| <u>X</u> | <u> </u> | h) Any federal, state and local permits required |
| <u>X</u> | <u> </u> | I) Maintenance costs (present or future) |

13. LIST THREE (3) CREDIT OR BUSINESS REFERENCES:

| Name | Address | Phone # |
|---|---------|----------------------------|
| Tesoro Corp, 300 Concord Plaza Dr., San Antonio, TX 78216 | | (210) 626-4063 Beverly Gee |
| Kenworth Northwest, Inc., 20220 International Blvd., SeaTac, WA 98198 | | (206) 466-5911 Credit Dept |
| Seneca Tank, Inc., 5585 NE 16th Street, Des Moines, IA 50313 | | (515) 262-5900 Greg Qunit |

14. HAS APPLICANT, OR AFFILIATED ENTITY, EVER FILED A PETITION FOR BANKRUPTCY, BEEN ADJUDGED BANKRUPT OR MADE AN ASSIGNMENT FOR THE BENEFIT OF CREDITORS?

No

15. IS APPLICANT, OR AFFILIATED ENTITY, NOW IN DEFAULT ON ANY OBLIGATION TO, OR SUBJECT TO ANY UNSATISFIED JUDGEMENT OF LIEN? YES X NO IF YES, EXPLAIN:

COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT
FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION.
ATTACH ADDITIONAL STATEMENTS IF NEEDED.

APPLICANT QUALIFICATION STATEMENT

I, Jenny Silva
(Individual Name)

I, _____
(Individual Name)

I, Kollin Fencil On Behalf of Crowley Fuels LLC
(Representative's Name) (Organization's Name)

201 Arctic Slope Ave
(Address)
Anchorage, AK 99518
(City, State) (Zip)

do hereby swear and affirm for myself as applicant or as representative for the
organization noted above that:

The Applicant is a citizen of the United States, over the age of nineteen;
and
If a group, association or corporation, is authorized to conduct business
Under the laws of the State of Alaska; and
Has not failed to pay a deposit or payment due the City in relation to
City-owned real property in the previous five (5) years; and
Is not currently in breach or default on any contract or lease for real
Property transactions in which the City has an interest; and
Has not failed to perform under or is not in default of a contract with the
City; and
Is not delinquent in any tax payment to the City.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE
TO MY KNOWLEDGE.

Jenny Silva 11/17/23
Applicant Signature Date

[Signature] 11/27/23
Applicant Signature Date

Jenny Silva
Print Name

Kollin Fencil
Print Name

Comdev/data/forms/LandLease&SalesForms/AppforLeaseofCityLand



CITY OF VALDEZ
APPLICATION FOR LEASE OF CITY OWNED LAND

EXHIBIT A

Additional Response for Sections 8 and 11

Crowley has a longstanding record of providing superior levels of customer service at Alaska ports and harbors. Since 1953, Crowley has provided unique solutions to petroleum distribution, and today, with 18 tank farms in Alaska and a storage capacity of nearly 30 million gallons, we are a leader in the Alaska fuel industry.

Since 1989, Crowley has reliably served the City of Valdez and surrounding communities with local delivery of marine, aviation, and motor vehicle fuels, heating oil for homes and businesses, lubricants, and propane. Our local predecessor, Valdez Fuel Company, built our first fuel dock (the “South Dock”) in Valdez in 1999, and Crowley acquired a second fuel dock (the “North Dock”) in the Valdez harbor in 2002. The South Dock fuels vessels with over a 10,500-gallon fuel capacity and is a U.S. Coast Guard regulated facility subject to Code of Federal Regulation (CFR) compliance requirements of 33 CFR Part 154. For over a decade, we have successfully operated both docks, providing fuel for a range of customers, including the cruise industry, commercial fishing fleets, the U.S. Coast Guard, small-charter fisherman, and recreational fisherman and boaters. Crowley has continuously met the growing needs of the boating community by supplying over 800,000 gallons of fuel directly into vessels annually at these facilities. For more than a decade, Crowley has built a proven record of maintaining its existing Valdez dock facilities in a safe, accessible, and customer-focused manner to meet the community’s needs.

Long Term Operations

Crowley has a long history of providing excellent customer service and enjoys a positive reputation in the Valdez community with our competitively priced fuel products and responsive service. We are keenly aware of the boating community’s needs and staff our existing facilities accordingly. Our docks are staffed from 6 a.m. to 10 p.m. during the long days of the peak summer season and seasonally adjust based on demand through the shoulder seasons and winter months. Crowley ensures there is always someone on call to respond to after-hours fuel needs and constantly looks for ways to improve reliability and service.

Crowley’s Valdez workforce and management are all members of the local community. Each summer season, Crowley recruits local high school graduates or returning college students to operate the North and South fuel docks. We are pleased to provide steady, full-time seasonal employment to young people in the community.

Environmental/Regulatory

All federal, state, and local regulations concerning aboveground storage tanks will be followed, including spill prevention control and countermeasure regulations. Crowley is proud of our record of meeting all

regulatory requirements for the two marine fuel docks we currently operate in the Valdez harbor. One of the tenets of Crowley's Safety, Security, Quality and Environmental Stewardship is, "Operate our vessels and facilities in compliance with regulations and best practices." To achieve this goal all Crowley operations are reviewed by the Operations Integrity Department to ensure all requirements are met. Therefore, we understand that although all marine fuel dock activity is regulated by the USCG, including fuel transfer, record keeping, and dock maintenance, the USCG is not the only regulatory agency that has oversight. The USEPA and ADEC also have oversight. In addition to the USCG's annual inspection of our docks and records, which Crowley has always passed, we internally audit our own operations at least twice a year to ensure compliance.

We are cognizant of the fact that there are multiple regulatory agencies with oversight responsibility and Crowley is well versed in meeting the regulatory requirements of multiple agencies. We have in-house subject matter experts who develop environmental compliance policy and procedures for Crowley operations. Crowley also performs job hazard analysis for each new operation/task to ensure that worker and operational risks are identified prior to the operations and that the appropriate controls are put in place to safeguard both personnel and operations.

EXHIBIT B.1

South Harbor Fuel Dock



EXHIBIT B.2

North Harbor Fuel Dock



EXHIBIT B.3

Both Harbor Fuel Docks – North Dock in foreground and South Dock in background



Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

CROWLEY FUELS LLC

201 ARCTIC SLOPE AVE, ANCHORAGE, AK 99518-3033

owned by

CROWLEY FUELS LLC

is licensed by the department to conduct business for the period

October 17, 2022 to December 31, 2024
for the following line(s) of business:

42 - Trade; 53 - Real Estate, Rental and Leasing



This license shall not be taken as permission to do business in the state without having complied with the other requirements of the laws of the State or of the United States.

This license must be posted in a conspicuous place at the business location.
It is not transferable or assignable.

Julie Sande
Commissioner

November 1, 2023
Officer Appointments

JOINT UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF MANAGERS OF
CROWLEY FUELS LLC AND
THE BOARD OF DIRECTORS OF
CROWLEY PETROLEUM DISTRIBUTION, INC.

The undersigned, constituting all of the managers of the Board of Managers of Crowley Fuels LLC, a Delaware limited liability company (the “CF Board”) and all the directors of the Board of Directors of Crowley Petroleum Distribution, Inc., an Alaska corporation (the “CPD Board”), hereby adopt the following resolutions by unanimous written or electronic consent on behalf of Crowley Fuels LLC (“CF”), pursuant to the laws of the State of Delaware and its amended and restated operating agreement, and Crowley Petroleum Distribution, Inc. (“CPD”), pursuant to the laws of the State of Alaska and its organizational documents, as if duly adopted at a meeting of the CF Board and the CPD Board, effective as of the date set forth above.

WHEREAS, the CF Board has the authority to remove and appoint the officers of CF; and

WHEREAS, the CPD Board has the authority to remove and appoint the officers of CPD.

NOW, THEREFORE, IT IS RESOLVED, that the CF Board does hereby appoint the following persons to serve as the Officers of the Company, and each such person shall serve until his successor is elected:

Kollin S. Fencil - Senior Vice President & General Manager
Reece B. Alford - Corporate Secretary
Arthur F. Mead, III - Assistant Corporate Secretary
Daniel L. Warner - Chief Financial Officer
Norman S. Himes, Jr. - Vice President and Treasurer
Tony R. Otero - Assistant Treasurer
Robert C. Jefferson - Assistant Treasurer
Richard D. Lamb, Jr. - Assistant Treasurer

FURTHER RESOLVED, that the CPD Board does hereby appoint the following persons to serve as the Officers of the Corporation, and each such person shall serve until his successor is elected:

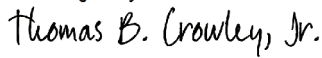
Kollin S. Fencil - President and General Manager
Reece B. Alford - Corporate Secretary
Arthur F. Mead, III - Assistant Corporate Secretary
Daniel L. Warner - Chief Financial Officer
Norman S. Himes, Jr. - Vice President and Treasurer

Tony R. Otero - Assistant Treasurer
Robert C. Jefferson - Assistant Treasurer
Richard D. Lamb, Jr. - Assistant Treasurer


FURTHER RESOLVED, that the officers of the Companies, their designees or other authorized representatives, are hereby directed and authorized, individually, to do and perform any and all such acts and to execute and deliver any and all documents, as they deem necessary or appropriate to accomplish and carry out the intent and purposes of these resolutions; and

FURTHER RESOLVED, that any prior actions and documents previously executed by or at the direction of any officer of the Companies, their designees or other authorized representatives, consistent with the intent and purposes of these resolutions are hereby ratified, affirmed, confirmed and approved in all respects.

IN WITNESS WHEREOF, the CF Board and the CPD Board have adopted the foregoing resolutions on behalf of each of CF and CPD respectively, effective as of the date first set forth above.

DocuSigned by:

0DA10D2C3A49407...

Thomas B. Crowley, Jr.

DocuSigned by:

3832392F632B4AC...

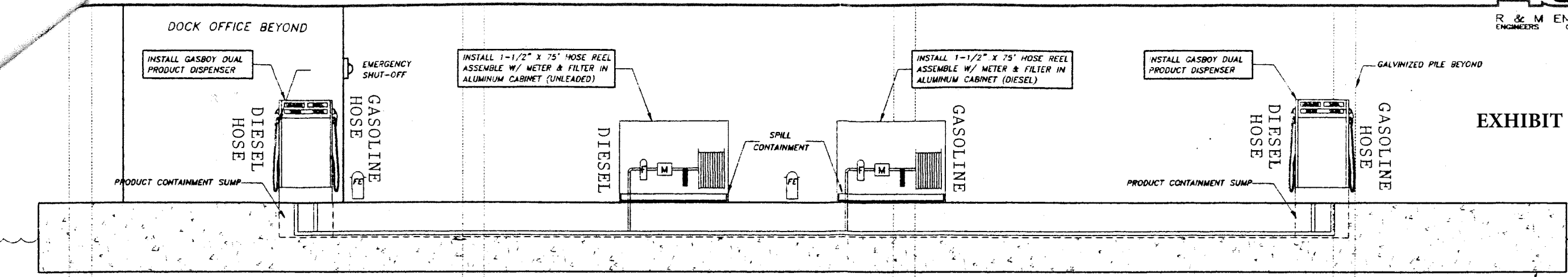
Raymond F. Fitzgerald

DocuSigned by:

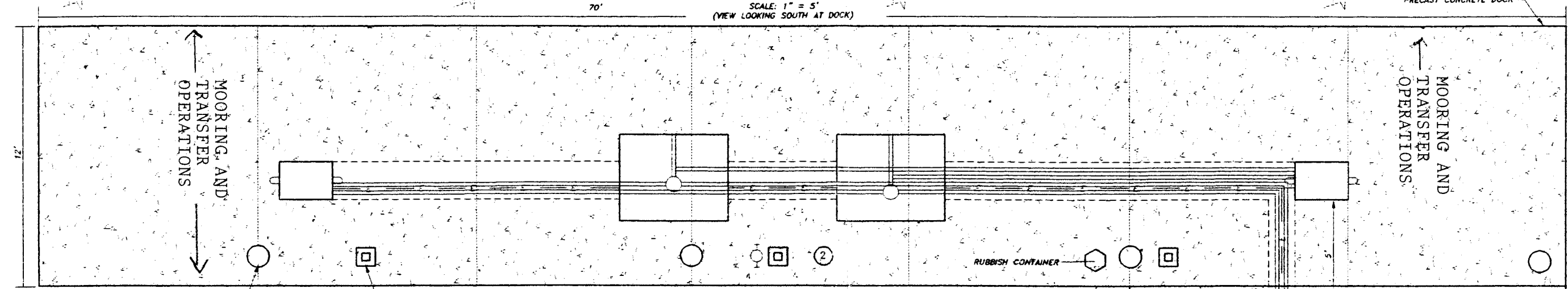
A710183459084A3...

Kollin S. Fencil

EXHIBIT C.1



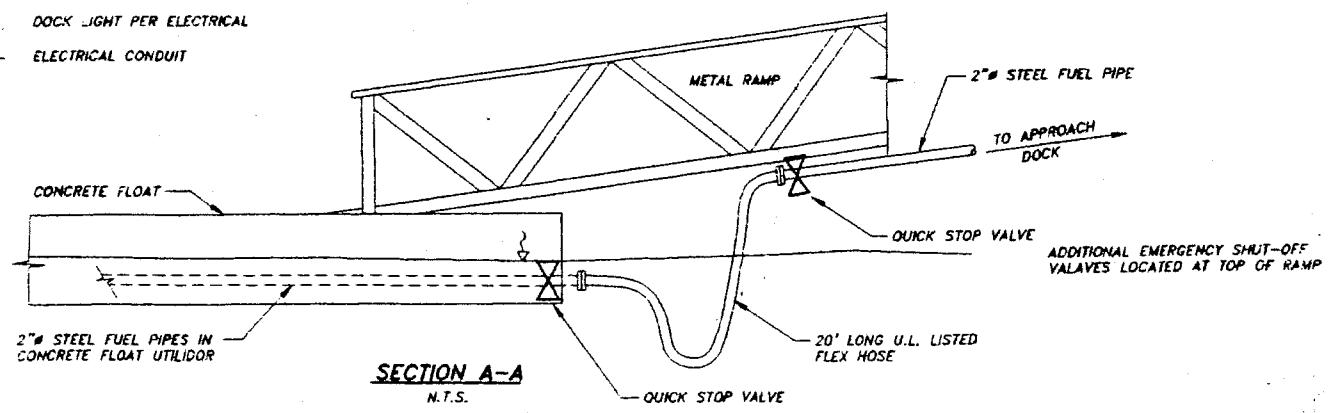
DOCK ELEVATION VIEW
SCALE: 1" = 5'
(VIEW LOOKING SOUTH AT DOCK)



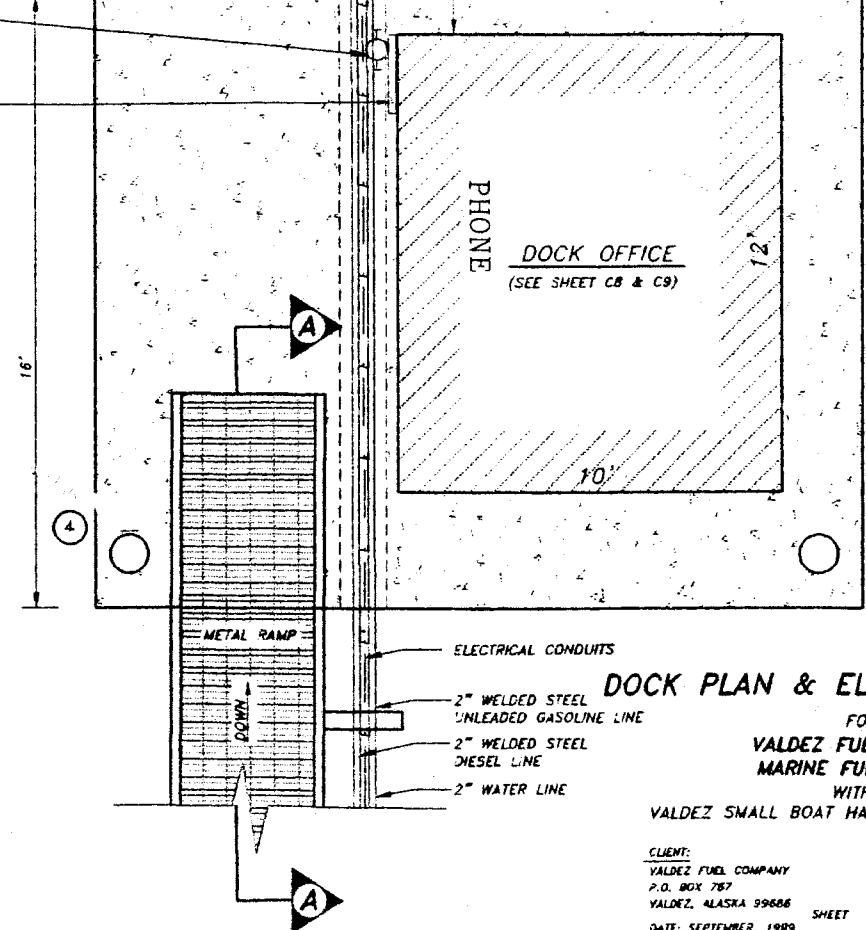
DOCK PLAN VIEW
SCALE: 1" = 5'

SYMBOLS

- 30# A:B:C FIRE EXTINGUISHER
- FUEL FILTER
- FUEL METER
- GROUNDING REEL
- REQUIRED WARNING SIGN PER DETAIL ON SHEET C6
- DOCK LIGHT PER ELECTRICAL
- ELECTRICAL CONDUIT



SECTION A-A
N.T.S.



DOCK PLAN & ELEVATION VIEWS

FOR
VALDEZ FUEL COMPANY
MARINE FUEL FACILITY
WITHIN
VALDEZ SMALL BOAT HARBOR, VALDEZ ALASKA

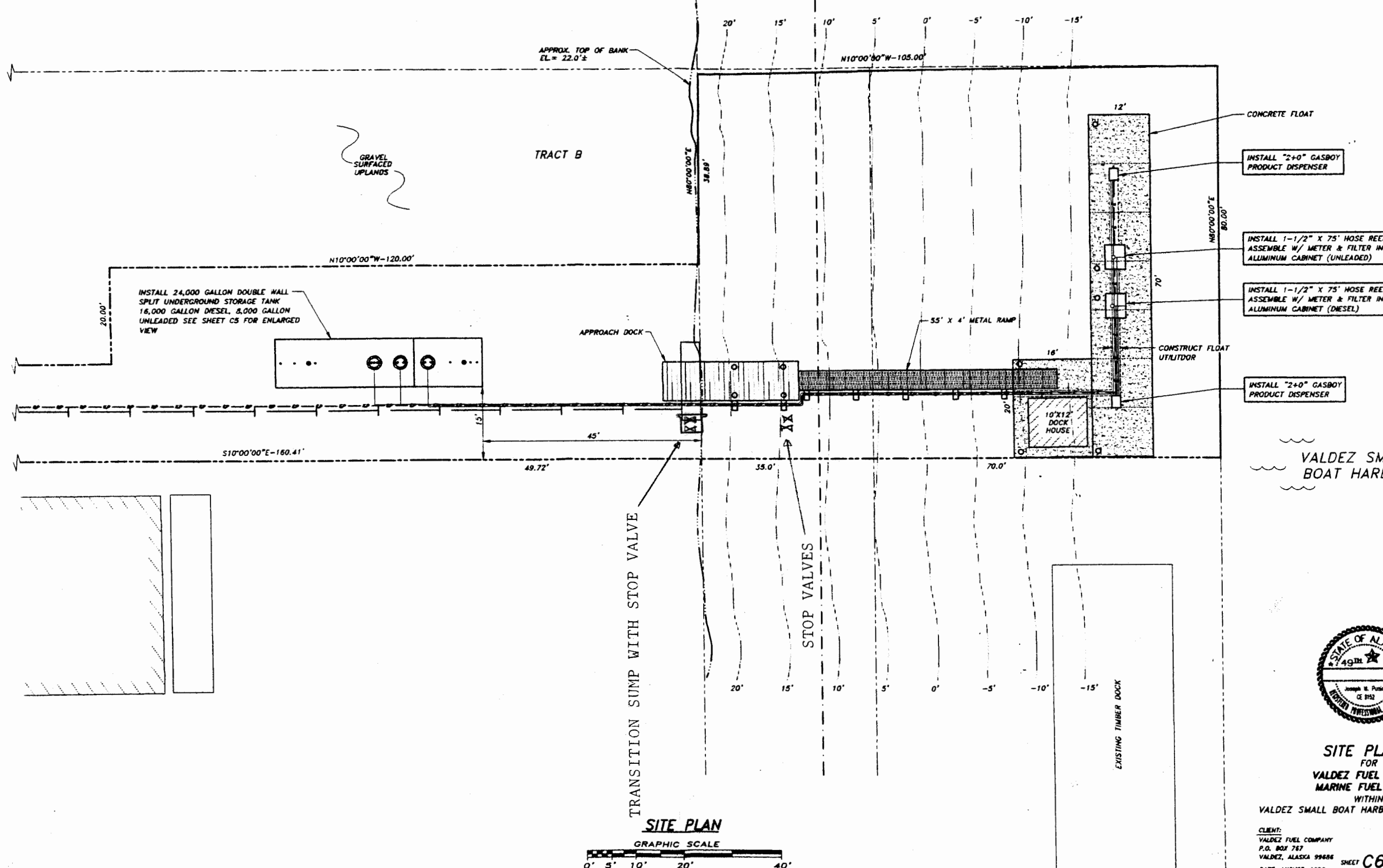
CLIENT:
VALDEZ FUEL COMPANY
P.O. BOX 787
VALDEZ, ALASKA 99686
DATE: SEPTEMBER, 1989

ENGINEER:
R & M ENGINEERING, INC.
P.O. BOX 34278
JUNEAU, ALASKA 99803
R&M PROJ. NO. 991403



JMP: 01/1/80/07/01/127

EXHIBIT C.2



TRANSITION SUMP WITH STOP VALVE

STOP VALVES

CONCRETE FLOAT

INSTALL "2+0" GASBOY
PRODUCT DISPENSER

INSTALL 1-1/2" X 75' HOSE REEL
ASSEMBLY W/ METER & FILTER IN
ALUMINUM CABINET (UNLEADED)

INSTALL 1-1/2" X 75' HOSE REEL
ASSEMBLY W/ METER & FILTER IN
ALUMINUM CABINET (DIESEL)

CONSTRUCT FLOAT
UTLITDOR

INSTALL "2+0" GASBOY
PRODUCT DISPENSER

VALDEZ SMALL
BOAT HARBOR



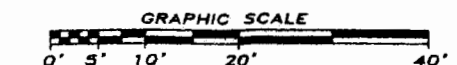
SITE PLAN 1
FOR
VALDEZ FUEL COMPANY
MARINE FUEL FACILITY
WITHIN
VALDEZ SMALL BOAT HARBOR, VALDEZ ALASKA

CLIENT:
VALDEZ FUEL COMPANY
P.O. BOX 767
VALDEZ, ALASKA 99686
DATE: AUGUST, 1989

ENGINEER:
R & M ENGINEERING, INC.
P.O. BOX 34278
JUNEAU, ALASKA 99803
R&M PROJ. NO. 991401.3

SHEET **C6** OF **X**

SITE PLAN





Legislation Text

File #: RES 25-0025, **Version:** 1

ITEM TITLE:

#25-25 - Establishing the 2025 Rate of Real and Personal Property Tax and Designating the Number of Mills for Each Dollar of Real Property to be Levied for Municipal and School Purposes

SUBMITTED BY: Jordan Nelson, Finance Director

FISCAL NOTES:

Expenditure Required: n/a
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Approve Resolution 25-25.

SUMMARY STATEMENT:

This Resolution reflects the maximum levy of twenty (20) mills, pursuant to prior Council discussions during the 2025 budget hearings.

2025 Assessed values are as follows

- Oil and Gas Property \$2,184,090,160
- Other Real Property \$381,631,910
- Total \$2,565,722,070

Property Taxable pursuant to VMC 3.30 is not included in the above analysis as the final value is currently in appeal.

2025 Property Tax Revenue, based on 20 mills: \$51,314,441

- 2025 Adopted Budget Revenue \$51,145,130
- Maximum Allowed Revenue \$61,468,071
- 2025 Estimated "over cap" Revenue none

The entirety of the AS 43.56 preliminary assessment roll issued by the State of Alaska Department of Revenue on February 28, 2025, was appealed. On April 1st, 2025, the State Petroleum Property Assessor forwarded appeal outcomes totaling \$0 reflecting the Department of Revenue Informal Conference Decision.

Staff will apprise Council of any procedural formalities arising from a future revision to the assessment roll.

CITY OF VALDEZ, ALASKA

RESOLUTION # 25-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, ESTABLISHING THE 2025 RATE OF REAL AND PERSONAL PROPERTY TAX AND DESIGNATING THE NUMBER OF MILLS FOR EACH DOLLAR OF REAL PROPERTY TO BE LEVIED FOR MUNICIPAL AND SCHOOL PURPOSES

WHEREAS, the City Board of Equalization was scheduled to meet on April 24, 2025 to decide outstanding real property tax appeals, and which established the City's assessment roll for real property, net of exemptions, at \$381,631,910; and

WHEREAS, on April 1, 2025 the State Petroleum Property Assessor relayed the State of Alaska Department of Revenue informal conference decision ("ICD") Assessment of Alaska Statute 43.56 Properties at \$2,184,090,160; and

WHEREAS, the City's assessment roll for real property including Alaska Statute 43.56 Properties totals \$2,565,722,070; and

WHEREAS, the establishment of the rate of tax levied on all assessed property is required upon completion and fixing of the assessment roll; and

WHEREAS, any supplemental roll issued related to the 2025 Tax Year will be subject to the levy set forth in this resolution; and

WHEREAS, the real property tax rate for school and municipal purposes shall be separately made and fixed.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that all real property and personal property not expressly exempt shall be subject to the following tax levy:

| | MUNICIPAL | SCHOOL | TOTAL |
|----------------------------|-----------|--------|-------|
| Real and Personal Property | 15.62 | 4.38 | 20.00 |

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF
VALDEZ, ALASKA, this 7th day of May, 2025.

CITY OF VALDEZ, ALASKA

Dennis Fleming, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk

Appraisal Company of Alaska LLC

341 TUDOR RD, SUITE 202
ANCHORAGE, ALASKA 99503
mrenfro@appraisalalaska.com

April 25, 2025

City of Valdez
P.O. Box 307
Valdez, Alaska 99686

Attention: Mr. Jordan Nelson
Finance Director

CERTIFICATION

2025 Real Property Tax Roll

I, Michael C. Renfro, Contract Assessor for the City of Valdez, do hereby certify the following assessed values for Tax Year 2025:

Locally Assessed:

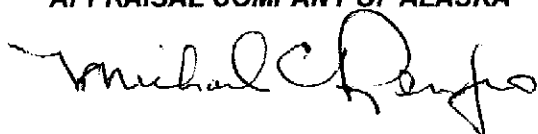
| | |
|---|-----------------------------|
| Land | \$152,875,704 |
| Improvements | \$637,441,200 |
| TOTAL | \$790,316,904 |
| LESS Exemption | -\$408,684,994 |
| TOTAL LOCALLY ASSESSED FOR 2025: | <u>\$381,631,910</u> |

State Assessed:

| | |
|--|------------------------|
| Total State Assessed 43.56 Properties | \$2,184,090,160 |
| TOTAL ASSESSMENT ROLL FOR 2025: | \$2,565,722,070 |

Sincerely,

APPRAISAL COMPANY OF ALASKA



Michael C. Renfro
Contract Assessor, City of Valdez



ALASKA DEPARTMENT OF REVENUE
DECISION NO. 25-56-03

On February 28, 2025, the State of Alaska, Department of Revenue ("Department") issued a Notice of Preliminary Assessment under AS 43.56 for property owned by Alyeska Pipeline Service Company ("Alyeska"), Prince William Sound Oil Spill Response Company ("PWSOSRC"), and Alaska Ventures LLC ("AKV"), collectively referred to as "Taxpayers." The Taxpayers and the City of Valdez ("Valdez"), collectively referred to as "Parties," timely filed appeals pursuant to 15 AAC 56.020(a). The Parties were notified of each appeal pursuant to 15 AAC 56.020(b). This informal conference decision ("ICD") constitutes the consolidated decision of the Department on the Parties' appeals pursuant to 15 AAC 56.020(c).¹

IDENTITY OF THE APPEALING PARTIES

Alyeska Pipeline Service Company
P.O. Box 196660, MS 504
Anchorage, AK 99519-6660
ATTN: Teresa Fair

Prince William Sound Oil Spill Response Corporation
P.O. Box 196660, MS 504
Anchorage, AK 99519-6660
ATTN: Teresa Fair

Alaska Ventures LLC
16021 E. Main Street
Cut Off, LA 70345-3804
ATTN: Luke Newman

City of Valdez
P.O. Box 307
Valdez, Alaska 99686
ATTN: Jordan Nelson

¹ The issues raised by the Parties in their appeals are all related and pertain to the same matter that spans several decades. The historical appeals were consolidated by the superior court and heard at trial in 2024. The State Assessment Review Board has also held past hearings on this matter in a consolidated process and is expected to do so again if a hearing is held this year. The Department is conforming to the consolidated protocol set by precedent of higher authority in the procedural history of this matter by issuing a single ICD addressing all appeal claims of the Parties.

MUNICIPALITIES IN WHICH THE PROPERTY WAS LOCATED

City of Valdez

City of Whittier

City of Cordova

Unorganized Area of Alaska

PROPERTY AT ISSUE

Alyeska:

| <u>Property ID</u> | <u>Description</u> | <u>Assessed Value</u> |
|--------------------|--------------------|-----------------------|
| 001-000-8506 | Equipment | \$ 4,397,130 |
| 006-003-6009 | Equipment | \$ 70,344,100 |
| 011-000-9000 | Equipment | \$ 313,070 |
| 012-000-9500 | Equipment | \$ 3,364,590 |

PWSOSRC:

| <u>Property ID</u> | <u>Description</u> ² | <u>Assessed Value</u> |
|--------------------|---------------------------------|-----------------------|
| 006-003-6012 | Barge Sawmill Creek | \$ 50,000 |
| 006-003-6013 | Mini-Barges - 14 | \$ 195,420 |
| 012-000-9502 | Mini-Barges - 24 | \$ 335,000 |

AKV:

| <u>Property ID</u> | <u>Description</u> ³ | <u>Assessed Value</u> |
|--------------------|---------------------------------|-----------------------|
| 006-003-6005 | Vessels | \$ 191,672,730 |

² All vessel property was listed on the PWSOSRC notice of assessment as "vessel(s)". It is described here by vessel name.

³ Five tugs (Ross Chouest, Erlington, Latouche, Bainbridge, Ingot) and five barges (OSRB-1, OSRB-2, OSRB-3, OSRB-4, Barge 500-2), are included in the "Vessels" assessment.

Valdez:

Valdez appealed the entire AS 43.56 preliminary assessment roll for its jurisdiction.⁴

ISSUES RAISED

The Taxpayers claim their property is not taxable under AS 43.56. Alyeska further claims the value for some of its property noted above is already captured in the Trans-Alaska Pipeline System (“TAPS”) assessment. The Taxpayers all assert that the value of their property is \$0.

Valdez’s primary claims are that property is missing from the assessment and that the property which was assessed is potentially valued too low. Regarding Valdez’s opinion of full and true value, it states in its appeal that “...Valdez does not have sufficient information to adequately form an opinion on the full and true value of the taxable property included or omitted in the 2025 Assessment.” All the Parties conclude that the assessment of property is either unequal, excessive, or improper.

BACKGROUND

The TAPS is an 800-mile pipeline system that runs from Alaska’s North Slope to tidewater in Valdez. Valdez is where the Valdez Marine Terminal (“VMT”) is located. Oil transported from the North Slope is stored in tanks at the VMT and loaded onto tankers for shipment. Property is taxable if it is used or committed for use for an oil spill response, prevention, or recovery plan necessary to the pipeline transportation of unrefined oil or to the operation or maintenance of the VMT or other facility used in the pipeline transportation of unrefined oil.⁵ In its 2013 decision on this matter, the superior court stated:

Oil that has been transported through the pipeline is stored at the Terminal and then loaded onto tankers to be shipped to refineries outside of Alaska. There are separate oil spill response plans required for the operation of the Terminal and the tankers. The plans require that certain marine vessels be on call to respond in the event of an oil spill.⁶

To meet this requirement, the Taxpayers own various ancillary equipment and vessel type of property. The equipment includes, but is not limited to, oil containment booms, oil skimmers and skimming equipment, pumps, connexes, heavy equipment, and non-street legal rolling stock. The vessel property is comprised of tugs, barges, skimmers, mini-barges and smaller support vessels. The property is used in oil spill prevention, response, and recovery or in the operation and maintenance of the VMT or TAPS and is taxable pursuant to AS 43.56 and 15 AAC 56.075.

⁴ 2025 City of Valdez AS 43.56 preliminary assessment roll, attached to ICD.

⁵ 15 AAC 56.075(b)(1).

⁶ *City of Valdez v. State Dept. of Revenue*, Nos. 3VA-00-00022 CI, 3VA-10-00084 CI, 3AN-11-07874 CI, 2013 WL 11324004, at *1 (Alaska Super. Nov. 18, 2013).

RELEVANT STATUTES AND REGULATIONS

Oil and gas property is taxed under **AS 43.56.010(a)**, which provides:

An annual tax of 20 mills is levied each tax year beginning January 1, 1974, on the full and true value of taxable property taxable under this chapter.

Under **AS 43.56.210(5)** “taxable property”

(A) means real and tangible personal property used or committed by contract or other agreement for use within this state primarily in the exploration for, production of, or pipeline transportation of gas or unrefined oil (except for property used solely for the retail distribution or liquefaction of natural gas), or in the operation or maintenance of facilities used in the exploration for, production of, or pipeline transportation of gas or unrefined oil; “taxable property” includes

(i) machinery, appliances, supplies, and equipment;

(ii) drilling rigs, wells, (whether producing or not), gathering lines and transmission lines, pumping stations, compressor stations, power plants, topping plants, and processing units;

(iii) roads, tank farms, tanker terminals, docks and other port facilities, and air strips;

(iv) aircraft and motor vehicles owned by a person whose principal business in the state is the exploration for, production of, or pipeline transportation of gas or unrefined oil and whose operation of the aircraft or motor vehicle directly relates to the conduct of that business;

(v) maintenance equipment and facilities, and maintenance camps and other related facilities; and

(vi) communications facilities owned by a person whose principal business in the state is the exploration for, production of, or pipeline transportation of gas or unrefined oil and whose operation of the communication facilities directly relates to the conduct of that business[.]

15 AAC 56.075 provides:

(a) For purposes of AS 43.56 and this chapter, property is

(1) “used primarily” for a purpose described in AS 43.56.210(5)(A) if that property is actually used for one or more of those purposes more than 50 percent of the property’s total operational time during the preceding tax year; and

(2) subject to (b) of this section, “committed by contract or other agreement for use primarily” for a purpose described in AS 43.56.210(5)(A) if that property is committed by contract, specification, or other expressed intention of the property owner to one or more of those purposes, regardless of whether the property was actually used in the preceding tax year.

(b) Property that is used for or committed by contract or other agreement to a state approved oil spill response, prevention, or recovery plan is only taxable under AS 43.56 if the department determines that

- (1) the property is used or committed for use for an oil spill response, prevention, or recovery plan necessary to the pipeline transportation of gas or unrefined oil or to the operation or maintenance of a marine terminal or other facility used in the pipeline transportation of gas or unrefined oil; and
- (2) the property is not used or committed for use primarily for a purpose other than a plan described in (1) of this subsection.

SARB DETERMINATION (OAH No. 19-0386-TAX, APRIL 12, 2022)

The State Assessment Review Board (“SARB”) issued a Certificate of Determination (“COD”) on this matter in April of 2022. The COD addressed the very same property that is now again under appeal. The SARB determined that for the spill prevention, response, and recovery property to have “primary use” pursuant to 15 AAC 56.075(a)(2) and therefore be taxable, the property must pass two tests. First, the property is used or committed for use to a pipeline, pipeline facility, or terminal c-plan. Second, the property is not used or committed for use primarily for a purpose other than one of those c-plans. The SARB found that all the property assessed by DOR met the first test, but that some of the tug property did not meet the second test. Specifically, the SARB found that five escort tugs owned by AKV were not taxable because of parallel commitments those tugs held with tankers.

In conducting the 2025 assessment, the Department investigated the facts and circumstances and was not notified by the Taxpayers of any operational or other use changes of the properties, either generally or as required by the tanker or terminal c-plans, relative to the previous year. Accordingly, the properties primary use remained the same for Tax Year 2025. Therefore, under the same or similar facts and circumstances for Tax Year 2025 the same five AKV tugs are again not assessed. The taxability status for the remaining property is assessed consistently with the SARB COD OAH No. 19-0386-TAX.

ASSESSMENT

The Department assessed the personal property in accordance with mass appraisal standards and equally with how all other similarly situated property in Alaska is assessed. In doing so, the Department relied on an application of the cost approach. Like many other assessing jurisdictions in Alaska and around the country in assessing personal property, the Department relied on a standard composite percent good schedule. Applying a composite percent good factor from the schedule to the property's historical installed cost based on the classification and age of the property accounts for inflation and depreciation and generates the assessed value.

APPEAL POINTS

The Taxpayers appeals all contain scattershot style objections that are devoid of substance, support, and legal analysis and fail to substantively address the issues as required by 15 AAC 56.020(a).⁷ One bullet point asserting the objection does not suffice. It is impossible for the Department to respond substantively to these deficient objections. Though not formatted with bullet points, Valdez's appeal shares the same failures as the Taxpayers appeals as it is void of any support or substance regarding escaped property claims or valuation issues. Valdez explicitly states in its appeal, "it is impossible for Valdez to form its own opinion of the true value of the property assessed...." The Department disagrees with Valdez regarding this statement. Valdez also appears to express a desire to continue the Tax Year 2025 assessment process outside of the statutory time frame, stating in its appeal, "...Valdez will pursue the best information available from DOR and the taxpayers to ensure the 2025 Assessment reflects the full and true value of all property taxable under AS 43.56 within its jurisdiction."

DISCUSSION ON APPEAL POINTS

The Parties appeals are, for the most part, unoriginal recycled narratives from past tax years regarding this matter. The Department and the SARB have already addressed the points raised in the Parties' appeals through ICD's issued in 2022 covering Tax Years 1997 – 2022 and the SARB COD 19-0386-TAX. There was no new substantive information provided in the narrative of the appeals and no new information provided with the appeals relative to past tax year appeals by the same Parties on the same issues.

Due to the lack of form and substance of the appeals, it is essentially impossible for the Department to respond and implausible that an issue could be distinguished from past years requiring new or different analysis or conclusions by the Department. Under the same or similar facts and circumstances, the Department will not revisit a SARB decision that is less than three-

⁷ Objections to the assessment are required to include: 1) a description of the property, 2) all objections, 3) the grounds for each objection, 4) a summary of the facts relating to each objection, 5) the appraisal principles that support each objection, and 6) the basis for the appealing party's opinion of value. 15 AAC 56.020(a).

years old and is currently on consolidated appeal in the superior court, for which a trial was held in 2024, and the Parties are awaiting a decision.

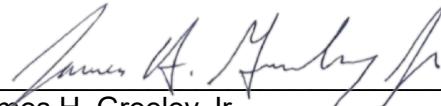
DECISION

The appeals do not meet the requirements of 15 AAC 56.020(a) in objecting to an assessment. For this reason and the reasons discussed above, the appeals are denied.

APPEAL NOTICE

The foregoing decision is a decision of the Department under 15 AAC 56.020(c). The decision may be appealed to the State Assessment Review Board within 50 days of the effective date of the original Notice of Assessment by filing a written appeal pursuant to 15 AAC 56.030. Appeals to the State Assessment Review Board must be date stamped received by 4:00pm on or before the expiration of the 50-day period at the following address:

DATED this 1st day of April 2025,

By: 
James H. Greeley Jr.
State Petroleum Property Assessor

State of Alaska
2025 Preliminary Assessment Roll
City of Valdez - 006

| Name and Address of Owner | Property ID | Description of Property | Assessed Value |
|---|--------------|--|-----------------|
| ALASKA VENTURES LLC | | | |
| 16201 E MAIN ST CUT OFF, LA 70345 ATTN: LUKE NEWMAN FEIN: 81-1650735 PTA-10056868-003 | | | |
| | 006-003-6005 | VESSELS | \$190,546,390 |
| ALYESKA PIPELINE SERVICE COMPANY | | | |
| PO BOX 196660 # MS 504 ANCHORAGE, AK 99519 ATTN: TERRY FAIR FEIN: 92-0039154 PTA-10019488-012 | | | |
| | 006-003-0020 | TERMINAL (EXCLUDING TANKAGE) | \$1,636,180,670 |
| | 006-003-0023 | MATERIALS AND SUPPLIES | \$16,211,410 |
| | 006-003-0027 | TERMINAL TANKAGE AND RELATED PROPERTY | \$140,029,420 |
| | 006-003-0028 | MATERIALS AND SUPPLIES | \$1,644,110 |
| | 006-003-0069 | PIPELINE PROPERTY (21.4 MILES) | \$108,334,390 |
| | 006-003-6009 | EQUIPMENT | \$70,344,100 |
| ASRC ENERGY SERVICES EQUIPMENT LLC | | | |
| 3900 C ST STE 701 ANCHORAGE, AK 99503 ATTN: MEGAN NEZATICKY FEIN: 81-4455456 PTA-10048673-003 | | | |
| | 006-003-0056 | SERVICE COMPANY EQUIPMENT | \$711,170 |

State of Alaska
2025 Preliminary Assessment Roll
City of Valdez - 006

| Name and Address of Owner | Property ID | Description of Property | Assessed Value |
|---|--------------|---------------------------|------------------------|
| CCI INDUSTRIAL SERVICE, LLC 5020 FAIRBANKS ST ANCHORAGE, AK 99503 ATTN: ASHLEY WAMSLEY FEIN: 27-2328428 PTA-10016239-003 | | | |
| | 006-003-6007 | SERVICE COMPANY EQUIPMENT | \$1,323,960 |
| PRICE GREGORY INTERNATIONAL, INC. 24275 KATY FWY STE 500 KATY, TX 77494 ATTN: DETRONIA CHATMON FEIN: 73-1103884 PTA-10033150-008 | | | |
| | 006-003-6008 | SERVICE COMPANY EQUIPMENT | \$9,400 |
| PRINCE WILLIAM SOUND OIL SPILL RESP PO BOX 196660 # MS 504 ANCHORAGE, AK 99519 ATTN: TERRY FAIR FEIN: 92-0136242 PTA-10015203-008 | | | |
| | 006-003-0043 | VESSEL | \$642,160 |
| | 006-003-0044 | VESSEL | \$642,160 |
| | 006-003-0045 | VESSEL | \$1,998,940 |
| | 006-003-0049 | VESSEL | \$2,932,960 |
| | 006-003-0050 | VESSELS | \$139,580 |
| | 006-003-0051 | VESSEL | \$11,027,580 |
| | 006-003-6012 | VESSEL | \$50,000 |
| | 006-003-6013 | VESSELS | \$195,420 |
| Total: | | | \$2,182,963,820 |

**State of Alaska
2025 ICD Adjustments
City of Valdez - 006**

| Name and Address of Owner | Property ID | Preliminary Value | Adjusted Value | Difference |
|--|--|-------------------|-----------------|------------|
| <hr/> | | | | |
| ALASKA VENTURES LLC 16201 E MAIN ST CUT OFF, LA 70345 ATTN: LUKE NEWMAN FEIN: 81-1650735 PTA-10056868-003 | 006-003-6005 | \$191,672,730 | \$191,672,730 | \$0 |
| | <hr/> | | | |
| | ALYESKA PIPELINE SERVICE COMPANY PO BOX 196660 # MS 504 ANCHORAGE, AK 99519 ATTN: TERRY FAIR FEIN: 92-0039154 PTA-10019488-012 | | | |
| | 006-003-0020 | \$1,636,180,670 | \$1,636,180,670 | \$0 |
| | 006-003-0023 | \$16,211,410 | \$16,211,410 | \$0 |
| | 006-003-0027 | \$140,029,420 | \$140,029,420 | \$0 |
| | 006-003-0028 | \$1,644,110 | \$1,644,110 | \$0 |
| | 006-003-0069 | \$108,334,390 | \$108,334,390 | \$0 |
| | 006-003-6009 | \$70,344,100 | \$70,344,100 | \$0 |
| | <hr/> | | | |
| ASRC ENERGY SERVICES EQUIPMENT LLC 3900 C ST STE 701 ANCHORAGE, AK 99503 ATTN: MEGAN NEZATICKY FEIN: 81-4455456 PTA-10048673-003 | | | | |
| | 006-003-0056 | \$711,170 | \$711,170 | \$0 |
| | <hr/> | | | |
| | | | | |
| | | | | |

State of Alaska
2025 ICD Adjustments
City of Valdez - 006

| Name and Address of Owner | Property ID | Preliminary Value | Adjusted Value | Difference |
|--|--------------|-------------------|----------------|---------------|
| CCI INDUSTRIAL SERVICE, LLC | | | | |
| 5020 FAIRBANKS ST ANCHORAGE, AK 99503 ATTN: ASHLEY WAMSLEY FEIN: 27-2328428 PTA-10016239-003 | | | | |
| | 006-003-6007 | \$1,323,960 | \$1,323,960 | \$0 |
| PRICE GREGORY INTERNATIONAL, INC. | | | | |
| 24275 KATY FWY STE 500 KATY, TX 77494 ATTN: DETRONIA CHATMON FEIN: 73-1103884 PTA-10033150-008 | | | | |
| | 006-003-6008 | \$9,400 | \$9,400 | \$0 |
| PRINCE WILLIAM SOUND OIL SPILL RESP | | | | |
| PO BOX 196660 # MS 504 ANCHORAGE, AK 99519 ATTN: TERRY FAIR FEIN: 92-0136242 PTA-10015203-008 | | | | |
| | 006-003-0043 | \$642,160 | \$642,160 | \$0 |
| | 006-003-0044 | \$642,160 | \$642,160 | \$0 |
| | 006-003-0045 | \$1,998,940 | \$1,998,940 | \$0 |
| | 006-003-0049 | \$2,932,960 | \$2,932,960 | \$0 |
| | 006-003-0050 | \$139,580 | \$139,580 | \$0 |
| | 006-003-0051 | \$11,027,580 | \$11,027,580 | \$0 |
| | 006-003-6012 | \$50,000 | \$50,000 | \$0 |
| | 006-003-6013 | \$195,420 | \$195,420 | \$0 |
| Total Assessed Value Difference: | | | | \$0.00 |



Legislation Text

File #: 25-0209, **Version:** 1

ITEM TITLE:

Community Service Organization Grant Program; Progress Report

SUBMITTED BY: Jordan Nelson, Finance Director

FISCAL NOTES:

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

RECOMMENDATION:

Receive and file

SUMMARY STATEMENT:

Biannual Progress & Financial Report from Connections to Care



Community Service Organization (CSO) Grant Progress Report

Biannual Progress & Financial Report. Due: April 15 for period ending March 31(Reporting Period 1) and October 15 for period ending September 30 (Reporting Period 2). Please e-mail report to: brusher@valdezak.gov

| | | | |
|------------------------|-----------------|--------|---------------------------------------|
| Funding Calendar Year: | <u>2025</u> | Name: | <u>Joan Heikens and Allie Steed</u> |
| CSO Funding Amount: | <u>\$5,000</u> | Email: | <u>connectionstocare.ak@gmail.com</u> |
| Reporting Period: | <u>Period 1</u> | Title: | <u>President and Treasurer</u> |
| Today's Date: | <u>4/24/25</u> | Phone: | <u>907-255-2356</u> |

CSO Grant Recipient: Connections to Care

CSO Funded Program: Connections to Care

LINE-ITEM EXPENSE REPORT: Please submit a line-item expense report of how City of Valdez dollars have been used in the current Reporting Period. *Be specific*

We have not invoiced the City of Valdez in 2025 yet. We spent 2024 funds on maintaining our wheelchair van, fuel to heat our shed, the board insurance, workman compensation insurance, and auto insurance for our vehicle. Whatever was left over went towards wages for our one employee, Holly Mooney.





VICTORIES AND OUTCOMES: Report on program successes during this reporting period. Tell Valdez City Council you have done with the City of Valdez CSO Grant. Please also report your progress in outcomes as defined in your CSO Grant application and report the number of Valdez residents served with City of Valdez CSO Grant.

We have provided care to several folks so that they can continue to live in their home. Recently, Providence's Community Foundation did a story on us and featured one of the many we help. It was heartwarming us to hear how richer her life is because of our volunteer and how our volunteer's life was also enriched.

We provided equipment and support to family so that one of our seniors could die at home with family at her bedside.

We provided lots help to seniors moving into Valdez Senior Living Apartments.

We are hosting our Life Planning Seminar next month. We are bringing in an elder lawyer guest speaker. They will take time to sit with our community to answer questions about estate planning, wills, and anything else having to do with end of life. They are also hosting a morning talk for providers to understand changes in Medicaid and Medicare.

In 2024, our 13 volunteers provided over 350 hours of service to 64 clients. We loaned out 102 pieces of equipment, and partnered to give 44 rides.

CHALLENGES: Report on barriers to success during this funding period and how you are working to overcome them.

Our biggest challenges is funding, which seems to always be the case with non-profits. However, we have a strong partnership with the Valdez Senior Center, who provides us with office space, internet, meeting space, electricity, and our equipment shed sits on their property.

Other largest challenge is maintaining a volunteer group. We are happy report we have more volunteers now than we did at this time last year.





City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 25-0201, **Version:** 1

ITEM TITLE:

May 2025 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:

The May 2025 City Council calendar is attached for review.

May 2025

Valdez City Council Calendar



| | | | | | | |
|----------------------------|--|--|---|--|---|--|
| | | | | 1 | 2 | 3 |
| 4 | 5 COV Small Business Conference 6 PM – Ports & Harbors Commission WS 6 PM – Rescheduled Beautification Commission (Comm. Dev. Conference Room) | 6 2025 COV Municipal Election COV Small Business Conference | 7 5:30 PM – Joint Work Session Council + Planning & Zoning Commission 7 PM – City Council Regular Meeting- Certification of Election and Mill Rate Levy | 8 | 9 | 10 |
| 11 | 12 6 PM – School Board Work Session 7 PM – School Board Meeting | 13 6:30 PM – Parks & Recreation Commission | 14 7 PM – Planning & Zoning Commission | 15 Noon- VMHA Board | 16 Valdez Fly-In | 17 Valdez Fly-In |
| 18 Clerk to IIMC | 19 Clerk to IIMC 5 PM – Beautification Commission VHS Scholarship Night | 20 Clerk to IIMC 6 PM – Council Work Session TBD 7 PM – City Council Regular Meeting – New Council Member Sworn In | 21 Clerk to IIMC Noon- VCVB Board 7 PM – Economic Diversification Commission | 22 Clerk to IIMC 6 PM – Board of Equalization | 23 | 24 Memorial Day Weekend Community Picnic |
| 25 | 26 Memorial Day Holiday | 27 | 28 7 PM – Planning & Zoning Commission | 29 6 PM – Board of Equalization | 30 Council Training and Strategic Planning (Civic Center) | 31 Council Training and Strategic Planning (Civic Center) Boards and Commissions Dinner (Civic Center) |

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 5.1.25