



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda

### City Council

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Tuesday, March 21, 2023

7:00 PM

Council Chambers

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#### Regular Meeting

#### REGULAR AGENDA - 7:00 PM

##### I. CALL TO ORDER

##### II. PLEDGE OF ALLEGIANCE

##### III. ROLL CALL

##### IV. APPROVAL OF MINUTES

1. [Approval of City Council Minutes- March 14, 2023](#)
2. [Approval of City Council Minutes- February 21, 2023](#)

##### V. CORPORATIONS

*The City Council will convene as the Membership of the Museum Corporation*

1. [Appointment to Valdez Museum & Historical Archive Board of Directors, Applicant: Jim Shirrell](#)

##### VI. PUBLIC APPEARANCES

1. [Alaska Blue Economy Mariculture Update, Tommy Sheridan](#)
2. [Valdez Adventure Alliance, Kory Maillet and Robbin Capers](#)

##### VII. PUBLIC BUSINESS FROM THE FLOOR

##### VIII. CONSENT AGENDA

1. [Approval for Budgeted Travel for Permanent Fund Committee Member Mike Williams to Attend the Callan 2023 National Conference](#)
2. [Acceptance of Resignation Letters from Chris Watson - for Planning & Zoning Commission and Economic Diversification Commission, effective April 3, 2023.](#)

3. [Approval To Go Into Executive Session Re: Tucker v. City of Valdez litigation strategy.](#)
4. [Acceptance of Resignation Letter from Patrick Drayer - PVMC Community Advisory Council- Effective June 1, 2023](#)
5. [Approval of Marijuana License Renewal: DKW Farms LLC](#)
6. [Approval of Marijuana License Renewal: Herbal Outfitters, LLC](#)
7. [Proclamation: Vietnam Veterans Day](#)

#### IX. NEW BUSINESS

1. [Discussion Item: City Officials Conflict of Interest Policy](#)

#### XI. RESOLUTIONS

1. [#23-13 - Authorizing the City Manager to execute the initial operating agreement for Valdez Senior Housing Associates, LLC](#)

#### XII. REPORTS

1. [Quarterly Financial Summary Reports: December 31, 2022](#)
2. [Official Candidates - 2023 Regular Municipal Election](#)

#### XIII. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS

1. [City Manager's Report March 21, 2023](#)
2. City Clerk Report
3. City Attorney Report
4. City Mayor Report

#### XIV. COUNCIL BUSINESS FROM THE FLOOR

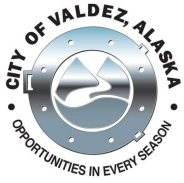
#### XV. EXECUTIVE SESSION

#### XVI. RETURN FROM EXECUTIVE SESSION

#### XVII. ADJOURNMENT

#### XVIII. APPENDIX

1. [Legal Billing Summary - February 2023](#)



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

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**File #:** 23-0116, **Version:** 1

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**ITEM TITLE:**

Approval of City Council Minutes- March 14, 2023

**SUBMITTED BY:** Elise Sorum-Birk, Deputy Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

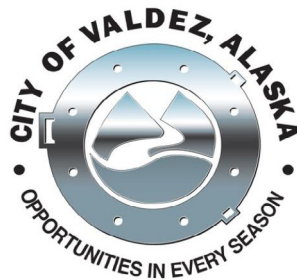
Review and approve.

**SUMMARY STATEMENT:**

Minutes are attached from the Marc 14, 2023 City Council Meeting.

# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes - Draft

Tuesday, March 14, 2023

7:00 PM

Regular Meeting - Note date change due to City Council legislative  
travel  
Council Chambers

## City Council

**REGULAR AGENDA- 7:00 PM**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Present: 7 - Mayor Sharon Scheidt  
Mayor Pro Tem Alan Sorum  
Council Member Dennis Fleming  
Council Member Olivia Foster  
Council Member Susan Love  
Council Member Jimmy Devens  
Council Member Todd Wegner

Also Present: 3 - City Manager Mark Detter  
Assistant City Manager Nathan Duval  
Deputy City Clerk Elise Sorum-Birk

**IV. PUBLIC BUSINESS FROM THE FLOOR**

**V. CONSENT AGENDA**

**1. Proclamation: Earthquake Remembrance Day**

**2. Appointment to Regional Citizens' Advisory Council Board of Directors  
(Applicant: Amanda Bauer)**

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

Mr. Lon Rake of the Pioneers of Alaska, thanked Council for their proclamation and encouraged those listening to attend the upcoming Earthquake Memorial on Monday, March 27<sup>th</sup> at the Kelsey Dock, followed by a reception in the Valdez Museum Old Town Exhibit.

VOTE ON THE MOTION

Yays: 7 - Scheidt, Sorum, Fleming, Foster, Love, Devens and Wegner  
MOTION CARRIED.

**VI. NEW BUSINESS**

**1. Annual Renewal of City/School Health Insurance Benefit Plan for Period Beginning 4/1/2023**

MOTION: Council Member Love moved, seconded by Council Member Foster, to approve the Annual Renewal of City/School Health Insurance Benefit Plan

for Period Beginning 4/1/2023.

VOTE ON THE MOTION

Yays: 7 - Scheidt, Sorum, Fleming, Foster, Love, Devens and Wegner  
MOTION CARRIED.

**2. Approval of Contract with Wolverine Summit JV for Senior Center and Civic Center Controls Systems Upgrades in the Amount of \$1,244,000.00**

MOTION: Council Member Love moved, seconded by Council Member Foster, to approve Contract with Wolverine Summit JV for Senior Center and Civic Center Controls Systems Upgrades in the Amount of \$1,244,000.00.

VOTE ON THE MOTION

Yays: 7 - Scheidt, Sorum, Fleming, Foster, Love, Devens and Wegner  
MOTION CARRIED.

**VII. RESOLUTIONS**

**1. #23-08 - Amending the 2023 City Budget by Transferring \$14,227 from Reserve Funds to General Fund for Previously Unbudgeted Prince William Sound College Dual-Credit Program Costs**

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Devens, to approve Resolution #23-08.

Council Member Love recused herself due to her employment. Council agreed.

VOTE ON THE MOTION

Yays: 6 - Scheidt, Sorum, Fleming, Foster, Devens and Wegner  
Recused: 1 - Love  
MOTION CARRIED.

**2. #23-09 - Authorizing the Valdez Fire Department to Submit an Application for the FEMA Staffing for Adequate Fire and Emergency Response (SAFER) Grant**

MOTION: Council Member Fleming moved, seconded by Council Member Devens, to approve Resolution #23-09.

Council expressed concern over not having a plan to retain the requested full time employees after the 3-year grant period ended.

Council requested staff schedule a work session to review current staffing.

Mr. Joe Prax, Valdez Resident, thanked Council for their long-term thinking.

## VOTE ON THE MOTION

Yays: 1 - Devens

Nays: 6 - Scheidt, Sorum, Fleming, Foster, Love and Wegner

MOTION FAILED.

**3. #23-10 - Approval to Waive Landfill Fees for Valdez Fisheries Development Association in an Amount Not to Exceed \$10,000**

MOTION: Council Member Devens moved, seconded by Council Member Fleming, to approve Resolution #23-10.

## VOTE ON THE MOTION

Yays: 7 - Scheidt, Sorum, Fleming, Foster, Love, Devens and Wegner

MOTION CARRIED.

**4. #23-11 - Amending the 2023 City Budget by Transferring \$17,500 from Major Equipment to Fire/EMS Office/Capital Expense for the Citywide Public Access AED Program**

MOTION: Council Member Devens moved, seconded by Council Member Love, to approve Resolution #23-11.

Council Member Wegner asked who would be responsible for batteries for the machines, and who would be checking them to verify they work. Mr. Jordan Nelson, Finance Director, stated the Fire Department had agreed to maintain the machines.

## VOTE ON THE MOTION

Yays: 7 - Scheidt, Sorum, Fleming, Foster, Love, Devens and Wegner

MOTION CARRIED.

**5. #23-12 - Amending the 2023 City Budget by Appropriating \$2.8M of Excess Funds Carried Forward from 2022, by Re-Allocating \$4.3M from Previously Approved Capital and Major Maintenance Projects, by Transferring \$4.2M from Permanent Fund Reserve, by Appropriating \$2.2M from Unrestricted General Fund Balance, and by Appropriating \$13.5M to Council-Approved Capital and Major Maintenance Projects**

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Love, to approve Resolution #23-12.

## VOTE ON THE MOTION

Yays: 7 - Scheidt, Sorum, Fleming, Foster, Love, Devens and Wegner

MOTION CARRIED.



**VIII. REPORTS**

- 1. Change Order Report: Change Order #5 with Wolverine Summit JV for the Library Restrooms Renovations Project**
- 2. Monthly Treasury Report; January, 2023**
- 3. Report: Approval of Temporary Land Use Permit 23-02 for 907 Snowcat, LLC for 2 Months, for an Approximately 2,200 Square Foot Portion of 3001 Richardson Highway, Tract F, ASLS 79-116 owned by the City of Valdez**
- 4. Report: Temporary Land Use Permit 23-01 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**

**VIII. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS****1. City Manager Report****1. City Manager's Report March 14, 2022**

Mr. Detter reviewed his report included in the agenda packet, highlighting the recent trip to Juneau, and meeting with the Coast Guard Fellow from Senator Sullivan's Office.

**2. City Clerk Report**

Ms. Sorum-Birk provided an update to Council on the upcoming Regular Municipal Election.

**3. City Attorney Report**

Mr. Wakeland provided updates on cases his firm is working on behalf of the City, including

**4. City Mayor Report**

Mayor Scheidt encouraged those listening to attend the upcoming Mayor's Cup. She reviewed her recent trip to Juneau, highlighting topics such as housing and daycare.

**IX. COUNCIL BUSINESS FROM THE FLOOR**

Council Members shared highlights from their recent trip to Juneau to meet with the Legislators.

Council Member Devens encouraged those listening to attend the upcoming Earthquake Memorial on Monday, March 27<sup>th</sup> at the Kelsey Dock.

Council Member Foster encouraged those listening to attend the upcoming Preschool Co-Op Fundraiser and the S.W.A.N. Talks.

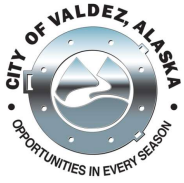
Council Member Love thanked the Deputy City Clerk for her assistance in Juneau, and thanked the Clerk's Office for their efforts during the Tax Appeals Process.

Council Member Wegner welcomed his new grandson, Hase Braxton. He noted if a special election were to occur, he would like to see wording regarding the Permanent Fund be changed from "Shall" to "May".

Council Member Fleming congratulated both the Valdez Boys' and Girls' Varsity Basketball Teams on making it to the State Championships.

Council Member Sorum expressed an interest in seeing changes to State Code regarding Property Taxes be added to Council's Legislative Priorities in the future.

## **X. ADJOURNMENT**



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

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**File #:** 23-0115, **Version:** 1

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**ITEM TITLE:**

Approval of City Council Minutes- February 21, 2023

**SUBMITTED BY:** Elise Sorum-Birk, Deputy Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

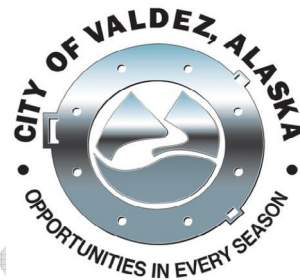
Review and approve.

**SUMMARY STATEMENT:**

Minutes are attached from the February 21, 2023 City Council Meeting.

# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes - Draft

Tuesday, February 21, 2023

7:00 PM

Regular Meeting

Council Chambers

**City Council**

**WORK SESSION AGENDA - 6:00 pm**

**1. 2023 Projects Funding Strategy**

**REGULAR AGENDA - 7:00 PM**

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Present: 7 - Mayor Sharon Scheidt  
Mayor Pro Tem Alan Sorum  
Council Member Dennis Fleming  
Council Member Olivia Foster  
Council Member Susan Love  
Council Member Jimmy Devens  
Council Member Todd Wegner

Also Present: 5 - City Manager Mark Detter  
Assistant City Manager Nathan Duval  
City Clerk Sheri Pierce  
Deputy City Clerk Elise Sorum-Birk  
City Attorney Jake Staser

**IV. APPROVAL OF MINUTES**

**1. Approval of City Council Minutes- February 8, 2023**

**V. PUBLIC BUSINESS FROM THE FLOOR**

Mr. Todd Linley, Anchorage Resident, spoke on the Alaska Grand Juror's Association specific to Alaska Supreme Court Order 1993.

**VI. CONSENT AGENDA**

- 1. Approval of Senior Citizen Hardship Property Tax Exemption for Barbara Ezell**
- 2. Acceptance of Late File Application for 2023 Disabled Veteran Property Tax Exemption - Donald Disney**
- 3. Approval To Go Into Executive Session Re: Alderwood, LLC v. City of Valdez Litigation**
- 4. Approval of Liquor License Renewal: BPO Elks Lodge #2537**

## **5. Approval of Liquor License Renewal: Valdez Brewing LLC**

MOTION: Council Member Love moved, seconded by Council Member Fleming, to approve the Consent Agenda.

Council Member Devens requested the Approval of 2023 Community Purpose Property Tax Exemption Applications be moved to New Business.

MOTION: Council Member Fleming moved, seconded by Council Member Love, to approve the Consent Agenda as amended.

VOTE ON THE MOTION:

Yays: 7 - Scheidt, Sorum, Fleming, Foster, Love, Devens and Wegner  
MOTION PASSED.

## **VII. New Business**

### **1. Approval of 2023 Community Purpose Property Tax Exemption Applications**

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Fleming, to Approve 2023 Community Purpose Property Tax Exemption Applications.

Council Member Devens requested to be recused due to his employment. Council agreed he did not need to be recused.

VOTE ON THE MOTION:

Yays: 7 - Scheidt, Sorum, Fleming, Foster, Love, Devens and Wegner  
MOTION PASSED.

## **VIII. RESOLUTIONS**

### **1. #23-06 - Authorizing Lease Amendment #1 to the Lease Agreement with the Valdez Medical Clinic, LLC for a 4,137 Square Foot Portion of the Mary Kevin Gilson Medical Center**

MOTION: Council Member Fleming moved, seconded by Council Member Devens, to Approve Resolution #23-06.

Council Member Love asked if a change in ownership of the LLC would trigger a review of the program. Mr. Staser stated in the resolution, section 3 contemplated circumstances where there would be subletting or assignment, which would require approval of the City.

Council Member Wegner requested clarification on the rate. Mr. Detter and Mr. Duval outlined recent adjustments.

**VOTE ON THE MOTION:**

Yays: 7 - Scheidt, Sorum, Fleming, Foster, Love, Devens and Wegner  
MOTION PASSED.

**2. #23-07- Establishing the Valdez Child Care Crisis Task Force**

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Devens, to approve Resolution #23-07.

Council Member Wegner expressed concern over a task force getting in the way of the 0-3 with Families group.

Ms. Pierce clarified that in it's current for the resolution had been altered to add a member from the Valdez Native Tribe, bringing the total task force members to 9.

**VOTE ON THE MOTION:**

Yays: 6 - Scheidt, Sorum, Fleming, Foster, Love, and Devens  
Nays: 1 - Wegner  
MOTION PASSED.

**IX. REPORTS****1. Verbal Presentation: Human Resources Department**

Ms. Rhea Cragun, Human Resources Director, reviewed her presentation included in the agenda packet.

**X. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS****1. City Manager Report****1. City Manager's Report February 21, 2023**

Mr. Detter reviewed his report included in the agenda packet, highlighting his meeting with Senator Murkowski's office, the Safer Grant, the VFDA Landfill Fee Waiver, and the Senior Housing Project.

**2. City Clerk Report**

Ms. Pierce reviewed the upcoming Council Calendar. She updated Council on the upcoming Regular Municipal Election, inviting those interested to take out a petition to run for City Council or School Board.

**3. City Attorney Report**

Mr. Staser provided updates on cases his firm is working on behalf of the City,

included in his written report.

#### **4. City Mayor Report**

### **XII. COUNCIL BUSINESS FROM THE FLOOR**

Council Members shared their enthusiasm for the recent Child Care Symposium and thanked the agencies and volunteers involved.

Council Member Devens reminded those listening if they were interested in voting in the Municipal Election but were still not registered, there was still time to do so.

Council Member Fleming encouraged those listening to run for Council.

Council Member Foster updated Council on the success of the Child Care Symposium, including the ability to certify twenty people in CPR.

### **XIII. EXECUTIVE SESSION**

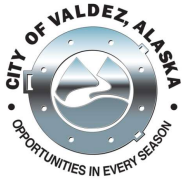
### **XIII. RETURN FROM EXECUTIVE SESSION**

### **XIV. ADJOURNMENT**

### **XV. APPENDIX**

- 1. Legal Billing Summary - January 2023**
- 2. Preliminary Notice of Regular Municipal and School Board Election of City of Valdez- May 2, 2023**





## Legislation Text

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**File #:** 23-0092, **Version:** 1

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**ITEM TITLE:**

Appointment to Valdez Museum & Historical Archive Board of Directors, Applicant: Jim Shirrell

**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:**

Multiple vacancies currently exist on the VMHA board of directors. The City Clerk's Office advertised the vacancies and received one application:

Jim Shirrell for a regular three-year term expiring in January of 2026.



## APPLICATION FOR APPOINTMENT TO BOARD OR COMMISSION

BOARD/COMMISSION - Valdez Museum & Historical Archive Association

DATE - February 16, 2023

NAME - Jim Shirrell

RESIDENCE ADDRESS [REDACTED], Valdez Alaska, 99686

MAILING ADDRESS [REDACTED], Valdez Alaska, 99686

EMAIL ADDRESS - [REDACTED]

TELEPHONE NUMBER Daytime [REDACTED] Evening [REDACTED]

OCCUPATION Commercial Analyst / Contract Administrator EMPLOYER Retired

Please check the main reason(s) for applying for appointment to this board/commission:

- ☒ I have expertise that I want to Contribute.  
☒ I am interested in the activities that the board/commission handles.  
☒ I want to participate in local government.  
☐ I am strongly concerned with better government.  
☐ I want to make sure my segment of the community is represented.  
☐ Other: \_\_\_\_\_

### Please Explain

I am a current Board Member (expired January 31, 2023). I am applying to continue. I am a long-term supporter of the Valdez Museum & Historical Archive Association's mission. The Museum performs a critical function in its role to save & chronicle Valdez's history and provide a significant contribution to our tourism market. I believe that I can continue contributing value to the Board in delivering on the Museums mission.

**Attached is an outline of education, work and volunteer experience.**

### Education:

BA - Law and Justice, Central Washington University •

MBA - Willamette University



**Employment Experience:**

**Retired** as of 2015

**Teck Alaska Resources**, Red Dog Mine, Northwest Arctic Borough Contracts Administrator, 2010 – 2014

**Alyeska Pipeline Service Company**, Valdez Marine Terminal & SERVS: Business Analyst, Buyer, Sourcing Coordinator, Sector Mgr, 1995 – 2009

**First National Bank of Alaska** 1985 – 1994, Valdez Branch Manager 89-94 Valdez

**Public Service:**

Valdez Museum & Historical Archive Association 2020 – 1/31/2020

Valdez Economic Development Commission – 2020 - present

Valdez City Council, 6 terms – 4 in late 90's early 2000's, 2- 2015/19

Valdez Senior Center Board, Manager (Volunteer) / President 1.5 years / Treasure to 2015-16

Alaska Gas line Port Authority – retired / closed 2022

COV Permanent Fund Committee off & on 1996- Present

(2) Mayor's Task Force for Health Care Planning 2012-13 & 2021

Valdez Schools Budget Committees, late 90's - early 2000's

Valdez Hospital Design / Construction Task Force

Valdez Planning & Zoning, 1992-96

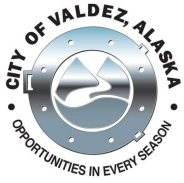
Valdez Medical Clinic Design / Construction Task Force

Valdez Convention & Visitor Bureau Board, 1990 to 95

**How did you learn of this vacancy?** Renewal of Current Board Position

Signature

\*\*\* Please return this form to the Office of the City Clerk, P.O. Box 307, Valdez, AK 99686 or email to [COVboards@valdezak.gov](mailto:COVboards@valdezak.gov) \*\*\*



## Legislation Text

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**File #:** 23-0118, **Version:** 1

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**ITEM TITLE:**

Alaska Blue Economy Mariculture Update, Tommy Sheridan

**SUBMITTED BY:** Jeremy Talbott, Ports & Harbors Director

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

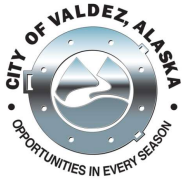
**RECOMMENDATION:**

n/a

**SUMMARY STATEMENT:**

Associate Director Tommy Sheridan, from Alaska Blue Economy (ABEC) will attend the meeting and give a brief progress update. The update will be on ABEC and City of Valdez activities pertaining to Mariculture Development.

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## Legislation Text

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**File #:** TMP 23-0110, **Version:** 2

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**ITEM TITLE:**

Valdez Adventure Alliance, Kory Maillet and Robbin Capers

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

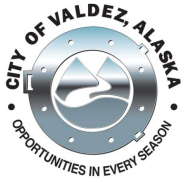
**RECOMMENDATION:**

n/a

**SUMMARY STATEMENT:**

Kory Maillet, Ice Climbing Festival Chair, will provide a wrap-up presentation about the recent Ice Climbing Festival.

Additionally, Robbin Capers, Fat Bike Bash Chair, will do a short presentation inviting the Council and Community to the Fatbike Bash.



## Legislation Text

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**File #:** 23-0119, **Version:** 1

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**ITEM TITLE:**

Approval for Budgeted Travel for Permanent Fund Committee Member Mike Williams to Attend the Callan 2023 National Conference

**SUBMITTED BY:** Jordan Nelson, Finance Director

**FISCAL NOTES:**

Expenditure Required: \$4,000

Unencumbered Balance: \$5,000

Funding Source: 607-1050-46950; Permanent Fund - Misc Meetings Exp

**RECOMMENDATION:**

Approve

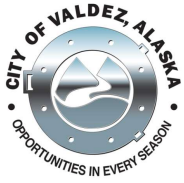
**SUMMARY STATEMENT:**

This is for travel authorization for Permanent Fund Committee Member at-Large Mike Williams to attend the 2023 Annual Conference hosted by the Permanent Fund's portfolio advisor Callan, LLC.

Callan, LLC National Conference with workshops related to: Best Practices for Evaluating Managing Accounts, Opportunities in Private Assets, The Keys to Identifying Total Plan Costs, Market Intel, and more.

This travel authorization has been reviewed and forwarded with unanimous approval from the Permanent Fund Committee during their March 14<sup>th</sup> Quarter 4 meeting.

Expenses required reflect estimates, travel is paid on a reimbursement basis in accordance with the City's Travel Policy.



## Legislation Text

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**File #:** 23-0102, **Version:** 1

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**ITEM TITLE:**

Acceptance of Resignation Letters from Chris Watson - Planning & Zoning Commission and Economic Diversification Commission, effective April 3, 2023.

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Accept resignation letters from Chris Watson.

**SUMMARY STATEMENT:**

Section XIII.E.19 of Council Policies and Procedures (re: citizens advisory groups) states “*Any member wishing to resign from a citizen advisory group prior to the completion of their full term shall provide written notice to their staff liaison who will forward such notice to the City Clerk’s Office for processing and formal acceptance by City Council*”.

Chris Watson currently serves as a Commissioner on both the Planning & Zoning Commission and the Economic Diversification Commission. Mr. Watson submitted letters to staff liaisons for these commissions and the City Clerk’s office on March 10, 2023, since he will be moving out of Valdez in April.

His resignation from both commissions is effective April 3, 2023. Both of Mr. Watson’s resignation letters are attached for Council reference and formal acceptance.

For the Planning & Zoning Commission Mr. Watson was appointed for a normal three-year term in 2021 and his term was due to expire in November 2024.

For the Economic Diversification Commission Mr. Watson was appointed for a normal three-year term in September 2022 and his term was due to expire in September 2025.

City Clerk’s Office will advertise to fill these two partial term vacancies.

Chris Watson  
[REDACTED]  
Valdez, AK 99686

March 10, 2023

Martha Barberio  
City of Valdez  
312 Chenega  
Valdez, AK 99686

Dear Ms. Barberio,

Please accept this letter as notification that I'm resigning from my position as Economic Diversification commission member for City of Valdez. I've accepted a position as a Network Engineer at the University of Missouri and I'll be moving to Missouri the week of April 3 2023.

The past year has been a great experience for me. During this time, we have worked together to execute the business of the city and I've had the opportunity to learn economic diversification functions and parliamentary procedure. These experiences will pay dividends over the course of my career and I hope that my contribution to the commission has been of benefit the city. Thank you very much for the opportunity to serve the city.

Over the next three weeks, I'm happy to continue to carry out my responsibilities as a commission member. If there is a need to continue to correspond, I can be reached via email at [REDACTED] I hope we stay in touch.

Sincerely,



Chris Watson



Chris Watson  
[REDACTED]  
Valdez, AK 99686

March 10, 2023

Kate Huber  
City of Valdez  
312 Chenega  
Valdez, AK 99686

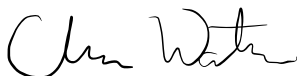
Dear Ms. Huber,

Please accept this letter as notification that I'm resigning from my position as Planning and Zoning commission member for City of Valdez. I've accepted a position as a Network Engineer at the University of Missouri and I'll be moving to Missouri the week of April 3 2023.

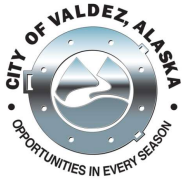
The past year has been a great experience for me. During this time, we have worked together to execute the business of the city and I've had the opportunity to learn planning and zoning functions, the purpose of municipal code, and parliamentary procedure. These experiences will pay dividends over the course of my career and I hope that my contribution to the commission has been of benefit the city. Thank you very much for the opportunity to serve the city.

Over the next three weeks, I'm happy to continue to carry out my responsibilities as a commission member. If there is a need to continue to correspond, I can be reached via email at [REDACTED] I hope we stay in touch.

Sincerely,



Chris Watson



## Legislation Text

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**File #:** 23-0103, **Version:** 1

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**ITEM TITLE:**

Approval To Go Into Executive Session Re: Tucker v. City of Valdez litigation strategy.

**SUBMITTED BY:** Jake Staser, City Attorney

**FISCAL NOTES:**

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

**RECOMMENDATION:**

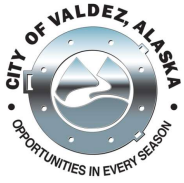
[Click here to enter text.](#)

**SUMMARY STATEMENT:**

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

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

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



## Legislation Text

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**File #:** 23-0104, **Version:** 1

---

**ITEM TITLE:**

Acceptance of Resignation Letter from Patrick Drayer - PVMC Community Advisory Council- Effective June 1, 2023

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

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

**RECOMMENDATION:**

Accept resignation of Patrick Drayer.

**SUMMARY STATEMENT:**

Section XIII.E.19 of Council Policies and Procedures (re: citizens advisory groups) states “*Any member wishing to resign from a citizen advisory group prior to the completion of their full term shall provide written notice to their staff liaison who will forward such notice to the City Clerk’s Office for processing and formal acceptance by City Council*”.

Patrick Drayer currently serves as a member of the Providence Valdez Medical Center Community (PVMC) Advisory Council and has submitted his resignation effective June 1, 2023. He is currently serving a term scheduled to end in October of 2023.

PVMC staff will facilitate recruitment to fill this vacancy.

March 14, 2023

Ms. Pamela Shirrell

Board Chair, PVMC Community Advisory Council

Mr. Mark Detter

City Manager, City of Valdez

Please note that effective June 1, 2023, I will be resigning as a board member of the PVMC Community Advisory Council. This resignation is prior to my obligated three-year term, which ends October 2023. The resignation is predicated on my departure from Valdez due to military orders.

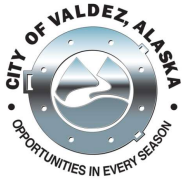
Thank you for the opportunity to serve the community of Valdez these past several years.

Sincerely,



Patrick A. Drayer

CC: Ms. Melanee Tiura, Administrator, PVMC



## Legislation Text

---

**File #:** 23-0105, **Version:** 1

---

**ITEM TITLE:**

Approval of Marijuana License Renewal: DKW Farms LLC

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

**RECOMMENDATION:**

Police Chief Hinkle has conducted an inspection of the facility and has no objection to the renewal of marijuana cultivation license for DKW Farms, LLC.

**SUMMARY STATEMENT:**

A local governing body may protest the approval of an applicant pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of the notice.

Following notification of a new license or renewal of an existing license by the Alcohol & Marijuana Control Office, the City Clerk's office submits all license applications to the city council for approval. The Police Chief is notified of the request, conducts an inspection of the marijuana facility and is provided the opportunity to express any concerns with the issuance or re-issuance of the liquor license.

Please see attached information provided by the AMCO office regarding this application as well as Chief Hinkle's inspection report.



THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

February 10, 2023

**City of Valdez**

Via email: [speirce@valdezak.gov](mailto:speirce@valdezak.gov)

10173	Retail Marijuana Store	HERBAL OUTFITTERS, LLC	Valdez
11234	Standard Marijuana Cultivation Facility	DKW FARMS LLC	Valdez

☒ License Renewal Application (no OCE in this list) ☐ Endorsement Renewal Application

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for

this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,

Joan M. Wilson, Director



# Alcohol & Marijuana Control Office

Initiating License Application

6/1/2022 10:21:13 PM

**License Number:** 11234**License Status:** Active-Operating**License Type:** Standard Marijuana Cultivation Facility**Doing Business As:** DKW FARMS LLC**Business License Number:** 1042644**Designated Licensee:** Dwain Dunning**Email Address:** cd\_dunning@cvinternet.net**Local Government:** Valdez**Local Government 2:****Community Council:****Latitude, Longitude:** 61.079370, -146.174367**Physical Address:** 4269 Richardson Hwy  
Valdez, AK 99686  
UNITED STATES**Licensee #1****Type:** Entity**Alaska Entity Number:** 10041595**Alaska Entity Name:** DKW Farms LLC**Phone Number:** 907-835-2277**Email Address:** cd\_dunning@cvinternet.net**Mailing Address:** P.O.Box 2078  
Valdez, AK 99686  
UNITED STATES**Entity Official #1****Type:** Individual**Name:** William Watson

[REDACTED]

[REDACTED]

[REDACTED]

**Email Address:** watswi69@gmail.com**Mailing Address:** P.O.Box 512  
Valdez, AK 99686  
UNITED STATES**Entity Official #2****Type:** Individual**Name:** Kenneth Watson

[REDACTED]

[REDACTED]

[REDACTED]

**Email Address:** kcwvaldezak@hotmail.com**Mailing Address:** P.O.Box 102  
Valdez, AK 99686  
UNITED STATES**Entity Official #3****Type:** Individual**Name:** Dwain Dunning

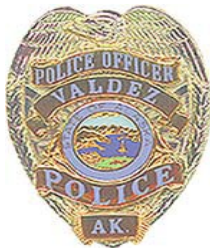
[REDACTED]

[REDACTED]

[REDACTED]

**Email Address:** cd\_dunning@cvinternet.net**Mailing Address:** P.O.Box 1876  
Valdez, AK 99686  
UNITED STATES***Note:** No affiliates entered for this license.*





## POLICE DEPARTMENT MEMORANDUM



TO: Mark Detter (City Manager), Valdez City Council

FROM: Bart Hinkle, Chief of Police

RE: DKW Farms, LLC [VPD 23-0674]

DATE: March 7, 2023

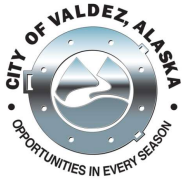
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At approximately 1400 hours on March 1<sup>st</sup>, 2023, I visited DKW Farms LLC so that I could conduct an inspection of their commercial marijuana cultivation facility. The last inspection had been conducted on July 13<sup>th</sup>, 2020.

The Valdez Police Department enjoys a quality professional relationship with the operators of DKW Farms LLC. The majority of the text/phone correspondence has traditionally been through Mr. Dunning, while the on-site interactions have primarily been with Mr. Watson, who makes himself readily available for the required inspections and is forthcoming with information, internal processes, and questions posed to him.

During the inspection, I observed the facility to be properly secured with an active alarm system as well as a robust video surveillance system. The charcoal air filtration system was working efficiently, as the slightest odor of marijuana was detectable outside of the facility – but only immediately near the building. The processes and procedures outlined by Watson appeared to be within the confines of their existing license and well within the administrative codes as defined by the State.

During the duration of the inspection, I did not observe any noticeable violations or any business practice that would indicate DKW Farms LLC is operating out of compliance with State of Alaska or City of Valdez regulations.



## Legislation Text

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**File #:** 23-0106, **Version:** 1

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**ITEM TITLE:**

Approval of Marijuana License Renewal: Herbal Outfitters, LLC

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: [Click here to enter text.](#)

Unencumbered Balance: [Click here to enter text.](#)

Funding Source: [Click here to enter text.](#)

**RECOMMENDATION:**

Police Chief Hinkle has conducted an inspection of the facility and has no objection to the renewal of retail marijuana store license for Herbal Outfitters, LLC.

**SUMMARY STATEMENT:**

A local governing body may protest the approval of an applicant pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of the notice.

Following notification of a new license or renewal of an existing license by the Alcohol & Marijuana Control Office, the City Clerk's office submits all license applications to the city council for approval. The Police Chief is notified of the request, conducts an inspection of the marijuana facility and is provided the opportunity to express any concerns with the issuance or re-issuance of the liquor license.

Please see attached information provided by the AMCO office regarding this application as well as Chief Hinkle's inspection report.



THE STATE  
of ALASKA  
GOVERNOR MIKE DUNLEAVY

Department of Commerce, Community,  
and Economic Development

ALCOHOL & MARIJUANA CONTROL OFFICE  
550 West 7<sup>th</sup> Avenue, Suite 1600  
Anchorage, AK 99501  
Main: 907.269.0350

February 10, 2023

**City of Valdez**

Via email: [speirce@valdezak.gov](mailto:speirce@valdezak.gov)

10173	Retail Marijuana Store	HERBAL OUTFITTERS, LLC	Valdez
11234	Standard Marijuana Cultivation Facility	DKW FARMS LLC	Valdez

☒ License Renewal Application (no OCE in this list) ☐ Endorsement Renewal Application

AMCO has received a complete renewal application and/or endorsement renewal application for a marijuana establishment within your jurisdiction. This notice is required under 3 AAC 306.035(c)(2). Application documents will be sent to you separately via ZendTo.

To protest the approval of this application pursuant to 3 AAC 306.060, you must furnish the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of the date of this notice and provide AMCO proof of service of the protest upon the applicant.

3 AAC 306.060 states that the board will uphold a local government protest and deny an application for a marijuana establishment license unless the board finds that a protest by a local government is arbitrary, capricious, and unreasonable. If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license renewal, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

At the May 15, 2017, Marijuana Control Board meeting, the board delegated to AMCO Director the authority to approve renewal applications with no protests, objections, or notices of violation. However, if a timely protest or objection is filed for this application, or if any notices of violation have been issued for

this license, the board will consider the application. In those situations, a temporary license will be issued pending board consideration.

If you have any questions, please email [amco.localgovernmentonly@alaska.gov](mailto:amco.localgovernmentonly@alaska.gov).

Sincerely,

Joan M. Wilson, Director

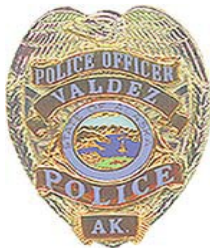


# Alcohol & Marijuana Control Office

Initiating License Application

6/4/2022 9:58:55 AM

**License Number:** 10173**License Status:** Active-Operating**License Type:** Retail Marijuana Store**Doing Business As:** HERBAL OUTFITTERS, LLC**Business License Number:** 1032590**Designated Licensee:** Richard Ballow**Email Address:** derek@herbaloutfitters.green**Local Government:** Valdez**Local Government 2:****Community Council:****Latitude, Longitude:** 61.130067, -146.352804**Physical Address:** 165 Fairbanks Drive  
Lower Floor  
Valdez, AK 99686  
UNITED STATES**Licensee #1****Type:** Entity**Alaska Entity Number:** 10035911**Alaska Entity Name:** Herbal Outfitters, LLC**Phone Number:** 907-255-0223**Email Address:** info@herbaloutfitters.green**Mailing Address:** PO Box 2911  
Valdez, AK 99686  
UNITED STATES**Entity Official #1****Type:** Individual**Name:** Richard Ballow**[REDACTED]****[REDACTED]****[REDACTED]****Email Address:** info@herbaloutfitters.green**Mailing Address:** PO Box 2911  
Valdez, AK 99686  
UNITED STATES**Note:** No affiliates entered for this license.



## POLICE DEPARTMENT MEMORANDUM



TO: Mark Detter (City Manager), Valdez City Council

FROM: Bart Hinkle, Chief of Police

RE: Herbal Outfitters Commercial Marijuana Facility Inspection [VPD Case 23-0664]

DATE: March 7, 2023

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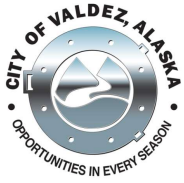
On February 15<sup>th</sup>, 2023, I received notice that the Commercial Marijuana License Renewal for Herbal Outfitters, LLC [License # 10173] would be on the agenda of a City Council meeting during March. As has become customary, I contacted Derek Morris (General Manager) and asked his availability for an inspection. The last inspection I conducted was July 10<sup>th</sup>, 2021.

At about 0900 on March 1<sup>st</sup>, 2023, I met Mr. Morris at Herbal Outfitters, LLC. As in my previous inspections, I observed the security measures and protocols to meet or exceed industry requirements. I also observed the storefront to be in good condition and an inviting retail space and environment.

I found that each aspect of operations we discussed (inventory tracking, storage of product, video security systems and protocols, etc.) met or exceeded industry requirements.

By my estimation, Herbal Outfitters continues to be a responsible member of the Valdez community, operating well within the regulations of their Commercial Marijuana License. During the duration of the inspection (approximately 30 minutes), I did not observe any noticeable violations or any business practice that would indicate Herbal Outfitters is operating out of compliance with State of Alaska or City of Valdez regulations.

I see no reasonable grounds to contest or deny the submitted renewal application.



## Legislation Text

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**File #:** 23-0127, **Version:** 1

---

**ITEM TITLE:**

Proclamation: Vietnam Veterans Day

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

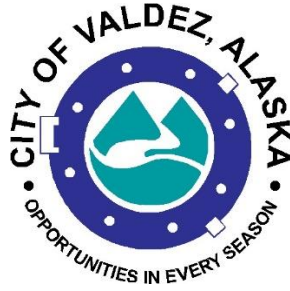
**RECOMMENDATION:**

n/a

**SUMMARY STATEMENT:**

The attached proclamation respectfully recognizes March 29<sup>th</sup> as Vietnam Veterans Day.

The proclamation will be read by the Mayor on Wednesday, March 29<sup>th</sup> at the Vietnam Veterans Day event hosted by the Alaska Office of Veterans Affairs at 6:00 p.m. at the Civic Center.



## PROCLAMATION

WHEREAS, throughout the history of our State and Nation, countless courageous individuals have bravely answered our Country's call to patriotic duty; and

WHEREAS, the Vietnam War lasted for almost two decades, making it one of the longest military conflicts in United States' history. The United States became involved in the Vietnam War after the arrival of American military personnel in South Vietnam in the 1950s and ended with the fall of Saigon on April 30, 1975; and

WHEREAS, as the war continued, the United States' involvement increased to astounding numbers: over 2.7 million troops were deployed; nearly 60,000 killed in action; over 300,000 were wounded; and today, nearly 2,000 are still unaccounted for; and

WHEREAS, those who returned home were burdened with shrapnel and scars and haunted by invisible wounds of emotional trauma, of Agent Orange, and the memories of the unspeakable adversities they endured; and

WHEREAS, in 2012, a 13-year long commemoration of the 50th anniversary of the Vietnam War was launched to ensure that every veteran, family, caregiver, and survivor impacted by the difficult years in Vietnam feels our gratitude for their sacrifice; and

WHEREAS, communities across Alaska have been holding commemorative events to honor Vietnam Veterans on this day since 2014 and this year marks the first such event to be held in Valdez; and

WHEREAS, in 2017, United States President Donald Trump signed a bill into law proclaiming Vietnam Veterans Day to be held every 29<sup>th</sup> day in March.

NOW THEREFORE, I, Sharon Scheidt, Mayor of the City of Valdez, do hereby proclaim Wednesday, March 29, 2023 as

### VIETNAM VETERANS DAY

And urge Valdez citizens to join in the commemorative event hosted by the Alaska Office of Veterans Affairs to pay tribute to the fallen, the missing, the wounded, those who served, and those who awaited their return.

CITY OF VALDEZ, ALASKA

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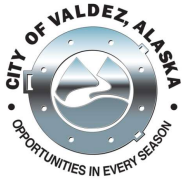
Sharon Scheidt, Mayor

ATTEST:

---

Sheri L. Pierce, MMC, City Clerk





# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

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**File #:** 23-0120, **Version:** 1

---

**ITEM TITLE:**

Discussion Item: City Officials Conflict of Interest Policy

**SUBMITTED BY:** Jake Staser, City Attorney

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

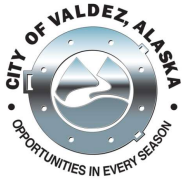
Funding Source: n/a

**RECOMMENDATION:**

n/a

**SUMMARY STATEMENT:**

City Attorney Jake Staser will facilitate a City Council discussion on the topic of Conflicts of Interest and municipal code provisions on the subject.



## Legislation Text

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**File #:** RES 23-0013, **Version:** 1

---

**ITEM TITLE:**

#23-13 - Authorizing the City Manager to execute the initial operating agreement for Valdez Senior Housing Associates, LLC

**SUBMITTED BY:** Mark Detter, City Manager

**FISCAL NOTES:**

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

**RECOMMENDATION:**

Approve Resolution #23-13

**SUMMARY STATEMENT:**

The initial operating agreement for Valdez Senior Housing Associates was contemplated in the Multi Participation Agreement executed in January of 2022. The initial operating agreement will be followed in a short time frame by a revised and amended operating agreement as required by the developer's financing partners.

The initial operating agreement covers the following:

- Name of group operating Senior Housing complex-**Valdez Senior Housing Associates, LLC**
- Character of Business
- Finance Capacity
- Powers
- Name and Address of Members and Ownership Interest
- Term of Agreement
- Initial Contribution of Members
- Conditions of City of Valdez Participation

- Return of Members Capital Contribution
- The Rights of Remaining Members to Continue Company
- Severability
- Captions
- Amendment
- Limitations of Valdez Liability

# OPERATING AGREEMENT OF VALDEZ SENIOR HOUSING ASSOCIATES, LLC

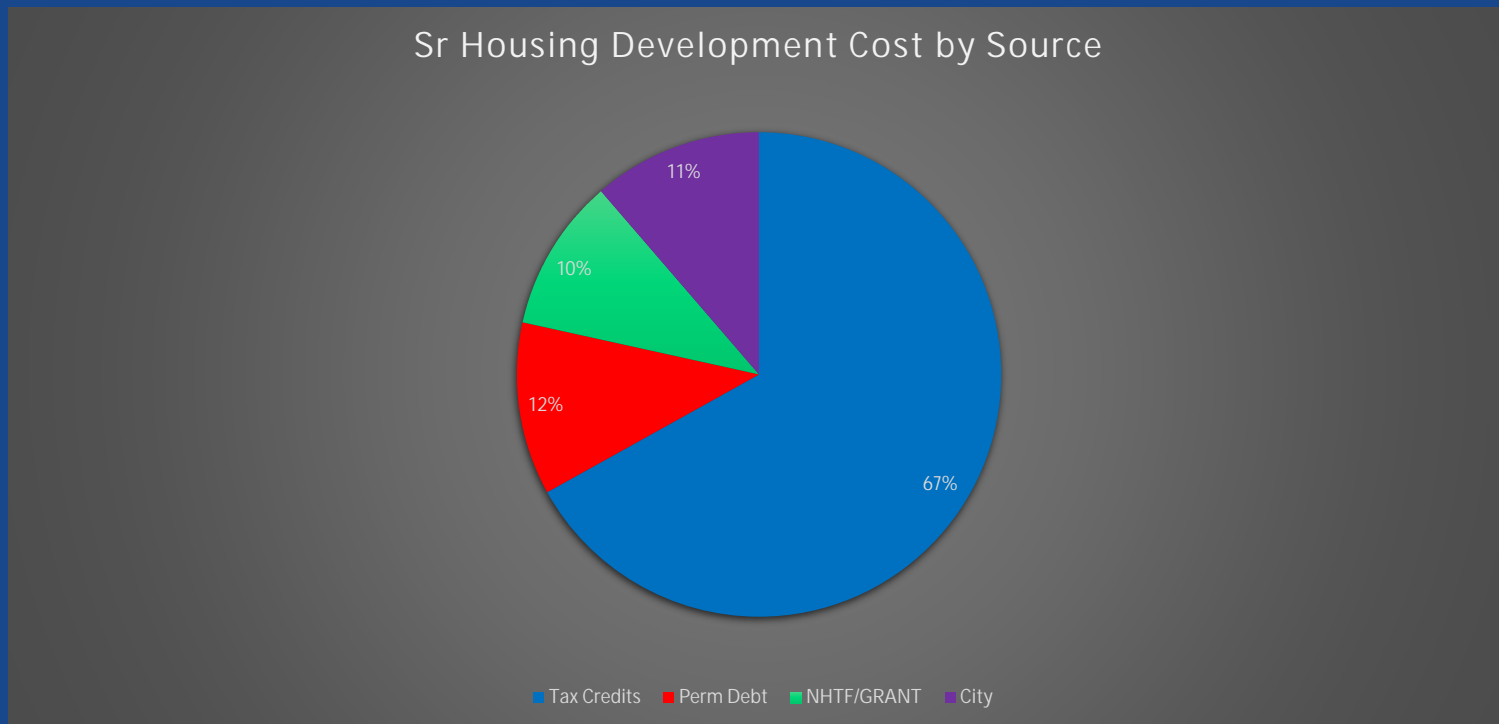
City Council Meeting

March 21<sup>st</sup> , 2023

# STRUCTURE OF OPERATING AGREEMENT

- INITIAL OPERATING AGREEMENT COMPRISED OF FOLLOWING:
  - NAME -VALDEZ SENIOR HOUSING ASSOCIATES, LLC
  - CHARACTER OF BUSINESS
  - POWERS
  - INITIAL CONTRIBUTION OF MEMBERS
  - AMENDMENTS
  - LIMITATION ON VALDEZ LIABILITY

# PROJECT FUNDING BREAKDOWN



# OTHER CITY CONTRIBUTIONS TO THE PROJECT

- **DEVELOPER INCENTIVES**
  - CITY COUNCIL APPLIED FOR AND RECEIVED \$850,000 IN CDBG FUNDS FOR INFRASTRUCTURE RELATED TO SENIOR HOUSING PROJECT.
  - CITY DONATED LAND FOR THE SENIOR HOUSING PROJECT.
  - CITY PROVIDED \$10,000 PER UNIT CONTRIBUTION FOR EACH DWELLING BUILT AS PART OF THE SENIOR HOUSING PROJECT (ESTIMATE TO BE 28 UNITS)
  - CITY OF VALDEZ APPLIED FOR RASMUSON FOUNDATION GRANT AND HAS BEEN AWARDED \$250,000 TOWARD SENIOR HOUSING PROJECT.
- CITY APPLIED FOR AND RECEIVED \$1,000,000 FOR GOAL GRANT FROM ALASKA HOUSING FINANCE CORPORATION (INCLUDES 500K FROM NATIONAL HOUSING TRUST FUND AND SCHDF FUNDS OF 500K).
- CITY WILL CONTRIBUTE \$500,000 TOWARD POTENTIAL PROJECT SHORTFALL.
- CITY WILL PAY TO INSTALL WASHERS AND DRYERS IN EACH UNIT AT A COSTS OF \$281,500.
- PRIVATE FINANCING TO PAY FOR VAST MAJORITY OF PROJECT PRIMARILY VIA TAX CREDITS.

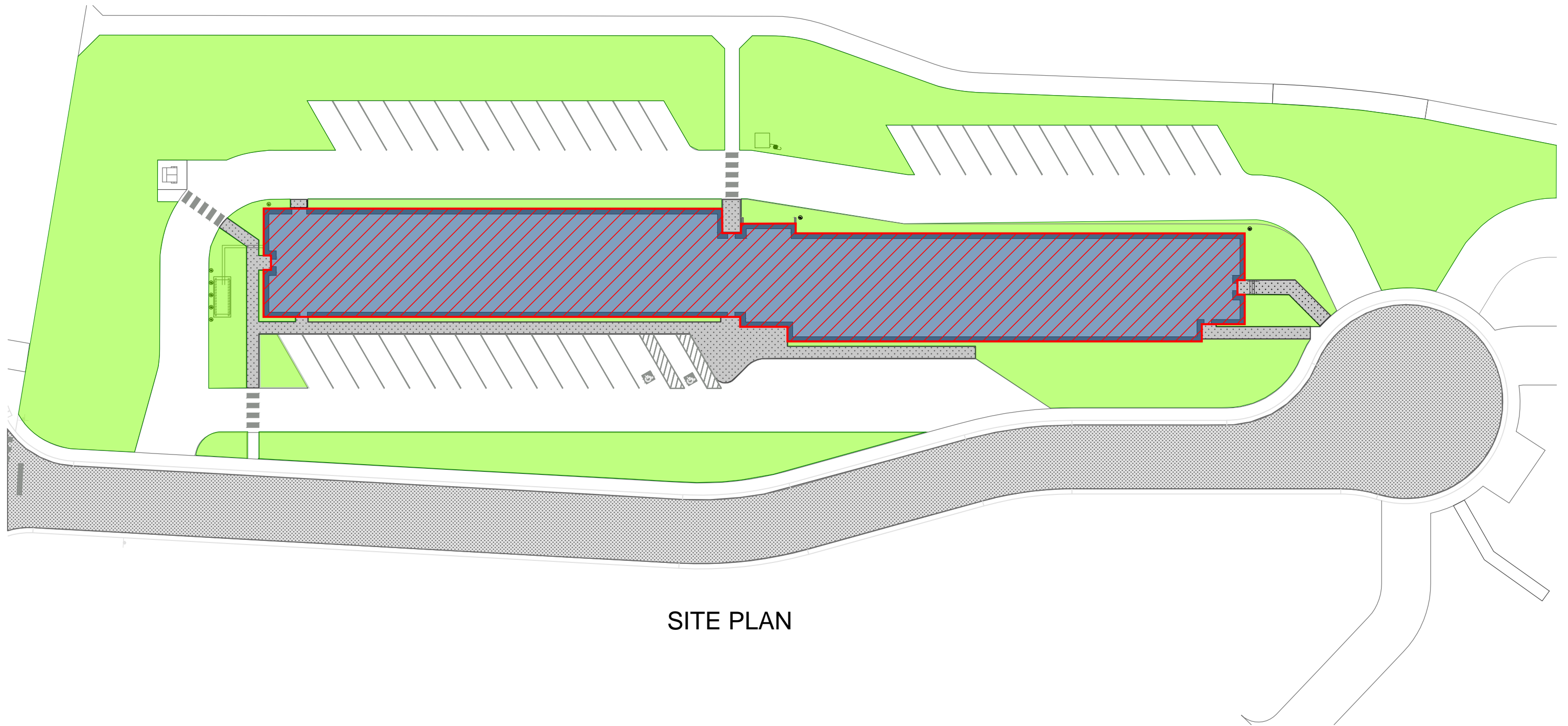
# GOALS, OBJECTIVES & RISKS

- **PLAN VALDEZ GOAL: “PROMOTE, PROTECT, AND BUILD QUALITY HOUSING” .**
  - WILL SERVE INCREASING VALDEZ SENIOR POPULATION.
  - WILL PROVIDE QUALITY HOUSING ALTERNATIVE TO SENIORS THAT CAN LEAST AFFORD HOUSING.
  - WILL ADD HOUSING STOCK (WHICH OPENS UP EXISTING HOUSING TO RESIDENTS).
  - LOCATED IN GREAT LOCATION FOR SENIORS NEXT TO SENIOR CENTER & HOSPITAL.
  - THE LOCATION FITS FUTURE LAND USE AND CURRENT ZONING STANDARDS.
- **RISKS:**
  - FEDERAL PROGRAM WITH EXTENSIVE REGULATIONS.
  - MULTI-PARTY AGREEMENT MEANS COMMUNICATIONS BETWEEN GROUPS WILL NEED TO BE ROBUST.
  - CITY RESOURCES, INCLUDING FINANCING AND STAFF TIME WILL BE DEDICATED TO PROJECT.

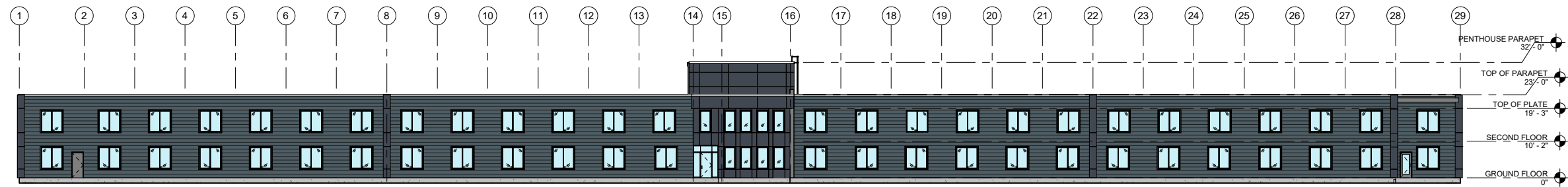


## FLOOR PLAN/DESIGN

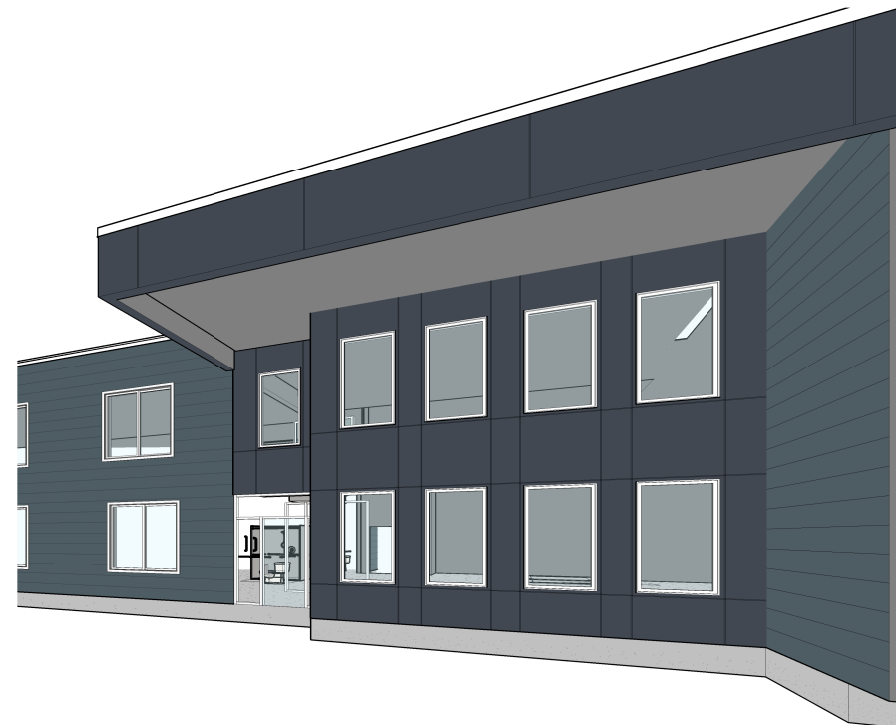
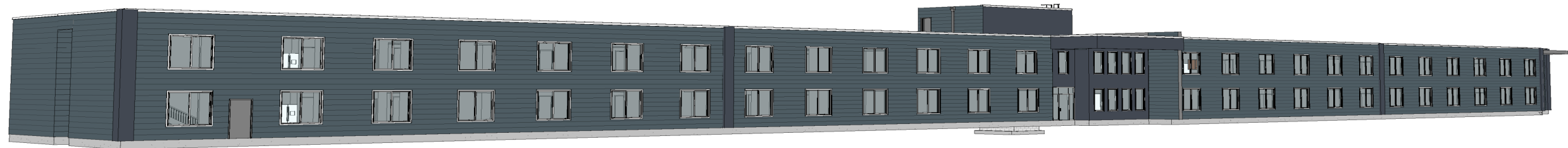
SHAWNE MASTRONARDI WILL BE AVAILABLE TO DISCUSS  
DESIGN AND ANSWER OTHER QUESTIONS.

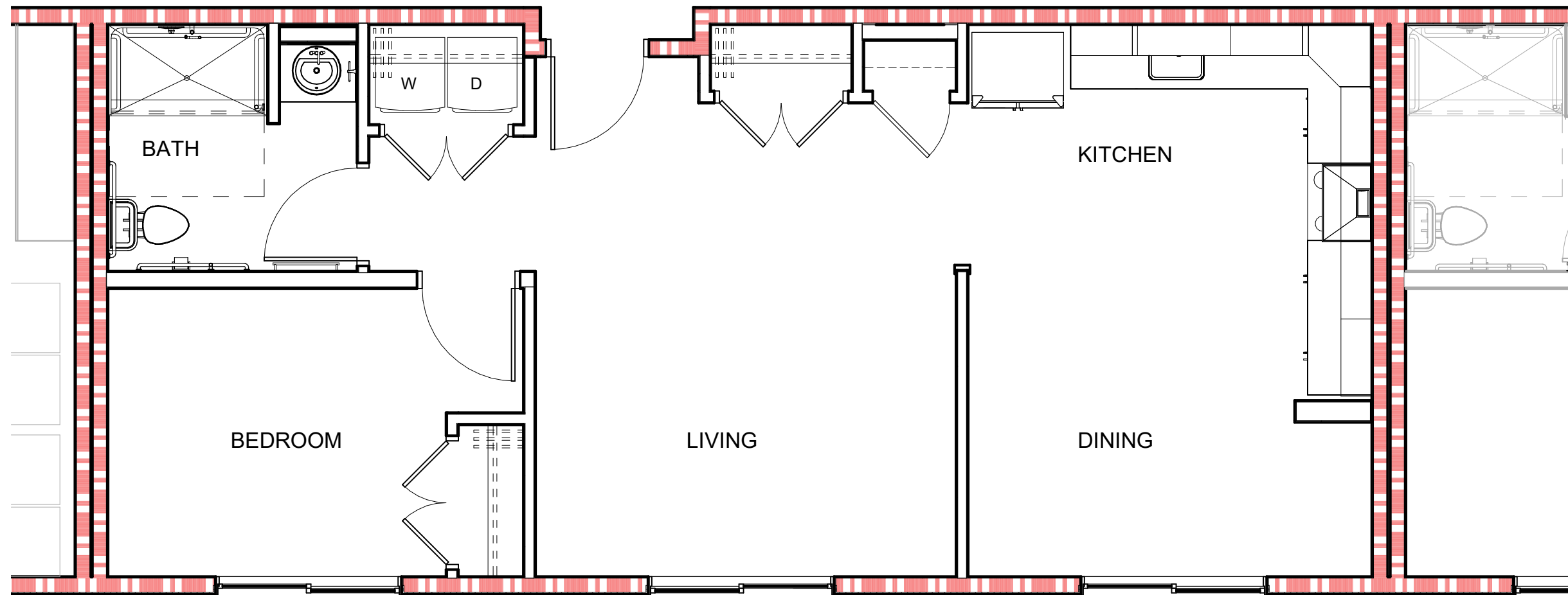


SITE PLAN

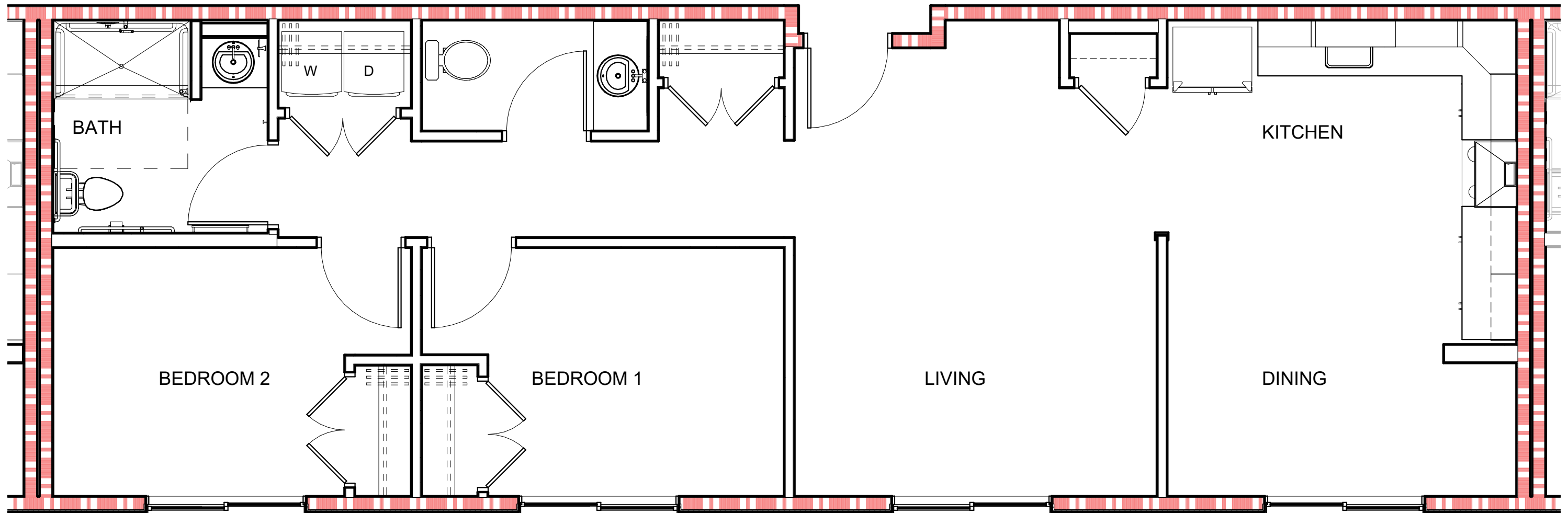


4 EXTERIOR ELEVATION - FINISH PALLETE  
SK-1 SCALE: 1/16" = 1'-0"





TYPICAL 1 BEDROOM



TYPICAL 2 BEDROOM

CITY OF VALDEZ, ALASKA

RESOLUTION # 23-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING THE CITY MANAGER TO EXECUTE THE INITIAL OPERATING AGREEMENT FOR VALDEZ SENIOR HOUSING ASSOCIATES, LLC.

WHEREAS, the Valdez Senior Housing Associates, LLC, requires an initial operating agreement in order to facilitate the solicitation of an Investor Member; and

WHEREAS, the Multi Party Participation Agreement executed on January 1, 2022, as amended contemplates the parties executing an initial operating agreement and sets forth terms to be included in the operating agreement; and

WHEREAS, the parties desire to execute an initial operating agreement as set forth in Appendix A, attached hereto; and

WHEREAS, the City Council desires to delegate signing authority for the initial operating agreement to the City Manager; and

WHEREAS, after execution of the initial operating agreement, an amended and restated operating agreement will be negotiated among the members of the initial operating agreement and the Investor Member.

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

Section 1. The City Manager of the City of Valdez, Alaska is authorized to execute the initial operating agreement for Valdez Senior Housing Associates, LLC as set forth in Appendix A;

Section 2. Any subsequent amendments to the initial operating agreement shall require City Council approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA this 21<sup>st</sup> day of March, 2023.

CITY OF VALDEZ, ALASKA

---

Sharon Scheidt, Mayor

ATTEST:

---

Sheri L. Pierce, MMC, City Clerk

OPERATING AGREEMENT  
OF  
Valdez Senior Housing Associates, LLC

WE, THE UNDERSIGNED, effective this \_\_\_\_ day of \_\_\_\_\_ 2023 being desirous of entering into an operating agreement for a limited liability company named Valdez Senior Housing Associates, LLC, do hereby agree as follows

I. NAME AND CONTINUATION OF COMPANY

The name of the limited liability company is Valdez Senior Housing Associates, LLC, (the "Company").

II. CHARACTER OF BUSINESS

The business of the Company shall be to acquire real property and to hold such property for economic gain; to construct, and to operate, manage, mortgage, lease Valdez Senior Housing located in Valdez, AK (the "Project") financed by some combination of (1) HOME or State Housing Funds funds; (2) Low Income Housing Tax Credit Equity; (3) a construction loan through one or more of the government agencies and/or through a commercial lender; (4) any other public or private financing, grants or donations available to the Project or its sponsors; and/or (5) any combination of the above, and to do all other acts which may be necessary, incidental, or convenient to the foregoing.

III. LOCATION OF THE PRINCIPAL PLACE OF BUSINESS AND AGENT FOR SERVICE OF PROCESS

The principal place of business of the Company shall be 22701 E Briarwood Place, Aurora, CO 80016 or such other location as may be determined by the Manager upon notice to the Members. The Company's agent for services of process shall be Faith Cozadd, 4047 Main St, Unit 105, Homer, AK 99603.

IV. POWERS

(a) The Company through its Manager is authorized to do all acts permitted by the laws of Alaska in order to conduct its business.

(b) With reference to the Project, the Company through its Manager and with written consent of all Members is authorized:

(1) To acquire the real property and to hold such property for economic gain;

(2) To construct and rehabilitate upon such property and then to operate and manage an apartment project and related facilities;

(3) To mortgage, sell, transfer and exchange or otherwise convey and encumber such property and the improvements to be built thereon in furtherance of any and all of the objectives of its business in connection with the Project;

(4) To enter into, perform and carry out contracts of any kind necessary to, or in connection with or incidental to, the development of the Project, including but not by way of limitation, any contracts with the agencies that administer the Low Income Housing Tax Credit and HOME or State Housing Fund programs, which may be desirable or necessary to comply with the requirements of the National Housing Act, as amended (42 U.S. Code 1471 et seq.), Internal Revenue Code Section 42, and/or the rules or regulations of any other agency providing funding to the project, relating to the regulation or restriction on mortgagors and grant recipients as to rents, sales, charges, capital structure, rate of return and methods of operations;

(5) To rent dwelling units in the Project from time to time for periods of not less than one year, in accordance with applicable federal, state and local regulations, collecting rents, paying expenses, distributing proceeds, subject to any requirements which may be imposed by any of the funding agencies or institutions;

(6) To execute a non-recourse note, mortgage or deed of trust and loan agreement under a state or quasi-state agency ("state agency") funding program and any other documents required by such state agency in connection with the loan. So long as any of the state agency agreements (note, deed of trust, loan agreement) are in effect: (a) each of the provisions of this Operating Agreement shall be subject to and the Members covenant to act in accordance with such state agency agreements; (b) the state agency agreements shall govern the rights and obligations of the Members, their heirs, executors, administrators, successors and assigns to the extent expressly provided therein; (c) upon any dissolution of the Company or any transfer of the Project, no title or right to the possession and control of the Project and no right to collect the rent therefrom shall pass to any person who is not, or does not become, bound by the state agency agreements in a manner satisfactory to such state agency; (d) no amendment to any provision of the state agency agreements shall become effective without the prior written consent of the state agency; and (e) the affairs of the Company shall be subject to the state agency regulations and no action shall be taken which would require the consent or approval of the state agency unless the same is first obtained. No new Managing Member shall be admitted to the Company and no Managing Members shall withdraw from the Company or be substituted for without the consent of the state agency (if such consent is then required).

Any conveyance or transfer of title to all or any portion of the Project required or permitted under this Operating Agreement shall in all respects be subject to all conditions, approvals and other requirements of the state agency rules and regulations applicable thereto.



(7) To execute a non-recourse note, mortgage or deed of trust and loan agreement required by any other permanent mortgage lender and any other documents required by such lender in connection with the loan.

V. NAME AND ADDRESS OF MEMBERS AND OWNERSHIP INTEREST

The name, address, position and interest in all items of Company profits, losses, cash flow and capital of each member are as follows:

MANAGING MEMBER:

CM Valdez Sr Housing, LLC	00.01%
22701 E Briarwood Place	
Aurora, CO 80016	

MEMBER:

City of Valdez	00.01%
Box 307	
Valdez, AK 99686	

<u>INITIAL MEMBER:</u>	99.98%
------------------------	--------

Shawne Mastronardi  
22701 E Briarwood Place  
Aurora, CO 80016

All actions of the Company shall be through its Manager

VI. TERM

The term of the Company shall continue in perpetuity until terminated subject to approval of any funding agency, if required, by one of the following events: (a) the sale of the Project; or (b) the written consent of all Members.

VII. INITIAL CONTRIBUTION OF MEMBERS

(a) Each Member shall contribute \$10.00 to the capital of the Company.

(b) The liability of the Members shall be limited to the amount of the capital contribution required to be made under this Article VII, and the Members shall

not have any further obligation to contribute money to, or in respect of the liabilities and the obligations of the Company, nor shall they be personally liable for any obligations of the Company.

(c) The City of Valdez's (the "City") participation in the Company and its capital contribution to the Company shall be conditioned upon:

(1) the allocation of Low Income Housing Tax Credits ("LIHTCs") to the Company on or before December 31, 2024; and

(2) the receipt by the City of grant funds from AHFC with respect to the Project; and

(3) the simultaneous or promptly subsequent closing with respect to equity and other debt financing with respect to the Project.

#### VIII. RETURN OF MEMBER'S CAPITAL CONTRIBUTION

After payment of, or provisions for all liabilities of the Company, the contribution of the Members shall be returned upon dissolution of the Company.

#### IX. THE RIGHT OF A MEMBER TO SUBSTITUTE AN ASSIGNEE

The right of a Member to substitute an assignee in his place and the terms and conditions of such substitution, are as follows:

(a) A Member may not assign his interest in the Company without the consent of the Manager and all other Members. An assignee shall not become a substituted Member without the consent of the Manager and all other Members.

(b) No sale, transfer, exchange or other disposition of an interest in the Company may be made except in compliance with the then applicable rules and regulations of any of the other funding agencies.

(c) The admission of an assignee as a substituted Member shall be conditioned upon the assignee's written acceptance and adoption of an Amended Operating Agreement governing the Company and his agreement to be bound by all notes, mortgages, loan agreements, grant agreements, Land Use Restriction Agreements, and any other documents which any lending agencies or institutions may require.

#### X. THE RIGHT OF THE MANAGER TO ADMIT ADDITIONAL MEMBERS

The Manager shall have the right to admit additional Members subject to any applicable rules and regulations of any other funding agency or institution upon written consent of all Members.

XI. THE RIGHT OF THE REMAINING MEMBERS TO CONTINUE THE COMPANY

In the event of the death, dissolution, insanity, incapacity, resignation, removal, assignment for the benefit of creditors, filing of a petition for reorganization, or adjudication of bankruptcy, of the sole remaining Manager, the Company shall be dissolved unless all remaining Members agree within ninety (90) days in writing, to continue the Company.

XIII. CERTAIN PROVISIONS

If the operation of any provision of this Agreement would contravene the provisions of the laws of the State governing limited liability companies, or would result in the imposition of general liability on the Member, that provision is void and without effect.

XIV. BINDING AGREEMENT

Except as otherwise provided, each and every covenant, term, and provision of this Agreement is binding upon and inures to the benefit of the heirs, personal representatives, successors, and assigns of the parties.

XV. SEVERABILITY

Every term and provision of this Agreement is severable. If any term or provision of this Agreement is lawfully held to be illegal or invalid for any reason whatsoever, the illegality or invalidity will not affect the validity of the remainder of this Agreement.

XVI. CAPTIONS

Captions contained in this Agreement are for reference purposes only, and do not describe, interpret, define, or limit the scope, extent, or intent of this Agreement.

XVII. COUNTERPART EXECUTION

This Agreement may be executed in any number of counterparts with the same effect as if all parties had signed the same document. All counterparts are to be construed together and constitute one Agreement.

XVIII. AMENDMENT

This Operating Agreement may be amended upon written consent of all Members. The Operating Agreement shall be amended and restated to replace the Initial Member with an Investor Member in exchange for payment of LIHTC equity at closing on terms mutually agreed upon by the Members and the Investor Member. The Amended and Restated Operating Agreement shall comport with the terms of the Multi Party Participation Agreement.

**XIX. LIMITATION ON CITY OF VALDEZ RESPONSIBILITIES AND LIABILITY**

(a) The City shall have no administrative or operational responsibilities with respect to the Company or the Project, and shall not have liability for debts, obligations and liabilities of the Company arising from the Project or otherwise. The City shall not be a guarantor of any obligations with respect to the Company or the Project.

(b) The Company's Managing Member shall indemnify, defend, and hold the City harmless for all liabilities that may arise from the City's participation in the Company and the Project, except to the extent such liabilities and costs are the result of the City's negligence, willful misconduct or knowing violation of law.

**XX. OTHER NECESSARY DOCUMENTS**

Each of the parties shall execute, acknowledge, and deliver all instruments necessary to carry out the purposes of this Agreement.

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties hereto effective on the day and year set forth at the beginning of this Agreement.

**VALDEZ SENIOR HOUSING ASSOCIATES, LLC**

**MANAGING MANAGER:**

CM Valdez Sr Housing, LLC

By: \_\_\_\_\_  
Shawne Mastronardi, Managing Member

**MEMBER:**

City of Valdez, Alaska

By: \_\_\_\_\_  
Mark Detter, City Manager

**INITIAL MEMBER:**

By: \_\_\_\_\_  
Shawne Mastronardi

IN WITNESS WHEREOF, this Agreement has been duly executed by the parties hereto effective on the day and year set forth at the beginning of this Agreement.

**VALDEZ SENIOR HOUSING ASSOCIATES, LLC**

**MANAGING MANAGER:**

CM Valdez Sr Housing, LLC

By: Shawne Mastronardi  
Shawne Mastronardi, Managing Member

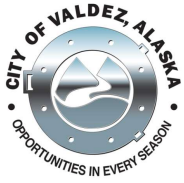
**MEMBER:**

City of Valdez, Alaska

By: \_\_\_\_\_  
Mark Detter, City Manager

**INITIAL MEMBER:**

By: Shawne Mastronardi  
Shawne Mastronardi



## Legislation Text

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**File #:** 23-0121, **Version:** 1

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**ITEM TITLE:**

Quarterly Financial Summary Reports: December 31, 2022

**SUBMITTED BY:** Barb Rusher, Comptroller, Finance Department

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

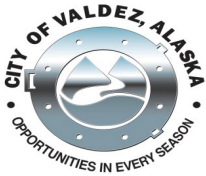
Receive and file.

**SUMMARY STATEMENT:**

Quarterly un-audited internal financial summary reports.

These show budget-to-actual performances through December 31, 2022.

Please note that the Providence Medical Center December financial reports are also included in this report.



## FINANCIAL SUMMARY AS OF 12/31/22 Operating only

Prepared By: Barb Rusher, Comptroller

Contact: [brusher@valdezak.gov](mailto:brusher@valdezak.gov)

(907) 834-3475

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	ADOPTED BUDGET	REVISED BUDGET	BUDGET CHANGE	YTD ACTUAL	YTD TO BUDGET	NOTES
<b>GENERAL FUND SUMMARY</b>						
<b>BEGINNING FUND BALANCE</b>	<b>36,551,539</b>	<b>36,551,539</b>	<b>-</b>	<b>36,551,539</b>		
REVENUE	49,162,973	68,430,427	19,267,454	68,938,590	100.7%	
EXPENSE	42,475,666	44,871,179	2,395,513	41,955,756	93.5%	
<b>NET REVENUE (EXPENSE)</b>	<b>6,687,307</b>	<b>23,559,248</b>	<b>16,871,941</b>	<b>26,982,834</b>		
TRANSFERS IN	3,911,779	462,380	(3,449,399)	462,380	100.0%	
TRANSFERS OUT	11,932,806	29,541,213	17,608,407	29,541,213	100.0%	
<b>NET TRANSFERS IN (OUT)</b>	<b>(8,021,027)</b>	<b>(29,078,833)</b>	<b>(21,057,806)</b>	<b>(29,078,833)</b>		
<b>ENDING BALANCE</b>	<b>35,217,820</b>	<b>31,031,954</b>	<b>(4,185,865)</b>	<b>34,455,540</b>		

#### GENERAL FUND DETAIL

##### REVENUE

TAXES	45,272,300	64,478,645	19,206,345	64,771,323	100.5%	
STATE SHARED	1,350,688	1,350,688	-	2,351,241	174.1%	1
PILT	766,000	766,000	-	660,160	86.2%	2
INTEREST	501,900	501,900	-	(292,813)	-58.3%	3
SERV CHARGES & SALES	600,895	601,904	1,009	531,297	88.3%	4
FED & STATE GRANTS	430,000	435,000	5,000	520,766	119.7%	
UTILITIES	146,840	146,840	-	150,584	102.5%	
LICENSES & PERMITS	13,250	13,250	-	17,465	131.8%	5
MISC	23,050	78,150	55,100	155,430	198.9%	6
RECREATION	50,750	50,750	-	70,037	138.0%	7
FINES & FORFEITURES	7,300	7,300	-	3,100	42.5%	8
<b>TOTAL REVENUE</b>	<b>49,162,973</b>	<b>68,430,427</b>	<b>19,267,454</b>	<b>68,938,590</b>	<b>100.7%</b>	
<b>TRANSFERS IN</b>	<b>3,911,779</b>	<b>462,380</b>	<b>(3,449,399)</b>	<b>462,380</b>	<b>100.0%</b>	
<b>TOTAL REVENUES &amp; TRANSFERS IN</b>	<b>53,074,752</b>	<b>68,892,807</b>	<b>15,818,055</b>	<b>69,400,970</b>	<b>100.7%</b>	

#### GENERAL FUND DETAIL, CONT'D

##### DEPT EXPENSE

ADMINISTRATION	664,779	692,479	27,700	558,601	80.7%	9
ANIMAL CONTROL	496,177	501,177	5,000	490,789	97.9%	
BUILDING MAINT	3,197,040	3,927,647	730,606	3,815,708	97.1%	
CITY CLERK	756,446	756,446	-	727,154	96.1%	
CITY COUNCIL	350,276	350,276	-	301,741	86.1%	
CIVIC CENTER	819,172	819,172	-	677,706	82.7%	10
ECON DEVEL	1,470,890	1,445,700	(25,190)	1,335,365	92.4%	
EMERGENCY MGMT SERVICES	653,333	656,733	3,400	527,362	80.3%	11
ENGINEERING	1,207,722	1,277,722	70,000	1,039,429	81.4%	12

	ADOPTED BUDGET	REVISED BUDGET	BUDGET CHANGE	YTD ACTUAL	YTD TO BUDGET	NOTES
FINANCE	1,046,241	1,057,441	11,200	925,532	87.5%	13
FIRE	2,322,426	2,452,226	129,800	2,467,893	100.6%	
HUMAN RESOURCES	428,578	460,838	32,260	436,504	94.7%	
INFORMATION TECH	1,259,061	1,271,721	12,660	1,233,718	97.0%	
INSURANCE	463,537	481,587	18,050	477,809	99.2%	
LAW	1,650,000	2,500,000	850,000	2,135,625	85.4%	14
LAW ENFORCEMENT	2,548,641	2,601,741	53,100	2,579,618	99.1%	
LIBRARY	661,136	665,473	4,337	527,221	79.2%	15
MUSEUM	490,000	490,000	-	490,000	100.0%	
PARKS & REC	1,153,664	1,153,664	-	956,892	82.9%	16
PARKS MAINT	997,253	1,041,443	44,190	1,009,303	96.9%	
PLANNING	1,716,196	1,716,196	-	1,237,416	72.1%	17
PUB SAFETY SUPPORT	1,475,598	1,493,998	18,400	1,466,350	98.1%	
SOLID WASTE	1,836,825	1,946,825	110,000	1,423,538	73.1%	18
STREET/SHOP	2,405,260	2,705,260	300,000	2,724,194	100.7%	
<b>TOTAL DEPT EXPENSES</b>	<b>30,070,251</b>	<b>32,465,764</b>	<b>2,395,513</b>	<b>29,565,466</b>	<b>91.1%</b>	
<b>SUPPORT EXPENSES</b>						
EDUCATION	11,793,000	11,793,000	-	11,792,874	100.0%	
COMMUNITY SVC ORGS	612,415	612,415	-	597,415	97.6%	
<b>TOTAL SUPPORT EXPENSES</b>	<b>12,405,415</b>	<b>12,405,415</b>	<b>-</b>	<b>12,390,289</b>	<b>99.9%</b>	
<b>TRANSFERS OUT</b>	<b>11,932,806</b>	<b>29,541,213</b>	<b>17,608,407</b>	<b>29,541,213</b>	<b>100.0%</b>	
<b>TOTAL DEPT EXPENSE, SUPPORT &amp; TRANSFER</b>	<b>54,408,471</b>	<b>74,412,392</b>	<b>20,003,921</b>	<b>71,496,969</b>	<b>96.1%</b>	
<b>SPECIAL REVENUE FUNDS</b>						
<b>AIRPORT FUND</b>						
<b>BEGINNING FUND BALANCE</b>	<b>1,145,204</b>	<b>1,145,204</b>	<b>-</b>	<b>1,145,204</b>		
REVENUE	121,706	121,706	-	143,809	118.2%	19
EXPENSE	414,012	431,492	17,480	372,762	86.4%	20
NET REVENUE (EXPENSE)	(292,306)	(309,786)	(17,480)	(228,953)		
NET TRANSFER IN (OUT)	292,306	309,786	17,480	309,786	100.0%	
<b>ENDING BALANCE</b>	<b>1,145,204</b>	<b>1,145,204</b>	<b>-</b>	<b>1,226,038</b>		
<b>HARBOR FUND</b>						
<b>BEGINNING FUND BALANCE</b>	<b>2,575,758</b>	<b>2,575,758</b>	<b>-</b>	<b>2,575,758</b>		
REVENUE	2,015,475	2,015,475	-	2,658,468	131.9%	21
EXPENSE	1,973,290	1,990,140	16,850	1,962,309	98.6%	
NET REVENUE (EXPENSE)	42,185	25,335	(16,850)	696,160		
NET TRANSFER IN (OUT)	(1,000,000)	(983,150)	16,850	(983,150)		
<b>ENDING BALANCE</b>	<b>1,617,943</b>	<b>1,617,943</b>	<b>-</b>	<b>2,288,768</b>		

	ADOPTED BUDGET	REVISED BUDGET	BUDGET CHANGE	YTD ACTUAL	YTD TO BUDGET	NOTES
<b>PORT FUND</b>						
BEGINNING FUND BALANCE	3,155,239	3,155,239	-	3,155,239		
REVENUE	1,153,946	1,230,738	76,792	1,906,853	154.9%	22
EXPENSE	1,342,354	1,435,096	92,742	1,277,742	89.0%	
NET REVENUE (EXPENSE)	(188,408)	(204,358)	(15,950)	629,112		
NET TRANSFER IN (OUT)	188,408	237,098	48,690	237,098	100.0%	
ENDING BALANCE	<u>3,155,239</u>	<u>3,187,980</u>	<u>32,740</u>	<u>4,021,449</u>		
<b>SPECIAL REVENUE FUNDS, CONT'D</b>						
<b>UTILITY FUND</b>						
BEGINNING FUND BALANCE	2,344,466	2,344,466	-	2,344,466		
REVENUE	534,578	534,578	-	534,662	100.0%	
EXPENSE	1,479,483	1,561,079	81,596	1,548,917	99.2%	
NET REVENUE (EXPENSE)	(944,905)	(1,026,501)	(81,596)	(1,014,256)		
NET TRANSFER IN (OUT)	941,455	1,023,051	81,596	1,023,051	100.0%	
ENDING BALANCE	<u>2,341,016</u>	<u>2,341,016</u>	<u>-</u>	<u>2,353,261</u>		
<b>VALDEZ HOUSING IMPROVEMENT AUTHORITY</b>						
BEGINNING FUND BALANCE	2,802,308	2,802,308	-	2,802,308		
REVENUE	-	-	-	(24,504)		23
EXPENSE	-	-	-	-	-	
NET REVENUE (EXPENSE)	-	-	-	(24,504)		
NET TRANSFER IN (OUT)	-	-	-	-		
ENDING BALANCE	<u>2,802,308</u>	<u>2,802,308</u>	<u>-</u>	<u>2,777,803</u>		
<b>OTHER GOVERNMENTAL FUNDS</b>						
<b>DEBT SERVICE FUND</b>						
BEGINNING FUND BALANCE	178,833	178,833	-	178,833		
REVENUE	605,994	4,167,596	3,561,602	4,801,495	115.2%	
EXPENSE	4,101,366	4,484,382	383,016	4,629,388	103.2%	
NET REVENUE (EXPENSE)	(3,495,372)	(316,786)	3,178,586	172,107		
NET TRANSFER IN (OUT)	3,365,622	3,748,638	383,016	3,748,638		
ENDING BALANCE	<u>49,083</u>	<u>3,610,685</u>	<u>3,561,602</u>	<u>4,099,578</u>		

## Notes to Financial Summary

- 1 Reflects receipt in higher amounts than originally budgeted.
- 2 Reflects receipts in lower amounts than budgeted.
- 3 12.31.22 interest earnings reflect unrealized losses on treasury investments. COV typically holds its investments to maturity. Therefore, though unrealized gains/losses are reflected in periodic financial statements, they are not realized.
- 4 Reflects reductions in year-to-date revenues from City operations.
- 5 Reflects receipts of liquor & marijuana license revenues higher than budgeted.
- 6 Reflects reimbursement of legal expenditures, \$17k in p-card revenue share, recovery of bad debt, \$70K in capital
- 7 Reflects robust revenues in recreation center & snack bar, as well as pool revenues.
- 8 Reflects timing of receipts due to State court processing delays as well as reduced animal impound fees.
- 9 Reflects reduced personnel costs for a vacant position for Q1 & part of Q2, as well under-budget expenditures in contractual services.
- 10 Reflects general reductions in operating expenses through Q4, in line with reduced revenues & service needs.
- 11 New department, budget to actual reflects programming initiatives.
- 12 Reflects attrition as well under-utilization of budgeted contractual services.
- 13 Reflects staff shortage as well as timing of contractual services expenditures.
- 14 Council and City Manager may discuss budget variance with legal team.
- 15 Reflects reduction in salaries & benefits related to attrition in the absence of a head librarian for three quarters of the year as well as general operating efficiencies.
- 16 Reflects under-utilization of budgeted contractual services as well as operational efficiencies.
- 17 Reflects personnel shortage as well as timing of professional fees & services and contractual services.
- 18 Reflects timing of contractual services expenditures as well as operational efficiencies.
- 19 Reflects receipts of property rentals higher than budgeted.
- 20 Reflects attrition of office manager early in Q2.
- 21 Reflects new services & fees such as laundry token sales and liveaboard fees.
- 22 Reflects increased revenues related to operations.
- 23 12.31.22 interest earnings reflect unrealized losses on treasury investments. COV typically holds its investments to maturity. Therefore, though unrealized gains/losses are reflected in periodic financial statements, they are not realized.

## CAPITAL PROJECTS

		Adopted Budget	AMENDMENT	YTD Encumbrance	YTD Expense	Project Balance
<b>BUIL</b>	BUIL Citywide Wayfinding	250,000	(170,000)	-	59,088	20,912
	BUIL Coast Guard city Sign	-	52,000	-	12,500	39,500
	BUIL KELS Ph II Parks Storage	28,620	-	28,136	-	484
	BUIL SENI Expa	50,000	-	5,751	44,249	-
<b>BUIL Total</b>		<b>328,620</b>	<b>(118,000)</b>	<b>33,886</b>	<b>115,837</b>	<b>60,896</b>
<b>CLIN</b>	MKG Medical Clinic Backup Gene	3,234	-	-	3,234	-
	MKG Medical Clinic Pipes	83,784	(63,784)	-	-	20,000
<b>CLIN Total</b>		<b>87,018</b>	<b>(63,784)</b>	<b>-</b>	<b>3,234</b>	<b>20,000</b>
<b>ECON</b>	CDBG Grant Expense	-	850,000	-	850,000	-
	CDBG Grant Match Expense	-	212,500	-	212,500	-
	Robe Lake Hab Restor Feas	-	484,500	-	-	484,500
<b>ECON Total</b>		<b>-</b>	<b>1,547,000</b>	<b>-</b>	<b>1,062,500</b>	<b>484,500</b>
<b>FLOO</b>	Flood Mitigation Project	1,028	-	1,028	-	-
<b>FLOO Total</b>		<b>1,028</b>	<b>-</b>	<b>1,028</b>	<b>-</b>	<b>-</b>
<b>HARB</b>	HARB SBH H-K Repl	664,829	7,321,368	4,342,589	525,521	3,118,087
	New Harbor GO 2015	10,029	-	9,321	708	-
	New Harbor Planning	2,440,970	-	752	669,748	1,770,470
<b>HARB Total</b>		<b>3,115,828</b>	<b>7,321,368</b>	<b>4,352,662</b>	<b>1,195,977</b>	<b>4,888,557</b>
<b>MUSE</b>	MUSE New Museum	27,347	-	907	-	26,440
<b>MUSE Total</b>		<b>27,347</b>	<b>-</b>	<b>907</b>	<b>-</b>	<b>26,440</b>
<b>PARK</b>	Meals Hill EDA Grant Match	-	633,184	-	-	633,184
	Meals Hill Devt EDA Grant Exp	-	2,532,734	-	-	2,532,734
	PARK CEME Expansion	227,674	(190,361)	-	-	37,313
	PARK Meals Hill Development	200,000	(200,000)	-	-	-
	PARK Meals Hill Greatland	594,655	-	291,821	73,993	228,841
<b>PARK Total</b>		<b>1,022,329</b>	<b>2,775,557</b>	<b>291,821</b>	<b>73,993</b>	<b>3,432,072</b>
<b>POFI</b>	New Fire Station	579,049	-	53,469	524,251	1,329
<b>POFI Total</b>		<b>579,049</b>	<b>-</b>	<b>53,469</b>	<b>524,251</b>	<b>1,329</b>
<b>PORT</b>	Kelsey Dock Phase II (warehouse	25,705	(3,900)	21,805	-	-
<b>PORT Total</b>		<b>25,705</b>	<b>(3,900)</b>	<b>21,805</b>	<b>-</b>	<b>-</b>
<b>RESE</b>	Project Contingency	221,678	(114,928)	-	-	106,750
<b>RESE Total</b>		<b>221,678</b>	<b>(114,928)</b>	<b>-</b>	<b>-</b>	<b>106,750</b>

## CAPITAL PROJECTS

		Adopted Budget	AMENDMENT	YTD Encumbrance	YTD Expense	Project Balance
<b>SCHO</b>	New Middle School	1,304,907	-	25,250	-	1,279,657
	SCHO HERM Exterior Upgr Ph II	500,000	400,000	453,994	379,271	66,735
	SCHO HIGH Major Reno	1,994,270	(400,000)	23,393	-	1,570,877
<b>SCHO Total</b>		<b>3,799,177</b>	<b>-</b>	<b>502,637</b>	<b>379,271</b>	<b>2,917,269</b>
<b>STRE</b>	Citywide Pavement & Utilities	673,894	(503,898)	130,829	39,167	-
	STRE East Hanagita Realignment	-	437,500	186,985	250,515	-
	STRE Pavement Mgt PH I	700	-	-	-	700
	STRE Pavement Mgt Ph II	3,263,757	(2,644,303)	359,809	253,338	6,307
	STRE Pavement Mgt PH III	500,000	3,870,951	3,499,108	841,038	30,806
	STRE Pavement Mgt Ph IV-V	-	1,200,000	578,452	531,288	90,260
<b>STRE Total</b>		<b>4,438,351</b>	<b>2,360,250</b>	<b>4,755,183</b>	<b>1,915,346</b>	<b>128,072</b>
<b>WASE</b>	Alpine Woods Sewer Project	283,544	-	187,922	-	95,622
	Sewer Force Main Assesment	3,693,720	2,503	427,500	350,242	2,918,482
	Sewer Force Main Replacement	-	35,000,000	-	41,546	34,958,455
	STP Outfall Design	2,083	-	2,083	-	-
	WASE Blueberry Road Subd	-	200,000	-	-	200,000
	WASE WATE New Well #5	1,471,827	(500,000)	-	357,929	613,897
	Water/Sewer master plan	33,046	-	33,046	-	-
<b>WASE Total</b>		<b>5,484,220</b>	<b>34,702,503</b>	<b>650,551</b>	<b>749,716</b>	<b>38,786,456</b>
<b>Grand Total</b>		<b>19,130,350</b>	<b>48,406,067</b>	<b>10,663,949</b>	<b>6,020,126</b>	<b>50,852,342</b>

## MAJOR MAINTENANCE

		Adopted Budget	AMENDMENT	YTD Encumbrance	YTD Expense	Project Balance
<b>AIRP</b>	AIRP Generator Exhaust	-	80,000	-	-	80,000
	AIRP Light Repl	16,061	-	-	-	16,061
	AIRP Office Remodel	4,050	-	-	-	4,050
	AIRPORT Tenant Garage Exhaust	16,898	(10,000)	-	-	6,898
<b>AIRP Total</b>		<b>37,009</b>	<b>70,000</b>	<b>-</b>	<b>-</b>	<b>107,009</b>
<b>BUIL</b>	BUIL Anim Incinerator Repl	3,538	-	-	-	3,538
	BUIL BALE Waste Oil Furnance	16,954	(15,454)	-	-	1,500
	BUIL City Panic and ADA Upgr	25,000	-	-	-	25,000
	BUIL City Revitalization	925,406	-	123,858	672,196	129,352
	BUIL CIVI Emergency Lighing	14,926	(8,790)	-	-	6,136
	BUIL CIVI Flood Damage Repair	-	80,000	-	-	80,000
	BUIL CIVI Weatherization	45,000	55,000	660	9,340	90,000
	BUIL Clin Interior Paint	75,000	25,000	-	-	100,000
	BUIL Council Chmbrs Upgr	9,014	6,590	6,285	9,245	75
	BUIL DDC Systems and HVAC upgr	245,736	154,264	64,499	84,956	250,545
	BUIL Fire Sys Upgr	250,000	-	39,455	8,536	202,009
	BUIL Fuel tank Repl	98,562	-	-	-	98,562
	BUIL Insur Mech Repa	177,329	-	-	-	177,329
	BUIL LIBR Restroom Remodel	683,090	-	195,017	469,552	18,522
	BUIL LIBR Windows	39,656	330,146	23,662	11,674	334,466
	BUIL Parking Lot Lights Repl	182,131	(125,202)	-	20,130	36,799
	BUIL Phone System Replacement	139,900	-	11,904	54,513	73,483
	BUIL Roof Repairs	824,255	-	44,044	677,204	103,007
	BUIL SENSI Siding	350,000	-	-	-	350,000
	BUIL Shelter Eval	100,000	-	-	-	100,000
	City-wide Exit Signs	50,000	-	-	-	50,000
	Hazmat Testing-various buildings	100,000	-	-	-	100,000
<b>BUIL Total</b>		<b>4,355,496</b>	<b>501,555</b>	<b>509,384</b>	<b>2,017,346</b>	<b>2,330,322</b>
<b>HARB</b>	HARB Fisherman's Dock Repairs	-	250,000	-	-	250,000
	HRB SBH Elect Vaults	134,475	-	46,052	47,764	40,659
<b>HARB Total</b>		<b>134,475</b>	<b>250,000</b>	<b>46,052</b>	<b>47,764</b>	<b>290,659</b>
<b>PARK</b>	PARK Robe River Playground Upgrades	6,217	-	1,212	4,812	193
	PARK Ruth Pond Dredge	50,000	-	-	-	50,000

## MAJOR MAINTENANCE

		Adopted Budget	AMENDMENT	YTD Encumbrance	YTD Expense	Project Balance
<b>PARK</b>	PARK Shelter Structural Repa	100,000	-	-	9,643	90,358
	PARK Shooting Range Improvements	190,842	-	15,152	-	175,690
<b>PARK Total</b>		<b>347,059</b>	<b>-</b>	<b>16,364</b>	<b>14,454</b>	<b>316,241</b>
<b>POFI</b>	Fire Station I- Berthing Quarters (design)	1,653	-	-	-	1,653
	POFI Outdoor Warning System	-	75,000	38,000	-	37,000
	POFI Radio Repeater Repa Upgr	579,021	260,943	116,930	183,717	539,317
<b>POFI Total</b>		<b>580,674</b>	<b>335,943</b>	<b>154,930</b>	<b>183,717</b>	<b>577,970</b>
<b>PORT</b>	2018 PORT Security Grant EMW-2018-PU-00268	62,476	-	-	-	62,476
	PORT Cont Causway	57,805	(23,613)	-	-	34,192
	PORT CONT Electrical Inspection, Maint, Repa	31,106	(5,000)	-	-	26,106
	PORT CONT Scale Replacement	-	350,000	-	-	350,000
	PORT CONT Waterline Improvements	189,025	160,975	226,321	105,711	17,968
	PORT Kels Decking Repl	12,780	(5,000)	7,780	-	-
	PORT KELS Dolphin Impr	100,000	(100,000)	-	-	-
	Port Security Grant COV MATCH EMW-2018-PU-00268	20,825	-	-	-	20,825
	PORT VCT Transfer Repair	1,310,910	(70,000)	-	1,077,445	163,465
	VCT Security Gate Replacement	12,525	(12,525)	-	-	-
<b>PORT Total</b>		<b>1,797,452</b>	<b>294,837</b>	<b>234,101</b>	<b>1,183,155</b>	<b>675,033</b>
<b>RESE</b>	Contingency Reserve	24,932	275,068	-	-	300,000
<b>RESE Total</b>		<b>24,932</b>	<b>275,068</b>	<b>-</b>	<b>-</b>	<b>300,000</b>
<b>SCHO</b>	City Buildings Exterior Caulking	3,438	-	-	-	3,438
	HHES Underground Fuel tank Replacement	1,961	10,000	1,019	6,502	4,440
	SCH VHS Walk-in Cooler & Freezer Replacement	-	294,000	8,700	285,300	-
	SCHO HERM Cafeteria Floor Repl	51,021	392,825	16,025	412,662	15,158
	SCHO HERM Generator Repl	63,021	12,419	20,281	47,451	7,709
	SCHO HERM Water Repl	102,877	(10,000)	92,377	-	500
	SCHO HIGH Generator Repl	160,864	(12,419)	-	117,591	30,854
	SCHO HIGH Water Repl	143,453	-	84,088	-	59,365



## MAJOR MAINTENANCE

		Adopted Budget	AMENDMENT	YTD Encumbrance	YTD Expense	Project Balance
<b>SCHO</b>	Swimming Pool Cover & Boiler Upgrade	21,947	-	-	-	21,947
<b>SCHO Total</b>		<b>548,581</b>	<b>686,825</b>	<b>222,489</b>	<b>869,506</b>	<b>143,410</b>
<b>SENI</b>	SENI Sprinkler Repair	-	200,000	-	36,604	163,396
	Senior Center Upgrades	204,492	-	13,875	39,562	151,055
<b>SENI Total</b>		<b>204,492</b>	<b>200,000</b>	<b>13,875</b>	<b>76,166</b>	<b>314,451</b>
<b>STRE</b>	STRE Mineral Creak Bridge Repa	21,883	(14,650)	-	-	7,233
<b>STRE Total</b>		<b>21,883</b>	<b>(14,650)</b>	<b>-</b>	<b>-</b>	<b>7,233</b>
<b>WASE</b>	WASE Robe River Booster Pump Replacement	497,371	(140,371)	40,392	275,411	41,197
	WASE Waterline Relocation Meals to Rich	-	850,000	106,063	686,938	57,000
<b>WASE Total</b>		<b>497,371</b>	<b>709,629</b>	<b>146,455</b>	<b>962,349</b>	<b>98,197</b>
<b>Grand Total</b>		<b>8,549,424</b>	<b>3,309,206</b>	<b>1,343,650</b>	<b>5,354,456</b>	<b>5,160,524</b>

## PROVIDENCE PROJECTS

		Adopted Budget	AMENDMENT	YTD Encumbrance	YTD Expense	Project Balance
<b>PROV</b>	Hospital - Roof Maintenance	100,000	-	-	-	100,000
	Hospital Copper Pipe Replacement	23,345	-	-	-	23,345
	Hospital- Infection Control Enhancements	91,208	30,000	-	-	121,208
	Hospital New Power Supply	19,892	150,000	1,200	-	168,692
	Hospital Oxygen Generator Relocation	1,693	-	-	-	1,693
	PROV Air Treatment	-	350,000	-	-	350,000
	PROV Dietary Oven Replacement	45,000	-	-	-	45,000
	PROV ER and Admission Door Upgr	60,000	-	-	-	60,000
	PROV Hospital Masterplan	247,400	-	28,850	218,550	-
	PROV Loading Dock Drainage	50,000	-	-	39,000	11,000
	PROV Maint Contingency	127,030	-	-	-	127,030
<b>PROV Total</b>		<b>765,567</b>	<b>530,000</b>	<b>30,050</b>	<b>257,550</b>	<b>1,007,967</b>
<b>Grand Total</b>		<b>765,567</b>	<b>530,000</b>	<b>30,050</b>	<b>257,550</b>	<b>1,007,967</b>

## RESERVE FUNDS

		Adopted Budget	Amendment	YTD Encumbrance	YTD Expenditures	Account Balance
Administrative	ADF&G Clean Vessel Act Grant	9,563	-	-	-	9,563
	ADF&G Clean Vessel Act MATCH	3,188	-	-	-	3,188
	Beautification Committee	76,583	-	-	545	76,039
	Budget Variance Reserve	456,377	(223,190)	-	-	233,187
	Council Contingency	110,437	-	-	-	110,437
	Dike Repairs	278,000	-	-	-	278,000
	EMPG Salaries and wages	1,833	-	-	-	1,833
	Energy Assistance Program	745,383	800,000	386	1,384,000	160,997
	Leave Liability Reserve	415,207	-	-	293,461	121,745
	Library Book Auction & Donat.	5,158	-	-	-	5,158
	Nuisance Abatement Program	322,409	-	53,905	76,791	191,712
	Permanent Fund Reserve	3,781,779	(3,781,779)	-	-	-
	Police Scholarship Reserve	23,737	1,009	-	1,500	23,246
	Qaniq Challenge	4,185	-	-	-	4,185
	Repayment Reserve	-	15,157,568	-	-	15,157,568
	Run Series Expenditure	2,106	-	-	-	2,106
	SHARP III	285,037	-	-	135,000	150,037
	Special Events Reserve	1,712	-	-	1,712	-
Administrative Total		6,522,691	11,953,608	54,291	1,893,010	16,528,999
Emergency Prep	Alaska Shield Exercise COV					
	\$\$	9,917	-	-	-	9,917
	Benefits - Incident	49,984	-	-	-	49,984
	Benefits - Preparedness	11,561	-	-	-	11,561
	COVID19 EconRecovery Task Forc	2,009,297	12,602	37,273	330,804	1,653,822
	COVID-19 Valdez Unified	58,508	270,000	54,876	34,239	239,393
	Emergency Preparedness Local Economic Assist	852,813	93,000	-	2,450	943,363
	COVID19	1,693,028	(1,682,108)	-	10,920	-
	Overtime - Incident	60,756	-	-	-	60,756
	Ransomware 2018	20,433	-	12,055	-	8,378
	Salaries and Wages - Incident	120,701	-	-	-	120,701

## RESERVE FUNDS

		Adopted Budget	Amendment	YTD Encumbrance	YTD Expenditures	Account Balance
Emergency Prep	Snow Removal Plan Implementati	9,667	-	-	-	9,667
	Temporary Wages - Incident	45,679	-	-	-	45,679
<b>Emergency Prep Total</b>		<b>4,942,344</b>	<b>(1,306,505)</b>	<b>104,204</b>	<b>378,413</b>	<b>3,153,222</b>
Equipment	IT Rebuild 2018	5,195	-	-	-	5,195
	Major Equipment Reserve	10,563,059	(28,336)	420,669	2,171,221	7,942,833
	Technology Reserve	1,841,213	-	108,674	703,336	1,029,203
<b>Equipment Total</b>		<b>12,409,467</b>	<b>(28,336)</b>	<b>529,343</b>	<b>2,874,557</b>	<b>8,977,230</b>
Flood Mitigation	FLOO Lowe Dike Maint and Impr	1,454,350	(176,811)	577,002	555,037	145,500
	FLOO LOWE Ten Mile Exca	150,000	-	-	-	150,000
	FLOOD GLAC Landfill Protection	247,815	-	74,558	19,526	153,731
	FLOOD MINE Hmstd Tr & Kicker Dike Repl	2,982	-	-	-	2,982
	Flood Mitigation Maintenace	-	-	-	-	-
<b>Flood Mitigation Total</b>		<b>1,855,147</b>	<b>(176,811)</b>	<b>651,560</b>	<b>574,563</b>	<b>452,213</b>
Land Development	Land - Development Incentive	-	1,754,576	-	-	1,754,576
	Land - Housing Incentive	-	200,000	-	-	200,000
	Land - misc	86,827	79,600	7,274	-	159,153
	Land - Snow Lots	1,754,576	(1,754,576)	-	-	-
	Land Purchase	-	400	-	400	-
	Surveying Municipal Land	10,367	-	-	-	10,367
<b>Land Development Total</b>		<b>1,851,770</b>	<b>280,000</b>	<b>7,274</b>	<b>400</b>	<b>2,124,096</b>
Landfill Closure	Landfill Closure Reserve	4,708,768	75,770	-	-	4,784,538
<b>Landfill Closure Total</b>		<b>4,708,768</b>	<b>75,770</b>	<b>-</b>	<b>-</b>	<b>4,784,538</b>
Maintenance	AHFC Sr Apts Grant Expense	-	1,000,000	793,100	206,900	-
	Concrete/Asphalt Repairs for COV properties	75,200	-	-	11,280	63,919

## RESERVE FUNDS

		Adopted Budget	Amendment	YTD Encumbrance	YTD Expenditures	Account Balance
Maintenance	Harbor Major Maint & Replace	7,321,368	(7,321,368)	-	-	(0)
	Major Maintenance Reserve	8,549,424	3,309,206	1,343,650	5,354,456	5,160,524
	pavement Mgmt Regulations	76,847	-	-	-	76,847
	Road and Sidewalk repairs	201,796	-	2,606	23,411	175,778
	Sewer & Lift Station Repairs	400,160	-	9,972	46,500	343,689
	<b>Maintenance Total</b>	<b>16,624,795</b>	<b>(3,012,162)</b>	<b>2,149,328</b>	<b>5,642,548</b>	<b>5,820,757</b>
Planning	CEDS	36,628	-	-	-	36,628
	City Facilities & Storage Needs Study	100,000	-	-	-	100,000
	City Onsite Sewer Regulations	25,000	-	-	-	25,000
	COE Levee System Match	100,000	-	-	-	100,000
	Dry Stack Feasibility Study	50,000	-	-	-	50,000
	Flood Planning	106,887	-	-	-	106,887
	Housing Needs Study	50,000	-	-	-	50,000
	marine Industrial Feasibility Study	16,902	-	-	-	16,902
	Master Planing	50,000	-	-	-	50,000
	Water/Sewer	75,000	-	-	-	75,000
	Master Planning - Solid Waste	75,000	-	-	-	75,000
	Plan - Building Fire Code Revision	32,717	-	-	-	32,717
	Plan - Comprehensive	451,256	-	376,320	-	74,936
	Port Tariff Study	20,000	-	-	-	20,000
	Water/Sewer Rate Study	125,000	-	-	-	125,000
	<b>Planning Total</b>	<b>1,239,389</b>	<b>-</b>	<b>376,320</b>	<b>-</b>	<b>863,069</b>
<b>Grand Total</b>		<b>50,154,370</b>	<b>7,785,564</b>	<b>3,872,319</b>	<b>11,363,491</b>	<b>42,704,124</b>



Health Insurance Fund Report  
12/30/2022

Prepared by: Barb Rusher, Comptroller  
Contact: 907.834.3475x5, brusher@valdezak.gov

MONTH	CITY				SCHOOL				COMBINED			
	DEPOSITS*	CLAIMS**	ADMIN FEE	VARIANCE	DEPOSITS*	CLAIMS**	ADMIN FEE	VARIANCE	DEPOSITS	CLAIMS	ADMIN FEE	VARIANCE
JAN	281,947	388,903	45,293	(152,249)	280,574	176,312	34,906	69,356	562,521	565,214	80,199	(82,893)
FEB	316,417	150,034	44,685	121,699	277,751	176,141	31,637	69,973	594,168	326,175	76,322	191,672
MAR	377,515	790,572	47,050	(460,107)	253,527	367,425	34,013	(147,911)	631,042	1,157,997	81,063	(608,018)
APR	315,718	142,532	-	173,186	-	102,288	-	(102,288)	315,718	244,820	-	70,898
MAY	413,704	162,916	80,378	170,410	537,424	138,229	78,656	320,538	951,127	301,145	159,034	490,948
JUN	288,460	265,543	45,390	(22,474)	266,270	296,124	33,267	(63,121)	554,730	561,667	78,657	(85,595)
JUL	450,118	179,879	45,409	224,830	239,204	191,217	31,163	16,824	689,322	371,096	76,572	241,654
AUG	288,418	166,544	46,042	75,831	260,890	171,990	29,945	58,956	549,308	338,534	75,987	134,787
SEP	297,717	163,335	45,746	88,636	259,996	152,374	31,760	75,863	557,713	315,710	77,505	164,498
OCT	297,746	196,144	46,012	55,590	241,872	192,093	29,644	20,135	539,619	388,238	75,656	75,725
NOV	304,689	222,284	46,942	35,462	345,953	243,515	30,248	72,189	650,641	465,799	77,190	107,652
DEC	311,843	162,374	46,132	103,337	255,037	215,269	30,789	8,979	566,881	377,643	76,921	112,316
TOTALS	\$ 3,944,291	\$ 2,991,061	\$ 539,079	\$ 414,151	\$ 3,218,498	\$ 2,422,977	\$ 396,027	\$ 399,494	\$ 7,162,789	\$ 5,414,038	\$ 935,107	\$ 813,644

**Health Insurance Fund Balance 1/1/22**

**4,449,963**

Health Insurance Cash Accounts Balance (Including Reserve) 1/1/22

**5,797,026**

*\* includes \$498,797.21 YTD stop-loss reimb*

*\*\* reduced by \$268,961.56 YTD RX rebates*

Health Insurance Cash Accounts Balance (Including Reserve) 12/30/22

**6,660,989**

## Investment Manager Asset Allocation

The table below contrasts the distribution of assets across the Fund's investment managers as of December 31, 2022, with the distribution as of September 30, 2022. The change in asset distribution is broken down into the dollar change due to Net New Investment and the dollar change due to Investment Return.

### Asset Distribution Across Investment Managers

	December 31, 2022				September 30, 2022	
	Market Value	Weight	Net New Inv.	Inv. Return	Market Value	Weight
<b>Domestic Equity</b>	<b>\$70,146,978</b>	<b>28.70%</b>	<b>\$(12,778)</b>	<b>\$5,601,000</b>	<b>\$64,558,757</b>	<b>27.83%</b>
<b>Large Cap Equity</b>	<b>\$48,498,634</b>	<b>19.84%</b>	<b>\$(2,820)</b>	<b>\$3,404,626</b>	<b>\$45,096,828</b>	<b>19.44%</b>
Vanguard Institutional Index	48,498,634	19.84%	(2,820)	3,404,626	45,096,828	19.44%
<b>Mid Cap Equity</b>	<b>\$14,534,960</b>	<b>5.95%</b>	<b>\$0</b>	<b>\$1,412,651</b>	<b>\$13,122,309</b>	<b>5.66%</b>
Vanguard S&P Mid Cap 400 Index	14,534,960	5.95%	0	1,412,651	13,122,309	5.66%
<b>Small Cap Equity</b>	<b>\$7,113,385</b>	<b>2.91%</b>	<b>\$(9,958)</b>	<b>\$783,723</b>	<b>\$6,339,620</b>	<b>2.73%</b>
PGIM Small Cap Core Equity Fund	7,113,385	2.91%	(9,958)	783,723	6,339,620	2.73%
<b>International Equity</b>	<b>\$46,602,909</b>	<b>19.07%</b>	<b>\$(19,818)</b>	<b>\$6,441,609</b>	<b>\$40,181,118</b>	<b>17.32%</b>
Vanguard Intl Growth	15,818,881	6.47%	0	1,772,792	14,046,090	6.05%
Vanguard Intl Value	20,234,273	8.28%	0	2,755,382	17,478,891	7.53%
Brandes International Small Cap	10,549,754	4.32%	(19,818)	1,913,435	8,656,137	3.73%
<b>Fixed Income</b>	<b>\$95,561,561</b>	<b>39.10%</b>	<b>\$(1,763)</b>	<b>\$1,897,231</b>	<b>\$93,666,093</b>	<b>40.37%</b>
Alaska Permanent Cap Mgmt	33,142,298	13.56%	(1,763)	526,678	32,617,383	14.06%
Insight Global Fixed	29,192,578	11.94%	0	671,668	28,520,910	12.29%
Baird Aggregate Bond	33,226,685	13.60%	0	698,885	32,527,800	14.02%
<b>Real Estate</b>	<b>\$32,088,291</b>	<b>13.13%</b>	<b>\$(60,295)</b>	<b>\$(1,454,368)</b>	<b>\$33,602,954</b>	<b>14.48%</b>
UBS Trumbull Property	15,632,383	6.40%	(24,413)	(859,475)	16,516,271	7.12%
Morgan Stanley Prime Property Fund	16,455,908	6.73%	(35,882)	(594,893)	17,086,683	7.36%
<b>Total Fund</b>	<b>\$244,399,739</b>	<b>100.0%</b>	<b>\$(94,653)</b>	<b>\$12,485,471</b>	<b>\$232,008,921</b>	<b>100.0%</b>

**Providence Health**  
**PROVIDENCE VALDEZ MEDICAL CENTER**  
**Balance Sheet (Whole Dollars)**  
**Reported as of December 2022**

**BAL Balance Sheet WD ERS**  
Entity - 1001  
Printed On 1/18/23 @ 3:45 PM  
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Page - 1 of 1

	<u>December 2022</u> <u>Actual</u>	<u>December 2021</u> <u>Pr. Year</u>		<u>December 2022</u> <u>Actual</u>	<u>December 2021</u> <u>Pr. Year</u>
<b>ASSETS</b>			<b>LIABILITIES &amp; NET ASSETS</b>		
<u>Current Assets:</u>			<u>Current Liabilities:</u>		
Cash and Cash Equivalents	16,164,434	14,842,264	Accounts Payable	712,686	686,812
System Pooled Cash	(1,796,088)	-	Accrued Compensation	859,360	817,395
Patient Accounts Receivable	4,557,342	3,868,127	Deferred Revenue Unearned Premiums	115,721	1,507,121
Contractual Allowance	(1,430,733)	(910,882)	Payable to Contractual Agencies	1,001	514,501
Bad Debt Allowance Patient AR	(224)	(82,802)	Other Current Liabilities	189,747	1,767,844
Other Receivables	(824,491)	399,067	Current Portion of Debt	26,286	20,336
Supplies Inventory	387,319	361,549	<b>Total Current Liabilities</b>	<b>1,904,801</b>	<b>5,314,009</b>
Affiliate Receivable	1,712	-			
Other Current Assets	-	2	<u>Long-Term Debt:</u>		
<b>Total Current Assets</b>	<b>17,059,271</b>	<b>18,477,325</b>	Other Long Term Debt	8,649	17,004
<u>Assets Whose Use is Limited:</u>			<b>Long Term Debt</b>	<b>8,649</b>	<b>17,004</b>
<u>Property, Plant &amp; Equipment:</u>			<b>Total Other Long Term Liabilities</b>	<b>9,805</b>	<b>8,402</b>
Property Plant Equipment Gross	9,017,158	8,448,578			
Accumulated Depreciation	(6,096,968)	(5,573,219)	<b>Total Liabilities</b>	<b>1,923,255</b>	<b>5,339,415</b>
<b>Property Plant Equipment Net</b>	<b>2,920,190</b>	<b>2,875,359</b>			
<u>Other Long Term Assets:</u>			<u>Net Assets:</u>		
Other Long Term Assets	143,000	110,000	Unrestricted Net Assets	18,074,352	16,030,013
<b>Total Other LT Assets</b>	<b>143,000</b>	<b>110,000</b>	Temporarily Restricted Net Assets	124,802	93,042
			Permanently Restricted Net Assets	1	1
<b>Total Assets</b>	<b>20,122,410</b>	<b>21,462,471</b>	<b>Total Net Assets</b>	<b>18,199,155</b>	<b>16,123,056</b>
			<b>Total Liabilities and Net Assets</b>	<b>20,122,410</b>	<b>21,462,471</b>



**Providence Health**  
**PROVIDENCE VALDEZ MEDICAL CENTER**  
**Statement of Operations (Whole Dollars)**  
**Reported as of December 2022**

INC\_OP\_STMT\_WD\_ERS  
Entity - 1001  
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Page - 1 of 1

Month-To-Date					Year-To-Date			
Actual	Budget	Variance	PY Actual		Actual	Budget	Variance	PY Actual
2,281,268	2,043,888	237,380	1,804,979	Gross Service Revenues	25,429,266	24,077,703	1,351,563	23,863,185
550,903	360,250	(190,653)	596,422	Deductions From Revenue	5,384,623	4,244,800	(1,139,823)	4,826,758
<b>1,730,365</b>	<b>1,683,638</b>	<b>46,727</b>	<b>1,208,557</b>	<b>Net Service Revenue</b>	<b>20,044,643</b>	<b>19,832,903</b>	<b>211,740</b>	<b>19,036,427</b>
231,341	16,575	214,766	62,313	Other Operating Rev	415,932	173,515	242,417	327,297
<b>231,341</b>	<b>16,575</b>	<b>214,766</b>	<b>62,313</b>	<b>Total Other Operating Revenue</b>	<b>415,932</b>	<b>173,515</b>	<b>242,417</b>	<b>327,297</b>
<b>1,961,706</b>	<b>1,700,213</b>	<b>261,493</b>	<b>1,270,870</b>	<b>Net Operating Revenue</b>	<b>20,460,575</b>	<b>20,006,418</b>	<b>454,157</b>	<b>19,363,724</b>
				<u>Expenses from Operations:</u>				
765,984	764,862	(1,122)	769,565	Salaries and Wages	9,987,534	9,849,015	(138,519)	9,237,370
179,574	200,432	20,858	180,060	Employee Benefits	2,307,130	2,332,319	25,189	2,339,988
60,853	90,791	29,938	88,273	Professional Fees Expense	847,207	1,068,992	221,785	1,052,794
182,902	139,537	(43,365)	13,179	Supplies Expense	1,573,841	1,642,941	69,100	1,602,418
263,558	223,038	(40,520)	250,344	Purchased Services Expense	2,431,669	2,512,021	80,352	2,569,200
58,107	46,778	(11,329)	62,589	Depr, Amort, and Interest	529,957	561,333	31,376	514,876
116,991	39,163	(77,828)	66,748	Other Expenses	685,748	469,950	(215,798)	457,060
<b>1,627,969</b>	<b>1,504,601</b>	<b>(123,368)</b>	<b>1,430,758</b>	<b>Total Operating Expenses</b>	<b>18,363,086</b>	<b>18,436,571</b>	<b>73,485</b>	<b>17,773,706</b>
<b>333,736</b>	<b>195,612</b>	<b>138,124</b>	<b>(159,888)</b>	<b>Net Operating Income</b>	<b>2,097,489</b>	<b>1,569,848</b>	<b>527,641</b>	<b>1,590,018</b>
<b>333,736</b>	<b>195,612</b>	<b>138,124</b>	<b>(159,888)</b>	<b>Net Operating Income fully burdened</b>	<b>2,097,489</b>	<b>1,569,848</b>	<b>527,641</b>	<b>1,590,018</b>
-	-	-	1,465,098	Non-Operating Gain (Loss)	163,800	-	163,800	1,389,108
<b>333,736</b>	<b>195,612</b>	<b>138,124</b>	<b>1,305,210</b>	<b>Net Income fully burdened</b>	<b>2,261,289</b>	<b>1,569,848</b>	<b>691,441</b>	<b>2,979,126</b>
391,843	242,390	149,453	(97,298)	EBIDA Fully Burdened	2,627,445	2,131,181	496,264	2,104,894
391,843	242,390	149,453	(97,298)	EBIDA	2,627,445	2,131,181	496,264	2,104,894

*Fully burdened includes allocated costs*

**Providence Health**  
**PROVIDENCE VALDEZ COUNSELING CENTER**  
**Balance Sheet (Whole Dollars)**  
**Reported as of December 2022**

**BAL Balance Sheet WD ERS**  
Entity - 1002  
Printed On 1/18/23 @ 3:46 PM  
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Page - 1 of 1

	<u>December</u> <u>2022</u> <u>Actual</u>	<u>December</u> <u>2021</u> <u>Pr. Year</u>
<b>ASSETS</b>		
<u>Current Assets:</u>		
Cash and Cash Equivalents	81,457	151,132
System Pooled Cash	(235,946)	-
Patient Accounts Receivable	103,509	111,118
Contractual Allowance	(58,463)	(74,706)
Other Receivables	28,838	94,812
Other Current Assets	(1)	-
<b>Total Current Assets</b>	<b>(80,606)</b>	<b>282,356</b>
<u>Assets Whose Use is Limited:</u>		
<u>Property, Plant &amp; Equipment:</u>		
Property Plant Equipment Gross	30,338	52,757
Accumulated Depreciation	(27,298)	(48,459)
<b>Property Plant Equipment Net</b>	<b>3,040</b>	<b>4,298</b>
<u>Other Long Term Assets:</u>		
Other Long Term Assets	-	1,000
<b>Total Other LT Assets</b>	<b>-</b>	<b>1,000</b>
<b>Total Assets</b>	<b>(77,566)</b>	<b>286,654</b>

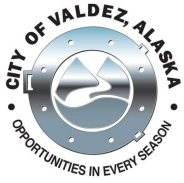
	<u>December</u> <u>2022</u> <u>Actual</u>	<u>December</u> <u>2021</u> <u>Pr. Year</u>
<b>LIABILITIES &amp; NET ASSETS</b>		
<u>Current Liabilities:</u>		
Accounts Payable	15,042	4,472
Accrued Compensation	61,254	71,912
Deferred Revenue Unearned Premiums	(188,478)	-
Other Current Liabilities	-	166,332
<b>Total Current Liabilities</b>	<b>(112,182)</b>	<b>242,716</b>
<u>Long-Term Debt:</u>		
<b>Total Liabilities</b>	<b>(112,182)</b>	<b>242,716</b>
<u>Net Assets:</u>		
Unrestricted Net Assets	34,616	43,938
<b>Total Net Assets</b>	<b>34,616</b>	<b>43,938</b>
<b>Total Liabilities and Net Assets</b>	<b>(77,566)</b>	<b>286,654</b>

**Providence Health**  
**PROVIDENCE VALDEZ COUNSELING CENTER**  
**Statement of Operations (Whole Dollars)**  
**Reported as of December 2022**

INC\_OP\_STMT\_WD\_ERS  
Entity - 1002  
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Page - 1 of 1

Month-To-Date					Year-To-Date			
Actual	Budget	Variance	PY Actual		Actual	Budget	Variance	PY Actual
28,766	68,333	(39,567)	37,833	Gross Service Revenues	525,579	804,570	(278,991)	613,419
10,244	35,018	24,774	14,222	Deductions From Revenue	261,312	391,221	129,909	312,761
<b>18,522</b>	<b>33,315</b>	<b>(14,793)</b>	<b>23,611</b>	<b>Net Service Revenue</b>	<b>264,267</b>	<b>413,349</b>	<b>(149,082)</b>	<b>300,658</b>
10,388	48,460	(38,072)	69,087	Other Operating Rev	365,818	577,703	(211,885)	619,033
<b>10,388</b>	<b>48,460</b>	<b>(38,072)</b>	<b>69,087</b>	<b>Total Other Operating Revenue</b>	<b>365,818</b>	<b>577,703</b>	<b>(211,885)</b>	<b>619,033</b>
<b>28,910</b>	<b>81,775</b>	<b>(52,865)</b>	<b>92,698</b>	<b>Net Operating Revenue</b>	<b>630,085</b>	<b>991,052</b>	<b>(360,967)</b>	<b>919,691</b>
				<u>Expenses from Operations:</u>				
65,434	67,533	2,099	110,597	Salaries and Wages	656,116	782,585	126,469	729,333
22,387	20,853	(1,534)	21,113	Employee Benefits	275,983	241,573	(34,410)	232,786
-	-	-	-	Professional Fees Expense	-	-	-	596
1,623	1,294	(329)	(36)	Supplies Expense	9,007	15,231	6,224	11,865
3,789	8,515	4,726	8,845	Purchased Services Expense	67,685	99,027	31,342	96,453
105	508	403	105	Depr, Amort, and Interest	(21,161)	6,096	27,257	23,677
6,518	2,801	(3,717)	4,090	Other Expenses	51,777	33,606	(18,171)	63,938
<b>99,856</b>	<b>101,504</b>	<b>1,648</b>	<b>144,714</b>	<b>Total Operating Expenses</b>	<b>1,039,407</b>	<b>1,178,118</b>	<b>138,711</b>	<b>1,158,648</b>
<b>(70,946)</b>	<b>(19,729)</b>	<b>(51,217)</b>	<b>(52,017)</b>	<b>Net Operating Income</b>	<b>(409,322)</b>	<b>(187,065)</b>	<b>(222,257)</b>	<b>(238,956)</b>
<b>(70,946)</b>	<b>(19,729)</b>	<b>(51,217)</b>	<b>(52,017)</b>	<b>Net Operating Income fully burdened</b>	<b>(409,322)</b>	<b>(187,065)</b>	<b>(222,257)</b>	<b>(238,956)</b>
-	-	-	(4,766)	Non-Operating Gain (Loss)	-	-	-	-
<b>(70,946)</b>	<b>(19,729)</b>	<b>(51,217)</b>	<b>(56,783)</b>	<b>Net Income fully burdened</b>	<b>(409,322)</b>	<b>(187,065)</b>	<b>(222,257)</b>	<b>(238,956)</b>
(70,841)	(19,221)	(51,620)	(51,912)	EBIDA Fully Burdened	(430,483)	(180,969)	(249,514)	(215,279)
(70,841)	(19,221)	(51,620)	(51,912)	EBIDA	(430,483)	(180,969)	(249,514)	(215,279)

*Fully burdened includes allocated costs*



## Legislation Text

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**File #:** 23-0123, **Version:** 1

---

**ITEM TITLE:**

Official Candidates - 2023 Regular Municipal Election

**SUBMITTED BY:** Sheri L. Pierce, MMC, City Clerk

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

n/a

**SUMMARY STATEMENT:**

The list of qualified candidates for the 2023 Regular Municipal Election are as follows:

**City Council Member - One (1) Year Term**

Olivia Foster

David Tousignant

**City Council Member - Three (3) Year Term**

James "Jimmy" Devens

Tammy Jo Liddell

Austin Love

**School Board Member - Three (3) Year Term**

Lindsay Wesely

Bryan Vincent

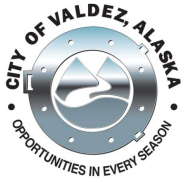
Rosalyn Espiritu

Carey Wade

Robert Brock

**School Board Member - One (1) Year Term**

Ruth E Knight



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

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**File #:** 23-0122, **Version:** 1

---

**ITEM TITLE:**

City Manager's Report March 21, 2023

**SUBMITTED BY:** Mark Detter, City Manager

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

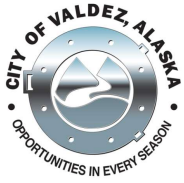
Funding Source: N/A

**RECOMMENDATION:**

Receive and File.

**SUMMARY STATEMENT:**

The City Manager will provide verbal report to City Council.



## Legislation Text

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**File #:** 23-0117, **Version:** 1

---

**ITEM TITLE:**

Legal Billing Summary - February 2023

**SUBMITTED BY:** Elise Sorum-Birk, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive and file.

**SUMMARY STATEMENT:**

Attorney billing summary for February 2023 attached for City Council review.

# BRENA, BELL & WALKER, P.C.

ROBIN O. BRENA, MANAGING ATTORNEY  
JESSE C. BELL  
WILLIAM M. WALKER  
DAVID W. WENSEL  
ANTHONY S. GUERRIERO  
LAURA S. GOULD  
JON S. WAKELAND  
JAKE W. STASER  
ALEXANDER T. FOOTE

ATTORNEYS AT LAW

810 N STREET, SUITE 100  
ANCHORAGE, ALASKA 99501  
TELEPHONE: (907) 258-2000  
FACSIMILE: (907) 258-2001  
WEB SITE: BRENALAW.COM

[trups@brenalaw.com](mailto:trups@brenalaw.com)

March 10, 2023

City of Valdez  
Attn: Mark Detter, City Manager  
P.O. Box 307  
Valdez, AK 99686

From: Administration	
PO/Contract #:	
Account #:	001-5600-43200
Activity Code:	
Date:	3/13/23

February 2023 Billing Summary Sheet *ML*

File No.	Description	Amount
1374-007	City Council	\$21,077.42
1374-008	Capital Facilities	\$259.50
1374-011	Administration	\$8,741.24
1374-012	Community Development	\$3,516.00
1374-014	SARB 2023	\$446.95
1374-014B	Escaped Property 1997-2016 Supreme Court Appeal S-18351	\$1,261.00
1374-014C	Escaped Property 2017-2022 Superior Court Appeal, 3AN-22-06115CI	\$73,198.57
1374-017	Police Department	\$1,921.18
1374-018	Human Resources CONFIDENTIAL	\$1,405.50
1374-030	C-Plan	\$237.00
1374-036	Code Enforcement	\$1,114.74
1374-039	Boundary Change Issues	\$420.00
1374-043C	RCA/Appeal of Dismissal	49.50
1374-043D	Appeal-Constitutional Claimant	16.50
1374-044A	Alaska Trappers Supreme Court Appeal, S-18189	\$2,566.21
1374-048	Joshua Tucker v. City of Valdez	\$183.00
1374-049	Alderwood District Court Case No. 3VA-22-00059 CI	\$1,242.00
	<b>TOTAL</b>	<b>\$117,656.31</b>