



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Tuesday, February 20, 2024

7:00 PM

Council Chambers

Regular Meeting

WORK SESSION AGENDA - 5:30 pm

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

1. [Work Session: Child Care Next Steps](#)

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 - January 16, 2024](#)

V. PUBLIC BUSINESS FROM THE FLOOR

VI. CONSENT AGENDA

1. [Approval of Budgeted Travel for Commissioner Colleen Stephens to Attend Cruise Industry Meetings in Miami.](#)
2. [Approval of 2024 Community Purpose Property Tax Exemption Applications](#)
3. [Proclamation: Commending Members of the West Valley High School, Lathrop High School, Hutchinson High School and North Pole High School Ski Teams](#)

VII. UNFINISHED BUSINESS

1. [#23-68 - Approving Port Valdez Company Memorial Art Installation at Meals Hill](#)

VIII. NEW BUSINESS

1. [Approval of Lease Amendment #1 with IN Properties, LLC for a 3,720 Square Foot Portion of Lot 2, Block 2, Mineral Creek Subdivision \(Barney Meyring Park Strip\)](#)
2. [Discussion Item: Long Term Capital & Projects Planning](#)

IX. ORDINANCES

1. [#24-02 - Amending Chapter 10.12 of the Valdez City Code Titled Parking. Second Reading. Adoption.](#)
2. [#24-03 - Amending Chapter 3.12 Section 3.12.040 of the Valdez Municipal Code Titled Additional Exemptions. Second Reading. Adoption.](#)
3. [#24-04 - Amending Chapter 1.08 of the Valdez Municipal Code Titled General Penalty. First Reading. Public Hearing.](#)

X. REPORTS

1. [Contract Amendment Report: Amendment #3 with Gulf Coast, Inc. dba Clean Alaska for a One-Year Contract Extension of Janitorial Service in the Amount of \\$27,500.00.](#)
2. [Verbal Report: Harbor H-K Replacement Project Update](#)
3. [Hazard Mitigation Plan Implementation Report](#)

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

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

XII. COUNCIL BUSINESS FROM THE FLOOR

XIII. ADJOURNMENT



Legislation Text

File #: 24-0065, **Version:** 1

ITEM TITLE:

Work Session: Child Care Next Steps

SUBMITTED BY: John Douglas, City Manager/ Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

n/a

SUMMARY STATEMENT:

The goal of this work session is for Council to identify the desired next steps for implementation of Child Care Crisis Task Force recommendations.

The conversation will focus on the short term goals for each of the five areas covered in the plan.

Attached is the Final CCCTF report along with a decision matrix to aid in the prioritization process.

VALDEZ CHILD CARE CRISIS TASK FORCE FINAL RECOMMENDATIONS TO
THE VALDEZ CITY COUNCIL

Presented January 23, 2024

COVER LETTER

Enclosed are the Valdez Child Care Crisis Task Force’s (CCCTF) Recommendations to the Valdez City Council. The task force focused primarily on the logistics of creating an initial licensed child care facility in the community, but also researched various avenues that would help create a diverse mixed delivery system for child care and early education in Valdez. We have developed a strong foundation and vision for the future, answered many questions about what is and is not feasible, and identified where additional information is needed for responsible decision-making. Additionally, this group has helped to secure resources for the next phase of this project.

The \$880,000 Community INNOVATION Grant that the City of Valdez has secured from thread was written with extensive input from the CCCTF and provides the means to pilot some short-term approaches, as well as providing funding to conduct the necessary analysis to advance final site selection and establish community supports. Thanks to the efforts of Senator Murkowski, there is also potential for an additional \$3 million federal earmark to fund building renovations for a child care center, though this funding is contingent on the still uncertain FY 2024 federal appropriations process.

Recognizing that a single center may not solve the child care crisis in Valdez, we developed strategies that support a healthy ecosystem of child care in the community. Additionally, we believe that the plan we have outlined creates other pathways to increase the availability of all kinds of licensed child care in the community, which would contribute to parents’ choices and increase the overall stability of the sector. It was also important to many members of the group that we bring attention to the structural challenges contributing to the child care crisis, outside the scope of this task force and the power of local government. It was also the desire of certain task force members to make clear that the City of Valdez should not take on the role of directly owning and operating a child care facility but rather be a facilitator in the process of creating robust licensed care in Valdez. We recognize that creating resilient child care programming is a process that must involve the full community.

The care and education of our youngest citizens is precious and essential work. A healthy, forward-looking community should lift up those carrying out the work, be it parents and other family members, or paid caregivers. This plan is an expression of that commitment and a roadmap to stronger support; it is our belief that the jewels of progress will extend beyond young children and families. Private industry, schools, healthcare, homeland security, and others will reap benefits from a stable and successful child care sector in Valdez.

**Denotes a recommendation that was not unanimously supported by task force membership.

EXECUTIVE SUMMARY

The attached Child Care Crisis Task Force plan includes five priorities, with short, middle and long-term actions needed to establish and maintain licensed care in Valdez. Below are key recommendations for each priority:

- » *Key Recommendations for Priority 1: Sustainable Child Care Workforce Pipeline*
 - Recruit and provide monetary support to train an initial cohort of early educators and work toward making Prince William Sound College into a training hub for the profession.
 - Assess the minimum pay and benefits needed to retain a professional workforce and determine how to make these needs a reality.**
- » *Key Recommendations for Priority 2: Site Selection*
 - Select top choice for child care center location using the CCCTF's analysis of facilities as a baseline.
 - Contract with an architect to assess top facility (or facilities) and establish a timeline for financing and renovation of the space.
 - Create a cooperative space for in-home child care providers to use.
- » *Key Recommendations for Priority 3: Management Structure and Licensing¹*
 - Use the CCCTF's analysis to guide the decision on a management structure for an initial licensed care facility based on who owns and operates the facility, potentially in a public-private partnership.
 - Create a community support system to help caregivers and educators who wish to operate independently to navigate the licensing process and gain access to other existing financial and professional development supports.
- » *Key Recommendations for Priority 4: Sustainable Funding*
 - Create a Child Care Endowment to fund grant programs aimed at supporting the child care and early childhood education sector and build community partnerships with local stakeholders to maintain funding.
 - Establish a discretionary sales tax on alcohol, tobacco and/or marijuana to directly provide revenue to the fund in perpetuity.
- » *Key Recommendations for Priority 5: Communications and Advocacy*
 - Develop communication tools that connect families to quality care and advocate at the State and Federal levels for support of local child care efforts.

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While the group's work has concluded, members are happy to remain as resources to those who will carry on this important work. We look forward to seeing our vision of a community-supported child care center that:

¹ Management Structure decisions will depend heavily on the ultimate outcome of site selection and facility ownership.

**Denotes a recommendation that was not unanimously supported by task force membership.

- » Provides high-quality care and early learning opportunities for children, contributing to increasing school readiness.
- » Ensures employers in Valdez can attract and retain the workforce they need.
- » Creates jobs and contributes to the community's economic vitality.
- » Preserves the City's family-friendly status with the Coast Guard.

BACKGROUND ON THE TASK FORCE

Established by Resolution 23-07 (see Appendix A) on February 21st, 2023, the primary purpose of the Child Care Crisis Task Force (CCCTF) was to create and submit to City Council for approval a strategic plan outlining short, middle, and long-term actions recommended to address the child care crisis and other recommendations to strengthen Valdez's early childhood system. The strategic plan was to include recommendations to City Council on each of the following factors relating to the logistics of establishing an initial licensed child care facility:

- » Analysis of existing buildings in the community capable of serving as a physical location for a child care facility, including a summary of renovations or adjustments that would be needed prior to use.
- » Desirable management structures and licensing avenues for establishment of initial child care facility.
- » Potential funding mechanisms to create and sustain a licensed child care facility in Valdez.
- » Methods for attracting, retaining, and training a high-quality child care workforce.

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MEMBERSHIP

The Resolution outlined nine specific organizations that were to make up the membership of the CCCTF. The individual members and their organizations were:

1. Susan Love, Valdez Zero to Three with Families Alliance
2. Lori Plaster, Early Childhood Workforce Profession
3. Ana Stroup, City of Valdez
4. Tim Bauer, Valdez City Schools
5. Melanee Tiura, Providence Valdez Medical Center
6. Dennis Humphrey, Prince William Sound College
7. Kate Dugan, Alyeska Pipeline Service Company
8. Tim Mason, United States Coast Guard
9. Anna Bateman, Valdez Native Tribe (this seat was later filled by Ashley Christensen, Chugach Alaska Corporation, after Anna Bateman's resignation as tribal administrator).

Members of the Valdez City Council served as ex officio task force members, Council Member Olivia Foster actively participated throughout the process.

Staff support was provided by Elise Sorum-Birk, with the City Clerk's office.

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MEETING SCHEDULE

The CCCTF met every two weeks from March 30, 2023 through October 5, 2023 with an additional full-day strategic planning session on April 29, 2023. The City Council extended the sunset of the taskforce to January 2024 and changed the meeting frequency to as needed to allow the group to complete their work. All meetings were open to the public.

INITIAL RESEARCH AND BRAINSTORMING

The initial meetings of the CCCTF focused on gathering information about licensing requirements, existing child care funding streams and brainstorming about community needs and potential solutions generally. The strong connection between licensing and providers accessing funding streams came to the forefront in these discussions.

The task force also conducted a survey of individuals who had previously been involved in the local child care sector to learn about challenges and opportunities to providing care in Valdez from their perspectives (Appendix B).

SUBCOMMITTEES

Members of the CCCTF broke into four subcommittees that conducted more detailed research and assessment of options and brought their findings and recommendations back to the CCCTF for inclusion in the plan.

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Facility Review Subcommittee: Susan Love, Tim Mason, and Tim Bauer

The CCCTF provided an initial list of buildings, both public and privately owned, to be reviewed as potential childcare sites. COV Capital Facilities Director and Interim City Manager Nathan Duval drafted a rubric for analyzing those facilities, the CCCTF provided edits, and a final draft was completed. The rubric included the following categories: Community Support/Vision, Property Features, Site Compatibility, Purchase Cost/Terms, Potential Renovation Costs, and Natural/Physical Environment.

Management Subcommittee: Lori Plaster, Melanee Tiura, Susan Love

The Management Subcommittee reviewed licensing requirements related to staffing for different levels and explored the barriers and opportunities with different child care business models.

Sustainable Funding Subcommittee: Ashley Christensen, Kate Dugan, Olivia Foster, Melanee Tiura, Ana Stroup

The Sustainable Funding Subcommittee reviewed a variety of models for providing long-term funding for early childhood programming, including models in other Alaskan communities.

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Workforce Subcommittee: Dennis Humphrey, Tim Bauer, Lori Plaster, Olivia Foster

The Workforce Subcommittee explored questions related to recruitment, training, and retention of workforce in the community.

CHILD CARE CRISIS TASK FORCE ACTION PLAN

PRIORITY 1: SUSTAINABLE CHILD CARE WORKFORCE

A well-trained and qualified early childhood education workforce is essential to offering high-quality early learning opportunities in the community. There are specific education and staffing ratios that must be met and sustained daily for licensing. An inability to sustain the workforce with the necessary qualifications to meet state licensing guidelines contributed to the closure of the last early learning center in the community and keeping a qualified administrator was cited as one of the biggest challenges by the local experts surveyed. The difficulty of attracting and retaining the workforce at all levels within early childhood education is an ongoing state and national challenge, primarily due to low wages and lack of benefits. The high costs of health care, and restrictions on pooling workers for insurance makes it nearly impossible for small businesses to provide these critical benefits for valued employees.

The Workforce Subcommittee explored ideas related to recruitment and retention, as well as the training requirements and availability of training to meet those requirements (Appendix C). The exact workforce needed to support an early learning center is not yet known and will depend on the size. However, some of the training needed for leadership positions requires time and resources to achieve, which means that investment is needed prior to the opening of any center. Both Valdez High School and Prince William Sound College (PWSC) were identified as significant assets and partners in developing the early childhood education workforce. New early childhood education programs at the University of Alaska Anchorage can be leveraged by PWSC to meet local needs and develop a homegrown early education workforce.

Potential Resources

The INNOVATION Grant has two funding avenues to support workforce development. There is \$30,000 to fund a cohort of six to ten early childhood educators with tuition and fees necessary to receive their child care associate (CCA), which can be earned with 12 college credits. There is also \$500,000 to support sustainability and quality of programming, including costs for workforce recruitment, development, and retention.

SHORT-TERM ACTIONS

1. Cover all preliminary education costs for an initial cohort of aspiring early education professionals using INNOVATION Grant Funds.

The City should work with PWSC to recruit future professionals into the field and to ensure that students will meet minimum state administrator requirements in a relatively short period of time.

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To incentivize an initial cohort, INNOVATION grant funds should be used directly to pay tuition and a living expense stipend** for up to 10 individuals to complete the 12 college credits needed to obtain a CCA.

These initial credits may provide scaffolding to students, who will have the option to further their professional education by going on to earn an associate degree or bachelor's degree from UAA. In-home providers also must meet minimum requirements, but they are not the same as in center-based care. If in-home providers are interested in continuing their professional development and becoming licensed, they may also access the same tuition assistance opportunities.

2. Develop an ECE Workforce Recruitment Plan.

The capacity of the early learning center and ages served will determine what the number of staff required will be, and what training requirements must be met. However, a single center may not meet all the community's needs, so it is also imperative to support those wishing to enter the profession independently as well. A recruitment plan to attract workers of all levels will be needed.

The CCCTF recommends a balanced approach to recruitment that recognizes that long-term employees, particularly in leadership positions, will be essential for ensuring the continuity of operations for an early learning center while also drawing from a short-term pool that includes Coast Guard spouses, and those who may be proceeding through a larger ECE workforce pipeline, such as high school students earning dual credits in early childhood education or college students working part-time in a center while finishing their teaching degree.

The recruitment plan will also need to include options for funding attractive pay**, benefits**, and ongoing training and professional development, as well as avenues and outlets for advertising vacancies. Some possible mechanisms for augmenting pay and benefits are discussed in *Priority 4: Sustainable Funding*.

3. Create a scholarship program to support ongoing training and professional development opportunities for those already in the field as well as future early educators.

It is essential that those already in the profession be able to advance in their level of education and understanding of child development. Ongoing scholarships should also be available for those who want to enter the workforce at any level.

The CCCTF recommends establishing an ongoing ECE scholarship program to support the professionalization of the child care sector in Valdez and to build a robust pool of professionals to draw on. The scholarship program could be funded by the Child Care Endowment Fund described in *Priority 4: Sustainable Funding*.

MEDIUM TO LONG-TERM ACTIONS

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4. Establish Prince William Sound College as a hub of training / professional development for the early childhood education workforce in Valdez.

An established and functioning pipeline for workforce development that provides initial and continuing education and training that meets the needs of the existing child care center consistently will be important for maintaining licensing and quality standards and attracting other people into the field. Priorities identified by the CCCTF include:

- » Faculty and curriculum are in place, funded, and stable.
- » Student tuition support identified and made known to prospective students.
- » Established training cycles and relationships coordinated with providers.
- » Education relationships are well-established and responsive to shifts in needs.
- » Internships with child care entities.
- » Dual credit options established with Valdez High School.

Strong partnerships between PWSC, Valdez High School, and System for Early Education Development (SEED) will be needed to provide training in accessible, timely packages and take advantage of existing funding opportunities that may exist. Additional resources may be needed to support some of these initiatives.

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5. Minimum salary and benefits needed to maintain stable staffing of a facility.

The management structure of a facility will influence exactly what salary and benefits are available. The CCCTF's preliminary research indicated that an external entity would not be able to leverage the benefits package available to other City of Valdez or school district employees, which means other methods of providing competitive salaries and benefits will need to be pursued by the managing entity. However, the lack of adequate pay and benefits, especially health insurance, was also identified as a key barrier to retaining workers in the field.

The salaries and benefits offered will also affect the financing needed to sustain the early learning center, although the CCCTF's research has pointed to the stabilizing effect that attractive salaries and benefits also have, so the costs are offset in both the reduced turnover and higher quality of care that results.

6. Address affordable housing needs**

Recruitment and retention depend on the availability of affordable housing. One potential benefit or incentive in Valdez for those in the ECE workforce could also be a housing-related benefit. In other communities, specific tax incentives have been created, and there are also other examples of child care providers receiving free or subsidized housing, including homeownership for operating licensed care under specific terms (Appendix G). Options to

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increase affordable housing that align with the City’s Comprehensive Plan, Plan Valdez, should be explored.

7. Establish ongoing incentive programs to support workforce needs.

In addition to an ongoing scholarship fund, the creation of other compensation-related initiatives can help ensure that the pay and benefits offered remain competitive without making the operation cost-prohibitive. The CCCTF recommends that any wage and compensation models adopted incentivize ECE professionals to move up the pipeline, which contributes to higher quality care, and ensure that higher levels of education/training lead to higher wages. *Priority 4: Sustainable Funding* expands on this concept further.

8. Monitor the impacts and results of workforce investments.

The CCCTF recommends developing a mechanism to assess progress towards broader goals and to ensure that any incentives offered are responsive to the needs of both child care professionals and families.

PRIORITY 2: FACILITIES

The Facilities Subcommittee identified more than 20 potential facilities in the community, with a mix of public and private ownership. The facilities on this list were scored by two members of the CCCTF. The rubric included the following categories: Community Support/Vision, Property Features, Site Compatibility, Purchase Cost/Terms, Potential Renovation Costs, and Natural/Physical Environment. One federally-owned building and one state-owned building were removed from the list due to limitations, and a subsequent SWOT analysis of the top four facilities was conducted. The complete list of facilities included in the initial assessment is in Appendix D.

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The top-ranked facilities of interest are:

1. Hermon Hutchens Elementary School
2. City of Valdez Recreation Center
3. Prince William Sound College
4. Royal Center Building

It is important to note that significant barriers exist to establishing licensed child care in any of these four selected facilities and shifting to a child care use would lead to displacement of other uses. Challenges and opportunities for each space were carefully outlined in the subcommittee’s SWOT analysis (Appendix E).

However, the real estate market is dynamic, and there may be additional facilities that are becoming available and should be included. The CCCTF advises the City not to limit future discussions to only the buildings on this initial list if other options become available.

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Professional services are also necessary to complete the review, along with conversations with building owners, to determine the true feasibility of these and other potential locations.

Potential Resources

The thread INNOVATION grant has \$75,000 for an architect's assessment of buildings and \$200,000 for fixtures, furniture, and equipment for a child care facility. Construction costs are not covered. The City of Valdez has also requested an earmark from Senator Murkowski of \$3 million for building renovations to support a child care facility.

SHORT-TERM ACTIONS

1. Select the top choice for child care center location.

Use the criteria established by the CCCTF to select the best location, informed by the architect's assessment of site compatibility and potential renovation costs. Part of the decision-making process will need to include securing the rights to use the selected facility, and whether the potential site is to be purchased, or simply leased, or repurposed, if it is already City owned. If none of the sites can satisfactorily meet the need, it may need to be determined if new construction is a better option.

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2. Complete the architect's assessment of the top selected facility.

The architect's assessment should include the potential capacity of each space if developed. The anticipated costs of renovations, building life expectancy, and timeline for renovations should also be included. The CCCTF anticipates that the thread INNOVATION Grant funds will be available for this task.

Additionally, the City should consider putting out a Request for Information to ensure that any other potential locations, particularly those in private ownership, have the opportunity to be considered prior to initiating the architect's assessment and to consider if there are any new building projects where it could be viable to include a child care center in construction plans.

3. Develop a financing plan (to support renovation, purchase, and construction).

Once the location has been finalized, a plan for financing the start-up costs will need to be developed. While the CCCTF anticipates that the thread INNOVATION Grant and federal earmark will both be available, it is possible that additional funding will be needed. These start-up costs are distinct from ongoing operational costs.

MEDIUM TO LONG-TERM ACTIONS

4. Implement the decision (to purchase, lease, renovate, build).

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The City of Valdez will, by necessity, play a key role in administering initial grant funds for the development of the location and needs to responsibly utilize the funding to manage the grants/next steps. Ideally, these plans should be made in a private-public partnership so that the needs and desires of the future operator are captured in the development of the space. The final building selection and potential operator will determine the scope of the City's involvement.

5. Engage in long-term sustainability planning.

To ensure that the facility does not fall into disrepair and the investment is maintained over time, long-term sustainability planning should be conducted by the operator to ensure that there is ongoing compliance with Valdez Municipal Code and child care licensing requirements and ongoing maintenance and repair costs can be planned for. This will be important for the ongoing sustainability of the facility. This is linked to sustainability planning for the management structure as well.

OTHER IDEAS WORTH CONSIDERING

While not an immediate priority, there were some other innovative ideas that came out of the research that are consistent with the City's goals and priorities. As plans progress and other partnerships and funding becomes available, the CCCTF recommends keeping these alternatives in mind for development when the time is right.

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6. Establish a cooperative space for in-home child care providers.

While the community has been clear in its desire for a high-quality childcare center, there are also other ways to support and incentivize smaller providers to become licensed. One idea that has been successful in other communities is to provide a cooperative space that multiple in-home providers can utilize (Appendix I). Having suitable space, especially in a community with a tight housing market and limited services for repair and renovation, is often a barrier to in-home providers becoming licensed. The CCCTF recommends continuing to explore whether this is a viable option to increase both supply and parent choice.

PRIORITY 3: MANAGEMENT STRUCTURE AND LICENSING REQUIREMENTS

A subcommittee of the CCCTF met and explored several potential structures for management of a child care facility: A SWOT Analysis was conducted of the following six ideas:

1. Shared space for multiple providers
2. Employer-sponsored model

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3. Individually owned for-profit child care center
4. Non-profit child care facility
5. Head Start/Early Head Start
6. Shared Service Alliance

A few other ideas were also considered. The subcommittee also compiled the staffing requirements for licensing, including qualifications and ratios, for various scenarios. The results of the SWOT Analysis are in Appendix F. However, without having information on the facility size and capacity or ownership structure, the subcommittee did not have enough information to make a concrete recommendation. Additionally, ongoing City and other supports are anticipated to be needed for the ongoing operations, and there may need to be a separate mechanism to administer those.** The management structure may also influence the financing/funding plan, as the administration of potential supports will need to be considered.

SHORT-TERM ACTIONS

1. **Determine who will own/operate an ELC and what will be required to tap into possible supports (funding, facility, other supports/benefits).**

As a result of the SWOT analysis (Appendix F), the CCCTF has determined that the management structures most likely to be viable are:

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- » Management by a nonprofit for administration/management of an ELC
 - Newly formed for this purpose
 - Expanding an existing local nonprofit to fill the role
- » Management by with a for-profit entity
 - National ECE model
 - Expansion of facility from another community
- » Co-operative model or Shared Services Alliance

However, the ownership of the facility itself, as well as the financial support available, may influence which model is best. For example, a nonprofit or public organization may be eligible for grants and contributions that for-profit models would not be able to access. Depending on the building selected, a for-profit entity might eventually have the capacity to take over ownership of the facility and become a taxpayer for the City.** Potential contracted entities may have requirements of their own that must be met, such as minimum contributions or facility size.

2. **Determine who will administer the ongoing operational support on an ongoing basis and oversee operating contracts (if needed).**

Beyond the operational support for a child care center, the CCCTF has recommended several other potential supports that should be offered to bolster the workforce and encourage additional providers in the community. These are detailed in *Priority 4: Sustainable Funding*.

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Ownership of a facility will drive how contracts are entered into and administered for the management of the facility.

MEDIUM TO LONG-TERM ACTIONS

3. Support the development of an operations plan.

To ensure that the Early Learning Center is financially stable, long-term business planning is needed. This includes supporting the operator in the development and execution of an Operations Plan and a Strategic Plan. The work to develop sustainable funding is intertwined. Small business support through an agency like the Alaska Small Development Center can provide needed expertise, and the City can potentially provide financial support for costs associated with those services**.

4. Develop a mechanism to assess progress towards broader goals.

If a contracted model is decided upon, there will need to be a mechanism for the City of Valdez to assess whether the investments are meeting their intended goals of contributing to the availability and accessibility of high-quality child care in the community and living wages** provided to the workforce.

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OTHER IDEAS WORTH CONSIDERING

5. Increase availability of out-of-school time programming (potentially at elementary school)

While not an immediate priority, the CCCTF recognizes that there is also a need for out-of-school time programming, both after school and in the summer months. It is possible that the facility developed will have this capacity or be able to expand to provide at a future time. However, if not, the CCCTF recommends that future work be done to better understand the current need for more regularly available out-of-school-time programming. Suggested steps include a review of existing programs for school-age children to identify gaps. Potential partners include the City of Valdez Parks and Recreation Department, Advocates for Victims of Violence, faith-based organizations, and sports-focused nonprofits and community groups.

6. Creation of a Municipal Corporation or Economic Development Authority

In Alaska, municipal governments have the ability under state law to incorporate municipal corporations or economic development authorities that can operate independently from the City government. Currently, the Valdez Museum and Historical Archive, Inc. is the only example

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of this model locally, but in many communities across the nation, public corporations exist to focus on specific economic development issues like urban renewal, housing, or child care. Public corporations can often access grants and financing options not directly available to municipal governments.

PRIORITY 4: SUSTAINABLE FUNDING

To support a healthy ecosystem of options for child care within the community, ongoing public support will be needed. While providing ongoing operational support for a child care center is one need, the Sustainable Funding Subcommittee also found many examples of local grant funds that provide funding for start-up costs for in-home providers, scholarships to build a quality workforce, wage and benefit supplements for the workforce, and supplies and equipment that contribute to safety and quality of care in the community (Appendix G). Support for out-of-school time programming could also be provided. While the initial focus will be on encouraging new care, on an ongoing basis the needs may shift to retaining the providers in the community and encouraging quality.

Discretionary taxes are used in many communities to fund early learning goals, including start-up grants for new centers, workforce development, and out-of-schooltime programming. Additionally, many child care centers also have direct support from one or more employers in the community.

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Potential Resources

There is \$500,000 in the thread INNOVATION Grant that can be used as seed funding for initiatives to support and stabilize the early childhood workforce and ensure quality programming while other resources are secured.

SHORT-TERM ACTIONS

1. Establish a Child Care Endowment Fund

The CCCTF recommends that the City of Valdez establish a Child Care Endowment with the thread INNOVATION grant funds. The purpose of the endowment is to create self-sustaining grant programs that support a robust array of quality early learning and care options in the community, encourage smaller providers to become licensed, and build a well-trained workforce through offering scholarships.

Any new initiative will need support to get the word out to the community, answer potential questions from community members and organizations interested in applying, and provide ongoing administration of grant funds, including developing an application process and a procedure to make awards and disburse funds.

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The CCCTF believes that an endowment fund could potentially be managed by a third-party fiscal agent (like the Prince William Sound Economic Development Authority) or could be managed in tandem with the City's permanent fund (as the Museum endowment fund currently is). The CCCTF recommends that the City of Valdez Economic Diversification Commission be tasked with the initial development of grant programs that support child care professionals and offset the cost of providing care.

Long-term infrastructure and financial goals for the Grant Fund are discussed below. Additional communication needs are also discussed.

2. Pass an ordinance for a discretionary sales tax (sin tax).

Options for the discretionary sales tax include alcohol, marijuana, or tobacco. The purpose of the discretionary tax is to provide funds for ongoing financial support for licensed child care and early learning in Valdez by contributing to the Child Care Endowment. In light of long-term priorities around increasing the availability of out-of-school programming, being expansive in enabling legislation language to fund out-of-school time, as well as early care and learning, with funds generated should be considered. The CCCTF found similar models in communities outside and inside of Alaska (Appendix H).

3. Determine needed ongoing financial contributions.

The exact amount of start-up costs and annual revenue needed to sustain the initial early learning center is not yet determined. As noted earlier, the facility choices and management structure will be components of assessing these needs. However, ongoing financial supports are anticipated to be necessary due to the reality of child care sector economics. Contributions from other employers in the community are another potential revenue stream, in addition to ongoing incentive programs supported by the Child Care Endowment Fund. A facility maintaining licensure will also be key to families receiving Child Care Assistance and the center receiving the formulaic State Child Care Program Office's Child Care Grant. Soft money, such as discretionary grants, may be useful but should not be part of the ongoing sustainability plan.

4. Build funding partnerships with local employers.

Several of the largest employers in the community have expressed interest in supporting a child care center, but not a willingness to directly operate a center. As the budget and ongoing operational support needs of the proposed child care center become clearer, these employers should be engaged to explore the potential for ongoing contributions, as well as other potential benefits that may contribute to sustainability, such as guaranteeing slots for employees. If employers purchase slots in the early learning center, this will have a two-fold effect of increasing the sustainability of the center's business model while guaranteeing employees access to quality care for their children. Employers, including the City of Valdez, may also choose to subsidize child care costs as a benefit to employees.

**Denotes a recommendation that was not unanimously supported by task force membership.

MEDIUM TO LONG-TERM ACTIONS

5. Finalize long-term administration of the Child Care Endowment grant programs.

Determine if the City is willing and able to continue to serve as the administrative home for grant programs or if other options would better serve the community and meet the goals for the grant funds. For example, having a nonprofit intermediary administer grant programs, similar to the HEARTS model adopted in Juneau (Appendix G).

6. Sustain at least one high-quality child care center in Valdez.

The ultimate purpose of the sustainability planning process is to sustain at least one high-quality child care center in Valdez. This will require ongoing communication and coordination between the City of Valdez, its partners, and the administration of the Early Learning Center. As the facility comes into operation, it is likely adjustments will have to be made to its operations and sustainability planning.

7. Ensure accountability through regular reporting on donations/usage of funding.

To ensure continued public support, it is important to promote transparency and accountability in the use of City of Valdez funds. Ensuring that there is ongoing accountability through reporting back on the use and impact of the grant funds will be important for both recipients of grant funds and the child care center. Communication strategies are further discussed within in *Priority 5: Communications and Advocacy*. The model should also be re-evaluated at set intervals to determine if it is cost-effective and meets its stated goals.

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OTHER IDEAS WORTH CONSIDERING

8. Embed child care sector supports in existing local organizations.

The CCCTF noted that community support for licensed care need not all stem from a single organization and need not be expressly monetary. Additional supports could include a modest expansion of services already provided by organizations (for example food and nutrition or janitorial services) or having embedded personnel in another organization play an additional role in supporting the child care facility or sector (for example a PWSC faculty also playing the role of administrator for the early learning center).

Specifically, the CCCTF's research found that the child care licensing process can be very difficult to navigate, and dedicated staff who can assist interested community members with navigating this process, while also connecting them to grants to fund start-up costs, could be very helpful. The CCCTF recommends that the current grant-funded position in the Public Health Nurse's office, the Healthy & Equitable Communities Coordinator, be considered to take on this role in the short term during this pilot phase.

**Denotes a recommendation that was not unanimously supported by task force membership.

9. Explore universal pre-k in Valdez.

The CCCTF found that some communities are moving towards offering universal pre-k for all children in the community. In the long-term, the City should continue to explore and encourage other organizations to explore what it would take to make child care and preschool universally available in the community at no cost to families. This vision could serve as a model for other communities in the state.

PRIORITY 5: COMMUNICATIONS AND ADVOCACY

The issue of access to child care is a complex one that affects the entire community - not just parents. For example, the CCCTF found that lack of child care threatens the communities' Family Friendly Status with the U.S. Coast Guard. State and national data reviewed also shows that access to high-quality early learning opportunities promotes kindergarten readiness for students, and the economy improves when parents have reliable child care and can go to work. The CCCTF strongly believes that education and ongoing communication are integral to sustaining public support for City of Valdez leadership on this issue, as well as ensuring that the actions taken are transparent and the public has opportunities to provide input as plans are developed.

The CCCTF also sees opportunities to share the successes and challenges that Valdez is facing with both state and federal policymakers and other stakeholders and weigh in on policy and programmatic decisions that may affect the availability of high-quality early learning and care options in the community.

SHORT-TERM ACTIONS

1. Develop a communications plan.

The City of Valdez needs to develop a communications plan to support this work and encourage robust public engagement throughout the process, communicate about policy choices being made as a result of the recommendations, and increase understanding of the centrality of child care access to the economic health of the community.

2. Encourage innovation in the grant funds through deliberate language choices.

As grant funds and partnerships are created, the language used will either inhibit or increase opportunities for creative, community-driven approaches. The CCCTF strongly recommends that language be open enough to encourage creative problem solving while maintaining a focus on the core priority of expanding access to high quality early care and learning opportunities in the community.

3. Promote the work of the CCCTF with state/federal representatives and continue to advocate for the community's needs.

**Denotes a recommendation that was not unanimously supported by task force membership.

The leadership that the City of Valdez and CCCTF have shown in addressing the community's needs should be celebrated and highlighted in ongoing communication with state and federal representatives to ensure that state and federal actions to address the child care crisis are consistent with the needs identified in the City of Valdez.

MEDIUM TO LONG-TERM ACTIONS

4. Implement a media campaign.

The CCCTF recognizes that community support is vital to ongoing sustainability. However, many people still do not fully understand how central access to quality child care is to family and community well-being, and many businesses do not see the connection between child care and their workforce. The CCCTF recommends an educational media campaign be created to foster support and increase understanding of the City's interest and investment in this sector.

5. Improve communication about community-based events and opportunities for young children and families.

The CCCTF found that there is no central location for access to up-to-date information on community events and priorities and encourages the development of a community calendar of family/children's events or other similar platforms.

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LIST OF APPENDICES

- » **Appendix A - Resolution 23-07**
- » **Appendix B - Local Child Care Expert Survey**
- » **Appendix C - Workforce Subcommittee Report**
- » **Appendix D - Facilities Assessment Rubric**
- » **Appendix E - Facilities SWOT Analysis**
- » **Appendix F - Management Structures SWOT Analysis**
- » **Appendix G - Sustainable Funding Models Research Summary**
- » **Appendix H - Sin Tax and Revenues Research Summary**
- » **Appendix I - Pod Model Research Brief**

**Denotes a recommendation that was not unanimously supported by task force membership.

Appendix A - Resolution 23-07

CITY OF VALDEZ, ALASKA

RESOLUTION NO. 23-07

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA,
FORMALLY ESTABLISHING THE VALDEZ CHILD CARE CRISIS TASKFORCE

WHEREAS, the lack of affordability, adequacy, and availability of child care or early childhood education options is an immense problem both in Valdez and throughout Alaska; and

WHEREAS, Valdez's only licensed childcare facility closed unexpectedly in 2022, leaving many working parents unable to find safe and reliable care for their children; and

WHEREAS, the City of Valdez contracted with the Stellar Group in 2022 to conduct an Early Childhood Needs Assessment with the goal of better understanding the effects of Valdez's child care crisis on families, businesses, and the community more broadly; and

WHEREAS, the needs assessment identified Valdez as a "childcare desert" noting that sixty percent of survey respondents were "looking for any, more, or different child care," four in ten respondents had considered moving away from Valdez due to a lack of child care and eighty-six percent of respondents identified safety as their top consideration when selecting a child care provider; and

WHEREAS, section XIII.D of Council Policies and Procedures, specifically outlines the procedures for establishment of temporary citizen advisory groups (task forces); and

WHEREAS, the City Council has determined that no existing city board or commission has the capacity or expertise to engage on this issue and that a need exists for a dedicated group to actively address the lack of child care in the community; and

WHEREAS, the City of Valdez recognizes the necessity for collaboration between varied local stakeholder groups in addressing the ongoing child care crisis and acknowledges the value of considering the widest variety of outlooks and leveraging existing community resources wisely.

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

Section 1: The Child Care Crisis Task Force is hereby established on a temporary, short-term basis and shall meet at least twice monthly.

Section 2: The scope of the Child Care Crisis Task Force will consist of the following task:

1. With the assistance of the Stellar Group, create and submit to City Council for approval a strategic plan outlining short, middle and long-term actions recommended to address the child care crisis and other recommendations to strengthen Valdez's early childhood system. The strategic plan shall include recommendations to City Council on each of the following factors relating to the logistics of establishing an initial licensed child care facility:
 - a. Analysis of existing buildings in the community capable of serving as a physical location for a child care facility, including a summary of renovations or adjustments that would be needed prior to use.

- b. Desirable management structures and licensing avenues for establishment of initial child care facility.
- c. Potential funding mechanisms to create and sustain a licensed child care facility in Valdez.
- d. Methods for attracting, retaining and training of a high-quality child care workforce.

Section 3. The Child Care Crisis Task Force will be comprised of nine members total representing each of the following groups. Members will be selected by the City Manager in consultation with each group.

1. One Member representing the Valdez Zero to Three with Families Alliance.
2. One Member representing the Early Childhood Workforce Profession.
3. One Member representing the City of Valdez.
4. One Member representing Valdez City Schools.
5. One Member representing Providence Valdez Medical Center.
6. One Member representing Prince William Sound College.
7. One Member representing Alyeska Pipeline Service Company.
8. One Member representing the United States Coast Guard.
9. One Member representing the Valdez Native Tribe.

Section 4. Terms of the members shall expire in September 30, 2023 or until the Child Care Task Force completes the tasks outlined in Section 2, whichever occurs first. Resignations, vacancies, and new member appointment processes shall be handled using the same methods as standing citizen advisory groups.

Section 5. All City Council Members shall serve as ex-officio members of the Child Care Crisis Task Force.

Section 6. The City Clerk's Office shall be designated to provide staff and administrative support to the Child Care Crisis Task Force.

Section 7. City task forces are intended to be temporary in time and scope.

No additional tasks may be added to the scope of the Child Care Crisis Task Force without documented, formal agreeance of the City Council.

Section 8. The Child Care Crisis Task Force is directed to complete the task outlined in Section 2 of this resolution by September 30, 2023. City Council may extend the sunset date of the Child Care Task.

Once the Child Care Crisis Task Force has completed the task outlined in Section 2 of this resolution, they shall forward a final report to City Council prior to dissolution of the task force.

Section 9. In accordance with XIII.D. of the City Council Policies and Procedures, the Child Care Task Force shall be subject to the same standard policies and procedures established for other citizen advisory groups.

These standard policies and procedures include election of a chair and chair pro tempore during the first task force meeting following establishment; adherence to attendance, quorum, and remote participation policies; proper meeting noticing and adherence to the Alaska Open Meetings Act; use of proper parliamentary procedure and meeting decorum; recording of meeting minutes; and use of the full city legislative management software system.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 21st day of February, 2023.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri Pierce, MMC, City Clerk

***Appendix B -
Local Child Care
Expert Survey***

How would you describe your role (now or previous) in the field?

8 responses

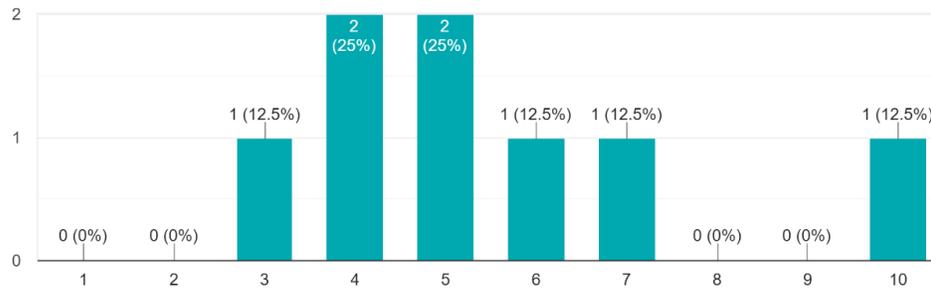


Based on your personal experience, please rate the following potential barriers to staying in the profession/ operating a sustainable program on a scale of 1 to 10.

1= not a barrier and 10= very large barrier

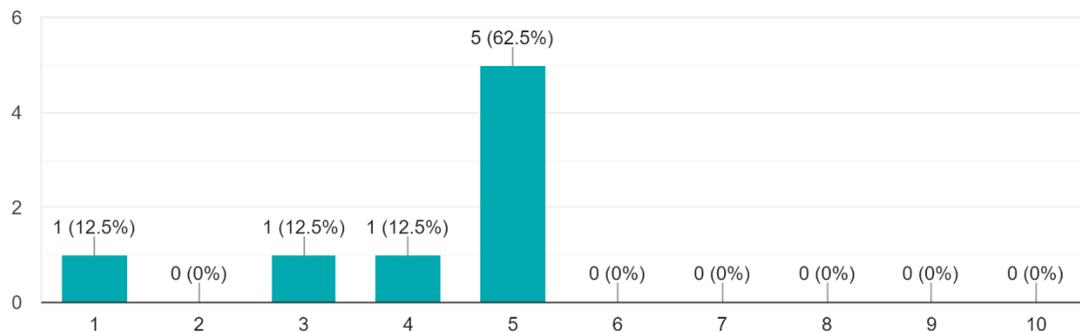
Cost of Training and Professional Development

8 responses



Availability of Training and Professional Development

8 responses



Any additional feedback on cost or availability of training and professional development?

6 responses

Stepping Stones looked into coordinating with PWSC for Early Childhood Development courses but we were unable to find any courses specifically geared towards it. That could be that we just didn't find it but in that case it would be great to have more advertising or general public knowledge of it. We fully paid for new employees to get First Aid and CPR certified along with a couple others and it became difficult to pay for. So, we tried to coordinate with Providence for CPR training. We reached out and were told they would look into it. I tried reaching out again after not hearing from them to see how it was going. I did not hear back. For longer retention of staff, we tried a reimbursement policy instead where they pay for those trainings and then we reimburse after 3 months of working at the daycare. I'd also recommend that, if there will be a Board, that there be more training for board members and how a board is to function. I was able to provide the training for free because I have a father who is a trainer specifically for Organizational Leadership and he was willing to come in pro bono. But it was only months before we officially closed so we were unsuccessfully in fully implementing what he had provided.

I was able to retain a Certificate (12 credit hours) in Early Childhood Education through Ashworth College. Cost was about \$1k and was reimbursed by Thread so I could assume my admin role.

There are numerous agencies in Alaska that provide training online & in person.

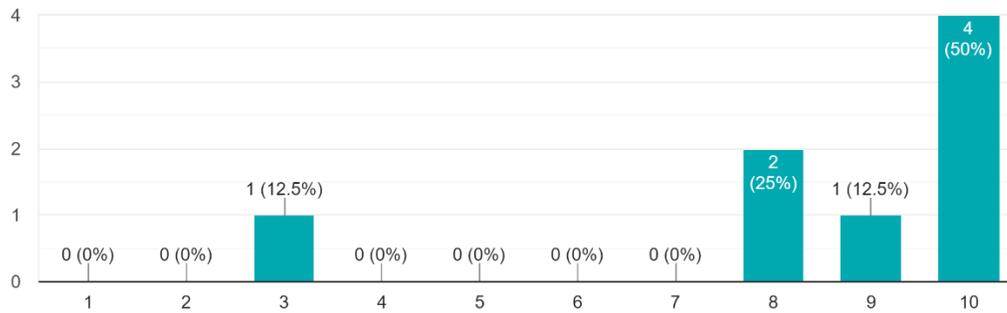
Low-level/refresher online training was easy to come by but finding/hiring/retaining those with a degree in education was more difficult as the school district is able to offer benefits Stepping Stones could not.

Training was easy to find using Alaska SEED but the availability of said training and the schedule/staffing shortage made it extremely hard to participate in the trainings.

From my understanding, there are grants that can cover the cost of training. The biggest issue is finding time to train properly and effectively while also providing full-time care.

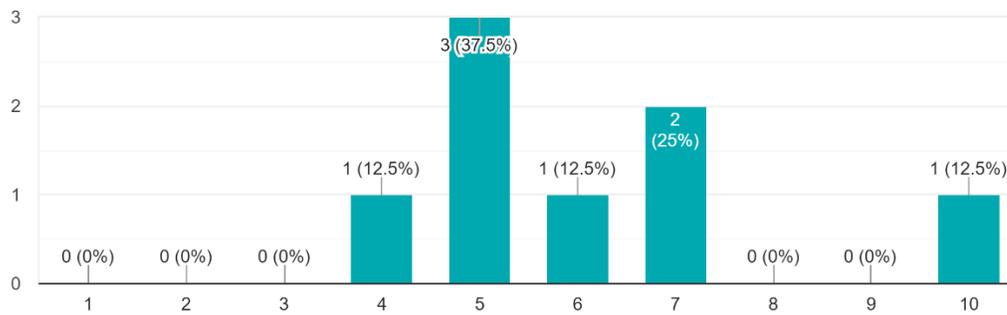
Staffing levels/ staff availability

8 responses



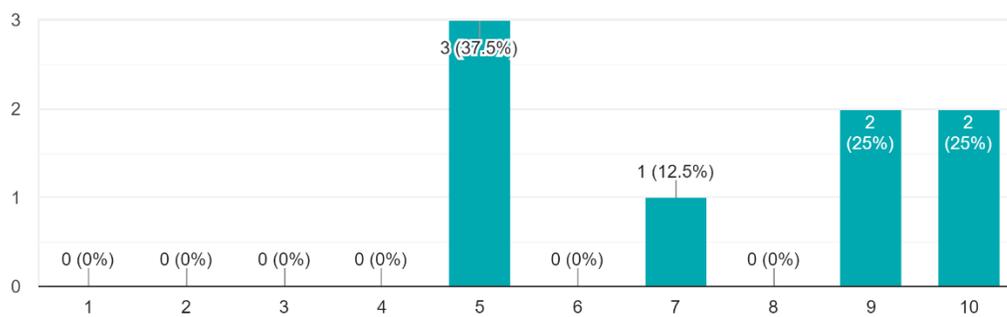
Time commitment/ personal of family needs

8 responses



Stress/ burnout

8 responses



Any other comments on personal or stress related barriers? Any barriers not listed above?

8 responses

The time commitment would fully depend on the amount of staff we have. We were on minimal staff so the burnout and time commitment was much more for those individuals, unfortunately. Being president of the board, I was also providing more time than was required of a president to do. Commitment to the board was difficult to receive from some board members so the board members who were willing and able took on those extra duties by default.

I think lack of qualified staff is a huge stress in this field

This is my opinion formed from when things did run relatively well. It always starts at the top. If you have directors who know how to run a daycare and have the proper education on it, you might cycle through staff but your staff retention will always be better. When you have directors who don't have an education on early childhood, it puts a lot more stress on classrooms as working with small children is difficult. Having predictable classroom schedules, a structured handbook, and goals for each classroom is imperative. This is what I have witnessed.

As an administrator/owner, the difficult times were when staffing was not available

None

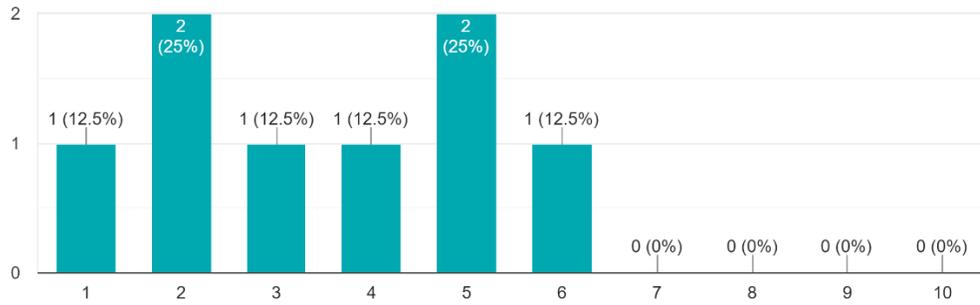
COVID presented a significant barrier to staffing levels; also, employees with children who fell with anything was a major impact to staffing availability.

N/a

From my personal experience, the lack of training received at Stepping Stones created more stress on the overall work environment. We wanted more training but we're so short staffed that it was nearly impossible to find a safe way to do that within our nonprofit budget.

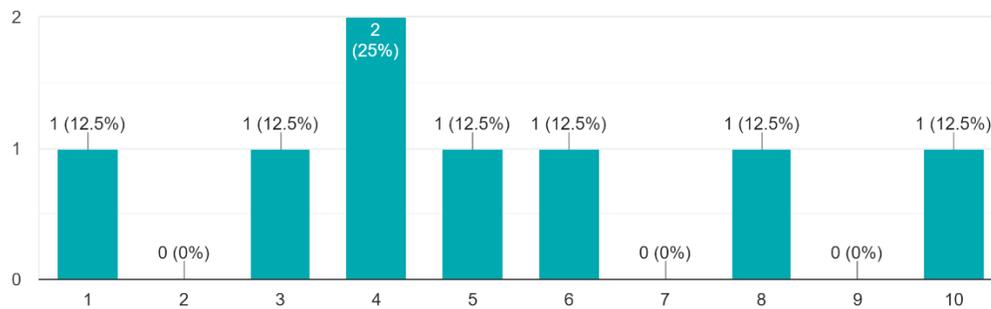
Navigating Licensing and Legal Requirements

8 responses



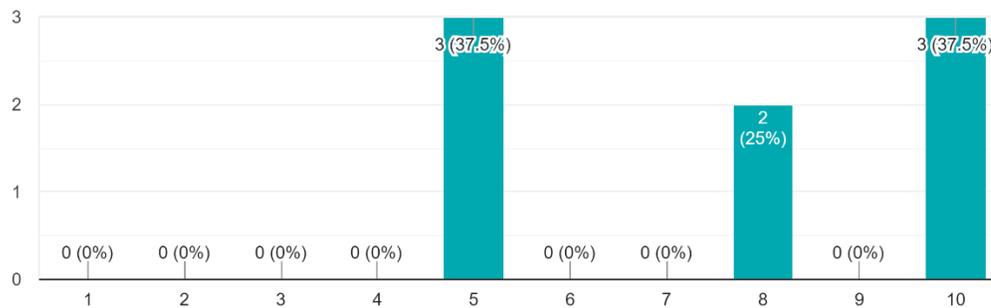
Physical Space Limitations

8 responses



Pay and benefits

8 responses



Any other comments on structural barriers? Any barriers not listed?

8 responses

Stepping Stones had issues with pay and benefits. We did increase our pay significantly to try to lure more staff but we were unable to afford benefits. Due to COVID, benefits was what people were looking for when it came to a job and we were told by potential employees that they chose a different job due to benefits available. I would say that benefits would definitely need to be implemented for the providers of the childcare.

Lack of available affordable space to rent or purchase is a problem

Valdez needs a proper childcare building. I think benefits like being able to have your children in care for free or reduced is a bonus. It was for me. Being competitive with pay is important, but once again, having top notch leadership will always affect employee retention more than pay, in my opinion.

Having a nice space is key to good childcare

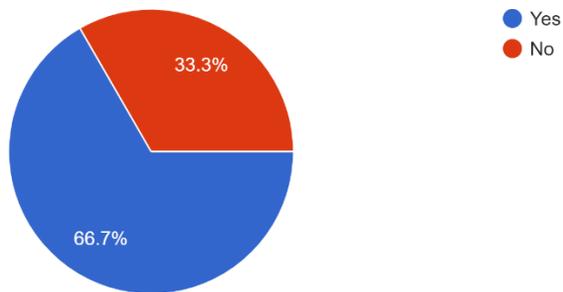
Outdoor space and transportation for school age children

Understandably, people want (and deserve) health insurance among other benefits!!!
Pay and burnout were two of the highest barriers with stepping stones followed by lack of trainings to get more people licensed to become a CCA which was needed on the premises at all times while the doors were open.

One barrier that comes to mind is the hours of operation. For those that work at Alyeska or work 12 hour days, there hasn't been someone to provide care during those hours. Staffing has been a huge barrier but could be rectified with a livable wage and benefits.

Have you (did you ever) considered becoming a licensed in-home care provider?

6 responses



What do (did) you like most about providing small scale unlicensed care in your home? 4 responses

I have only provided licensed in home care

I never did it, just considered it.

Easier to manage

N/A

What do (did) you dislike most about providing small scale unlicensed care in your home?

2 responses

Giving up space in my home

N/A

What supports would you need (or have needed) to consider becoming licensed?

4 responses

I understand the licensing process I would love start up stipends or grants

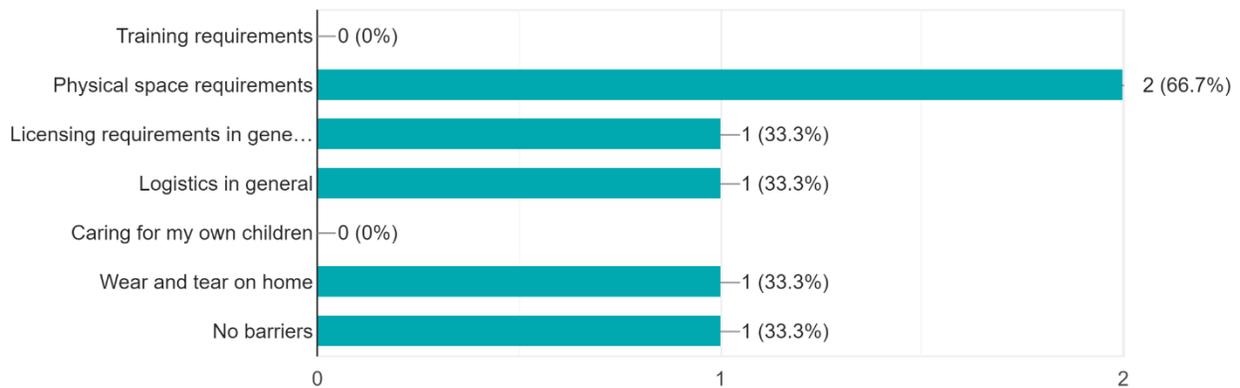
I know there is a ton of hoops to jump through to do licensed in your home, not to mention the wear and tear on your home, or the no days off really. I don't think Valdez will ever see an uptick on licensed in home care. I've never known of a single one in my 11 years. My opinion again, I'd like to see a center.

Was not required in the 1990's in CG housing at that time

N/A

Which of the following are (or were) barriers to you providing licensed care in your home?

3 responses



What was (or is) the reason you worked in (or helped with) early education or child care? What were the parts of the work you liked best?

8 responses

I went to college with a degree that emphasized on behavior modification and development. I worked at a licensed in-home daycare while in college. I also have 2 small children who both need childcare because my husband and I both work full time and have to. I was presented the idea to join the board from a past Executive Director of Stepping Stones. On the first board meeting, they were looking for new officers. I accidentally accepted the president position.

It's my field of study I love teaching and helping children and I was raising my own family so it was perfect for me.

I like kids! At the time, my kids were small as well. It gave me the opportunity to work but still be with/be near my kids and involved. When I first started, I was also working at the elementary school, but quit that to be full time and admin for the daycare. I loved making a curriculum and learning about what made a good classroom and how to help my own kids as well. I loved running the preschool room! We had a ton of fun and it was absolutely rewarding.

The love of children. Best parts were always the kids! Helping out the community with subsidized daycare costs. Supplying the town with job opportunities. And again the kids!!
Ability to be with my young children

When Stepping Stones' location on Chenega experienced the fire, it became obvious that those not impacted by the potential loss of childcare were unaware (or not concerned) with it, so I wanted to do what I could to help the daycare.

I wanted to help a town I loved and they needed childcare when we were stationed here.

Watching children grow and develop is so fun and fulfilling.

What worked well in the care setting(s) you were in? Please give examples...

8 responses

The physical indoor space was actually great. The Royal Center really had the room and amenities to provide what we needed. The structure of the pipes and the mold were not awesome. But the general physical space and rooms and kitchen all were very useful and helpful. The location of the building was great also as it was in town and close to parks and Ruth Pond respectively. I feel like our pay range was very reasonable for what we were able to provide without going bankrupt. It was \$14-\$24/hour depend on experience. Most people were \$18+ for pay.

Providing a loving family environment

Clear communication with parents

Flexible hours Treating the children in my care like my own children and establishing a life long relationship with the families

We had a schedule, rules, and predictable days. We had a routine and a staff that had been around for a bit.

Our building arrangement that we did ourselves was perfect. A room for each age group, nicely decorated, neat and clean. Outside play area. Having a good everyday preschool program included in the price of daycare. Having 2 associates was ideal.

I had Chris Kupczyk work at my center, everyone should have someone like her.

Having a clear process/plan for business operations

Having a board that helped with the overall well-being of the daycare was amazing because it took some of the stress off me running the place by myself.

The most efficient part of Stepping Stones while I was there was the paperwork/business side of things was dealt by someone separate from the kids day to day teacher.

Describe your vision for child care or early education in Valdez- What would your ideal system look like?

8 responses

Ideal system is universal childcare for small children until they are old enough to go to public school. Public school is free (somewhat, except lunch or extra curricular accessories) but not daycare? But that's a federal situation (or state?). Outside of that dream world, childcare vision:

Liveable wages

Full benefits

Employee support

Random drug testing

Coordination with a college/high school/hospital for those CPR/First Aid trainings and staff with college/high school students (18+ is the requirement to be able to count towards ratios but 16+ can be support staff) to do maybe a work program for school or internship.

Community involvement/support - this doesn't happen in larger places necessarily, I know, but we are a small town where everybody likes to be in everybody's business. The one licensed daycare in town received 0 support from the community. I feel that had we had more community support at least, we would have gotten better word of mouth at the very least. We received a lot of flack from the community a lot of times. We weren't perfect but we did try very hard and had the community had more involvement they would have seen that we had reasons behind the process, such as closing for COVID exposures. We had a lot of flack for that when we were required to follow State protocols and when dealing with children we weren't about to cut corners. But all the community saw was that we closed for COVID.

It would look like a licensed program in my home or a licensed center in town. I would love to be hands on and involved with the children in our community

A building that's an appropriate size with a green outdoor space! PLEASE outdoor space. I would love some of our larger companies in Valdez to get involved and have a stake in providing care for younger families. I think something like a Boys and Girls Club would be fantastic. Even now that my kids are school age, my family still struggles for care in the summer. It would be great to see this rolled into one solution. I think space and strong leadership in directors are the two main problems.

A dedicated entrepreneur that loves children. Center based childcare facility with quality staff. To be licensed for 75 children the need is for 2 staff members that have the right education level all other staff can learn on the job with classes that the center can supply.

A early learning center that is NOT funded or operated by the City of Valdez.

Employee-subsidized childcare that offers business hours which accommodate the majority of employers. Ex: many Alyeska employees found Stepping Stones to not be a good fit b/c its shift last 12 hours and SS was only open ~11 hours max at its peak operating hours.

Honestly I don't know. I think without a lot of funding to pay employees a livable wage it is going to be pointless.

A big playground that is safe and fenced for kids to run and play. A kitchen that provides meals and has hot meals for those kids who might not have one at home. Classrooms full of smiles and laughter. Special guest of Molly Walker from the library story time often. Staff that are happy and not stressing about where their next paycheck is coming from.

What would make you want to stay in the early education/ child care profession?

8 responses

I personally do not have a passion for it so due to only that reason I will not be in childcare anymore. However, if it was, I would want support and appreciation, and a liveable wage with benefits.

On going training opportunities, grants, stipends

I am no longer in the profession and will not return. For no other reason than it was a time and place for me. I took some years off my career and changed paths to benefit my children.

Ohhh to be younger!! I sold to a younger couple mostly because of health and age!

I am not interested working in this field.

N/A

Nothing, I will not be returning to childcare.

Livable wage and benefits, training

Anything else you want to share?

8 responses

Feel free to reach out any time.

Thank you for including me in this survey There is definitely a need for licensed child care in Valdez

Although, I am no longer involved in childcare I am still passionate about it. It is so important for Valdez to have a quality provider in an appropriate space. I am always available for any other questions. Thanks to the Task Force!

With the right building and the right person with a background in early childhood education, a quality program could be achieved in Valdez. It has been done (by me) but it takes a dedicated paid staff, & a qualified administrator & associate that will stay on.

No

I strongly believe childcare continues to be viewed as a "woman's problem" which negatively impacts its prioritization. Everyone (men, those who are not parents, those whose children have aged out, and those who have a stay-at-home spouse/partner) needs to recognize that this is a COMMUNITY issue which affects ALL of us in one way or another.

N/a

Thank you for putting this together!

***Appendix C -
Workforce
Subcommittee
Report***

Child Care Crisis Task Force

Workforce Development

Key Questions for Developing a Sustainable Child Care Workforce

1. Workforce Recruiting

How do we attract people to the workforce in the first place?

2. Workforce Training

What training do they need to start?

What training do they need to continue and/or advance?

3. Workforce Retention

How do we keep enough people to sustain a viable workforce?

Workforce Recruiting

1. **Identify Sources** (who do we recruit and where do we find them?)

- a. High School/College dual credit
- b. Other existing community members
- c. Recruitment outside Valdez
- d. Funding for recruitment marketing
- e. Shared workforce

2. **Recruiting Issues/Complications**

- a. Traditionally low wages
- b. Background checks
- c. Tight labor market with other opportunities
- d. Training required to start and to remain in workforce
- e. Housing limitations for those recruited from outside
- f. Caregiver/child ratios drive staffing minimums
- g. Limited career advancement available, especially locally
- h. Community understanding of need (lunch & learn)

Workforce Training

1. State Minimums

- a. Low Bar (list of items in [7 AAC 57.350](#))
- b. Multiple avenues available ([SEED training](#)), but those avenues are complicated
- c. Programs not articulated or packaged for ease of completion

2. Postsecondary training/education

- a. [UAA Early Childhood program](#) has nested certificate, associates, and bachelors programs
 - i. Certificate: 18 credits
 - ii. AAS: 60 credits
 - iii. BA: 120 credits (also qualifies for PK-3 state licensure)

3. Continuing Education and Prerequisites

- a. Certifications in CPR, 1st Aid, Food Handling must be obtained and kept current
- b. Annual Training requirements (24 clock hours full-time/12 part-time, not to include items in 3a)

Workforce Retention

1. **Pay** (lower than fast food or grocery clerk)
 - a. How can this be increased or subsidized without making care unaffordable?
 - b. How can this be scaled to reward longevity?
 - c. What other incentives besides pay may be available?
 - i. Housing assistance/subsidy? Dual-use facilities?
 - ii. Education access?
2. **Benefits**
 - a. Types (health, retirement, vacation)?
 - b. Sources? (City? Schools? Hospital?)
3. **Cost & Opportunities for Professional Development**
 - a. Initial training and certifications (CPR, 1st Aid, food handling, state minimums)
 - b. College credits (for advancement to associate, administrator, or PK-3 teacher)
 - c. Funding sources
 - i. City pays for dual credit. Could similar programs be built for others?
 - ii. Federal Financial Aid
 - iii. Grants/Sponsorships
 - iv. Shared services alliances?

Recommendations

1. **Recruitment:** Develop balanced approaches to recruit short-term help (dual credit, summer interns) where we anticipate turn over and long term help to ensure continuity of operations. Identifying means to fund an attractive package of pay/benefits/opportunities will be key, as will funds and outlets for advertising vacancies.
2. **Training:** Coordinate agreements with PWSC, VHS, and SEED to provide training in accessible packages. Funding that training may require multiple means and sources. Identify existing sources and develop additional sources to fill gaps.
3. **Retention:** Mainly funding to make and keep pay, benefits, and professional development competitive without making the operation cost-prohibitive. Identify sources for augmenting funding beyond what the center's own revenue can sustain (city, local industry partners, grants, etc.)

***Appendix D -
Facilities
Assessment Rubric***

City of Valdez Museum Site Selection Criteria Matrix

Updated 1/06/18

Potential Sites	Weight	Priority	A	B	C	O	T	L	H	K	D	U	P	G	J	Q	N	E	F	S	I	R	M	V
Common Name/ Description		Updated 5/15/23	Old Alyeska Building (by Man Camp)	Airport Whitney Museum Space	Armory	Old Pizza Shop	Old Plumbing Shop	Mountain Sky	Halibut House	Royal Center Building	Glen Mills Building	Library Basement	Masons Building	Blue (Yellow) Building	Ferry Building	Civic Center (Ball room / Conference Room)	R Bell Building	Available HHES Space	District Office Building	Coast Guard Community Center	City Rec Center	PWSC	New Construction Hospital Campus (Masterplan)	
Community Support/Vision	20	1																						
Positive impact on local community			Med (use vacant property)	Low	Med (use mostly vacant property)	Med	Med	Low (displacement)	Med (use vacant property)	High (use vacant property)	Med	Med	Low	Med (use mostly vacant property)	Low/ Med	Low (displacement)	Low (displacement)	High	Low (displacement)	Med	Low	Low/Med	High	
Supports COV comprehensive plan			Med/Low	Low	Med/Low	Low/Med	Low/Med	Low/ Med	Med/High	High	Med/High	Low	Med	Low	Low	Low	Low	High	Med	Med	Med	Low/Med	Med	
Property Features	20	1																						
Lot size			1.8-2 acres	>1 acre	10 acres	.25 acres	.33 Acres	1.33 acres	.33 Acres	> .25 acres	.15 Acres	.5 acres	.75 acres	.25 acres	> .5 acres	>1 acre	>1 Acre	>2 acres	>2 acres	>1 acre	1 acre	>1 acre	> .25 acres	
Lot configuration			Large Rectangle, flat	Large Rectangle, flat	Large Rectangle, flat	Odd shape, flat, gravel	Odd shape, flat, gravel	Odd Shape, Flat, Paved	Small Rectangle, paved	Large Rectangle, flat	Small Rectangle, paved	rectangle, paved/ lawn	Odd shape, large, flat, gravel	Odd Shape, Flat, Paved	Odd Shape, Flat, Paved	narrow grassy areas, hillside, paved parking	Odd shape, flat, gravel	Odd Shape, Flat, Paved/lawn	Square Paved/ lawn	rectangle, paved/ lawn	rectangle, paved/ lawn	Odd Shape, Flat, Paved	Flat grassy	
Adequate parking			Yes	Yes	Yes	No	No	Yes	Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
Adequate outdoor space (75sf/child)			Yes	No	Yes	No (needs improvement)	Yes (needs improvement)	Yes	Yes (needs improvement)	No (needs improvement)	No	Yes	Yes (needs improvement)	Yes	Yes (needs improvement)	Yes	Yes (needs improvement)	Yes	Yes	Yes	Yes	Yes (needs improvement)	Yes	
Existing Kitchen			Unknown	Yes (no oven/Stove top)	Yes	unknown	No	Yes	Yes	Yes	unknown	No	unknown	No	unknown	Yes	unknown	Yes	Yes (no oven/Stove top)	Yes	Yes	Yes	Yes	
Snow storage			Yes	Yes	Yes	yes, cut off by snow storage	Yes (needs improvement)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	
ADA Compliance			1st floor - Yes	Yes	Yes	No	No	Yes	No (needs improvement)	No (needs improvement)	No	Yes	No	No	Yes	Yes	No (needs improvement)	Yes	Yes	Yes	Yes	Yes	Yes	
Additional property amenities (existing)			potential for housing	N/A	N/A	N/A	N/A	N/A	N/A	close to City facilities	N/A	Library	N/A	Ruth Pond	waterfront and parks	close to parks	N/A	Playground	Playground	Playground	lawn, close to schools	close to parks	N/A	
Site Compatibility	20	1																						
Adjacent to outdoor or offsite programs			Low	Low	Low	Low	Low	Low	Low/Med	High	High	High	Low	Low/ Med	Med	Med	Low	Med	Med	Med	High	High	Med	
Compatible with adjacent uses			Medium	Low	Med	Low	Low	Low	Medium/High	High	High	Med	Low	Med	Low	Med	Low	High	High	Med	High	Med	Med	
Safe pedestrian access / routes			Low	Low	Med	Low	Low	Low	High	Med	High	High	Med	High	High	Med	Med	High	High	Med	High	High	High	
Conformance with COV zoning			No	No	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes	No	No	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	
Purchase Cost/Terms	15	2																						
Probability of Availability			High	Med	Low	Med	Med	Low/Med	Med/ High	High	Med	Low	Low/Med	Med/ High	Low	Low	Low	High	Low (displacement)	Low	Med (displacement)	Low	High	
COV Tax Assessment of Property or Published \$\$			\$500k (2020)	N/A	N/A	Unknown	Unknown	\$ 1,900,400	\$ 240,700.00	\$ 950,000	unknown	N/A	\$ 137,700	N/A	N/A	N/A	\$ 228,300	N/A	N/A	N/A	N/A	N/A	N/A	
Purchase / Rent Cost			High	Low	Unknown	unknown	unknown	Very High	Low/Med	High	Med	Low	unknown	Low	unknown	Low	Med	Low	Low	unknown	Low	unknown	High (construction)	
Operational costs			High	Low	High	Low	Low	High	Med	Med	Med	Low	Med	High	High	Med	Med	Low	Med	Med/Low	Med	Low	Med	
City-owned			No	Yes	No, State	No	No	No	No	No	No	Yes	No	Yes	No, State	Yes	No	Yes	Yes	No, Fed	Yes	No, State	Yes	
Potential Renovation Costs	13	3																						
Site / Civil			Low	Low	Low	Med	Med	Low/Med	Low/Med	Low	Low	Low	Med	Med	Med	Low	Med	N/A	N/A	Low	Low	Low	High (construction)	
Interior Renovation potential costs			Low/Med	Low	Low	Med	Med	High	Low/Med	Med	Low/Med	Low	Med	High	Low	Low	Med	Low/Med	High (Relocation)	Low	Low	Low	High (construction)	
Hazmat Remediation			No	No	No	Possibly	Possibly	No	Possibly	Possibly	Possibly	No	Possibly	Yes	No	No	No	No	No	No	No	No	No	
Natural/ Physical Environment	12	3																						
Natural Daylight			Med	Low	High	Med	Med	High	High	Med	Low	High	Low	Low	High	High/Low	Med	Med	High	High	High	High	High	
Tsunami/ Avalanche			Low	Low	Low	Low	Low	High	Med	Med	Med	Med	Med	High	High	Low	Low	Low	Low	Low	Low	Low	High	
Surface water			Low	Low	Low	Low	Low	Med	Low	High	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Low	Med	
TOTAL SCORE	100		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

<p>Site Purchase Cost Category: Low: <\$250,000 Med: \$250,000-\$500,000 High: \$500,000-\$1,000,000 Very High: >\$1,000,000</p>	<p>Site Preparation Cost Category: Low: Minimal clearing, unsuitable material or fill Med: Partial clearing, some unsuitable material and fill, no bedrock removal High: All clearing, extensive unsuitable material and fill, bedrock blasting/ripping and removal</p>	<p>Site Probability of Availability Low: Current use unlikely to change, not for sale, not highest use of property Med: For sale, potentially for sale, child care is use improvement High: For sale and vacant, no competing uses</p>
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Priority	A	B	C	O	T	L	H	K	D	U	P	G	J	Q	N	E	F	S	I	R	M	V
	Old Alyeska Building (by Man Camp)	Airport Whitney Museum	Armory	Old Pizza Shop	Old Plumbing Shop	Mountain Sky	Halibut House	Royal Center Building	Glen Mills Building	Library Basement	Masons Building	Blue (Yellow) Building	Ferry Building	Civic Center (Ball room / Conference)	R Bell Building	Available HHES Space	District Office Building	Coast Guard Community Center	City Rec Center	PWSC	New Construction Hospital	
AVERAGE	68	68.5	67.5	58.5	58.5	59	73	77	64.5	73.5	63.5	62	64	75	61.5	92	81	79	86	77.5	74	
							8	4		7				5		1			2	3		6

1	Available HHES Space
2	City Rec Center
3	District Office Building
4	Coast Guard Community Center
5	PWSC
6	Royal Center Building
7	Civic Center (Ball room / Conference Room)
8	New Construction Hospital Campus (Masterplan)
9	Library Basement
10	Halibut House

Appendix E - Facilities SWOT Analysis

City of Valdez Child Care Crisis Task Force

Facilities Review, as outlined in Resolution No. 23-07:

“The strategic plan shall include recommendations to City Council on each of the following factors relating to the logistics of establishing an initial licensed child care facility:

- a. Analysis of existing buildings in the community capable of serving as a physical location for a child care facility, including a summary of renovations or adjustments that would be needed prior to use.”*

The CCTF provided an initial list of buildings, both public and privately owned, to be reviewed as potential childcare sites. COV Capital Facilities Director Nathan Duval drafted a rubric for analyzing those facilities, the CCTF provided edits, and a final draft was completed (attached). The rubric included the following categories: Community Support/Vision, Property Features, Site Compatibility, Purchase Cost/Terms, Potential Renovation Costs, and Natural/Physical Environment.

Three CCTF members were appointed to the Facilities Review Subcommittee: Susan Love, Tim Mason, and Tim Bauer. Susan Love and Tim Mason completed the rubric independently and compiled their scores for a final list, and met as a group to review. While Tim Bauer did not complete the rubric, he ranked HHES as the top choice.

The top ten facilities are:

1. Hermon Hutchens Elementary School
2. City of Valdez Recreation Center
3. VCS District Office Building*
4. USCG Community Center*
5. PWSC
6. Royal Center Building
7. City of Valdez Civic Center
8. New Construction Providence Hospital Campus
9. City of Valdez Library Basement
10. Former Halibut House

*Tim Mason, who represents the USCG, said that the number 4 building was a non-starter due to the unlikelihood that the USCG/Dept of Defense would release a building for this type of use that was not under USCG management. Tim Bauer, VCS Superintendent, stated that the number 3 building was also unavailable due to organizational purposes and recent renovation tailored to current use.

What follows is a SWOT analysis of the top four ranked facilities (after removing 3 and 4), with some additional notes on the consideration of constructing a new building.

Facilities Review – SWOT Analysis

- **Herman Hutchens Elementary School**

- **Strength**

- Potential available space within building
- City owned – lease may be potentially low cost
- Low overhead costs as maintenance, utilities are already provided to some extent
- Commercial kitchen
- Convenient for families with elementary-age kids
- Potential selling point for HHES workforce to have their children in childcare on-site
- Parking and snow removal provided
- Building is ADA compliant
- Library space

- **Weakness**

- Extensive renovation may be required
- Food service could not be provided through VCS Food Service program
- Sharing playground/facility space may be logistically challenging
- Point of entry – if daycare/HHES and parents cannot comingle, another entrance must be designated
- Drop off traffic routes are already problematic – this will add volume and additional challenges

- **Opportunity**

- VCS programs like Child Find may have access to daycare attendees and identify useful early interventions even sooner
- Being located in a school could provide work/learn opportunities for high school students interested in the profession.

- **Threat**

- Capital projects for building maintenance occur during summer, some may be extensive
- Jobs in the childcare center must be competitive with VCS jobs, especially if qualification level is equivalent to a benefited paraprofessional position within VCS
- Depending on management structure- there is liability to consider for shared space

- **COV Recreation Center**

- **Strength**

- Current lay out could work for child care center
 - ADA Compliant
 - City owned – lease may be potentially low cost
 - Low overhead costs as maintenance, utilities are already provided to some extent
 - Proximity to park and high school/ middle school
 - o **Weakness**
 - Displacement – Building is currently occupied and used for Parks and Rec daytime programming, including Mighty Mites, Beginner Pickleball, Open Rec hours as a place for youth/general public to hang out
 - Displacement of Parks & Rec office staff
 - If the space was no longer shared with P&R, utilities may not be covered
 - No commercial kitchen
 - Used as polling location
 - o **Opportunity**
 - Shorter hours for daycare (7:30am-3pm) could allow for continued use of Open Rec after-school hours
 - Creative shared use of space could preserve Parks & Rec office space for current use
 - o **Threat**
 - Renovation may be more extensive than anticipated to meet state licensing requirements
 - Depending on management structure- there is liability to consider for shared space
 - Parking lot can be tight, especially during winter
- **Prince William Sound College – Whitney Museum**
 - o **Strength**
 - Relatively newer building
 - Adjacent to park space (summer only)
 - Centrally located in town
 - ADA Compliant
 - Low overhead costs as maintenance, utilities, snow removal are already provided
 - Parking space available
 - o **Weakness**
 - Space is currently used and unlikely to change – Whitney Collection is currently held in the space
 - Displacement of office space and elimination of workload for one staff member

- No commercial kitchen
- No other space on campus is available year-round for childcare
- No park space available during winter months
- Renovation needed to effectively use space for childcare –
 - Additional bathrooms
 - Additional egress points
- o **Opportunity**
 - Childcare would be a year-round use and source of revenue, current usage is limited to summer months
 - Could result in new tuition revenue for PWSC through early childhood educator program
 - Utilities for museum-grade HVAC systems is expensive, potential cost-savings if those systems were no longer needed
 - Potential tie-in with workforce development opportunities, onsite training for providers
 - University of Alaska has existing models of onsite childcare centers ([UAF Bunnell House](#))
 - Potential workforce incentive for PWSC employees with children
 - Administrative staff on same campus can assist with administrative needs
- o **Threat**
 - Facility has no windows in main area
 - Increase of traffic on residential street (Lowe St)
 - Long-term funding for UA facilities maintenance has been underfunded for years
 - Depending on management structure- there is liability to consider for shared space. Vetting through UA risk analysis and legal office can be a lengthy process.
 - Change of use could include a lengthy approval process through UA administrative levels
- **Royal Center**
 - o **Strength**
 - Layout for childcare center already exists within building
 - Centrally located
 - Building is available for lease or purchase
 - Natural light in all classrooms
 - Adequate onsite parking
 - o **Weakness**
 - Lease costs are high

- Outdoor space is limited (I would be interested in identifying specifically where the property line is located)
- Located within tsunami inundation zone
- Building requires extensive renovation
- o **Opportunity**
 - Extensive renovation of building could include mixed-use (apartments above, commercial space below)
 -
- o **Threat**
 - If the building was purchased by COV, cost to renovate is very high – very rough estimates for low end is \$500K and roughly \$3M on the high end
 - Ongoing maintenance and utility costs are very high
 - Adjacent lot is owned by a different individual and used for snow storage purposes. Heavy equipment operates in area. This lot could make a great outdoor environment/ community green space were it to be purchased as well – but snow storage would be an issue.

New Construction Providence Hospital Campus

Initial conversations within the Child Care Task Force and Facilities Subcommittee indicate the desire to find an existing facility before considering a ‘new build’, and only if the costs to renovate begin to approximate the cost of constructing a new building should it be considered.

Providence Valdez Medical Center (PVMC) recently completed a 10-year Hospital Master Plan, and within different proposed sections of that plan there is the potential for a recreation/multi-use space that could be used or designed as a childcare center. At this time, that portion of the Hospital Master Plan is not listed as a high priority and no funds have been allocated towards it. However, if a new build were to occur, the PVMC campus is one of the top locations to consider.

Other COV Facilities- Civic Center Conference Room & Library Downstairs

The Civic Center conference room (not in the top 4 but in the top 10) has significant potential as a site as well and while it would displace certain business meetings, existing ballrooms have similar a/v capabilities. The conference room side has a separate entrance with a handicap accessible ramp and existing bathroom facilities in this portion of the building (would need remodel). There is unused land near this entrance where an outdoor environment could be put. The current layout, with dividing walls, would allow for a classroom area and a gross motor area

that could double as a nap space. Large windows in the space bring in natural light. There is an existing commercial kitchen (underutilized) and lawn in summer.

This room did have major tech upgrades recently so the cost of those might figure into whether the space is viable. There would be a need for additional fencing for an outdoor space due to the location on the hill. Drop off logistics would need to be considered in design.

The downstairs of the library has existing bathroom facilities (just remodeled but not with children in mind) and an elevator for handicap access if needed. The space itself would be conducive to setting up an ECE environment- large and open with small side rooms and conference rooms that could potentially serve as office space or separate napping areas.

The space does not have natural light and is currently used frequently for internal library programs and for community meetings so has similar shortcomings to the recreation center relating to potential displacement of existing youth activities.

***Appendix F -
Management
Structures SWOT
Analysis***

City of Valdez Child Care Crisis Task Force

MANAGEMENT STRUCTURE – SWOT ANALYSIS

Sections taken from the City of Valdez Comprehensive Plan (page 34):

Healthy Living - A healthy Valdez also means access to health care, childcare, education, and overall public health, safety, and welfare of its citizens.

Goal 5.1 Provide community services

Provide safe, equitable, and convenient access to healthcare, education, childcare, wellness, and social support services.

Quality of life is directly linked to a community's ability to provide safe, convenient and equitable access to facilities and services related to childcare and education, healthcare, wellness and social services support. When one or more of these are missing, the community becomes less desirable at retaining and attracting new families and creates economic impacts.

In the Community Survey, the top three improvements to improve the quality of life in Valdez are increased childcare/preschool options, community self-sufficiency, and support services for lower-income residents. Increased access to health care, improved K-12 education and mental health care support were prioritized by 24% or more of community members. The Survey also found that providing childcare and pre-K education was a top three priority to support economic growth. The top City facilities to be expanded or renovated included the senior center, school renovations, and hospital expansion.

Shared facility space for multiple childcare providers (POD Model)*

*Information provide in the Service Planning Brief presented by Stellar Group

○ **Strength**

- Each business is still separately owned, but some resources are held in common, such as administration and facility space.
- Reduction in licensing burden by allowing multiple providers access to a shared facility up-to-par with licensing requirements.
- Shared administrative overhead that can be subsidized at a variety of levels.
- Encourages a variety of ECE options and approaches for parents to choose from.
- Creates a network of providers, enabling shared resources, trainings, and ideas.

○ **Weakness**

- This approach involves a sponsoring entity, securing and maintaining a suitable facility.
- Securing a contract administrator to oversee partnered childcare providers utilizing the shared space.
- Requires interest among informal provers and other potential providers in becoming licensed.
- Coordination required for scheduling use of the space.
- Difficulty in preparing a learning environment appropriate to multiple age groups or pedagogies.

○ **Opportunity**

- Additional supports that can be offered include providing grants for supplies, grant writing support, and equipment and/or offering wage subsidies.
- Large employers can also financially support individual providers such as by paying for (in whole or part) a set number of slots for employees; this helps increase financial stability and ensures the employees of sponsoring employers benefit.
- Technical assistance and professional development opportunities offered by thread Alaska are also available to providers in this model.
- Locations could include churches or a city-owned building for lower/no cost rent.
- Potential for developing a unique and flexible local economy for early childhood educators.

○ **Threat**

- Multiple businesses involved – who is ultimately the responsible entity?
- Decrease workforce availability – many Valdez employers continue to struggle to hire employees.
- There may be little oversight in terms of ensuring that providers meet insurance requirements and or adhere to terms of use - would need to be monitored in some way.

Employer-Sponsored Childcare Facility*

*Information provided in the Service Planning Brief presented by Stellar Group

○ **Strength**

- There are many models of employer-sponsored childcare centers, including managing the childcare center in-house or contracting out the operations to a nonprofit or for-profit provider.
- Employers may subsidize the cost of care, or ask employees to pay full price.
- Employer-sponsored childcare can be located on-site or at a separate facility location.

○ **Weakness**

- Management of the facility would also have to be determined (example: employee of employer-sponsored facility or an independent contractor).
- Staffing may be less challenging due to the benefits/wages that can be offered but is still likely to be a challenge.
- Employer may select to only offer services to infants and children of employees.

○ **Opportunity**

- Employers may also be eligible for tax benefits for some of the expenses incurred and there are myriad benefits to providing this service for employees.

○ **Threat**

- This would entail a long-term commitment by one or more employers in Valdez of space and/or operating funds to sustain the program.
- Decrease workforce availability – many Valdez employers continue to struggle to hire employees.

Individually Owned For-Profit Childcare Facility

(vs. a KinderCare or affiliating with a Multicenter Agency such as Tundra Tykes in Anchorage)

○ **Strength**

- Provides a creative aspect for the owner who is able to develop the early childhood curriculum used.
- Allows for small scale/ individual entrepreneurial opportunities.

○ **Weakness**

- Start-up cost can be exorbitant.
- Unforeseen maintenance cost if the building is owned and not part of a lease agreement.
- Tuition/fees high enough to cover costs may outprice potential families if grants/subsidies are unavailable to private entities.

○ **Opportunity**

- Potential for growth.

○ **Threat**

- Decrease workforce availability – many Valdez employers continue to struggle to hire employees.
- Depending on how the business is structured (sole proprietor, partnership, corporation, or LLC) there are different legal and financial liabilities to consider either for owners or families of children.
- Potential for financial instability if owner is unfamiliar with business/ accounting practices or lacks administrative resources.

Not-For-Profit Childcare Facility

○ **Strength**

- Tax exempt status
- Strong continuity and structure provided by articles of incorporation and bylaws.

○ **Weakness**

- Governed by a Board of Directors, can have an impact on the management style and day-to-day operations, but depending on the board composition it can also be a strength.
- BOD composition – if the BOD consist of parents of enrolled children, it can result in lack of continuity of leadership over time.

○ **Opportunity**

- Donation sources: increased access to grant funding.
- Can receive Alaska charitable gaming funds directly.
- Create a strong message that inspires organizations, companies and individuals to help.
- Potential for growth.

○ **Threat**

- Funding needs, lack of knowledge in preparing grant proposals and its administrative component.
- Decrease workforce availability – many Valdez employers continue to struggle to hire employees.

Head Start / Early Head Start Program*

*Information provided in the Service Planning Brief presented by Stellar Group

○ **Strength**

- Head Start is a federally funded preschool program that offers services to low-income families at no cost.

○ **Weakness**

- Limits age of provided care: available for infants and toddlers under the age of three from low-income families.
- Most Head Start programs are run by non-profit organizations, though other entities are eligible such as city and Tribal governments, for-profit businesses, school districts, and higher education institutions.
- Grants for Head Start programs are awarded on a competitive basis.
- Not a weakness but a challenge, providers must demonstrate that they are able to provide scientifically based and age-appropriate educational material, have adequate facility, and meet administrative and financial management standards.
- According to the Head Start Act (Section 640(b)), the federal share of the total costs of a Head Start program cannot exceed 80% of the total budget unless a waiver has been requested and granted.
- Head Start class maximum capacity is 20 children.

○ **Opportunity**

- Supports pregnant women. Offering EHS also provides opportunity to offer families care for infants and toddlers.
- Head Start can be either full-day or half-day. Therefore, half-day services could potentially serve 40 children, though for fewer hours each day.

○ **Threat**

- In a center-based EHS program, the staff to child ratio in EHS is one teacher to four children, with a maximum of nine children and three teachers.
- Decrease workforce availability – many Valdez employers continue to struggle to hire employees.

Additional Information

- Valdez City School District- Expanded programming for 4 and 5 year olds - 60 slots available this coming school year
- Decentralized Model - In Home Childcare Provider Expansion
 - This model could benefit from shared services and/or shared administrator similar to POD model.
- Expansion of City - Managed Programming for After School/Summer Programming
- Cooperative Childcare Model - Participating families provide support for coverage (Book: Bringing Families Together)

Shared Services Alliance

- Through the State of Alaska or regionally (something like the PWS Economic Development District) an alliance is created to assist licensed childcare facilities to provide:
 - Program Coordination
 - HR Services
 - Grant oversight/administration
 - Enrollment Services
 - Payroll
 - Training
 - Quality Assessment
 - IT
- Ownership – TBD
- Desired Location: HHES
 - Capacity (35 square ft. of usable indoor space per child): TBD

Shared Services Alliance

- Desired Workforce:
 - 1 Administrator
 - 2 Associates
 - TBD: ELC employees
- Possible other shared services:
 - XX amount of slots reserved for PWSCC employees in exchange for yearly free Wellness Center membership for the employee only of the ELC.
 - XX amount of slots reserved for VCS employees in exchange for maintenance, janitorial, snow removal and utilities services.
 - XX amount of slots reserved for COV employees in exchange for financial support to PWSCC for dual credit courses relating to Early Childhood Education.
 - XX amount of slots reserved for Alyeska TAPS employees in exchange for financial support to cover cost of food program when VCS is in session.
 - XX amount of slots reserved for Providence Valdez employees in exchange for food program over-sight & delivery during school closure.
 - Local employers could purchase set amount of slots regardless of demand in order to ensure revenue.

Caregiver to Child Ratios

0 to 1.5 years – 5:1

1.5 to 3 years – 6:1

3 to 4 years – 10:1

5 to 6 years – 14:1

- 7 AAC 57.210 – Administrator
 - May be the same individual as the owner.
 - Must have at least 12 semester hours of college credit in childhood related courses, or hold a CDA credential from the Council for Early Childhood Professional Recognition or a Montessori certificate issued by an accredited program.
 - **Must be on-site during daytime operations at least 20 hours per week.**
 - Per 7 AAC 57.330 – An on-site administrator can serve the role of a child care associate for the first 30 children who are present at the center.

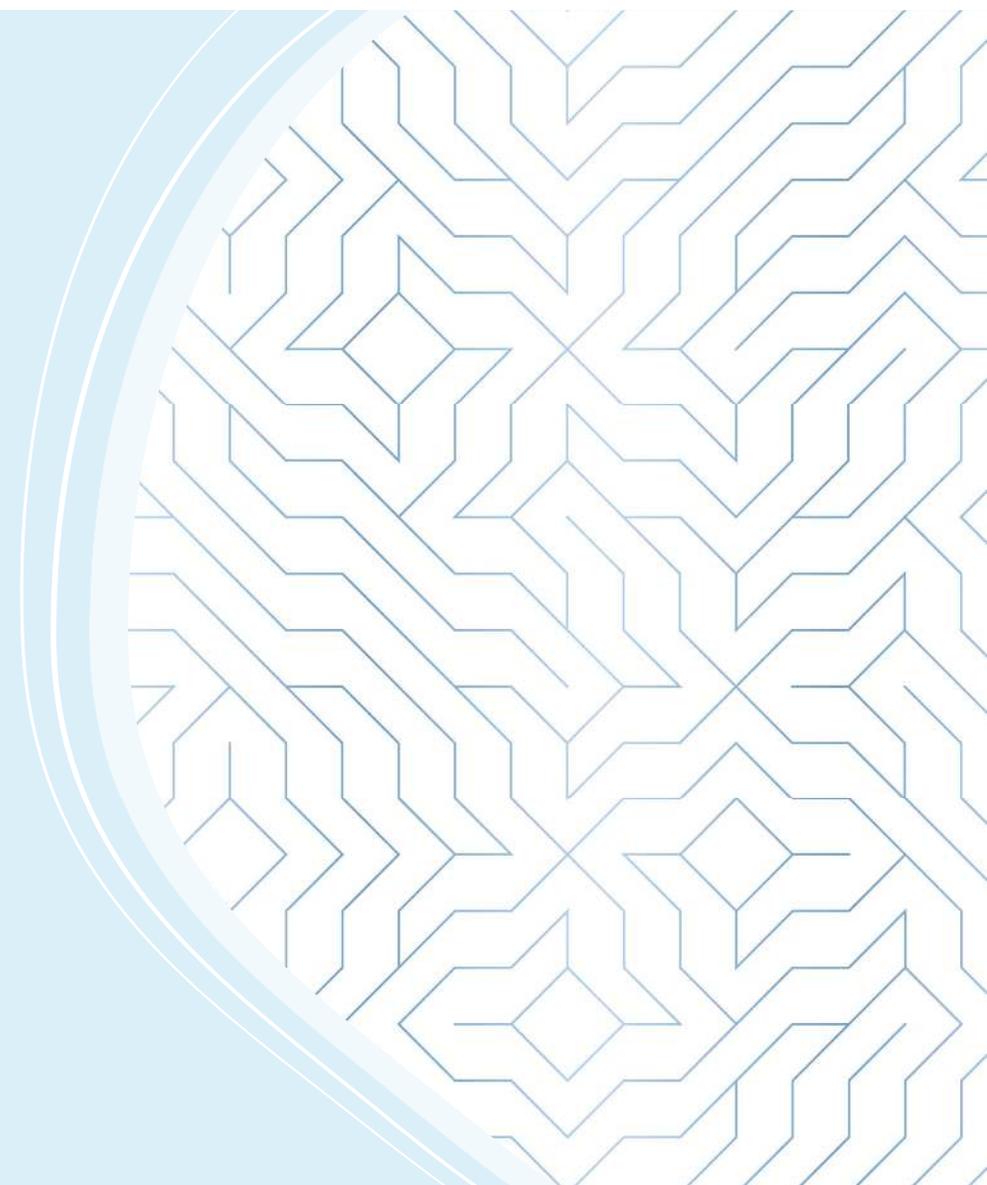
- 7 AAC 57.330 – Child Care Associate
 - Must have at least 12 semester hours of college credit in childhood related courses, or hold a CDA credential from the Council for Early Childhood Professional Recognition or a Montessori certificate issued by an accredited program.
 - **Must be on-site & available for each 30 children present.**
 - Per 7 AAC 57.210 – When the Administrator is absent from the facility the child care associate can be designated for that role.

***Appendix G -
Sustainable
Funding Models
Research
Summary***

Findings and Recommendations

Valdez CCTF Sustainable Funding subcommittee

Members: Ashley Christensen, Kate Dugan, Olivia Foster, Melanee Tiura, Ana Stroup



Finding 1: Funding will depend on management structure

Appropriate funding sources will depend the entity, e.g. private business, non-profit, public/government-driven or tribal.

See management structure presentation for more information.

Finding 2: Other Alaska communities have enacted specific taxes to fund childcare

Examples: Juneau – 1% sales tax for special projects, and a tax on marijuana in Anchorage. In Juneau, this is supplemented with general fund dollars.

Finding 3: Municipality and non-profit funding partnerships

For grant funding, the mechanism must be flexible; able to accept funds from the largest variety of sources and have authority to give funds to public/private entities and individuals.

Other communities, like Juneau, have leveraged agreements with a local non-profit to fund incentive and education grants to entities and individuals

Recommendation #1: Establish nonprofit fund for incentive grants

Similar to the CBJ and AEYC, the city could work with a nonprofit like the Prince William Sound Economic Development District would be able to hold funds and act as a fiscal agent with an MOA in place.

The fund could start small and grow in size and complexity with community efforts and capacity.

Recommendation #2: Consider local sin tax

A city tax on alcohol, marijuana and tobacco is estimated to produce \$180-300K/per year and could provide a stable, regular source of income for childcare efforts.

Research on this topic specific to Valdez is limited, so it should be more thoroughly explored.

***Appendix H -
Sin Tax and
Revenues
Research
Summary***

Sin Taxes and Other Revenues Directed to Child Care

Alaska Specific Examples

- Anchorage: Passage of Proposition 14 in April of 2023 redirected the existing 5% sales tax on marijuana purchase to be dedicated to child care. The specific ways in which the funds from Proposition 14 will be used to benefit young children will be decided in 2024. The revenue from this tax is roughly \$6 million each year. (<https://www.careforkidsanchorage.com/>)
- Juneau: Voters extended Juneau's temporary 1% sales tax in October of 2022 and \$2.5 million of the \$60 million in annual revenue from this tax is earmarked for Child Care Assistance and specifically go toward will fund the new The Juneau Child Care Expansion and Start-up Program as well as the existing HEARTS initiative. (<https://www.ktoo.org/2021/11/03/local-governments-steer-money-to-juneau-child-care-centers-struggling-to-find-workers/>)
- Petersburg: The Borough Assembly established an Education Incentive Program funded at \$40,000 per year to incentivize those working in the ECE field.
- Sitka: The Sitka Assembly earmarked roughly \$500,000 of its COVID relief funds to bolster child care in the community. They have directed one of their commissions to explore the problem further.
- Seward: A non-profit organization, Happy Youth Programs & Educational Resources (HYPER), was initially funded with a \$500,000 pass through grant from the City of Seward (part \$1 million in COVID relief funds the city received from Norwegian Cruise Lines) and has a Childcare Provider Startup Assistance Program and now has a program to provide additional funding to parents to offset cost of child care as well. (https://www.sewardjournal.com/news/local/hyper-announces-childcare-provider-startup-assistance-program/article_e0fefbc6-a506-11ec-a778-6fa6b1e8bf1d.html)
- State of Alaska: Included \$7.5 million in the FY24 Alaska State budget to increase wages for child care professionals and stabilize child care operations in the state- this funding will be distributed as part of the SEED ROOTS award through thread.

The federal Child Care Technical Assistance Network provides examples of ECE funding mechanisms in other jurisdictions. These include taxes, tax credits, lotteries, gambling revenue and private/public partnership. (<https://childcareta.acf.hhs.gov/systemsbuilding/systems-guides/financing-strategically/revenue-generation-strategies/local-taxes>)

Other potential cost defrayment options for communities:

- Charitable gaming activities authorized under AS 5.15
- Creation of an endowment fund that private industry, employers and philanthropic organizations can pay into.

Appendix I-
Pod Model
Research Brief

SERVICE PLANNING BRIEF: POD MODEL FOR MULTIPLE PROVIDERS

BACKGROUND

NEED

Individuals interested in becoming licensed for in-home care must meet certain infrastructure requirements that can require costly and time-consuming renovations, potentially posing a barrier to achieving licensure. Those who desire to open a center-based child care business also face significant overhead costs and obligations to become licensed. The recent needs assessment revealed a desire among parents and caregivers for not only more availability of care, but also a variety of options and approaches.

SOLUTION

A shared facility space for multiple childcare providers, or pod model, is one potential solution to the above concerns.¹ In a pod model, each business is still separately owned, but some resources are held in common, such as administration and facility space. This can reduce the licensing burden by allowing multiple providers access to a shared facility up-to-par with licensing requirements and shared administrative overhead that can be subsidized at a variety of levels. Additionally, a pod model could encourage a variety of ECE options and approaches for parents to choose from. This model also creates a network of providers, enabling shared resources, trainings, and ideas.

CONSIDERATIONS

This approach involves a sponsoring entity, such as the City of Valdez or another organization, securing and maintaining a suitable facility and securing a contract administrator to oversee partnered child care providers utilizing the shared space. It also requires interest among informal provers and other potential providers in becoming licensed.

Additional supports that can be offered include providing grants for supplies and equipment and/or offering wage subsidies. Large employers can also financially support individual providers such as by paying for (in whole or part) a set number of slots for employees; this helps increase financial stability and ensures the employees of sponsoring employers benefit. Technical assistance and professional development opportunities offered by thread Alaska are also available to providers in this model.

¹ State of Minnesota, Family Child Care Task Force. (n.d.) *Existing MN child care delivery models & other state examples*. https://mn.gov/dhs/assets/Duty-5%20work-group-examples-child-care-models_tcm1053-450175.pdf

REQUIRED PARTNERS

- » *Potential child care providers*

POTENTIAL PARTNERS

- » *Local religious organizations/houses of worship*
- » *Large employers*

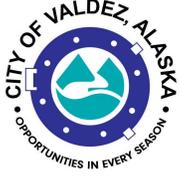
TIMELINE

Below is a tentative timeline for implementation of a pod-model child care facility.

- » **2023**
 - *Develop partnerships with current/potential licensed and unlicensed providers*
 - *Discuss and research facility options*
 - *Secure facility*
 - *Develop and finalize business plan with partners and identify necessary facility renovations*
 - *Complete facility renovations*
 - *Draft and finalize business provider licensing assistance materials and templated business plans*
- » **2024**
 - *Recruit current and potential providers, provide assistance with licensure and business planning as needed*
 - *Conduct community outreach to recruit families for enrollment*
 - *Maintain facility and provide ongoing support for quality child care services*

	Urgent	Less Urgent
Important	Do	Plan
Less important	Delegate	Delete

Short Term Goal	Why?	What?	Who?	When?	Where?



Legislation Text

File #: 24-0066, **Version:** 1

ITEM TITLE:

Approval of City Council Minutes - January 16, 2024

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

Review and approve.

SUMMARY STATEMENT:

Minutes are attached from the January 16, 2024 City Council Meeting.

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - DRAFT

Tuesday, January 16, 2024

7:00 PM

Regular Meeting
Council Chambers

City Council

WORK SESSION AGENDA - 6:00 pm

1. Work Session: 2024 State Legislative Priorities and 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 Todd Wegner
Council Member Jimmy Devens
Council Member Olivia Foster
Council Member Austin Love

Also Present: 3 - City Clerk Sheri Pierce
City Manager John Douglas
Deputy City Clerk Elise Sorum-Birk

IV. PUBLIC BUSINESS FROM THE FLOOR

Natasha Falke, Valdez resident, expressed concern over her experience as an employee with the Valdez City Schools.

Mathew Brunton, Valdez resident, shared his frustration with local taxes and how the funds were used.

Lisa Wax, Valdez resident, stated she wanted to bring to attention the Bureau of Land Management in Gakona was considering the release of 28 million acres of federally protected land.

V. CONSENT AGENDA

- 1. Approval of Contract with KVAK Radio for Broadcasting Services in an Amount Not to Exceed \$40,000**
- 2. Approval to Go Into Executive Session Regarding City Clerk Annual Evaluation**

MOTION: Fleming moved, seconded by Sorum, to approve all items on the consent agenda.

VOTE ON MOTION

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

VI. UNFINISHED BUSINESS**1. #23-68 - Approving Port Valdez Company Memorial Art Installation at Meals Hill**

MOTION: Love moved, seconded by Fleming, to postpone Resolution #23-68 Approving Port Valdez Company Memorial Art Installation at Meals Hill to next regular meeting scheduled for February 6, 2024 pending a recommendation of the committee.

VOTE ON MOTION

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

VII. NEW BUSINESS**1. Approval of Extension of Physician Recruitment Contract with Angela Alfaro, MD.**

MOTION: Sorum moved, seconded by Fleming, to approve the Extension of Physician Recruitment Contract with Angela Alfaro, M.D.

Council Member Love requested information on how \$60K had been set as the original amount.

Assistant City Manager Duval outlined the history of the SHARPS 3 program, and \$60K was the market rate at the time for physician programs. He stated when the program was established via Resolution, it was based on 5 physicians at the clinic, not to exceed \$300K.

Council Member Love voiced concern on the effectiveness of the program in general when it comes to a long-term solution to local physician retention. Mayor Scheidt agreed and stated a review of the program had been discussed recently by herself, and City Administration.

Council Member Foster asked who sourced the program funds and requirements of the program. City Manager Douglas outlined the program, and who oversaw different portions of it. City Clerk Pierce provided the history of the program.

VOTE ON MOTION

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

2. Approval of Contract with Kim Hutchinson dba Trust Consultants for State Lobbyist Services in the Amount of \$50,000

MOTION: Devens moved, seconded by Foster, to approve contract with Kim Hutchinson dba Trust Consultants for state lobbyist services in the amount of \$50,000.

VOTE ON MOTION

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

3. Approval of Federal Lobbying Contract with Capitol Hill Consulting Group in an Amount Not to Exceed \$100,000.

MOTION: Foster moved, seconded by Sorum, to approve federal lobbying contract with Capitol Hill Consulting Group in an amount not to exceed \$100,000.

VOTE ON MOTION

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

4. Approval of 2024 City of Valdez State Legislative Priorities

MAIN MOTION: Devens moved, seconded by Sorum, to approve 2024 City of Valdez State Legislative Priorities.

MOTION TO AMEND: Love moved, seconded by Foster, to amend language related to prioritizing a stable and attractive public retirement system to be inclusive of both the Public Employees Retirement System (PERS) and the Teachers Retirement System (TRS)

VOTE ON MOTION TO AMEND

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

MOTION TO AMEND: Sorum moved, seconded by Love, to amend the DOT&PF portion of the priorities to add replacement of the culverts at the Robe River crossing with a bridge.

VOTE ON MOTION TO AMEND

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

MOTION TO AMEND: Love moved, seconded by Foster, to amend language relating to ferry service to replace "maintain" with "improve".

VOTE ON MOTION TO AMEND

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

VOTE ON MAIN MOTION AS AMENDED

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

5. Approval of 2024 Federal Legislative Priorities

MAIN MOTION: Devens moved, seconded by Foster, to approve the 2024 Federal Legislative Priorities.

MOTION TO AMEND: Foster moved, seconded by Sorum, to amend the health care section to add advocacy for available senior support services.

VOTE ON MOTION TO AMEND

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

MOTION TO AMEND: Love moved, seconded by Foster, to amend the disaster preparedness section to include advocacy for an avalanche forecast center.

VOTE ON MOTION TO AMEND

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

VOTE ON MAIN MOTION AS AMENDED

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

6. Approval of Memorandum of Understanding with U.S Army Garrison Alaska (USAG Alaska) for Operation and Maintenance of Glacier Campground

MOTION: Wegner moved, seconded by Fleming, to approve the Memorandum of Understanding with U.S Army Garrison Alaska (USAG Alaska) for Operation and Maintenance of Glacier Campground.

Council Member Wegner asked if there had been an RFP.

PRCS Director Ken Wilson provided background on the contract, and the option to renew based on good standing.

Council Member Fleming requested Director Wilson forward the 2024 end of year report from MWR to Council when he received it.

Lisa Wax, Valdez resident, spoke on the importance of outdoor recreation in Valdez and in opposition to renewal of MWR contracts.

VOTE ON MOTION

Yays: 4 - Love, Wegner, Fleming and Scheidt

Nays: 3 - Foster, Devens and Sorum

MOTION CARRIED.

7. Approval of Memorandum of Understanding with U.S Army Garrison Alaska (USAG Alaska) for Operation and Maintenance of Allison Point Campground

MOTION: Love moved, seconded by Fleming, to approve the Memorandum of Understanding with U.S Army Garrison Alaska (USAG Alaska) for Operation and Maintenance of Allison Point Campground.

Council Member Foster asked how often the campgrounds were put out to RFP. Director Wilson stated the former director had selected MWR of the two applicants.

Council Member Wegner provided a history of the management of Allison Point. He stated there was an element of evaluation in the contract if the operator selected was not doing their job, where the contract could be terminated and put out for a new RFP.

Council Member Love stated the photos presented by Resident Wax were unacceptable and he did not want to see mismanagement at a campground representing Valdez. He followed up, saying he would trust Director Wilson to provide oversight and follow up if the group was not responsive to correction.

Council Member Foster noted Valdez Adventure Alliance cares for two state campgrounds, and perhaps they would be interested in looking after the two city campgrounds if things did not work out with the current operators.

Resident Wax expressed additional concern over the management of Allison Point, and hoped the oversight provided by Director Wilson would steer the campground in a better direction.

VOTE ON MOTION

Yays: 4 - Love, Wegner, Fleming and Scheidt

Nays: 3 - Foster, Devens and Sorum

MOTION CARRIED.

8. Approve Agreements with the Natural Resources Conservation Service Relating to Glacier Stream Erosion Protection

MOTION: Love moved, seconded by Foster, to approve agreements with the Natural Resources Conservation Service relating to Glacier Stream erosion

protection.

Council Member Sorum asked if it was possible to get an evaluation of the bridge, and why it was causing issues. Director Duval agreed he would ask.

VOTE ON MOTION

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

VIII. RESOLUTIONS

1. #24-02 - Amending the 2024 Budget by Transferring \$61,000 from Budget Variance Reserve to Public Safety Department Personnel Accounts

MOTION: Foster moved, seconded by Fleming, to approve Resolution 24-02 Amending the 2024 Budget by Transferring \$61,000 from Budget Variance Reserve to Public Safety Department Personnel Accounts.

Casey Dshaak, City Financial Analyst, outlined the change of classification of public safety personnel which had not been transferred into the approved budget.

VOTE ON MOTION

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

IX. REPORTS

1. Monthly Treasury Report: November, 2023

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

1. City Manager Report

City Manager Douglas reviewed his report, including scheduling a work session on the SAFER Grant.

2. City Clerk Report

City Clerk Pierce reminded Council of the upcoming Special Meeting and public hearing on Title 17.

3. City Attorney Report

City Attorney Staser provided updates on cases his firm is working on behalf of the City, including Alderwood, escaped property, and the Meals Hill Memorial Art contract.

4. City Mayor Report

XI. COUNCIL BUSINESS FROM THE FLOOR

Council Member Devens reminded those listening to be aware of the expected upcoming severe weather.

Council Member Foster updated Council on Chugachmiut's home visiting services for expecting parents and families with young children up to kindergarten age.

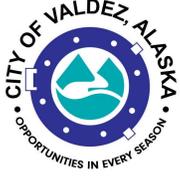
Council Member Love thanked Finance for their skillful management of City investments.

XII. EXECUTIVE SESSION

XIII. RETURN FROM EXECUTIVE SESSION

XIV. ADJOURNMENT

DRAFT



Legislation Text

File #: 24-0067, **Version:** 1

ITEM TITLE:

Approval of Budgeted Travel for Commissioner Colleen Stephens to Attend Cruise Industry Meetings in Miami.

SUBMITTED BY: Martha Barberio, Economic Development Director

FISCAL NOTES:

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

RECOMMENDATION:

Approve budgeted travel.

SUMMARY STATEMENT:

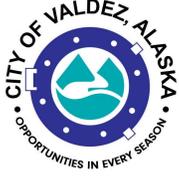
This approval is for Commissioner Colleen Stephens to join city staff in Miami to meet with scheduled cruise ship companies in April 2024. This is an opportunity for us to meet with cruise representatives and decision makers directly.

This will allow staff to re-connect with and establish new industry contacts and network seasonal issues. Because we have been out of the cruise industry for so long, we are rebuilding and re-connecting our relationships with the cruise industry.

Colleen is in a unique position, as she serves in leadership positions on various boards nationally, statewide and locally (EDC & Ports & Harbor commissions). She has the connections in the cruise industry and is willing to help make these introductions and facilitate meetings with many of these cruise lines. Colleen has been instrumental in Valdez Cruise Ship Operations for decades and has been effectively assisting staff with the recent return and growth.

Colleen has a successful history accompanying city staff and elected officials in similar cruise, travel, and trade missions.

These expenses were included in the Economic Development Department budget for 2024 and per Council's adopted policies travel by a member of a Citizen Advisory Group for City of Valdez travel must be approved.



Legislation Text

File #: 24-0064, **Version:** 1

ITEM TITLE:

Approval of 2024 Community Purpose Property Tax Exemption Applications

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: NA

Unencumbered Balance: NA

Funding Source: NA

RECOMMENDATION:

Approve 2024 Community Purpose Property Tax Exemption Applications

SUMMARY STATEMENT:

The property of an organization not organized for business or profit-making purposes and used *exclusively* for community purposes may be exempt from taxation under Valdez Municipal Code (Chapter 3.12.050). The property must also be open to the public and not require membership or a fee to access.

Note: That portion of the property regularly used for commercial purposes other than the organization's exempt purpose shall be subject to taxation by the City.

In order to qualify for the exemption, the applicant must file with the City Clerk's Office a written application no later than January 15th of the assessment year for which the exemption is sought. Applicants must use a standard form provided by the City.

Community purpose property tax exemptions must be approved by the City Council annually. An exemption granted shall only be for the assessment year for which the exemption is sought.

The City Clerk's Office received qualified 2023 community purpose applications from:

- **Advocates for Victims of Violence** (One property @ 100%)
- **American Legion** (One property @ 100%)
- **Connecting Ties - Second Time Around** (Two properties @ 100%)
- **Frontier Community Services** (Two properties @ 100%)

- **Valdez Fisheries Development Association** (Thirteen properties @ 100%)

A spread sheet is attached listing the applicant name, parcel identifiers, parcel value (land & improvements), the anticipated value of the tax exemption to be granted upon approval, and any applicable notes. Tax exemption applications are also provided for ease of reference.

All the applicants seeking the 2024 Community Purpose Property Tax Exemption were granted the exemption in 2023.

Parcel Number	Owner	Address	Community Purpose Exemption	Land Assessed	Imp Assessed	Total Assessed	Total Exempt	Land Taxable	Imp Taxable	Total Taxable
1140-000-003-0	CITY OF VALDEZ LEASE VFDA	1561 DAYVILLE ROAD (11400000030)		500	500		500	500	0	0
1140-000-002-0	CITY OF VALDEZ LEASE VFDA	1561 DAYVILLE ROAD (11400000020)		500	500		500	500	0	0
0088-140-001-0	VFDA/STATE OF ALASKA LEASE	1651 DAYVILLE ROAD (00881400010)		2800	2800		2800	2800	0	0
0564-000-002-1	VALDEZ FISHERIES DEVELOPMENT ASSOCIATION	NHN MINERAL CREEK LOOP RD		3500	3500		3500	3500	0	0
0088-140-002-0	VFDA/STATE OF ALASKA LEASE	1651 DAYVILLE ROAD (00881400020)		5500	5500		5500	5500	0	0
1140-000-004-0	STATE OF ALASKA	1561 DAYVILLE ROAD		10000	10000		10000	10000	0	0
0564-000-002-0	VALDEZ FISHERIES DEVELOPMENT ASSOCIATION	1820 MINERAL CREEK LOOP RD (05640000020)		31700	31700		31700	31700	0	0
1097-016-000-0	VALDEZ FISHERIES DEVELOPMENT ASSOCIATION	1650 DAYVILLE RD		35900	35900		35900	35900	0	0
1358-000-000-0	VALDEZ FISHERIES DEVELOPMENT ASSOCIATION	1651 DAYVILLE RD		36000	36000		36000	36000	0	0
7040-035-023-0	VALDEZ POST NO. 2	340 GALENA DR		63000	63000		63000	63000	0	0
1595-000-001-0	VALDEZ FISHERIES DEVELOPMENT ASSOCIATION	1701 DAYVILLE ROAD		65900	65900		65900	65900	0	0
7010-008-010-0	FRONTIER COMMUNITY SERVICES	1235 COHO PL		212000	39600	172400	212000	212000	0	0
7040-025-001-4	CONNECTING TIES INC	113 FAIRBANKS DR		252200	89200	163000	252200	252200	0	0
7040-016-004-0	CONNECTING TIES INC.	330 JAGO ST		295400	39600	255800	295400	295400	0	0
7120-018-000-0	FRONTIER COMMUNITY SERVICES	825 COTTONWOOD DR		318000	25500	292500	318000	318000	0	0
7010-016-001-0	ADVOCATES FOR VICTIMS OF VIOLENCE	551 WOODSIDE DR (70100160010)		422100	45300	376800	422100	422100	0	0
3329-000-000-0	VALDEZ FISHERIES DEVELOPMENT ASSOCIATION	1815 MINERAL CREEK LOOP RD		676500	55000	621500	676500	676500	0	0
3682-001-005-0	VALDEZ FISHERIES DEVELOPMENT ASSOCIATION	1825 MINERAL CREEK LOOP RD		1207500	96200	1111300	1207500	1207500	0	0
1140-000-001-0	VALDEZ FISHERIES DEVELOPMENT ASSOCIATION	1561 DAYVILLE ROAD (11400000010)		4317600	18500	4299100	4317600	4317600	0	0

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. **This application must be filed by January 15th of each assessment year for which the exemption is sought.**

TAX YEAR: ~~2023~~ 2024

Organization Name: American Legion

Property Description Lot 23ABK

Tax Parcel Number: 70400350230

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes No
- 2. Is your organization nonprofit/non-business Yes No
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %

5. Explain why your organization qualifies for this community purpose exemption:

Display the American Flag & honor Vets

Signature of Applicant Max Miller

Title: Adjutant Date

Contact Telephone Number: 907-835-8970

land value 63,000 TAX 1,260

PB 2/5/24

PROS E MAIL
This is to certify that on this 3rd day of January, 2024, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mark Webber known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



[Signature]
Notary Public in and for Alaska
Commission Expires: March 19, 2027

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

Received
NOV 02 2023
City of Valdez

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

Organization Name: Advocates for Victims of Violence, Incorporated

Property Description: Lot 1, Block 14 Black Gold Subdivision

Tax Parcel Number: 7010-014-001-0

Determination Criteria

1. Form of Organization (i.e. a lawful corporation) Yes No
2. Is your organization nonprofit/non-business Yes No
3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
4. Percentage of property used for profit purposes 0 %
5. Explain why your organization qualifies for this community purpose exemption:
AVV IS A DOMESTIC WOMEN'S EMERGENCY SHELTER FOR BOTH SEXUAL ASSAULT + DOMESTIC VIOLENCE VICTIMS + SURVIVORS

Signature of Applicant [Signature]

Title: EXECUTIVE DIRECTOR Date: 11/2/2023

Contact Telephone Number: (907) 835-2980

land 45,300
building 376,800
total 422,100

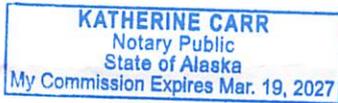
Tax 8,442
PB 215/24

This is to certify that on this 2nd day of November, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Rosana Palomar known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Notary Public in and for Alaska
Commission Expires:



EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

Organization Name: Connecting Ties, Inc.

Property Description 330 JAGO STREET, LOT 4, BLOCK 16, MINERAL CREEK

Tax Parcel Number: 70400160040

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes No
- 2. Is your organization nonprofit/non-business Yes No
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %

5. Explain why your organization qualifies for this community purpose exemption:
Non profit organization providing housing & group home services to the disabled

Signature of Applicant Maula Dill (exec dir)

Title: Executive Director Date 10/26/23

Contact Telephone Number: 907-835-3274

land	39,600
building	255,800
total	<u>295,400</u>

Tax 5,908
DB 2/5/24

Received
OCT 26 2023
City of Valdez

This is to certify that on this 26th day of October, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mark A Dickman known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



[Signature]
Notary Public in and for Alaska
Commission Expires: 12/18/2023

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

3.12.050 COMMUNITY PURPOSE PROPERTY EXEMPTION

The property of an organization not organized for business or profit making purposes and used exclusively for community purposes may be exempt from taxation under this chapter. That portion of the property regularly used for commercial purposes other than the organization's exempt purpose, shall be subject to taxation by the city. In order to qualify for this exemption, the applicant must file a written application for the exemption no later than January 15th of each assessment year for which the exemption is sought. The application shall be on a form prescribed by the city and shall include all information determined necessary by the city to determine the character of the organization and the nature of the uses made of the property. An exemption granted under this subsection shall be only for the assessment year for which the exemption is sought.

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. **This application must be filed by January 15th of each assessment year for which the exemption is sought.**

Received
OCT 26 2023
City of Valdez

TAX YEAR: 2024

Organization Name: Connecting Ties, Inc.

Property Description 113 FAIRBANKS DR, LT 1-H, BLK 25 MINERAL CREEK SUBD

Tax Parcel Number: 70400250014

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes X No _____
- 2. Is your organization nonprofit/non-business Yes X No _____
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. _____ 100 %
- 4. Percentage of property used for profit purposes _____ 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
Provides supported employment services to sell used goods to the local community

Signature of Applicant Maula Divil (Exec Dir)

Title: Executive Director Date 10/26/23

Contact Telephone Number: 907-835-3274

land	89,200
building	163,000
total	<u>252,200</u>

tax 5,044

QB 2/15/24

This is to certify that on this 26th day of October, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mark A Dickman known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



[Signature]
Notary Public in and for Alaska
Commission Expires: 12/18/2023

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

1235
Cono Pl.

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. **This application must be filed by January 15th of each assessment year for which the exemption is sought.**

TAX YEAR: 2024

Organization Name: Frontier Community Services

Property Description Lot 10, Block 8, Black Gold Subd #1, Plat # 78-3
Lot Size 8800 SF

Tax Parcel Number: 7010-008-010-0

Determination Criteria

1. Form of Organization (i.e. a lawful corporation) Yes No
2. Is your organization nonprofit/non-business Yes No
3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
4. Percentage of property used for profit purposes 0 %

5. Explain why your organization qualifies for this community purpose exemption:
We are a non profit organization and a federally exempt, Federally classified public charity

Signature of Applicant Christina L Erwin

Title: HR / OPS Director Date 10.19.23

Contact Telephone Number: 907-714-6614

land	39,600	tax	4,240
building	172,400		
total	<u>212,000</u>	PB	215/24

This is to certify that on this 19 day of October, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Christina Erwin known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notary Seal the day and year last written above.



Christina Erwin
Notary Public in and for Alaska
Commission Expires: April 6, 2025

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

3.12.050 COMMUNITY PURPOSE PROPERTY EXEMPTION

The property of an organization not organized for business or profit making purposes and used exclusively for community purposes may be exempt from taxation under this chapter. That portion of the property regularly used for commercial purposes other than the organization's exempt purpose, shall be subject to taxation by the city. In order to qualify for this exemption, the applicant must file a written application for the exemption no later than January 15th of each assessment year for which the exemption is sought. The application shall be on a form prescribed by the city and shall include all information determined necessary by the city to determine the character of the organization and the nature of the uses made of the property. An exemption granted under this subsection shall be only for the assessment year for which the exemption is sought.

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

Organization Name: Frontier Community Services

Property Description: Port Valdez Subd, Lot size 10195 SF, Zone RA

Tax Parcel Number: 7120-018-000-0 *Tract R-1 Port Valdez subdivision*

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes No
- 2. Is your organization nonprofit/non-business Yes No
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes ∅ %

5. Explain why your organization qualifies for this community purpose exemption:
We are a Nonprofit organization and Federally exempt, Federally Classified as Public charity

Signature of Applicant: Christina Brown

Title: HR & OPS Director Date: 10.19.23

Contact Telephone Number: 907-714-6614

land 25,500
building 292,500

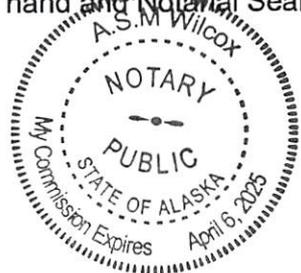
total 318,000

tax 6,360

DB 2/5/24

This is to certify that on this 19 day of October, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Christina Gruen known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



A.S.M. Wilcox
Notary Public in and for Alaska
Commission Expires: April 6, 2025

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

3.12.050 COMMUNITY PURPOSE PROPERTY EXEMPTION

The property of an organization not organized for business or profit making purposes and used exclusively for community purposes may be exempt from taxation under this chapter. That portion of the property regularly used for commercial purposes other than the organization's exempt purpose, shall be subject to taxation by the city. In order to qualify for this exemption, the applicant must file a written application for the exemption no later than January 15th of each assessment year for which the exemption is sought. The application shall be on a form prescribed by the city and shall include all information determined necessary by the city to determine the character of the organization and the nature of the uses made of the property. An exemption granted under this subsection shall be only for the assessment year for which the exemption is sought.

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

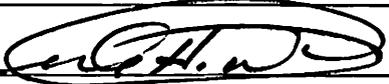
Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1820 Mineral Creek Loop Rd- ATS 564 Parcel B

Tax Parcel Number: 05640000020

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes X No _____
- 2. Is your organization nonprofit/non-business Yes X No _____
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

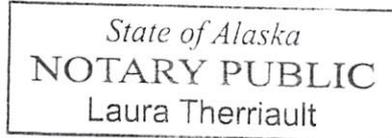
Title: Executive Director Date 12/29/23

Contact Telephone Number: (907) 835-4874

land only 31,700 tax 634
PB 215124

This is to certify that on this 29th day of December, 20 23, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

Organization Name: Valdez Fisheries Development Association, Inc.

Property Description NHN Mineral Creek Loop Road, Lot 2 ATS 564 Tideland Lease

Tax Parcel Number: 0564000021

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes X No _____
- 2. Is your organization nonprofit/non-business Yes X No _____
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

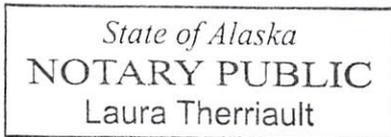
Contact Telephone Number: (907) 835-4874

land only 3,500 tax 70

PB 215124

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1650 Dayville Road, MS 1097 SEC 16 T9S-R6W, CRM

Tax Parcel Number: 10970160000

Determination Criteria

1. Form of Organization (i.e. a lawful corporation) Yes X No _____
2. Is your organization nonprofit/non-business Yes X No _____
3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
4. Percentage of property used for profit purposes 0 %
5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

Contact Telephone Number: (907) 835-4874

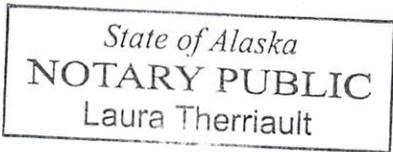
land only 35,900 tax 718

PB 215124

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.

Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25



EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. **This application must be filed by January 15th of each assessment year for which the exemption is sought.**

TAX YEAR: 2024

Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1561 Dayville Rd- Tract A ATS 1140

Tax Parcel Number: 11400000010

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes X No _____
- 2. Is your organization nonprofit/non-business Yes X No _____
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

Contact Telephone Number: (907) 835-4874

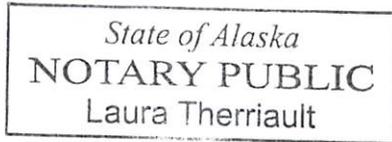
land 18,500
 building 4,299,100
 total 4,317,600

tax 86,352

DB 215/24

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

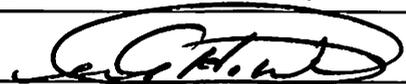
Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1561 Dayville Rd- Tract B ATS 1140

Tax Parcel Number: 11400000020

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes X No _____
- 2. Is your organization nonprofit/non-business Yes X No _____
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

Contact Telephone Number: (907) 835-4874

land only 500 tax 10

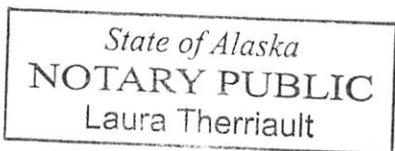
OB 2/5/24

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.

Laura Therriault

Notary Public in and for Alaska
Commission Expires: 2/21/25



EXEMPTION GRANTED _____

EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1561 Dayville Rd- Tract C ATS 1140

Tax Parcel Number: 11400000030

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes No
- 2. Is your organization nonprofit/non-business Yes No
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/25

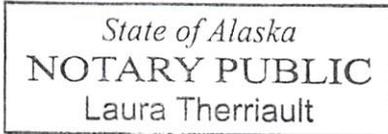
Contact Telephone Number: (907) 835-4874

land only 500 tax 10

PB 2/5/24

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

Organization Name: Valdez Fisheries Development Association, Inc.

Property Description: 1561 Dayville Rd - Portion of Tract A 82-183

Tax Parcel Number: 11400000040

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes No
- 2. Is your organization nonprofit/non-business Yes No
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant: 

Title: Executive Director Date: 12/29/23

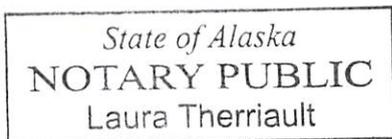
Contact Telephone Number: 907-835-4874

land only 10,000 tax 200

DB 215124

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

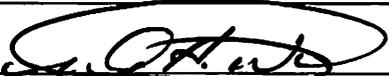
Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1651 Dayville Rd. ATS 1358 SUBJ to ADL 222909

Tax Parcel Number: 13580000000

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes X No _____
- 2. Is your organization nonprofit/non-business Yes X No _____
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

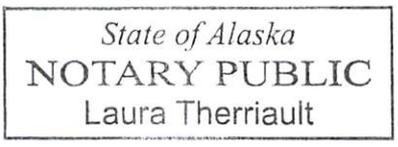
Contact Telephone Number: 907-835-4874

land only 36,000 tax 720

OB 2/5/24

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

All applicable questions must be answered fully. If a question is not applicable, mark N/A. Decision upon the requested exemption will be made after consideration of the information set forth by the applicant upon this form. Misrepresentation or false statements made in conjunction with an application for exemption is a misdemeanor and is subject to criminal penalties. This form must be notarized or it will not be accepted. A separate application must be made for each tax parcel. This application must be filed by January 15th of each assessment year for which the exemption is sought.

TAX YEAR: 2024

Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1701 Dayville Rd- Tract 1 ATS 1595

Tax Parcel Number: 15950000010

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes No
- 2. Is your organization nonprofit/non-business Yes No
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

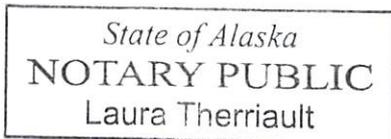
Contact Telephone Number: (907) 835-4874

land only 65,900 tax 1318

PB 215124

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

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TAX YEAR: 2024

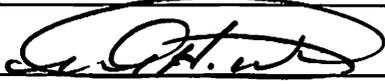
Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1815 Mineral Creek Loop Rd - USS 3329

Tax Parcel Number: 33290000000

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes X No _____
- 2. Is your organization nonprofit/non-business Yes X No _____
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

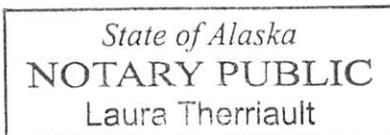
Contact Telephone Number: 907-835-4874

land 55,000
 building 621,500
 total 676,500

tax 13,530
 PB 2/5/24

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/2/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

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TAX YEAR: 2024

Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1825 Mineral Creek Loop Rd - Lot A of Lot 1, USS Survey 3682; Plat 2005-11

Tax Parcel Number: 36820010050

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes No
- 2. Is your organization nonprofit/non-business Yes No
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %

5. Explain why your organization qualifies for this community purpose exemption:

VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

Contact Telephone Number: 907-835-4874

land 96,200
 building 1,111,300
 total 1,207,500

tax 24,150

OB 215124

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.

State of Alaska
NOTARY PUBLIC
Laura Therriault

Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

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TAX YEAR: 2024

Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1651 Dayville Rd- Tract A of ASLS 88-140

Tax Parcel Number: 00881400010

Determination Criteria

- 1. Form of Organization (i.e. a lawful corporation) Yes X No _____
- 2. Is your organization nonprofit/non-business Yes X No _____
- 3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
- 4. Percentage of property used for profit purposes 0 %
- 5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

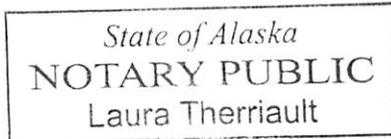
Contact Telephone Number: (907) 835-4874

land only 2,800 tax 56

PB 215124

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Walls known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk

CITY OF VALDEZ, ALASKA

COMMUNITY PURPOSE EXEMPTION APPLICATION

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TAX YEAR: 2024

Organization Name: Valdez Fisheries Development Association, Inc.

Property Description 1651 Dayville Rd- Tract B of ASLS 88-140

Tax Parcel Number: 00881400020

Determination Criteria

1. Form of Organization (i.e. a lawful corporation) Yes X No _____
2. Is your organization nonprofit/non-business Yes X No _____
3. Percentage of property that qualifies under this exemption by being used exclusively for community purpose. Membership use or participation must be open to and not be limited or restricted to anyone within the scope of the community. 100 %
4. Percentage of property used for profit purposes 0 %
5. Explain why your organization qualifies for this community purpose exemption:
VFDA is a non-profit 501c3 fish hatchery located within the city limits

Signature of Applicant 

Title: Executive Director Date 12/29/23

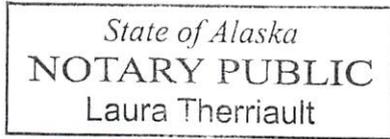
Contact Telephone Number: (907) 835-4874

land only 5,500 tax 110

PB 215124

This is to certify that on this 29th day of December, 2023, before me, the undersigned Notary Public in and for the State of Alaska, personally appeared Mike Wells known to me to be the person (s) named in the foregoing application, or having produced suitable evidence of identification, and who executed the foregoing application, and who did acknowledge to me that he/she signed the same freely and voluntarily for the uses and purposes therein stated.

WITNESS my hand and Notarial Seal the day and year last written above.



Laura Therriault
Notary Public in and for Alaska
Commission Expires: 2/21/25

EXEMPTION GRANTED _____ EXEMPTION DENIED _____

If denied, please explain: _____

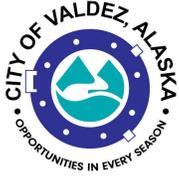
CITY OF VALDEZ, ALASKA

Mayor

Date Approved

ATTEST:

City Clerk



Legislation Text

File #: 24-0068, **Version:** 1

ITEM TITLE:

Proclamation: Commending Members of the West Valley High School, Lathrop High School, Hutchinson High School and North Pole High School Ski Teams

SUBMITTED BY: Elise Sorum-Birk, Deputy City Clerk

FISCAL NOTES:

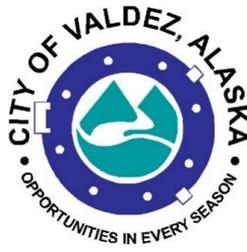
Expenditure Required: n/a
Unencumbered Balance: n/a
Funding Source: n/a

RECOMMENDATION:

Approve.

SUMMARY STATEMENT:

Proclamation attached.



PROCLAMATION

WHEREAS, the 2024 Valdez Invitational Ski Meet took place January 26th and 27th bringing high school skiers from around the state to our community; and

WHEREAS, Thompson Pass was unexpectedly closed due to inclement weather from January 28th through January 30th, stranding the several Fairbanks area ski teams who came to Valdez to compete in the event; and

WHEREAS, during the road closure, there was also substantial snow accumulation in Valdez, making it difficult for many residents, especially the elderly, to leave their homes; and

WHEREAS, many members of visiting ski teams from Lathrop High School, West Valley High School, Hutchinson High School and North Pole High School made the best of their time being stuck by pitching in to help Valdez residents with snow removal; and

WHEREAS, the shoveling efforts of these young athletes were noted by media outlets around the state and lauded by Valdez locals on social media; and

WHEREAS, the willingness these visiting skiers had to help a community other than their own shows both character and compassion; and

WHEREAS, the Valdez City Council is grateful for the help and kindness of these young people.

NOW, THEREFORE, I, Sharon Scheidt, Mayor of the City of Valdez, Alaska, do hereby commend the selfless work of these student athletes and thank them for their thoughtful assistance on behalf of the residents of Valdez.

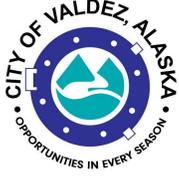
Dated this 20th day of February, 2024.

CITY OF VALDEZ, ALASKA

ATTEST:

Elise Sorum-Birk, Deputy City Clerk

Sharon Scheidt, Mayor



Legislation Text

File #: RES 23-0068, **Version:** 1

ITEM TITLE:

#23-68 - Approving Port Valdez Company Memorial Art Installation at Meals Hill

SUBMITTED BY: Nathan Duval, Assistant City manager/Capital Facilities Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve Resolution #23-68 approving Port Valdez Company Memorial Art Installation at Meals Hill

SUMMARY STATEMENT:

The Meals Hill sales agreement includes a provision within the Terms of Sale for the installation of a public memorial art piece. The terms of the agreement state "All enhancements to the Property... shall be subject to approval by the applicable planning authority of the City and by the Valdez City Council".

The attached resolution is intended to serve as the formal approval of the art installation at Meals Hill referenced above.

The design was discussed with the City Council at the November 21, 2023, regular meeting. Council conversation included a desire to include a narrative or greater interpretation of the Exxon Valdez Oil Spill. Council member Love, Council member Devens and Council member Foster agreed to form a sub-committee to further discuss the topic. Port Valdez Co Representative, John Clark, has offered to consider modifications to emphasize the spill. Additional interpretative panels relating to the spill and EVOS are going to be installed along the trail outside the scope of the artwork (draft panels included for reference).

To date Council has expressed a desire to not expend public funds on the artwork.

Attachments to the resolution include the presented art piece, a sketch of the location for the art at the entrance, the Bureau of Land Management letter of non-objection and a recommendation from the sub-committee.

CITY OF VALDEZ, ALASKA

RESOLUTION #23-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, APPROVING PORT VALDEZ COMPANY MEMORIAL ART
INSTALLATION

WHEREAS, the City of Valdez ("City"), The Port Valdez Company, Inc. ("Port Valdez Company"), and the Bureau of Land Management ("BLM") entered into a Purchase and Sale Agreement ("Agreement") for Meals Hill Parcels effective April 16, 2019; and

WHEREAS, the Agreement provided for the use of *Exxon Valdez* Oil Spill Trustee Council funds for the purchase and required the recording of a Conservation Easement; and

WHEREAS, the Agreement provides Port Valdez Company the option to install enhancements in the form of "a memorial that both aesthetically blends with the natural features of the Property, ensures the protection of the Conservation Values as set forth in the Conservation Easement, and in all other ways is consistent with the terms and conditions of the Conservation Easement"; and

WHEREAS, the Agreement requires that the City Council and the Bureau of Land Management ("BLM") provide a finding of consistency for the design concept and the enhancements; and

WHEREAS, the City and Port Valdez Company entered into a Commission Agreement with Classic Foundry, LLC for the creation and installation of the enhancements; and

WHEREAS, the BLM has issued a letter of non-objection attached hereto confirming compliance with the conservation easement provisions; and

WHEREAS, the City has agreed to provide site preparation work, which is within the scope of work presently contemplated on the property; and

WHEREAS, the City Council desires to approve the installation of the enhancements in a form substantially similar to the design renderings attached hereto as Appendix A at the site identified in Appendix B.

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

Section 1. The City of Valdez approves the installation of the enhancements in a form substantially similar to the design renderings attached hereto as Appendix A at the site identified in Appendix B.

Resolution #23-68
Page 2

Section 2. Installation of the enhancement shall only occur following issuance of a written notice to proceed by the Capital Facilities Director.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk



City of
VALDEZ

Mission:

**"To cultivate an environment of opportunity,
sustained prosperity, and
well-being for all people of Valdez"**

November 21, 2023

VALDEZ RISING

“Suacit”

[Soo-Wa-Chit]

*“The People From The Place That
Rises Into View”*

www.valdezrising.com

Valdez Rising – *Suacit*

The Project

To open the new revitalized trails at Meals Hill, Alaska Community Foundation (ACF) is working in partnership with The Port Valdez Company (PVC) and the City of Valdez to develop a public art installation entitled *Valdez Rising – Suacit* [The People From The Place That Rises Into View]. We have worked with the City of Valdez and community leaders, including Anna Bateman and Diane Selanoff, the local tribal administrators, in a competitive selection design process to construct a public art experience that will highlight the history of the Community of Valdez, and the connection between its residents and the future.

OLD TOWNSITE OR "HAZELETVILLE"

IN 1900 THE ORIGINAL DEBARKATION
POINT FOR TRAVELLERS AND SUPPLIES ;
PASSENGERS BEING LANDED BY SHIPS BOAT,
ANIMALS BY SWIMMING ASHORE.
IN 1903 LAND WAS CLEARED AND BUILDINGS
ERECTED: LATER THE COPPER RIVER AND NORTH-
WESTERN RAILROAD PLANNED TO USE THIS SITE
FOR ITS OCEAN TERMINAL. THESE PLANS
WERE ABANDONED. IN 1911 MINING ACTIVITY
UP MINERAL CREEK REWEVED INTEREST IN THE
OLD TOWNSITE. THIS WAS SHORTLIVED, AND THE
WELL-SHELTERED AREA OF A COUPLE THOUSAND
ACRES (MOSTLY PRIVATELY-OWNED) WITH
ACRES CLEARED THRU HEAVY TIMBER
BECAME DORMANT. NATURE GRADUALLY
TOOK OVER AND OBSCURING MAN'S
WORK.

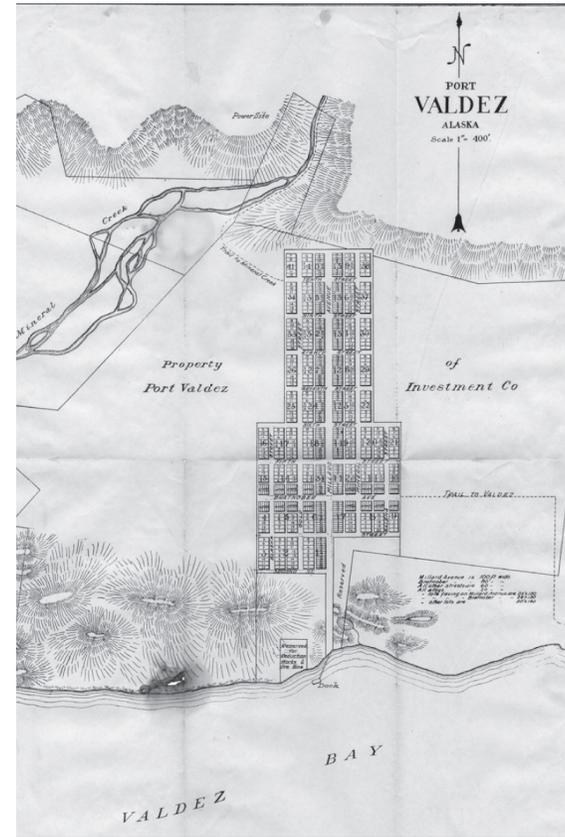
VALDEZ C of G

1901

“Juneau is full of talk about Valdez. Townsite is talked, and if any knew I had the papers in my grip which told where the town would be, likewise the railroad, they would be excited sure.”

—George C. Hazelet

The Port Valdez Investment Co.
a.k.a “Hazelet’s Hay Ranch” or “Hazeletville”
property sales plat.

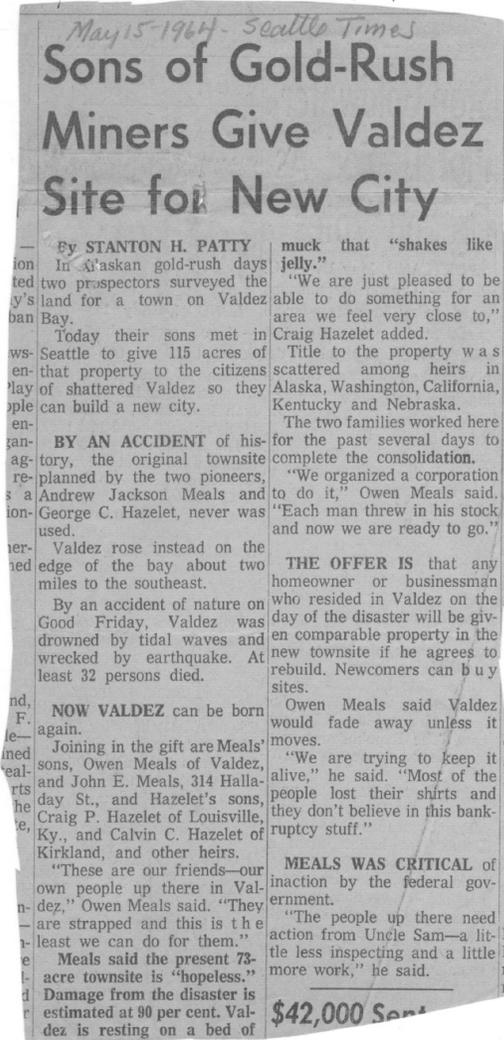


The Port Valdez Investment Co., a.k.a. “Hazelet’s Hay Ranch” or “Hazeletville” property sales plat. Courtesy of Mary Ellen Murphy Collection.

1964

“Certainly, they can have the land. It’s a gift to the citizens of Valdez. I believe Valdez can come back—if we keep politics out of the decisions. The spirit here is good so far, but this town needs help—the kind of help the government hands out all the time to Europe and Asia. If we don’t get it, most of the people here will have to gather up what few assets they have and call it a day.”

—Owen Meals, April 1964



MEALS HILL TRAILHEAD
Public Art Installation
at
“Hazelet & Meals Avenues”

MEALS HILL PARKLANDS

Meals Hill is 184 acres of public land located near the Valdez Ferry Terminal that is permanently protected by a conservation easement, ensuring it will remain open to the public for recreation and that its valuable wildlife habitat will remain undeveloped. It is a recreational destination for the City of Valdez and the many tourists that come to Valdez each year.

MEALS HILL PARKLANDS HISTORY

In October 2019, The Port Valdez Company, Inc. (PVC) transferred 184 acres of land, known as "Meals Hill," to the City of Valdez to become a conservation easement. The land will remain undeveloped and used as a protected wildlife habitat and public recreation area.

The Great Land Trust facilitated the purchase of the property using Exxon Valdez Oil Spill (EVOS) Trustee Council funds. The Port Valdez Company worked with Great Land Trust, the Bureau of Land Management, the U.S. Fish and Wildlife Service Coastal Program, the State of Alaska, and the City of Valdez to complete the transfer of the land. The City of Valdez manages the new public recreation area.

The Port Valdez Co. & City of Valdez Sales Agreement

- **Following is the language in the Sales Agreement we must satisfy before any approval is granted found under 3. Terms of Sale para. (c) on page 3 of 29:**
- *In support of the enhancements contemplated herein, the Seller agrees upon the sale of said Property, to set aside in escrow ONE HUNDRED THOUSAND DOLLARS (\$100,000.00) toward a goal of TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000.00) in a matching grant fund to fund a design competition and production of an appropriate memorial that will recognize the family partnership of The Port Valdez Company, Inc., and its founders, George Cheever Hazelet and Andrew Jackson Meals. This partnership was instrumental in the founding of Valdez, Alaska and Cordova, Alaska during the Great Alaska Gold Rush of 1898 and early 20th century. It is the desire of The Port Valdez Company, Inc., not only to recognize its partnership, but the spirit of the many Alaskan partnerships that ushered the Alaska Territory into statehood and these United States of America. A committee of local and statewide leadership (“Design Committee”) shall be formed and chaired by The Port Valdez Company, Inc. If the \$250,000.00 goal is not matched or no matching-fund monies are raised to match the grant offering within three (3) years of the sale of the Property, the \$100,000.00 will revert back to The Port Valdez Company, Inc. An “appropriate memorial” means a memorial that both aesthetically blends with the natural features of the Property, ensures the protection of the Conservation Values as set forth in the Conservation Easement, and in all other ways is consistent with the terms and conditions of the Conservation Easement. At least 6 months prior to any planned construction or installation, the Design Committee shall forward any design concepts to the City and the Bureau of Land Management for review, comment, and finding of consistency. All enhancements to the Property contemplated in this paragraph shall be subject to approval by the applicable planning authority of the City and by the Valdez City Council.*

Monument to two guys on horses pointing to the gold fields!

Founder A



Founder B



The Valdez Story

Through community leadership meetings the “monument” became a “Public Art Installation” that tells the story of a community that refused to quit. A community story steeped in strength of character, resilience and persistence.

“Valdez Rising”

A community space for conversations, reflection and contemplation of the future.

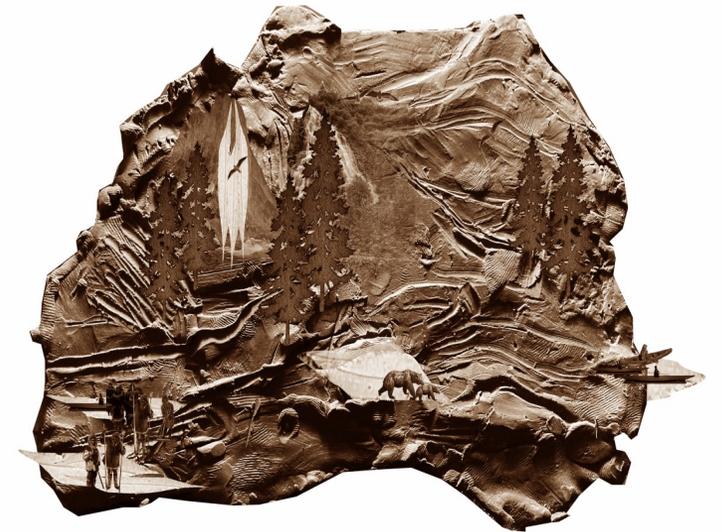
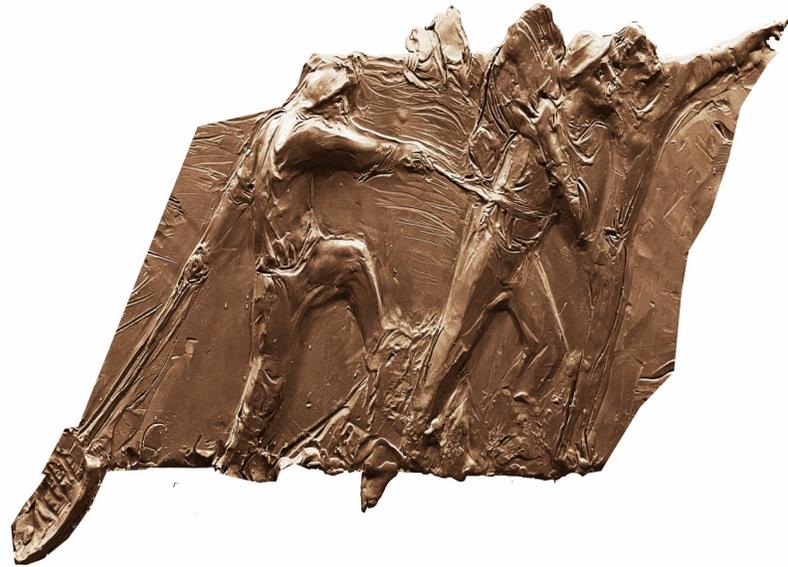
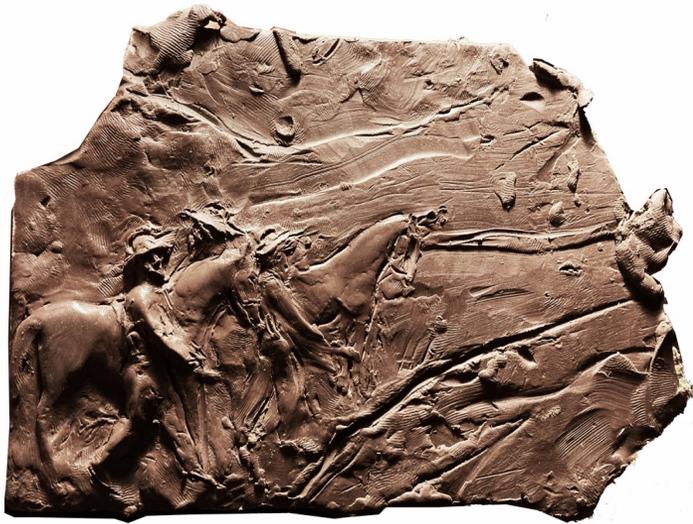




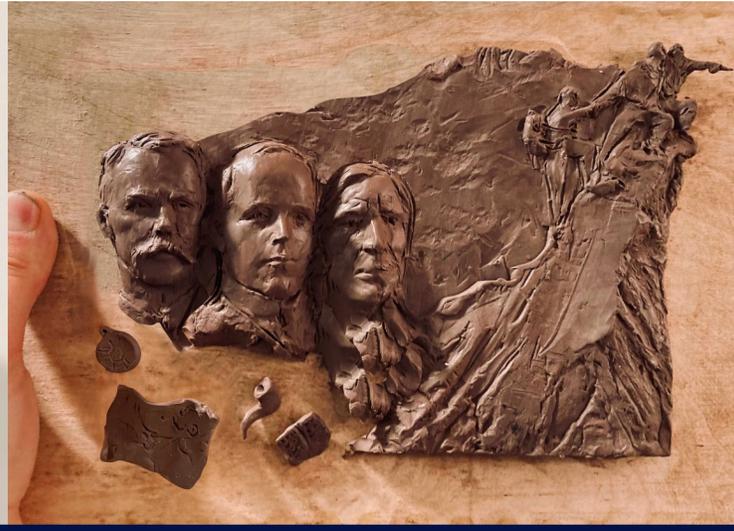
Panels in Bas Relief

- Proposed materials for Meals Hill sculpture:
 - Three 4 feet X 6 feet Bronze (natural color and patina)
 - Lighting
 - Stone Monoliths
 - Embedment epoxy material & wall anchors

December 21, 2021 City of Valdez Council Meeting



May 5, 2023 Valdez Community Meeting



NOVEMBER
21, 2023
City of Valdez
Council
Meeting



Always Looking Forward

In the early 1900s, city leaders George Cheever Hazelet and Andrew Jackson Meals dreamed of moving the original site of Valdez to higher, more stable ground. Long after they were gone, their vision was finally realized.

The 1964 earthquake was the defining moment. What is now known as "Old Town" was devastated. The descendants of both men responded by revitalizing the old partnership of 1898. They formed The Port Valdez Company to donate 115 acres of land, where the failed "Hazeletville" development once stood, so the City of Valdez could rebuild and thrive again.

Valdez Rising – Suacit "The People From the Place That Rises Into View"

These sculptures at the gateway to the Meals Hill parklands and trails celebrate the history and culture of the City of Valdez and the collaborative spirit of those who built it. That spirit was inspired by the longtime leadership of George Cheever Hazelet and Andrew Jackson Meals, and the Native Alaskans they relied on. The lives of these two prospectors and uncommon entrepreneurs tell the story of the "many" who journeyed over the Valdez Glacier into the Alaskan Gold Fields in 1898. It was strength and character like theirs that built Valdez and led the Alaska Territory into statehood in 1959.

[A. Plaque]

Always Looking Forward

In the early 1900s, city leaders George Cheever Hazelet and Andrew Jackson Meals dreamed of moving the original site of Valdez to higher, more stable ground. Long after they were gone, their vision was finally realized.

The 1964 earthquake was the defining moment. What is now known as “Old Town” was devastated. The descendants of both men responded by revitalizing the old partnership of 1898. They formed The Port Valdez Company to donate 115 acres of land, where the failed “*Hazeletville*” development once stood, so the City of Valdez could rebuild and thrive again.

[B. Plaque]

VALDEZ RISING

“Suacit”

[Soo-Wa-Chit]

“The People From the Place That Rises Into View”

These sculptures at the gateway to the Meals Hill parklands and trails celebrate the history and culture of the City of Valdez and the collaborative spirit of those who built it. That spirit was inspired by the longtime leadership of George Cheever Hazelet and Andrew Jackson Meals, and the Native Alaskans they relied on.

The lives of these two prospectors and uncommon entrepreneurs tell the story of the “many” who journeyed over the Valdez Glacier into the Alaskan Gold Fields in 1898. It was strength of character like theirs, persistence and resilience of common goals that built Valdez and led the Alaska Territory into statehood in 1959.

[C. Signature Plaque]

VALDEZ RISING

“Suacit”

“The People From the Place that Rises into View”

1898

George Cheever Hazelet, Andrew Jackson Meals, and Tl’adets (a.k.a. “Indian Charlie”) ascend the Valdez Glacier to find Gold and Copper but more importantly define the early “soul” of what would become

The Community of Valdez, Alaska

Founded 1901

Sculpture 2024, by Ion Onutan, Gegham Abrahamyan, Tsonivar Muradyan, Grigoriy Reva, Gar LaSalle – Classic Foundry, Seattle, Washington U.S.A.

Donated by: The Port of Valdez Company, Harris Sand & Gravel Company

and the Citizens of Valdez

www.valdezrising.com



Information added to existing website: www.valdezalaska.org

Page 1:

Title: VALDEZ RISING “SUACIT” – The People From The Place That Rises Into View
(with photos of the art installation)

Page 2:

Meals Park Map (with “you are here”)

- Links to the three Panel narratives
- Links to:
 - History of Hazelet and Meals, Native Alaskans and Valdez History
 - Book links:
 - *Hazelet’s Journal* - Hazelet
 - *Ice Bound Empire* – Tower
 - *The Native People of Alaska* - Langdon
 - *Alaskan History* – in Brief - Barnett
 - *Valdez Rises* - Gregory
 - Other Valdez resources (www.visitvaldez.com)

CENTER PANEL



Center Panel Narrative

In 1898 George Cheever Hazelet and Andrew Jackson Meals made their way from their homes in Nebraska and joined the thousands of pioneers who ventured into Alaska's vast, frozen north to prospect for the rich natural resources buried within.

Their story, a life-long adventure chronicled in books like *Hazelet's Journals* and *Icebound Empire*, is one of persistence, courage and endurance - two determined souls leaning relentlessly forward and upward against overwhelming odds of success.

Guided by resourceful native Alaskan's like Tl'adet, Hazelet and Meals carved the first trails into the Alaskan Copper River interior. Hazelet, a modest but extremely resourceful visionary, recognizing the importance of an accessible coastal terminal, founded the townships of Valdez and Cordova. The citizenry of Cordova elected the highly respected Hazelet as its first mayor and the Republican party nominated him as their gubernatorial candidate for the Alaskan territory. Meals settled in Valdez and with his family, developed important transportation and construction enterprises.

Undaunted by personal tragedies, the inevitable vicissitudes of a harsh, unforgiving wilderness, and the political tribulations that accompany new enterprise, they never gave up.

Center Panel Sculpture Imagery

- George Cheever Hazelet and Andrew Jackson Meals, their efforts aided by Tl'adets (a.k.a.) "Indian Charlie", climb up a steep glacier pass - all of them attempting to move a sled loaded with supplies to a cache for their long prospecting journey.
- Tl'adets guides them, pointing to something up ahead
- George Hazelet struggles to pull the sled while he peers forward to where Tl'adet is pointing
- Jack Meals strains to pull the sled from the middle

LEFT PANEL



Left Panel Narrative

The Native Alaskan presence in the Valdez area had never been recorded before the arrival of enterprising non-native pioneers in 1792. However, it is likely that Tl'adet, known by many prospectors as “Indian Charlie”, was from one of the three migratory main cultural descendants of aboriginal Native Alaskan tribal peoples. For thousands of years these tribes consistently used the Prince William Sound and the Copper River Basin for hunting and fishing:

The *Ahtna* are an Athabascan tribe, also known as “Copper River Natives.” Their homeland is located in the Copper River area of southern Alaska.

The *Sugpiaq* or *Chugach*, now known as “Alutiiq.” These were the maritime people who live around Prince William Sound and the Alaska Peninsula and share some cultural traits with both the Aleut and Yup'ik peoples, and

The *Eyak* people who live in the Copper River Delta, and whose territory has changed over time, moving southward from the Alaskan interior. They have often been associated with Northwest Coast tribes such as the Tlingit, and Haida, but they retain their own distinct language and culture.

Hazelet and Meals repeatedly acknowledged their reliance on Tl'adet to help them successfully explore the region. It is certain that the survival and enterprising efforts of many other prospectors would have been impossible, had they not relied on the early guidance of Native Alaskans, whose inherent knowledge of the area was profound.

Left Panel Sculpture Imagery

- Native Alaskans in kyaks harpoon whales
- Thatch Huts on shore
- Native Alaskans fish, hunt
- Bears, birds, Natural beauty
- Volcanic eruptions
- Glaciers
- Seals, Bears, rivers teeming with Salmon

RIGHT PANEL



Right Panel Narrative

Valdez, a thriving community nestled on the shore of a bountiful region abounding with natural resources and beauty, provides great opportunity for the families that live here. The history of the Valdez community rich with stories that relate these common themes:

Perseverance and Durability in the face of overwhelming adversity and dramatic climate challenges,
Hope for the future with Community Cooperation,
Love and Responsible Stewardship of the environment and its awe-inspiring beauty and bounty,
Respect for the Past, the Native Alaskan predecessors and those pioneers who founded the Valdez home that so many people love.

To learn more about the Valdez story, here are links to these sources:

Books about the Pioneers and Native Alaskans:

Hazelet's Journal - by George Cheever Hazelet

Icebound Empire - by Elizabeth Tower

The Native People of Alaska - by Steve Langdon

Alaskan History - in Brief - by James Barnett

Valdez Rises - by Tabitha Gregory

www.valdezalaska.org

www.visitvaldez.com

Right Panel Sculpture Imagery

- First contact, Russian, Spanish, French, English and American interacting with Native Alaskans
- Gold Rush – prospectors panning for gold
- Horsetail & Bridal Falls
- Railroad tunnel in Keystone Canyon
- Earthquake and Exxon Valdez Oil spill
- Valdez Community with Families, Homes, Children playing
- Native Tribal “Starring Ceremony” a symbol of hope and community unity for the future

NOVEMBER
21, 2023
City of Valdez
Council
Meeting



Estimated BUDGET*

- Design and fabrication of completed sculpture and lighting installation: \$182,500
(cost of materials, labor, contingency*)
- Web Page design: \$3,000.00
- Equipment rental for installation: \$4000.00
- Transportation of completed work from Seattle to Valdez: \$12,000
- Airfare (6 round trip visits LaSalle and/or Onutan): Delta Air: Seattle - Anchorage: \$4050.00 Airfare (6 round trip visits LaSalle and/or Onutan): Raven Air: Anchorage - Valdez: \$6,000
- Lodging (20 days LaSalle and/or Onutan) spread over 12 months) Hotel: \$4800.00
- Meals: (20 days LaSalle and/or Onutan) spread over 12 months \$2,400
- Quarry, transport and installation of three 3'x4'x12' shale stone columns as backdrop for completed sculpture, plus 3 stone seats & 1 stone table \$30,000

Total: \$244,700.00

Funding

Through the Meals Hill sales agreement The Port Valdez Company has
Set aside a matching grant of\$100,000

In collaboration with the Alaska Community Foundation The Port
Valdez Company, Inc. secured a Grant from the Rasmuson
Foundation.....\$ 25,000

Brick Sales **to date** 75 bricks @\$250 each.....\$ 18,750

Total to date\$143,750



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Glennallen Field Office
P.O. Box 147
Glennallen, Alaska 99588
www.blm.gov/alaska

In Reply Refer To:
2160 (AKA02000)
AA095494

Sent via Email

John H. Clark
The Port Valdez Company, Inc
520 Old Stone Road
Louisville, Kentucky 40207

Dear Mr. Clark,

In response to your email, dated March 15, 2023, the BLM has reviewed the information provided.

Thank you for the opportunity to review this proposal. BLM has no objections to this Founders Memorial and find it to be in compliance with the EVOS property plan and easement.

If you have questions or concerns regarding this matter, please contact Rhonda Williams, Realty Specialist, by calling (907) 822-3217, or email rwilliam@blm.gov.

Sincerely,

**MARNIE
GRAHAM** Digitally signed by
MARNIE GRAHAM
Date: 2023.11.17
14:37:18 -09'00'

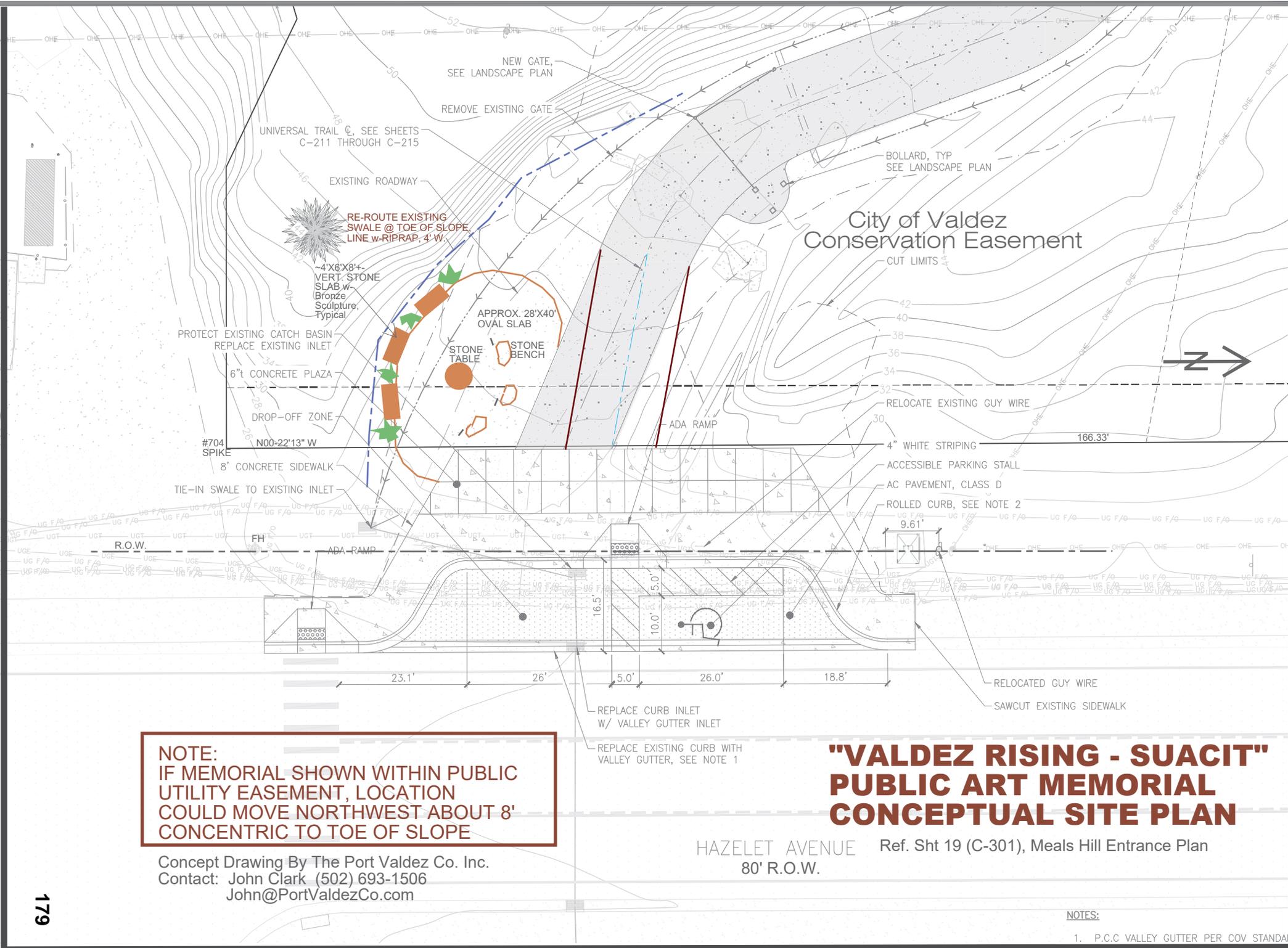
Marnie Graham
Field Manager

APPROVAL TO MOVE FORWARD
with
Valdez Rising – *Suacit*

“The People From The Place that Rises Into View”

The Port Valdez Company seeks approval from the City Council of Valdez to move forward with this “Public Art Installation” so the bronze casting production can be scheduled and the site design and preparation can be finalized for Fall 2024 ribbon cutting.

Many Thanks
to the
City Council of Valdez
for their consideration and approval.



City of Valdez
Conservation Easement

NOTE:
IF MEMORIAL SHOWN WITHIN PUBLIC
UTILITY EASEMENT, LOCATION
COULD MOVE NORTHWEST ABOUT 8'
CONCENTRIC TO TOE OF SLOPE

**"VALDEZ RISING - SUACIT"
PUBLIC ART MEMORIAL
CONCEPTUAL SITE PLAN**

Concept Drawing By The Port Valdez Co. Inc.
Contact: John Clark (502) 693-1506
John@PortValdezCo.com

HAZELET AVENUE Ref. Sht 19 (C-301), Meals Hill Entrance Plan
80' R.O.W.

NOTES:
1. P.C.C VALLEY GUTTER PER COV STAND



United States Department of the Interior



BUREAU OF LAND MANAGEMENT
Glennallen Field Office
P.O. Box 147
Glennallen, Alaska 99588
www.blm.gov/alaska

In Reply Refer To:
2160 (AKA02000)
AA095494

Sent via Email

John H. Clark
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520 Old Stone Road
Louisville, Kentucky 40207

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Sincerely,

Marnie Graham
Field Manager

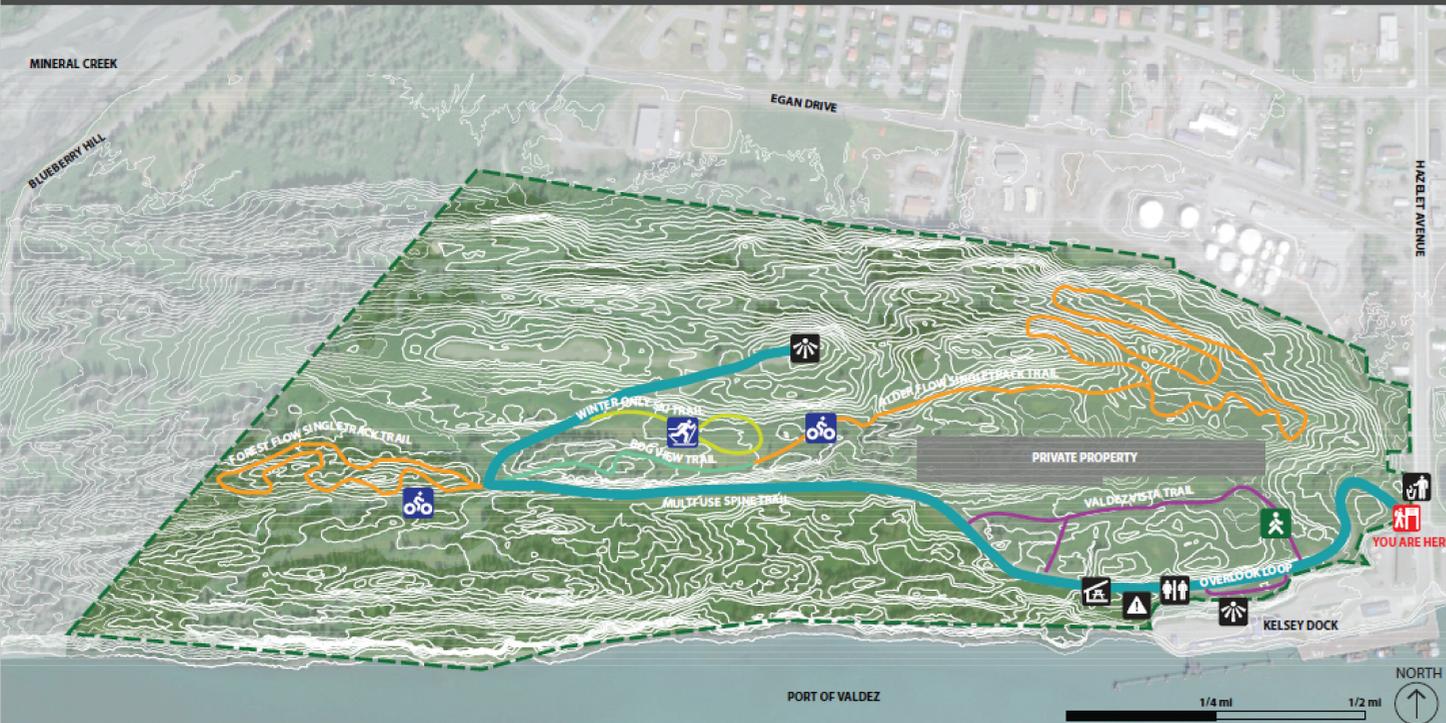


MEALS HILL PARK

TRAIL ETIQUETTE



TRAIL MAP



LEGEND

- PARK BOUNDARY
- PRIVATE PROPERTY
- 10' CONTOURS
- RESTROOM
- SCENIC VISTA
- COVERED SHELTER
- TRASH CAN
- EXPOSED CLIFFS
- TRAILHEAD (YOU ARE HERE)

TRAIL TYPES

- MULTI-USE SPINE TRAIL
- SECONDARY MULTI-USE TRAILS
- HIKING ONLY TRAILS
- MOUNTAIN BIKE TRAILS
- WINTER ONLY TRAIL
- BIKE ONLY
- HIKE ONLY
- WINTER ONLY

TRAIL	LENGTH	DESCRIPTION
MULTI-USE SPINE TRAIL	1.2 mi	This is the main artery of the trail system, a wide path that leads you up to the high point of Meals Hill.
OVERLOOK LOOP	0.04 mi	The Overlook Loop provides seating and views of the harbor. The trail will lead to the shelter and toilet.
VALDEZ VISTA TRAIL	0.3 mi	The Valdez Vista Trail is a hiking only trail that begins with an over 10% grade but flattens out and provides great views.
BOG VIEW TRAIL	0.2 mi	Multi-use trail open to hikers, bikes, skis. Ungroomed.
FOREST FLOW MOUNTAIN BIKE TRAIL	0.5 mi	Natural surface non motorized singletrack trail with limited technical features suitable for beginner and intermediate riders. No hiking.
ALDER FLOW MOUNTAIN BIKE TRAIL	2.0 mi	Natural surface with banked turns for intermediate riders. No hiking.

Meals Hill: A Place for People to Experience The Dynamic Landscapes of Valdez



Park History

The Valdez region was settled by Sugpiaq, Eyak and Ahtna Native peoples. These tribes hunted, fished, and traded in the area for thousands of years.

During the Klondike gold rush of the late 1800s, what is known today as Meals Hill became part of a 700 acre claim by two entrepreneurs, George Cheever Hazlet and Andrew Jackson Meals.

Over the turn of the century and through the early decades of the 1900s Valdez developed into a city, but the historic townsite was destroyed in the infamous Good Friday earthquake of 1964.

To assist with the town relocation, the descendants of Meals and Hazlet formed The Port Valdez Company. In the aftermath of the earthquake, The Port Valdez Company worked with the city to relocate the townsite to Meals and Hazlet homestead lands. As the new Valdez townsite grew, The Port Valdez Company continued to look for development opportunities on their remaining holdings. As a landmark with 360-degree views of the port, mountains, and town, Meals Hill had always been valued for its unique features. In 2019, the Port Valdez Company agreed to sell the Meals Hill property to COV for use as a city park.



Conservation & Stewardship

The purchase of the Meals Hill Park property was funded in part by a grant from the Exxon Valdez Oil Spill Trustee Council (EVOSTC). EVOSTC was formed to oversee the restoration of the ecosystem injured by the oil spill through the use of the \$900 million civil settlement approved by the U.S. District Court on October 9, 1991 between the State of Alaska, the United States government, and Exxon.

EVOSTC funded the purchase of the Meals Hill property due to its environmental significance and alignment with EVOSTC's mission to restore species and services impacted by the spill. The property contains 184 acres of undisturbed coastal rainforest, rocky coastal habitat, and wetlands that protect and aid in recovery of species, habitat, and services that were injured by the oil spill. The conditions of the EVOSTC funding included the placement of a conservation easement on the property to protect the property's natural environment in perpetuity.

Through the efforts of the Great Land Trust, The Port Valdez Company, EVOSTC, the U.S. Department of the Interior, BLM, the City of Valdez, the Alaska Department of Natural Resources, and individual community members, the land transfer and conservation easement were successfully completed in 2019.

Habitats of Meals Hill:

Intertidal Zone

Meals Hill is located right on the water, its rocky cliffs along the port of Valdez contain tidal species.



Old Growth Conifers

Throughout the forests of Meals Hill, there are old growth Sitka Spruce and hemlock.



Coastal Rain Forest

Valdez is located within the Pacific Temperate Rainforest, which extends down to the coast of California. The Pacific Temperate Rainforest is the largest rainforest in the world.



Mountain Views

Weather dependent, spectacular views will be visible along your visit.



Things to Look For:



As you enjoy Meals Hill Park you will get to experience these types of habitats and the plants and animals that call them home.

Be Aware Of:



Cow Parsnip
Heracleum maximum



Devil's Club
Oplopanax horridus



Stinging Nettle
Urtica dioica



Watch Out for Moose and Bear
Make Noise & Keep Your Distance



Animals



Butter & Eggs
Linaria vulgaris



Bird Vetch
Vicia cracca

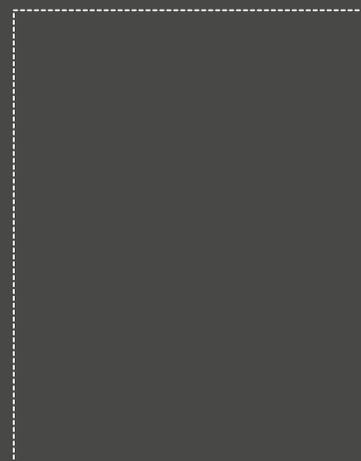


Spotted Knapweed
Centaurea stoebe



Orange Hawkweed
Pilosella aurantiaca

Common Invasive Species



Between Land & Sea: The Intertidal Zone

The intertidal zone is the area where land and sea meet. This zone is sometimes exposed, sometimes covered in water depending on the tides. Many special species thrive in this zone. There is an Alaska Native phrase:

“When the tide goes out, the table is set.”

Cliff Dwellers: Sea Birds of Valdez



Arctic Tern
Sugpiaq: Nerusiculik

Black Legged Kittiwake
Sugpiaq: Ukigiyag/Qay'agaag



Arctic Terns (*Sterna paradisaea*) are unique in their ability to hover - like hummingbirds. Arctic terns are known for their incredibly long migration patterns - farther than any other animal.

Black Legged Kittiwakes (*Rissa tridactyla*) are a seabird and a type of gull. They nest on cliffs to protect their young from predators. Both the mother and father care for the young and build the nests together.

Black Oystercatchers (*Haematopus bachmani*) feast on many of the species found in the intertidal zone like barnacles, mussels and crabs. The Alutiiq word for oystercatcher is *kiwisaq*.



Black Oystercatcher
Sugpiaq: Kiggwikiaq

A Place of Vital Recovery



The Coast of Meals Hill contains rocky cliffs and intertidal beaches that are a vital ecosystem that are very important to protect. After the Exxon Valdez Oil Spill, many species that thrive in the intertidal zone were impacted severely. Some of these species are now considered recovered, but others have failed to return to their pre oil spill population levels.

Life & Legend: Sugpiaq Stories



Sea otter populations in Valdez Harbor declined severely after the *Exxon Valdez* Oil spill in 1989, but they are now considered recovered. Sea otters feed on many of the species found in the intertidal zone like mollusks and crustaceans as well as small fish. Alaska Native hunters would mimic the sounds the sea otters make in order to capture them.

Alaska Native legend tells us that the sea otter started first as a man. The man was hunting for chitons (a mollusk) when he became stranded as the tide came in. As the water level grew higher, he transformed into a sea otter in order to survive.



Sea Otter
Sugpiaq: Ikamaq

Tidal Species

Starfish, chiton, and barnacles are species that can be found along the rocks when the tides goes out, all of which are edible.



Starfish (Asteroidea sp.)
Sugpiaq word: Agyaruag



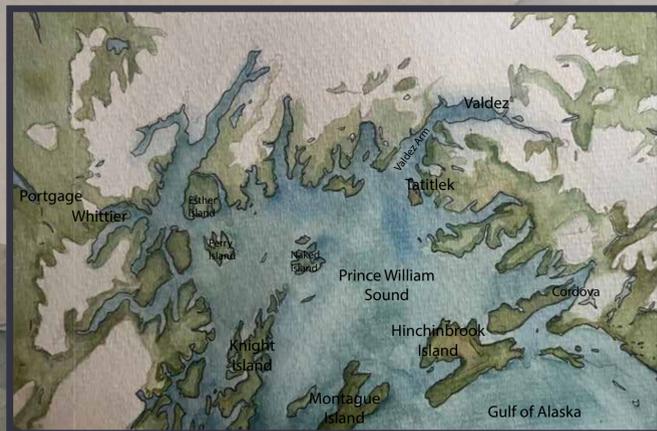
Chiton (Polyplacophora)
Sugpiaq word: Uriitaaq



Barnacles (Cirripedia)
Sugpiaq word: Qaugtat

Ocean Wonders:

Marine Life of Valdez



Valdez is located right on the water on the Gulf of Valdez, connected to Prince William Sound by the Valdez Arm. Marine life frequents this area, with whales coming into the gulf to feed. Keep your eye out for all kinds of creatures that might be taking a swim.

Sea of Sustenance

Hunting Marine Mammals



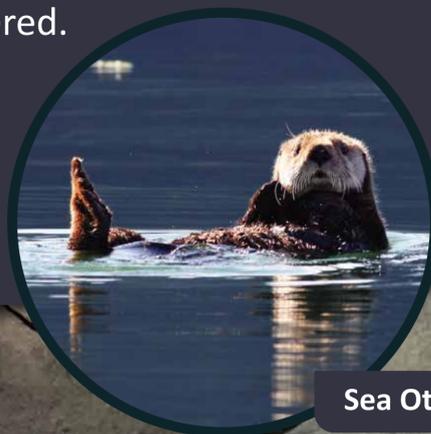
Sugpiaq peoples would have made use of the many animals found in the harbor for their food. Native peoples that lived or traveled to this area would have hunted for various marine mammals - like sea otters, seal, sea lions, and whales. Sugpiaq people would have used harpoons to hunt the sea otters, seal, and sea lions, usually from their kayak.

These animals would not be used merely for their meat. Sugpiaq people used many parts of the animals to craft tools and clothing. The stomach of the seal (Sugpiaq: Isuwim Suqaa) served as waterproof vessels, floats, food storage, and drums, among many other uses.

Water & Oil



When the Exxon Valdez Oil Spill occurred, the oil spilled out of the harbor into Prince William Sound, the coast line in the Valdez Harbor was not impacted. But marine mammals of Prince William Sound were greatly affected. Many animals became coated in oil, and massive efforts were made to save animals. Thousands of marine mammals died from the oil. Today, sea otters and harbor seals are both considered recovered.



Sea Otter



Take a Dive: Marine Mammals



Sea Lion
Sugpiaq: Wiinaq

Stellar Sea Lion (*Eumetopias jubatus*) Sea lions The Sugpiaq word for Sea Lion is wiinaq.



Sea Otter
Sugpiaq: Arhnaq

Harbor Seal (*Phoca vitulina*) The Harbor Seal tend to congregate together on top of rocky outcrops called “haulout rocks” The Sugpiaq word for this is “ugwik” meaning :a place to climb on top of.



Harbor Seal
Sugpiaq: Qaigyaq

Sea otter (*Enhydra lutris*) tend to stay close to shore, and do have the ability to travel on land. Sea otters are considered an endangered species worldwide, but in Prince William Sound, they have recovered from the thousands that died after becoming coated in oil from the spill in 1989.

Take a Dive: Underwater Views

While the view from shore may appear calm, there is a very active world below the surface.



Jellyfish (*Scyphozoa* sp.)
Sugpiaq word: Qaacek



Humpback Whales (*Megaptera novaeangliae*)
Sugpiaq word for whale: Qenulek



Dall's Porpoise (*Phocoenoides dalli*)
Sugpiaq word: Mangaq/Cilpig

Look Across the Bay. Mountains of Valdez

Mummy Mountain

Peak 4593

Mount Kate

Valdez Marine Terminal

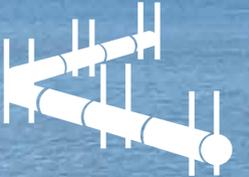
Fort Liscum

Jackson Point

Saw Island

Sawmill Spit

Seal Island



Alyeska Pipeline



Oil Spill



In Recovery

The Alyeska Pipeline reaches its southern end here at the Valdez Marine Terminal. Pipeline construction began in the 1970s, with oil transportation beginning in 1977.

On the evening of March 24th, 1989 the Exxon Valdez left the Valdez Marine Terminal and a few hours later struck Bligh Reef, south of the Valdez Arm and 6 miles west of Tatitlek. This collision caused a major oil spill.

Ecosystems are still recovering from the devastating 1989 Exxon Valdez Oil spill in which 10.8 million gallons of oil spilled into Prince William Sound.



To: Valdez City Council

From: Council Member Devens, Foster, and Love

Date: December 14, 2023

Subject: Meal Hill Art Installation Comments

Fellow Council Members,

Over the past few weeks we have worked to come up with the following comments and associated narrative regarding the Meals Hill art installation design that was proposed by Mr. John Clark. During the 11/21/23 Council meeting we provided Mr. Clark with some initial, verbal comments asking that the Exxon Valdez oil spill be incorporated into the art installation. In subsequent emails, Mr. Clark provided us some suggestions on how to incorporate the Exxon Valdez oil spill into the art installation. We based these comments on the suggestions from Mr. Clark, and we would like Council to consider sending these comments and narrative formally to Mr. Clark.

Comments to Mr. Clark

1. As you suggested, we think the center table of the art installation should be focused on the Exxon Valdez Oil Spill. However, instead of designing a piece that shows the ship, oil spill response equipment, etc. we recommend that that the art show a map of the extent of spill affected region, showing where the oil went, and highlighting the communities that were directly impacted by oil. The map should convey the magnitude or scale of the spill. Page VII in this report includes a map of the spill that may be helpful for artistic inspiration: <https://www.arlis.org/docs/vol1/B/30000994.pdf>
2. We've drafted the below narrative regarding the oil spill, to accompany the central table for your consideration.
3. We request that the Alaska Native information in the art installation be fact checked by a qualified group or individual (e.g. Chugach Regional Resources Commission or an anthropologist with expertise in Ahtna, Alutiiq, and Eyak culture).

Narrative to Accompany Center Table

The 1989 Exxon Valdez oil spill was a disaster caused by human error and complacency that led to devastating harm to the environment and people of Prince William Sound and the Gulf of Alaska. The oil traveled about 470 miles away from the spill site, reaching 1,300 miles of shoreline, and spreading over approximately 11,000 square miles of ocean. There were social, economic, cultural, and psychological impacts in communities throughout the region, in the form of lost commercial fishing and tourism income, disruptions in subsistence harvests, housing shortages, sowing of distrust for oil companies as well as state & federal agencies, increased levels of collective community stress, and strained community relations.

According to the Exxon Valdez Oil Spill Trustee Council, an estimated “250,000 seabirds, 2,800 sea otters, 300 harbor seals, 250 bald eagles, up to 22 killer whales, and billions of salmon and herring eggs” were killed by the oil spill. This doesn’t account for the generations of wildlife that experienced chronic harm as a result of this disaster.

The recovery has already spanned decades, and in many ways, no complete recovery will ever occur among the communities and ecosystems harmed by the oil spill. However, the coastal habitat preserved within this park serves as a small part of the environmental and human recovery from the Exxon Valdez tragedy. The people of Valdez are now the stewards of this park and are entrusted with protecting and preserving this land forever.

Monolith 1



Monolith 2



Monolith 3



Plaque 1



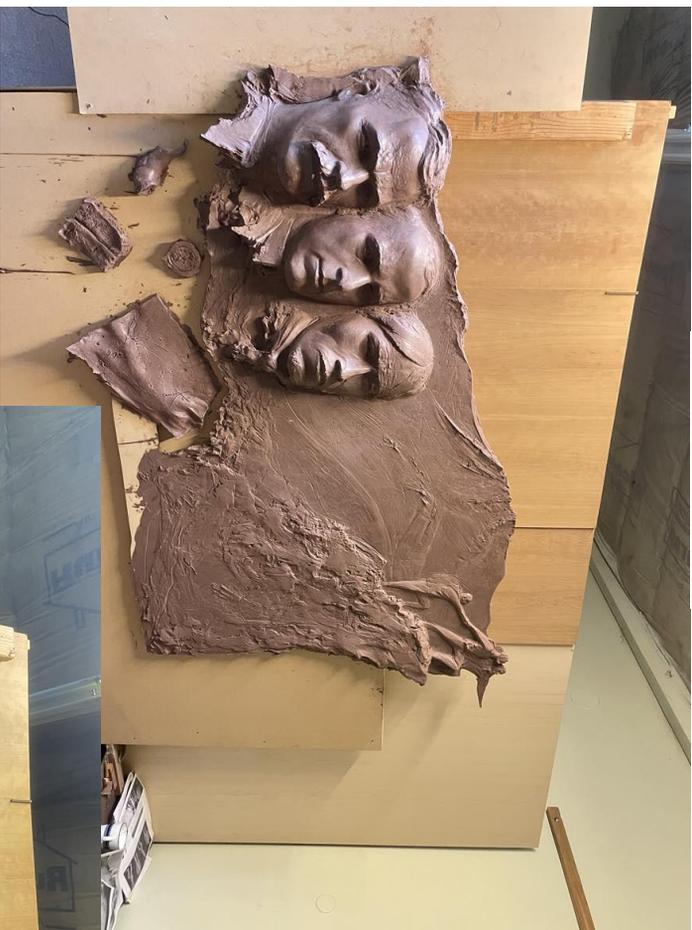
Plaque 2



Plaque 3



Monolith 2



Plaque 2



Always Looking Forward

In the early 1900s, city leaders George Cheever Hazelet and Andrew Jackson Meals dreamed of moving the original site of Valdez to higher, more stable ground. Long after they were gone, their vision was finally realized.

The 1964 earthquake was the defining moment. What is now known as "Old Town" was devastated. The descendants of both men responded by revitalizing the old partnership of 1898. They formed The Port Valdez Company to donate 115 acres of land, where the failed "Hazelville" development once stood, so the City of Valdez could rebuild and thrive again.

Plaque 3
(signature plaque)

VALDEZ RISING

“Suacit”

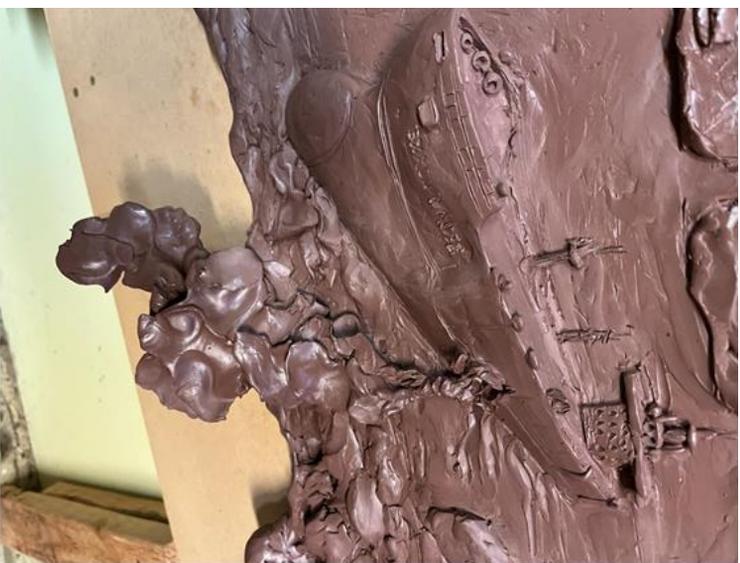
“The People From the Place that Rises into View” 1898
George Cheever Hazelet, Andrew Jackson Meals, and Tl’adets
(a.k.a. “Indian Charlie”) ascend the Valdez Glacier to find Gold
and Copper but more importantly define the early “soul” of what
would become

The Community of Valdez, Alaska Founded 1901

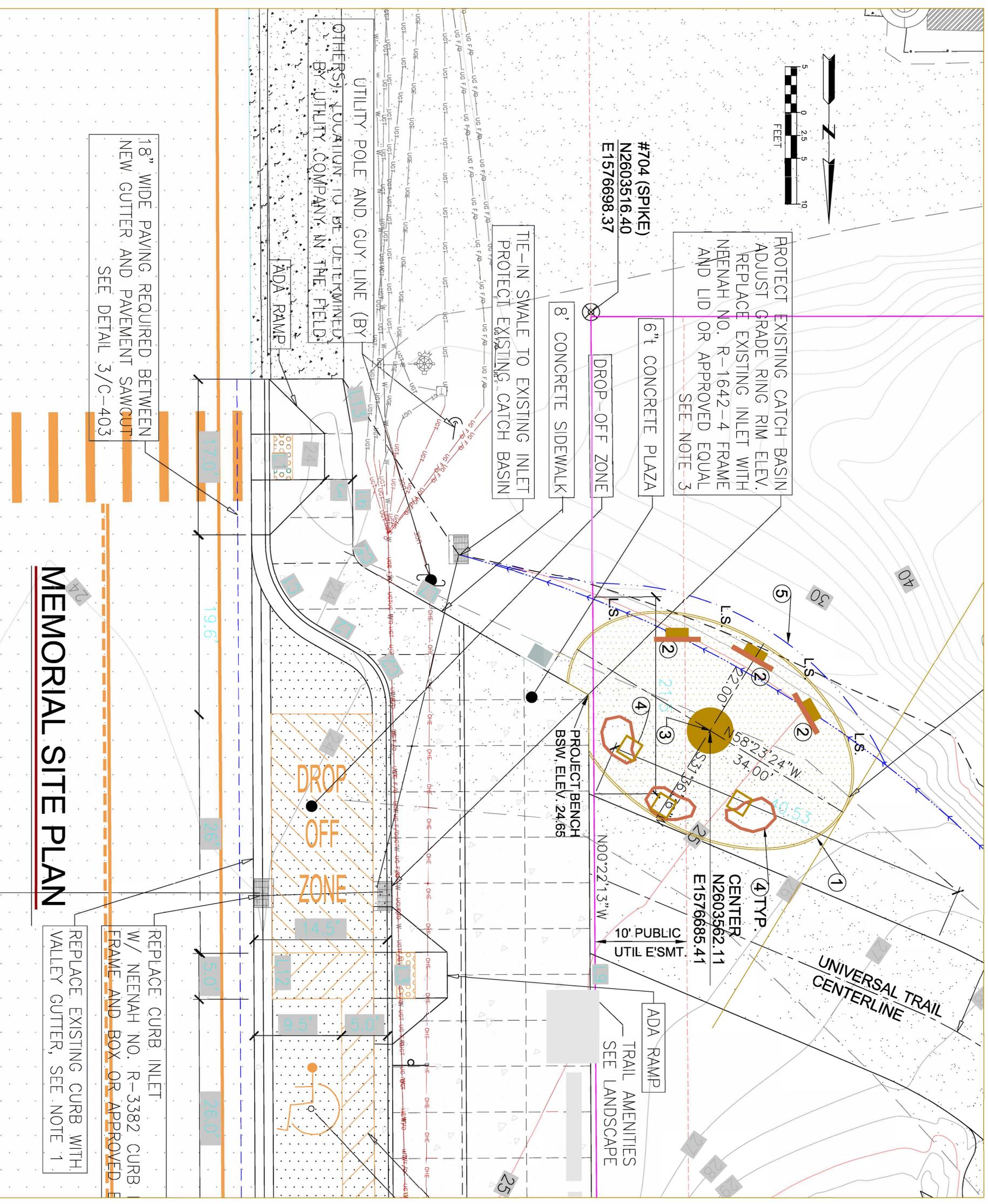
Sculpture 2024, by Ion Onutan, Gegham Abrahamyan, Tsonivar
Muradyan, Grigoriy Reva, Gar LaSalle – Classic
Foundry, Seattle, Washington U.S.A.

Donated by: The Port of Valdez Company, Harris Sand &
Gravel Company and the Citizens of Valdez

www.valdezrising.com



Monolith 3



KEYED NOTES

- ① PIGMENTED CONCRETE SLAB
OVAL, 22' X 34' X 6" THK
- ② 4' X 5'6" BRONZE SCULPTURE PLAQUE ON
8" VERTICAL STONE MONOLITH
- ③ OPTIONAL 5' DIAMETER STONE TABLE OR 2' X 5' X 3H STONE
BY OTHERS.
- ④ APPROX. 3' X 5' X 1' (NOMINAL) THK. STONE BENCH
OR 2' X 2' SQ. CONC. SEAT
- ⑤ EXISTING SWALE TO BE REROUTED



LEGEND

- NEW STRUCTURE
- EXIST. CURB/GUTTER
- CENTERLINE
- EDGE OF PAVEMENT
- LANDSCAPING
- NEW SWALE
- EA
- LS

REFERENCE SHEET C-302 "MEALS HILL PARK DEVELOPMENT"
ENTRANCE AREA PLAN

THE PORT VALDEZ COMPANY, INC.
VALDEZ, ALASKA 1-(907) 993-1996
1-(888) 808-0220

CITY OF VALDEZ CONSERVATION EASEMENT
MEALS HILL, VALDEZ, ALASKA
LOT 1, MEALS HILL SUBDIVISION

**PUBLIC ART MEMORIAL
SITE PLAN**
VALDEZ RISING - SLUICHT

DESIGNED BY: PNC	DRAWN BY: GCE	JOB #: 24134
CHECKED BY: PNC	DATE: FEB 2024	FILE # PNC_240818
		1 OF 1



The committee recommends that the 3 monoliths be accompanied by a side stone with EVOS narrative and map.

Additional Stone and Plaque 4 Narrative and Proposed Art

Meals Hill Parklands *Our Covenant*

The 1989 Exxon Valdez oil spill was a human-caused disaster that greatly impacted the environment and people of Prince William Sound and the Gulf of Alaska. The 11 million gallons of crude oil spread over 3000 square miles of ocean and reached 1,300 miles of shoreline. It damaged environmental, social, economic, and cultural elements throughout the region depicted in this map.

The Exxon Corporation responded responsibly and generously to mitigate the widespread problem caused by the spill, and the event changed oil shipping and mitigation standards that safeguard our fragile marine environment.

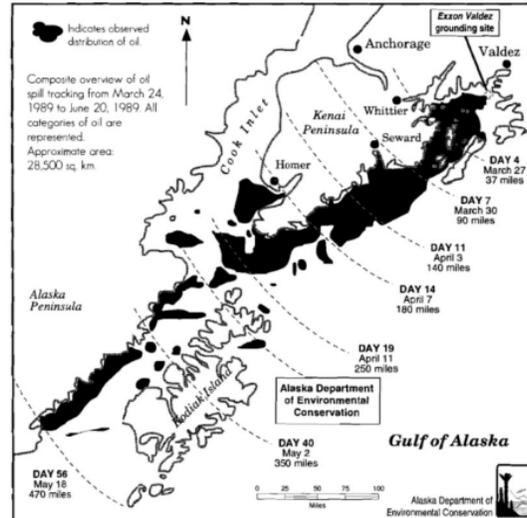
Recovery to the region has taken decades.
In some cases no complete revitalization will ever occur among the people and ecosystems that were harmed.

The coastal habitat preserved within this park represents a part of the recovery from the Exxon Valdez tragedy.

Valdez is proud to be the home to global state-of-the-art training and oil spill recovery efforts.

The people of Valdez are the entrusted stewards of Meals Hill Park and are dedicated to preserving these parklands forever.

Enjoy your visit.



Plaque 4 (EVOS) Text Corrected

The 1989 Exxon Valdez oil spill was a human-caused disaster that devastated the environment and people of Prince William Sound and the Gulf of Alaska. The 11 million gallons of crude oil spread over 11,000 square miles of ocean and reached 1,300 miles of shoreline. It caused environmental, social, economic, and cultural harm throughout the region depicted in this map.

As a result of community efforts, increased governmental regulation, and industry changes, oil shipping and mitigation standards that safeguard the marine environment are now in place. However, recovery to the region has taken decades. In some cases, no complete revitalization will ever occur among the people and ecosystems that were harmed.

The coastal habitat preserved within this park represents a part of the recovery from the Exxon Valdez tragedy.

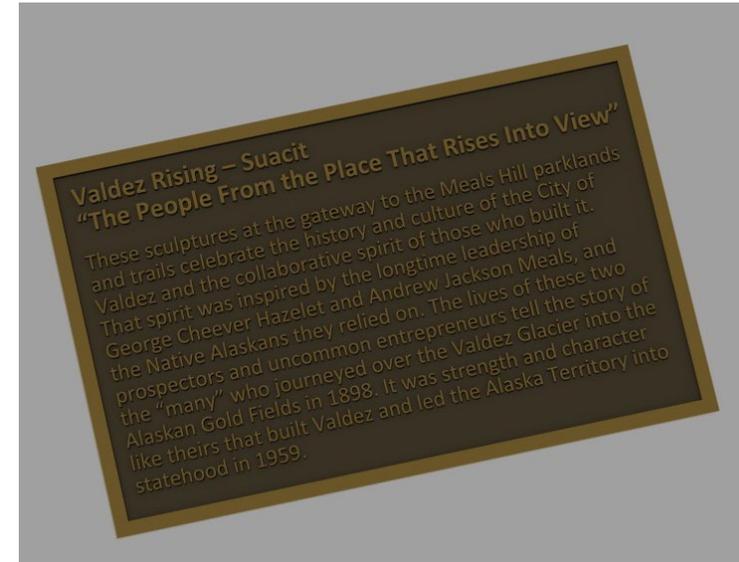
The people of Valdez are now the stewards of this park and are entrusted with preserving this land forever.

Enjoy your visit.

Notes Regarding the EVOS map:

1. Simplify the map – remove parts that detract from showing the size of spill and communities impacted, keep small attribution to source Alaska Department of Environmental Conservation
2. Show more communities impacted by the spill – include Tatitlek (60.8661° N, 146.6778° W), Chenega (60.0649° N, 148.0112° W), Cordova (60.5424° N, 145.7525° W), Port Graham (59.3503° N, 151.8350° W), Nanwalek (59.3568° N, 151.9217° W), and Kodiak (57.7900° N, 152.4072° W)

Monolith 1



VALDEZ RISING
“Suacit”
[Soo-Wa-Chit]

“The People From the Place That Rises Into View”

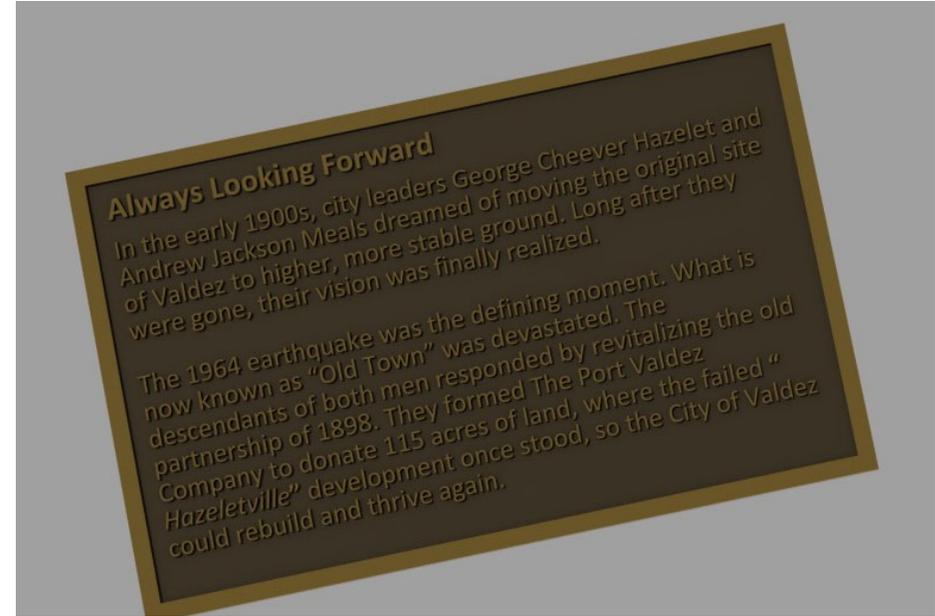
These sculptures at the gateway to the Meals Hill parklands and trails celebrate the history and culture of the City of Valdez and the collaborative spirit of those who built it. That spirit was inspired by the longtime leadership of George Cheever Hazelet and Andrew Jackson Meals, and the Native Alaskans they relied on.

The lives of these two prospectors and uncommon entrepreneurs tell the story of the “many” who journeyed over the Valdez Glacier into the Alaskan Gold Fields in 1898. It was strength of character like theirs, persistence and resilience of common goals that built Valdez and led the Alaska Territory into statehood in 1959.

Monolith 2



Plaque 2



Always Looking Forward

In the early 1900s, city leaders George Cheever Hazelet and Andrew Jackson Meals dreamed of moving the original site of Valdez to higher, more stable ground. Long after they were gone, their vision was finally realized.

The 1964 earthquake was the defining moment. What is now known as “Old Town” was devastated. The descendants of both men responded by revitalizing the old partnership of 1898. They formed The Port Valdez Company to donate 115 acres of land, where the failed “*Hazeletville*” development once stood, so the City of Valdez could rebuild and thrive again.

Plaque 3
(signature plaque)

VALDEZ RISING

“Suacit”

“The People From the Place that Rises into View” 1898
George Cheever Hazelet, Andrew Jackson Meals, and Tl’adets
(a.k.a. “Indian Charlie”) ascend the Valdez Glacier to find Gold
and Copper but more importantly define the early “soul” of what
would become

The Community of Valdez, Alaska Founded
1901

Sculpture 2024, by Ion Onutan, Gegham Abrahamyan, Tsonivar
Muradyan, Grigoriy Reva, Gar LaSalle – Classic
Foundry, Seattle, Washington U.S.A.

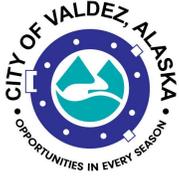
Donated by: The Port of Valdez Company, Harris Sand &
Gravel Company and the Citizens of Valdez

www.valdezrising.com



Monolith 3





Legislation Text

File #: 24-0069, **Version:** 1

ITEM TITLE:

Approval of Lease Amendment #1 with IN Properties, LLC for a 3,720 Square Foot Portion of Lot 2, Block 2, Mineral Creek Subdivision (Barney Meyring Park Strip)

SUBMITTED BY: Nicole LeRoy, Planner

FISCAL NOTES:

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

RECOMMENDATION:

Approve lease amendment #1 with IN Properties, LLC for a 3,720 square foot portion of Lot 2, Block 2, Mineral Creek Subdivision (Barney Meyring Park Strip)

SUMMARY STATEMENT:

Willow Park (formerly known as Cottonwood Manor) at 151 Alatna Street, Lot 12, Block 15, Mineral Creek Subdivision does not meet the current parking code for multi-family dwellings. The City has worked with the owners of Willow Park throughout the past 23 years to resolve the parking issue and a lease of an adjacent portion of Barney Meyring Park Strip was developed as the solution. In 2018, when IN Properties, LLC acquired Willow Park, they approached the City to establish a new lease for the additional parking area which was approved by the City Council via Resolution #19-10. This lease expires March 31, 2024, with five remaining five-year options to renew. IN Properties, LLC wishes to renew this lease and extend the term for five years until March 31, 2029, with four remaining five-year options to renew.

In addition to extending the term of this lease, approval of this resolution would also amend the insurance requirements for this lease and correct the rental due date which does not properly coincide with the lease term. Staff have worked with our insurance providers and legal department to determine the best practice for insurance requirements for lease agreements. Legal has advised us that the addition of the contractual waiver of subrogation and amended insurance requirements better protect the city from liability.

Staff recommends approval of this amendment to extend the lease, update the insurance requirements, and correct the rental due date. Pending Council approval of this lease, Planning Department staff will work with the City Attorney and IN Properties, LLC to execute a lease

amendment accordingly. All other terms and conditions of the lease agreement will remain the same.

CITY OF VALDEZ, ALASKA

RESOLUTION # 24-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING A LEASE WITH IN PROPERTIES, LLC FOR A 3,720 SQUARE FOOT PORTION OF LOT 2, BLOCK 2, MINERAL CREEK SUBDIVISION (BARNEY MEYRING PARK STRIP) ADJACENT TO LOT 12, BLOCK 15, MINERAL CREEK SUBDIVISION

WHEREAS, Willow Park Apartment Complex does not meet the number of off-street parking spaces required by Valdez Municipal Code; and

WHEREAS, there are no other alternatives for off-street parking adjacent to the building to meet the parking requirements except the Barney Meyring Park Strip owned by the City of Valdez; and

WHEREAS, Chapter 4.08 of the Valdez Municipal Code provides for the lease of City lands; and

WHEREAS, City Council approved a lease with IN Properties, LLC via resolution #19-10 for an 3,720 square foot portion of Lot 2, Block 2, Mineral Creek Subdivision (Barney Meyring Park Strip) adjacent to Lot 12, Block 15, Mineral Creek Subdivision for supplemental off-street parking; and

WHEREAS, the lease term is expiring March 31, 2024 with five remaining five-year renewal options to extend this Lease; and

WHEREAS, Lessee desires to continue to lease the property to meet their parking requirements; and

WHEREAS, the City of Valdez is working towards consistency in insurance language requirements and updating insurance language in lease agreements to the best practice language established by our Legal Department; and

WHEREAS, the insurance language in this Lease needs to be amended to adequately protect the City from liability; and

WHEREAS, the billing due date for this Lease does not properly coincide with the lease term, and needs to be updated.

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

Section 1. The term of this Lease is extended to utilize renewal option one of five to extend the term commencing April 1, 2024, and expiring March 31, 2029 with four remaining five year options to renew pursuant to Section 2.06.

Section 2. Section IX of this Lease is amended to add section 9.02 Waiver of Subrogation with the following language:

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

Section 3. Sections 10.01 - 10.03 of this Lease are repealed and replaced with the following language:

X - INSURANCE

“10.01. Liability Insurance. LESSEE shall, at its own expense, purchase, maintain and otherwise keep in force the following insurance for the duration of this Agreement. LESSOR shall be notified no fewer than thirty (30) days prior to any termination, cancellation, or any other material change in such insurance. LESSEE shall provide LESSOR the insurance policy including all endorsements prior to the commencement of any activity undertaken in connection with this Lease.

General Liability: Covering LESSEE and LESSOR for any and all claims for personal injury, bodily injury (including death) and property damage (including environmental degradation or contamination) arising from any activity occurring as a result of this Lease.

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

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

Auto Liability (if applicable): LESSEE shall maintain business auto liability insurance covering liability arising out of any auto (including owned, hired, and non-owned autos).

Minimum Limits: \$1,000,000 Combined single limit each accident

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

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

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

Section 4. Section 3.01 Rent is repealed and replaced in its entirety with the following language:

"The LESSEE shall pay to LESSOR an annual rent of ten percent (10%) of the fair market appraised value of the Property, which value, subject to the adjustment provisions set forth below, is determined to be \$600.00 annually. An annual payment of rent shall be made in advance not later than the first day of April of each year of the Lease. Rent for any partial year shall be prorated at the rate of 1/12th of the annual rent per month or portion thereof. Rent shall be payable at the office of the City of Valdez, P.O. Box 307 Valdez, Alaska 99686, or at such other place as LESSOR may designate in writing. Delinquent rent shall bear interest at the maximum rate of interest allowed per annum."

Section 5. All other terms, covenants, and conditions of said Lease, and amendments, shall remain in full force and effect.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 20th day of March, 2024.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk

LEASE AGREEMENT

THIS LEASE is effective as of this 18th day of June, 2019, between the **CITY OF VALDEZ**, a municipal corporation organized under the laws of the State of Alaska, whose address is P.O. Box 307, Valdez, Alaska 99686, hereinafter referred to as “LESSOR”, and IN Properties, LLC, whose address is 60 East Rio Salado Parkway Ste. 980, Tempe, Arizona 85281 hereinafter referred to as “LESSEE”.

Based upon the foregoing recitals LESSOR and LESSEE agree as follows:

I- PROPERTY

1.01. Lease of Property. LESSOR leases to LESSEE and LESSEE leases from LESSOR the property depicted in Exhibit “A” attached hereto, and more specifically described as follows:

3,720 square foot portion of Lot 2, Block 2, Mineral Creek Subdivision (Barney Meyring Park Strip) Adjacent to Lot 12, Block 15, Mineral Creek Subdivision

1.02. Quiet Enjoyment, Restrictions, Easements, Etc. LESSOR covenants and agrees that LESSEE, upon paying rent and other charges herein provided for and observing and keeping the covenants, conditions and terms of this Lease on LESSEE’S part to be kept of performed, shall lawfully and quietly hold, occupy and enjoy the Property during the term of this Lease without hindrance or molestation, subject, however, to the rights and reservations expressed in this Lease, the U.S. Patent to the Property, the State of Alaska Patent to the Property, existing easements for roads, gas, electric, water, sewer and other utility lines, restrictions of record and to encroachments ascertained by physical inspection of the Property.

Excepting and reserving therefrom, to LESSOR and its assigns during the term of this Lease, the following specific interests, which shall be in addition to and not in derogation of any general reservations to LESSOR which are required by law and which many be stated elsewhere in this Lease:

- (a) If at any time during the Lease, LESSEE attempts to assign this Lease or transfer control over the Property to another or the Property is devoted to another use, without the consent of LESSOR, this Lease shall automatically terminate.
- (b) The Alaska Constitution guarantees any citizen of the United States or resident of the state the right of access to navigable waters and the land beneath them for navigation, commerce, fishing and other purposes. This tide and submerged land Lease is subject to the principles of the Public Trust Doctrine. LESSOR reserves the right to grant other interests to the Property consistent with the Public Trust Doctrine as long as said interests will not unreasonably interfere with the use of the Property by LESSEE.
- (c) All survey monuments, witness corners, reference monuments and bearing trees shall be protected by LESSEE against damage, destruction, or obliteration. Any damages, destroyed or obliterated markers shall be reestablished by LESSEE at LESSEE’S expense in accordance with accepted survey practices of the State of Alaska Department of Natural Resources.

- (d) All fuel petroleum and other toxic products maintained, stored or used at the Property shall be stored no less than 100 feet away from the nearest surface waterbody, and contained and confined in a manner which prevents any spillage from entering the Property, including without limitation any surface waters. In the event of a fuel or other toxic product spill, LESSEE shall immediately notify the Valdez office of the Department of Environmental Conservation of the same.
- (e) LESSEE must maintain on hand at all times sorbent materials in sufficient quantity to handle operational spills for use in the event of a fuel or other toxic product spill.
- (f) LESSEE is responsible for all aspects of the maintenance and operation of the Property and the leasehold
- (g) LESSEE is responsible for survey and environmental assessment costs as deemed necessary by LESSOR.

1.03. Property Accepted "As Is". LESSEE acknowledges that it has inspected the Property and accepts the same "as is" and without reliance on any representations or warranties of LESSOR, its agents, representatives, or employees, as to the physical condition of the Property, including, but not limited to, subsurface and soil conditions, or as to its fitness or habitability or for any particular purpose, or otherwise.

1.04. No Subsurface Rights. This Lease confers no mineral rights or rights with regard to the subsurface of the land below the level necessary for the use of the Property as stated in this Lease. LESSOR makes no warranty or representation, as whether the Property is open or closed to mineral claims or leases under state or federal law.

1.05. Appraisal. LESSEE is responsible for the cost of appraisal for the purposes of determining fair rental value.

II - TERM

2.01. Lease Term. The initial term of this Lease shall be five years commencing on April 1, 2019, and ending on the last day of March, 2024. The Lease term may be extended by LESSEE in accordance with the provisions of paragraph 2.06 below for five, five-year extension options.

2.02. Preference Rights to Re-Lease. LESSEE shall upon expiration of this Lease, and pursuant to Section 4.08.250 of the Valdez Municipal Code, as may be amended from time-to-time, be allowed a preference right to re-lease the Property, provided the LESSEE is not in breach or default of any of the terms or conditions of the Lease at the time of Lease expiration, unless it shall be determined by LESSOR that the renewal of this Lease is not in the best interests of LESSOR.

2.03. Application to Re-lease. If, at the expiration of this Lease, the LESSEE desires to re-lease the Property, LESSEE shall, not sooner than ninety calendar days and not later than sixty calendar days prior to the expiration, make application to re-lease the Property. The re-lease application shall certify the

character and value of all improvements placed by LESSEE on the Property, the purpose and lengths for which the re-lease is desired, and any other information that LESSOR may require. Applications to re-lease shall be submitted to the same application review as new applications for lease, pursuant to Section 4.08.250 of the Valdez Municipal Code as may be amended from time-to-time.

2.04. Hold-Over. If LESSEE shall holdover after the expiration of the term of this Lease such tenancy shall be from month to month, subject to all the terms, covenants and conditions of this Lease.

2.05. Surrender of Possession. Upon expiration of the term of this Lease, whether by lapse of time or otherwise, LESSEE shall promptly and peaceably surrender the Property, and all buildings and improvements thereon, except as provided in Article XVII of this Lease, and LESSEE shall execute, acknowledge and deliver to LESSOR a proper instrument in writing, releasing and quitclaiming to LESSOR all right, title and interest of LESSEE in and to the Property and all such improvements thereon.

2.06. LESSEE'S Option to Extend Lease Term. Provided that this Lease has not been terminated and LESSEE is not in default of LESSEE's obligations under this Lease at the time of exercise, LESSEE shall have the right to extend the term of this Lease for five (5) additional periods (each period being an "Option") of five (5) years each (each being an "Extension Period"). To exercise of the Option not less than ninety (90) days prior to the end of the then expiring Lease term. Rent and the adjustment thereof for any Extension Period for which an Option has been exercised shall be as set forth in Article III below.

III - RENT, TAXES, ASSESSMENTS AND UTILITIES

3.01. Rent. The LESSEE shall pay to LESSOR an annual rent of ten percent (10%) of the fair market appraised value of the Property, which value, subject to the adjustment provisions set forth below, is determined to be \$600.00 annually. An annual payment of rent shall be made in advance not later than the first day of June of each year of the Lease. Rent for any partial year shall be prorated at the rate of 1/12th of the annual rent per month or portion thereof. Rent shall be payable at the office of the City of Valdez, P.O. Box 307, Valdez, Alaska 99686, or at such other place as LESSOR may designate in writing. Delinquent rent shall bear interest at the maximum rate of interest allowed per annum.

3.02. Adjustment of Rent. The Property will be reappraised and the annual rent accordingly adjusted every five (5) years thereafter during the term of this Lease. Such appraisal will be based on the value of the Property and shall not include the value of buildings or improvements placed on the Property by LESSEE. The appraised value of the Property for the purposes of determining the annual rental amount shall be by an appraisal done by a State of Alaska license appraiser of LESSOR'S selection. In no event, however, shall the annual rent be less than the original annual rent set forth in paragraph 3.01. Nothing in this paragraph shall prevent the annual reassessment of the leased premises for tax purposes to determine its true value as provided by law.

3.03. LESSEE to Pay Taxes. LESSEE shall pay prior to delinquency and directly to the taxing authorities in which the Property is located all real property taxes on the Property and all personal property taxes levied on personal property situated on the Property and placed thereon by LESSEE, its agents, authorized representatives, or employees. LESSEE shall further pay prior to delinquency any other taxes for which it

may be liable. LESSEE shall, within thirty (30) days after such tax, assessment or other charge, whether or not constituting a lien on the Property, shall become due and payable, produce and exhibit to LESSOR satisfactory evidence or payment thereof.

3.04. LESSEE to Pay Assessments. LESSEE during the term of this Lease shall pay directly to the public authorities charged with collection thereof any and all assessments levied on the Property for any part or all of the costs of any public work or improvement assessed according to benefit found by levying authority to accrue therefrom to the Property, provided, however, that if an option is given to pay such assessment(s) in installments, LESSEE may elect to pay the same in installments, and in such case LESSEE shall be liable only for such installments as shall accrue during the term of this Lease. LESSOR warrants and represents that there are currently no outstanding assessments levied on the Property for any part or all of the cost of any public work or improvement constructed by LESSOR.

3.05. Proration of Taxes and Assessments. If LESSEE'S obligation to pay taxes or assessment commences or ends during a tax year, such obligation shall be prorated between LESSOR and LESSEE.

3.06. Contest. LESSEE shall have the right to contest any taxes or assessments, which LESSEE is obligated to pay under paragraphs 3.03 or 3.04 of this Lease. Such proceedings shall, if instituted, be conducted promptly at LESSEE's own expense and free from all expense to LESSOR. Before instituting any such proceedings, LESSEE shall pay under protest any such taxes or assessments, or shall furnish to LESSOR a surety bond written by a company acceptable to LESSOR or other security acceptable to LESSOR, sufficient to cover the amount of such taxes or assessments, with interest for the period which such proceedings may reasonably be expected to take, and costs, securing the payment of such taxes or assessments, interest and costs in connection therewith when finally determined. Notwithstanding the furnishing of any such bond or security, LESSEE shall pay any such taxes or assessments at least thirty (30) days before the time when the Property or any part thereof, might be forfeited. The proceedings referred to in this paragraph 3.06 shall include appropriate appeals from any order or judgements therein, but all such proceedings shall be begun as soon as reasonably possible after the imposition or assessment of any such taxes or assessments and shall be prosecuted to final adjudication promptly. In the event of any reduction, cancellation or discharge, LESSEE shall pay the amount that shall be finally levied or assessed against the Property or adjudicated to be due and payable, and, if there shall be any refund payable by the governmental authority with respect thereto, LESSEE shall be entitled to receive and retain the same, subject, however, to apportionment as provided in paragraph 3.05 of this Lease. LESSOR, at LESSOR's option and expense, may, but shall not be obligated to, contest any such taxes or assessments. In such event, LESSOR shall be entitled to receive and retain any refund payable by any governmental authority with respect thereof.

3.07. LESSEE to Pay Utility Charges. LESSEE shall pay or cause to be paid all charges for gas, oil, electricity, water, sewer, heat, snow removal refuse removal and any and all other utilities or services used upon the Property throughout the term of this Lease, including any connection fees.

3.08. Additional Rent and LESSOR's Right to Cure LESSEE's Default. All costs and expenses which LESSEE assumes or agrees to pay pursuant to this Lease shall, at LESSOR's election, be treated as additional rent, and, in the event of nonpayment, LESSOR shall have all rights and remedies provided in

this Lease in the case of nonpayment of rent or of a breach of condition, at LESSOR's election. If LESSEE shall default in making any payment required to be made by LESSEE or shall default in performance of any term, covenant or condition of this Lease on the part of LESSEE to be kept, performed or observed which shall involve the expenditure of money by LESSEE, LESSOR at LESSOR's option may, but shall not be obligated perform or observe such term, covenant or condition, and any and all sums to expended by LESSOR, with interest thereon at the maximum allowable rate of interest per year from the date of such expenditure until repaid, shall be, and shall be deemed to be, additional rent and shall be repaid by LESSEE to LESSOR, on demand, provided, however, that no such payment or expenditure by LESSOR shall be deemed a waiver of LESSEE's default, nor shall it affect any remedy of LESSOR by reason of such default.

IV - USE

4.01. Use. LESSEE shall use the Property for additional parking for the Willow Park Apartment Building and for no other purposes. LESSEE shall not conduct any illegal activities on the Property or maintain any nuisances on the Property.

4.02 Radio Interference. At the LESSOR'S request, the LESSEE shall discontinue the use of any machine or device which interferes with any government operated transmitter, receiver, or navigation aid until the cause of the interference is eliminated provided that such a request is based upon a reasonable belief that LESSEE's machine or device is the source of the interference.

V - IMPROVEMENTS

5.01. Notice of Construction. No improvements may be made to the Property without first obtaining LESSOR'S written consent and required permit(s) from the Alaska Corps of Engineers and any other permits required by other city, state and/or federal agencies. After obtaining the appropriate permits, LESSEE shall give LESSOR no less than five (5) days written notice prior to the commencement of any construction, alteration or repair of any improvements constructed or made by LESSEE on the Property so that LESSOR may, if it so elects, give notice of nonresponsibility pursuant to Alaska Statute 34.35, as may be amended from time-to-time.

5.02. Development Requirements. LESSEE shall develop the area by installing the necessary improvements for the maintenance of a fifteen space parking area including the following:

1. Parking area must be one lane deep with a 12' access aisle. 15 spaces are required in the parking area.
2. Spaces must be clearly marked with additional flagging during the winter months.
3. Spaces must be assigned to tenants and clearly marked as private parking.
4. Parking spaces must be north of the light pole and dumpster to allow for snow removal into the adjacent park strip.
5. LESSEE is responsible for snow removal within the leased area.
6. Barriers shall be installed at the west and north end of the parking spaces to prevent vehicles from driving onto the park strip or through the park strip to the next cul-de-sac.

7. Parking spaces shall be used for parking operational and licensed vehicles only. No snow machines, 4-wheelers, boats, campers, non-running or unlicensed vehicles, or storage containers can be placed on the lease area.

8. The parking area is required to be graded for proper drainage at the cost of the LESSEE.

5.03. LESSEE's Ownership of Buildings and Improvements. It is expressly understood and agreed that any and all buildings and improvements of any nature whatsoever constructed or maintained on the Property by LESSEE shall be and retain the property of LESSEE and may be removed or replaced by LESSEE at any time during the term of this Lease, subject, however, to paragraph 17.01 of this Lease.

5.04. Construction Prerequisites. No construction shall be commenced unless the following events have occurred:

- (a) LESSEE shall furnish to LESSOR certificates of insurance in the amounts and for the purposes specified in Article X.
- (b) LESSEE shall from time to time deliver to LESSOR satisfactory proof that worker's compensation insurance has been procured to cover all persons employed in connection with the construction. Notice of any deficiency in this area to LESSEE will be cured immediately and no work will be performed on the project until the LESSOR has satisfactory proof that proper worker's compensation insurance is in place.
- (c) LESSEE shall obtain all necessary city, state, federal or other required building permits.

5.05. LESSEE to Use the Port of Valdez. LESSEE agrees that LESSEE will use all reasonable efforts to have all materials and equipment which LESSEE or LESSEE's contractors ship by water from points of origin outside of the State of Alaska, and which are incorporated into or used in the construction or operations on the Property, shipped by water directly to Valdez and unloaded in the Port of Valdez.

5.06 Landscaping. LESSEE shall landscape the areas surrounding any buildings or improvements constructed or maintained on the Property in a pleasing and aesthetic manner consistent with the scenic nature and natural vegetation of the Property and the surrounding land, and shall maintain such landscaping in good condition.

VI - TRADE FIXTURES

6.01. LESSEE's Ownership of Trade Fixtures, Machinery and Equipment. It is expressly understood and agreed that any and all trade fixtures (including electrical fixtures), machinery, equipment or any nature whatsoever and other personal property of LESSEE at any time placed or maintained upon the Property by LESSEE shall be and remain property of the LESSEE and may be removed or replaced at any time during the term of this Lease.

VII - ASSIGNMENT AND SUBLETTING

7.01. Assignment/Encumbrances/Subletting. LESSEE shall not voluntarily assign or encumber its interest in this Lease or in the Property, or sublet all or any part of the Property, or allow any other person or entity (except LESSEE's authorized representatives) to occupy or use all or any part of the Property without first obtaining LESSOR's consent. Any assignment, encumbrance or sublease without LESSOR's consent shall be voidable and, at LESSOR's election, shall constitute default. No consent to any assignment, encumbrance, or sublease shall constitute a further waiver of the provisions of this paragraph. If LESSEE is a partnership, a withdrawal or change, voluntary, involuntary or by operation of law, of any partner or partners owning fifty percent (50%) or more of the partnership, or the dissolution of the partnership, shall be deemed a voluntary assignment. If LESSEE is a corporation, any dissolution, merger, consolidation or other reorganization of LESSEE, or the sale or other transfer of a controlling percentage of the capital stock of LESSEE, or the sale of fifty-one percent (51%) of the value of the assets of LESSEE, shall be deemed a voluntary assignment. The phrase "controlling percentage" means the ownership of, and the right to vote, stock possessing at least fifty-one percent (51%) of the total combined voting power of all classes of LESSEE's capital stock issued, outstanding and entitled to vote for the election of directors. As to a corporation the stock of which is traded through an exchange or over the counter, a sale or other transfer of a controlling percentage of the capital stock of such LESSEE's corporation will not be deemed to be a voluntary assignment. Any assignment affected pursuant to this paragraph 7.01 shall require the assignee to assume the LESSEE's obligations hereunder. LESSEE shall promptly deliver to LESSOR a copy of any assignment instrument. Any assignment shall not release the LESSEE from liability hereunder.

7.02. Assignment of Rents to LESSOR. LESSEE immediately and irrevocably assigns to LESSOR, as security for LESSEE's obligations under this Lease, all rent from any subletting of all or part of the Property as permitted by this Lease, and LESSOR, as assignee and attorney-in-fact for LESSEE or a receiver for LESSEE appointed on LESSOR's application, may collect such rent and apply it toward LESSEE's obligations under this Lease, except that, until the occurrence of an act of default by LESSEE, LESSEE shall have the right to collect such rent.

7.03. Costs of LESSOR'S Consent to Be Borne by LESSEE. LESSEE shall pay to LESSOR, on demand, reasonable costs, including attorney's fees, incurred by LESSOR in connection with any request by LESSEE for LESSOR to consent to any assignment subletting by LESSEE.

VIII - LIENS

8.01. Prohibition of Liens. LESSEE shall not suffer or permit any liens, including without limitation, mechanic's or materialman's liens, to be recorded against the Property. If any such liens shall be recorded against the Property, LESSEE shall cause the same to be removed, or, in the alternative, if LESSEE in good faith desires to contest the same, LESSEE shall be privileged to do so, but in such case LESSEE shall indemnify and hold LESSOR harmless from all liability for damages occasioned thereby and shall, in the event of a judgement of foreclosure of such liens, cause the same to be discharged and removed prior to any attempt at execution of such judgement. Nothing contained in this Lease shall be construed to be a waiver of the provisions of AS 09.38.015(c), as may be amended from time to time.

IX - INDEMNITY

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

X - INSURANCE

10.01. Liability Insurance. LESSEE, during the term of this Lease, shall carry at its expense comprehensive general liability insurance covering the Property in an amount of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit to protect against liability for personal injury, death or property damage, which might arise from the construction occupancy or use of the Property and the operations conducted on it. Said insurance shall insure the performance by LESSEE of the indemnity provisions of paragraph 9.01. LESSOR may increase the amount of insurance required at five (5) year intervals. LESSOR agrees that any such increase shall be reasonable.

10.02. Named Insured, Notice to LESSOR, and Waiver of Subrogation. All insurance policies required to be maintained by LESSEE under paragraph 10.01 shall name LESSOR, and its officers, employees and agents, as additional insured. All policies issued under paragraph 10.01 shall contain an agreement by the insurers that such policies shall not be cancelled without at least twenty (20) days prior written notice to LESSOR, and certificates or copies of all such insurance policies shall be furnished to LESSOR promptly upon LESSOR’s request therefor. All policies issued under paragraph 10.01 shall contain a waiver of any subrogation rights any insurer might have against LESSOR.

10.03. Fire and Extended Coverage Insurance. LESSEE may at its own expense and in its own name obtain insurance against loss or damage by fire and such other risks as it determines to cover improvements, equipment, inventory, fixtures, personal property and improvements made to the Property by LESSEE subsequent to LESSEE’s taking possession of the Property under this Lease.

XI - CARE OF PROPERTY

11.01. Care of the Property. LESSEE at its own cost and expense shall keep the Property and all buildings and improvements, which at any time may be situated thereon, in good condition and repair during the term of this Lease, ordinary wear and tear expected. The Property shall always be kept by LESSEE neat, clean, and free of litter. Vehicles, equipment, supplies, materials or other items or personal property shall be stored on the Property in a neat, orderly, and safe manner. LESSOR reserves the right to cause LESSEE to change the manner of storage if potential for hazard or public nuisance is found. Nothing in this paragraph shall prevent the temporary placement of building materials and equipment necessary for the construction of the

structures permitted under this Lease in the areas where the structures are to be constructed, nor shall this section be applicable to general parking for guests and employees.

11.02. Restoration or Removal of Damaged Buildings and Improvements. In the event any buildings or improvements situated on the Property by LESSEE are damaged or destroyed by fire or other casualty, LESSEE shall at LESSEE's expense restore the same to good and tenantable conditions or shall, at LESSOR's option remove the same as soon as is reasonably possible, but in no event shall the period of restoration exceed eighteen (18) months nor shall the period of removal exceed forty-five (45) days.

11.03. Access Rights of LESSOR. LESSOR, its agents, authorized representatives or employees, shall have the right to enter into and upon the Property and all buildings or improvements situated thereon upon 24 hour notice to LESSEE and during normal business hours (defined as 9:00 a.m. to 5:00 p.m. Monday through Friday except for holidays as defined in paragraph 15.05 of this Lease) for the purpose of inspecting the Property and all buildings or improvements situated thereon for compliance with the terms of this Lease.

11.04. Nuisances Prohibited. LESSEE shall immediately remove from the Property any abandoned or junk vehicles, improvements, equipment, machinery or fixtures. LESSEE shall not permit any nuisance or public nuisance to exist or to be created or maintained on the Property. LESSEE agrees that any nuisance or public nuisance as defined by the Valdez Municipal Code or any other code or regulations incorporated therein or otherwise adopted by ordinance or resolution of the City of Valdez, may, after five (5) days written notice to LESSEE, be removed by LESSOR without LESSEE's further permission, with use of force if necessary, and without incurring any civil or criminal liability therefor, all the costs of such removal to be paid by LESSEE to LESSOR as additional rent under the terms of this Lease. This paragraph shall not be construed as any limitation on any other legal rights or remedies available to the City of Valdez to abate any nuisance or to prosecute any violation of the Valdez Municipal Code.

XII - LAWS

12.01. Compliance with Laws. LESSEE shall comply with all applicable laws, ordinances and regulations of duly constituted public authorities now or thereafter in any manner affecting LESSEE's activities on the Property or any buildings or other improvements which may be situated thereon, whether or not any such laws, ordinances or regulations which may be thereafter enacted involve a change of policy on the part of the governmental body enacting the same. In the event of a conflict between the provisions of this Lease and the City of Valdez Municipal Code, the latter shall control.

XIII - CONDEMNATION

13.01. Condemnation. In the event the Property, or any part thereof or interest therein, shall be taken for public purposes by condemnation as a result of any action or proceeding in eminent domain, or shall be transferred in lieu of condemnation to any authority entitled to exercise the power of eminent domain, the interests of LESSOR and LESSEE in the award or consideration for such transfer and the effect of the taking or transfer upon this Lease shall be as provided in this Article XIII.

13.02. Total Taking. If all of the Property is taken or so transferred, this Lease and all the right, title and interest thereunder of LESSEE shall cease on the date title to the Property vests in the condemning authority, subject to the removal provisions in Article XVII if applicable.

13.03. Partial Taking - Termination of Lease. In the event the taking or transfer of part of the Property leaves the remainder of the Property in such location, or in such form, shape or reduced size, or so inaccessible as to be not effectively and proactively usable in the reasonable opinion of LESSEE for the purpose of operation thereon of LESSEE's business, then this Lease and all of the right, title and interest thereunder of LESSEE shall cease on the date title to the Property vests in the condemning authority, and the condemning authority enters into possession, subject to the removal provisions of Article XVII if applicable.

13.04. Partial Taking - Continuation of Lease. In the event the taking or transfer of part of the Property leaves a portion of the remainder of the Property in such location and in such form, shape or size, or so accessible as to be effectively and proactively usable in the reasonable opinion of LESSEE for the purpose of operation thereon of LESSEE's business, this Lease shall terminate and end as to the portion of the Property so taken or transferred as of the date title to such portion vests in the condemning authority and the condemning authority enters into possession, but shall continue in full force and effect as to the portion of the Property not so taken or transferred. If there is a partial taking and this Lease is not terminal, then the annual rent payable under this Lease shall abate for the portion of the Property taken in the proportion that such portion bears to all of the Property.

13.05. Compensation. Compensation received or payable as a result of eminent domain proceedings or a transfer in lieu thereof shall belong to LESSOR, if such compensation be awarded or paid as compensation for diminution in value for the leasehold or of the fee, and LESSEE shall make no claim against LESSOR for damages for termination of the leasehold or interference with LESSEE's business unless LESSOR is the condemning authority or responsible for condemnation. Compensation received or payable as a result of eminent domain proceedings or a transfer in lieu thereof shall belong to the LESSEE, if such compensation be awarded or paid as compensation for LESSEE's moving expense, for interference with LESSEE's business, and for damages relating to any trade fixtures, machinery or equipment owned by the LESSEE. Upon award each party shall be responsible for pro-rata share of the attorney's fees incurred in direct proportion to the total amount recovered for their respective losses.

XIV - DEFAULT

14.01. Default. Each of the following events shall be deemed an event of default by the LESSEE under this Lease and a breach of the terms, covenants and conditions of this Lease.

- (a) Failure to perform as required and when required any of the development requirements contained in paragraph 5.02 of this Lease.
- (b) A default in the payment of the rent and additional sums due under this Lease, or any part thereof, for a period of sixty (60) days from the due date for the payment of such rent or additional sums.

- (c) A default in the performance of any other term, covenant or condition on the part of the LESSEE to be kept, performed or observed for a period of sixty (60) days after LESSOR gives to LESSEE a written notice specifying the particular default or defaults; provided, however, that any default on the part of the LESSEE in the performance of work or acts required by LESSEE to be done, or conditions to be modified, shall be deemed to be cured if steps have been taken promptly by LESSEE to rectify the same and prosecuted to completion with diligence and continuity.
- (d) The making by LESSEE of an assignment for the benefit of creditors, unless given written consent by LESSOR.
- (e) The appointment of a receiver by a court of competent jurisdiction for LESSEE's business.
- (f) The levy under execution or attachment by process of law of the leasehold interest of LESSEE in the Property if not cured within sixty (60) days.
- (g) The use of the Property or buildings and improvements thereon for purposes other than those enumerated herein, to which LESSOR has not given its written consent.
- (h) The abandonment of the Property by LESSEE.
- (i) The occurrence of any event giving rise to cancellation or forfeiture of this Lease as stated in section 4.08.190 of the Valdez Municipal Code, as may be amended from time-to-time.

14.02. LESSOR's Remedies. In the event of any default by LESSEE's recited in paragraph 14.01 of this Lease, LESSOR shall have all of the below enumerated rights and remedies, all in addition to any rights and remedies that LESSOR may be given by statute, common law or otherwise. All rights of LESSOR shall be cumulative, and none shall exclude any other right or remedy. LESSOR's rights and remedies include the following:

- (a) LESSOR may declare the term of this Lease ended by written notice to LESSEE. Upon termination of this Lease, LESSEE shall surrender possession and vacate the Property immediately, and deliver possession thereof to LESSOR, and LESSEE hereby grants to LESSOR full and free license to enter into and upon the Property in such event with or without process of law and to reprocess the Property and to expel or remove any and all property therefrom, using such force as may be necessary, and without being deemed in any manner guilty of trespass, eviction or forcible entry or detainer, and without relinquishing LESSOR's right to rent or any other right given to LESSOR hereunder or by operation of law.
- (b) LESSOR may by written notice declare LESSEE's right to possession of the Property

terminated without terminating this Lease. Upon such termination of LESSEE's right to possession, LESSOR shall have all the rights to repossess the Property and remove LESSEE and LESSEE's property that are enumerated in paragraph 14.02(a), subject to LESSEE's rights under Article XVII. Should LESSOR elect to terminate LESSEE's right to possession without terminating this Lease, LESSEE shall have the right to re-possession upon cure of the default or upon written waive by the LESSOR of the default claimed.

- (c) LESSOR may relet the Property in whole or in part for any period equal to or greater or less than the remainder of the term of this Lease, for any period equal to or greater or less than the remainder of the term of this Lease, for any sum which LESSOR may deem reasonable, except as provided in subparagraph (e) of this paragraph, subject to the applicable sections of Chapter 4.08 of Valdez Municipal Code and LESSEE's rights under Article XVII. Any sums collected shall be credited to any indebtedness of LESSEE pursuant to the conditions described in paragraph 14.02(e) (ii).
- (d) LESSOR may collect any and all rents due or to become due from subtenants or other occupants of the Property. Any sums collected shall be credited to any indebtedness of LESSEE pursuant to the conditions described in paragraph 14.02(e) (ii) with any excess amounts being paid to LESSEE.
- (e) LESSOR may recover, whether this Lease be terminated or not, from LESSEE, damages provided for below consisting of items (i), and (ii), or, in lieu of (ii), item (iii);
 - (i) Actual attorney's fees and other expenses incurred by LESSOR by reason of the breach or default by LESSEE; and
 - (ii) An amount equal to the amount of all rent and additional sums reserved under this Lease, less the net rent, if any, collected buy LESSOR on reletting the Property and less any amounts recovered from the sale of attached personal property or improvements on the Property, which shall be due and payable by LESSEE to LESSOR on the days on which the rent and additional sums reserved in this Lease would have become due and payable; that is to say, upon each of such days LESSEE shall pay to LESSOR the amount of deficiency then existing. Such net rent collected all expenses incurred by LESSOR in connection with the reletting of the Property, or any part thereof, including broker's commission and the cost of removing any improvements made by LESSEE in order to return the property to its pre-rent condition, however, LESSOR must take diligent effort in reletting the Property to obtain a rental rate as close to or above that required of LESSEE under this Lease or else LESSOR will not have access to the remedy set out in this paragraph 14.01(e)(ii); or
 - (iii) An amount to be due immediately on the breach, equal to the difference

between the rent and the fair and reasonable rental value of the Property for the same period. In the computation of such damages the difference between any installment of rent thereafter becoming due and the fair and reasonable value of the Property for the period for which such installment was payable shall be discounted to the date of such breach at the rate of eight percent (8%) per year.

- (f) Reentry or reletting of the Property or any part thereof, shall not be deemed a termination of this Lease, unless expressly declared to be so by LESSOR.
- (g) If this Lease shall be deemed terminated, LESSEE's liabilities shall survive and LESSEE shall be liable for damages as provided in this paragraph 14.02.

XV - GENERAL PROVISIONS

15.01. Estoppel Certificates. Either party shall at any time and from time to time upon not less than thirty (30) days prior written request by the other party, execute, acknowledged and deliver to such party, or to its designee, a statement in writing certifying that this Lease is unamended and in full force and effect (or, if there has been any amendment thereof, that the same is in full force and effect as amended and stating the amendment or amendments), that there are no defaults existing, (or, if there is any claimed default, stating the nature and extent thereof); and stating the dates to which the rent and other charges have been paid in advance.

15.02. Conditions and Covenants. All the provisions of this Lease shall be deemed as running with the land, and shall be construed to be "conditions" as well as "covenants" as though the words specifically expressing or imparting covenants and conditions were used in each separate provision.

15.03. No Waiver of Breach. No failure by either LESSOR or LESSEE to insist upon the strict performance by the other of any term, covenant or condition of this Lease or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of such terms, covenants or conditions. No waiver of any breach shall affect or alter this Lease, but each and every term, covenant and condition of this Lease shall continue in full force and effect with respect to any other than existing or subsequent breach.

15.04. Time of Essence. Time is of the essence of this Lease and of each provision.

15.05. Computation of Time. The time in which any act provided by this Lease is to be done is computed by excluding the first (1st) day and including the last, unless the last day is a Saturday, Sunday, or a holiday and then it is also excluded. The term "holiday" shall mean all holidays as defined by the statutes of Alaska.

15.06. Successors in Interest. Each and all of the terms, covenants and conditions in this Lease shall inure to the benefit of and shall be binding upon the successors in interest of LESSOR and LESSEE.

15.07. Entire Agreement. This Lease contains the entire agreement of the parties with respect to the matters covered by this Lease, and no other agreement, statement or promise made by any party which is not confined in this Lease shall be binding or valid.

15.08. Governing Law/Jurisdiction/Venue. This Lease shall be governed by, construed and enforced in accordance with the laws of the State of Alaska. Any litigation arising out of the enforcement of rights or performance of the parties under this Lease, or its interpretation, shall be brought in the courts of the State of Alaska, Third Judicial District at Valdez.

15.09. Partial Validity. If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated, unless such provisions are considered by LESSEE to be integral to LESSEE's use of the Property for the purposes stated therein in which case LESSEE will have the authority to terminate this Lease upon thirty (30) days written notice to LESSOR.

15.10. Relationship of Parties. Nothing contained in this Lease shall be deemed or construed by the parties or by any third person to create the relationship of principal and agent or of partnership or of joint venture or of any association between LESSOR and LESSEE; and neither the method of computation of rent, nor any other provision contained in this Lease nor any acts of the parties, shall be deemed to create any relationship between LESSOR and LESSEE other than the relationship of LESSOR and LESSEE.

15.11. Interpretation. The language in all parts of this Lease shall in all cases be simply construed according to its fair meaning and not for or against LESSOR or LESSEE as both LESSOR and LESSEE have had opportunity for the assistance of attorneys in drafting and reviewing this Lease.

15.12. Number and Gender. In this Lease, the neuter gender includes the masculine and the feminine, and the singular number includes the plural; the word "person" includes corporation, partnership, firm or association wherever the context so requires.

15.13. Mandatory and Permissive. "Shall", "will" and "agrees" are mandatory; "may" is permissive.

15.14. Captions. Captions of the paragraphs of this Lease are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Lease.

15.15. Amendment. This Lease is not subject to amendment except in writing executed by all parties hereto.

15.16. Delivery of Notices - Method and Time. All notices, demands or request from one party to another shall be delivered in person or be sent by mail, certified or registered, postage prepaid, to the addresses states in paragraph 15.17 and shall be deemed to have been given at the time of delivery or, if mailed, three (3) days after the date of mailing.

15.17. Notices. All notices, demands and requests from LESSEE to LESSOR shall be given to LESSOR at the following address:

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

All notices, demands or requests from LESSOR to LESSEE shall be given to LESSEE at the following address:

IN Properties, LLC
Attn: Larry Innes
60 East Rio Salado Parkway Ste. 980
Tempe, Arizona
85281

15.18. Change of Address or Agent. Each party shall have the right, from time to time, to designate a different address or different agent for service of process by notice given in conformity with paragraph 15.16.

15.19. Furnishing of Information. LESSEE shall provide LESSOR with copies of articles of incorporation and bylaws, partnership agreements, joint venture agreements or other documents which shall define the manner of organization and the ownership of any business or activities to be conducted upon the Property, together with all future amendments thereto. LESSEE and LESSEE's assignee or sublessee shall also provide the same information regarding any assignee or sublessee of LESSEE.

15.20. Recordation. This Lease or a memorandum thereof may be recorded by LESSEE at LESSEE's expense with the Valdez Recorder's Office.

XVI - LESSOR'S LIEN

16.01. LESSOR'S Lien and Security Interest. LESSOR shall have a lien on, and LESSEE hereby grants LESSOR a security interest on, improvements, equipment and fixtures, which are or may be put on the premises by LESSEE, to secure the payment of the rent and additional sums reserved under this Lease. If LESSEE shall default in the payment of such rent, LESSOR may, at its option, without notice or demand, take possession of and sell such property in accordance with the Uniform Commercial Code of Alaska or other applicable law. LESSOR shall apply the proceeds of sale as follows:

- (a) To the expense of sale, including all costs, fees and expenses of LESSOR and LESSOR's reasonable attorney's fees in connection with such sale;

- (b) To the payment of such rent; and
- (c) The surplus, if any, to LESSEE.

XVII - OWNERSHIP OF IMPROVEMENTS AND FIXTURES ON TERMINATION

17.01. LESSEE May Remove Improvements, Fixtures, Machinery and Equipment. Improvements, fixtures, machinery and equipment owned by LESSEE may be removed by LESSEE from the Property within sixty (60) days after the expiration or termination of this Lease; provided that such removal will not cause injury or damage to the Property, or if it does, LESSEE shall indemnify LESSOR for the full amount of such damage; and further provided that any improvements, fixtures, machinery or equipment left on the property by LESSEE shall be in good, safe and tenantable or operable condition; and further provided that LESSEE shall not commit, create, leave or allow to exist on the Property any nuisance or public nuisance. The LESSOR may extend the time for such removal in case hardship is shown to LESSOR's satisfaction, provided application for extension has been made in writing and received by LESSOR within said sixty (60) day period.

17.02. Property Not Removed. Any buildings, improvements, fixtures, machinery, equipment or other items of real or personal property, which are not removed from the Property within the time allowed in paragraph 17.01 of this Lease, shall immediately become the property of LESSOR and title hereto shall vest in LESSOR without further action on the part of LESSEE or LESSOR. LESSOR may use, sell, destroy, or otherwise dispose of any such property in any matter that it sees fit, without further obligation to LESSEE.

XVIII - NONDISCRIMINATION

18.01. LESSEE Will Not Discriminate. LESSEE agrees that in its use and occupancy of the Property it will not, on the ground of race, color, religion, national origin, ancestry, marital status, age, disability or sex, discriminate or permit discrimination against any prospective occupant, patron, customer, employee, application for employment or other person or group of persons in any manner prohibited by federal, state or local law or regulations promulgated thereunder.

XIX - HAZARDOUS MATERIALS

19.01. Condition of Property. LESSEE has had full opportunity to visually examine the Property for the presence of any Hazardous Material. LESSOR states that it is unaware of any current or past problems with the Property. LESSEE acknowledges that LESSOR, its agents, authorized representatives or employees have made no representations as to the physical conditions of the Property, including but not limited to the subsurface and soil conditions. LESSEE accepts the Property in an "as is" condition. LESSEE does not accept or assume responsibility or liability for pre-existing subsurface and/or soil conditions, including, but

not limited to Hazardous Materials and/or Environmental contamination that is unknown and/or undisclosed to LESSEE at the time of execution of this Lease.

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

19.03. Use of Hazardous Materials on the Property.

- (a) LESSEE shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Property by LESSEE or its authorized representatives or invitees, except for such Hazardous Material as is necessary or useful to LESSEE's use of the Property.
- (b) Any Hazardous Material permitted on the Property as provided in this paragraph, and all containers therefor, shall be used, kept, stored and disposed of in a manner that complies with all laws or regulations applicable to any such Hazardous Material.
- (c) LESSEE shall not discharge, leak or emit, or permit to be discharged, leaked or emitted, any material into the atmosphere, ground, sewer system or any body of water, if such material (as reasonably determined by the LESSOR, or any governmental authority) does or may, pollute or contaminate the same, or may adversely affect (a) the health, welfare or safety of persons, whether located on the Property or elsewhere, or (b) the condition, use or enjoyment of the Property or any other real or personal property.
- (d) LESSEE shall be fully liable for all costs and expenses related to the use, storage and disposal of Hazardous Material kept on the Property by the LESSEE, its authorized representatives and invitees, and the LESSEE shall give immediate notice to the LESSOR of any violation or potential violation of the provisions of subparagraphs 19.03 (a), (b) and (c).

19.04. Indemnification of LESSOR. LESSEE shall forever protect, defend, indemnify and hold harmless LESSOR from and against any and all losses, claims, investigations, assertions, liens, demands and causes of action of every kind and character (including without limitation any assertions or claims made against LESSOR, LESSEE or third parties, by government agencies or third parties, alleging the release or threatened release of hazardous substances or environmental contamination of any kind on or in connection with the Property) and all costs thereof (including without limitation costs of removal action, remedial action other "response costs" as that term is defined under applicable federal and state law, attorney's fees, penalties, damages, interest and administrative/court costs incurred by LESSOR in response to and defense of the same) arising in favor any party, including LESSOR, and arising from or connected with LESSEE's

activities under this Lease or LESSEE's use of or presence on the Property, whether such activities, use or presence are those of LESSEE or LESSEE's agents, subcontractors or other representatives. LESSEE acknowledges that this indemnification clause shall survive termination of this Lease, and that it applies regardless of the basis of liability alleged by or against any party, including strict liability under Alaska Statute 46.03.822 or federal law. LESSEE's obligations under this paragraph may be discharged however, by performance of whatever degree of site investigation for environmental contamination (in LESSOR's sole discretion) is necessary to render the Property suitable for LESSOR to release LESSEE from these obligations, which release must be granted in writing by LESSOR.

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

19.06. Liability for Release/Threatened Releases of Hazardous Materials. LESSEE shall at all times while this Lease is in effect, for purposes of potential liability under Alaska Statute 46.03.822.:

1. LESSEE, not LESSOR, shall be deemed the owner of and person having control over any hazardous substances used by LESSEE or on the Property for business reasons of LESSEE; and
2. LESSEE, not LESSOR, shall be deemed the owner of the possessory interest under this Lease, and the operator of the Property as a facility under Alaska Statute 46.03.822(a)(2); and
3. LESSEE, not LESSOR, shall be deemed the generator, transporter, or both, of any hazardous substances generated or transported by LESSEE in connection with the enjoyment of its right under this Lease.

For purposes of this paragraph 19.06., "LESSEE" shall include LESSEE's agents, employees, subcontractors, subsidiaries, affiliates and representatives or any kind.

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

19.08. Due Diligence. At LESSOR's recommendation, LESSEE has investigated the Property for potential environmental contamination, which may have occurred before the date of this Lease; LESSEE accept the Property in its current environmental condition. After such investigation, LESSEE agrees that the Property:

- (a) Has not been subject to the use, generation, manufacture, storage, treatment, disposal release or threatened release or hazardous substances.

- (b) Has not been subject to any actual or threatened assertions, claims or litigation of any kind by government agencies or any other persons relating to such matters.

19.09. Access to Property. LESSEE authorizes LESSOR to enter upon the Property to make such inspections and tests as LESSOR may deem appropriate to determine compliance with this Lease; any such investigations or tests shall be for LESSOR's purposes only, and shall not be construed to create any responsibility or liability on LESSOR's part to LESSEE or any person.

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

19.11. Report of Events. LESSEE specifically agrees to report all releases, threatened releases, discharges, spills or disposal of hazardous substances in whatever quantity, immediately to the appropriate regulatory authorities and simultaneously to LESSOR, and to keep LESSOR fully informed of any communication between LESSEE and any person or agency concerning potential or actual environmental contamination and hazardous substances.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal the dates herein below set forth.

LESSOR:
CITY OF VALDEZ

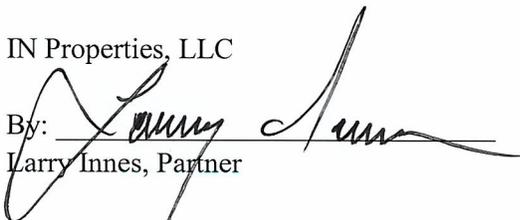
By: 
Jeremy, O'Neil, Mayor

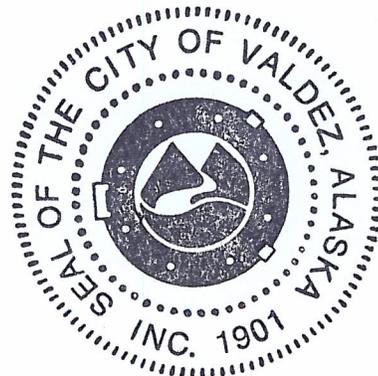
Date: 6/18/19

Attest: 
Sheri L. Pierce, MMC, City Clerk

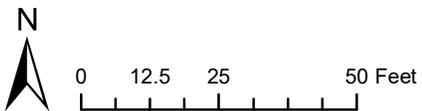
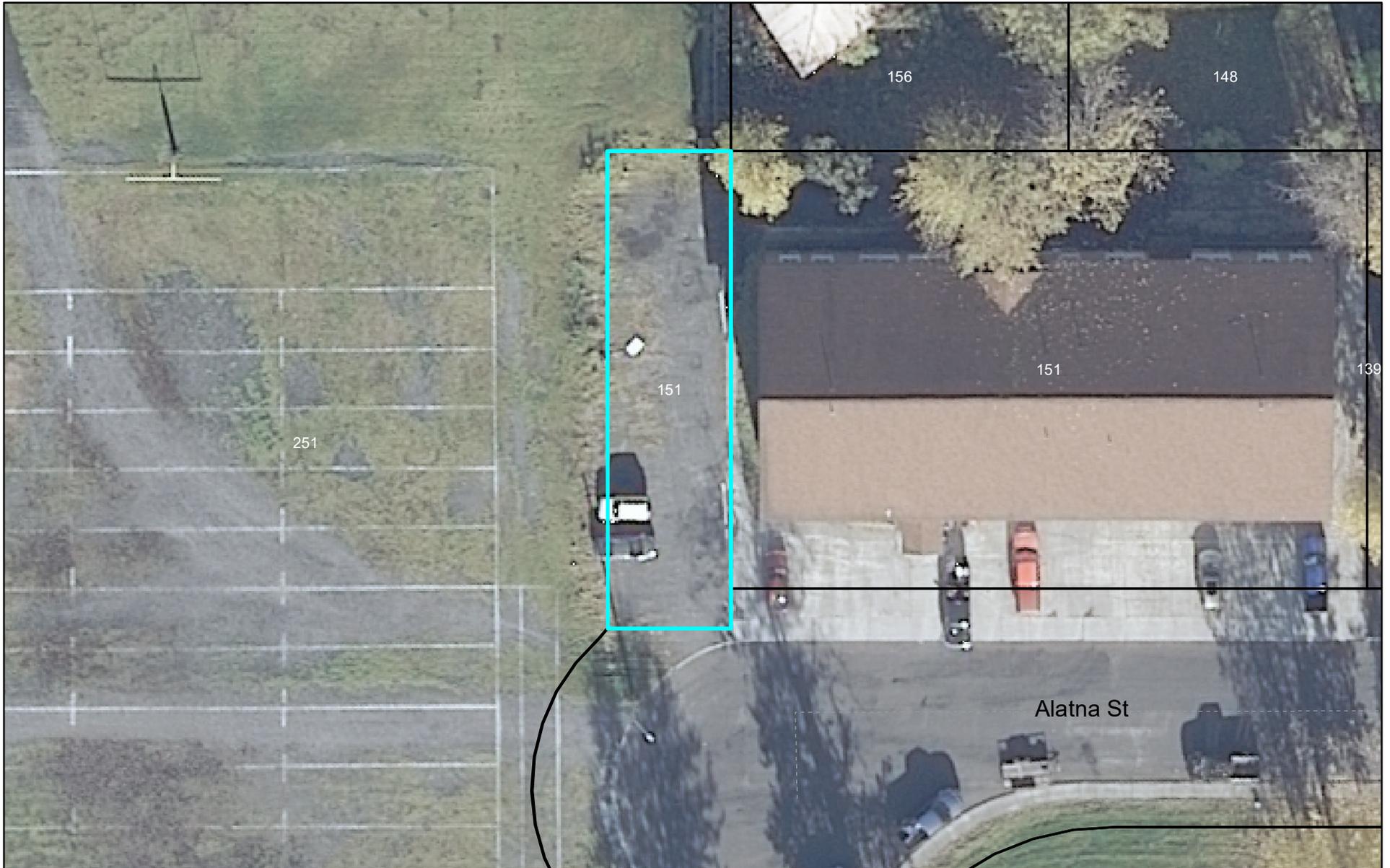
Date: 6/18/19

LESSEE:
IN Properties, LLC

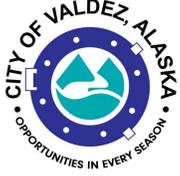
By: 
Larry Innes, Partner



Willow Park Parking Lot Lease Area



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.



Legislation Text

File #: 24-0070, **Version:** 1

ITEM TITLE:

Discussion Item: Long Term Capital & Projects Planning

SUBMITTED BY: Jordan Nelson- Finance Director, Nathan Duval - Capital Facilities Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Finance Director Jordan Nelson will provide information regarding funding sources and process moving forward relating to capital expenditures. The projects funding process will change from what Council is accustomed to from prior years. Staff proposes utilizing prior year carry-forward funds and planning their appropriation over the course of the annual budget process.

Additional changes are in process for more “user friendly” capital requests and reporting.

See attached slide deck and verbal information provided by Directors Nelson and Duval for further details.



Long-Term Capital Planning

January, 2024



Long-Term Capital Planning; Vision

- Financially sustainable, comprehensive infrastructure assessment
 - Prioritization and Phasing
 - Community Engagement
 - Continuous Monitoring

Long-Term Capital Planning; Current Practice

- Method for Projects funding:
 - Unspent projects appropriations (close-out, repurposing, etc)
 - Carryforward
 - Other Sources
 1. Grant Funding
 2. Bond Financing
 3. Savings

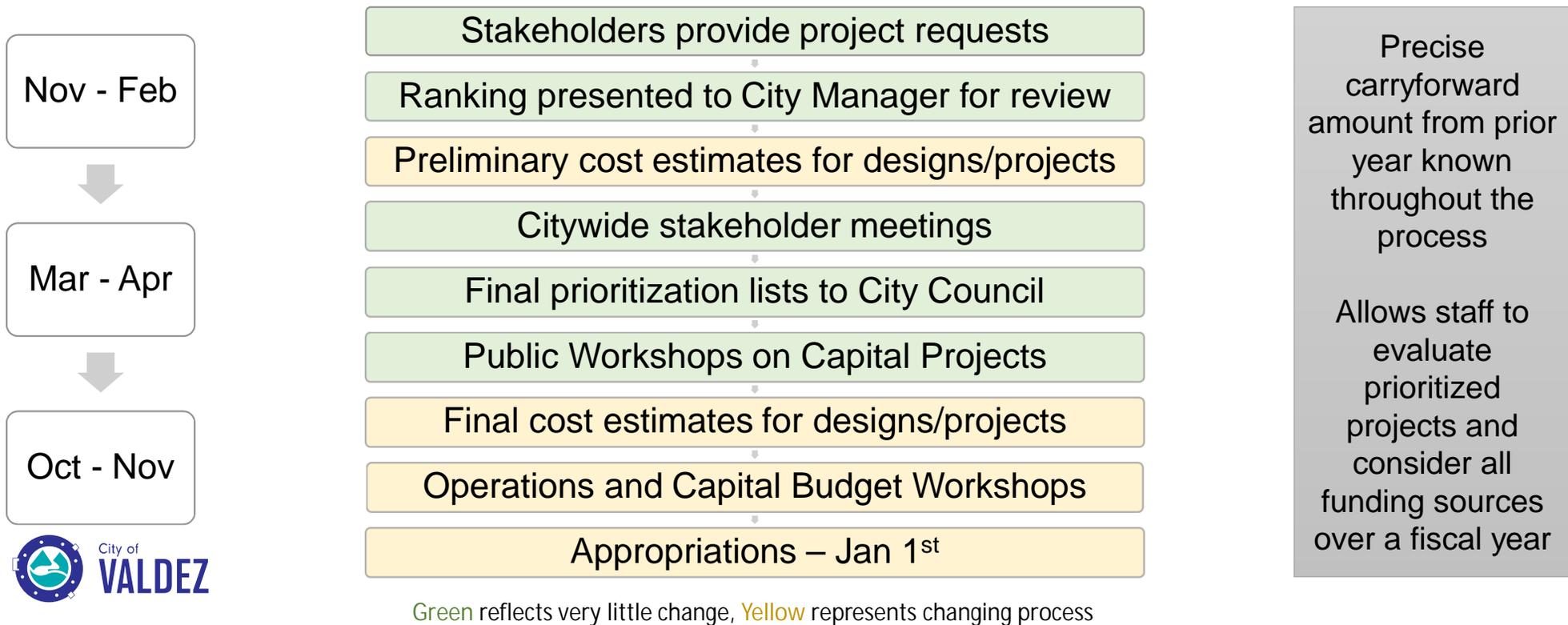
Long-Term Capital Planning; Current Practice



Long-Term Capital Planning; New Practice

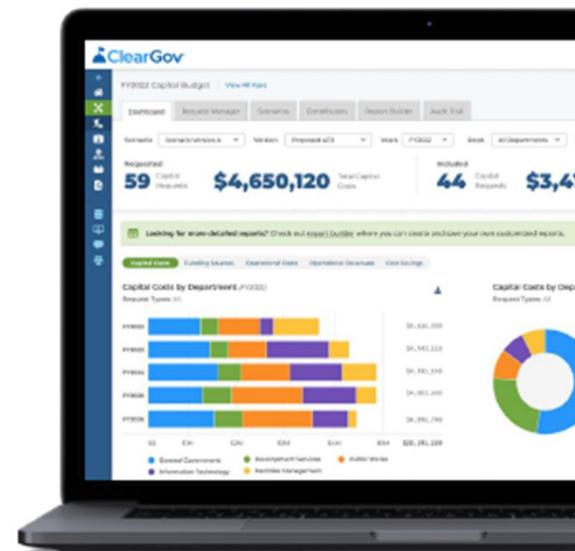
- New approach to Projects funding:
 - Carryforward from prior year in Reserve
 - Staff evaluates projects above threshold ranking for:
 1. Grant Funding and capacity
 2. Bond Funding and timeline
 3. Savings
 - Unspent projects appropriations (close-out, repurposing, etc)

Long-Term Capital Planning; New Practice



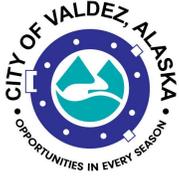
Long-Term Capital Planning; New Practice

- ✓ **Capital Budgeting Dashboard** - Review all capital improvement and equipment requests in one place.
- ✓ **Capital Request Manager** - Invite department heads to submit capital requests.
- ✓ **Request Scoring & Ranking** - Prioritize requests by scoring and ranking capital requests based on custom criteria.
- ✓ **Scenario Planning** - Create multiple scenarios to find the optimal combination of capital requests for your budget.
- ✓ **Report Builder** - Create and export custom reports to share your capital budget with stakeholders and other systems.
- ✓ **Capital Request Pages** - Turn request data into detailed pages instantly with auto-generated graphs.



Long-Term Capital Planning; New Practice

- Projects next steps for **this** year
 1. Current projects remain underway
 2. Projects Funding repurposed to maintain progress
 3. Projects Prioritization list presented for **next** year
 4. 2023 Budget Carryforward to Reserve
 - 2024 Budget Resolution establishing “CIP Planning Reserve”
 - Staff evaluates prioritized list over the next year for funding



Legislation Text

File #: ORD 24-0002, **Version:** 1

ITEM TITLE:

#24-02 - Amending Chapter 10.12 of the Valdez City Code Titled Parking. Second Reading. Adoption.

SUBMITTED BY: Sheri Pierce, City Clerk/Bart Hinkle, Police Chief

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve First Reading.

SUMMARY STATEMENT:

Current fines and penalties for parking violations have not been updated for a number of years. The existing language relies heavily on the monetary punishment of the impound as a deterrent. The proposed language is designed to have the citation be the primary deterrent method / means of behavior modification by increasing the cost of the citation related to impeding snow removal. Chief Hinkle will be present to discuss operational considerations leading to the proposed language and ordinance change recommended by Staff.

CITY OF VALDEZ

ORDINANCE NO. 24-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA
AMENDING CHAPTER 10.12 OF THE VALDEZ CITY CODE TITLED PARKING

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

Section 1. Chapter 10.12, Section 10.12.040 (D) of the Valdez Municipal Code is hereby amended to read as follows:

Chapter 10.12

PARKING

Sections:

- 10.12.010 Parking prohibited on certain streets during certain hours when school in session.
- 10.12.020 Parking prohibited.
- 10.12.025 Seasonal parking.
- 10.12.030 Temporary prohibitions.
- 10.12.040 Penalty and impoundment.

10.12.010 Parking prohibited on certain streets during certain hours when school in session.

The cul-de-sac area on East Lowe Street extending from the east property line of Lot 1, Block 12, to the east property line of Lot 9, Block 10, is declared to be a no-parking zone for all vehicles except school buses between the hours of seven a.m. and five p.m. on any day when school is in session. (Prior code § 15-8)

10.12.020 Parking prohibited.

No person may park or cause a motor vehicle to be parked, and no motor vehicle may be parked, as follows:

- A. On any of the following streets or highways:
 - 1. Meals Avenue from Fidalgo to Robe River Drive, except for the wider parking location on the east side of the street directly in front of the Alaska State Court House,
 - 2. Hazelet Avenue from City Dock to Hanagita,
 - 3. On the north side of Pioneer Drive from Meals Avenue to Tatitlek Avenue;

- B. On any street, highway, public way or city-owned parking lot for a period of time longer than twenty-four hours, without special permission of the chief of police;
- C. In a private area which is adjacent to a commercial establishment, owned or controlled by another person, in violation of any limitations on parking which have been set, if the area is signed or posted in a manner setting forth the limitations;
- D. In a private area which is not adjacent to a commercial area, owned or controlled by another person, without the express permission of that person;
- E. At any place or in any position on public or private property, which would block the way of ingress or egress of a motor vehicle to a private area owned or controlled by another person, or which would prevent another from moving a motor vehicle;
- F. In any other area where parking has been permanently or temporarily restricted by the city;
- G. Any place where the curb has been painted red designates a no parking area. (Ord. 99-07 §§ 1, 2; prior code § 15-9)

10.12.025 Seasonal parking

The hourly parking along North Harbor Drive shall be effective from May 1st through September 30th each year. (Ord. 99-07 § 3)

10.12.030 Temporary prohibitions.

- A. Notwithstanding any other provision of this title, no person may park or cause a motor vehicle to be parked, and no motor vehicle may be parked, on any street in the city upon which snow removal is undertaken by or on behalf of the city from the time that snow removal operations on the street appear to be necessary until the time that the snow removal operations on the street are completed.
- B. The chief of police, or other persons designated by the city manager, is authorized to determine and designate by proper signs, places in which the stopping, standing or parking of a motor vehicle is restricted or prohibited because of traffic conditions, construction, accidents, parades, special events or other purposes deemed by the city to warrant temporary prohibitions on parking, stopping or standing. No person may park, stop or stand a motor vehicle, and no motor vehicle may be parked or stopped, in any area so designated.
- C. No person may fail or refuse to immediately move his vehicle when requested to do so by a city police officer or any city employee or contractor engaged in any activity which would be hindered or obstructed in any manner if the vehicle were to remain in the place it occupied at the time the request was made. Upon request, the owner or operator of the vehicle shall move it to a location which does not interfere with the activity which was being hindered or obstructed.
- D. Failure to move the vehicle upon request is a separate offense from allowing that vehicle to be parked or stopped in a prohibited area. It is not necessary that a request be made to move the vehicle before the sanctions set forth in Section 10.12.040 may be imposed. (Prior code § 15-10)

10.12.040 Penalty and impoundment.

- A. Any vehicle in violation of Section 10.12.020 or 10.12.030 may be impounded by the city, or issued a traffic citation, or both.
- B. A vehicle will be impounded from private property only upon the written request of the person who owns or controls the property. Before the vehicle is impounded, the city may require the person requesting the impoundment to sign a statement of ownership or control of the private property involved, and an agreement holding the city harmless for any injury, loss or damage arising from the impoundment.
- C. If the vehicle is impounded from either public or private property, this impoundment is done without liability on the part of the city for any damage which may be done to it or its contents. The vehicle shall not be returned to the owner or operator thereof until any impound fees, and any storage or other charges which may have accrued, have been paid.
- D. If the vehicle is cited, the penalty for the violation of this ordinance is ~~twenty~~ two-hundred dollars.
- E. If the vehicle is both impounded and cited, all impound and citation fees, and other charges, must be paid prior to the return of the vehicle to the owner or operator. (Prior code § 15-11)

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this _____ day of _____, 2024.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

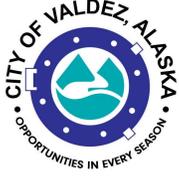
ATTEST:

Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

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

First Reading:
Second Reading:
Adoption:
Ayes:
Noes:
Absent:
Abstain:



Legislation Text

File #: ORD 24-0003, **Version:** 1

ITEM TITLE:

#24-03 - Amending Chapter 3.12 Section 3.12.040 of the Valdez Municipal Code Titled Additional Exemptions. Second Reading. Adoption.

SUBMITTED BY: Sheri Pierce, MMC, City Clerk/Jordan Nelson, Finance Director

FISCAL NOTES:

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

RECOMMENDATION:

Approve Ordinance #24-03.

SUMMARY STATEMENT:

- Pursuant to Sec. 29.45.050(a) the maximum Primary Home Exemption for any one residence cannot exceed \$75,000. However, a municipality has the option to annually adjust this voter-authorized exemption.
- The annual adjustment is based on the increase, if any, in the annual average cost of living. This adjustment is calculated by the State Assessor using the United States Department of Labor Consumer Price Index specifically for Urban Alaska (Alaska CPI-U).
- **The State Assessor calculated Alaska CPI-U at 1.540%, therefore, the exemption may be adjusted to \$76,155.**

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 24-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AMENDING CHAPTER 3.12 SECTION 3.12.040 OF THE VALDEZ MUNICIPAL CODE TITLED ADDITIONAL EXEMPTIONS

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

Section 1: Chapter 3.12, Section 3.12.040 of the Valdez Municipal Code is hereby amended to read as follows:

3.12.040 Additional exemptions.

Seventy-six thousand one hundred fifty-five ~~Seventy-five thousand~~ dollars of the assessed value or the maximum allowed under state law, whichever is greater, of a principal residence owned and occupied by the taxpayer is exempt from taxation. The city council may by ordinance annually adjust the exemption set forth herein by the amount calculated by the State Assessor to reflect the increase, if any, in the annual average cost of living, using the U.S. Department of Labor CPI-U for Anchorage.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA this _____ day of _____, 2024.

CITY OF VALDEZ, ALASKA

ATTEST:

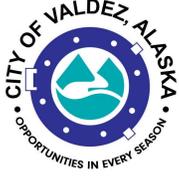
Sharon Scheidt, Mayor

Sheri L. Pierce, MMC, City Clerk

First Reading:
Second Reading:
Adoption:
Ayes:
Noes:
Absent:
Abstaining:

APPROVED AS TO FORM:

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



Legislation Text

File #: ORD 24-0004, **Version:** 1

ITEM TITLE:

#24-04 - Amending Chapter 1.08 of the Valdez Municipal Code Titled General Penalty. First Reading. Public Hearing.

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

FISCAL NOTES:

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

RECOMMENDATION:

Approve Ordinance #24-04 at first reading for public hearing.

SUMMARY STATEMENT:

On February 6, 2024, the City Council adopted Ordinance #24-02 which amended Chapter 10.12 of the Valdez Municipal Code including implementation of a fine schedule. This fine schedule must be incorporated into the Minor Offense Fine Schedule established in Chapter 1.08 - General Penalty. This ordinance incorporates the "minor offense" fines adopted in Chapter 10.12.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 24-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AMENDING CHAPTER 1.08 OF THE VALDEZ MUNICIPAL CODE TITLED GENERAL PENALTY

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

Section 1: Chapter 1.08, Section 1.08.030 of the Valdez Municipal Code is hereby amended to read as follows:

GENERAL PENALTY

Sections:

1.08.030 Minor offense fine schedule.

In accordance with AS 29.25.070(a), citations for the following offenses may be disposed of as provided in AS 12.25.195 through 12.25.230, without a court appearance, upon payment of the fine amounts listed below to the court within thirty days of the date of the citation, plus the state surcharge required by AS 12.55.039 and 29.25.074. The Rules of Minor Offense Procedure in the Alaska Rules of Court applies to all offenses listed below. Citations charging these offenses must meet the requirements of Minor Offense Rules. If a person charged with one of these offenses appears in court and is found guilty, the penalty imposed for the offense may not exceed the fine amount for that offense listed below. If an offense is not listed on this fine schedule or another fine schedule, the defendant must appear in court to answer to the charges. These fines may not be judicially reduced.

MUNICIPAL CODE SECTION	OFFENSE DESCRIPTION	COURT APPEARANCE	PENALTY/FINE
6.08.010	Cleanup and disposal of animal litter or excrement required—first offense	Optional	\$25.00
6.08.010	Cleanup and disposal of animal litter or excrement required—second offense	Optional	\$50.00
6.08.010	Cleanup and disposal of animal litter or excrement required—third offense	Optional	\$100.00

MUNICIPAL CODE SECTION	OFFENSE DESCRIPTION	COURT APPEARANCE	PENALTY/FINE
6.08.010	Cleanup and disposal of animal litter or excrement required—fourth and subsequent	Optional	\$300.00
6.08.020	Animal running at large prohibited—first offense	Optional	\$25.00
6.08.020	Animal running at large prohibited—second offense	Optional	\$50.00
6.08.020	Animal running at large prohibited—third offense	Optional	\$100.00
6.08.020	Animal running at large prohibited—fourth and subsequent	Optional	\$300.00
6.08.040(A)(1)	Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—first offense	Optional	\$25.00
6.08.040(A)(1)	Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—second offense	Optional	\$50.00
6.08.040(A)(1)	Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—third offense	Optional	\$100.00
6.08.040(A)(1)	Negligent feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—fourth and subsequent	Optional	\$300.00
6.08.040(A)(2)	Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—first offense	Optional	\$50.00
6.08.040(A)(2)	Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—second offense	Optional	\$100.00
6.08.040(A)(2)	Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—third offense	Optional	\$200.00
6.08.040(A)(2)	Intentional feeding of wild animals, birds of prey, or deleterious exotic wildlife prohibited—fourth and subsequent offense	Optional	\$400.00

MUNICIPAL CODE SECTION	OFFENSE DESCRIPTION	COURT APPEARANCE	PENALTY/FINE
6.08.050	Keeping of wild animals within the city prohibited—first offense	Optional	\$50.00
6.08.050	Keeping of wild animals within the city prohibited—second offense	Optional	\$100.00
6.08.050	Keeping of wild animals within the city prohibited—third offense	Optional	\$200.00
6.08.050	Keeping of wild animals within the city prohibited—fourth and subsequent offense	Optional	\$400.00
6.08.090	Continuous noise by animal prohibited—first offense	Optional	\$25.00
6.08.090	Continuous noise by animal prohibited—second offense	Optional	\$50.00
6.08.090	Continuous noise by animal prohibited—third offense	Optional	\$100.00
6.08.090	Continuous noise by animal prohibited—fourth and subsequent offense	Optional	\$300.00
6.08.100	Failure to confine female dog or cat in heat—first offense	Optional	\$25.00
6.08.100	Failure to confine female dog or cat in heat—second offense	Optional	\$50.00
6.08.100	Failure to confine female dog or cat in heat—third offense	Optional	\$100.00
6.08.100	Failure to confine female dog or cat in heat—fourth and subsequent offense	Optional	\$300.00
6.08.110	Tethering/chaining/crating of animals restricted—first offense	Optional	\$50.00
6.12.010	Dog license required—first offense	Optional	\$25.00
6.12.010	Dog license required—second offense	Optional	\$50.00
6.12.010	Dog license required—third offense	Optional	\$100.00
6.12.010	Dog license required—fourth and subsequent offense	Optional	\$300.00
6.12.020	Display of license tag on dog required	Optional	\$25.00

MUNICIPAL CODE SECTION	OFFENSE DESCRIPTION	COURT APPEARANCE	PENALTY/FINE
6.12.030	Vaccination of dogs required—first offense	Optional	\$25.00
6.12.030	Vaccination of dogs required—second offense	Optional	\$50.00
6.12.030	Vaccination of dogs required—third offense	Optional	\$100.00
6.12.030	Vaccination of dogs required—fourth and subsequent offense	Optional	\$300.00
6.12.040	Kennel licenses required—first offense	Optional	\$50.00
6.12.040	Kennel licenses required—second offense	Optional	\$100.00
6.12.040	Kennel licenses required—third offense	Optional	\$200.00
6.12.040	Kennel licenses required—fourth and subsequent offense	Optional	\$400.00
6.13.010	Excessive number of cats prohibited—first offense	Optional	\$25.00
6.13.010	Excessive number of cats prohibited—second offense	Optional	\$50.00
6.13.010	Excessive number of cats prohibited—third offense	Optional	\$100.00
6.13.010	Excessive number of cats prohibited—fourth and subsequent offense	Optional	\$300.00
6.13.020	Cattery license required—first offense	Optional	\$50.00
6.13.020	Cattery license required—second offense	Optional	\$100.00
6.13.020	Cattery license required—third offense	Optional	\$200.00
6.13.020	Cattery license required—fourth and subsequent offense	Optional	\$400.00
9.12.010	Disorderly conduct—first offense	Optional	\$50.00
9.12.010	Disorderly conduct—second offense	Optional	\$100.00
9.12.010	Disorderly conduct—third offense	Optional	\$200.00

MUNICIPAL CODE SECTION	OFFENSE DESCRIPTION	COURT APPEARANCE	PENALTY/FINE
9.12.010	Disorderly conduct—fourth and subsequent	Optional	\$400.00
9.12.030	Loitering on school grounds—first offense	Optional	\$50.00
9.12.030	Loitering on school grounds—second offense	Optional	\$100.00
9.12.030	Loitering on school grounds—third offense	Optional	\$200.00
9.12.030	Loitering on school grounds—fourth and subsequent	Optional	\$400.00
9.12.070(A) and (B)	Use of fireworks outside of permitted times prohibited	Optional	\$100.00
9.12.070(C) and (D)	Negligent use of fireworks or use while under influence prohibited	Optional	\$300.00
9.20.010(H) and (I)	Harvesting of trees without permit prohibited—first offense	Optional	\$50.00
9.20.010(H) and (I)	Harvesting of trees without permit prohibited—second and subsequent	Optional	\$100.00
9.24.070	Sale of tobacco to children under nineteen years of age prohibited—first offense	Optional	\$300.00
9.24.070	Sale of tobacco to children under nineteen years of age prohibited—second offense	Optional	\$400.00
9.24.070	Sale of tobacco to children under nineteen years of age prohibited—third and subsequent	Optional	\$500.00
9.32.010	Discharge of firearms—first offense	Optional	\$100.00
9.32.010	Discharge of firearms—second offense	Optional	\$200.00
9.32.010	Discharge of firearms—third offense	Optional	\$300.00
9.32.010	Discharge of firearms—fourth and subsequent offense	Optional	\$500.00
10.12.020	Parking prohibited in specific areas	Optional	\$50.00
10.12.030	Temporary prohibitions on parking	Optional	\$200.00

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA this _____ day of _____, 2024.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

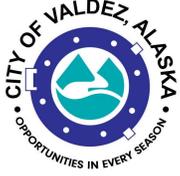
ATTEST:

Sheri L. Pierce, MMC, City Clerk

First Reading:
Second Reading:
Adoption:
Ayes:
Noes:
Absent:
Abstaining:

APPROVED AS TO FORM:

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



Legislation Text

File #: 24-0071, **Version:** 1

ITEM TITLE:

Contract Amendment Report: Amendment #3 with Gulf Coast, Inc. dba Clean Alaska for a One-Year Contract Extension of Janitorial Service in the Amount of \$27,500.00.

SUBMITTED BY: Nathan Duval, Capital Facilities Director

FISCAL NOTES:

Expenditure Required: \$27,500.00

Unencumbered Balance: N/A

Funding Source: 001-4200-44230

RECOMMENDATION:

Receive and File

SUMMARY STATEMENT:

As presented in the 2024 budget and allowable by the terms of the contract, this is the second and final one-year extension to contract No. 1865. The amendment will extend janitorial services through 2024 for the Valdez City Pool in the amount of \$27,500.00.

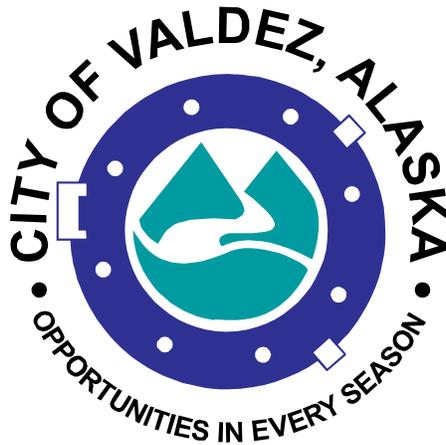
This report is filed per City Procurement Code 2.80.050

CITY OF VALDEZ
ALASKA

CONTRACT DOCUMENTS

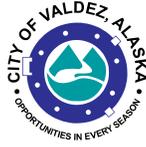
Project: 2022 Janitorial Services
Contract Number: 1865
Cost Code: 001-4200-44230

Date: August 31, 2021



City of Valdez
Building Maintenance
555 West Egan
P.O. Box 307
Valdez, Alaska 99686

Project Manager/Contract Administrator:
Stanley Porritt, Facilities Maintenance Manager



**City of Valdez
Contract Documents**

**Project: 2022 Janitorial Services
Contract Number: 1865**

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**City of Valdez
Invitation to Bid**

August 31, 2021:

**Project: 2022 Janitorial Services
Contract Number: 1865**

This project includes, but is not necessarily limited to:

Contract shall include providing all labor, materials, tools, equipment, transportation and supervision necessary to perform:

All Janitorial Services listed within the Building Frequencies, Standards & Specifications and Bid Schedule found in this contract.

The contractor needs to be aware that the separate bid items will be awarded in a manner most advantageous to the City of Valdez. This contract is renewable at the option of the city for two additional one-year terms.

The form of agreement for this contract will be a blanket Service Agreement and the City will issue purchase orders for the scopes of work assigned to the contractor and any additional service will be encumbered with additional purchase orders.

Sealed bids will be accepted until 2:00pm local time on September 22, 2021, at the office of the Facilities Maintenance Manger, 555 West Egan, P. O. Box 307, Valdez, Alaska 99686. The bids will be publicly opened and read at that time.

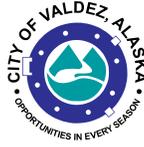
A mandatory pre-bid conference will be held at the Building Maintenance Shop Conference Room, 555 West Egan, Valdez, Alaska on September 14, 2021 at 10:00 am. A site visit to each of the facilities will follow.

Bid documents may be downloaded from the City of Valdez website at www.valdezak.gov; documents are located under “Bids” on the left hand side of the opening page. Bidders are encouraged to download, fill out, and return the Request for Addendum form located at the link listed above to ensure receipt of any addendum issued for this project.

Bid security in the amount of 5% of the total bid is required.

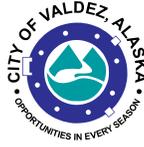
The City reserves the right to waive any irregularities or informalities in a bid and to reject any and all bids without cause.

Current minimum prevailing wage rates as published by the Alaska Department of Labor must be paid if required by law.



Requirements of the Alaska Employment Preference (AS 36.10) must be met.

The City of Valdez “Standard Specifications, Division 10 ‘Standard General Provisions’”, as modified and included in this procurement, applies to the project.



**City of Valdez
Instructions to Bidders**

**Project: 2022 Janitorial Services
Contract Number: 1865**

CAUTION:

Your bid may be rejected if it is not properly executed. Check that the following items have been accomplished to help assure a responsive bid. Please read sections 6 and 7 carefully.

1. Bid Form
 - A. The Bid Form has been executed and signed.
 - B. Addendum Acknowledgement Form has been executed and signed.
2. Bid Security or Bid Bond
 - A. An executed Bid Security (Bid Bond) in the amount indicated on the Invitation to Bid.
 - B. Verify that the Certificate showing the Corporate Principal on the form is executed if applicable.
3. Alaska Business License, a copy your current license must be included.
4. City of Valdez Business License, current copy.
5. A bid may be rejected if it contains any alterations or erasures that are not initialed by the signer of the bid.

Note: Any certified checks may be held uncollected at the risk of bidders submitting them.

1. General

Bidders are requested to study and follow these instructions about the method and form for submitting bids to avoid having their bid rejected.

Bidders will find all required forms and documents contained within this assembly. Please notice under Section 7, Required Documents for Bid, as to which forms and documents are required for your bid to be considered.

2. Explanation to Bidders

Requests from bidders concerning interpretations or clarifications of the bid documents shall be made in writing to the project manager. Such requests shall arrive at least three working days prior to the date for opening bids. There needs to be sufficient time allowed for a reply to reach all bidders before the submission of the bids. Explanations made will be in the form of an addendum to the specifications or drawings and will be furnished to all bidders and receipt of the addendum must be acknowledged on the Addendum Form.



3. Site Conditions

Bidders are encouraged to visit the site to ascertain pertinent local conditions, location, accessibility, terrain, labor conditions, conditions of surrounding areas, and any other aspect that may impact the project.

4. Addenda Requirements

All bids must include the Addendum Acknowledgement Form. If addendums have been issued the bidder must state on the form all the addendums have been acknowledged. If no addendums were issued then the bidder is to write “NONE” on the form. The Addendum Acknowledgement Form shall be reviewed prior to acceptance of the bid.

5. Submissions of Bids

All bids, including any amendment or withdrawal, must be received at the address shown in the Invitation to Bid no later than the scheduled time of bid opening. Any bid, amendment or withdrawal that has not been actually received by the person opening the bid prior to the time of the scheduled bid opening will not be considered, and bid will be returned unopened. Conditioned or qualified bids unless requested will be considered nonresponsive.

Bids must be in a sealed envelope marked as follows:

BIDS FOR CITY OF VALDEZ
2022 JANITORIAL SERVICES
CONTRACT NO. 1865

FACILITIES MAINTENANCE MANGER
CITY OF VALDEZ
555 WEST EGAN
P.O. BOX 307
VALDEZ, AK 99686

DATE OF BID OPENING: SEPTEMBER 22, 2021

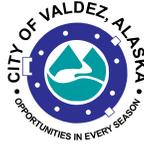
6. Preparation of Bids

Bids shall be submitted on the forms furnished, or copies thereof, and must be manually signed in ink. If erasures or other changes appear on the forms, the person signing the bid must initial each erasure or change.

The Bid Form will provide for quotation or price for all items. Bidders are not obligated to bid on all items. Mandatory bid items are identified on the bid schedule. Alternative bids will not be acceptable unless requested.

Modification by facsimile of bids already submitted will be considered if received before the bid opening time noted in the Invitation for Bid or the addenda. Modification by facsimile is at the risk of the bidder. The Owner makes no warranty as to telephone line or equipment availability or condition. All addenda must be acknowledged prior to the bid opening; facsimile acknowledgement is acceptable for all addenda issued as long as an original completed form was provided within your sealed bid. Facsimile modifications shall not reveal the total amount of the original or revised bid.

Facsimile number to use is (907) 835-5410.



7. Required Documents for Bid

The following listed documents are to be completed and submitted at the time of bidding. Deviation from these requirements will be grounds for rejection of the bid.

- A. Addenda Acknowledged Form, fully completed original (see Item 6 above also)
- B. Bid Schedule, fully completed original (see Item 6 above also)
- C. Bid Bond, original
- D. Copy of current Alaska Business License, Type 561720
- E. Copy of current City of Valdez Business Registration

8. Required Documents for Award of the Contract

The following documents must be executed prior to award of the contract and the initiation of work. Contractors are urged to expedite the completion of these documents. This will allow the contract award and notice to proceed to be issued expeditiously. These documents must be submitted within ten (10) working days after the date of notice of intent to award.

- A. Certificate of Insurance naming City of Valdez as an “Additional Insured”
- B. Certificate of good standing for a Corporation or LLC
- C. Non-collusion Affidavit
- D. Agreement (2 signed copies)
- E. City of Valdez Business Registration
- F. Executed W-9 Form

9. Bonding Requirements

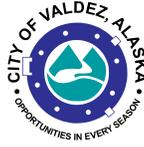
- A. Bid Security (Bid Bond or Certified Check)

Bid Security is required and shall be in the form of a Certified Check for each bid or a Bid Bond prepared on the attached Bid Bond Form.

The Bid Bond must be executed by the bidder as principal and be executed by a surety company authorized to transact business in the State of Alaska. The Owner must approve the surety company.

The Bid Security shall be issued for five percent (5%) of the bid amount.

Bid Securities will be returned to all except the three lowest bidders. The remaining certified checks or bid bonds will be returned, after the Owner and the accepted bidder have executed the Contract. Failure of the Owner to return the certified checks or bid bonds in a timely manner will create no liability on the part of the Owner. If no award has been made within sixty (60) days after the bid opening, all bidders except the one who has received the notice of intent to award may request the return of their cash, check or bid bonds.



10. Bidder Qualifications

Before a bid is considered for award, the apparent low bidder may be requested to submit a statement of facts or proof in detail as to his previous experience in performing similar or comparable work, technical abilities, equipment, size, manpower and financial resources to complete and perform the work as outlined in the contract documents, plans and specifications.

11. Withdrawal of Bids

Bids may be withdrawn by written request received from the bidder prior to the bid opening time. Errors on the part of the bidder in preparing the bid, confers no right for the withdrawal of the bid after the bid has been opened.

12. Bidders Interested in More than One Bid

If any one party, by or in name of his or their agent, partner or other person, offers more than one bid, all such bids will be rejected. A party who quoted prices to a bidder is not disqualified from quoting prices to other bidders or from a bid directly for the work.

13. Rejection of Bids

The Owner reserves the right to reject any and all bids, when such rejection is in the interest of the Owner; to reject the bid of a bidder who previously failed to perform properly or to complete on time; and to reject the bid of a bidder who is not, in the opinion of the Owner in, in a position to perform the contract; or to waive any irregularities or informalities in a bid.

14. Hiring of Local Labor

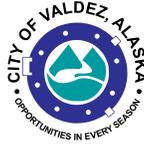
The Owner encourages that every Contractor and Subcontractor, employ to the maximum extent practical and allowed by law, qualified people who regularly reside in the project area.

15. Local Bidder Preference

The Valdez City Code provides for a local bidder preference as follows:

Section 2.80.020 Definitions

“Local bidder” means a bidder that is not delinquent in the payment of any taxes, fees, assessments, or other charges owing the city and satisfies one of the requirements set forth in subsections (1) through (3) of this definition for a period of eighteen consecutive months immediately prior to the opening of a competitive city bid for which the bidder wishes to utilize the local bidder preference:



1. If the bidder is a corporation or limited liability company, the bidder's primary business address has a city of Valdez postal zip code, as reflected on the bidder's state of Alaska business license or the records of the State of Alaska Department of Commerce, Community and Economic Development, Division of Corporations;
2. If the bidder is an individual, the bidder's primary business or residential address has a city of Valdez postal zip code, as reflected on the bidder's state of Alaska business license;
3. If the bidder is a general partnership, a limited partnership, or a joint venture, at least one of the general partners has a postal zip code compliant with subsection (1) or (2) of this definition.

Section 2.80.065H Competitive Bidding

Except where prohibited by state or federal grant requirements, a local bidder, as defined in Section [2.80.020](#), may be given consideration as low bidder where the offer is the lesser of ten percent or fifty thousand dollars in excess of the lowest offer received from a bidder not qualified as a local bidder. The city may split the award between two or more suppliers in any manner the city deems to be in its best interest.

16. Award of Bid

The bid, if awarded, will be awarded based on past performance, ability to perform service based on supplied narrative, letters of reference, and cost, as determined by the terms of the Valdez Municipal Code and these documents.

17. Pre-Bid Conference

Refer to Invitation to Bid for information regarding the pre-bid conference.

18. Pre-Award Conference

Before the award of the contract a Pre-Award Conference may be held between the Project Manager, the Contract Administrator, and the apparent low bidder(s).



**City of Valdez
Addendum Acknowledgement**

**Project: 2022 Janitorial Services
Contract Number: TBD**

The bidder acknowledges receipt of the following addenda and certifies that their contents have been considered in the preparation of this Bid. If there are no addendums please state NONE above your name.

Addendum Number	<u> 1 </u>	Dated	<u> 9-15-2021 </u>	Initials	<u> C.K. </u>
Addendum Number	<u> </u>	Dated	<u> </u>	Initials	<u> </u>
Addendum Number	<u> </u>	Dated	<u> </u>	Initials	<u> </u>
Addendum Number	<u> </u>	Dated	<u> </u>	Initials	<u> </u>
Addendum Number	<u> </u>	Dated	<u> </u>	Initials	<u> </u>
Addendum Number	<u> </u>	Dated	<u> </u>	Initials	<u> </u>
Addendum Number	<u> </u>	Dated	<u> </u>	Initials	<u> </u>
Addendum Number	<u> </u>	Dated	<u> </u>	Initials	<u> </u>
Addendum Number	<u> </u>	Dated	<u> </u>	Initials	<u> </u>
Addendum Number	<u> </u>	Dated	<u> </u>	Initials	<u> </u>

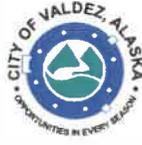
 Gulf Coast Inc. dba Clean Alaska
Company Name

 Claudia Kipar
Authorizing Name

 9-21-2021
Date

 Owner
Title

 [Signature]
Signature



**City of Valdez
Bid Schedule
Page 1 of 3**

**2022 Janitorial Services Contract
Contract Number: TBD**

Item No.	Item Description	Quantity	Unit	Total Price for Item
1.	City Hall Building Includes: Administration, Clerks, HR, IT, Lobby, Community Development and Old Fire Station Offices	12	Mo 4 1 5 8. 3 3 3	49900,-
2.	Police Department	12	Mo 1308. 33333	15700,-
3.	Fire Station #1	12	Mo 2208. 33333	26500,-
4.	Council Chambers	12	Mo 1208. 33333	14500,-
5.	Animal Shelter	12	Mo 1266. 66667	15200,-
6.	Harbormaster Building and Facilities	12	Mo X	N/A
7.	B-Float Comfort Station and New Harbor Comfort Station	12	Mo X	N/A
8.	The New Harbor Warehouse and Facilities	12	Mo X	N/A
9.	Library	12	Mo X	N/A
10.	Recreation Center	12	Mo 3266. 66667	39200,-



**City of Valdez
Bid Schedule
Page 2 of 3**

11.	Pool	12	Mo 3816. 66667	45800,-
12.	Vehicle Maintenance Facility	12	Mo 850,-	10200,-
13.	Building Maintenance Facility	12	Mo 1241. 66667	14900,-
14.	Baler Break Room and Baler Bathroom	12	Mo 683. 333333	8200,-
15.	Airport Terminal	12	Mo X	N/A
16.	Capital Facilities, Finance, and Port Offices at Airport	12	Mo X	N/A
17.	Seasonal Comfort Stations (5)	12	Mo X	N/A
18.	Seasonal Outhouses	12	Mo X	N/A
19.	Goldfields Restrooms	12	Mo X	N/A
20.	Mary Kevin Gilson Medical Clinic	12	Mo 4908. 33333	58900,-
	Total Base Bid (Items 1-20 only)	12	Mo	299000,-
	Standard labor rate (straight time) charge per hour This line item is required (Do NOT add this amount in the total bid amount)		Hour /	38.50
	Call-out, overtime, and holiday charge per hour This line item is required (Do NOT add this amount in the total bid amount)		Hour /	65.00



City of Valdez
Bid Schedule
Page 3 of 3

Project: 2022 Janitorial Services
Contract Number: TBD

Total Base Bid Amount:

Two hundred ninety nine thousand \$ Dollars 10/100 Cents
(\$ 299,000.00)

I, Claudia Kipar, hereinafter called Bidder, an individual doing business as Gulf Coast Inc. dba Clean Alaska, (strike out inapplicable words:) a partnership, a corporation incorporated in the State of Alaska, a joint venture, hereby submits this bid and agrees: to hold this bid open for forty five (45) days, to accept the provisions of the Instruction to Bidders, to accomplish the work in accordance with the contract documents, plans, specifications, for the lump sum and unit price amounts as set forth in this bid schedule.

Respectfully submitted this 21 day of September, 2021

BIDDER:

Gulf Coast Inc. dba Clean Alaska

Company Name

Claudia Kipar

Authorizing Name

Po-Box : 761

Address

Owner

Title

Valdez AK 99686

City, State, Zip Code

M. K

Signature

907-831-0620

Telephone Number

claudia.k@live.com

Email Address

574-39-1363

Federal I.D. or S.S.N.

CORPORATE SEAL.

ATTEST:

Signature of Corporate Sec.

Print Name

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

CLEAN ALASKA

PO BOX 761, VALDEZ, AK 99686-0850

owned by

GULF COAST, INC

is licensed by the department to conduct business for the period

February 26, 2021 to December 31, 2022
for the following line(s) of business:

56 - Administrative, Support, Waste Management and Remediation Services



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

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

Julie Anderson
Commissioner

BUSINESS REGISTRATION

ID NO 20-000508



ISSUED TO

Clean Alaska
Claudia Kipar
Aleutian Village #0
Valdez, AK 99686

ISSUED BY

City of Valdez
Planning Department
212 Chenega Avenue
Valdez, AK 99686

BUSINESS REGISTRATION

ISSUED TO

Clean Alaska
Claudia Kipar
Aleutian Village #0
Valdez, AK 99686

ISSUED BY

City of Valdez
Planning Department
212 Chenega Avenue
Valdez, AK 99686



ISSUED ON: 03/04/2021
VALID FROM: 03/04/2021
EXPIRES: 12/31/2021
ID NO: 20-000508

Kate Hulen

Approved By

This license is Non-Transferable

This license issued in compliance with City of Valdez, AK and subject to the provisions thereof.

CITY OF VALDEZ, AK



CLEAN ALASKA

CLAUDIA KIPAR
ALEUTIAN VILLAGE #0
VALDEZ, AK 99686

BUSINESS REGISTRATION

ID NO: 20-000508
EXPIRES: 12/31/2021

This license is Non-Transferable

This license issued in compliance with the City of Valdez, AK and subject to the provisions thereof.



Coverage Is Provided In:
American Fire and Casualty Company

Policy Number:
BLA (21) 54 63 04 40
Policy Period:
From 11/01/2020 To 11/01/2021
12:01 am Standard Time
at Insured Mailing Location

Commercial General Liability
Declarations
Basis: Occurrence

Named Insured	Agent
GULF COAST, INC. DBA CLEAN ALASKA	(206) 838-9077 DML INSURANCE SERVICES INC

SUMMARY OF LIMITS AND CHARGES

Commercial General Liability Limits of Insurance	DESCRIPTION	LIMIT
	Each Occurrence Limit	1,000,000
	Damage To Premises Rented To You Limit (Any One Premises)	1,000,000
	Medical Expense Limit (Any One Person)	15,000
	Personal and Advertising Injury Limit	1,000,000
	General Aggregate Limit (Other than Products - Completed Operations)	2,000,000
	Products - Completed Operations Aggregate Limit	2,000,000

Explanation of Charges	DESCRIPTION	PREMIUM
	General Liability Schedule Totals	892.00
	Certified Acts of Terrorism Coverage	4.00

Total Advance Charges: \$896.00
Note: This is not a bill

To report a claim, call your Agent or 1-844-325-2467



Coverage Is Provided In:
American Fire and Casualty Company

Policy Number:
BLA (21) 54 63 04 40
Policy Period:
From 11/01/2020 To 11/01/2021
12:01 am Standard Time
at Insured Mailing Location

**Commercial General Liability
Declarations Schedule**

Named Insured

Agent

GULF COAST, INC. DBA CLEAN ALASKA (206) 838-9077
DML INSURANCE SERVICES INC

SUMMARY OF CLASSIFICATIONS - BY LOCATION

0001 316 Galena Dr, Valdez, AK 99686

Insured: GULF COAST, INC. DBA CLEAN ALASKA

CLASSIFICATION - 96816

Janitorial Services
Products-Completed Operations Are Subject To The General
Aggregate Limit.

COVERAGE DESCRIPTION	PREMIUM BASED ON - Executive Officers	RATED / PER 1,000	PREMIUM
Premise/Operations	36,400 Dollars Of Payroll	7.636	\$278.00
<i>Total:</i>			<i>Included</i>

CLASSIFICATION - 96816

Janitorial Services
Products-Completed Operations Are Subject To The General
Aggregate Limit.

COVERAGE DESCRIPTION	PREMIUM BASED ON - Employees Payroll	RATED / PER 1,000	PREMIUM
Premise/Operations	80,428 Dollars Of Payroll	7.636	\$614.00
<i>Total:</i>			<i>Included</i>

SUMMARY OF OTHER COVERAGE

COVERAGE DESCRIPTION	PREMIUM
----------------------	---------

To report a claim, call your Agent or 1-844-325-2467



Coverage Is Provided In:
American Fire and Casualty Company

Policy Number:
BLA (21) 54 63 04 40
Policy Period:
From 11/01/2020 To 11/01/2021
12:01 am Standard Time
at Insured Mailing Location

**Commercial General Liability
Declarations Schedule**

Named Insured	Agent
GULF COAST, INC. DBA CLEAN ALASKA	(206) 838-9077 DML INSURANCE SERVICES INC

SUMMARY OF OTHER COVERAGE - continued

COVERAGE DESCRIPTION	PREMIUM
CG8872 - Off Premises Property Damage Care, Custody or Control	No Charge
Commercial General Liability Schedule Total	\$892.00

To report a claim, call your Agent or 1-844-325-2467

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THIS MULTI-TONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH DARKER AREAS BOTH TOP AND BOTTOM



First National Bank
ALASKA
MEMBER FDIC

CASHIERS CHECK

16

No. 00435150

89-6
1252

PAY **FIFTEEN THOUSAND and 00/100** USDollars

DATE/TIME
09/21/21

TO THE ORDER OF
CITY OF VALDEZ

15,000.00

Remitter or Purchaser

CLAUDIA KIPAR
Gulf Coast Inc.
d/b/s. Clean Alaska

Stephanie Morgan

MEMO: 2022 Janitorial Services Contract
TBD

THE ORIGINAL DOCUMENT HAS A REFLECTIVE WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW WHEN CHECKING THE ENDORSEMENT.



**City of Valdez
Bid Bond**

KNOW ALL MEN BY THERE PRESENTS, that we

(Insert full name and address or legal title of Contractor)

as Principal, hereinafter called the Principal, and

(Insert full name and address or legal title of Surety)

a corporation duly organized under the laws of the State of Alaska as surety, hereinafter called the Surety, are held and firmly bound unto

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

as Obligee, hereinafter called the Obligee, in the sum of

Dollars (\$ _____),

For the payment of which sum well and truly to be made, the said Principal and the Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

Whereas, the Principal has submitted a bid for

**Project: 2022 Janitorial Services
Contract Number: 1865**

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with Obligee in accordance with terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this _____ day or _____, 202_____

(Witness)

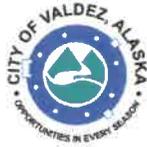
(Principal) (Seal)

(Title)

(Witness)

(Surety) (Seal)

(Title)



**City of Valdez
Agreement Page 1 of 2**

**Project: 2022 Janitorial Services
Contract Number: 1865**

This agreement is made on the 17th day of December, 2021, by and between the City of Valdez, Alaska, hereinafter called the Owner, acting through its Mayor, and **(Contractor)** doing business as an individual, partnership, a corporation (strike out inapplicable words) located in (City), (State), hereinafter called the Contractor.

The Contractor agrees to this Contract known as:

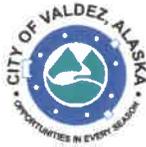
**Project: 2022 Janitorial Services
Contract Number: 1865**

Furthermore the Contractor agrees to accept as full and complete payment for all work to be done in this Contract for the lump sum and per unit prices as set forth in the Bid Form and Addendums in the Contract Documents for this project. The total amount of this Contract shall be: **Fifty-eight thousand, nine hundred dollars and zero cents (\$58,900.00)**, for janitorial services at the Mary Kevin Gilson Medical Clinic.

The Contractor hereby agrees to commence work on this project January 1, 2022 and to complete all work in accordance with the contract documents and addendums by December 31, 2022. The City of Valdez reserves the right to extend this contract by one (1) year increments for two (2) years. Said contract documents are listed in the Table of Contents herein. All documents listed therein are by this reference made a part hereof.

The Owner agrees to pay the Contractor for the performance of the Contract, subject to additions and deductions, as provided in the City of Valdez Standard Specifications Section 10 Standard General Provisions of this of this Contract, and to make payments on account thereof as provided in the City of Valdez Standard Specifications Section 10 Standard General Provisions and City of Valdez City Code.

The contractor understands the monthly payments of the contract may be deducted by penalties based on performance of work. The Contractor will be advised of penalties prior to deductions.



**City of Valdez
Agreement Page 2 of 2**

**Project: 2022 Janitorial Services
Contract Number: 1865**

IN WITNESS WHEREOF, the parties to this presence have executed this Contract in two (2) counterparts, each of which shall be deemed as original, in the year and day first mentioned above.

GULF COAST, INC. dba CLEAN ALASKA

[Signature]
Signature

Claudia Kiper
Name

Owner
Title

12-2-2021
Date

Box: 761
Mailing Address

Valdez AK. 99686
City, State, Zip Code

574-39-1363
Federal I.D. or S.S.N.

Corporate Secretary

Attest: _____
Corporate Secretary

City of Valdez, Alaska, Authorized

[Signature]
Sharon Scheidt, Mayor

12.17.2021
Date

Attested:

[Signature] deputy for
Sheri L. Pierce, MMC, City Clerk

12.17.2021
Date

Recommended:

[Signature]
Mark Detter, City Manager

12/2/21
Date

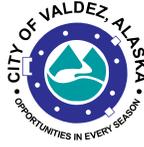
[Signature]
Nathan Duval, Capital Facilities Director

12/2/21
Date

Approved as to Form:
Brena, Bell & Walker, P.C.

[Signature]
Jon S. Wakeland

08.25.2021
Date



**City of Valdez
Contract Release Page 1 of 2**

**Project: 2022 Janitorial Services
Contract Number: 1865**

The undersigned, _____
for itself, its successors in interest, assigns trustees, administrators, subcontractors, suppliers, and laborers do hereby release and forever discharge the CITY OF VALDEZ, ALASKA a municipal corporation, from all actions, causes of actions, suits, controversies, claims, damages and demands of every kind and nature, mature or to mature in the future, for and by reason of any matter, thing or claim arising out of the following Contract:

**Project: 2022 Janitorial Services
Contract Number: 1865**

The undersigned also intends hereby to discharge the City of Valdez from all liability for any and all damages or injuries presently undiscovered or unanticipated. The undersigned's intention hereby is to waive any right it may subsequently have to set aside this release under the doctrine of Witt v. Watkins, 579 P.2d 1065 (Alaska 1978).

The undersigned further agrees to defend, indemnify and hold harmless the City of Valdez against any claims, liens, or causes of action arising under or by virtue of this Contract, including, but not limited to, any claim that the undersigned, any successor in interest, assignee, trustee, administrator, subcontractor, supplier or laborer of the undersigned or any other person might make or claim that he could possibly make against the City of Valdez.

The undersigned certifies that he has not assigned any amounts payable under this Contract to anyone.

The undersigned hereby acknowledges receipt of the amount of \$ _____
as full of final payment in consideration for all services, materials and labors rendered in connection with this Contract.

The undersigned hereby declares that the terms of this RELEASE have been completely read and are fully understood, and said terms are voluntarily accepted for the purpose of making a full and final release of any and all claims, disputed or otherwise, arising under or by virtue of this Contract.



**City of Valdez
Contract Release Page 2 of 2**

**Project: 2022 Janitorial Services
Contract Number: 1865**

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 20____.

COMPANY

SIGNATURE

TITLE

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this _____ day of _____, 20____, before me, Notary Public in and for the State of Alaska, personally appeared _____ of _____, known to me to be its _____ and acknowledged to me that he has read this foregoing RELEASE and knew contents thereof to be true and correct to the best of his knowledge and belief, and that he signed the same freely and voluntarily for the uses and purposes therein mentioned, and that he was duly authorized to execute the foregoing document according to the Bylaws or by Resolutions of said corporation.

WITNESS my hand and notarial seal this _____ day of _____, 20____.

Notary Public in and for Alaska
My Commission expires: _____

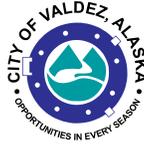


**City of Valdez
Special Provisions**

**Project: 2022 Janitorial Services
Contract Number: 1865**

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**City of Valdez
Special Provisions**

**Project: 2022 Janitorial Services
Contract Number: 1865**

SP 01 General Statement

The Special Provisions set forth conditions and requirements unique to this Project and are supplemental to, and supersede, the City of Valdez “Standard Specifications and Standard Details.”

SP 02 Scope of Work

Base Bid

The Scope of Work of the Base Bid of this Contract shall include providing all labor, materials, tools, equipment, transportation, supervision and facilities necessary to perform:

All Janitorial Services listed within the **Frequencies, Standards & Specifications and Bid Schedule** found in this contract.

The contractor needs to be aware that the separate bid items will be awarded in a manner most advantages out the City of Valdez.

Please reference City code 2.80.065: Competitive bidding

F. Evaluation and Award. Bids shall be evaluated based on the requirements set forth in the invitation to bid, which may include criteria to determine acceptability such as inspection, testing, quality, workmanship, delivery, and suitability for a particular purpose. Those criteria that will affect the bid price and be considered in evaluation for award shall be objectively measurable, such as discounts, transportation costs, and total or life cycle costs. The contract shall be awarded with reasonable promptness by written notice to the lowest responsible and responsive bidder whose bid meets the criteria set forth in the invitation to bid. In determining whether a bidder is responsible the city may consider:

1. The qualifications, ability, capacity and skill of the bidder to perform the contract;
2. The availability of the bidder to perform the contract within the time specified, without delay or interference;
3. The character, integrity, reputation, judgment, experience and efficiency of the bidder;
4. The quality of performance by the bidder of previous contracts;



5. The previous and existing compliance by the bidder with laws and ordinances relating to the contract;
6. The sufficiency of the financial resources and ability of the bidder to perform the contract.

SP 03 Time of Completion

The term of the contract shall be for twelve (12) months. The contract will commence on January 1, 2022 and end December 31, 2022. The contract is renewable at the option of the City of Valdez for two (2) additional one (1) year terms.

All work shall be in accordance with the Contract Documents according to the schedule set forth in the bid form. All work items listed in the bid for shall be completed according to the scheduled frequency unless written notification to change the schedule is received from the City.

Liquidated damages will be assessed in a sum equal to wasted staff hours and lost revenue for each calendar day that a scheduled work item is not performed, not to exceed two hundred dollars (\$200) per calendar day. Special work items will be scheduled with the contractor at least two weeks in advance.

SP 04 Special Site Conditions

General

All work sites are facilities currently operated by the City. The contractor shall have visited each site prior to bidding the work to become familiar with special circumstances at each site. Work performed by the contractor shall be performed with as little disruption to activities of the employees and public as possible. The safety of the public shall always be the highest priority.

Smoking

Contractors shall inform their employees that there shall be no smoking in any City facility.

SP 05 Security Requirements

Several types of security systems are utilized at various City facilities. Contractors are required to acquaint themselves and their employees with the specific security measure in effect at each facility. All persons entering any City facility after normal closing hours shall have proper identifications, i.e. company id. Some facilities will have “manned” security personnel in conjunction with electronic security. In these areas, all security requirements must be strictly adhered to.



The contractor shall be required to furnish to the City Contract Administrator a cleaning schedule for each facility and a list of employees working at each facility. The list shall show the employee's full name and list of City keys held in their possession, if applicable. This list shall be kept current with the Contract Administrator for the life of the contract.

City Building Keys: The contractor shall be responsible for safe keeping of any keys signed for through the life of the contract and shall be liable for any costs associated with re-keying a facility due to negligence. The Contract Administrator shall be notified immediately when keys are lost or non-functional.

Unsecured Facility Procedures: Contractor personnel are advised not to enter a facility upon arriving and discovering the entrance doors to be unsecured. The police shall be called immediately to investigate for unsafe or dangerous conditions that may exist at the building and pose life-threatening situations for contract employees. All doors (entry and office) must be closed and locked upon completion of service.

Unauthorized Entry: Only contract employees are to be allowed access into City facilities after normal working hours. Visitors, including spouses and children, shall not accompany contract employees into a City facility after normal working hours.

SP 06 Qualifications of Workers

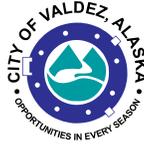
All contract employees shall be experienced and capable to perform work in the required field.

The contractor agrees to provide at all times a competent foreman or supervisor for the life of this contract. The contractor's personnel shall, at all times, present a neat and clean appearance. All work listed within this contract shall be performed and all complaints shall be handled with due regard to the City of Valdez Public Relations. The contractor shall utilize competent employees in performing the work specified in this agreement. At the request of the City Contract Administrator, the contractor shall replace any incompetent, abusive, or disorderly person employed by the contractor. The City Contract Administrator may require removal from work site those contract employees who are deemed objectionable and whose continued employment on City premises is deemed contrary to the interest of the public or inconsistent with the best interest of the City.

SP 07 City's Contract Administrator

This bid form identifies the City Contract Administrator.

Incidents, altercations, or accidents involving the contractor's employees or City employees shall be reported to the Contract Administrator in a timely manner. The Administrator, at his/her discretion, may require a written report from the contractor describing the incident or accident.



Upon request or necessity the Contract Administrator will accompany the contractor to the work areas to further clarify or describe procedures or methods. The City of Valdez reserves the right to call periodic meetings with the contractor on an as needed basis to discuss and evaluate the performance of the contractor.

The Contract Administrator reserves the right to request at any time, that timesheets be provided listing employees, dates and times that services were rendered.

After hours emergencies shall be reported to the Valdez Police Departments, 835-4560 or 911. Emergencies or hazardous conditions during business hours shall be reported to the VPD as well as the Contract Administrator.

Hazardous conditions shall be immediately remedied or secured to prevent further damage and/or protect visitors from injury. It is the contractor's responsibility to provide close supervision of maintenance operations and management of the site. Examples of problems the contractor is expected to report immediately are: Vandalism of any kind to include graffiti, plumbing or electrical malfunctions, safety issues, etc. Any issues or suggestions that may arise shall be addressed to the Contract Administrator as soon as possible.

SP 08 Materials and Supplies

All paper supplies, soaps, dispensers, batteries and air fresheners necessary to complete the contract shall be provided by the City of Valdez. The contractor is responsible for providing the necessary equipment, tools, cleaning solutions, and trash bags to complete this project. Cleaning solutions must be approved in advance prior to using. The contractor must supply the SDS sheets for all cleaning solutions used at each facility.

SP 09 Hazardous Waste Generation

Every effort to minimize or eliminate the generations of hazardous waste shall be used by the Contractor in the performance of the work of this Contract. Unless there is no substitute, no hazardous material shall be used in the performance of the work of this Contract.

SP 10 Coordination and Schedule

All work times shall be coordinated and approved by the Contract Administrator prior to commencing work. The specifications and standards listed in Section 90.02 Scope of Work shall be used to complete the rest of this contract. The contractor shall provide to the Contract Administrator with a scheduled time or services within ten (10) working days of the Notice of Intent to Award.



The City of Valdez closely follows the same holiday schedule as the State of Alaska. In 2022, these include New Year's Day, Martin Luther King Jr. Day, Presidents Day, Seward's Day, Memorial Day, Independence Day, Labor Day, Alaska Day, Veteran's Day, Thanksgiving Day and the day after Thanksgiving, ½ of Christmas Eve and Christmas Day.

SP 11 Site Preservation, Restoration, Cleanup and Environmental Reporting

Contractor shall be solely responsible for damage to public or private property caused by custodial operations. The contractor shall take all precautions necessary to control dust. Contractor shall notify the City of any claims of damage, and shall clean and restore any property so damaged at the sole expense of the Contractor. All spills or releases of any hazardous substance shall be reported to the appropriate governmental agency as well as notice to the City. Contractors shall be responsible for all associated clean-up costs and fines.

At all times during the work, keep the premises clean and orderly. Upon completion of the contract the contractor shall repair all damage caused by equipment and leave the worksite free of rubbish and excess materials of any kind.

SP 12 Permits

The Contractor shall obtain all licenses and permits that are required to do the work as set forth in the Scope of Work.

SP 13 Award of Contract

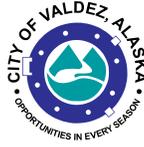
The award of the Basic Bid Contract for each item number will be made independently. The City of Valdez reserves the right to combine item numbers for award as deemed in the best interest of the City.

SP 14 Order of Award of Alternative Bids

Additive Alternate and/or Deductive Alternative Bids will be awarded, if any are awarded, in any order determined to be the most advantageous combination by the owner.

SP 15 Payment

Payments shall be in accordance with Section 10.07, Measurement and Payment of the CVSS. All invoices for payment must be submitted on a City of Valdez *Periodic Payment Request Form*. An electronic copy of this form (Excel Spreadsheet) will be made available for the contractor's use. All invoices must include the contract number. If these are not included, payment may be delayed. All invoices must reflect the information listed in the table below. Timely payment to the contractor is contingent upon the receipt of invoices by the Contract Administrator.



Invoices are due to the City of Valdez, PO Box 307, Valdez, AK 99686 no less than thirty (30) days prior to due date. Billing for outside entities should be mailed directly to that specific entity. Payments may be withheld on account of defective work; damage to City property caused by contractor or their employees or subcontractors; unsatisfactory prosecution of work; failure to pay suppliers, subcontractors or wages promptly; or any other breach of conditions set forth in these documents. Monthly and final payments will be withheld until work is completed or conditions are corrected. This final payment schedule applies only if the contract has not been terminated by the City or breached by the contractor.

The City of Valdez requires that the contractor provide the following information quarterly with their invoice for payment:

1. Proof of unemployment tax clearance from the Department of labor and Workforce Development.
2. Proof of federal tax filings for business to show current
3. Proof of current insurance (must have proper coverage requirements set forth by the City, including worker's compensation coverage.)

Important Note: If the above required items are not submitted with the contractor's invoices for the months of April, July, September and December then payment will be withheld until these items are brought current. These items will be verified for release of payment.

Disbursement of money to a person, firm or corporation will be made only after all the various receivable accounts of the general government and any municipal utility or enterprise have been reviewed for outstanding balances owed, and the disbursement will be reduced by setting off the amount of any delinquent indebtedness due the city from such person, firm or corporation.

All contracts to which the city is a party which will or may involve the disbursement of city funds shall contain the following clause, or its substantial equivalent: "Disbursement of money by the City of Valdez hereunder shall subject to set-off pursuant to the provisions of the Valdez City Code." Such contracts include, but are not limited to, oral contracts, employment contracts, construction contracts, purchasing contracts and contracts of any municipal utility or enterprise, including customer's deposits.

SP 16 Penalty Terms of Contract

Damages or Losses

Any loss or damage to property in the building or to the building caused by the contractor or their employee shall be promptly repaired or replaced to the satisfaction of the City at the expense of the contractor. Failure on the part of the contractor to repair or replace lost or damaged property within twenty-four (24) hours conveys the undisputed authority of the City to call an independent contractor to repair or replace the lost or damaged property and to withhold the total sum for payment on the next billing statement. The City will provide an invoice, as proof of having incurred a financial obligation pursuant to this paragraph to the contractor.



The contractor agrees to accept verbal notice by the City with respect to lost or damaged property and further agrees that twenty-four (24) hour limitation will commence at the time and date of verbal notification.

Joint Inspections

Representatives of both parties will conduct, as designated by the City, joint inspections of the City facilities to evaluate the completeness and quality of services rendered by the contractor. Date and time of inspections will be prescribed by the City. The City of Valdez reserves the right to call a joint inspection at any given time.

Facility Cleaning

Contractor authorizes the City to impose a financial penalty of (\$200.00) per discrepancy, if in the opinion of the City, the services rendered are unsatisfactory or incomplete. All service requirements are clearly listed in the Building Frequencies, Standards and Specifications documents. All items listed must be completed at each cleaning. The penalty will be executed by the City withholding the appropriate sum from the monthly payment. The penalty will not be imposed in a capricious manner or without tangible evidence as to incomplete or unsatisfactory services. Failure to correct deficiencies or problems of a repetitive nature shall be reason for withheld payment or termination of contract.

SP 17 City's Right to Terminate Contract

The city may terminate the contract for default per the provisions set forth in Section 5.29 of Division 10 of the April 2003 COV Standards and Specifications.

SP 18 Frequencies, Standards and Specifications

The Building Frequencies, Standards and Specifications are to be considered the scope of work for this contract.

SP 19 Allowance/Markup on Change Orders

On self-performed work, in addition to the direct costs of labor and material incurred by the Contractor, the Contractor shall be entitled to an allowance/markup of ten percent (10%) of the direct cost of work for profit and overhead. On subcontracted work, Contractor shall be allowed a five percent (5%) allowance/markup of the Subcontractor's direct costs. These percentage allowances are inclusive of any management time required to prepare and process the change order. This allowance does not apply to owned or rented equipment.

If Work is performed by a Subcontractor, the Subcontractor actually performing the Work shall be entitled to those allowances for overhead and profit listed above plus an additional five percent (5%) for management and supervision of the additional work.



Each subsequent higher tiered Subcontractor or Contractor shall be allowed no more than an additional five percent (5%) of the Subcontractor's direct costs. In no case shall total cumulative markup on direct costs exceed thirty percent (30%).

If lower markups are established via bid forms or negotiation, the lower markups shall apply to change orders.

The allowance made in accordance with the terms outlined above will be understood to be complete reimbursement and compensation for all project office and office staff, general office overhead, use of tools, and small equipment, overhead expenses, bond cost, insurance premiums, profits, indirect costs, delays impacts on the rest of the Work and losses of all kinds and other items of cost not specifically designated. No other reimbursement, compensation or payment will be made for time and material work.

Any allowance made by the Contractor to a Subcontractor, other than specified herein, shall be at the expense of the Contractor.

SP 20 No State Liability

The State of Alaska and its Department of Commerce, Community, and Economic Development are not liable for damages or claims from damages arising from Contactor's performance or activities under the terms of this Contract.

SP 21 Equal Employment Opportunity

The City is an equal opportunity employer and all qualified applicants will receive consideration for employment without regard to race, religion, color, national origin, age, physical handicap, sex, marital status, changes in marital status, pregnancy, or parenthood. The City shall post in a conspicuous place, available to employees and applicants for employment, a notice setting out this provision. Contractor and any Subcontractors are also bound these provisions.



City of Valdez
Building Frequencies, Standards and Specifications
2022 Janitorial Services
Contract Number: 1865

Frequencies

City Hall Building- Administration, Clerks, Lobby, Human Resources and IT Dept:
Services to be performed *once daily* Monday-Friday after 6:00 PM

Daily Services

1. Bathrooms-empty wastebaskets including sanitary napkin containers. Clean wastebaskets inside and out; reline. Clean, disinfect and sanitize countertops, mirrors and other hard surfaces with commercial grade cleanser. Scrub sinks, toilets, and urinals to include underside with commercial cleanser. Restock all soap and paper products. Replace batteries in paper towel dispensers if necessary. Remove rugs from floors if applicable, sweep and mop floors. **DO NOT REPLACE RUGS ON WET FLOOR SURFACE-WAIT UNTIL DRY.** Vacuum rugs prior to replacing.
2. Scrub down water fountains.
3. Offices-remove trash from wastebaskets, clean cans, and reline. Wipe down & sanitize hard surfaces such as counter tops or desks, if free of paperwork or personal effects.
4. Vacuum high traffic areas (main hallways, foyers); paying attention to wall edges, corners, under registers, and behind doors. Vacuum rugs prior to vacuuming main carpet, remove rugs, vacuum main carpet and replace rugs. Spot treat carpet and trim runners as needed.
5. Vacuum stairs leading to upstairs offices. Wipe down handrails with Virex or approved equal.
6. Clean all foyer windows (both sets) with Windex or similar cleaning solution; clean both sides of glass partition and other windows in the front office.
7. Wipe doorknobs, ADA buttons, handrails, and light switches with sanitizing agent.
8. Prevent urea/salt from accumulating in foyer during the winter season.
9. Outside- police exterior circumference of building for trash, cigarette butts, etc. Sweep sidewalks. Clean outside trash cans and ash urns.

Weekly Services

1. Vacuum offices, printer and printer room, storage area, and other low traffic areas to include elevator; paying attention to wall edges, corners and behind doors. Vacuum under desks after moving chairs and trash cans. Wipe down chair mats.
2. Vacuum elevator, wipe down buttons with Virex or approved equal.
3. Dust hard surfaces, window ledges, picture frames, etc. Wipe down walls and partitions in restrooms with Virex or approved equal.
4. Wipe down metal door frames, window sills & trim.



Community Development and Old Fire Station Offices

*Services to be performed **once daily** Monday-Friday after 6:00 pm*

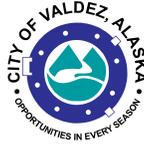
Daily Services

1. Bathrooms (men's room located in first bay of Old Fire Station.) Empty wastebaskets. Wipe down inside and outside of cans; reline. Clean, disinfect, and sanitize countertops, mirrors, and other hard surfaces. Scrub bowls and undersides of sinks, toilets, and urinals. Restock all soap and paper products. Replace batteries in paper towel dispenser if necessary. Sweep and mop floors. Wipe down doorknobs and light switches with sanitizing agent.
2. Vacuum high traffic areas (main hallways, foyer) and office areas; paying attention to wall edges, corners, under registers, and behind doors. Vacuum under desks after moving chairs and trash cans. Clean chair mats. Vacuum rugs prior to vacuuming main carpet, remove rugs, vacuum main carpet and replace rugs. Spot clean carpet and trim runners as needed.
3. Offices- remove trash from receptacles, clean can and reline. This includes the upstairs Training Room.
4. Sweep and mop stairs leading to Training Room. Wipe down handrails with Virex or approved equal.
5. Clean and disinfect all countertop areas.
6. Wipe doorknobs, handrails and light switches with sanitizing agent.
7. Empty trash bin and ash urn outside of Old Fire Station door and pick up any debris or trash in the area. Sweep sidewalk.
8. Prevent urea build-up in front of door during winter season.

Weekly Services

1. Clean all glass windows/partitions in hallways, or more often as needed.
2. Dust all picture frames, window ledges, heat registers, etc.
3. Wipe down walls and cove base in bathrooms.

*Note: This will be subject to change pending renovation projection beginning Winter 2021.



Police Department

Important: *Anyone that will be working in the Police Department must pass a background check prior to starting work. Individuals who do not pass a background check will not be able to enter the Police Department.*

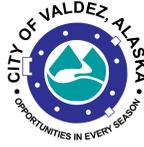
Services to be performed 5 times per week: Monday – Friday

Daily Services

1. Bathrooms- Empty wastebaskets, clean inside and out, reline. Clean, disinfect, and sanitize countertops, mirrors, and other hard surfaces. Scrub bowls and underside of sinks, toilets and urinals; scrub showers (basement). Restock all soap and paper products. Replace batteries in paper towel dispensers if necessary. Sweep and mop floors. Wipe doorknobs and light switches with sanitizing agent.
2. Vacuum high traffic areas (main hallway, stairs, foyer); paying attention to wall edges, corners, under registers, and behind doors. Vacuum rugs prior to vacuuming main carpet, remove rugs, vacuum main carpet and replace rugs. Spot clean carpet and trim runners as needed.
3. Sweep and mop all vinyl floor surfaces in downstairs hall and break room. Remove any rugs or mats prior to sweeping. **DO NOT REPLACE RUGS ON WET SURFACE-WAIT UNTIL DRY.** Vacuum rugs prior to replacing.
4. Wipe doorknobs, handrails and light switches with sanitizing agent.

Weekly Services

1. Clean all glass windows/partitions in hallways and overlooking foyer weekly or more often as needed.
2. Dust all picture frames, window ledges, heat registers, etc.
3. Vacuum low traffic areas, to include offices, paying attention to edges, corners, under registers and behind doors. Vacuum under desks after moving chairs and trash can. Clean chair mats.
4. Wipe down walls and cove base in all restrooms.



Fire Department

Important: *Anyone working in the Fire Department must pass a background check prior to starting work.*

Services to be performed 5 times per week: Monday-Friday

See Fire Station #1 floorplan showing area to be cleaned.

Daily Services

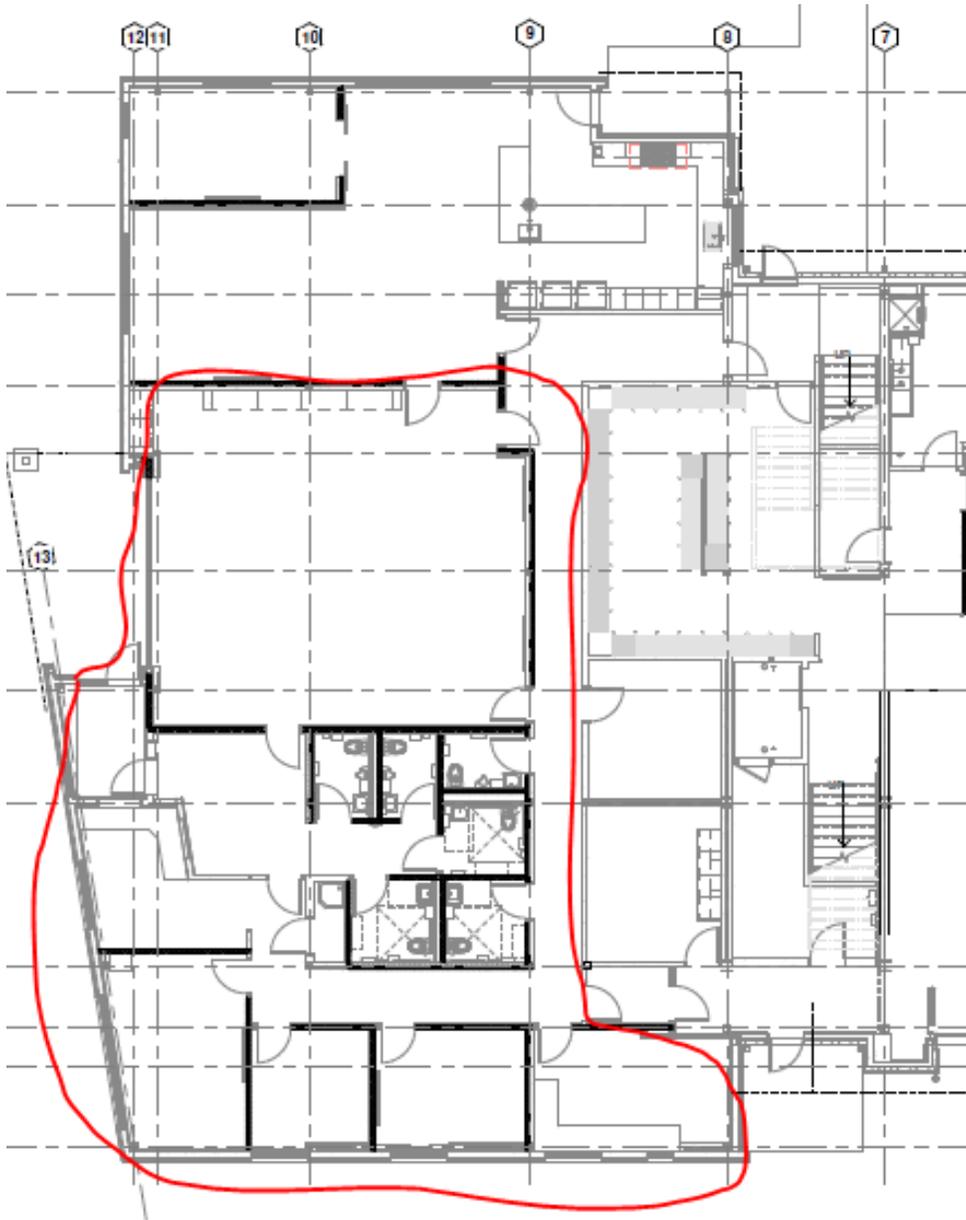
5. Bathrooms- Empty wastebaskets, clean inside and out, reline. Clean, disinfect, and sanitize countertops, mirrors, and other hard surfaces. Scrub bowls and underside of sinks, toilets and urinals. Restock all soap and paper products. Replace batteries in paper towel dispensers if necessary. Sweep and mop floors. Wipe doorknobs and light switches with sanitizing agent.
6. Sweep and mop all hard floor surfaces in main hallway and foyer. Remove any rugs or mats prior to sweeping. **DO NOT REPLACE RUGS ON WET SURFACE-WAIT UNTIL DRY.** Vacuum rugs prior to replacing.
7. Remove trash from receptacles, clean can and reline, offices and reception area.
8. Wipe doorknobs, handrails and light switches with sanitizing agent.

Weekly Services

5. Clean all glass windows/partitions in hallways and foyer weekly or more often as needed.
6. Dust all picture frames, window ledges, heat registers, etc.
7. Vacuum low traffic areas, to include offices and training room, paying attention to edges, corners, under registers and behind doors. Vacuum under desks after moving chairs and trash can. Clean chair mats.
8. Wipe down walls and cove base in all restrooms.



Floorplan of Fire Station #1 Showing Area to be Cleaned





City Council Chambers

Services to be performed once daily Monday-Friday after 6:00 pm

Note: Cleanings cannot take place during City Council Meetings

Daily Services

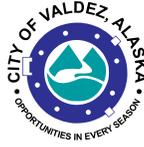
1. Bathrooms- empty wastebaskets; clean cans inside and out; reline. Clean, disinfect, and sanitize countertops, mirrors, and other hard surfaces. Scrub bowls of sinks, toilets and urinals. Restock all soap and paper products. Replace batteries in paper towel dispenser if necessary. Sweep and mop bathroom floors.
2. Sweep and mop foyer floors. Remove any mats/rugs prior to sweeping. **DO NOT REPLACE RUGS ON WET SURFACE- LET DRY.** Vacuum rugs prior to replacing.
3. Wipe down doorknobs, ADA buttons, and light switches with sanitizing agent.
4. Kitchen- remove trash and wipe down can- both inside and out; reline. Clean wall behind and around can area. Clean, disinfect and sanitize sink and countertop area. Wipe down faucet. Sweep and mop floor. Remove rugs/mats prior to sweeping. **DO NOT REPLACE RUGS ON WET SURFACE- LET DRY.** Vacuum rugs prior to replacing.
5. Remove trash from all other cans. Clean cans inside and out; reline. Wipe down walls in surrounding area.
6. Vacuum main floor area and behind council area. Vacuum foyer rug, mop floor. Prevent urea build up in front of doors and on mats.
7. Police exterior circumference of building. Remove trash and debris from sidewalks. Sweep sidewalk. Empty ash urns and clean.

Weekly Services

1. Dusting- includes all fixed and decorative desks/furniture, picture frames, window ledges, and heat registers.
2. Clean foyer windows/doors, or more often as needed.

Monthly Services

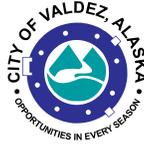
1. Vacuum chairs.



Animal Shelter

Services to be performed 3 times per week (Monday, Wednesday and Friday) after 6:00 pm.

1. Hallway- Sweep and mop. Remove any rugs or mats prior to sweeping. DO NOT REPLACE RUGS ON WET SURFACE-WAIT UNTIL DRY. Vacuum rugs prior to replacing.
2. Cat Room- clean and disinfect countertop, including sink. Remove trash, wipe cans inside and out; reline. Sweep and mop.
Monthly: Sweep and mop under rolling cat condos.
3. Reception and Office Area- wipe down all hard surfaces. Remove trash, wipe cans inside and out; reline. Sweep and mop. Wipe down door knobs and light switches with sanitizing agent.
4. Break Room- wipe down all hard surfaces and sink. Remove trash, wipe cans inside and out; reline. Sweep and mop.
5. Training Room- clean and sanitize sink and countertop areas. Remove trash, wipe cans inside and out; reline. Sweep and mop.
6. Bathroom- scrub and sanitize toilet, sink and underside of sink. Remove trash, wipe cans inside and out; reline. Replace any soap and paper products as needed. Replace batteries in paper towel dispenser if necessary. Sweep and mop bathroom floor.
7. Windows- clean lobby, cat room, office and glass door windows as needed.
8. Small Animal Room (now located up front next to the bathroom) - wipe down all hard surfaces and sink. Remove trash, wipe cans inside and out; reline. Sweep and mop.



Harbormaster Building – Upstairs Offices

Services performed: **June 1st-August 31st** cleanings are to take place **4 times per week**, before 7:00 a.m. or after 10:00 p.m.

September 1st-May 31st cleanings are to take place **two times per week** before 7:00 a.m. or after 5:00 p.m.

Daily Services

1. Bathroom- Empty wastebaskets; clean inside and outside of cans; reline. Clean, disinfect, and sanitize countertops, mirrors and other hard surfaces. Scrub bowls and underside of sinks and toilet. Restock all soap and paper products. Replace batteries in paper towel dispensers if necessary. Sweep and mop floors. Wipe down door knobs and light switches with sanitizing agent.
2. Vacuum main floor and all office areas. Spot treat carpet and trim runners as needed. Vacuum under desks after moving chairs and trash cans. Wipe down chair mats.
3. Clean, disinfect and sanitize walls and other hard surfaces such as counter tops and desks, if free of paperwork or personal effects. Wipe down doorknobs and light switches with sanitizing agent.

Weekly Services

1. Dust picture frames, heat registers, window ledges, etc.

Harbormaster Building – Downstairs Restrooms

January 1st-April 30th: Cleanings are to take place once daily in the mornings from 5:00 a.m.-6:00 a.m. or as mutually agreed upon by Owner and contractor.

May 1st – May 31st: Cleanings are to take place twice daily – Morning cleanings will be from 4:00 a.m.-5:00 a.m. and the second cleaning is to take place between the hours of 3:00 p.m. –5:00 p.m or as mutually agreed upon by Owner and contractor.

June 1st – August 14th: Cleanings are to take place three times a day at times mutually agreed upon by Owner and contractor.

August 15th – September 30th: Cleanings are to take place twice daily – Morning cleanings will be from 4:00 a.m.-5:00 a.m. and the second cleaning is to take place between the hours of 3:00 p.m. - 5:00 p.m. or as mutually agreed upon by Owner and contractor.

October 1st – December 31st: Cleanings are to take place once daily in the mornings from 5:00 a.m. - 6:00 a.m. or as mutually agreed upon by Owner and contractor.

Daily Services: Bathrooms will be cleaned following the Port and Harbor Restroom Cleaning Procedures included after the **New Harbor– Warehouse- Public Restroom/Showers** section. Alternative cleaning procedures may be used, but must be pre-approved by City.

1. Showers- With a hard bristle brush, scrub down walls and floor after removing duck boards. Remove hair from drains. Scrub seat areas. Rinse. Replace duck boards.
2. Toilet areas- clean, disinfect, and sanitize toilets, urinals and partitions.
3. Sinks- clean, disinfect and sanitize sinks, countertops, mirrors and wipe down surrounding wall area.
4. Restock all soap and paper products. Replace batteries in paper towel dispensers as needed.
5. Sweep and mop floor.



6. Clean and disinfect entry doors.
7. Clean grates, dust air vents, wipe down hand dryers and the surrounding walls.
8. Wipe down seat benches in the main area of the restrooms.

B-Float Comfort Station and New Harbor Comfort Station

May 1st-May 31st: Cleanings are to take place **twice daily** – Morning cleanings will be from 5:00 a.m. - 6:00 a.m. and the second cleaning is to take place between the hours of 8:00 p.m. - 10:00 p.m. or as mutually agreed upon by Owner and contractor.

June 1st- August 14th: Cleanings are to take place three times a day at times mutually agreed upon by Owner and contractor.

August 15th- September 30th: Cleanings are to take place **twice daily** – Morning cleanings will be from 5:00 a.m. – 6:00 a.m. and the second cleaning is to take place between the hours of 8:00 p.m. - 10:00 p.m. or as mutually agreed upon by Owner and contractor.

Daily Services: Bathrooms will be cleaned following the Port and Harbor Restroom Cleaning Procedures included after the **New Harbor– Warehouse- Public Restroom/Showers** section. Alternative cleaning procedures may be used, but must be pre-approved by City.

1. Bathroom – empty wastebaskets; clean inside and outside of cans; reline.
2. Clean, disinfect, and sanitize countertops, mirrors, and other hard surfaces.
3. Scrub toilet bowls, sinks, urinals, and the undersides of sinks and toilets.
4. Restock all soap and paper products. Replace batteries in paper towel dispensers as needed.
5. Sweep and mop floors.
6. Wipe down doorknobs and light switches with sanitizing agent.
7. Clean grates, dust air vents, wipe down hand dryers and the surrounding walls.

New Harbor– Warehouse Office and Staff Restroom

Services performed: **June 1st-August 31st** cleanings are to take place **4 times per week**, before 7:00 a.m. or after 10:00 p.m.

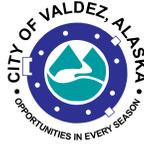
September 1st-May 31st cleanings are to take place **two times per week** before 7:00 a.m. or after 5:00 p.m.

Daily Services

1. Bathroom- Empty wastebaskets; clean inside and outside of cans; reline. Clean, disinfect, and sanitize countertops, mirrors and other hard surfaces. Scrub bowls and underside of sinks and toilet. Restock all soap and paper products. Replace batteries in paper towel dispensers if necessary. Sweep and mop floors. Wipe down door knobs and light switches with sanitizing agent.
2. Office- Clean, disinfect and sanitize walls and other hard surfaces such as counter tops and desks, if free of paperwork or personal effects. Wipe down doorknobs and light switches with sanitizing agent.

Weekly Services

1. Dust picture frames, heat registers, window ledges, etc.



Warehouse- Public Laundry Area

Services performed daily before 7:00 a.m. or after 5:00 p.m.

Daily Services

1. Empty wastebaskets; clean inside and outside of cans; reline.
2. Clean, disinfect and sanitize walls and other hard surfaces such as counter tops.
3. Sweep and mop floors. Wipe down door knobs and light switches with sanitizing agent.

New Harbor– Warehouse- Public Restroom/Showers

January 1st-April 30th: Cleanings are to take place once daily in the mornings from 5:00 a.m.-6:00 a.m. or as mutually agreed upon by Owner and contractor.

May 1st – May 31st: Cleanings are to take place twice daily – Morning cleanings will be from 4:00 a.m.-5:00 a.m. and the second cleaning is to take place between the hours of 3:00 p.m. –5:00 p.m. or as mutually agreed upon by Owner and contractor.

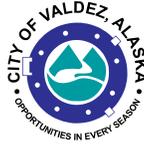
June 1st – August 14th: Cleanings are to take place three times a day at times mutually agreed upon by Owner and contractor.

August 15th – September 30th: Cleanings are to take place twice daily – Morning cleanings will be from 4:00 a.m.-5:00 a.m. and the second cleaning is to take place between the hours of 3:00 p.m. - 5:00 p.m. or as mutually agreed upon by Owner and contractor.

October 1st – December 31st: Cleanings are to take place once daily in the mornings from 5:00 a.m. - 6:00 a.m. or as mutually agreed upon by Owner and contractor.

Daily Services: Bathrooms will be cleaned following the Port and Harbor Restroom Cleaning Procedures included after the **New Harbor– Warehouse- Public Restroom/Showers** section. Alternative cleaning procedures may be used, but must be pre-approved by City.

1. Showers- With a hard bristle brush, scrub down walls and floor after removing duck boards. Remove hair from drains. Scrub seat areas. Rinse. Replace duck boards.
2. Toilet areas- clean, disinfect, and sanitize toilets, urinals and partitions.
3. Sinks- clean, disinfect and sanitize sinks, countertops, mirrors and wipe down surrounding wall area.
4. Restock all soap and paper products. Replace batteries in paper towel dispensers as needed.
5. Sweep and mop floor.
6. Clean and disinfect entry doors.
7. Clean grates, dust air vents, wipe down hand dryers and the surrounding walls.
8. Wipe down seat benches in the main area of the restrooms.



Ports and Harbor Restroom Cleaning Procedures

Safety Precautions;

Read and understand the chemicals and equipment required for the job. Ensure you are current on the Blood Borne Pathogens training and have current immunization shots for Hepatitis. B. PPE has been inspected and is of the appropriate size.

Step 1: Assemble needed supplies and safety equipment

Be sure to wear goggles, protective gloves, rubber-soled shoes and long sleeves when cleaning a restroom.

Some or all of this equipment may be necessary;

- *Trigger Sprayer & Bottles*
- *Micro Fiber Clothes (Red, Yellow, Blue)*
- *Liners for Receptacles*
- *Bowl Swab*
- *Wet Mop*
- *Mob Bucket /w Wringer*
- *Inspection Mirror*
- *Broom & Dust Pan*
- *Wet Floor Sign*
- *PPE- Gloves and Safety Glasses*
- *Non-Acid Blow Cleaner*
- *Glass Cleaner*
- *Disinfectant Cleaner*
- *Hand Soap*
- *Paper Towels*
- *Toilet Paper*
- *Sanitary Napkins*

Step 2: Place Cautions Signs and close doors to the public

Step 3: Sweep and Refill

1. Dust all vents, partitions and lights (top to bottom)
2. Sweep floor with a broom
3. Empty trash containers
 - a. Never compress the trash; always be careful of sharp objects that may be sticking out of the liners.
 - b. Disinfect the receptacles and reline after dry.
4. Refill all soap dispensers
 - a. Always top off, or replace cartridge when below 20%
5. Fill paper towel dispensers
 - a. Unlock and refill, careful to open slowly.
 - b. Close and re-secure the lock.



6. Refill toilet tissue
 - a. Unlock and refill, ensure unwinds over the top.
 - b. Close and re-lock.
7. Refill seat cover dispensers.

Step 4: Pre-Treat Toilets & Urinals

1. First flush each toilet and urinal. This is done to ensure that each unit is free of contamination and functioning properly. *(Report any damage or malfunctioning units to your supervisor.)*
2. For urinals, remove objects with gloves and place the urinal screen on a paper towel on the floor during cleaning.
3. Apply bowl cleaner evenly with red bowl swab.
4. Allow product to work 2-5 minutes, or per manufacturer's instructions.

Step 5: Clean Sinks, Mirrors, Countertops, Showers

1. Using a yellow microfiber or disposable cloth, spread disinfectant cleaner evenly over the entire sink.
2. Allow product to work 1-2 minutes, or per manufacturer's instructions, then rinse with clean water.
3. Using a yellow cleaning brush, spread disinfectant cleaner evenly over entire shower stall surface.
4. Allow product to work 1-2 minutes, or per manufacturer's instructions, then scrub and rinse with clean water.
5. Spray mirrors with streak free glass cleaner and wipe clean with blue microfiber or disposable cloth.

Step 6: Return to Toilets and Urinals

Swab toilet bowls and urinals with red toilet brush as you flush to rinse. (Pay close attention to the underside of the flush ring)

Step 7: Clean Walls and Fixtures

1. Using a yellow microfiber or disposable cloth, wipe the sink, faucets, and counter tops.
2. Change cloths and wipe the walls and partitions.
3. Change to red microfiber or disposable cloth and wipe the outsides of the toilets and urinals.

Step 8: Prepare Floor Cleaning solution

Follow instructions on the product and use a clean mop.

Step 9: Mop Floor

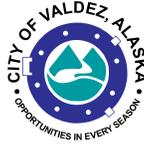
Mop from the farthest corner out. Be certain to clean the corners and the edges. Work your way out of the restroom by working towards the door.

Step 11: Allow Floor to Dry and inspect

Inspect your work prior to opening them back up to the public.

Step 12: Clean and Wash equipment

1. Be sure to clean and wash equipment at the end of each shift.
2. Report any damaged or non-functioning equipment to your supervisor.
3. Report inventory items that are low to your supervisor.
4. Wash and disinfect your hands, arms and face with warm soapy water.



Library

Services to be performed **once** daily, upon close of facility.

Daily Services:

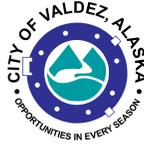
1. Bathrooms- Empty all wastebaskets; clean cans inside and out; reline. Clean, and sanitize mirrors, countertops and other hard surfaces such as light switches and door knobs. Scrub toilet bowls, urinals, sinks and the underside of sinks and toilets. Restock all soap and paper products. Replace batteries in paper towel dispenser as necessary. Sweep and mop floors.
2. Scrub down drinking fountain.
3. All entry door glass must be cleaned inside and out to remove fingerprints.
4. Clean and disinfect countertops, tables and desks, if free of personal effects.
5. Remove trash from all cans. Clean cans inside and out; reline. Wipe down walls adjacent to the trash can areas.
6. Vacuum high traffic areas (main hallways, foyer); paying attention to wall edges, corners, under registers, and behind doors. Vacuum rugs prior to vacuuming main carpet, remove rugs, vacuum main carpet and replace rugs. Spot clean carpet and trim runners as needed, downstairs, main floor or upstairs.
7. Sweep and mop stairs, paying special attention to edges and the ledges below the hand rails.
8. Police circumference of building for debris, trash, butts, and other items. Clean ash urns and empty. Sweep entry sidewalks and landings.

Weekly Services

1. Vacuum upper and lower levels **twice weekly**, including once on Sunday, to include study rooms, conference room and AV room on lower level, paying attention to edges, corners, behind doors and under registers. Vacuum under desks after moving chairs and trash cans.
2. Clean all glass partitions/windows on main floor and lower level or more often as needed.
3. Clean foyer windows weekly, or more often as needed.
4. Dust all window ledges, heat registers, picture frames, and other hard surfaces.
5. Wipe down bathroom walls and partitions.
6. Wipe down stairway handrails, light switches, door knobs and ADA buttons with sanitizing agent.

Yearly Services

1. Vacuum, clean and Scotch-Guard furniture.



Recreation Center

A. General Requirements

1. Janitorial services shall be performed six (6) days per week, Monday- Saturday, and upon request on Sundays as needed at hourly rate provided in the Bid Schedule. No services shall be performed earlier than 8:00pm.
2. The City of Valdez shall reserve the right to change the days and times of services at any time based on facility and activities schedules. The City will notify the contractor in a timely manner with any changes to times of services needed.
3. It is expected that the contractor not just clean around fixtures, furniture, equipment, containers or receptacles, but underneath and behind them as needed to complete all services.
4. The janitorial supply room shall be kept clean and orderly at all times; contractor tools and supplies kept on site are to be properly labeled and stored.
5. The contractor shall secure the facility upon completion of janitorial services each night; check, close and lock all exterior doors and windows, turn off all lights, and turn on security alarm.
6. Alternative cleaning procedures may be used, but must be pre-approved by City.

B. Daily Services

The following services shall be performed on a daily basis for the entire facility:

1. FLOORS

- a. Vacuum all carpeted floors and rugs/mats; careful attention should be paid to all edges, corners, behind doors, and underneath desks, tables, and game tables.
- b. Spot clean all carpeted floors as needed.
- c. Sweep/mop hard surface floors with approved disinfectant; all rugs/mats should be removed prior to wet mop, vacuumed and returned to original location **AFTER** the hard surface floors have dried.
- d. Floors should be free of all visible dirt, debris and stains.

2. DOORS

- a. Clean interior and exterior of all entryway doors, including frame, crash bars, handles, and glass.
- b. Clean and disinfect all doors, including crash bars, handles, knobs, glass, and kick plates as needed.
- c. Doors should be free of streaks, finger prints, and all visible dirt and debris.

3. WINDOWS/MIRRORS

- a. Clean interior and exterior of all entryway windows, including window frames and ledges.
- b. Clean and disinfect all mirrors, including restrooms.

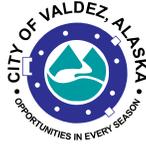


- c. Clean and disinfect interior of all windows as needed.
 - d. Windows and mirrors should be free of streaks, finger prints, and all visible dirt and debris.
4. **WALLS**
- a. Spot clean all walls with approved cleaner as needed.
 - b. Walls should be free of spider webs, and all visible dirt and debris.
5. **TRASH**
- a. Pick-up all loose trash, waste and debris, and dispose of in proper receptacle, including in the parking lot and exterior perimeter of the facility.
 - b. Empty all waste receptacles, including all sanitary napkin and exterior receptacles.
 - c. Clean and disinfect outside of all waste receptacles as needed; waste receptacles should be free of streaks, finger prints, and all visible dirt and debris.
 - d. Replace all liners, including all sanitary napkin and exterior waste receptacle liners, as needed.
6. **DISPENSERS**
- a. Clean and disinfect all external surfaces of soap and paper product dispensers. Careful attention should be paid to the underside of all dispensers.
 - b. Restock all soap and paper product dispensers as needed.
 - c. Replace batteries in paper towel dispenser as necessary.
7. **RESTROOMS**
- a. Clean and disinfect all countertops, sinks, fixtures and fittings; polish all fixtures and fittings.
 - b. Flush all toilets.
 - c. Clean and disinfect all toilets and urinals, including the bowl, seat, rim, base and all fixtures and fittings; polish all fixtures and fittings.
 - d. Clean and disinfect stall partitions, including handles, knobs, and locks.
 - e. Clean and disinfect all baby changing stations.
 - f. All surfaces should be free of film, smudges, water, scale, mold, mildew, streaks, finger prints, and all visible dirt and debris.
8. **KITCHEN AREA**
- a. Sweep/mop flooring, removing chairs first. Sweep and mop behind counter area.
 - b. Wipe down and sanitize all kitchen countertop surfaces.

C. Weekly Services

The following services shall be performed on a weekly (*one day per week*) basis:

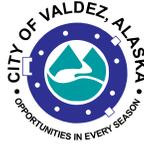
- 1. Clean and disinfect all light switches.
- 2. Dust all game tables, picture frames, etc.
- 3. Sweep/clean back entry.



D. Monthly Services

The following services shall be performed on a monthly (*one day per month*) basis:

1. Vacuum all carpeted walls.
2. Clean and disinfect all interior windows.
3. Clean and disinfect all restroom walls.
4. Clean and disinfect inside of all waste receptacles.
5. Dust all air handler and heat exchange vents.
6. Dust all can and pod lights.



City Pool

A. General Requirements

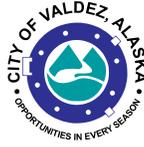
1. Janitorial services shall be performed six (6) days per week, Monday- Saturday. No services on Sundays. No services shall be performed earlier than 9:00pm.
2. The City of Valdez shall reserve the right to change these times of services at any time based on facility and activity schedules. The City will notify the contractor in a timely manner with any changes to times of services needed.
3. Janitorial services shall be limited to all areas of the Valdez City Pool with the exception of the pool area (pool deck, lap pool, and leisure pool) and lifeguard staff room. For the safety and security of all individuals and parties, the contractor shall at no time access the pool area or Valdez City School District Property.
4. Since the Valdez City Pool resides on Valdez City School District property, all persons providing janitorial services at the facility shall be required to pass a background check.
5. It is expected that the contractor not just clean around fixtures, furniture, equipment, containers or receptacles, but underneath and behind them as needed to complete all services.
6. The janitorial supply room shall be kept clean and orderly at all times; contractor tools and supplies kept on site are to be properly labeled and stored.
7. The contractor shall use the dumpster located behind Gilson Middle School to deposit all trash.
8. The contractor shall secure the facility upon completion of janitorial services each night; check, close and lock all exterior doors, and turn off all lights.
9. Alternative cleaning procedures may be used, but must be pre-approved by City.

B. Daily Services

The following services shall be performed on a daily basis for the entire facility:

1. FLOORS

- a. Vacuum all carpeted floors and rugs/mats; careful attention should be paid to all edges, corners, behind doors, and underneath desks, tables, and behind structural supports in hallways.
- b. Spot clean all carpeted floors as needed.
- c. Vacuum/sweep and wet mop hard surface floors with approved disinfectant; any rugs/mats should be removed prior to wet mop, vacuumed and returned to original location **AFTER** the hard surface floors have dried.
- d. Floors should be free of standing water, and all visible dirt, debris and stains.



2. DOORS

- a. Clean interior and exterior of all entryway doors, including frame, crash bars, handles, and glass.
- b. Clean and disinfect all doors, including crash bars, handles, knobs, glass, and kick plates as needed.
- c. Doors should be free of streaks, finger prints, and all visible dirt and debris.

3. WINDOWS/MIRRORS

- a. Clean interior and exterior of all entryway windows, including all window frames and ledges.
- b. Clean and disinfect all mirrors, including restrooms, locker rooms and family change room.
- c. Clean and disinfect all windows as needed.
- d. Windows and mirrors should be free of streaks, finger prints, and all visible dirt and debris.

4. WALLS

- a. Spot clean all walls with approved cleaner as needed.
- b. Walls should be free of spider webs, and all visible dirt and debris.

5. TRASH

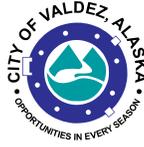
- a. Pick-up all loose trash, waste and debris, and dispose of in proper receptacle.
- b. Empty all waste receptacles, including all sanitary napkin receptacles.
- c. Clean and disinfect outside of all waste receptacle as needed; waste receptacles should be free of streaks, finger prints, and all visible dirt and debris.
- d. Replace all liners, including all sanitary napkin receptacle liners, as needed.

6. DISPENSERS

- a. Clean and disinfect all external surfaces of soap and paper product dispensers; careful attention should be paid to the underside of all dispensers.
- b. Restock all soap and paper product dispensers as needed.
- c. Replace batteries in paper towel dispenser as necessary.

7. RESTROOMS, LOCKER ROOMS & FAMILY CHANGE ROOM

- a. Clean and disinfect all countertops, sinks, fixture and fittings; polish all fixtures and fittings.
- b. Flush all toilets.
- c. Clean and disinfect all toilets and urinals, including the bowl, seat, rim, base and all fixtures and fittings.
- d. Clean and disinfect stall partitions, including handles, knobs, and locks.
- e. Clean and disinfect all baby changing stations.
- f. Clean and disinfect all shower areas, including all tile, fixtures and fittings; polish fixtures and fittings.
- g. Clean and disinfect all benches.



- h. Clean and disinfect exterior of all hand/hair and swim suit dryers.
- i. Spot clean exterior of lockers as needed.
- j. All surfaces should be free of film, smudges, water, scale, mold, mildew, streaks, finger prints, and all visible dirt and debris.

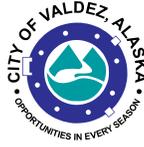
8. MISCELLANEOUS

- a. Clean, disinfect and polish drinking fountain with approved cleaner; drinking fountain should be free of film, streaks, finger print and all visible dirt and debris.

9. Monthly Services

The following services shall be performed on a monthly (*one day per month*) basis:

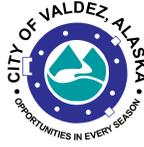
- a. Clean and disinfect all light switches
- b. Clean and disinfect interior of all lockers
- c. Clean and disinfect all restroom, locker room and family change room walls.
- d. Clean and disinfect inside of all waste receptacles.
- e. Dust tops of all locker banks.



Vehicle Maintenance Facility

Services performed twice weekly- Upon close of facility

1. Empty wastebaskets in all areas; clean cans inside and out, reline.
2. Bathrooms located in break room and tool room area- empty wastebaskets; clean cans inside and out and reline. Clean, disinfect, and sanitize countertops, mirrors and other hard surfaces with sanitizing agent. Scrub bowls and sanitize undersides of sinks, toilets, and urinals. Restock all paper products. Replace batteries in paper towel dispenser as necessary. Sweep and mop floors. Wipe down doorknobs and light switches with sanitizing agent.
3. Sweep and mop floors in break room, both restrooms and upstairs office. Vacuum and remove any rugs from floor before sweeping. Do not replace rugs until floor has dried.
4. Sweep and mop stair leading to upstairs office.
5. Wash inside of windows overlooking shop floor as needed.



Building Maintenance Shop

Services to be performed twice weekly- Upon close of facility

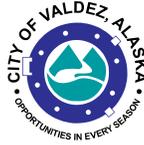
Daily Services

1. Bathrooms (one located next to shop stairs and two located off the kitchen area) – Empty wastebaskets. Wipe down inside and outside of cans; reline. Clean, disinfect and sanitize countertops, mirrors and other hard surfaces. Scrub bowls and underside of sinks and toilets; scrub shower. Restock all paper products. Replace batteries in paper towel dispenser as necessary. Sweep and mop floors. Wipe down doorknobs and light switches with sanitizing agent.
2. Sweep and mop high traffic areas (main hallways, foyer and computer station area). Remove any mats/rugs prior to sweeping. **DO NOT REPLACE RUGS ON WET SURFACE- LET DRY.** Vacuum rugs prior to replacing.
3. Kitchen- remove trash and wipe down can- both inside and out; reline. Clean wall behind and around can area. Wipe down faucet. Sweep and mop floor. Remove rugs/mats prior to sweeping. **DO NOT REPLACE REGS ON WET SURFACE- LET DRY.** Vacuum rugs prior to replacing.
4. Prevent urea build-up in front of door during winter season.
5. Offices- remove trash from receptacles, clean can and reline. Wipe down and sanitize hard surfaces such as counter tops or desks, if free of paperwork or personal effects. This includes three offices, the computer station, and the conference room.
6. Clean and disinfect all countertop areas.
7. Empty ash urns and pick up any debris or trash in the area. Sweep sidewalk.
8. Wipe doorknobs, handrails, and light switches with sanitizing agent.
9. Empty cigarette and trash bins outside of building. Police general vicinity for trash and other debris.

Weekly Services

1. Clean all glass windows/partitions in hallways or more often as needed.
2. Dust all picture frames, window ledges, heat registers, angle cross supports, etc.
3. Sweep and mop or vacuum office floors. Remove rugs/mats prior to sweeping. **DO NOT REPLACE RUGS ON WET SURFACE- LET DRY.** Vacuum rugs prior to replacing.
4. Vacuum Conference Room paying attention to wall edges, corners, under registers, and behind doors. Vacuum under table after moving chairs and trash cans. Clean chair mats. Spot clean carpet as needed.

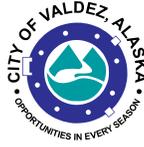
Wipe down walls and cove base in bathrooms.



Baler Break Room Building and Baler Bathroom

Services to be performed twice weekly- Upon close of facility

1. Empty wastebaskets in all areas; clean cans inside and out, reline
2. Showers- Clean and disinfect stalls to include walls, floors, and curtains with sanitizing agent. Wipe down and sanitize shower seats, doorknobs and light switches.
3. Bathrooms- empty all wastebaskets; clean cans inside and out and reline. Clean, disinfect, and sanitize countertops, mirrors, and other hard surfaces with appropriate cleaning agent. Scrub bowls and sanitize undersides of sinks, toilets, and urinals. Restock all paper products. Replace batteries in paper towel dispenser if necessary. Sweep and mop floors. Wipe down doorknobs and light switches with appropriate sanitizing agent.
4. Wipe down and sanitize kitchen countertops. Clean and scrub sink. Spot clean cabinets.
5. Sweep and mop floor. Vacuum and remove any rugs from floor before sweeping. Do not replace rugs until floor has dried.



Airport Terminal

*Services to be performed **daily**- Upon close of businesses located at facility*

Daily Services

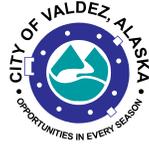
1. Bathrooms- empty all trash receptacles to include sanitary napkin containers; clean trash receptacles inside and out, reline. Clean, disinfect and sanitize countertops, mirrors and other hard surfaces. Scrub bowls and underside of sinks, toilets, and urinals. Wipe down bathroom partitions. Restock all paper products. Replace batteries in paper towel dispenser if necessary. Sweep and mop floors. Remove trash from public area receptacles. Clean receptacles inside and out, reline. Wipe walls surrounding the receptacle area.
2. Scrub down water fountains.
3. Vacuum main public area and stairs leading to offices on second floor, paying attention to edges, corners, under registers and behind doors. Vacuum rugs prior to vacuuming main carpet, remove rugs, vacuum main carpet and replace rugs. Spot clean carpet and trim runners as needed.
4. Outside- Police 25' in each direction of all entry doors for trash, debris and cigarette butts, etc. Sweep sidewalk. Remove trash from receptacles and reline. Clean ash urns and empty.
5. Wipe doorknobs, handrails, and light switches with sanitizing agent.
6. Vacuum upstairs hallways paying attention to edges and corners, spot clean as necessary.
7. Upstairs restrooms- Empty all trash receptacles to include sanitary napkin containers; clean trash receptacles inside and out, reline. Clean, disinfect and sanitize countertops, mirrors and other hard surfaces. Scrub bowls and underside of sinks, toilets and urinals. Wipe down bathroom partitions. Restock all paper products and soap. Sweep and mop floors. Clean receptacles inside and out, reline. Wipe walls surrounding the receptacle area.
8. Public area between Ravn Air and Puddle Jumper's Bar- Vacuum all carpeted areas thoroughly paying close attention to edges and corners. Vacuum rugs prior to vacuuming main carpet, remove rugs, vacuum main carpet and replace rugs. Wipe down all tables, chairs and booths. Remove and dispose of all trash that is left in this area.

Weekly Services

1. Windows- Clean windows entry area or more often as needed. Clean all glass partitions in public areas, to include upstairs overview.
2. Dusting- this includes all window ledges, picture frames, woodwork, etc. (weekly or as needed) to include stairs, soda machines, information distribution center, etc.
3. Wipe down walls and cove base in upstairs restrooms, paying attention to dust collecting around heat registers.
4. Showers- Clean showers and fixtures with disinfectant.

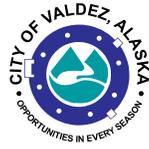
Quarterly Services

5. Shampoo airport terminal carpets.



Airport First Floor Highlighted Areas to be Cleaned





Airport Second Floor
Highlighted Areas to be Cleaned





Capital Facilities, Finance, and Port Offices at Airport

Services to be performed twice weekly (Sundays and Wednesdays) - Upon close of facility

1. Empty wastebaskets in all areas, clean cans inside and out, reline.
2. Vacuum offices, paying attention to corners, behind doors, and under tables and desks.
3. Wipe down break room, coffee station countertop, and sink. Restock paper towels and replace batteries in dispenser if necessary. Toilet is not used in the main office.
4. Windows- clean all glass doors and partition windows.
5. Wipe down and sanitize hard surfaces such as countertops, baseboard heaters, file cabinets, window ledges, or desks, *if free of paperwork or personal effects*.
6. Port kitchen - remove trash and wipe down can- both inside and out; reline. Wipe down and sanitize Port kitchen countertops. Clean and scrub sink and faucet. Spot clean cabinets. Sweep and mop floors.
7. **Once a week:** Mop main office bathroom floor.

Comfort Stations

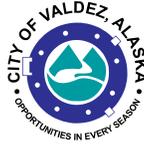
Dock Point, Ruth Pond, Oumalik, Shoup Bay Trailhead, John Kelsey Municipal Dock (Total of 5 facilities)

Oumalik and Shoup Bay Trailhead: *Services to be performed twice daily May 15th-September 15th*

Dock Point: *Services to be performed twice daily from April 15th to September 30th*

Ruth Pond and John Kelsey Municipal Dock: *Services to be performed three times daily from April 15th to September 30th*

1. Sanitize and scrub down walls, floors, partitions, etc. with brush and appropriate cleansing agent.
2. Mop floors.
3. Scrub bowls and sanitize undersides of sinks, toilets and urinals.
4. Remove trash from receptacle, clean inside and outside of can, reline.
5. Wipe down mirrors.
6. Restock all paper products and soap dispensers
7. Replace batteries in paper towel dispenser if necessary.
8. Sanitize and wipe down all countertops, door handles and light switches with appropriate cleaning agent.



Outhouses

Alpine Woods Playgrounds (2 outhouses), Robe River Playground, and Solomon Gulch Outhouse at Hatchery (4 facilities total)

*Services to be performed **twice weekly** from May 1 to October 15 with the exception of pre-scheduled park rentals to which 72 hour advanced notice will be given upon any cleaning schedule change to accommodate those reserved rental events. Solomon Gulch Outhouse to be cleaned **twice daily** from May 1-September 15.*

1. Sanitize and scrub down walls, floors, doors, partitions, etc. with brush and appropriate cleansing agent.
2. Sweep and mop floors
3. Scrub and sanitize toilet pedestals
4. Remove trash from receptacles, clean inside and outside of can, reline
5. Restock all paper products
6. Sanitize and wipe down all countertops, door handles, and door frames with appropriate cleansing agent
7. Wipe down windows to ensure no debris is present.

Goldfields

*Services to be performed **once daily** from May 1- September 15 with the exception of pre-scheduled park rentals and/or game tournaments to which 72 hour advanced notice will be given upon any cleaning schedule change. Schedule will be Monday through Thursday once a day providing there are no tournaments. During tournaments, services will need to be provided **twice daily**. We will utilize a schedule of games if one is provided.*

1. Sanitize and scrub down walls, floors, partitions, etc. with brush and appropriate cleansing agent.
2. Mop floors.
3. Scrub bowls and sanitize undersides of sinks, toilets, and urinals.
4. Remove trash from receptacle, clean inside and outside of can, reline..
5. Wipe down mirrors.
6. Restock all paper products and soap dispensers.
7. Replace batteries in paper towel dispenser if necessary.
8. Sanitize and wipe down all countertops, door handles, and light switches with appropriate cleansing agent.
9. Wipe down windows to ensure no debris is present.



Special Services- Spring and Fall Cleanings

Carpet Shampooing

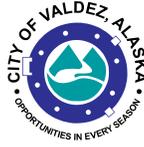
All facilities shall be shampooed according to contract specifications two (2) times per year in early May and late October with the exception of the Airport terminal, which is quarterly. Contractor is required to return to the facility the next day in order to ascertain which spots need additional treatment. Special Note: Contractor must use the product Folex, Fiver Care or Pre-Approved equal by the Contract Administrator when shampooing any carpets in “City Owned” facilities to keep the carpets from being damaged by harsh chemicals.

Window Washing

All facilities within this contract shall have both the exterior and interior windows washed two (2) times per year: Once in April and October.

Dusting

All facilities within this contract shall be thoroughly dusted (to include sills, baseboards, cove base, etc.) two (2) times per year in April and October to coincide with window washing and carpet shampooing.



Mary Kevin Gilson Medical Center

Services to be performed once daily Monday – Friday after 7:00 pm.

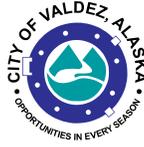
IMPORTANT NOTE: A minimum of six (6) man hours per daily cleaning is required to keep this facility up to healthcare standards. If this minimum requirement of labor hours is not met, then the contractor will be subject to fines or termination of contract.

Daily Services

1. Empty wastebaskets including sanitary napkins containers, clean inside and outside of receptacles. Collect all designated waste paper and trash, dispose of it in designated dumpsters. Do not remove sharps containers or red bio-hazard bags.
2. In Kitchen, clean all counters, sinks, appliances and spots on cabinets then disinfect with VIREX OR EQUIVALENT. Vacuum carpets and sweep floors. Floors are to be mopped with QUAT 128. Empty trash under sink. Wipe down the inside of the cabinet under the sink.
3. Exam rooms: Wipe down and clean doorknobs, light switches, countertops, sinks, cupboard fronts, chairs, cabinet tops and other surface tops. Once clean, disinfect with VIREX or EQUIVALENT. Clean exam tabletop, sides and fronts (**pull out footsteps and stirrups**) and disinfect with VIREX OR EQUIVALENT. Vacuum carpets and sweep floors. Mop floors with QUAT 128. Trip carpet runners as needed. Empty trash beside exam tabletop and under sink. Wipe down the inside of the cabinet under the sink.
4. In Sterilization Room, clean countertops and all hard surfaces, then disinfect with VIREX OR EQUIVALENT. Scrub floors with QUAT 128. Remove trash from under sink and behind door.
5. Clean and disinfect specimen door with VIREX OR EQUIVALENT in restrooms.
6. Scrub bathroom floors and mop with QUAT 128, wash all plumbing fixtures, urinals and water closets, then disinfect with VIREX OR EQUIVALENT. Damp wipe all dispensers and tiled portion of bathroom walls with VIREX OR EQUIVALENT.
7. Restock all paper products, deodorizers, towels and soap in bathrooms.
8. Vacuum all carpets, trimming carpet runners. Spot treat as needed.
9. Clean then disinfect all drinking fountains with VIREX OR EQUIVALENT.
10. Maintain lobby area by straightening chairs, magazines, toys; wipe down front doors and vacuum floor. Wipe down and disinfect all waiting room furniture. Clean windows in lobby.
11. Dust all visible surfaces of furniture, fixtures, and equipment, pictures, etc.
12. Vacuum foyer area between hospital and clinic doors, trimming carpet runners. Spot treat carpets as necessary.
13. Police sidewalks and parking areas, within a 25 foot radius of all exit doors, by collecting and removing all trash and other discarded materials- including cigarette butts. Clean under grates that may be built into concrete.
14. Removal of all finger marks and smudges from walls, woodwork and glass surfaces.

Weekly Services

1. Vacuum and clean all office chairs



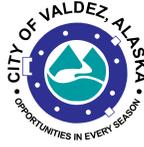
Bi-Annual Services

1. Shampoo all carpets, to include foyer area between hospital and medical center. This service is to be performed on Friday evening or Saturday morning to allow for proper drying time. Must be scheduled and approved in advance.
2. Dust or vacuum window coverings such as blinds or drapes, etc, overhead pipes and moldings, etc, that must be reached by a ladder.
3. Wash exterior and interior windows and glass wind deflectors leaving no streaks or unwashed places. Wipe water spots from sills and frames. Use drop cloths as required to protect adjacent surfaces. Clean all fixtures and furniture. Washing windows shall coincide with bi-yearly carpet cleaning.
4. Wash walls in public and common areas and halls.

As Required

1. Remove spots and stains from carpets, rugs and tile. Remove all foreign matter (gum, smudges, etc.) from floors, handrails and furniture. Trim carpet runners.
2. Clean foyer and entry windows and doors, to include privacy glass partitions between lobby and office staff.
3. Dust light fixtures as appropriate for greatest light efficiency.

All contractor employees working in the clinic must pass a criminal history background check. The contractor is responsible for conducting and administering all background checks. Proof of authorization and clearance must be provided for each employee, upon request of the Contract Administrator. Additionally, all contractor employees must be trained in HIPAA policies/procedures. All new employees, through life of the contract, must have HIPAA training and criminal history background checks prior to start of work at this medical facility. Upon the award of contract, contractor must provide evidence of background checks for all current employees. Failure to provide background checks and HIPAA training to employees and documentation of such training to Contract Administrator before work starts in the Clinic will lead to the loss of the contract. A list of all employees must be kept on file with the Contract Administrator and be pre-approved.



Custodial Specifications and Standards

Waste and Trash Receptacles

Specifications- Empty all contents from trash and waste receptacles. Clean and sanitize all receptacles inside and out, install properly fitting liners. Scrub the walls and floor areas immediately surrounding the receptacles. Visually and manually police circumference of each facility looking for loose waste, cigarette butts, and trash. Remove and replace liners from exterior receptacles. Sweep and/or mop beneath receptacle and clean surrounding areas.

Standards- Properly cleaned receptacle shall be free of debris and waste residue or build-up. Walls, floors, corners, and surrounding areas of receptacles must be free of dirt, build-up or residue.

Ash Urns

Specifications- Empty all containers and wash clean with appropriate cleaning material to remove all stains and residue. Polish metal of containers.

Standards- Properly cleaned containers are free of debris, odors, deposits, smudges and unsightly conditions. They will display a bright, clean, and residue free appearance. There will be no cigarette butts or debris of any kind lying around the ground of the surrounding area.

Drinking Fountains

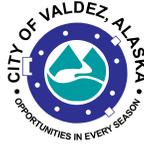
Specifications- All stains- including rust, lime, calcium and other foreign objects- will be completely removed from the fixture. Virex or a similar product shall be applied to the fountain to clean and sanitize the entire surface area. Bright work, including any exposed piping, will be cleaned with an appropriate cleaning agent. The drain holes will not be allowed to become clogged or discolored. After cleaning, the fountain will be wiped dry with a clean cloth. Areas immediately adjacent to the fountain will be cleaned also.

Standards- Properly cleaned and maintained fountains and associated surfaces will be free of streaks, discolorations, deposits, build-up, and all other unsanitary or unsightly conditions.

Carpet

Specifications- Vacuum all carpet surfaces with an industrial type commercial vacuum using attachments or “BacPac” style vacuum for corners and edgework. When soiled/stained; spot clean with appropriate cleanser for carpet type. Check spot the following day, treat again if needed. It may take several treatments to pull the spot from carpet. Trim runners with sharp knife or scissors to the normal surface height of the carpet. Damage done by contractor must be reported to the City of Valdez and corrected by the contractor at no cost to the City.

Standards- Properly vacuumed and spot-cleaned carpets are free of loose strands, soiled spots, dust, dirt, matted areas, and other unsightly blemishes. The surfaces will display a uniformly clean and bright appearance. Carpeted surfaces shall not display any dirt buildup in corners, edges, or under furniture and fixtures.



Carpet Shampooing

Specifications- Carpet shampooing shall be provided to all carpeted surfaces throughout City Facilities. All carpets shall be shampooed using a warm water extraction method, and when applicable, a scrubbing method. Carpet must be allowed to **thoroughly** dry before completely vacuuming surfaces. Methods used to clean or dry surfaces that may lead to shrinkage are not allowable. Contractor will take care during extraction not to damage any surrounding furniture, cove base, wall fixtures or additional surfaces. All furniture will be replaced to its original location after drying is complete.

Standards- Properly cleaned carpet surfaces are free of soiled spots, stains, wet areas, rust, odors, matted surfaces, shrinkage, color runs, discolorations, and all other foreign matter.

Special Note: Contractor must use the product Folex, Fiver Care or Pre-Approved Equal by the Contract Administrator when shampooing any carpets in “City Owned” facilities to keep the carpets from being damaged by harsh chemicals.

The Contractor is responsible for any repair work or replacement costs due to damages associated with this service. The Contractor will contact the Contract Administrator to schedule this service in advance.

Pedimats, Rubbermats, Rugs, & Runners

Specifications- Where applicable, mats shall be removed from “cut-out” areas. Underneath surfaces shall be swept and mopped prior to mat replacement. Each section must be reinstalled in the same location from which it was removed.

Vinyl/Linoleum Surfaces

Specifications- Surfaces shall be swept to remove any sand, grit, dirt, dust or other debris. Airborne dust particles are to be kept at a low level when performing this service. Flooring surfaces must then be mopped with a solution of water and a neutral cleanser. For greasy spills use a slightly alkaline cleanser. Do not apply wax to floor surfaces.

Standards- Properly cleaned floor surfaces are free of dirt, sand, grit, stains, rust spots, mop strings, missed areas, scuff marks, or other unsightly appearances. Linoleum surfaces must display a uniform bright, clean and odor free appearance. Build-up in corners, edges and under fixtures is not allowable.

Dance Floor/Laminate Flooring

Specifications- Wood/Laminate floor surfaces must be swept to remove sand, grit, dirt, dust or other debris. Use a damp mop with water and a neutral cleanser. For greasy spills use a slightly alkaline cleanser. Do not apply wax to floor surfaces.

Standards- Properly maintained floor surfaces are free of dirt, sand, grits, dust, or any other debris or unsafe condition and appearance. Build-up in corners, edges, and under fixtures is not allowable.



Stairs and Landings

Specifications- Vacuum all stairs and landings with an industrial type canister or “BacPac” style cleaner for the removal of dirt, dust, lint, loose nap or other debris or foreign particles. All non-carpeted stairs will be mopped with water and a neutral cleanser. Handrails will be wiped with Virex or a similar product.

Standards- Stairs and landings must be cleaned for complete removal of debris, lint, dirt, sand, and other foreign objects.

Ice Melt/Urea Removal

Specifications- With a mixture of neutralizer/conditioner and a quality carpet cleanser use an extraction machine for the soiled and stained carpeted areas until no staining appears. This may take several extractions. Use a mixture of detergent and neutralizer as last rinse.

Standards- Carpets, rugs, and bare flooring shall have no staining, streaking, discoloration, or unsightly showing of ice melt or urea.

Restrooms

Specifications- Clean, sanitize and wipe dry the inside, outside, and underneath of all urinals, commodes, wash basins, bright work, toilet seats on both sides, under & around hinges, partitions, partition leg supports, plumbing fixtures, dispensers, doors, mirrors, and walls. Sanitize with Virex or similar approved product. Use stainless steel cleanser if applicable.

Restock all soap and paper towel dispensers ensuring all products are of the proper size for the dispenser. Remove trash from receptacles, reline. Sweep floor surfaces to remove dirt, sand, grit, dust or other unsightly matter. Mop floors with cleansing agent that leaves no residue on floor surfaces. Flush floor drains (if applicable) with hot water.

Standards- Properly cleaned restrooms will be free of all odors, stains, discolorations and deposits. High sanitary conditions will be maintained.

Showers

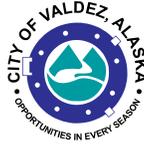
Specifications- Scrub and wipe dry inside and outside of all shower stalls, floors, bright work, partitions, plumbing fixtures, and shower doors with a solution of water and non-abrasive cleanser. Use a stainless steel cleanser if applicable. Use Virex or approved equal to sanitize previously specified items. Drains are to be cleaned and any debris removed. Mats on shower floors shall be disinfected and sanitized.

Standards- Properly cleaned showers shall be free of all odors, stains, discoloration and deposits. High sanitary conditions shall be maintained. No offensive odors shall be detected from showers, mats or drains. There shall be no soap or grime build-up on shower walls, seats, mats, or partitions.

Glass Surfaces & Mirrors

Specifications- Cleanse all glass surfaces with a cleanser that contains ammonia. Wipe dry with lint free cloth or squeegee.

Standards- Glass surfaces and mirrors shall maintain a clean, streak free appearance free of lint, blemishes, and any other unsightly appearances.



Exterior Entrances

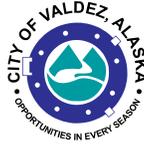
Specifications- The immediate area (25' radius) of all exterior entrance and exit doors shall be cleaned during regular custodial services. Sidewalk areas shall be swept with brooms to remove any other foreign matter. Where applicable, grates shall be removed from each "cut out" area and the underneath surfaces thoroughly cleaned. Walls in these areas are to be kept clean and free from residue.

Standards- Properly cleaned areas outside entrance and exit doors shall be free of all cigarette butts, trash, litter or any other foreign matter. Grate cut out areas shall be free of dirt, soiled spots, odors, discoloration, and other unsightly appearances.

Dusting-includes furniture, fixed surfaces, walls, blinds, etc.

Specifications- Dust all furniture and fixed surfaces with treated dust cloth. For painted wall surfaces, a non-treated dust cloth attached to a long handled tool shall be used to reach from baseboards to ceiling lines. Virex or similar agent shall be used to sanitize doorknobs, handrails, light switches, etc.

Standards- Properly cleaned and dusted surfaces shall show no signs of dust build-up or any residue accumulation on walls, light switches, doorknobs, handrails, etc.



CITY OF VALDEZ
Project Title: 2022 Janitorial Services
Contract No.: 1865

TO: All Recipients

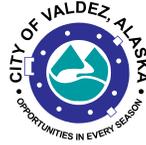
Date: September 15, 2021

SUBJECT: Addendum No.1

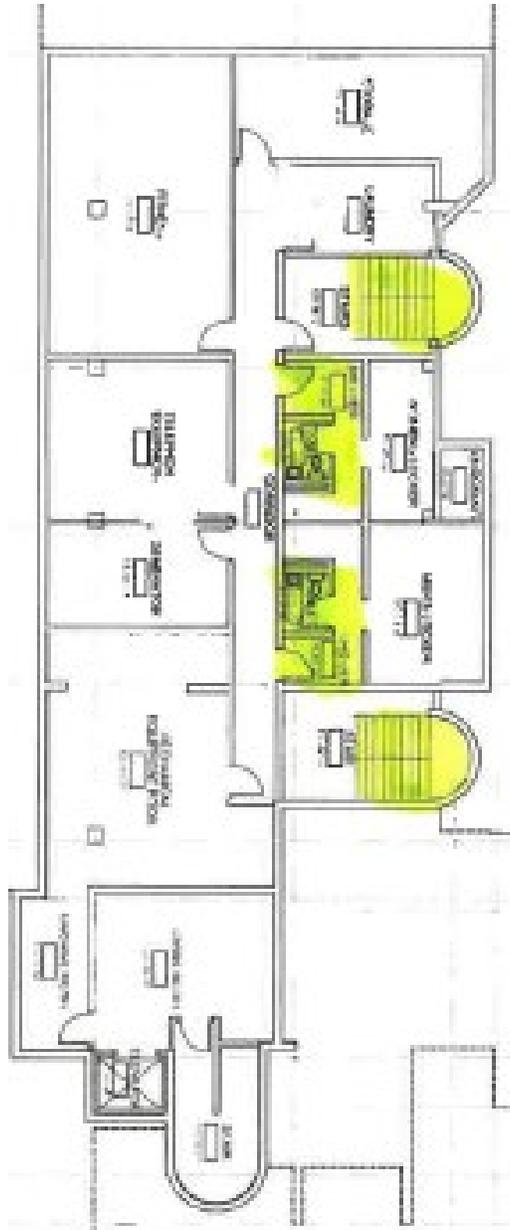
This Six (6) page Addendum forms a part of the project scope documents and modifies the project scope for the above-referenced project. **Acknowledge receipt of this Addendum in the space provided on the Bid Form.** Failure to do so may subject the Bidder to disqualification.

This Addendum makes the following changes and/or clarifications:

1. Question: Will City Hall floor plans showing which areas need to be cleaned be provided?
Response: The City Hall floor plans are shown below.
2. Question: When is the Valdez Medical Clinic site visit?
Response: September 16, 2021 at 7:00 PM. We will meet at the front door of the Clinic.
3. Question: Will any trash bags will be provided by the City?
Response: Fifty gallon and larger will be provided by the City.



Police Department Basement
Areas in Green to be Cleaned
Bathrooms and Showers in Locker Rooms



Administration/HR/IT
Areas in Green to be Cleaned

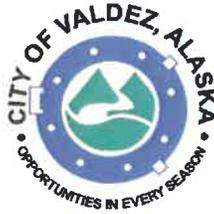


Community Development and Old Fire Station Offices
Areas in Green to be Cleaned



As well as 2nd Floor Training Room and stairs leading to it

End of Addendum



**City of Valdez
Contract Amendment #1**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, (“City”) and GULF COAST, INC. dba CLEAN ALASKA (“Contractor”), is to the following AGREEMENT dated the 4th day of January, 2021: 2022

Project: 2022 Janitorial Services

Contract No.: 1865

Cost Code: 001-4200-44230

Contractor’s project manager under this agreement is Claudia Kipar.

City’s project manager is Stanley Porritt.

ARTICLE 1. Justification

The above referenced AGREEMENT requires modification due to the following requirements or conditions: At the time of the bid opening for 2022 Janitorial Services, a number of buildings were not awarded due to budget constraints. A Request for Proposals was then published for those non-awarded buildings. After reviewing submitted Request for Proposal Quote Schedules for 2022 Janitorial Services, Gulf Coast, Inc. dba Clean Alaska has been awarded the Valdez City Pool. They will provide 20 daily cleanings and one monthly cleaning each month from January 1, 2022 through December 31, 2022 for a total of 240 daily cleanings and 12 monthly cleanings for \$27,500.00. Any unused daily cleanings may be transferred or utilized in a future month or for additional janitorial services of equal value.

ARTICLE 2. Scope of Work - Period of Performance

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

Project: 2022 Janitorial Services
Contract No. 1865
Cost Code: 001-4200-44230

ARTICLE 3. Compensation

Original amount of the AGREEMENT: \$58,900.00

Amount Changed by previously authorized Amendment: \$0.00

AGREEMENT Amount prior to this Amendment: \$58,900.00

Amount of this Amendment: \$27,500.00

New total AGREEMENT amount including this Amendment: \$86,400.00

ARTICLE 4. Extent of Agreement:

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

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

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

Project: 2022 Janitorial Services
Contract No. 1865
Cost Code: 001-4200-44230

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

GULF COAST, INC. dba CLEAN ALASKA

Gulf Coast Inc. dba Clean Alaska
Name of Company Rep Authorized to Sign

BY: Claudia Kipor

TITLE: Owner

DATE: 1-4-2022

FEDERAL ID #: 574-39-1363

Box: 761
Mailing Address

Valdez AK 99686
City, State, Zip Code

Signature of Company Secretary or Attest

Date: _____

CITY OF VALDEZ, ALASKA
APPROVED:

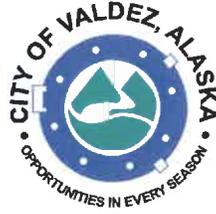
[Signature]
Mark Dettler, City Manager

Date: 1-4-22

RECOMMENDED:

[Signature]
Nathan Duval, Capital Facilities Director

Date: 1-4-22



**City of Valdez
Contract Amendment #2**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, (“City”) and GULF COAST, INC DBA CLEAN ALASKA (“Contractor”), is to the following AGREEMENT dated the 2nd day of December, 2022:

Project: 2022 Janitorial Services

Contract No.: 1865

Cost Code: 001-4200-44230

Consultant’s project manager under this agreement is Claudia Kipar.

City’s project manager is Stanley Porritt.

ARTICLE 1. Justification

The above referenced AGREEMENT requires modification due to the following requirements or conditions: The term of the Contract shall be extended for an additional period of one (1) year commencing January 1, 2023 and continuing through December 31, 2023 (“First Extended Term”).

ARTICLE 2. Scope of Work - Period of Performance

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

ARTICLE 3. Compensation

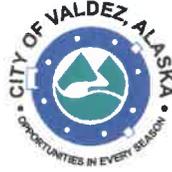
Original amount of the AGREEMENT: \$58,900.00

Amount Changed by previously authorized Amendment: \$27,500.00

AGREEMENT Amount prior to this Amendment: \$86,400.00

Amount of this Amendment: \$86,400.00

New total AGREEMENT amount including this Amendment: \$172,800.00



ARTICLE 4. Extent of Agreement:

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

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

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

Agreement for Services
Project: 2022 Janitorial Services
Contract No. 1865
Cost Code: 001-4200-44230



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

GULF COAST, INC dba CLEAN ALASKA

Gulf Coast Inc. dba Clean Alaska
Name of Company Rep Authorized to Sign

BY: Claudia Kipa-

TITLE: Owner

DATE: 11-30-22

FEDERAL ID #: 574-39-1363

[Signature]
Signature of Company Secretary or Attest

Date: 11-30-22

APPROVED AS TO FORM:
Brena, Bell & Walker P.C.

[Signature]
Jon S. Wakeland

Date: _____

CITY OF VALDEZ, ALASKA

APPROVED:

[Signature]
Sharon Scheidt, Mayor

Date: 12/2/22

ATTEST:

[Signature]
Sheri L. Pierce, MMC, City Clerk

Date: 12/2/22

[Signature]
Mark Dettler, City Manager

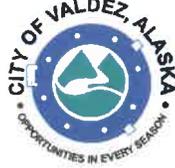
Date: 12-12-22

RECOMMENDED:

[Signature]
Nathan Duval, Capital Facilities Director

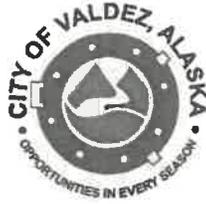
Date: 12-1-22

Agreement for Services
Project: 2022 Janitorial Services
Contract No. 1865
Cost Code: 001-4200-44230



APPENDIX A
Scope of Work - Period of Performance

Bid Item #	Description	2022 \$ Amount	2023 \$ Amount
20	Mary Kevin Gilson Medical Clinic	\$58,900.00	\$58,900.00
A #1	Valdez City Pool	\$27,500.00	\$27,500.00
		2022 Grand Total	2023 Grand Total
		\$86,400.00	\$86,400.00



**City of Valdez
Contract Amendment #3**

THIS AMENDMENT between the CITY OF VALDEZ, ALASKA, (“City”) and GULF COAST, INC DBA CLEAN ALASKA (“Contractor”), is to the following AGREEMENT dated the 16th day of January, 2023: 2024

Project: 2022 Janitorial Services

Contract No.: 1865

Cost Code: 001-4200-44230

Consultant’s project manager under this agreement is Claudia Kipar.

City’s project manager is Stanley Porritt.

ARTICLE 1. Justification

The above referenced AGREEMENT requires modification due to the following requirements or conditions:

- The term of the Contract shall be extended for an additional period of one (1) year commencing January 1, 2024 and continuing through December 31, 2024 (“Second and Final Extended Term”).
- Delete Mary Kevin Gilson Medical Clinic cleanings as this will be performed by Providence Valdez Medical Center starting January 1, 2024.

ARTICLE 2. Scope of Work - Period of Performance

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

ARTICLE 3. Compensation

Original amount of the AGREEMENT: \$58,900.00

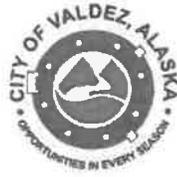
Amount Changed by previously authorized Amendment: \$113,900.00

AGREEMENT Amount prior to this Amendment: \$172,800.00

Amount of this Amendment: \$27,500.00

New total AGREEMENT amount including this Amendment: \$200,300.00

Agreement for Services
Project: 2022 Janitorial Services
Contract No. 1865
Cost Code: 001-4200-44230



ARTICLE 4. Extent of Agreement:

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

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

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

Agreement for Services
Project: 2022 Janitorial Services
Contract No. 1865
Cost Code: 001-4200-44230



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

GULF COAST, INC dba CLEAN ALASKA

Claudia Kipar
Name of Company Rep Authorized to Sign

BY: Claudia Kipar

TITLE: Owner

DATE: _____

FEDERAL ID #: 47-0897669

li li
Signature of Company Secretary or Attest

Date: _____

**APPROVED AS TO FORM:
Brena, Bell & Walker P.C.**

Jon S. Wakeland

Date: _____

CITY OF VALDEZ, ALASKA

APPROVED:

John Douglas
DocuSigned by:
John Douglas, City Manager

Date: 1/16/2024 | 8:48 AM AKST

RECOMMENDED:

Nathan Duval
DocuSigned by:
Nathan Duval, Capital Facilities Director

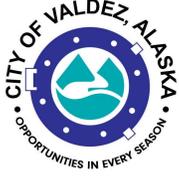
Date: 1/16/2024 | 8:22 AM AKST

Agreement for Services
 Project: 2022 Janitorial Services
 Contract No. 1865
 Cost Code: 001-4200-44230



APPENDIX A
Scope of Work - Period of Performance

Bid Item #	Description	2022 \$ Amount	2023 \$ Amount	2024 \$ Amount
20	Mary Kevin Gilson Medical Clinic	\$58,900.00	\$58,900.00	\$0.00
A #1	Valdez City Pool	\$27,500.00	\$27,500.00	\$27,500.00
		2022 Grand Total	2023 Grand Total	2024 Grand Total
		\$86,400.00	\$86,400.00	\$27,500.00



Legislation Text

File #: 24-0072, **Version:** 1

ITEM TITLE:

Verbal Report: Harbor H-K Replacement Project Update

SUBMITTED BY: Nathan Duval, Assistant City Manager / Capital Facilities Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

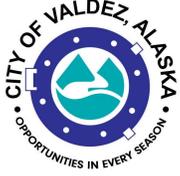
Funding Source: N/A

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Capital Facilities Director Nathan Duval will present Council with a project update on the H-K dock replacement project. The Tour Dock work is proceeding as scheduled but the H-K scope has experienced significant delays with supply chain and production of the floats. The City received final confirmation from the Contractor, Harris Sand & Gravel, that the work will not commence until the fall/winter to allow the materials to arrive and to minimize disruption during the extremely busy summer months at the harbor.



Legislation Text

File #: 24-0073, **Version:** 1

ITEM TITLE:

Hazard Mitigation Plan Implementation Report

SUBMITTED BY: Kate Huber, Planning Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Report Only

SUMMARY STATEMENT:

The current plan outlines procedures to review the plan document on an annual basis to ensure that the mitigation strategies are implemented according to the plan; provide the foundation for an ongoing mitigation program in our community; integrate mitigation principles into community officials' daily job responsibilities and department roles; and maintain momentum through continued engagement and accountability in the plan's progress.

The plan states, "The Planning and Zoning Commission with staff support from the Community Development Department of the City of Valdez will take the lead role in monitoring the implementation of the mitigation actions identified in the Plan. To facilitate HMP maintenance, the Community Development Director is designated as the staff member to serve as the City's Hazard Mitigation Coordinator (HMC). The HMC will be the point of contact for natural hazard mitigation related issues and serve as the lead coordinator on the HMP revision."

This progress report will be presented to the Planning and Zoning Commission on February 14, 2024, as part of this annual review.

The City of Valdez Natural Hazard Mitigation Plan is required to be updated every five years. The plan is due for an update at this time. The city has formed a Hazard Mitigation Plan Planning Committee for this update. A kickoff meeting for this committee was held on February 9th. All meetings are open to the public. A survey was sent out to gather input from the community.

The City of Valdez participates in FEMA's Community Rating System (CRS). The City's participation in this voluntary program provides our residents with a discount on their flood insurance premiums. The CRS program requires an annual recertification and as part of that recertification we are required to give a report to the City Council concerning the implementation of the Hazard Mitigation Plan.

Progress Report on Implementation of Hazard Mitigation Plan

Report Date:	February 20, 2024
Name of community:	City of Valdez
Name of plan:	Natural Hazard Mitigation Plan
Date of adoption of plan:	February 19, 2019
Plan expiration date:	March 11, 2024
5 Year CRS expiration date:	October 1, 2024

Where the Plan is Located:

A hard copy of the City's Hazard Mitigation Plan is kept in the Planning Department at City Hall and can also be found on the City's website at:

<https://www.valdezak.gov/DocumentCenter/View/10863>

How This Report Was Prepared:

The Senior Planner with responsibilities for the Hazard Mitigation Plan sent a request to several City employees including Police Chief, Fire Chief, Emergency Manager, Public Works Director, Capital Facilities Director, Communications Director, Planning Director, and Building Inspector. The information received from these employees was compiled into this report. The written report was placed on the agenda for the City Council meeting closest to the anniversary of the adoption of the plan. The report is available to the public at the Planning Department.

Goal 1 Protect Public Health and Safety

Objective 1.1 Improve systems that provide warning and emergency communications.

The City is engaged in efforts to upgrade antiquated police/fire radio towers, antennas, hardware, mobile and handheld radios, telecommunications, and to create redundancy in these system, independent from the state's radio system. The primary area of focus is the Salmonberry Ski Hill, to provide better coverage between Robe River and Keystone Canyon; upgrades to the antenna array and infrastructure on the Valdez Container Terminal; and upgrades to dispatch at the police department with an extension of those services over to the new fire station to provide redundancy in the event City Hall is incapacitated. The project is designed and the City is seeking funding through various grant resources. The implementation timeline is subject to funding availability.

Maintenance was conducted on the Outdoor Warning System during 2023 to update equipment and improve messaging. Deficiencies were discovered and plans are underway to receive

proposals and search grant possibilities for a new Outdoor Warning System with a different vendor; one that will increase the city's ability to maintain and make adjustments without being dependent upon contractors from the Lower-48.

The City is preparing to adopt "Valdez Alerts" as the title of its new SMS, phone dialing, email, and social media alerting platform that will alert the public with critical information leading up to and during a disaster. The new reference will encompass several methods of alerting the public, to include another vendor similar to NIXLE. This new vendor offers an interactive app with numerous ways to customize how information is received, what information is received, and more options to protect self and family through elective location services, among many other features.

The city added a satellite phone antenna on top of City Hall above the Valdez Public Dispatch Center. The antenna was connected to a satellite phone bases station inside the dispatch center to increase communication redundancy during an incident. The same equipment was purchased and is in hand ready to install at the Valdez Fire Department for use in the Emergency Operations Center.

The Emergency Manager and Seed Media created and released a 6-minute educational tsunami video where Everbridge/Nixle was promoted during the video. The video is currently showing in the theatre and was posted on social media in March, during the Alaska Tsunami Awareness Week. The video was also posted on the City's YouTube channel.

Objective 1.2 Reduce the impacts of hazards on vulnerable populations.

Valdez Alerts will provide users with an opportunity to declare if and what type of functional needs they may have that impact their own ability to respond to a disaster.

Metal signage (3'x2'), with tsunami information graphic overlay, has been purchased and will be placed at all RV parks, fish processors, coastal parks, harbor, docks, etc. this spring/summer. Information expands on the tsunami brochure and adds additional links and connections to local emergency resources. The signs are translated into six languages by scanning a QR code.

Objective 1.3 Strengthen local building code education and enforcement.

The Planning Department is working toward the adoption and implementation of the 2021 model building codes in the spring of 2024. We will be producing and providing educational materials that will identify significant changes in the updated building code adoption. These materials will be provided to both contractors and the general public who may act as an owner/builder. Plan reviews will place added focus on these code changes and other common areas of non-compliance.

The Planning Department is also updating a user-friendly printed media display and will work on expanding web-based and social media platforms. These actions will result in an enhanced online outlet for information, while also promoting a strong culture on the value of modern building codes.

The city's drone program is available for use in building code compliance.

A city employee is a chaired member on the Governor's Alaska Seismic Hazards Safety Commission. The commission is engaged in research and development of the adoption of new statewide building codes that would model other states with similar seismic and tsunamigenic hazards. The project is ongoing.

Objective 1.4 Minimize social dislocation and stress.

The city continues to support the local Public Health Nurse, medical clinics, and hospital through annual flu-vaccination clinics. A clinic was held in 2023.

Objective 1.5 Strengthen evacuation and sheltering plans/procedures.

The City Parks, Recreation, and Cultural Resources Department is now responsible, with assistance from the city's Incident Management Team, for the development and implantation of shelter planning and staffing for persons displaced during a disaster. Shelter floor plans have been created by the shelter team, with input from the American Red Cross. Additional shelter supplies are being organized and acquired. More training with the American Red Cross will occur in April and during the full-scale earthquake tsunami exercise in Valdez, where evacuations and sheltering play a vital role.

Objective 1.6 Improve training of emergency responders.

The city is planning a full-scale exercise involving the city Incident Management Team (IMT), the State of Alaska DHS&EM, the National Guard, and several local stakeholders for the AlaskEx2024 earthquake/tsunami exercise in May. A significant amount of training is underway by the city to prepare for this exercise.

The city continues to train its Incident Management Team in position specific training to increase the capabilities of the IMT and individual members. In November five city employees were trained as All Hazards Planning Section Chiefs, making six total. Also, on November 16 COV employees were trained in ICS 300. In January of this year, 16 COV employees trained in ICS 400, seven city employees were trained as All Hazards Operation Section Chiefs, and seven city employees were trained as All Hazards Logistics Section Chief. All training courses mentioned were made available to other stakeholders and there were many in attendance, in addition to the City employees, from Valdez and around Alaska.

The city is preparing new capabilities to conduct damage assessments during a disaster and will be training city employees prior to AlaskEx2024.

The city is hosting two TEEX courses related to Senior Leadership during emergency and crisis events. The training will be held in June. The training will be offered to local stakeholder leadership.

The City's small, unmanned aircraft system (sUAS) program, or drone program, continues to train team members on aircraft operations and recently partnered with AK Drone (a subsidiary of Seed

Media) to train the team in NIST levels 2 and 3 for compliance with the team’s internal pilot proficiency requirements. This training aids in the application to the FAA for specific waivers the team needs to operate drones outside the requirements of Part 107 rules during disaster and emergency.

Objective 1.7 Save lives and reduce injuries.

The city achieved Storm Ready status through the National Weather Service.

The city continues to provide hazard education to PWSC, USCG, and the Valdez School District, among other organizations, in the form of in-person presentations.

Objective 1.8 Form partnerships to leverage and share resources.

The following list is some of the partners, projects, and events from this past year.

- The City continues to partner with the Alaska Division of Geological and Geophysical Surveys in monitoring the Valdez Glacier ice dam and utilizing this information in our emergency planning.
- The City continues to partner with the United States Geological Survey to collect stream flow data for Lowe River, Mineral Creek, and Valdez Glacier Stream.
- The City participated in the Tri-annual Airport drill with the DOT and several other participants.
- The City participated in an annual spill drill with APSC/SERVS.
- Multi-stakeholder partnership for AlaskEx2024.
- The City partners with USGS, DGGS, and UAF for avalanche and slope instability studies and research of areas directly impacting the City of Valdez.
- The City received a 70/30 matching grant with NOAA for a new hydrographic survey of Port Valdez. The survey is directly tied to efforts to create an identification and monitoring program related to slope instability in Valdez.
- The City is working with NWS to train and increase local weather observers in Valdez to improve the accuracy of weather forecasting. More to come this spring and summer.
- The City is partnering with DGGS in the creation and implementation of a citizen science app the public can use to identify newly developing anomalies in mountain terrain features, active deformation sites (landslides), and geographic features that appear to represent large-scale hazards. The user will be able to take a picture of the feature, offer a description, and then submit it for review by a scientist. The app is complete, and the city is contracting with a local media company to create a basic tutorial of the app and a media message educating the public on why we need to be paying attention to our surrounds when in the mountains, boating, flying, etc. in order to help identify slope instability sites.

Goal 2: Protect Property

Objective 2.1 Protect critical facilities and services; minimize impacts to operations; and expedite recovery in an emergency.

Sandbags and barricades were purchased and are in Valdez ready to be used if needed.

Objective 2.2 Consider known hazards when identifying sites for new development and construction.

All new city projects take into consideration known hazards.

The comprehensive plan includes a development suitability map. The map displays areas ranging from low development constraints to areas with significant environmental constraints, where development is not recommended due to slopes greater than 25%, avalanche and landslide hazards, and areas subject to significant flooding events.

Objective 2.3 When possible, create redundancies for crucial networks such as water, sewer, power, communications, and digital data.

Backup power has been implemented at all well houses, the sewage treatment plant, and the mobile connections at lift stations. Improvements to citywide emergency communications will provide some additional communication redundancies.

Objective 2.4 Maintain critical facilities and infrastructure in functional order.

The City utilizes a computer managed maintenance system called Maintenance Connection to identify and track facility maintenance needs. Maintenance Connection facilitates the daily, weekly, monthly, and annual preventative maintenance work orders to ensure they are completed in a timely manner. The maintenance staff record completed work orders in the program to track labor hours, material costs, and equipment history. The work order system is designed to facilitate inspections of facilities and equipment to move from reactive maintenance to preventative maintenance to ultimately, predictive maintenance.

Flood mitigation infrastructure is maintained programmatically with inspections at least twice a year and recorded in the Collector app in accordance with the City of Valdez Flood Control Maintenance Manual. As issues are identified in inspections the problems are referred to the Public Works Department for repairs in accordance with the maintenance manual or inclusion in the capital project budgeting cycle.

Objective 2.5 Integrate new hazard and risk information into building and subdivision codes, and land use planning mechanisms.

The Planning Department is working toward the adoption and implementation of the 2021 model building codes in the spring of 2024. The floodplain regulations were updated in 2019 and we will be updating them again at the same time as the building codes. These new codes take into account construction techniques that reduce the risk of natural hazards.

The comprehensive plan includes a development suitability map. With the adoption of the comprehensive plan the Planning Department has been working on revisions to the zoning code to implement the goals of the comprehensive plan. When the revisions to the zoning code are adopted, we will begin the process to update the subdivision regulations. It is anticipated that these changes will be adopted later this year and will include provisions to reduce the risks of natural hazards.

Objective 2.6 Educate public officials, developers, realtors, contractors, land and building owners, and the public about hazard risks and building requirements.

The planning department mails an annual letter, postcard, or flyer to mortgage lenders, insurance agents, real estate offices, and to landowners with property in the floodplain that explains the risks associated with the floodplain and the need to obtain floodplain development permits.

A tsunami education video is playing in the theater and was posted on social media in March, during the Alaska Tsunami Awareness Week. The video was also posted on the City's YouTube channel. This video and additional hazard information is available on the city website on the Emergency and Disaster Management pages.

The city regularly communicates with residents via Everbridge/Nixle, social media, and the city website regarding flooding events, tsunami alerts, increasing snow loads, and ongoing hazards presented by the Valdez Glacier and Ice Dam Lake.

The city maintains hazard information on the Emergency and Disaster Management page of the city website.

The city purchased two additional digital roadway signs to educate the public on active threats and hazards.

Objective 2.7 Promote appropriate mitigation actions for all public and privately-owned property within the City's jurisdiction including, but not limited to, residential units, commercial structures, educational institutions, healthcare facilities, cultural facilities, and infrastructure systems.

The Planning Department continues to offer technical advice, as a free service to property owners, for reducing the flood hazard to their personal or commercial property. We promote this service annually through a mailing to property owners within the Special Flood Hazard Area.

The work was completed in 2022 on phase 1 of the Ten-Mile project. Dikes 1, 2, & 4 all received a new buried toe, scour aprons at the end of each dike, replaced the face of the dike with class I filter rock and new class III riprap armor rock at a 3:1 slope. Material removed from the toe was placed atop the dikes to maintain floodplain elevations within the riverbed and add freeboard to the dike systems. The dikes were raised and armored a minimum of 3' on average.

We are still communicating with the Alaska Department of Natural Resources on approval for the Lowe River Flood Mitigation Plan to be able to complete phase 2 of the Ten-Mile project. Phase 2 involves removing approximately 100,000 cubic yards of gravel from the river to create a channel that will divert a portion of the main flows away from the subdivisions. Excess material will be used to raise the dikes. DNR permits have not been issued at this time.

During the summer and fall of 2023, five spur dikes were constructed along Glacier Haul Road. The five dikes are located upstream of the landfill and downstream of the construction and debris pit. Since 2000 the Glacier Stream has been migrating towards and eroding away the existing bank along

the west side of the riverbed. Since the 1970's historic gravel mining operations removed gravel material along the roadway and the river now flows through these old mining sites. The river is both undermining the armored bank along the roadway and eroding away the existing bank farther upstream. Since 2016 the annual Valdez Glacier ice dammed lake outburst event has caused accelerated rates of erosion along this area and threatened river migration into the landfill. Work on the 5 new spur dikes was completed in the fall of '23.

In February 2022 the City requested consideration from the Natural Resources Conservation Service (NRCS) to be included in the National Watershed Program to support protection of the Valdez landfill from erosion on the Valdez Glacier Stream. The erosion along the Glacier Stream is threatening the landfill and Glacier Haul Road. The City was granted the request and the NRCS completed the Preliminary Investigation Feasibility Report. The report confirmed the need for additional protection of this infrastructure. The next step in the project is for the NRCS to complete the planning and design phases in preparation for construction. Planning and Design is expected to take 3 to 4 years but is 100% federally funded. The City will be required to provide in-kind services on occasion. Capital Facilities will dedicate a project manager to this project to work with the NRCS to help progress toward construction.

Objective 2.8 Incorporate effective mitigation strategies into the City of Valdez Capital Improvement Project and Major Maintenance programs.

Annually, City stakeholders are solicited for new capital and major maintenance projects. Each stakeholder receives a copy of the current long-range plan identifying their specific projects. Project requests are evaluated by the Capital Facilities Director for need, urgency and cost among other factors and prioritized for presentation to the City Council. Priority is given to projects that correct deficiencies or mitigate potential for future problems. The City Council appropriates funds annually in the first quarter of each year to fund various design and construction priorities. High risk projects receive higher ranking in the scoring matrix.

Objective 2.9 Promote post-disaster mitigation as part of restoration and recovery.

This objective will be evaluated and further refined over the next few months as we work on updating the Hazard Mitigation Plan.

Goal 3: Promote a Sustainable Economy

Objective 3.1 Form partnerships to leverage and share resources.

This objective will be evaluated and further refined over the next few months as we work on updating the Hazard Mitigation Plan.

Objective 3.2 Continue critical business operations.

This objective will be evaluated and further refined over the next few months as we work on updating the Hazard Mitigation Plan.

Objective 3.3 Restore non-critical business operations as soon as possible.

This objective will be evaluated and further refined over the next few months as we work on updating the Hazard Mitigation Plan.

Objective 3.4 Partner with private sector, including small businesses, to promote structural and non-structural hazard mitigation as part of standard business practice.

The City offers its ICS-related training to local stakeholders and partners with stakeholders on joint exercises.

The City is partnering with the hospital in the creation of plans to evacuate the hospital during a tsunami warning/event or other incident that requires evacuation to the alternate care site.

Objective 3.5 Educate businesses about city-wide contingency planning, targeting small businesses, and those businesses located in high-risk areas.

Businesses that employ a large number of seasonal cannery workers that are located in the tsunami inundation zone are key participants in AlaskEx2024. The City is working with these businesses with specific evacuation procedures for their employees in the event of a tsunami warning.

Objective 3.6 Partner with private sector to promote employee/employer education about disaster preparedness while at work and at home.

The City's Emergency and Disaster Management page of the City website targets both citizen and private sector self-reliance. This coming year will see additional self-reliance initiatives coming from the Emergency Manager.

Commitments from vendors that support preparedness efforts have been secured to offer citizens disaster supplies at reduced rates.

Preparedness resources are available in the City Hall lobby and on the Emergency and Disaster Management page of the City's website. This website has recently been promoted as part of the community survey for the Hazard Mitigation Plan update.

Goal 4: Protect the Environment and Natural Resources

Objective 4.1 Develop hazard mitigation policies that protect the environment.

Planning Department staff are evaluating the possibility of preparing a Floodplain Species Assessment and a Floodplain Species Plan to take advantage of newly available credits within FEMA's Community Rating System. It is possible that residents could see a decrease in flood insurance premiums if the City pursues these additional credits.

Objective 4.2 Develop mitigation strategies that lessen the impact of natural hazards on natural resources.

This objective will be evaluated and further refined over the next few months as we work on updating the Hazard Mitigation Plan.

Goal 5: Maintain Local Government and Non-Government

Objective 5.1 Develop mitigation strategies that lessen the impacts of natural hazards on local government services.

This objective will be evaluated and further refined over the next few months as we work on updating the Hazard Mitigation Plan.

Objective 5.2 Develop mitigation strategies that lessen the impacts of natural hazards on the service delivery of local non-governmental agencies, especially the providers of social services.

This objective will be evaluated and further refined over the next few months as we work on updating the Hazard Mitigation Plan.

Goal 6: Increase Public Preparedness for Disasters

Objective 6.1 Enhance understanding of natural hazards and the risks they pose.

The City is continuing to work with the United States Army Corps of Engineers and Alaska Division of Geological and Geophysical Surveys to gain a better understanding of local hazards including Valdez Glacier dam outburst events, the potential Barry Arm landslide tsunami, and avalanche hazards.

In anticipation of AlaskaEX2024, the City held a training session in June with members of the Incident Management Team and supporting community organizations. Training was conducted by Alaska Division of Geological and Geophysical Surveys, UAF Geophysical Institute, and United States Geological Survey concerning earthquakes and local tectonic plate configuration, tsunamis and local underwater instabilities, and tsunamigenic landslides.

Ongoing participation with a group of local and worldwide scientists that are seeking funding from the National Science Foundation (NSF) to study slope instability in the PWS – original request wasn't funded. NSF encouraged the group to coordinate and integrate study objectives with the local area. The City is now a participating partner leading into the next proposal.

The City is cooperating with the Alaska Division of Geological and Geophysical Surveys to improve understanding of the complex interaction between the changing cryosphere, snow avalanches, natural resources, and people in their natural and built environments. The proposed effort centers on the snow avalanche-affected landscape in southern Alaska, where climate model projections indicate increases in air temperature, precipitation intensity, and rain-on-snow events over the coming decades; such changes could significantly impact the extent, behavior, and predictability of snow

avalanches. This is a multi-year project where the results will be incorporated into a State Geological Map that will be available to the public.

The City is partnering with the National Oceanic and Atmospheric Administration to conduct a hydrographic study of Port Valdez. The survey is directly tied to efforts to create an identification and monitoring program related to slope instability in Valdez. The results of this survey will be incorporated into the State Geological Map.

Once the unstable slopes are identified, a program will be put in place that actively monitors these slopes for changes that could indicate increased instability.

Objective 6.2 Improve hazard information, including databases and maps.

The comprehensive plan includes a development suitability map. The map displays areas ranging from low development constraints to areas with significant environmental constraints, where development is not recommended due to slopes greater than 25%, avalanche and landslide hazards, and areas subject to significant flooding events.

The Planning Department is preparing an interactive map for the City's website that will display the Special Flood Hazard Areas in the City. This will allow residents to easily look at some of the flood risks associated with any property in the City. It is anticipated that this will be posted on the city website this spring.

Objective 6.3 Improve public knowledge of hazards and protective measures allowing individuals to appropriately prepare for and respond to hazard events.

The City continues to distribute a tsunami brochure that incorporates the latest science with respect to maximum tsunami inundation potential in Valdez and gives basic guidance to the reader.

Metal signage (3'x2'), with tsunami information graphic overlay, has been purchased and will be placed at all RV parks, fish processors, coastal parks, harbor, docks, etc. this spring/summer. Information expands on the tsunami brochure and adds additional links and connections to local emergency resources. The signs are translated into six languages by scanning a QR code.

The Emergency Manager continues to educate new students at Prince William Sound College about the natural hazards in the community, Coast Guard members new to the community about the winter weather in Valdez, and other organizations that may have special needs as it relates to hazard events.

The city is working with the Prince William Sound Regional Citizens' Advisory Council to conduct a maritime guidance workshop concerning area geologic hazards.

A tsunami education video involving the National Tsunami Warning Center, Alaska Earthquake Center, a local '64 survivor, and the City Emergency Manager is playing in the theater and was posted on social media in March, during the Alaska Tsunami Awareness Week. The video was also posted on the City's YouTube channel. The purpose of the video is to educate, create awareness, and point viewers

toward hazard information that is available on the city website on the Emergency and Disaster Management pages.

The following items related to hazard awareness were posted on social media this past year.

February 6, 2023	Highway closure due to high winds and snow accumulations making for poor road conditions.
March 15, 2023	Be Aware - The Valdez Glacier lake remains a dynamic area, partly due to the extreme glacier separation event during the summer of 2020. Blankets of snow can cover crevasses and melting sections of ice, and Icebergs may calve, split, or roll without notice.
March 28, 2023	In recognition of the State of Alaska Tsunami Preparedness Week, March 26 - April 1, 2023, the City of Valdez encourages all residents and visitors to be mindful of and prepare for a tsunami hazard in our area.
June 9, 2023	Be alert for rising water levels on Valdez Glacier Lake and stream due to the annual Ice Dam Lake outburst.
June 12, 2023	Public Safety Announcement. The Valdez Glacier ice-dammed lake (IDL) began releasing this morning. Water levels on the Valdez Glacier Stream can be expected to rise approximately 3 feet over the next 24-36 hours as the glacier dam releases.
August 7, 2023	Due to hot, dry, and windy conditions, a Red flag Warning and Burn Permit Suspension was issued by the Alaska Department of Natural Resources, Division of Forestry & Fire Protection (DOF)
August 26, 2023	Flood advisory for Lowe River that may cause water to overtop the highway.
August 26, 2023	Flood watch. Excessive runoff may result in flooding of rivers, creeks, streams, and other low-lying and flood-prone locations. Creeks and streams may rise out of their banks.
August 28, 2023	Notice that the US National Weather Service Anchorage Alaska, issued another flood watch due to excessive rainfall.
October 3, 2023	Notice that FEMA, in coordination with the Federal Communications Commission (FCC), will conduct a national test of the Integrated Public Alert and Warning System (IPAWS).
October 18, 2023	Announcement for outdoor warning siren testing to take place the following day.
October 19, 2023	Did you hear it? Outdoor warning siren testing feedback request.
November 9, 2023	Highway closure due to heavy snow accumulation.
December 9, 2023	Major winter storm warning.
December 12, 2023	Highway closure due to avalanche hazard.
December 24, 2023	Highway closure due to winter storm and avalanche mitigation.
January 6, 2024	Cold weather alert! With freezing temps around, it's time to take precautions to prevent frozen pipes.
January 16, 2024	High wind warning.
January 28, 2024	Thompson Pass is closed due to snow, blowing snow, and limited visibility.