



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final-revised

City Council

Tuesday, August 23, 2016

7:00 PM

Council Chambers

Regular Meeting - Moved from 8/16 Due to Primary Election

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. APPROVAL OF MINUTES

1. [Regular Meeting Minutes of July 5, 2016](#)

Attachments: [070516 Regular Meeting Minutes_Draft](#)

V. PUBLIC APPEARANCES

1. [Valdez Convention and Visitors Bureau Quarterly Report](#)

Attachments: [VCVB REPORT YTD File AUGUST 23 2016](#)

VI. PUBLIC BUSINESS FROM THE FLOOR

VII. CONSENT AGENDA

1. [Appointments to City Economic Diversification Commission](#)

Attachments: [Wade ED Commission Application August 2016](#)
[Shirrell ED Commission Application August 2016](#)
[Hicks ED Commission Application August 2016](#)

VIII. NEW BUSINESS

1. [Approval of Final Plat of Alaska State Cadastral Survey No. 98-30](#)

Attachments: [ASCS 98-30 FINAL-AUG2016.pdf \(Zoom in to view plat details.\)](#)
[Map BrownsCreek.pdf](#)

2. [Approval to Select Kimley Horn & Associates, Inc. to Begin Scope Negotiations for the Comprehensive Community Visioning-Redevelopment Program](#)
3. [Approval to Purchase Lots 10 & 11, Block 2, Alpine Woods Subdivision from Rosalee Bekins in the amount of \\$90,000](#)

Attachments: [Purchase Proposal Lots 10-11 Blk 2 AWS.pdf](#)
[5180 Whispering Spruce.pdf](#)
[5190 Whispering Spruce.PDF](#)
[Historical Timeline Lots 10-11 Blk 2 AWS.pdf](#)
[Aerial Map Lots 10-11 Blk 2 AWS.pdf](#)
[FloodMitigationAppraisalsMap.pdf](#)

4. [Discussion Item: Museum Facility Relocation Options](#)

Attachments: [Valdez planning Mod 1 estimate \(assessment of library location\) 8aug16v2](#)

IX. ORDINANCES

1. [#16-10 - Amending Chapter 2.06 of the Valdez Municipal Code by Creating Section 2.06.020 Titled Compensation. Second Reading. Adoption.](#)

Attachments: [16-10 Amending Title 2, Chapter 2.06, by Creating Section 2.06.020 Titled Mayr](#)

2. [#16-11 - Amending the Zoning Map to Effect a Change to Lots 1, 2 & 3, Tract D, Port Valdez Subdivision from Single Family Residential \(RA\) to Commercial Residential \(CR\). First Reading. Public Hearing.](#)

Attachments: [Rezone Ordinance Lots 1-3 Tract D PVS.docx](#)
[Wegner REZONE FC 06 08 16 FINAL.docx](#)
[Rezone App 16-04 Wegner.pdf](#)
[Plot map wegner..pdf](#)
[ZONING_MAPS_EDITED.pdf](#)

X. RESOLUTIONS

1. [#16-33 - Amending the 2016 Budget in the Emergency Preparedness Fund by Accepting a Grant from the Alaska Division of Homeland Security and Emergency Management in the Amount of \\$11,639.41 and Increasing the Appropriation in the Emergency Preparedness Fund in the Amount of \\$11,639.41 for the Valdez Local Emergency Planning Committee Grant](#)

Attachments: [CITY OF VALDEZ ADHS&EM Grant VLEPC.docx](#)
[ADHS&EM LEPC GRANT NOTIFICATION 2016.pdf](#)

2. [#16-34 - Requesting FY 17 Payment in Lieu of Taxes Funding from the Department of Commerce, Community, and Economic Development.](#)

Attachments: [PILT Resolution.docx](#)

3. [#16-35 - Amending the 2016 City Budget to Reflect Final Property Tax Revenue Figures, Audited 2015 Carry-Forward Amounts, and Various Unanticipated Expenditures](#)

Attachments: [Mid-Year Budget Resolution.docx](#)
 [Schedule of Mid-Year Budget Revisions.pdf](#)
 [Mid-Year Budget Summary.pdf](#)

XI. REPORTS

1. [Building Permit & Inspection Reports - July 2016](#)

Attachments: [Building Permit Report July 2016.pdf](#)
 [Building Inspection Report July 2016.pdf](#)

2. [Zoning & Subdivision Activity Report - YTD 2016](#)

Attachments: [Zoning & Subdivision Activity Report - YTD 2016.docx](#)

3. [Reduction in State of Alaska School Debt Reimbursement Program](#)

Attachments: [State School Debt Reimbursement.pdf](#)

4. [Emergency Dike Maintenance Progress Report](#)

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

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

1. [IIMC Certified Municipal Clerk \(CMC\) Credentials - Deputy City Clerk](#)

Attachments: [Letter from AAMC President and IIMC Education Department](#)
 [IIMC Worldwide CMC Certification Statistics \(May 2016 Report\)](#)

XIII. COUNCIL BUSINESS FROM THE FLOOR

XIV. ADJOURNMENT

XV. APPENDIX

1. [Council Calendars - August & September](#)

Attachments: [City Council Calendar August 2016](#)
 [City Council Calendar September 2016](#)

2. [City Boards & Commissions Meeting Minutes](#)

Attachments: [Ports & Harbors 06202016 approved minutes](#)
 [Econ Div 06012016 approved minutes](#)
 [Econ Div 06152016 approved minutes](#)
 [P&R 04122016 approved minutes](#)



Agenda Statement

File #: 16-0071 **Version:** 1

Type: Minutes **Status:** Agenda Ready

File created: 8/17/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Regular Meeting Minutes of July 5, 2016

Sponsors:

Indexes:

Code sections:

Attachments: [070516 Regular Meeting Minutes_Draft](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Regular Meeting Minutes of July 5, 2016

SUBMITTED BY: Allie Ferko, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

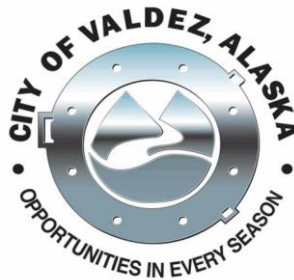
Approve regular meeting minutes of July 5, 2016.

SUMMARY STATEMENT:

Draft City Council meeting minutes of July 5, 2016 are attached for Council review and approval.

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Meeting Minutes - Draft

Tuesday, July 5, 2016

7:00 PM

Council Chambers

City Council

WORK SESSION AGENDA - 6:00 pm

Work Session with Levitation 49

Attachments: [L49 Work Session Agenda Outline](#)

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Mayor Pro Tempore Nate Smith called the meeting to order at 7:09 p.m. in Valdez City Council Chambers

II. PLEDGE OF ALLEGIANCE

Valdez City Council led in the Pledge of Allegiance to the American Flag.

III. ROLL CALL

Present: 6 - Council Member Nate Smith
Council Member Christopher Moulton
Council Member Lon Needles
Council Member H. Lea Cockerham
Council Member Ryan Rydor McCune
Council Member Dennis Fleming

Excused: 1 - Mayor Ruth E. Knight

Also Present: 5 - City Manager Dennis Ragsdale
City Clerk Sheri Pierce
Deputy City Clerk Allie Ferko
City Attorney Tony Guerriero
Assistant City Manager Todd Wegner

IV. PUBLIC APPEARANCES

1. ***Faith Revell, Valdez Museum & Historical Archive***

Ms. Faith Revell, Valdez Museum and Historical Archive, described the new Old Town Virtual Walking Tour program to City Council. She described the background of the program and thanked multiple local residents and agencies who contributed to its development. She then took the Council through the virtual tour online. She also presented the QR code and paper code which could be used with the tour.

V. PUBLIC BUSINESS FROM THE FLOOR*Ray Gross - Tailgate Alaska*

Mr. Ray Gross, a local representative from Tailgate Alaska, provided an update on the organization's efforts for the 2017 event. He explained the organizers of Tailgate continue to work tirelessly to market winter sports tourism in Valdez throughout the Lower 48 and abroad. The organization promotes Valdez as a premiere destination for winter sports enthusiasts. Over the past nine years, the event has grown into a sustainable model for winter tourism events in Thompson Pass and Valdez. Tailgate's organizers are now looking for additional ways to give back and support the Valdez community.

Since spring 2016, Tailgate representatives have been in contact with local businesses, residents, and the City's Economic Diversification Commission to begin talks regarding how the event can have greater impacts on the community. By utilizing both international and local participants and supporters, the 2017 event will set the precedent for stewardship of the Thompson Pass area. Negative occurrences, such as the trash accumulation at Worthington Glacier, will be a thing of the past. Tailgate reached out to the local business community to create a multi-year alliance that seeks to maximize the economic impact of winter event visitors. New levels of market engagement will serve to strengthen the local hospitality industry. Tailgate also distributed a copy of a study done on the economic impacts of the event to local businesses, as well as the McDowell Group, who validated the results.

Tailgate plans to work in conjunction with the City's new marketing firm, lending knowledge of and connections to the international winter sports industry. Entering the event's tenth year, Tailgate wishes to give its gratitude to the citizens of Valdez. Local hospitality has been a foundation for the event's success and Tailgate wishes to now give back more than it has received.

Carl Hedman & Christy Franklin - Sponsors of Local Commercial Marijuana Prohibition Petition

Mr. Carl Hedman and Ms. Christy Franklin reported their petition, seeking to place the question of prohibiting commercial marijuana in Valdez on a ballot to the voters, was certified by the Valdez City Clerk. Mr. Hedman reported 268 signatures were certified as valid. He stated over 8% of registered voters in Valdez signed the petition in six weeks. Mr. Hedman explained, he personally collected approximately 93 signatures and several people who signed the petition were actually in favor of allowing commercial marijuana facilities, but supported the idea of placing the question on a ballot. He stated the group's efforts did not involve any direct marketing.

Mr. Hedman requested City Council hold a special election before the May 2017 regular election to put the commercial marijuana prohibition question to Valdez voters.

He stated the City Council is responsible for enacting the will of the people and he believes the will of the people in Valdez is to prohibit commercial marijuana facilities. Based upon the number of petition signatures collected, he believes the issue should not wait until May of next year.

Mayor Pro Tempore Smith asked Mr. Hedman to reiterate the language of his proposition. Mr. Hedman explained the proposition puts a question before the Valdez voters asking if they are in favor of prohibiting all types of commercial marijuana facilities within City limits. In accordance with state statute, the prohibition area would also extend 10 miles past City limits.

Mayor Pro Tempore Smith asked the City Clerk to outline the parameters for calling a special election. Ms. Pierce explained the City Council had the option to call a special election in this case. She explained, however, it would be extraordinarily difficult to hold an election at the same time as a state/federal election. In 2016, the primary election will be held in August; the general election will be held in November. Based on those timelines and time required to prepare and order ballots for a municipal election, the earliest a special election could be called would be December 2016 or January 2017. Ms. Pierce explained special elections cost approximately \$12,000 or more due to increased costs for advertising.

Mayor Pro Tempore Smith asked Mr. Hedman if December 2016 or January 2017 would be the most opportune time to hold a special election, as many voters travel out of Valdez during the winter months. Council Member Cockerham stated the petition process is democracy in action and applauded Mr. Hedman and Ms. Franklin's efforts. He concurred with Mayor Pro Tempore Smith's statements on timing of the special election and voters would be more likely to be present in the spring. He stated he would support a special election regardless of the timing. Mr. Hedman stated he has no choice in the timing of the election, but there are multiple establishments working towards opening. These business owners are putting a great deal of time and money into their businesses and infrastructure. He stated the cost of a special election is inconsequential, as the City spends far more money on other issues, surveys, and projects. Holding the special election is up to the City Council's discretion.

Council Member Moulton stated he would prefer to see the ballot question during the May regular election. Valdez voters expect the May election and the turnout would be more representative of the voting public. He stated, both the pro and con sides of the issue would then be given ample time to share their perspectives and gain support amongst community members. Mayor Pro Tempore Smith explained voter turnout is more likely to be larger during a regularly scheduled election. Council Member Moulton stated business owners are moving forward with business plans for commercial marijuana facilities in Valdez. He explained this could be considered risky based upon timing and the pending ballot question, but it was the choice of the business owner. He stated no one is forcing those business owners to enter the commercial marijuana industry and the risk should not be a surprise.

Doug Davies - Valdez Resident

Mr. Davies stated he opposes commercial marijuana facilities in Valdez, however he considers the owners of both businesses his friends. He encouraged Council to move rapidly as possible with holding a special election based upon the investment facility operators are making in town to open their businesses. He stated he believes if the special election happens in the next month or so, prohibition would be put in place.

Mayor Pro Tempore stated investment in a commercial marijuana facility in Valdez is currently a risk based on the pending ballot initiative. He stated, however, those same business owners are aware of the risk as the opposition has been very vocal about bringing a vote to the people. Council Member Moulton stated business owners can wait until after the May election to open their facilities, but they are making the choice and assuming the risk.

VI. NEW BUSINESS

1. Approval of Standard Marijuana Cultivation Facility License - Alaskan Greenery

Attachments: [10043 - Local Government Notice.pdf](#)
[10043 MJ-00 Application Certifications.pdf](#)
[10043 MJ-01 Operating Plan.pdf](#)
[10043 MJ-02 Premises Diagram.pdf](#)
[10043 MJ-04 Cultivator Supplemental.pdf](#)
[10043 Affidavit of Publication.pdf](#)

MOTION: Council Member Moulton moved, seconded by Council Member McCune, to express no Council objection to issuance of Standard Marijuana Cultivation Facility License for Alaskan Greenery. The motion carried by the following vote after the following discussion occurred.

Mayor Pro Tempore Smith requested Chief of Police Bart Hinkle explain the process for the police department's inspection of the cultivation facility. Chief Hinkle stated he conducted a walk-through of the facility to ensure security system and other requirements were in place. He found the facility to be in compliance with state of Alaska security regulations. He reviewed the facility's security plan with the facility owner and found no cause for concern. Chief Hinkle stated he found no deficiencies that would cause the facility to be ineligible for a standard marijuana cultivation facility license.

Mayor Pro Tempore Smith stated this is the first marijuana facility license to come before City Council for approval and wanted to ensure the facility owner and operators have a good working relationship with the police department. He asked for further clarification on changes to state requirements regarding waste disposal at such a facility. Chief Hinkle stated the applicant did bring up that subject and the City's public works department is aware of the change to requirements. Chief explained there will

be clarification from the state Marijuana Control Office needed in coming months as additional applications are submitted around the state. He explained the City Council is the local regulatory body and cannot rely on the state to help in all cases.

Chief Hinkle explained he and the City Clerk discussed the previous week that the applicant in this case had to change a couple of things on his initial application to the state based upon state level changes to the process. Chief questioned if the applicant could change his business model in the future, and, if so, what notifications were required to be made to the City. He explained in this case, the applicant and City staff have had a good working relationship and there are no current concerns.

Mayor Pro Tempore Smith asked where revisions or regulation changes would be sent at the City level. Ms. Pierce explained those revisions would be submitted through the City Clerk's office. She stated she requested to have a conversation directly with Ms. Cynthia Franklin from the state Marijuana Control Office to gain clarification on the regulation change notification process. Ms. Pierce explained that the City's legal firm, in particular attorney Jake Staser, regularly monitors regulations, policies, and procedures related to commercial marijuana and keeps City staff informed.

Council Member Moulton asked if there were complaints or protests from the applicant's immediate neighbors regarding the facility or application for a cultivation license. Ms. Lisa Von Barga, City Community & Economic Development Director, stated one adjacent property owner came into her office to express concern and ask questions. However, that property owner did not file a formal complaint or objection, merely sought clarification on zoning changes and impact to property values.

Mayor Pro Tempore Smith addressed the applicant and requested he conduct himself appropriately and professionally in the operation of his business. He asked the applicant to work with Chief Hinkle and City staff to address concerns.

Yays: 5 - Council Member Smith, Council Member Moulton, Council Member Needles, Council Member McCune and Council Member Fleming

Nays: 1 - Council Member Cockerham

Absent: 1 - Mayor Knight

2. Approval of Renewal of the City's Property and Casualty Insurance Program for the 2016-2017 Insurance Year Effective July 1, 2016 in the Amount of \$536,354

Attachments: [Premium Summary.pdf](#)
[2016-17 Proposal.pdf](#)

MOTION: Council Member McCune moved, seconded by Council Member Fleming, to renew the City's property and casualty insurance program for the 2016-2017 insurance year effective July 1, 2016 in the amount of \$536,354. The motion carried by the following vote after the following discussion occurred.

Mr. Brian Carlson, City Finance Director, and Mr. David Hale, the City's contracted insurance agent, provided City Council with a brief overview of the renewal conditions for the City's property and casualty insurance. Mr. Carlson stated he has been pleased with service provided by Hale and Associates, especially with continuity and institutional memory as a long time provider for the City. Mr. Carlson explained the renewal item listed in the agenda statement was a typographical error. Insurance coverage is renewed every year, however, insurance brokerage is renewed every two to five years. Coverage is the only item being renewed for 2016.

Mr. Carlson explained, overall, the City is looking at a 3.9% annual increase for coverage that renews on July 1st. Based on the renewal schedule, only six months of the increase will effect the 2016 adopted City budget. He outlined the cost driver breakdown provided in the Council agenda packet. Cost drivers vary, but are basically split into the value of what is being covered and loss history.

Council Member Moulton asked how the new harbor would effect the City's insurance policy in the future. Mr. Carlson explained the impact to the city will be a minimal increase to cover an additional customer base, additional revenues, and a larger area where accidents might happen. The City chooses to self-insure its property assets, meaning there are cash reserves to cover losses. Mr. Carlson explained this ends up being a very economical way to carry insurance. Mr. Hale added any increase in exposure with the new harbor would be based primarily on increases in revenue. Premium rates are based upon an increase in harbor revenue. Council Member Moulton asked if the increase could be projected since the size and operation of the new harbor is known. Both Mr. Carlson and Mr. Hale stated the numbers would be easy to calculate moving into future budget years.

Council Member Fleming asked if the 3.9% increase covered six months or a full year. Mr. Hale replied the increase is annual. Council Member Fleming asked if the new ambulance and fire truck were the big drivers in the increase. Mr. Hale confirmed this as true and explained overall rates were down or flat. Most of the increase was due to increasing values of payroll or equipment. Mr. Hale explained they are seeing the same situation across the industry and the standard market cannot compete with a self-insured structure. Mr. Hale explained, while the quotes listed are through July 1st, both carriers understand the renewal must be approved by the City Council. The carriers extend the coverage through the City Council meeting date. If something was to happen where the renewal was not approved, the extension would be cancelled and the City would pay a small premium to cover those couple of days.

Council Member Moulton asked for an explanation of the item titled "public employee crime". Mr. Hale explained the coverage protects the City from embezzlement by an employee. Certain people are exempt from the coverage, such as the City Manager and City Clerk, as they are required to have their own bond.

Yays: 6 - Council Member Smith, Council Member Moulton, Council Member Needles, Council Member Cockerham, Council Member McCune and Council Member Fleming

Absent: 1 - Mayor Knight

3. Approval of Amendment to Professional Services Contract with Alaska Department of Corrections for Funding of Community Jail Program for FY-2017 (July 1, 2016 - June 30, 2017).

Attachments: [Amendment Three.pdf](#)

MOTION: Council Member Cockerham moved, seconded by Council Member McCune, to approve amendment three to the existing Professional Services Contract with Alaska Department of Corrections for funding of Community Jail Program for FY 2017. The motion carried by the following vote after the following discussion occurred.

Council Member Moulton stated the amendment is for \$354,749 increase to the contract. Chief Bart Hinkle, Valdez Police Department, explained the amendment is fulfilling the last year of the contract. The amount is the same as was funded for 2016.

Yays: 6 - Council Member Smith, Council Member Moulton, Council Member Needles, Council Member Cockerham, Council Member McCune and Council Member Fleming

Absent: 1 - Mayor Knight

VII. ORDINANCES

1. #16-09 Amending the Zoning Map to Effect a Change to Lot 2, Blueberry Acres from Public to Multi-Family Residential. Second Reading. Adoption.

Attachments: [16-09 Williams rezone.docx](#)

[16-09 Williams II.docx](#)

[Rezone App 16-02 Williams.pdf](#)

[Williams Plot Map Blueberry Acres.pdf](#)

MOTION: Council Member Moulton moved, seconded by Council Member Fleming to approve Ordinance #16-09 amending the Zoning Map to effect a change to Lot 2, Blueberry Acres from Public to Multi-Family Residential. Second Reading. Adoption. The following discussion occurred.

Council Member Needles requested to postpone the item to give City Council additional time to review materials provided at the last regular meeting. He explained he and Mayor Knight requested information from the City's legal firm. A response to

their questions was provided during the last meeting. He explained he was not necessarily in opposition of the Ordinance, he merely wanted additional time for the Council to review the legal materials provided. He also stated he would prefer to have the full Council present to discuss and vote on the Ordinance.

Mayor Pro Tempore Smith asked the Council Members if they would be present for the next meeting. All members stated they would be present with the exception of Council Member McCune.

Council Member Moulton asked if the information outlined in the legal memo is public information. Ms. Pierce stated it is public and could be discussed. Council Member Moulton asked if there could be Council discussion on the memo, as the request to postpone seemed very cryptic in nature. Council Member Needles explained the legal memo provided options for conditions and restrictions which could be placed on the land under consideration for a rezone. He stated the land is a beautiful piece of property and he would like it developed appropriately.

Mayor Pro Tempore Smith stated Council previously discussed the desire to review a development plan as part of the rezone. Council Member Needles stated the development plan appeared to be vague and Council should not be in a hurry to approve the rezone without adequate time to read provided materials. He stated two weeks would not impact the development project. Council Member Moulton stated the property belongs to a private landowner and he would like to see City zoning code adjusted in the future.

Mayor Pro Tempore Smith read an excerpt from the legal memo, stating "the City may attach specific conditions regarding the use of the parcel to address concerns about the impact of rezoning the parcel from the community and adjoining properties". He asked if Council Member Needles had specific conditions in mind so the rest of the Council could be prepared for the next meeting. Council Member Needles stated he would prefer the rest of Council read the legal memo and discuss possible conditions at the next meeting.

Mr. Mike Williams, property owner, explained Council Member Needles stated he did not trust him at the last Council meeting. He explained he felt the postponement was because Council Member Needles did not like him personally and was not based upon sound zoning practices. Council Member Needles stated he disagreed with Mr. Williams assumption and merely wanted to know what the development plans are for the property. Mr. Williams stated his intent is to develop the land. However, he might develop the land in the future and sell it, which is within his rights as a landowner. He asked if Council Member Needles prefer he remain the land owner until the end and reiterated that he felt the push for postponement was personal in nature.

Mayor Pro Tempore Smith stated there are many variables in a rezone. If a landowner wanted to be an entrepreneur, develop their property and then sell it, this is well within their rights.

MOTION TO POSTPONE: Council Member Needles moved, seconded by Council Member McCune, to postpone Ordinance #16-09 amending the Zoning Map to effect a change to Lot 2, Blueberry Acres from Public to Multi-Family Residential (Second Reading. Adoption.) to the next regular City Council meeting on July 19, 2016. The motion to postpone carried by the following vote.

Yays: 4 - Council Member Smith, Council Member Needles, Council Member McCune and Council Member Fleming

Nays: 2 - Council Member Moulton and Council Member Cockerham

Excused: 1 - Mayor Knight

VIII. RESOLUTIONS

1. **#16-25 Amending The 2016 City Budget By Accepting Forfeited Firearm Auction Proceeds In The Amount Of \$10,919.90 To The Valdez Police Department And Authorizing Its Expenditure**

Attachments: [Professional Services Agreement - Gun Auction](#)
[Denali Auction Company 2016](#)

MOTION: Council Member Cockerham moved, seconded by Council Member McCune, to approve Resolution #16-25 amending the 2016 City Budget by accepting forfeited firearm auction proceeds in the amount of \$10,919.90 to the Valdez Police Department, specifically the Investigations Account, and authorizing its expenditure. The motion carried by the following vote after the following discussion occurred.

Council Member Fleming asked why the funds were not being deposited into the General Fund. Chief Hinkle explained the firearms ended up in the evidence room as a result of felony investigations by the Police Department, specifically drug offenses in which the offenders had firearms. In order to engage in those type of investigations, an account is designated to pay for surveillance, confidential informants, and other expenses. Chief Hinkle stated he is asking for the funds to first be put into the General Fund, then moved into the Investigations Fund.

Council Member Fleming asked how much funding is usually placed in the investigations fund at the start of the budget year. Chief Hinkle stated approximately \$5,000 is available for investigations but must be requested on a case-by-case basis. He explained nothing has been spent out of that fund this year.

Council Member Moulton asked what other options are available for firearms disposal in addition to sending them to auction. Chief Hinkle stated weapons can be destroyed by many different methods. All weapons that have been dangerously modified, have their serial numbers removed, are rusted or damaged, or are in other ways illegal are

destroyed. Ms. Pierce stated there is also state statute language that regulates firearm disposal after seizure. Chief Hinkle stated, in some cases, the judge will even allow a non-felon defendant to buy the firearm back. Chief Hinkle explained he does not anticipate another gun auction of this magnitude in the near future.

Mr. Carl Hedman, Valdez resident, stated he is surprised the Police Department only receives \$5,000 in the Investigations Fund and challenged City Council to increase the allocation.

Yays: 6 - Council Member Smith, Council Member Moulton, Council Member Needles, Council Member Cockerham, Council Member McCune and Council Member Fleming

Absent: 1 - Mayor Knight

2. #16-26 Accepting Reimbursable Grant Funding For The Valdez Police Department ICAC [Internet Crimes Against Children] Task Force From The Municipality Of Anchorage In The Amount Of \$5,151.24

Attachments: [ICAC 2016](#)

[ICAC Reimbursable purchases FY15](#)

MOTION: Council Member McCune moved, seconded by Council Member Cockerham, to approve Resolution #16-26 accepting reimbursable funds of \$5,151.24 from the Internet Crimes Against Children FY15 Grant to the Valdez Police Department Operating Supplies account. The motion carried by the following vote after the following discussion occurred.

Council Member Fleming asked Chief Hinkle to explain the Internet Crimes Against Children (ICAC) Task Force Grant. Chief Hinkle stated the grant funding was not included in the City budget because the grant was not approved until November of last year. ICAC requires the Valdez Police Department have a trained officer who is responsible for investigating these types of crimes. There are approximately 62 ICAC units nationwide, with at least one in each state. The ICAC division in Anchorage is the main unit in Alaska and they control most of the funding and training for officers in the state. Chief Hinkle explained, with the internet crime and victims can occur anywhere in the world. ICAC allows cross jurisdictional coordination between law enforcement agencies and specialty task forces to investigate internet crimes.

Council Member Fleming stated he noticed most of what is being requested with the grant funding is computers and electronic hardware. He stated if the Police Department needs any additional funding for ICAC equipment, he encouraged Chief Hinkle to request that money from City Council.

Chief Hinkle explained Officer Andrew Pritchett of the Valdez Police Department was actually nominated by the U.S. Secret Service to attend specialty ICAC training. Part of the training included approximately \$250,000 worth of investigatory gear provided to the Police Department. However, along with gear comes annual updates and maintenance at an additional cost paid by the City.

Council Member Cockerham thanked Chief Hinkle for his department's work in the ICAC field. He stated he had an opportunity to tour the internet crimes investigations lab and while it is limited, he encouraged other Council Members to visit. Mayor Pro Tempore Smith stated crimes against children are unfathomable and City Council is willing to help with anything the Police Department needs to investigate and prosecute those crimes.

Yays: 6 - Council Member Smith, Council Member Moulton, Council Member Needles, Council Member Cockerham, Council Member McCune and Council Member Fleming

Absent: 1 - Mayor Knight

3. # 16-27 Re-Authorizing the Negotiated Land Sale of Lot 2, ASLS 0098 to Brad and Maureen Kimberlin.

Attachments: [Kimberlin Land Sale Agenda Statement 6-1-2015.pdf](#)
[Resolution 15-21.pdf](#)

MOTION: Council Member Moulton moved, seconded by Council Member Fleming, to approve Resolution #16-27 reauthorizing the negotiated land sale of Lot 2, ASLS 0098 to Brad and Maureen Kimberlin. The motion carried by the following vote after the following discussion occurred.

Mayor Pro Tempore Smith stated he believed this item had already been approved, but the time limit had passed to conduct the negotiated land sale and needed to be resubmitted to Council.

Ms. Von Barga explained, City Council approved the sale of the parcel in 2015 to Brad and Maureen Kimberlin. There were a host of conditions associated with the land sale, including the requirement to obtain an Army Corps of Engineers 404 Wetlands Permit to do work on the land. A portion of the property they are purchasing includes wetlands. A conditional use permit is also required because of zoning district. The permitting process and land appraisal has taken more time than anticipated. She stated Valdez City Code requires that a land sale be effectuated within one year of the date of approval. Both the City and the Kimberlins have been moving forward on the sale in good faith, but that time frame expired at the end of June 2016.

Mayor Pro Tempore Smith asked if the development of the land would still be for an uplands marine services facility. Ms. Von Barga confirmed the Kimberlins intend to build a boat/marine repair facility.

Council Member Fleming asked how the land sale met the condition of approval of the Council. He asked since the property is 5.8 acres why did the City opt not to go out for bid sale of the land. Ms. Von Barga stated the Council at the time chose to do a negotiated land sale after the Kimberlins came forward with an approved development plan. Council Member Fleming stated there are multiple people on a waiting list

interested in purchasing property from the City as it becomes available. He stated he is very against any deal where the Council decides to do a negotiated land sale when the sale should be public and available to everyone. He stated, however, he is not in favor of changing decisions of past Council when action has already been taken. In the future he would like to see City land go out for public bids. If a developer wants the land, they will bid appropriately.

Council Member Moulton asked if the ten person waiting list is for this particular piece of property. Mr. Ragsdale stated he has asked the City Community Development Department to prepare a map of all the City land currently vacant for Council review. The Council can also determine if there should be amendments to the current land sale policies. Council Member Moulton stated he remembers no one else was interested in this particular parcel at the time, which is why the Council chose to go the negotiated land sale route. He stated if anyone else had been interested they have not stepped forward in over a year. He added the Council wants to promote development, but sometimes does not make decisions that support that perspective. The parcel is a fairly specialized piece of land. The Kimberlins also own the adjacent property. Council Member Fleming asked if the Kimberlins were the only developers interested in purchasing the property, it would not hurt to put the parcel out for bid. Council Member Moulton stated the land sale bid process is lengthy and can hurt smaller developers when only one party is even interested in the land. Council Member Fleming said the smaller lots that share boundary lines and are not really developable are fair pieces of land to sell through a negotiated land sale to adjacent property owners. A larger parcel of land, such as the parcel in question, should be put out for bids.

Mayor Pro Tempore Smith stated if the City does not put land out for sale, then developers will come to the City with proposals. If that happens, the City should consider putting the land out to public bid. When a developer submits a bid, the bid becomes public record. He stated another developer might think they are able to complete a project in a better manner and that is when problems develop. He stated he would prefer to be proactive regarding land sales and development through identification of available community needs, identification of property available for sale, and utilization of public auctions. Council Member Cockerham asked if the appraisal value dramatically raised or lowered within the past year. Ms. Von Barga stated the appraisal was received one week ago.

Mr. Ragsdale explained many times a piece of property is well suited for one developer and not another bidder due to size, type of land, and other factors. Often times in this case, when the property is then put out to bid, the City would end up taking less for the property and a negotiated land sale is appropriate. Council Member Cockerham stated the Kimberlins presented a positive business proposal for this land, which fit a need.

Ms. Pierce reminded Council that a negotiated land sale requires a super majority vote.

Council Member Needles asked if the Mineral Creek Loop Road would need to be

changed in the future due to the development on this parcel. Ms. Von Barga explained Mineral Creek Loop Road is a state road, with a right-of-way extending beyond the road surface. She stated the sale was presented to the Ports and Harbor Commission for review due to its proximity to Port Valdez and the Valdez Container Terminal. The Commission expressed no concerns with the sale.

Council Member Moulton asked if there was a waiting period if the sale did not receive support from Council. Ms. Von Barga stated there is nothing in Valdez City Code that prevents the developer from submitting a second land request.

Mr. Dwayne Dunning, Valdez resident, asked if the turn radius of the trucks arriving and departing from the Valdez Container Terminal were taken into consideration for this land sale. He explained the Terminal originally had its own designated road platted crossing Mineral Creek Loop Road to the highway. The Loop Road has never been upgraded for the heavy truck traffic off the Terminal, which is being used currently. Ms. Von Barga explained the Ports and Harbor Commission discussed on April 28, 2015. The truck turning radius was not enough of a concern to stop the land sale. Council Member McCune stated, based upon the map and photographs, there is quite a bit of right-of-way in that area. Mr. Dunning explained driving and turning a truck on Loop Road is very tight which is not reflected well on the maps.

Mr. Mike Williams, Valdez resident, expressed his concerns with the Council delaying developers from moving forward with projects. He stated the Kimberlin property is another great example. Developers cannot invest until they are certain the City will sell the land or even support the project. He explained he would like to see the Council give citizens the chance to develop land to fill community needs. It is a major investment, but not extremely profitable in Valdez to develop land in comparison to other parts of the state and country. He stated the Council should have the vision and leadership to make things happen and support developers in building Valdez.

Council Member Smith stated many Councils in the past have been very pro-development, which is exemplified by the new boat harbor project, Silver Bay's new plant, and other projects. He stated, however, Council is somewhat cautious because of public scrutiny on those same projects. There is quite a bit of movement within City administration, which includes Council involvement, to ensure things are moving forward appropriately and projects fit into an overall vision for the community. He wanted to make sure the public knows the current Council is pro-development, it just takes time to do it right. Mr. Williams explained if the City sold a piece of property and then needed it back, there is a process. Many times the first development on a parcel is not always the last - the land will find its best use. He recommended the City provide land for sale if it is available.

Mr. Rick Wade, Valdez resident, stated he appreciated the efforts and changes of the last couple of Councils to move development forward. He explained he agreed the process is slightly broken for land sales and should be reviewed and revised. He encouraged the Council to work with the City Manager to give everyone in the community a fair chance to know what land is available for sale and then compete for

purchase.

Council Member Smith said there are many time and workload constraints placed upon City staff by the Council and community. There are many new initiatives and projects, in addition to normal operations, handled by staff. He stated these should be taken into consideration when adding additional tasking in the future. He explained Council expects a well-developed plan and good work products from staff and sometimes things can take a little longer.

Mr. Doug Davies, Valdez resident, stated he has advocated for a marine repair and marine trades education facility for many years. There was a study done in the late 1980's regarding that type of facility in both Valdez and Seward. The results of the study were almost identical in both communities, but Seward was much more proactive and developed infrastructure. This year, Seward has started building a large-scale marine repair facility. Mr. Davies stated Valdez should be doing something similar, especially with the same study results. He said this occurred in the past, but is a good example of Valdez not being proactive in developing needed facilities.

Yays: 6 - Council Member Smith, Council Member Moulton, Council Member Needles, Council Member Cockerham, Council Member McCune and Council Member Fleming

Absent: 1 - Mayor Knight

IX. REPORTS

1. Baseline Socio-Economic Study Executive Summary 2016 Update

Attachments: [Executive Summary - Valdez Socioeconomic Baseline Indicators Study December 2015.pdf](#)
[June 20 2016 Valdez Memo and 1-page Socioeconomic Indicator Update.pdf](#)

Mayor Pro Tempore Smith asked if any of the information has changed as part of recent surveys and studies conducted, such as the Aleutian Village survey. He stated he did not think the study was worthwhile until he viewed the statistics and information collected. The data seems very useful as anyone can use it to make business or other decisions.

Ms. Lisa Von Bargaen, City Community and Economic Development Director, explained there were not large changes. The per capita income statistics increased slightly. Data is based upon 2015 numbers, not 2016, as information is collected from the previous year. Expectedly, throughput from the oil pipeline decreased. Ms. Von Bargaen explained as the City moves forward with initiatives in the community, we need to be able to track what is working and what is not. Keeping statistical socio-economic data up-to-date will assist in that effort.

Mayor Pro Tempore Smith asked if a contract is in place with Sheinberg and

Associates for data updates. Ms. Von Barga explained there is not an annual contract in place, but the City did put funding in the Economic Diversification budget to update a much more robust study. The City Manager would like to include that update as part of the community revisioning process scheduled in the next couple of months. Whether the study update stays as a separate contract with Sheinberg and Associates or gets rolled into the revisioning process remains to be seen.

Mayor Pro Tempore Smith stated there are trends nationwide related to school system enrollment numbers. The statistical data presented, however, shows Valdez population numbers remaining consistent at around 4,000 people. He stated it appears that for every family moving out of Valdez, one is moving in. Ms. Von Barga stated school district enrollment numbers actually increased, with 648 children in 2015. Over the last three years, the senior citizen population has increased by 25%. This is a good indicator of a specific growing population whose needs must be taken into account with future community initiatives.

Council Member Cockerham thanked staff for the report.

2. World Extreme Skiing & Snowboarding Championships Report

Attachments: [WESSC Deliverables Letter April 2 016.pdf](#)

Council Member McCune recused himself from the Council conversation on this agenda item and moved into the audience to answer questions as he serves on the World Extreme Skiing and Snowboarding Championships (WESSC) Board of Directors.

Council Member Fleming asked why the event might be postponed until 2018 and if the City funding allocated for the event would just transfer to the next budget year. Ms. Von Barga stated the funding has been issued to the organization. If the event does not occur in 2017, WESSC intends to refund the money to the City. She stated the money would not roll over from year to year. However, the money could be deposited back into a reserve fund and held in escrow. The Council could then allocate the same amount of money for the following budget year.

Mr. Ryan McCune, WESSC Board of Directors, stated the organization does not intend to spend any funding on the event until they have received at least 75% of sponsorship dollars. Mayor Pro Tempore Smith stated there seems to have been many verbal sponsorship commitments to the event. However until something is solidified in writing, WESSC will be in a holding pattern. Council Member Moulton asked if WESSC knew why other sponsors were being hesitant. Mr. McCune stated he cannot go into further details about sponsorships due to disclosure rules. He explained the board is waiting for approximately \$600,000 to \$800,000 in sponsorship funds. Mayor Pro Tempore Smith stated the City Council delayed making a decision about sponsoring the event. He speculated the host city taking time to provide funding may have caused hesitation from industry sponsors. He stated the event will actually bring people and their business to town and is a better investment than a strictly

marketing project.

3. April, 2016 Treasury Report

Attachments: [APRIL 2016 TREASURY.pdf](#)

4. Valdez New Boat Harbor Construction Progress Reports

Attachments: [VNBH1 Construction Progress Report 33.pdf](#)

[VNBH1 Construction Progress Report 34.pdf](#)

[VNBH1 Construction Progress Report 35.pdf](#)

[VNBH1 Construction Progress Report 36-reduced file.pdf](#)

[VNBH1 March-May 2016 Report-web.pdf](#)

Mr. Jason Miles, City Capital Facilities Director, explained utilities work continues in the new harbor. Western Marine continues to do dredging work seven days per week in the new basin. They are also installing the new breakwater. The utilities work is pretty intensive and includes water lines, sewer lines, and electrical. The sidewalk along South Harbor Drive is complete. Mr. Miles stated he has received very few complaints and thanked the City Public Works Department for their hard work in keeping the road clean.

Mr. Miles explained the high mast light foundations are installed and being backfilled. Mayor Pro Tempore Smith asked if the Ramp One Abutment is the actual walk-down ramp. Mr. Miles stated there are three gangways going out to the future floats and outlined the major elements of each harbor report provided in the Council packet. He pointed out the design packages for the uplands facility and in-water floats will be completed at the end of summer or beginning of fall. The in-water and floats work depends on Western Marine's dredging and breakwater work. Western Marine has through next year to complete their work, however dredging so far is well ahead of schedule. Dredging the deeper areas of the basin may be more challenging.

Mr. Miles stated the budget is tracking, but close to the cap set by City Council. He stated he is optimistic the project will come in under the cap, but they are anticipating utilizing quite a bit out of the project's contingency account. Approximate spending is projected at \$6.8 million out of \$7.2 million in contingency. Mayor Pro Tempore Smith stated the contingency account is being used for work that was not anticipated prior to project start. Mr. Miles explained his team has been working on ways to minimize costs for things such as using a ripper instead of blasting for rock removal.

Mayor Pro Tempore Smith asked if information about rock would be in place by the end of the year so cost estimates could be worked into the 2017 budget. Mr. Miles confirmed this as correct and recommended a possible City Council work session in the fall to discuss project status and options. Mayor Pro Tempore Smith stated at the last harbor work session, a list of items was presented which could be cut or delayed

from the project for cost savings.

Mayor Pro Tempore Smith asked for a schedule of harbor construction activities for the next several months. Mr. Miles explained the same type of construction work described in the Council packet would continue. As design packages for the uplands and floats are completed, bid packages would also be released. Dredging in the existing harbor for maintenance and to accommodate deeper draft fishing vessels will also need to be done in the next year. Mr. Miles explained he anticipates putting that project out to bid by the end of the summer to take advantage of dredging operators already in town.

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

1. City Manager Report

Mr. Ragsdale thanked the Council for supporting the Fourth of July Festival and City staff for doing outstanding work prior to and during the event. He stated those that attended the event had a wonderful time with positive feedback received.

Mr. Ragsdale stated staff conducted the presubmittal meeting for the Community Revisioning Project. He received positive feedback from those consultants in attendance. Consultant qualification packages are due to the City by July 14th. Ranking criteria have been established; however a committee needs to be formed to do the actual ranking of short listed candidates by July 19th. Mr. Ragsdale recommended that the committee should consist of one staff member, three community members, and three Council members. He will serve as committee ex-officio. Community members selected should be knowledgeable about how the City operates, have a community-wide focus instead of a special interest, and history of community involvement in Valdez. Once the final consultant is selected, a larger project steering committee will be formed that likely will include a larger cross section of community representation.

Mayor Pro Tempore Smith explained he wanted to ensure a solid list of deliverables are in place for the Community Revisioning Project. Mr. Ragsdale stated, at this point in the process, the consultants are pitching why they are the most qualified firm to work on the project. The selection committee will order the firms based upon qualifications. Once the firm is selected, the scope of the project will be solidified and communicated, to include a list of deliverables. Mayor Pro Tempore Smith, Council Member McCune, and Council Member Cockerham volunteered to serve on the selection committee. Mayor Pro Tempore Smith stated Mr. Jim Shirrell asked if he could serve as a community representative on the selection committee. Council should submit recommendations for the two other citizens to serve as community representatives to the City Clerk. Citizens could also submit their names to the City Clerk for consideration. The City Clerk would then provide the list of citizens to Council for a final decision. Mr. Ragsdale stated presentations by the consultants on the finalist list are scheduled for August 11th and 12th.

Mr. Ragsdale stated Mayor Knight recently declared a local disaster due to flooding on the Lowe River. The amount spent on disaster mitigation efforts are required to be reported back to Council. He explained work on flood mitigation involved an up to \$80,000 task order. The final cost of mitigation is \$67,752.75. He stated Mayor Pro Tempore Smith declared a second local disaster because there needed to be additional work completed in anticipation of flooding from forecasted heavy rains. The City has another task order out for up to \$180,000 to finish flood mitigation work on the Lowe River. Mr. Ragsdale commended the efforts of the City Public Works and Capital Facilities Department in working with the flood mitigation contractor.

Council Member Moulton asked if the Army Corps of Engineers had been contacted for flood assistance as discussed at a previous Council meeting. Mr. Ragsdale stated he would look into the possibility of utilizing the Corps as a resource.

Mr. Ragsdale requested an Executive Session with Council to provide his six-month performance feedback evaluation during their next regular meeting. Mayor Pro Tempore Smith stated the previously approved City Manager evaluation form should be used as a template for the six-month performance discussion. Mr. Ragsdale stated if any Council Members would be absent from the Executive Session, he would be more than willing to sit down with them one-on-one to discuss his performance as City Manager thus far.

Mr. Ragsdale provided a reminder about the Council work session on July 11th to discuss City facilities and space needs. He stated he would also like to recommend scheduling a joint work session with the Council and Ports & Harbors Commission. Mayor Pro Tempore Smith supported the idea of a joint work session prior to decisions being made about the uplands facilities.

2. City Clerk Report

Ms. Pierce explained she will send out a reminder about the July 11th work session. Mr. Ragsdale stated he will attempt to provide Council with work session materials, if possible.

Ms. Pierce stated she provided Council with an email received from Mr. John Hozey of the Governor's Office. The email requested Alaskan assemblies and city councils consider passing a resolution in support of the Governor's budget. She requested direction from Council if they would like to move forward with a resolution. Mayor Pro Tempore Smith stated it is difficult for Council to be given materials right before a Council meeting and then be expected to make a well educated decision on the matter. He requested materials be provided in advance in the future. Ms. Pierce apologized, stating the email was received just prior to the holiday weekend. Council Member McCune asked if a resolution passed at the next meeting would be timely, with the legislative session schedule. Mayor Pro Tempore Smith asked if Council could send the City Clerk an email for consensus purposes once they had time to review Mr. Hozey's request. Ms. Pierce stated she will collect Council emails and if the

consensus is yes, she will bring a resolution forward on the next agenda. Mayor Pro Tempore Smith asked Ms. Pierce to bring the resolution forward at the next meeting and then Council could just vote against or in favor.

3. City Attorney Report

Mr. Guerriero stated he did not have anything to report to Council.

4. City Mayor Report

In Mayor Knight's absence, Mayor Pro Tempore Smith stated he would hold his comments to Council Business from the Floor.

XI. COUNCIL BUSINESS FROM THE FLOOR

Council Member Moulton stated he heard nothing but positive comments about the Fourth of July celebration and thanked all those who worked hard to make it happen.

Council Member McCune explained he attended the Community Revisioning luncheon with the RFQ applications the previous week. He expressed his appreciation for the creative brainstorming session during the event and believes many of the applicants are well qualified for the project.

Council Member Needles asked for an update on the Aleutian Village trailer court situation. Ms. Von Barga stated the City received the water and electrical reports. Upon the return of Mayor Knight, a Task Force meeting will be held to discuss the results of the reports and determine the City's next step in the process. She explained she is still waiting to hear back from the state of Alaska regarding land sale options.

Council Member Fleming stated that, while he heard nothing but positive comments about the Fourth of July celebration, he received many complaints about fireworks use in City limits. Most complaints referred to fireworks being set off late at night or outside the allowable hours under City Code. He also expressed concerns about the amount of fireworks garbage not disposed of properly around town. Allowing fireworks within City limits is new and he asked citizens to be mindful and respectful when using fireworks. Mayor Pro Tempore Smith stated this is not the first case where people have not been responsible for cleaning up after themselves. There are many places that do not allow similar freedoms as Valdez. He asked citizens to follow the rules and clean up after themselves so the community does not lose privileges such as riding ATVs on the street and personal use fireworks.

Mayor Pro Tempore Smith stated he also attend the Community Revisioning luncheon. He stated he was apprehensive walking into the luncheon, but was impressed by the consultant presentations and answers during the question and answer session.

He reiterated when time allows he would like the Council to move forward with a gravel extraction plan for area rivers to mitigate flooding year after year. He stated he understands the staff time involved in bringing this item forward, but wants to put something in place before next summer.

Mayor Pro Tempore Smith stated he received a call from James "Hotai" Williams. Hotai thanked him for hiring him to do balloons at the Fourth of July celebration, stating he provided over 800 balloons to the children in attendance.

Mayor Pro Tempore Smith stated when things go wrong, Council and the community hear about them. When things go right, they are seldom discussed. He pointed out many concerned citizens approached the Council about daycare availability in Valdez when Puffin Learning Center was closing. Council put staff resources into looking at solutions. However, private business people stepped in and resolved the issue. There are many wonderful things going on in Valdez. He thanked City staff and the community for all their efforts and patience. He stated the road and sidewalk by the new harbor look wonderful. He encouraged everyone to use the new sidewalks.

He also thanked Levitation 49 for identifying needs well in advance so they can allocate resources. Ms. Lee Hart from Levitation 49 stated there are multiple grant applications due dates coming up in the near future that require support letters or backing by the City. She asked how she should proceed with those applications. Mr. Ragsdale explained last minute requests that require staff time or Council approval do not always work out well because of work load, meeting schedules, or other operational commitments. The farther in advance Levitation 49 could work with City staff, the better. He asked Levitation 49 to work through his office regarding grant requests. Ms. Hart stated their scope is broad with many long range plans. She explained her organization is always about economic diversification and stimulating the Valdez economy. She does not believe the organization should be considered a special interest, because they can assist in a large variety of ways. Outdoor recreation is merely the vehicle they use to bring people and economic stimulation to Valdez. She expressed interest in being involved in the Community Revisioning and rebranding efforts moving forward into the future. Mr. Ragsdale asked Council if they would prefer Ms. Hart to be a part of the RFQ selection process or to wait and be part of the project steering committee. Council Member Moulton stated anyone in the community could be labeled as a special interest because Valdez is a small town. Mayor Pro Tempore Smith stated selection for the three community members for RFQ committee should follow the process previously outlined.

XII. ADJOURNMENT

There being no further business, Mayor Pro Tempore Smith adjourned the meeting at 9:51 p.m.

XIII. APPENDIX

1. City Boards & Commissions Minutes

Attachments: [05022016 P&H Commission Meeting Minutes](#)
[PZ approved minutes 06082016](#)

2. Council Calendars

Attachments: [City Council Calendar July 2016](#)
[City Council Calendar August 2016](#)



Agenda Statement

File #: 16-0072 **Version:** 1

Type: Public Appearances **Status:** Agenda Ready

File created: 8/15/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Valdez Convention and Visitors Bureau Quarterly Report

Sponsors:

Indexes:

Code sections:

Attachments: [VCVB REPORT YTD File AUGUST 23 2016](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Valdez Convention and Visitors Bureau Quarterly Report

SUBMITTED BY: Allie Ferko, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

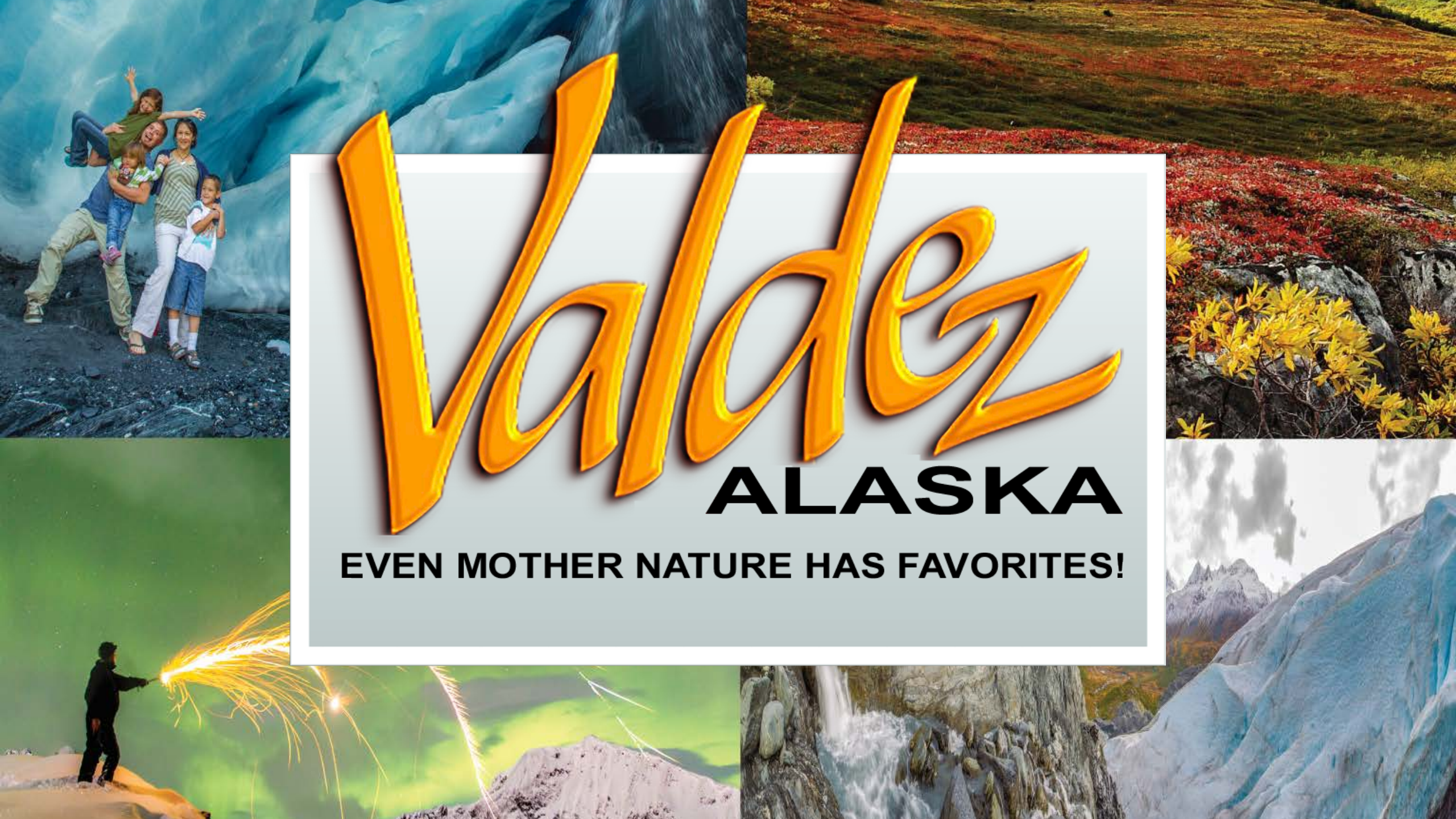
Funding Source: N/A

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

As previously requested by City Council, Ms. Laurine Regan, VCVB Executive Director, will present a 15 minute quarterly report regarding VCVB operations and marketing efforts through August 2016, as well as plans for 2017.



Valdez

ALASKA

EVEN MOTHER NATURE HAS FAVORITES!

HALF YEAR IN REVIEW:

- 2016 VALDEZ VACATION GUIDE
- 2015 VS 2016 YEAR TO DATE STATS.
- SUMMER & WINTER TOURISM MARKETING
- AK TOURISM MARKETING FOR ALL – NOT JUST VALDEZ
- WHAT'S UNDER DEVELOPMENT FOR 2017
- 2017 VACATION GUIDE PREVIEW



EVEN MOTHER NATURE HAS FAVORITES!

Valdez

ALASKA

2016 VACATION GUIDE



GLACIERS + WILDLIFE
TOURS + HISTORY + FISHING
HIKING + WINTER SPORTS
WWW.VALDEZALASKA.ORG

2016 VALDEZ VACATION GUIDE RUNS OUT AT 90,000 COPIES

PRINTED IN DECEMBER 2015
REPRINTED 10,000 JULY 2016

TOTAL 2016 GUIDES 100,000

2017 GUIDE 100,000 COPIES
STREET DATE OCTOBER 1 2016

YEAR TO DATE 2015 VS YEAR TO DATE 2016

➤ VISITOR TRAFFIC UP BY 69.10%

HOT SPOTS: ANCHORAGE;
FAIRBANKS; WASHINGTON;
OREGON; CALIFORNIA;
COLORADO; TEXAS; MINNESOTA;
MICHIGAN; SWITZERLAND;
FRANCE; CANADA; GERMANY;
SPAIN; AUSTRALIA; U.K. & ITALY

➤ VACATION GUIDE DISTRIBUTION
UP BY 647%

HOT SPOTS: TEXAS; **NEW YORK (99
VS 333)**; CALIFORNIA; FLORIDA;
MICHIGAN; AUSTRALIA; CANADA;
GERMANY; SPAIN & U.K.



VISITOR TRAFFIC IN REVIEW: GROWTH; DECLINE; FUTURE TARGETS.

TOP GROWTH MARKETS:

EAST COAST 15%
CHINA 15.4%
FRANCE 18%
COLORADO & GERMANY 20%
SPAIN 46%
ITALY 84 %
OREGON 91%
JAPAN 216%

MARKET DECREASE:

FLORIDA 2%
MONTANA 20%
INDIANA 50%
CANADA 12%

**ALASKA INCLUDED IN
ALL TARGET
MARKETING**

2016 TARGETTED

OREGON
EAST COAST started in 2015
CALIFORNIA
CHINA started in 2015

2017 TARGET

COLORADO
OREGON
EAST COAST
CALIFORNIA
AUSTRALIA

2018 TARGET

COLORADO
TEXAS
EAST COAST / **CHICAGO?**
CALIFORNIA

2017 INTERNATIONAL TARGET

CANADA

2018: ASIA & EUROPE





UNITED STATES

- | | |
|------------------|----------------|
| 1. MAINE | 6. CONNECTICUT |
| 2. NEW HAMPSHIRE | 7. NEW JERSEY |
| 3. VERMONT | 8. DELAWARE |
| 4. MASSACHUSETTS | 9. MARYLAND |
| 5. RHODE ISLAND | |

Drop

HOT

Drop

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Sustaining

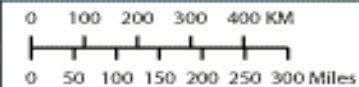
HOT

2018

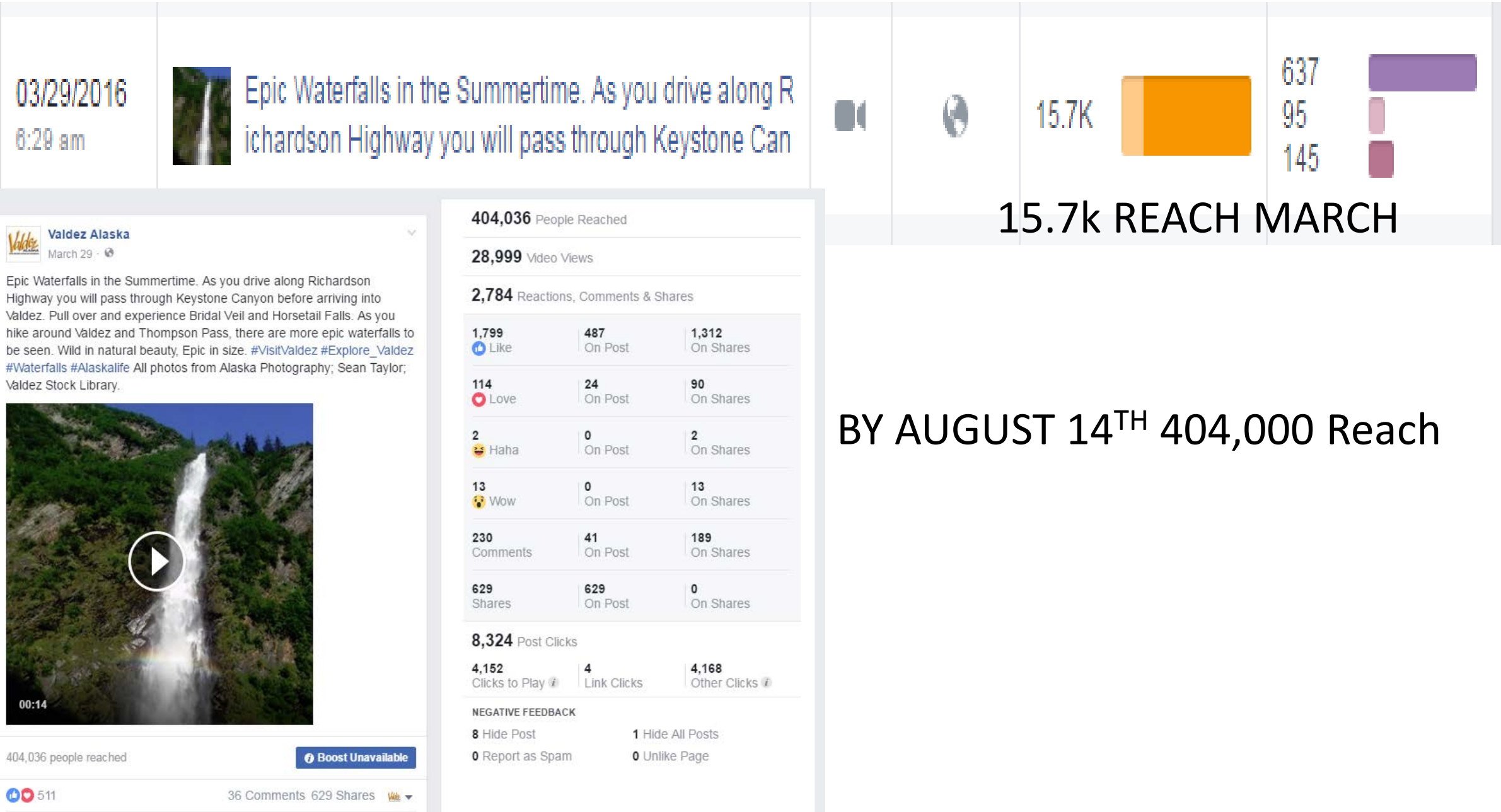
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LEGEND

- Country Boundary
- State Boundary
- Major Road
- River
- Major City
- Sea Port
- Country Capital
- Airport
- Point of Interest



EPIC CONTENT BRANDING RESULT “VIDEO”



WINTER TOURISM MARKETING – ORGANIC “UNOFFICIAL NETWORKS”

Post Details

Reported stats may be delayed from what appears on posts ✕



Valdez Alaska

August 10 at 11:33am · 🌐

Not only the greatest... but the most epic [#POW](#) and has [#GNAR](#) points for days!! Heli's aren't the only things that fly! [#VisitValdez](#) [#Alaska](#) [#ThompsonPass](#) [@VisitValdez](#) [@Alaska](#)



Thompson Pass, Alaska | The Greatest Place in the World to go Skiing.

3,560 People Reached



179 Reactions, Comments & Shares

126



Like

45

On Post

81

On Shares

11



Love

6

On Post

5

On Shares

2



Wow

0

On Post

2

On Shares

7

Comments

3

On Post

4

On Shares

33

Shares

33

On Post

0

On Shares

164 Post Clicks

0

Photo Views

73

Link Clicks

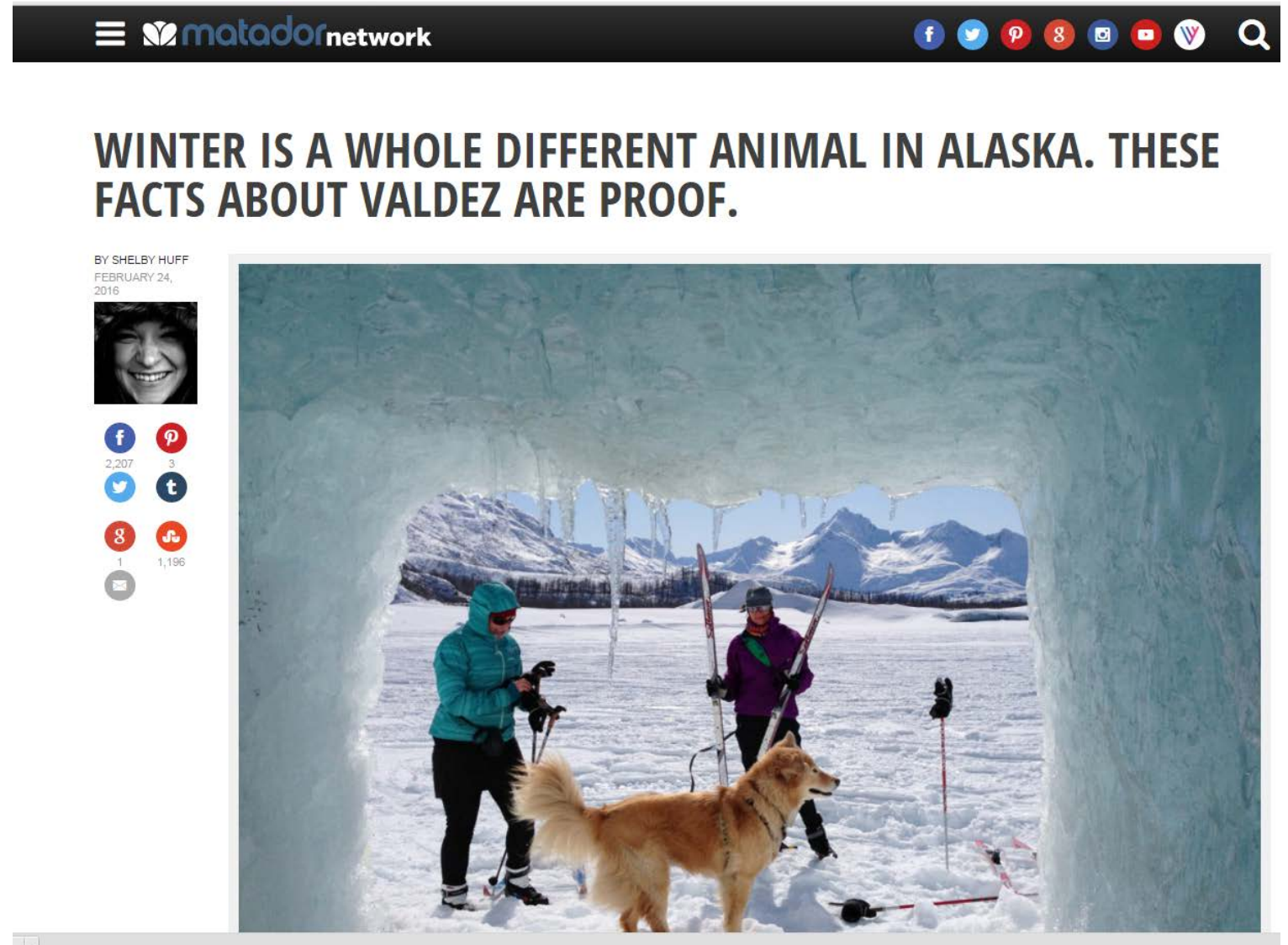
91

Other Clicks i

WINTER CAMPAIGNS

Matador
Network
Content
Branding
Campaigns

Journalist via
VCVB PR Firm



SUMMER CAMPAIGNS

Matador Network Content Branding Campaigns

Journalist via
VCVB PR Firm



Matador Network with Valdez Alaska

April 18 at 6:17am · 🌐

Valdez is set within one of the grandest landscapes on Earth. But that's not all it has going for it. [#VisitValdez](#) [#Alaska](#)



Valdez, Alaska is the coolest little town you've never heard of. Here's why.

Here are 13 reasons why it might just be one of the greatest (little) places on Earth.

MATADORNETWORK.COM

SUMMER CAMPAIGNS

Matador Network

Content Branding Results

Branded Content Posts













Reach: Organic / Paid



Post Clicks

Likes, Comments & Shares



Published	Page	Post	Type	Targeting	Reach	Engagement
04/25/2016 6:02 am	Matador Network	 Valdez is set within one of the			55.2K 	792 246  
04/18/2016 6:17 am	Matador Network	 Valdez is set within one of the			55.9K 	1.3K 833  

CHANGING THE WAY WE ENGAGE JOURNALISTS

- WORKING DIRECTLY WITH VCVB PR FIRM
- REACHING 240 JOURNALIST DIRECTLY EACH QUARTER
- MAINTAINING A DATABASE OF JOURNALIST
- PRODUCING A MEDIA ENEWS EACH QUARTER jointly in partnership with Business Members.
- UTILISING JOURNALISTS ACROSS CAMPAIGNS (example: Matador Network)





Valdez Alaska

July 27 at 10:49am ·

12,549 REACH - CAME FROM THE VCVB
QTR MEDIA ENEWS BLAST

Congratulations Black Ops Valdez on your story in Travel Weekly!

PC: Valdez Outfitters

#VisitValdez #Explore_valdez #alaska #ski #snowboard #epic #wild
#exciting #new #winter2017 #BlackOpsValdez #travelstoke



New heli-ski package to visit rugged Chugach Mountains: Travel Weekly

Beginning next year, Black Ops Valdez is offering a private heli-ski package for skiers and snowboarders with intermediate to advanced skill levels.

TRAVELWEEKLY.COM

12,549 people reached

Boost Unavailable



Valdez Alaska

August 10 at 9:35am ·

UNAIDED – 4,357
REACH

#VisitValdez #Explore_valdez #Alaska



Valdez Is One Of The Most Important Towns In Alaska, And It's Loaded With History

Home to the northernmost port in North America and the northernmost point of the coastal Pacific rain forest, this glacial mecca-land is truly unique.

ONLYINYOURSTATE.COM

4,357 people reached

Boost Unavailable

Like

Comment

Share



Linda C Mittleider, Kim Schafer-Davison and 75 others

Chronological

50 shares

Page

Messages

Notifications 4

Insights

Publishing Tools



Valdez
Alaska ✓
@valdez.alaska

Home

About

Quarterly Enewsletter

Photos

Reviews

Likes

Events

Brian Rhodes Photography

July 23 at 8:46am · 🌐

Little guy enjoying some pink salmon...

893 people reached

Boost Unavailable

Like

Comment

Share



Trish Jennings- Carver, Philip Howard and 32 others

Chronological ▾

View 2 more comments



Sandra Hutzel I love living there

Unlike · Reply · Message · 1 · July 25 at 10:39pm



Ben Clark Evan Stumpf has to be on the Alaska city list. Been reading about this town a lot and it seems dope and very "Alaska"

Unlike · Reply · Message · 2 · July 26 at 12:45am

4 Replies



Write a comment...





Post Details Reported stats may be delayed from what appears on posts

Valdez Alaska August 11 at 10:54am · 🌐

Start planning your next adventure in Valdez, Alaska!
 #VisitValdez #Alaska #winteriscoming #epic #stoked #wild

Winter in Valdez | ValdezAlaska.org
 Valdez is one of the snow capitals of the world. With a long-standing reputation for great snow, more than 300 inches is measured annually in the city and 600 to 900 inches in nearby Thompson Pass! From beginner to expert, there is something for...
 VALDEZALASKA.ORG

1,029 People Reached

35 Reactions, Comments & Shares

23 Like	15 On Post	8 On Shares
2 Love	2 On Post	0 On Shares
1 Wow	0 On Post	1 On Shares
1 Comments	0 On Post	1 On Shares
8 Shares	1 On Post	7 On Shares

53 Post Clicks

0 Photo Views	20 Link Clicks	33 Other Clicks ⓘ
-------------------------	--------------------------	-----------------------------

NEGATIVE FEEDBACK

2 Hide Post	1 Hide All Posts
0 Report as Spam	0 Unlike Page


Instagram winter
ramp up August 2016

NEW HASH TAGS.
 #TravelStoke #Stoked #wild #epic

Your Fans

People Reached

People Engaged

The people who have liked, commented on, or  your posts or engaged with your Page in the past 28 days.

Women

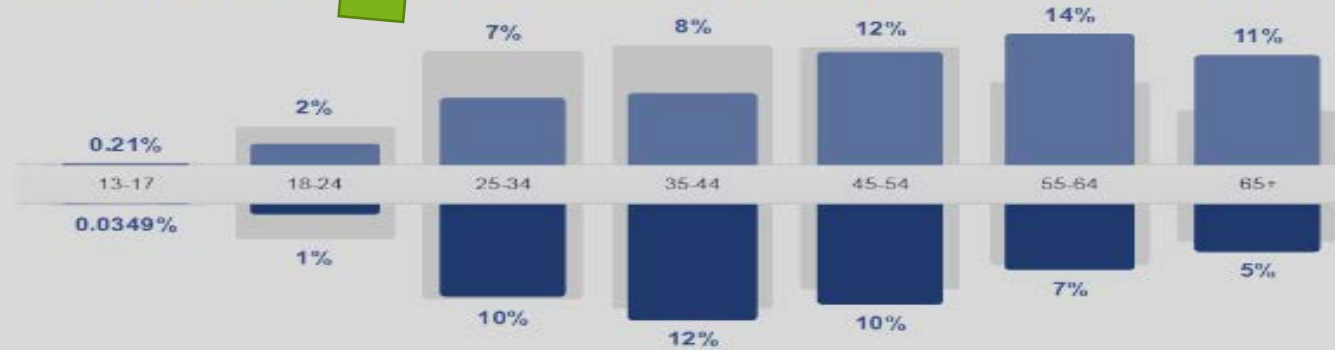
54%
People Engaged

55%
Your Fans

Men

45%
People Engaged

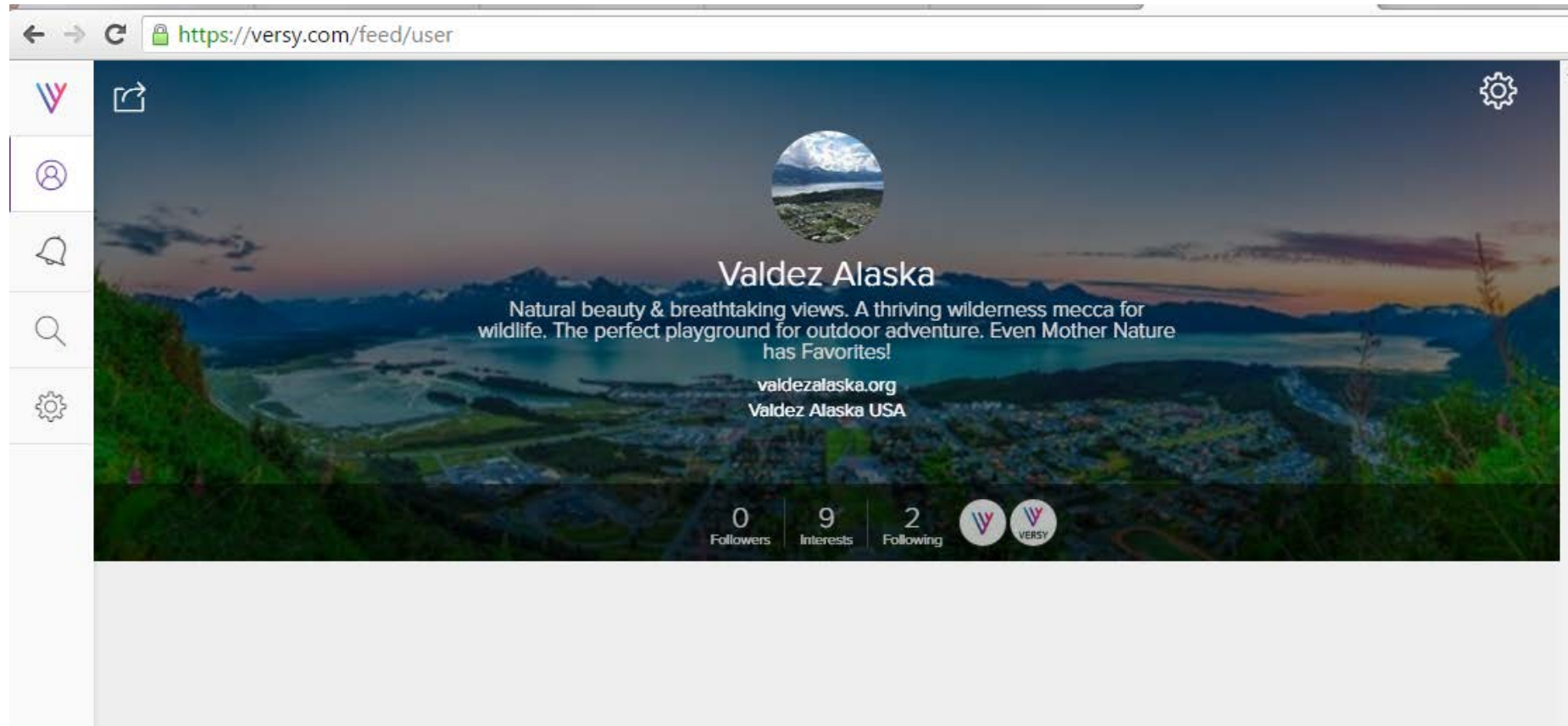
44%
Your Fans



Country	People Enga...	City	People Enga...	Language	People Enga...
United States of America	2,622	Valdez, AK	255	English (US)	2,677
Chile	46	Anchorage, AK	199	English (UK)	51
Canada	33	Wasilla, AK	73	Spanish	47
Australia	21	Fairbanks, AK	53	Japanese	12
Japan	13	North Pole, AK	40	German	10
Philippines	10	Palmer, AK	20	Spanish (Spain)	9
Germany	8	Seattle, WA	16	Norwegian (Bokmal)	8
Norway	8	Boise, ID	14	Polish	8
United Kingdom	8	Portland, OR	14	Romanian	5
Italy	6	Santiago, Santiago Met...	14	Italian	5

See More

NEW SOCIAL MEDIA & CONTENT MARKETING APP SITE. LIVE FEED CHAT - VERSY



NEW VALDEZ BLOG UNDER DEVELOPMENT (In-house)
Coming Soon!



THIS IS HOW
WE DO IT:

Vacation
planning time -
National



State



2016/2017
EDITORIAL
CALENDAR

AUGUST 2016	WINTER 100%	EVENTS
SEPTEMBER	WINTER 100%	EVENTS
OCTOBER	WINTER 100%	EVENTS
NOVEMBER	WINTER 50% + SUMMER 50%	EVENTS
DECEMBER	WINTER 50% + SUMMER 50%	EVENTS
JANUARY 2017	WINTER 50% + SUMMER 50%	EVENTS
FEBRUARY	WINTER 20% + SUMMER 80%	EVENTS
MARCH	WINTER 10% + SUMMER 90%	EVENTS
APRIL	SUMMER 100%	EVENTS
MAY	SUMMER 100%	EVENTS
JUNE	SUMMER 100%	EVENTS
JULY	SUMMER 100%	EVENTS



STATE OF ALASKA TOURISM SERIOUS BUDGET CUTS

- CUTS STATE OF ALASKA VACATION PLANNER (500,000 copies)
- CUTS LEAD PROGRAM – CARD INSIDE STATE PLANNER
- CUTS YUKON & CANADA PRINT
- CUTS ALL TELEVISION CAMPAIGNS
- CUTS ALL INTERNATIONAL CAMPAIGNS
- CUTS INTERNATIONAL SALES MISSIONS
- CUTS FAM TOURS
- CUTS SHOWS BOTH CONSUMER & TRADE (KEPT IPW)
- AND MORE CUTS “POTENTIALLY” TO COME.

Future Outlook:

State to further develop website

TravelAlaska.com Evolving more into an online presence for Visitors.

More information to come in.....

WHERE DOES THAT LEAVE VALDEZ & OTHER COMMUNITIES WITHIN ALASKA?

WE ARE ALL ON OUR OWN TO FEND FOR OURSELVES.

NEW PROGRAMS NEED TO BE DEVELOPED AND INTRODUCED BY ALL VISITOR BUREAUS IN ORDER TO COMPETE IN THE STATE, NATIONAL AND INTERNATIONAL MARKETPLACE FOR VISITOR SHARE.



2017/18 VCVB **NEW** PROGRAM DEVELOPMENT FUNDING DEPENDANT



What is the plan for 2017, with the State cutting major programs.

1. 12 monthly 3-5 minute Webisodes featuring Valdez in reality.
2. 2-4 30 second Commercial teasers for distribution.
3. New App 2017.
4. Continue Media (Journalists) development.
5. Incorporate more Social Media distribution.
6. Reach central coast Consumers directly though travel shows.
7. Reach more trade International buyers & attend new Winter International Show
8. Ongoing development of Guide and website.
9. Ongoing development of 50 Fun Things to do in Valdez Flipbook product.
10. Seek out new marketing product for development.



WEBISODES - 12

Series/episodes.

CASTING CALL FOR LOCAL
COMMUNITY MEMBERS.

2 WILL BE SELECTED.

Distribution via YouTube, Vimeo,
Matador Network current
campaigns, Social Media.

NATIONAL & INTERNATIONAL

*The average American watches nearly five hours of video each day. They are **shifting to new technologies and devices** that make it easier for them to watch the content they want whenever and wherever is most convenient for them. As such, the definition of the **traditional TV home is evolving.***

The data released by The Nielsen Company.



SEASONAL TEASERS

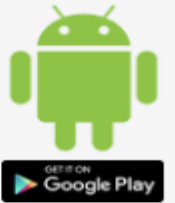
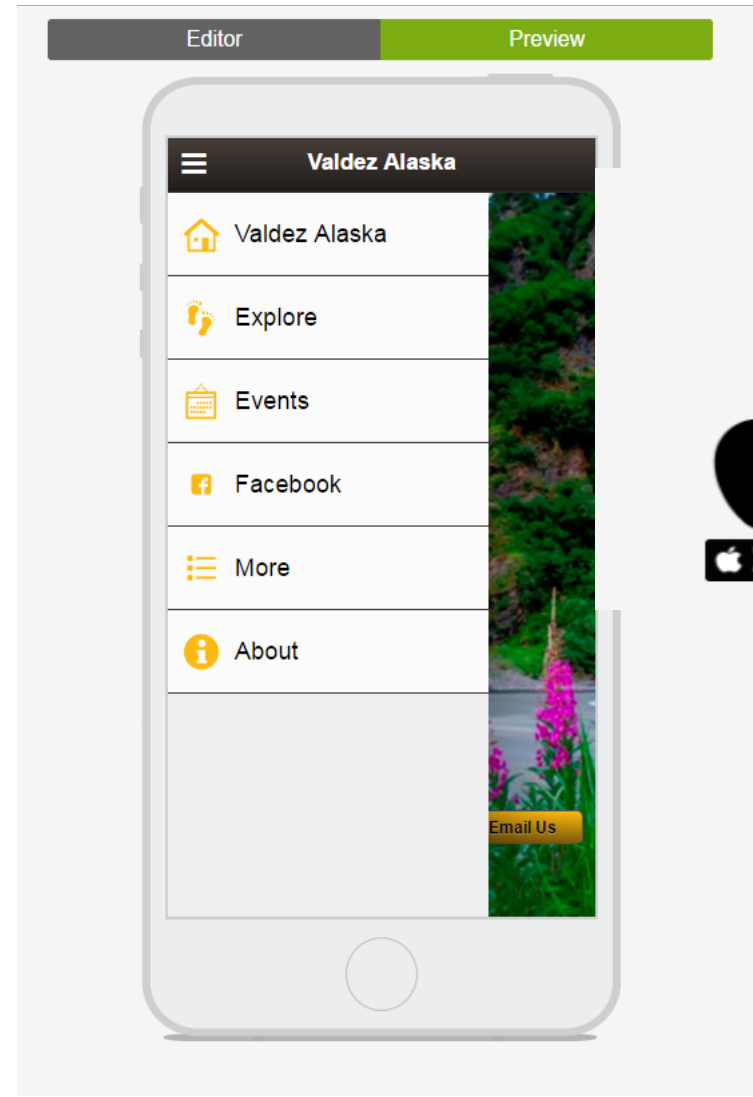
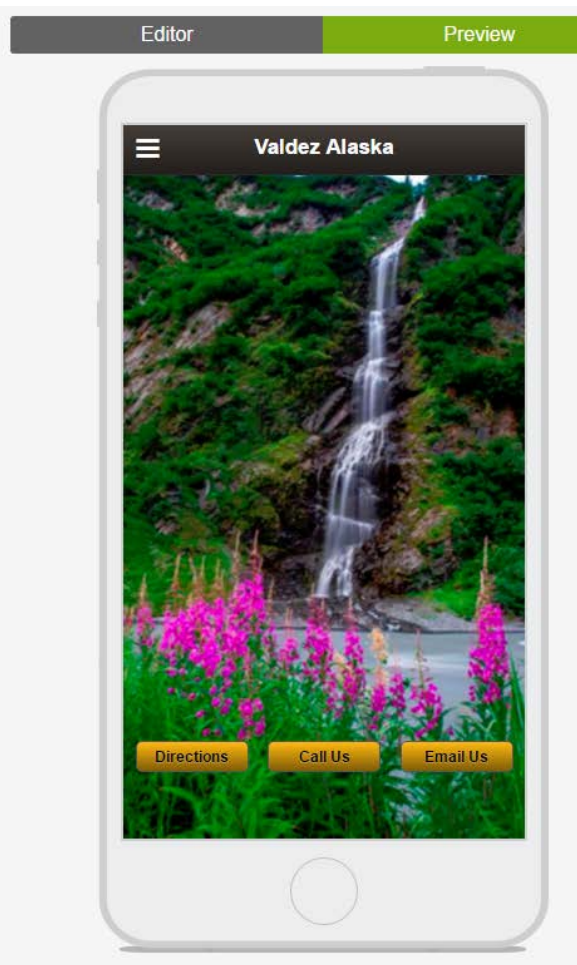
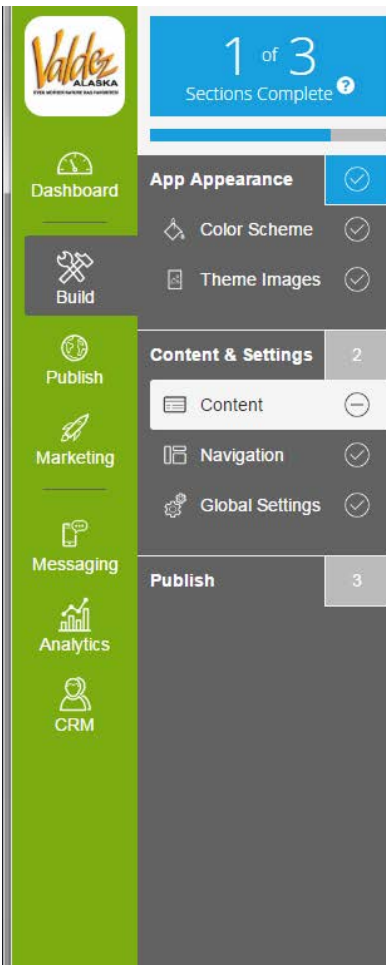
Commercial

Promotional commercial teasers. Shot to brief.

- Distribution via YouTube, Vimeo, Matador Network current campaigns, Social Media.
- Trade & Consumer Shows – Thumb Drives/DVD's
- Available for Visitors & Valdez Community at the Center – **take home, share/spread the word.**



VALDEZ NEW APP COMING IN 2017



Request a Visitor's Guide

First Name *

Last Name *

Your Email *

Address *

Address 2


City *

State

Zip/Post Code *

Country *

Choose Format *

☐ Print ☒ Digital ☐ Print and DigitalI would like to receive more information on: 

Accommodation

Restaurants

Shopping

Tours & Attractions

Please email me your Quarterly Newsletter *

- Select -

Expected Arrival Year

- None -

How did you find us?

REQUEST A
VACATION
GUIDEVacation Guide
Get a FREE Valdez
2016 Visitor's Guide

Stay connected:

Discover
America
.comVCVB WEBSITE
LEAD
GENERATOR
PROGRAMS

DIRECT BUSINESS LEAD GENERATOR



CONSUMER MARKETING & BUSINESS LEAD GENERATOR



VCVB **VISUAL CONTENT** MARKETING & ADVERTISING STRATEGY

1. Strengthen brand identity and top-of-mind awareness;
2. Select cost-effective media (print & online);
3. Encourage residents to participate in digital campaigns;
4. Increase Adventure Corridor marketing products;
5. Continue to measure effectiveness, efficiency and track trends;
6. Drive traffic to valdezalaska.org - increase demand on Guide.



YOUR SNEAK PEAK AT THE
2017 VALDEZ VACATION GUIDE
FRONT COVER



EVEN MOTHER NATURE HAS FAVORITES!

Valdez

ALASKA

2017 VACATION GUIDE



**GLACIERS + WILDLIFE
TOURS + HISTORY + FISHING
HIKING + WINTER SPORTS
WWW.VALDEZALASKA.ORG**

THANK YOU!



PHOTOGRAPHS USED FOR THIS PRESENTATION WERE FROM
ALASKA PHOTOGRAPHY CO.& GARY MINISH PHOTOGRAPHY –
LOCAL VALDEZ BUSINESS MEMBERS OF THE VCVB.



Agenda Statement

File #: 16-0084 **Version:** 1

Type: Consent Item **Status:** Consent Agenda

File created: 8/15/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Appointments to City Economic Diversification Commission

Sponsors:

Indexes:

Code sections:

Attachments: [Wade ED Commission Application August 2016](#)
[Shirrell ED Commission Application August 2016](#)
[Hicks ED Commission Application August 2016](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Appointments to City Economic Diversification Commission

SUBMITTED BY: Allie Ferko, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

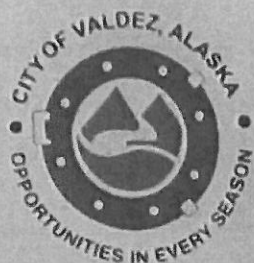
Appoint three applicants to the City Economic Diversification Commission.

SUMMARY STATEMENT:

Three vacancies exist on the City Economic Diversification Commission due to term expirations.

The City Clerk's office advertised the vacancies and received three applications:

1. Rhonda Wade (Industry Sector: Retail)
2. Jim Shirrell (Industry Sector: Professional Services)
3. Scott Hicks (Industry Sector: Oil & Gas)



Application for Appointment to the Economic Diversification Commission

Date: 8-15-16

Name: Rhonda L. Wade

Company or Organization: Nordic Supply LLC / Orca Bay Gifts

Physical Address: 6065 Nordic, Valdez, AK 99686

Mailing Address: HC1 Box 20 Valdez, AK 99686

Phone: 907 831-0001

Please mark the industry sector seat for which you are applying (choose one):

<input checked="" type="checkbox"/>	Accommodations	<input type="checkbox"/>	Retail
<input type="checkbox"/>	Commercial Fishers	<input type="checkbox"/>	Seafood Processing
<input type="checkbox"/>	Contracting/Trades	<input type="checkbox"/>	Sport Fisheries
<input type="checkbox"/>	Food & Beverage	<input type="checkbox"/>	Summer Tours & Attractions
<input type="checkbox"/>	Healthcare	<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Micro Business/Non-Professional Sole Proprietors	<input type="checkbox"/>	Utilities
<input type="checkbox"/>	Oil & Gas	<input type="checkbox"/>	Winter Tours & Attractions
<input type="checkbox"/>	Professional Services (attorney, engineer, banker, real estate, media, etc.)	<input type="checkbox"/>	

Please describe your qualifications to represent the selected the industry sector:

Assistant manager for local sporting goods + gift,
Orca Bay Gifts for 15 years.

Please describe what resources you can bring to the Interim Measures process:

Growing up in Valdez with extensive family roots allows for a truly local perspective of the community. Being involved in a number of businesses that cover a variety of fields has led to a broad base of local industrial knowledge and contacts.

Please describe your vision for the economic future of Valdez:

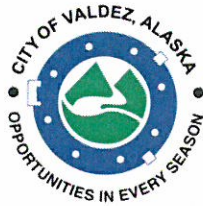
I would like to see Valdez take full advantage of its unique assets, both natural and financial, and create a community where future generations can flourish.

Signature:

Date:

Phonda L. Wolf

8-15-16



Application for Appointment to the Economic Diversification Commission

Date: August 15, 2016

Name: Jim Shirrell

Company or
Organization:

Retired: Career Experience – Banking (Valdez Branch Manager), Marine Services (Commercial Sector Manager: Valdez Response / Marine Services), Mining (Contract Administrator) Volunteer Experience – Valdez Chamber of Commerce Board / Valdez Convention and Visitors Bureau Board / City of Valdez (COV) Planning and Zoning Commissioner / COV Council Member / Alaska Gas Line Port Authority

Physical

Address: 726 N Snowtree, Valdez Alaska, 99686

Mailing

Address: PO Box 2319 Valdez Alaska, 99686

Phone: 907- 831-1725

Please mark the industry sector seat for which you are applying (choose one):

<input type="checkbox"/>	Accommodations	<input type="checkbox"/>	Retail
<input type="checkbox"/>	Commercial Fishers	<input type="checkbox"/>	Seafood Processing
<input type="checkbox"/>	Contracting/Trades	<input type="checkbox"/>	Sport Fisheries
<input type="checkbox"/>	Food & Beverage	<input type="checkbox"/>	Summer Tours & Attractions
<input type="checkbox"/>	Healthcare	<input type="checkbox"/>	Transportation
<input type="checkbox"/>	Micro Business/Non-Professional Sole Proprietors	<input type="checkbox"/>	Utilities
<input type="checkbox"/>	Oil & Gas	<input type="checkbox"/>	Winter Tours & Attractions
<input checked="" type="checkbox"/>	Professional Services (attorney, engineer, banker, real estate, media, etc.)	<input type="checkbox"/>	

Please describe your qualifications to represent the selected the industry sector:

I am a 27 year resident of Valdez, retiring January 2014. As an employee of Alyeska Pipeline Service Company served as the Commercial Sector Manager: Valdez Response / Marine Services. I have been active in Valdez organizations and initiatives to advance economic growth and diversification; I bring experience in housing and small business as a Valdez banker (1989 – 1994), small business owner (Bed & Breakfast) and owner of commercial properties in Valdez. I

served on Valdez's Planning and Zoning Commission (1990- 1997). Served on Board of VCVB (1990 – 1997). Have served as a Task Force Member on the design and construction for the Valdez Medical Clinic, Valdez Hospital and community health care planning review culminating in the new MRI facility. I am active with Valdez Permanent Fund Committee and the Alaska Gasline Port Authority. I am currently serving on the committee to review and bring recommendations for award of the contract for planning and implementation for Visioning – Redevelopment to the City of Valdez Council,

Please describe what resources you can bring to the Interim Measures process:

I bring Knowledge of the social and economic factors that drive the Valdez economy and the competitive market place that we compete for business in. I bring experience in housing, finance, sourcing /contracting, negotiation and facilitation. I have working relationships with many of the businesses and leaders in Valdez.

Please describe your vision for the economic future of Valdez:

We as a community are poised to move Valdez forward. The settling of long standing tax litigation and resulting greater certainty of community resources & revenue and what I will call an awakening of the energy in our community to support/drive efforts to realize the opportunities and eliminate the challenges that have held us back have positioned us to develop and implement a vision to realize economic diversification and improved quality of life for Valdez. To address housing needs. To leverage our new harbor expansion to expand the fisheries and marine service sectors. To redevelop our core business area. And to realize the unique nature of Valdez as a year around recreation destination.

Today is the beginning. The Economic Diversification Commission represents a vehicle to assist in the identification of the way forward and development of community consensus on achieving it.

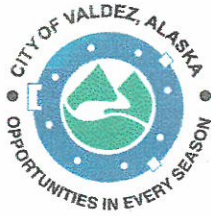
Please consider me for appointment to the Commission,

Signature:

MJ Shirrell

Date:

August 15, 2016



Application for Appointment to the Economic Diversification Commission

Date: August 16, 2016
Name: Scott A. Hicks
Company or
Organization: Alyeska Pipeline Service Co.
Physical
Address: 556 Cliffside Court, Valdez 99686
Mailing
Address: PO Box 1806, Valdez 99686
Phone: (907) 834-7300 work/322-5897 cell

Please mark the industry sector seat for which you are applying (choose one):			
	Accommodations		Retail
	Commercial Fishers		Seafood Processing
	Contracting/Trades		Sport Fisheries
	Food & Beverage		Summer Tours & Attractions
	Healthcare		Transportation
	Micro Business/Non-Professional Sole Proprietors		Utilities
X	Oil & Gas		Winter Tours & Attractions
	Professional Services (attorney, engineer, banker, real estate, media, etc.)		

Please describe your qualifications to represent the selected the industry sector:
<p>30+ years in the oil and gas transportation industry</p> <p>Current position: Sr. Director, Valdez Operations</p>

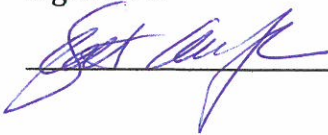
Please describe what resources you can bring to the Interim Measures process:

Experience in the industry, 2 years' experience with Valdez Economic Diversification Commission

Please describe your vision for the economic future of Valdez:

Vibrant local economy dependent on a growing fishing and tourist economy, providing residents with a quality of life consistent with the spectacular setting and opportunities Valdez offers. Valdez will offer an environment of inclusion, with adequate housing, City services and local service providers to support the vibrant economic options available.

Signature:



Date:

8-16-2016



Agenda Statement

File #: 16-0073 **Version:** 1
Type: New Business **Status:** Agenda Ready
File created: 8/15/2016 **In control:** City Council
On agenda: 8/23/2016 **Final action:**
Title: Approval of Final Plat of Alaska State Cadastral Survey No. 98-30
Sponsors:
Indexes:
Code sections:
Attachments: [ASCS 98-30 FINAL-AUG2016.pdf \(Zoom in to view plat details.\)](#)
[Map BrownsCreek.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of Final Plat of Alaska State Cadastral Survey No. 98-30

SUBMITTED BY: AnnMarie Lain, Senior GIS/Planning Technician

FISCAL NOTES:

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

RECOMMENDATION:

Approve final plat of Alaska State Cadastral Survey No. 98-30.

SUMMARY STATEMENT:

The purpose of the Municipal Entitlement Act is to provide lands that would create or expand a tax base, generate revenue through land sales and leases, and/or provide a land base that could be reserved for public areas or facilities as well as provide a land base for community expansion. (Alaska Statutes Sec 29.65.070.)

On December 15th, 1997 the State of Alaska, Department of Natural Resources issued the Final Finding and Decision to transfer state land ADL 225445, containing 1,920 acres, to the City of Valdez (see location Map 1 on page 2). A survey of municipal entitlement land must be prepared by the City and accepted by the State Department of Natural Resources (DNR) in order to complete the conveyance procedures. Currently, Valdez has interim management authority for these lands, but cannot subdivide, sell, or develop them until formal conveyance occurs.

NOTE: Please zoom in to view plat details on attached ASCS 98-30 file.

This plat has been approved by the State of Alaska DNR Surveying Department and they are requesting signed mylars for final approval by the state. Once the mylars are submitted, the State will transfer state land ADL 225445, containing 1,920 acres, to the City of Valdez.

The attached table shows the requirements for final plats and marks the status of each piece of form and content required in Valdez Municipal Code Sections 16.08.030 (Final Plat).

Notice was sent to all property owners within 300 feet of the property per Section 16.04.090 of the Valdez Municipal Code on February 11th, 2016. Notice was also sent to the following parties February 11th, 2016 with vested interest due to existing right-of-ways and easements located within ASL 98-30:

- Alaska Department of Transportation & Public Facilities
- US Department of the Interior, Bureau of Land Management
- Alyeska Pipeline Service Company
- AT&T
- GCI
- Copper Valley Electric
- Copper Valley Telecom
- Yukon Pacific Corp.
- Alaska Energy Authority

Valdez Municipal Code Section 16.04.090 Notification requirements.

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

B. Consideration of Evidence. The Planning and Zoning commission shall hear and consider evidence and facts from any person during preliminary and final plat approval or written communication from any person relative to the matter. The right of any person to present evidence shall not be denied for the reason that any such person was not required to be informed of such subdivision of land.

Staff received comments from other notified entities on the subdivision requesting the following changes:

- Sheet 4, an easement from the City to Alyeska confirming the long-term permission for the Brown's Creek Guidebank, should be incorporated into Tract G or otherwise shown between the CVEA line and the pipeline.
- Insert the name Donald Haase directly after the word Chairman
- Add zoning label to each tract (UL) Unclassified Lands
- Adjust sheet legend to relate to the correct surveyed section number

The above corrections were addressed by the Surveyor prior to final submittal to the State. The Planning and Zoning Commission approved the final plat on August 10th, 2016. Because this land is under the management authority of the City, and will become City-owned land upon conveyance, final plat must be confirmed by the City Council. Staff recommends City Council grant final approval

of the plat.

NOTES

1. THIS SURVEY WAS ACCOMPLISHED IN ACCORDANCE WITH A.S. 38.05.810 & MSI NO. 98-30.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. THE ACCURACY OF THIS SURVEY IS GREATER THAN 1:5000.
4. THE NATURAL MEANDERS OF THE ORDINARY HIGH WATER LINE FORM THE TRUE BOUNDS OF ASCS 98-30. THE APPROXIMATE LINE OF ORDINARY HIGH WATER, AS SHOWN, IS FOR AREA COMPUTATIONS ONLY. THE TRUE CORNERS BEING ON THE EXTENSION OF THE SIDELINES AND THEIR INTERSECTION WITH THE NATURAL MEANDERS OF THE LOWE RIVER AND BROWN'S CREEK.
5. ALL PARCELS OF LAND OWNED BY THE STATE OF ALASKA, LOCATED WITHIN 50.00 FEET OF, OR BISECTED BY A SURVEYED OR PROTRACTED SECTION LINE, ARE SUBJECT TO A 50 FOOT EASEMENT. EACH SIDE OF THE SECTION LINE, WHICH IS RESERVED TO THE STATE OF ALASKA FOR PUBLIC HIGHWAYS UNDER A.S. 19.10.010 UNLESS OTHERWISE VACATED AND NOTED ON THE PLAT.
6. IN ACCORDANCE WITH THE PRELIMINARY FINDING AND DECISION, DATED OCTOBER 23, 1997 AND THE FINAL FINDING AND DECISION DATED DECEMBER 15, 1997 FOR ADL 225445, A 200' WIDE BUFFER FROM THE ORDINARY HIGH WATER LINE IS RESERVED BY THE STATE; THE BUFFER SHALL BE RETAINED IN PUBLIC OWNERSHIP AND MANAGED TO PRESERVE AND PROTECT PUBLIC ACCESS AND RECREATIONAL OPPORTUNITIES AND TO PROTECT RIPARIAN FISH AND WILDLIFE HABITAT.
7. TRACTS D, E, & F SECTION 27 ARE SUBJECT TO A 50' WIDE AT&T COMMUNICATION RIGHT OF WAY, AA6190 DESCRIBED AS "NW OF LOWE RIVER". NO EVIDENCE OF THIS EASEMENT WAS RECOVERED DURING THIS SURVEY.

RECORD:

- (R1) REF: BLM SURVEY OF TOWNSHIP 9 SOUTH, RANGE 3 WEST, COPPER RIVER MERIDIAN, BY FREDERICK WARD, ACCEPTED DEC. 19, 1974, AMENDED PLAT ACCEPTED JUNE 5, 1991.
- (R2) REF: BLM SURVEY OF TOWNSHIP 9 SOUTH, RANGE 4 WEST, COPPER RIVER MERIDIAN, BY FREDERICK WARD, ACCEPTED DEC. 19, 1974, AMENDED PLAT ACCEPTED JAN. 8, 1992.
- (R3) PLAT #81-1, SHEETS 140 & 141, ALYESKA PIPELINE LEASE (ADL 63574), VALDEZ RECORDING DISTRICT.
- (R4) PLAT #81-2, SHEETS 47 & 48, ALYESKA PIPELINE ACCESS ROAD 4--APL-1, A 100' WIDE PRIVATE ACCESS EASEMENT, (ADL 206968), VALDEZ RECORDING DISTRICT.
- (R5) PLAT #81-2, SHEETS 45 & 46, ALYESKA PIPELINE ACCESS ROAD 4--APL-1A, A 100' WIDE PRIVATE ACCESS EASEMENT, (ADL 206967), VALDEZ RECORDING DISTRICT.
- (R6) COPPER VALLEY ELECTRIC ASSOCIATION 30' WIDE RIGHT OF WAY EASEMENT PENDING, BY CITY OF VALDEZ, DATED SEPTEMBER 15, 1999.
- (R7) ADL 80113 -100' WIDE PUBLIC UTILITY EASEMENT, CVEA HIGH VOLTAGE TRANSMISSION
- (R8) PLAT#2002-5, RICHARDSON HIGHWAY RIGHT OF WAY MAP, VALDEZ RECORDING DISTRICT.
- (R9) DOCUMENT #2011-000231-0, E-1 FLOOD REPAIR EASEMENT VALDEZ RECORDING DISTRICT.
- (R10) DOCUMENT #2011-000230-0, E-2 FLOOD REPAIR EASEMENT VALDEZ RECORDING DISTRICT.
- (R11) DOCUMENT #2012-000269-0, E-3 FLOOD REPAIR EASEMENT VALDEZ RECORDING DISTRICT.

LEGEND

- RECOVERED BLM 3 1/4" BRASS CAP ON 2 1/2" IRON POST MONUMENT TRACT A T9S R3W & TRACT A T9S R4W, CRM. ACCEPTED ON DECEMBER 19, 1974.
- RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR IN CASING AT CENTERLINE PC AND PT POSITIONS. PROJECT F-071-1(25) RIGHT OF WAY MAP, USKH, JULY, 25, 1983.
- RECOVERED 3 1/4" BRASS DISK IN CONCRETE NGS "CAMP 13-2", 1964.
- 3 1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE SET THIS SURVEY
- 2" FLAT ALUMINUM CAP ON 5/8"x30" REBAR SET THIS SURVEY

SURVEYED _____

UNSURVEYED _____

EASEMENT/RIGHT OF WAY LIMIT/BUFFER _____

CENTERLINE RICHARDSON HWY/ACCESS ROAD/RST _____

CENTERLINE OVERHEAD ELECTRIC POWERLINE _____

STREAM CENTERLINE OR MEANDER _____

(XX) MONUMENT IDENTIFICATION LABEL.

C# TRACT CORNER NUMBER

(RX) RECORD AS PER PLAT

V.R.D. VALDEZ RECORDING DISTRICT

E-# FLOOD REPAIR EASEMENT



SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____ JACK L. PHILLIPS, LS8136

AREA TABLE:

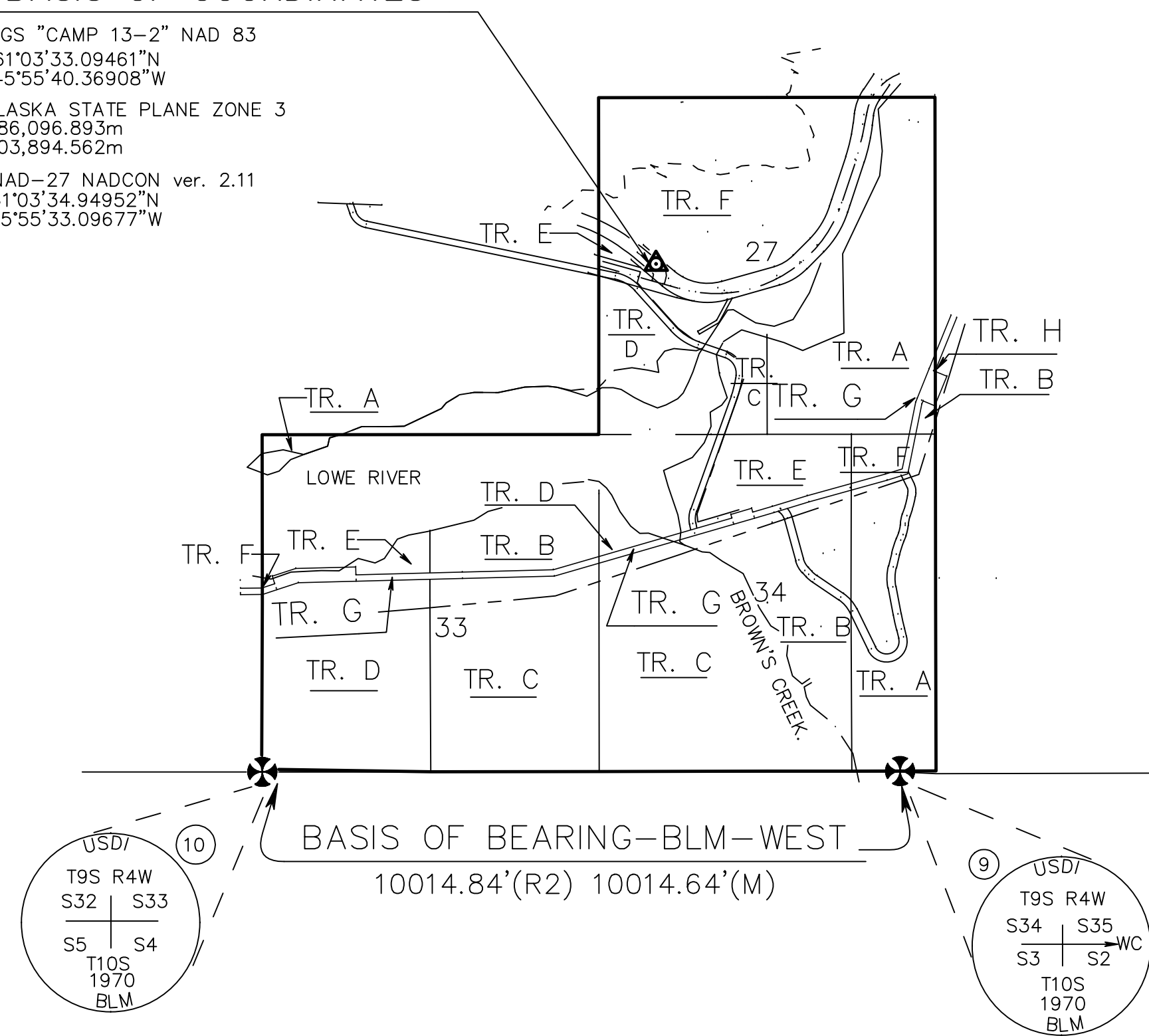
APPROVED MUNICIPAL ENTITLEMENT LANDS		STREAM BUFFER AREAS	
SECTION 27		SECTION 27	
TRACT C	27.054 ACRES	TRACT C	
TRACT D	61.790 ACRES	LOWE RIVER	10.076 ACRES
TRACT E	2.424 ACRES	STREAM #2255	5.179 ACRES
TRACT F	222.153 ACRES	STREAM #2254	0.304 ACRES
		TRACT D	
		LOWE RIVER	21.148 ACRES
SECTION 33		SECTION 33	
TRACT B	60.297 ACRES	TRACT B	
TRACT C	184.082 ACRES	LOWE RIVER	11.385 ACRES
		TRACT C	
		STREAM #2250	25.619 ACRES
SECTION 34		SECTION 34	
TRACT B	109.183 ACRES	TRACT C	
TRACT C	212.033 ACRES	STREAM #2250	23.805 ACRES
TRACT D	2.027 ACRES	TRACT E	
TRACT E	72.690 ACRES	LOWE RIVER	5.074 ACRES
		STREAM #2254	5.617 ACRES
TOTAL =	953.733 ACRES.	TOTAL=	108.21 ACRES

BASIS OF COORDINATES

NGS "CAMP 13-2" NAD 83
61°03'33.09461"N
145°55'40.36908"W

ALASKA STATE PLANE ZONE 3
786,096.893m
503,894.562m

NAD-27 NADCON ver. 2.11
61°03'34.94952"N
145°55'33.09677"W

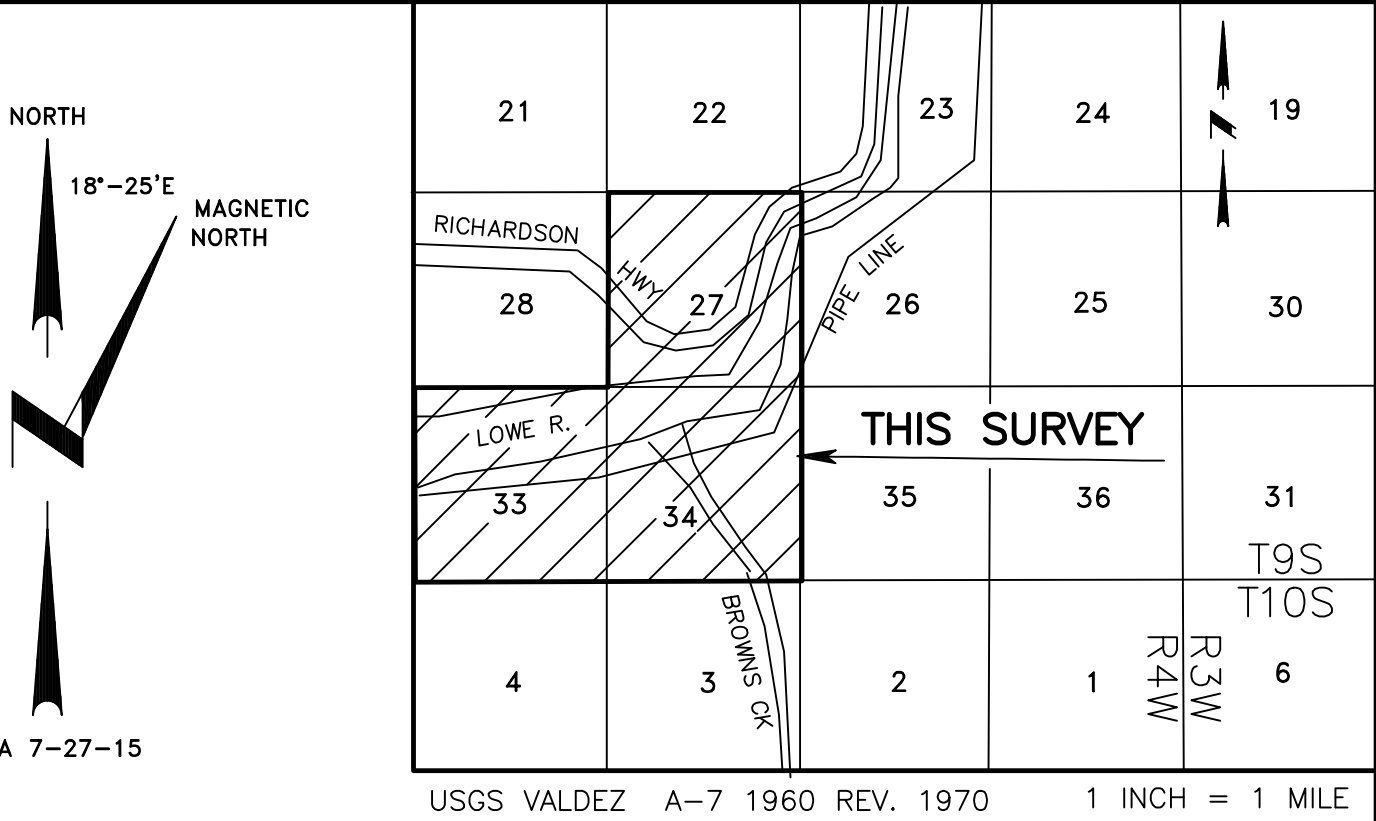


ASCS 98-30

- SHEET 1-TITLE & CONTROL
- SHEET 2-SECTION 27
- SHEET 3-SECTION 33
- SHEET 4-SECTION 34
- SHEET 5-SECTION 27 DETAILS
- SHEET 6-RECOVERED CONTROL MONUMENTS DIAGRAMS
- SHEET 7- RECOVERED PIPELINE MONUMENTS DIAGRAMS
- SHEET 8- MONUMENT SET DIAGRAMS

PRELIMINARY PLAT FINAL

AUG, 2016



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE DIRECTOR, DIVISION OF MINING, LAND AND WATER AND THAT THE STATE OF ALASKA IS THE OWNER OF ASCS 98-30, AS SHOWN HEREON. I HEREBY APPROVE THIS SURVEY AND PLAT FOR THE STATE OF ALASKA, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHT OF WAYS AS SHOWN AND DESCRIBED HEREON.

DATED _____ DIRECTOR, DIVISION OF MINING, LAND AND WATER.

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20 ____.

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

APPLICANT CERTIFICATE

(I) WE, THE UNDERSIGNED, HEREBY CERTIFY THAT (I AM) WE ARE THE APPLICANT(S) AS SHOWN HEREON. (I) WE HEREBY APPROVE THIS SURVEY AND PLAT.

ADL 225445 TRACTS C, D, E, AND F SECTION 27
TRACTS B, AND C SECTION 33
TRACTS B, C, D, AND E SECTION 34

LARRY WEAVER, MAYOR _____ DATE _____
CITY OF VALDEZ

NOTARY'S ACKNOWLEDGMENT

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____ 20 ____.

FOR _____

NOTARY PUBLIC FOR ALASKA
MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL.

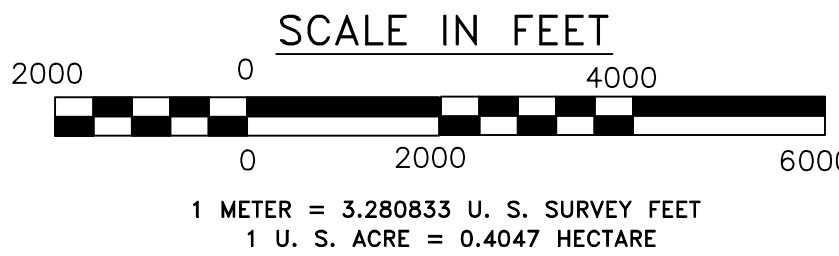
THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE PLANNING AND ZONING COMMISSION AND IS HEREBY APPROVED.

SIGNED _____ DATE _____
CHAIRMAN

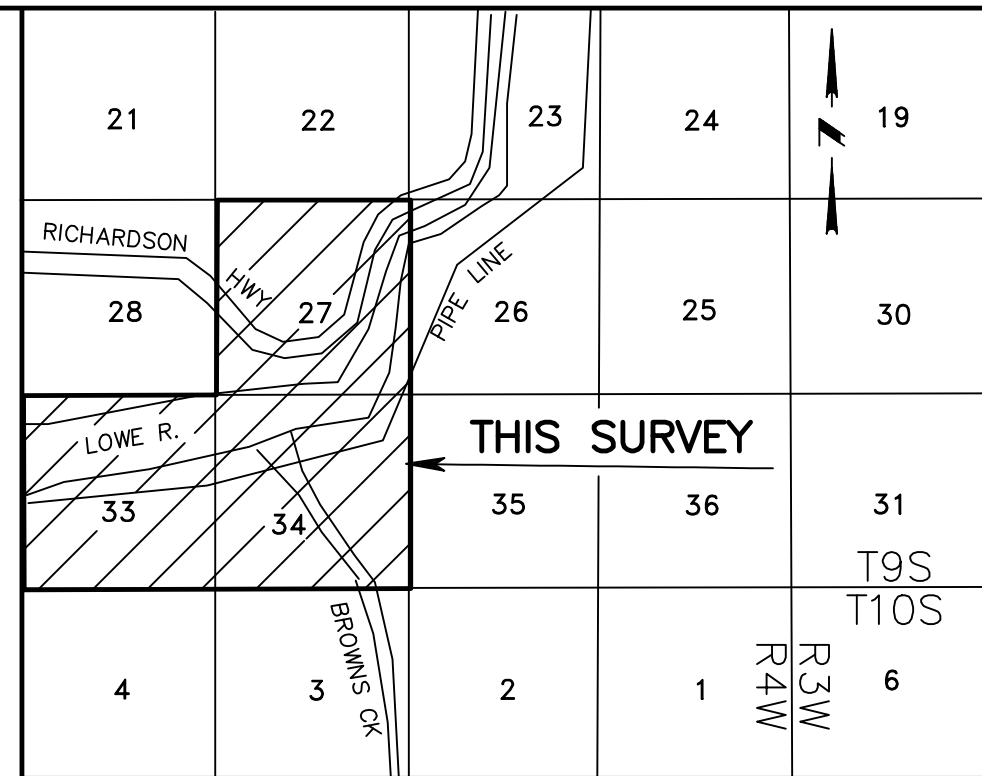
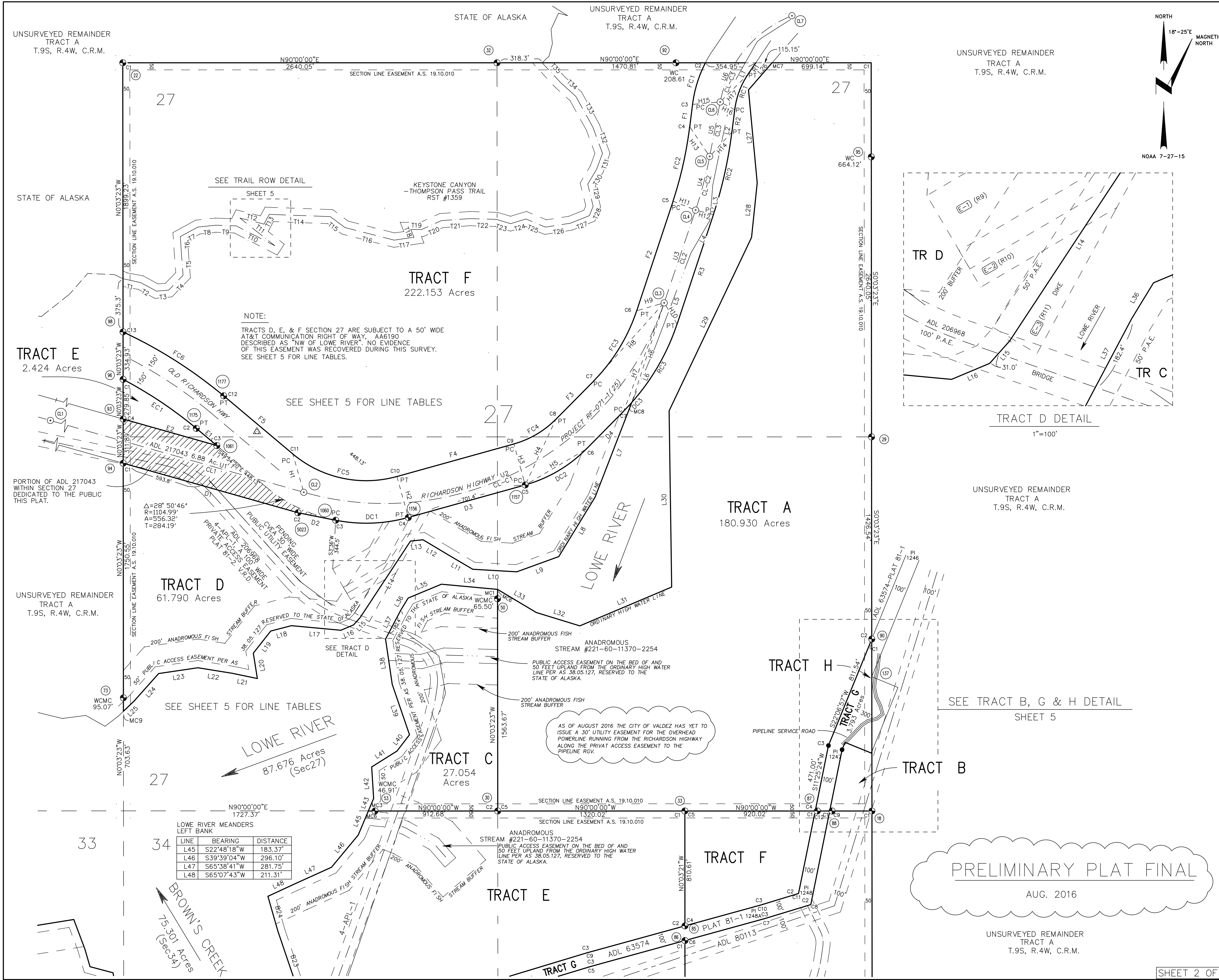
CERTIFICATE OF PAYMENT OF TAXES

I, SHERI PIERCE, CITY CLERK, FOR THE CITY OF VALDEZ, ALASKA, DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTY REPRESENTED BY THIS PLAT ARE PAID AS OF _____.

SIGNED _____ DATE _____



DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 146B COPPER CENTER, AK. 99573 907-822-3530/PHILSURV@CVMINTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.042 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG. 2016	STATEWIDE PLATTING SUPERVISOR
SCALE 1"=2000'	CHECKED JLP FILE NO. ASCS980030

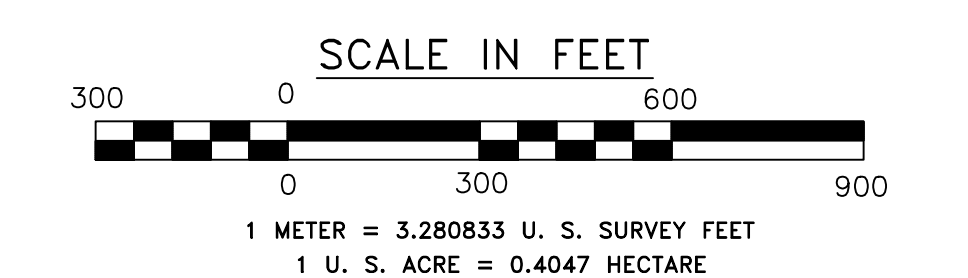


LEGEND

- RECOVERED BLM 3 1/4" BRASS CAP ON 2 1/2" IRON POST MONUMENT TRACT A T9S R3W & TRACT A T9S R4W, CRM. ACCEPTED ON DECEMBER 19, 1974.
- RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR IN CASING AT CENTERLINE PC AND PT POSITIONS. PROJECT F-071-(125) RIGHT OF WAY MAP, USKH, JULY, 25, 1983.
- RECOVERED 3 1/4" BRASS DISK IN CONCRETE NGS "CAMP 13-2", 1964.
- 3 1/4" ALUMINUM CAP ON 2" ALUMINUM PIPE SET THIS SURVEY
- 2" FLAT ALUMINUM CAP ON 5/8"x30" REBAR SET THIS SURVEY

- SURVEYED _____
- UNSURVEYED _____
- EASEMENT/RIGHT OF WAY LIMIT/BUFFER _____
- CENTERLINE RICHARDSON HWY/ACCESS ROAD/RST _____
- CENTERLINE OVERHEAD ELECTRIC POWERLINE _____
- STREAM _____
- MONUMENT IDENTIFICATION LABEL. (XX)
- C# TRACT CORNER NUMBER
- (RX) RECORD AS PER PLAT
- V.R.D. VALDEZ RECORDING DISTRICT

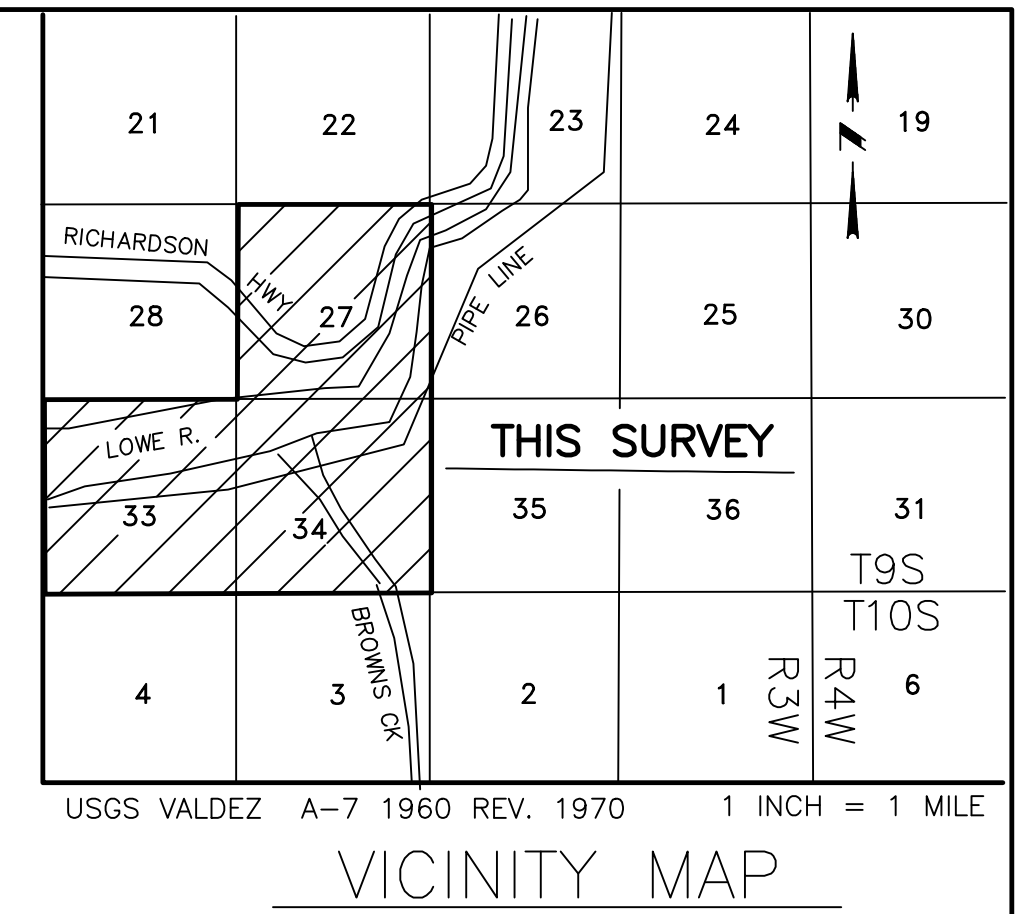
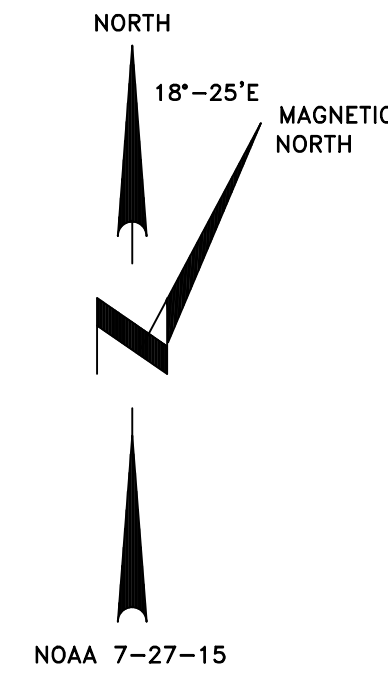
- E-1 FLOOD REPAIR EASEMENT DOCUMENT #2011-0000231-0, VALDEZ RECORDING DISTRICT
- E-2 FLOOD REPAIR EASEMENT DOCUMENT #2011-0000230-0, VALDEZ RECORDING DISTRICT
- E-3 FLOOD REPAIR EASEMENT DOCUMENT #2012-0000269-0, VALDEZ RECORDING DISTRICT



DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 1468 COPPER CENTER, AK. 99573 907-822-3530/PHILSURV@INTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.042 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG. 2016	STATEWIDE PLATING SUPERVISOR
SCALE 1"=300'	CHECKED JLP FILE NO. ASCS980030

UNSURVEYED REMAINDER
TRACT A
T.9S, R.4W, C.R.M.

UNSURVEYED REMAINDER
TRACT A
T.9S, R.4W, C.R.M.



LEGEND

- RECOVERED BLM 3 1/4" BRASS CAP ON 2 1/2" IRON POST MONUMENT TRACT A T9S R3W & TRACT A T9S R4W, CRM. ACCEPTED ON DECEMBER 19, 1974.
- RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR IN CASING AT CENTERLINE PC AND PT POSITIONS. PROJECT F-071-1(25) RIGHT OF WAY MAP, USKH, JULY, 25, 1983.
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- 2" FLAT ALUMINUM CAP ON 5/8"x30" REBAR SET THIS SURVEY

- SURVEYED
- UNSURVEYED
- EASEMENT/RIGHT OF WAY LIMIT/BUFFER
- CENTERLINE RICHARDSON HWY/ACCESS ROAD/RST
- CENTERLINE OVERHEAD ELECTRIC POWERLINE
- STREAM
- MONUMENT IDENTIFICATION LABEL.
- C# TRACT CORNER NUMBER
- (RX) RECORD AS PER PLAT
- V.R.D. VALDEZ RECORDING DISTRICT

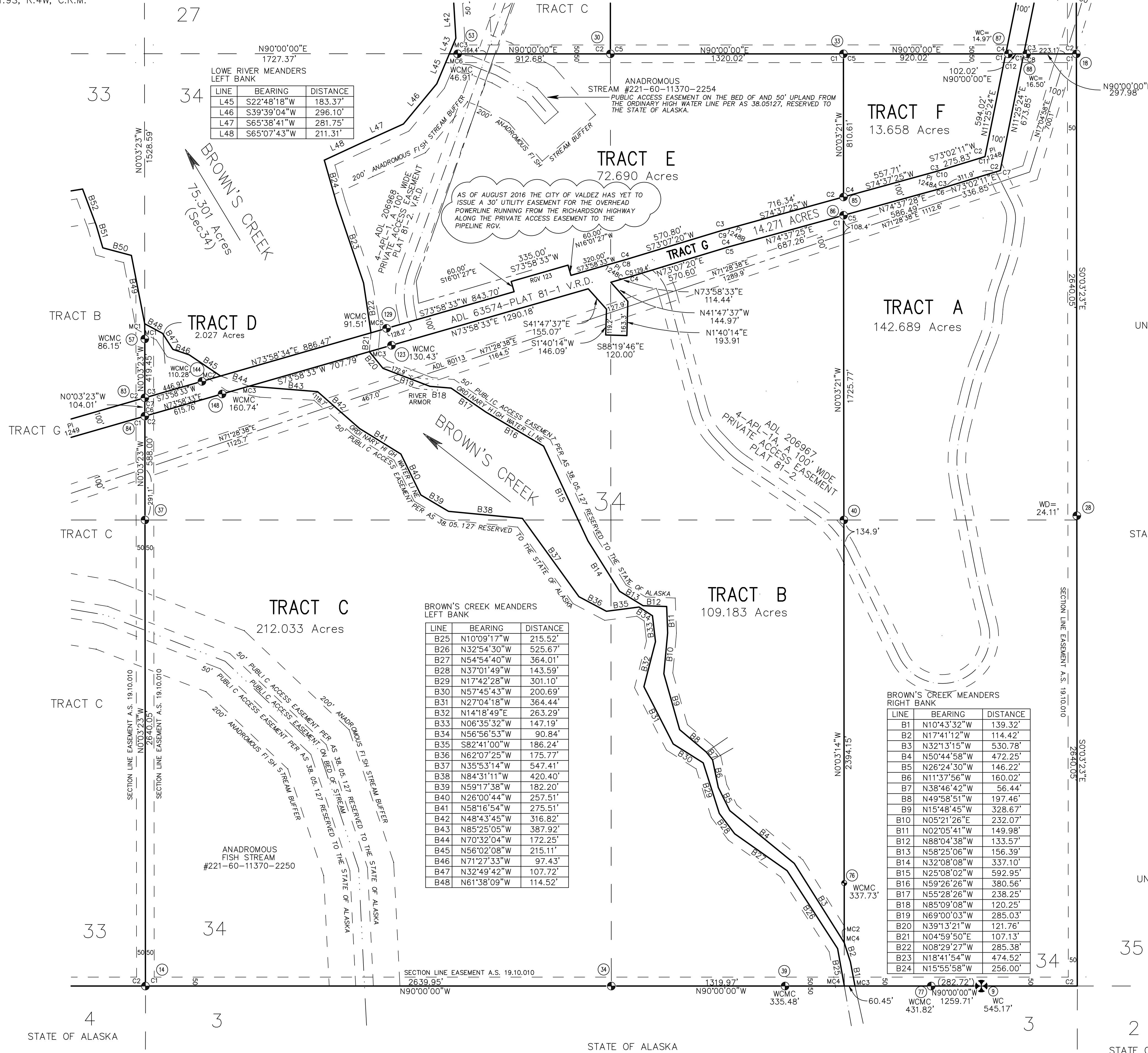
PRELIMINARY PLAT FINAL

AUG 2016



DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 146B COPPER CENTER, AK 99573 907-822-3530/PHILLIPSURV@INTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
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DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG. 2016	STATEWIDE PLATING SUPERVISOR
SCALE 1"=300'	CHECKED JLP FILE NO. ASCS980030

SHEET 4 OF 8



LINE	BEARING	DISTANCE
B25	N10°09'17"W	215.52'
B26	N32°54'30"W	525.67'
B27	N54°54'40"W	364.01'
B28	N37°01'49"W	143.59'
B29	N17°42'28"W	301.10'
B30	N57°45'43"W	200.69'
B31	N27°04'18"W	364.44'
B32	N14°18'49"E	263.29'
B33	N06°35'32"W	147.19'
B34	N56°56'53"W	90.84'
B35	S82°41'00"W	186.24'
B36	N62°07'25"W	175.77'
B37	N35°53'14"W	547.41'
B38	N84°31'11"W	420.40'
B39	N59°17'38"W	182.20'
B40	N26°00'44"W	257.51'
B41	N58°16'54"W	275.51'
B42	N48°43'45"W	316.82'
B43	N85°25'05"W	387.92'
B44	N70°32'04"W	172.25'
B45	N56°02'08"W	215.11'
B46	N71°27'33"W	97.43'
B47	N32°49'42"W	107.72'
B48	N61°38'09"W	114.52'

LINE	BEARING	DISTANCE
B1	N10°43'32"W	139.32'
B2	N17°41'12"W	114.42'
B3	N32°13'15"W	530.78'
B4	N50°44'58"W	472.25'
B5	N26°24'30"W	146.22'
B6	N11°37'56"W	160.02'
B7	N38°46'42"W	56.44'
B8	N49°58'51"W	197.46'
B9	N15°48'45"W	328.67'
B10	N05°21'26"E	232.07'
B11	N02°05'41"W	149.98'
B12	N88°04'38"W	133.57'
B13	N58°25'06"W	156.39'
B14	N32°08'08"W	337.10'
B15	N25°08'02"W	592.95'
B16	N59°26'26"W	380.56'
B17	N55°28'26"W	238.25'
B18	N85°09'08"W	120.25'
B19	N69°00'03"W	285.03'
B20	N39°13'21"W	121.76'
B21	N04°59'50"E	107.13'
B22	N08°29'27"W	285.38'
B23	N18°41'54"W	474.52'
B24	N15°55'58"W	256.00'

SEC. 27

LOWE RIVER RIGHT BANK MEANDERS

LINE	BEARING	DISTANCE
L1	S29°14'22"W	164.02'
L2	S11°44'51"W	732.77'
L3	S04°48'21"W	253.80'
L4	S30°11'11"W	265.00'
L5	S20°47'27"W	720.43'
L6	S22°54'56"W	415.00'
L7	S21°12'53"W	715.24'
L8	S31°24'26"W	492.18'
L9	S69°59'21"W	314.60'
L10	N86°42'05"W	311.80'
L11	N59°30'04"W	200.08'
L12	N59°07'40"W	207.40'
L13	S84°21'50"W	89.04'
L14	S33°19'24"W	645.18'
L15	S41°43'00"W	70.64'
L16	S67°15'43"W	97.25'
L17	N84°40'18"W	350.05'
L18	S75°26'29"W	151.11'
L19	S38°12'13"W	198.75'
L20	S09°03'01"E	181.44'
L21	N78°13'31"W	182.01'
L22	N80°47'07"W	244.76'
L23	S81°34'23"W	279.98'
L24	S41°40'30"W	260.97'
L25	S46°17'04"W	103.40'

LOWE RIVER LEFT BANK MEANDERS

LINE	BEARING	DISTANCE
L26	S40°58'40"W	254.00'
L27	S05°21'10"E	658.22'
L28	S05°54'55"W	387.44'
L29	S25°25'29"W	1354.84'
L30	S00°50'18"E	1243.92'
L31	S67°06'17"W	703.32'
L32	N72°56'02"W	321.65'
L33	N59°14'01"W	318.07'
L34	N84°40'33"W	397.44'
L35	S67°20'40"W	253.98'
L36	S31°21'10"W	98.89'
L37	S27°50'29"W	232.12'
L38	S08°26'31"E	322.44'
L39	S18°51'37"E	376.49'
L40	S37°24'48"W	145.05'
L41	S58°00'43"W	210.57'
L42	S03°29'49"E	223.21'
L43	S22°48'18"W	95.72'

CENTERLINE/ROW TIES

LINE	BEARING	DISTANCE
H1	N15°57'36"W	281.56'
H2	N15°32'05"W	300.00'
H3	N15°32'05"W	300.00'
H4	N24°58'34"E	510.98'
H5	N59°32'40"E	497.88'
H6	S17°59'44"W	739.82'
H7	S20°27'39"W	815.22'
H8	S42°01'45"W	744.41'
H9	S74°00'45"W	201.31'
H10	S31°19'21"E	175.47'
H11	N68°39'19"W	170.73'
H12	S75°35'03"E	129.81'
H13	N33°57'38"W	252.04'
H14	N42°28'09"E	232.26'
H15	S85°04'37"W	195.37'
H16	S62°06'44"E	116.49'
H17	N45°11'29"E	275.94'

TRACT E

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
EC1	S56°11'47"E	622.79'	12°05'24"	2951.46'	312.56'
E1	S50°01'15"E	188.82'			
E2	N74°10'37"W	687.00'			

TRACT F & RICHARDSON HWY ROW

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
FC1	S17°12'44"W	308.74'	20°23'08"	867.75'	156.02'
F1	S07°13'25"W	159.49'			
FC2	S12°36'54"W	539.61'	11°07'32"	2778.95'	270.66'
F2	S18°21'09"W	813.67'			
FC3	S31°29'59"W	588.64'	26°17'55"	1282.45'	299.60'
F3	S44°39'01"W	378.26'			
FC4	S59°32'17"W	347.42'	29°46'32"	668.52'	177.73'
F4	S74°27'55"W	856.28'			
FC5	N77°45'51"W	782.45'	55°41'40"	804.95'	425.25'
F5	N49°56'23"W	636.95'			
FC6	N57°33'52"W	843.55'	14°51'53"	3251.46'	424.16'

RICHARDSON HWY ROW

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
R1	S34°00'12"W	99.07'			
RC1	S20°26'40"W	268.18'	27°03'50"	567.75'	136.64'
R2	S07°13'25"W	159.49'			
RC2	S12°37'55"W	597.88'	11°07'33"	3078.95'	299.88'
R3	S18°21'10"W	813.66'			
RC3	S30°00'23"W	643.87'	23°18'45"	1582.45'	326.45'

TRACT D & RICHARDSON HWY ROW

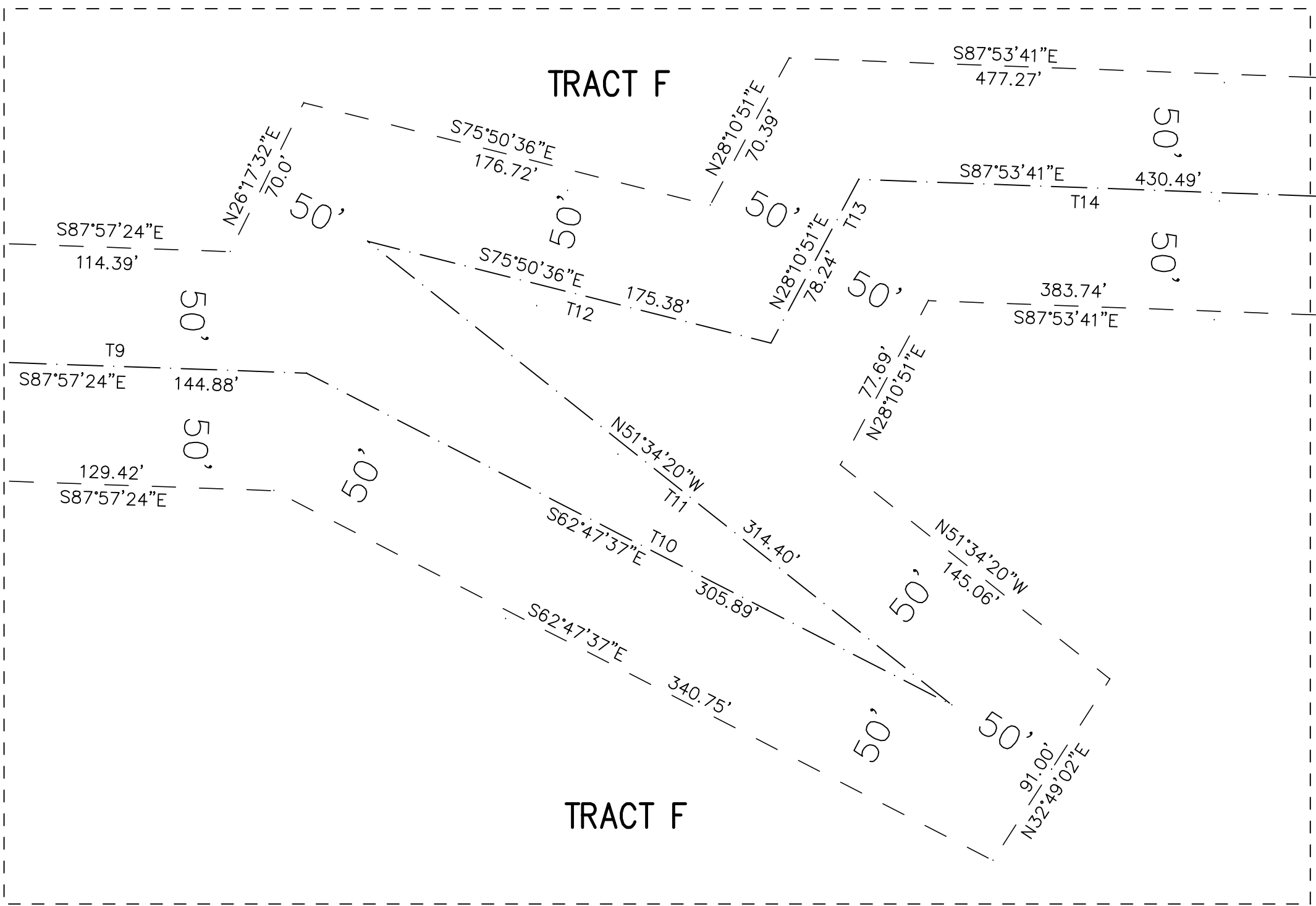
LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
D1	S74°10'37"E	1281.63'			
D2	S78°45'42"E	271.78'			
DC1	N87°48'42"E	517.27'	26°49'17"	1104.99'	263.46'
D3	N74°27'55"E	856.28'			
DC2	N59°32'40"E	503.53'	29°47'16"	968.52'	257.59'
D4	N44°38'58"E	378.26'			
DC3	N43°09'23"E	82.48'	2°59'11"	1582.45'	41.25'

RICHARDSON HWY CENTERLINE ASBUILT

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
CL1	S74°10'37"E	1324.30'			
CL-C1	N62°16'03"E	3169.84'	87°10'15"	2083.48'	1983.06'
CL2	N18°42'25"E	691.21'			
CL-C2	N14°42'25"E	391.99'	7°50'23"	2864.79'	196.30'
CL3	N10°53'38"E	391.09'			
CL-C3	N21°16'28"E	298.47'	20°53'35"	818.51'	150.91'

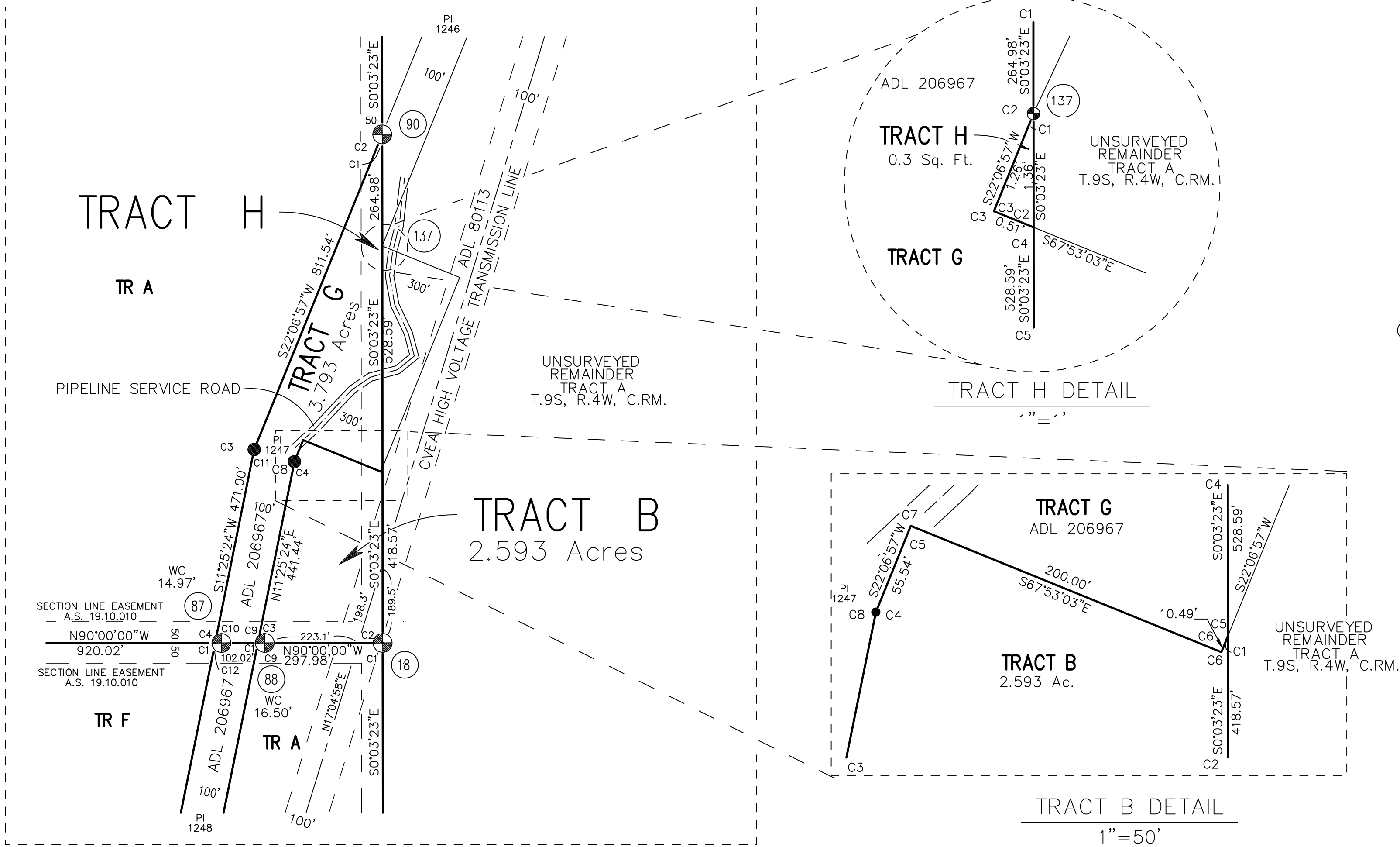
RICHARDSON HWY CENTERLINE RECORD

LINE	CHORD/BEARING	ARC/DIST	DELTA	RADIUS	TANGENT
U1	S74°15'53"E	1323.82'			
U2	N62°09'29"E	3169.25'	87°09'16"	2083.48'	1982.49'
U3	N18°34'51"E	701.77'			
U4	N14°41'08"E	389.53'	7°47'26"	2864.79'	195.06'
U5	N10°47'25"E	382.38'			
U6	N21°06'31"E	294.81'	20°38'12"	818.51'	149.02'



RST 1359 TRAIL SWITCHBACK

RIGHT OF WAY DETAIL
1"=50'



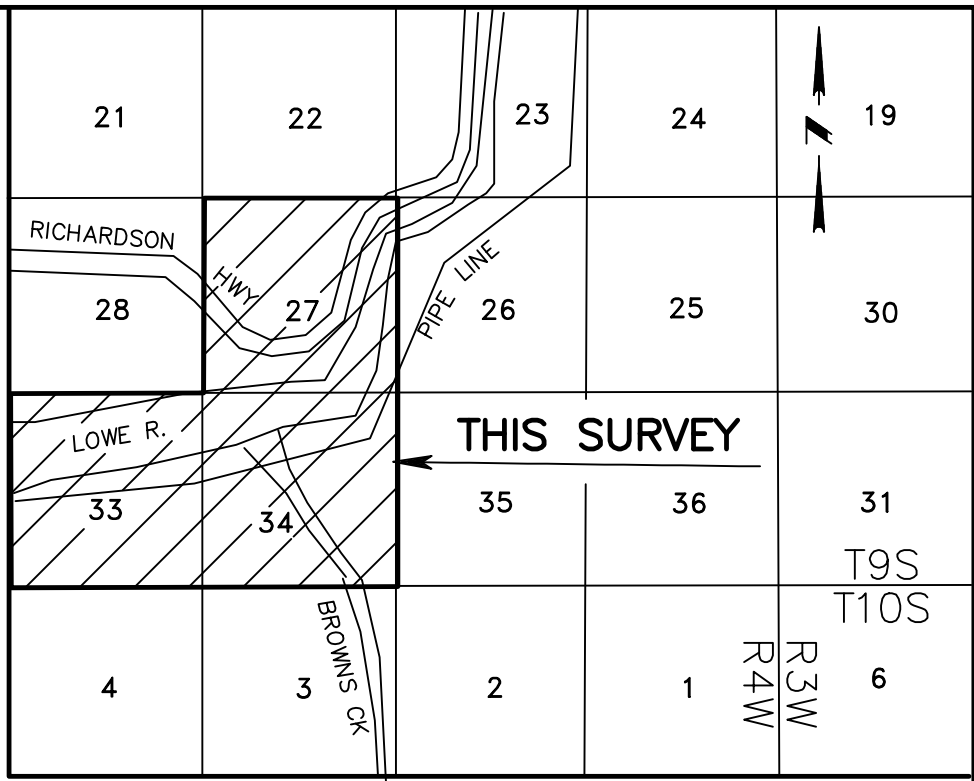
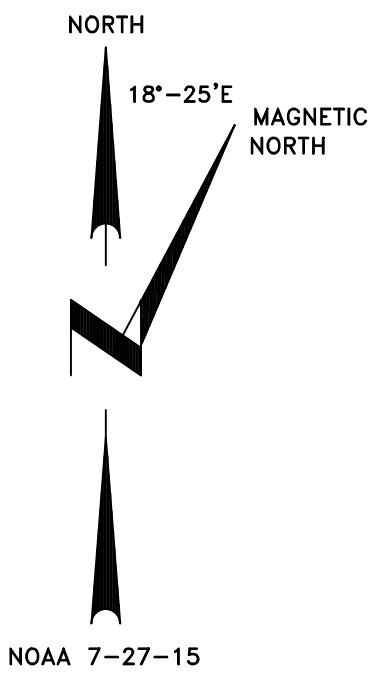
TRACT B, G & H DETAIL

1"=200'

PRELIMINARY PLAT FINAL

AUG 2016

SHEET 5 OF 8



USGS VALDEZ A-7 1960 REV. 1970 1 INCH = 1 MILE

VICINITY MAP

LEGEND

- RECOVERED BLM 3 1/4" BRASS CAP ON 2 1/2" IRON POST MONUMENT TRACT A T9S R3W & TRACT A T9S R4W, CRM. ACCEPTED ON DECEMBER 19, 1974.
- RECOVERED 2" ALUMINUM CAP ON 5/8" REBAR IN CASING AT CENTERLINE PC AND PT POSITIONS. PROJECT F-071-1(25) RIGHT OF WAY MAP, USKH, JULY, 25, 1983.
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SURVEYED _____
UNSURVEYED _____
EASEMENT/RIGHT OF WAY LIMIT/BUFFER _____
CENTERLINE RICHARDSON HWY/ACCESS ROAD/RST _____
CENTERLINE OVERHEAD ELECTRIC POWERLINE _____
STREAM _____
(XX) MONUMENT IDENTIFICATION LABEL.
C# TRACT CORNER NUMBER
(RX) RECORD AS PER PLAT
V.R.D. VALDEZ RECORDING DISTRICT



SCALE IN FEET

1 METER = 3.280833 U. S. SURVEY FEET

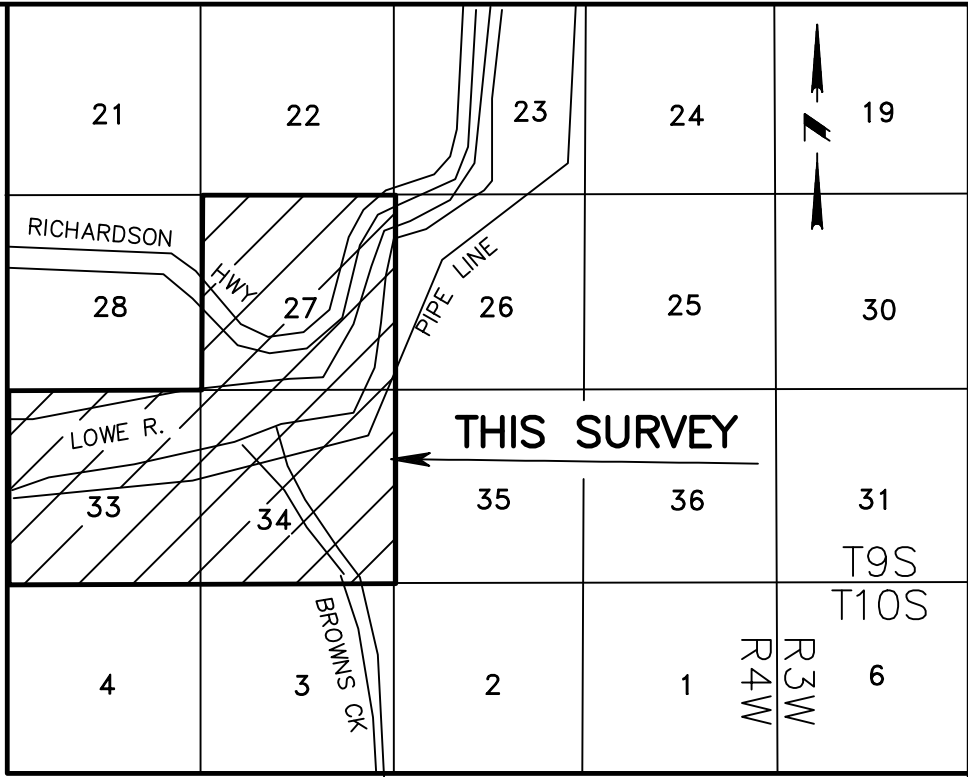
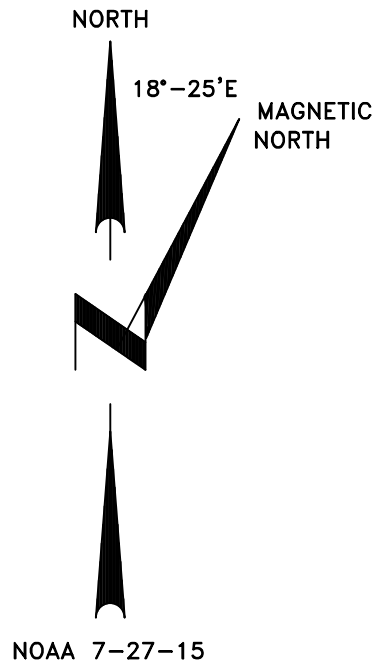
1 U. S. ACRE = 0.4047 HECTARE

DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 50 BOX 1489 COPPER CENTER, AK. 99573 907-822-3530/PHILSURV@INTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.042 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG 2016	STATEWIDE PLATTING SUPERVISOR
SCALE AS SHOWN	CHECKED JLP FILE NO. ASCS980030

TOWNSHIP CONTROL

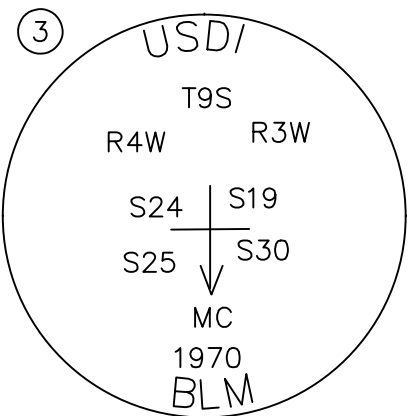
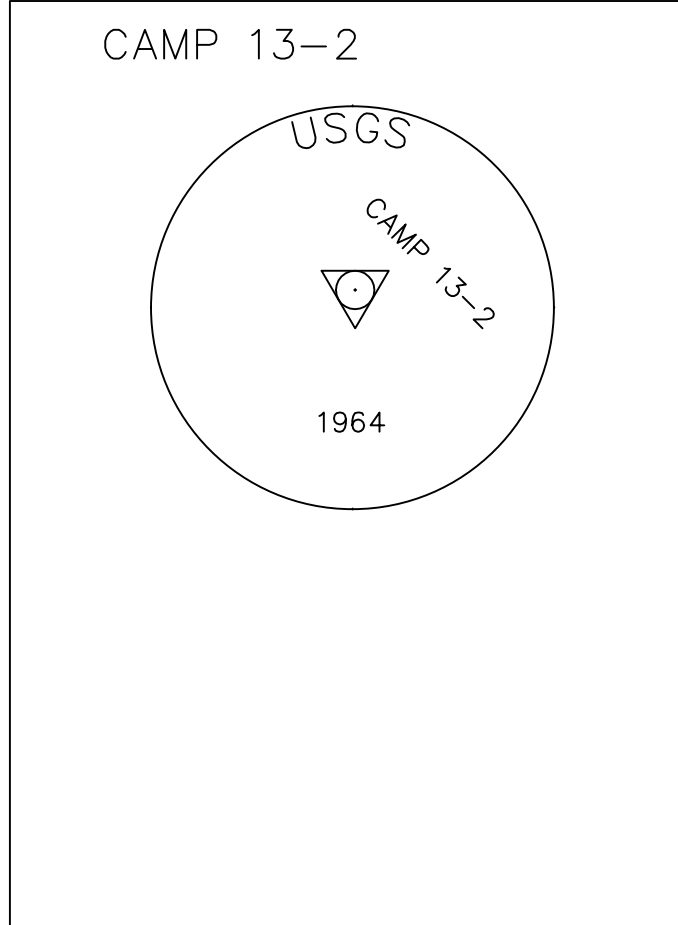
Ref: BLM Survey of Township 9 South,
Range 3 West, Copper River Meridian,
by Frederick Ward, accepted December 19, 1974.
Amended Plat accepted June 5, 1991.

Ref: BLM Survey of Township 9 South,
Range 4 West, Copper River Meridian,
by Frederick Ward, accepted Jan. xx, 1974.
Amended Plat accepted January 8, 1992.



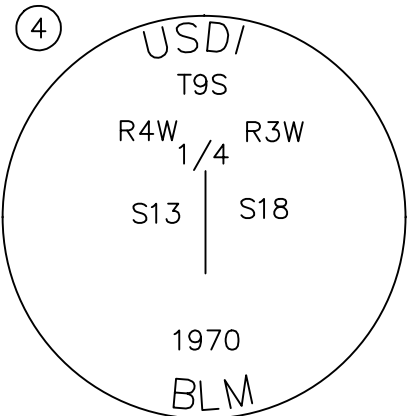
USGS VALDEZ A-7 1960 REV. 1970 1 INCH = 1 MILE

VICINITY MAP



FOUND 3 1/4" BRASS CAP
ON 2 1/2" IRON POST
12" ABOVE GRADE,
GOOD CONDITION.

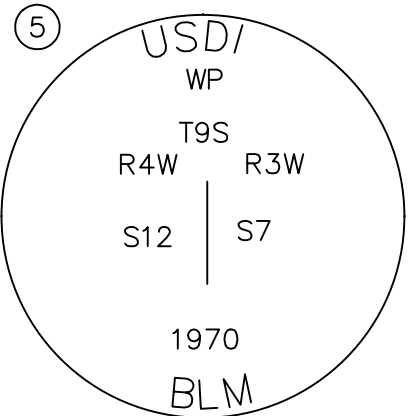
MONUMENT STAMPED "MC".
FIELD NOTES CALL FOR
A WITNESS CORNER (WC).



FOUND 3 1/4" BRASS CAP
ON 2 1/2" IRON POST
12" ABOVE GRADE,
GOOD CONDITION.

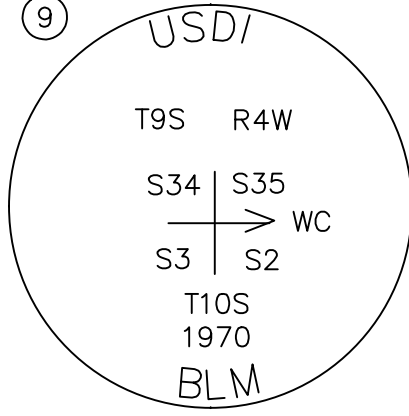
FOUND BROKEN ORANGE
FIBERGLASS CONE AT
MONUMENT.

RECORD 18x18x12 PITS
NORTH AND SOUTH 3.0',
REFURBISHED.



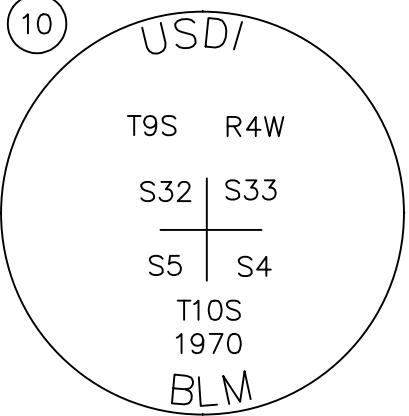
FOUND 3 1/4" BRASS CAP
ON 2 1/2" IRON POST
6" ABOVE GRADE,
GOOD CONDITION.

BT1
RECORD 16"SPRUCE S45'E 35.6'
FOUND 18"SPRUCE S53'E 35.6'
BT2
RECORD 18"SPRUCE N70'W 20.5'
FOUND 21"SPRUCE N62'W 20.4'



FOUND 3 1/4" BRASS CAP
ON 2 1/2" IRON POST
6" ABOVE GRADE,
GOOD CONDITION.

FOUND BROKEN ORANGE
FIBERGLASS CONE AT
MONUMENT.
BEARING OBJECT; ROCK,
3x1.5x1.5 FEET, "X B O"
CHISELED ON WEST FACE,
S15'E, 5.94 FEET,
RECOVERED AS DESCRIBED.



FOUND 3 1/4" BRASS CAP
ON 2 1/2" IRON POST
6" ABOVE GRADE,
GOOD CONDITION.

FOUND BROKEN ORANGE
FIBERGLASS CONE AT
MONUMENT.

FOUND BROKEN ORANGE
FIBERGLASS CONE AT
MONUMENT.

MOUND OF STONES, 2' BASE,
2' HIGH, WEST 3.3'
RECOVERED AS DESCRIBED.

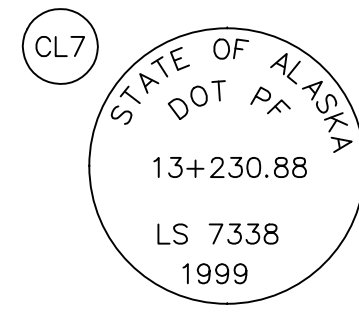
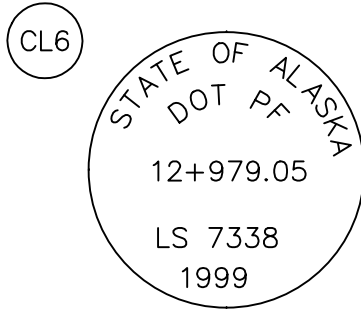
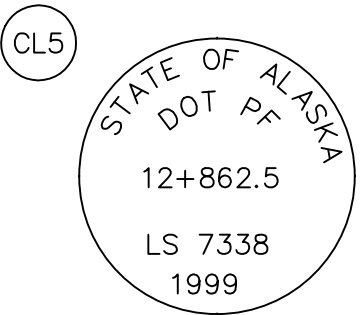
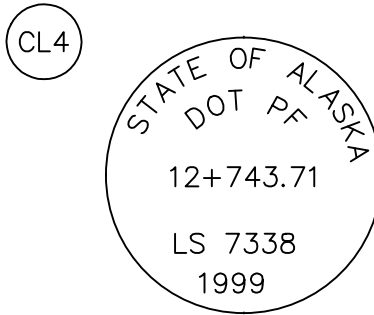
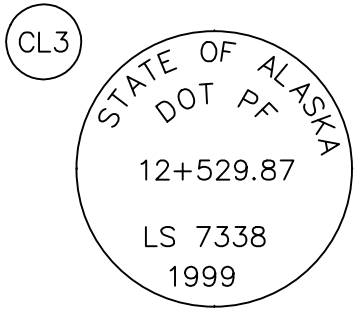
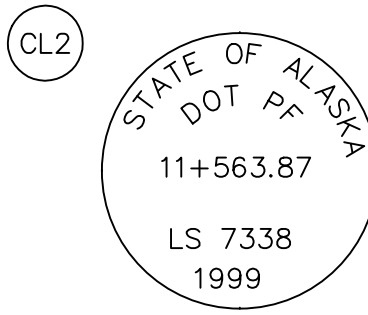
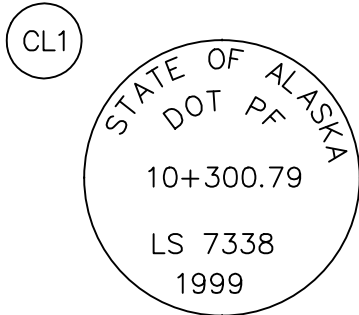
BT1
RECORD 10"SPRUCE S53'E 33.0'
FOUND 12"SPRUCE S53'E 33.0'

RICHARDSON HIGHWAY

Ref: State of Alaska Department of Transportation and
Public Facilities Right of Way Map, Project RF-071-1(25),
Sheets 14 to 17 of 19.

Ref: State of Alaska Department of Transportation and
Public Facilities Asbuit, Project STP-071-1(61), 1999,
Sheets 21 to 25 of 28,

RICHARDSON HIGHWAY; FOUND 2" ALUMINUM CAP ON 5/8" REBAR IN CASING AT CENTERLINE PC AND PT POSITIONS.



PRELIMINARY PLAT FINAL

AUG 2016

1 METER = 3.280833 U. S. SURVEY FEET
1 U. S. ACRE = 0.4047 HECTARE

DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 1468 COPPER CENTER, AK. 99573 907-822-3530/PHILSURV@CIVILNET.NET
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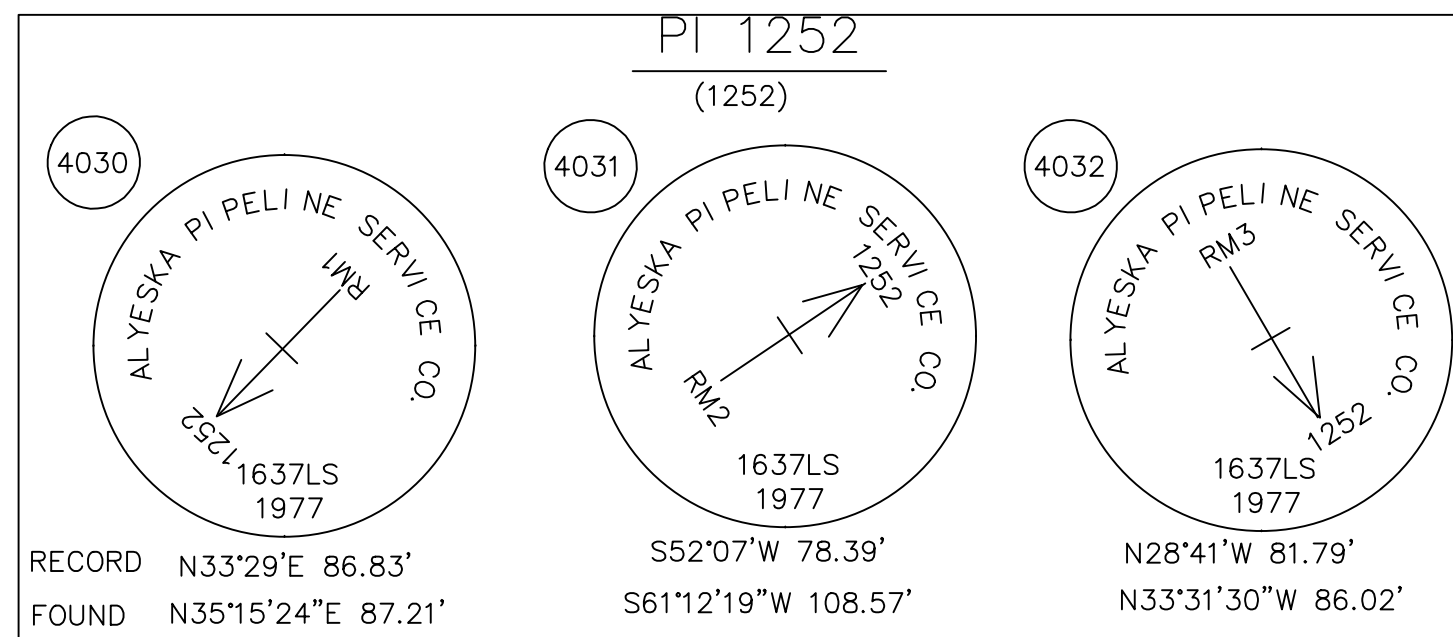
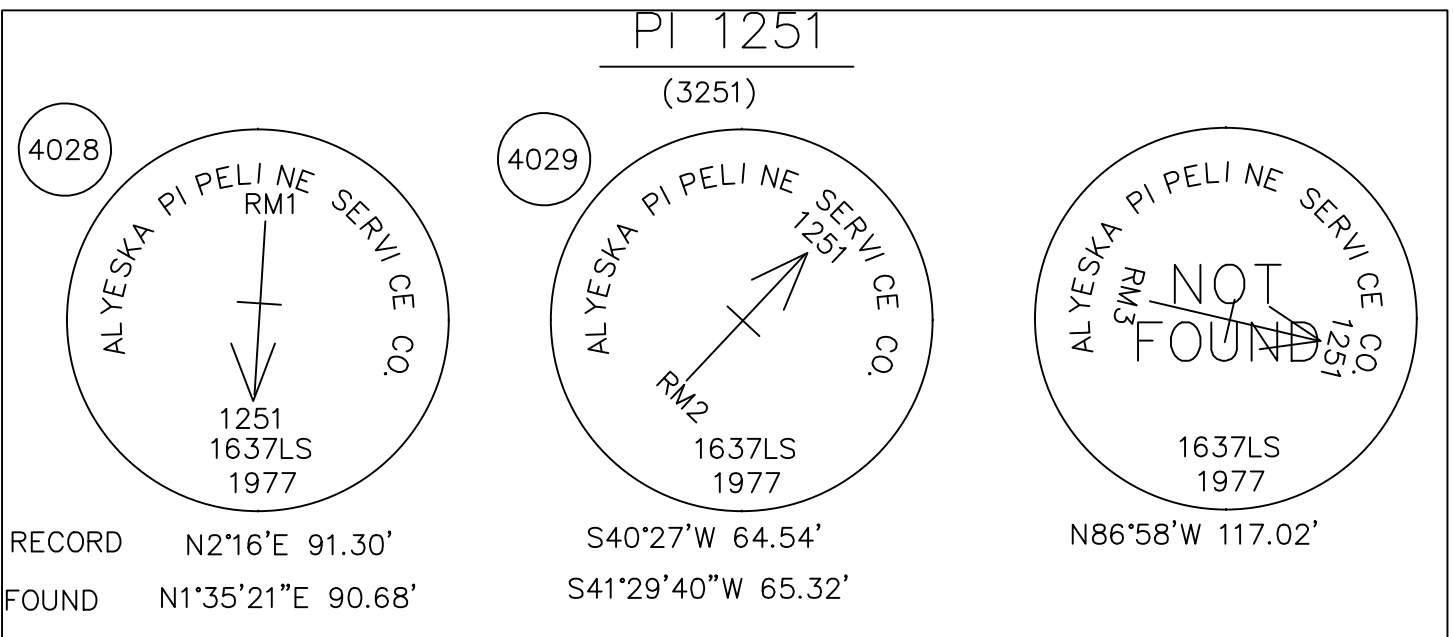
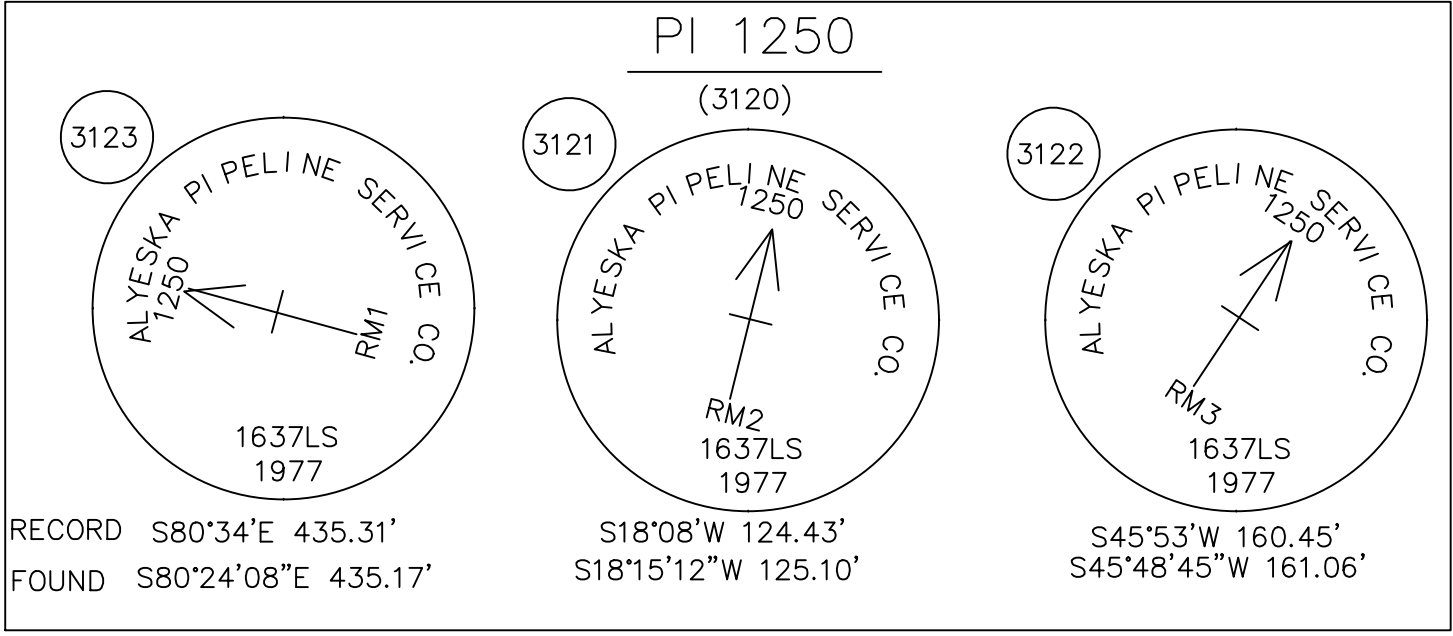
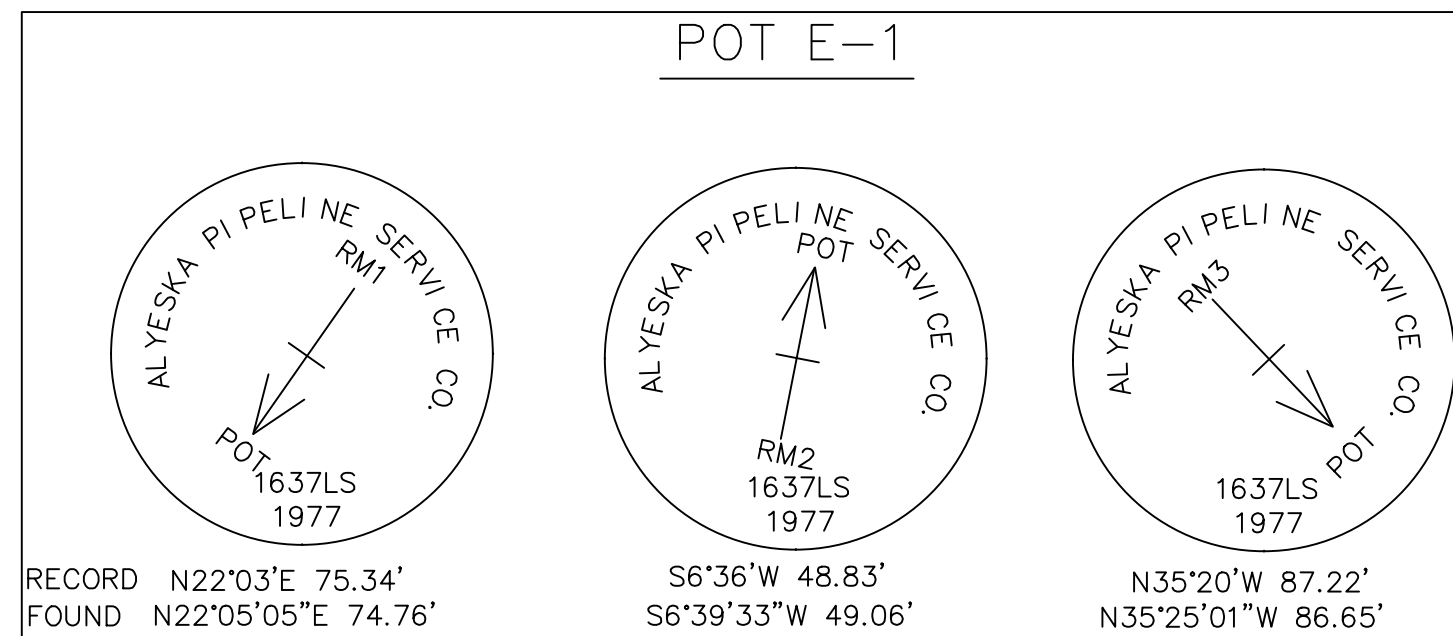
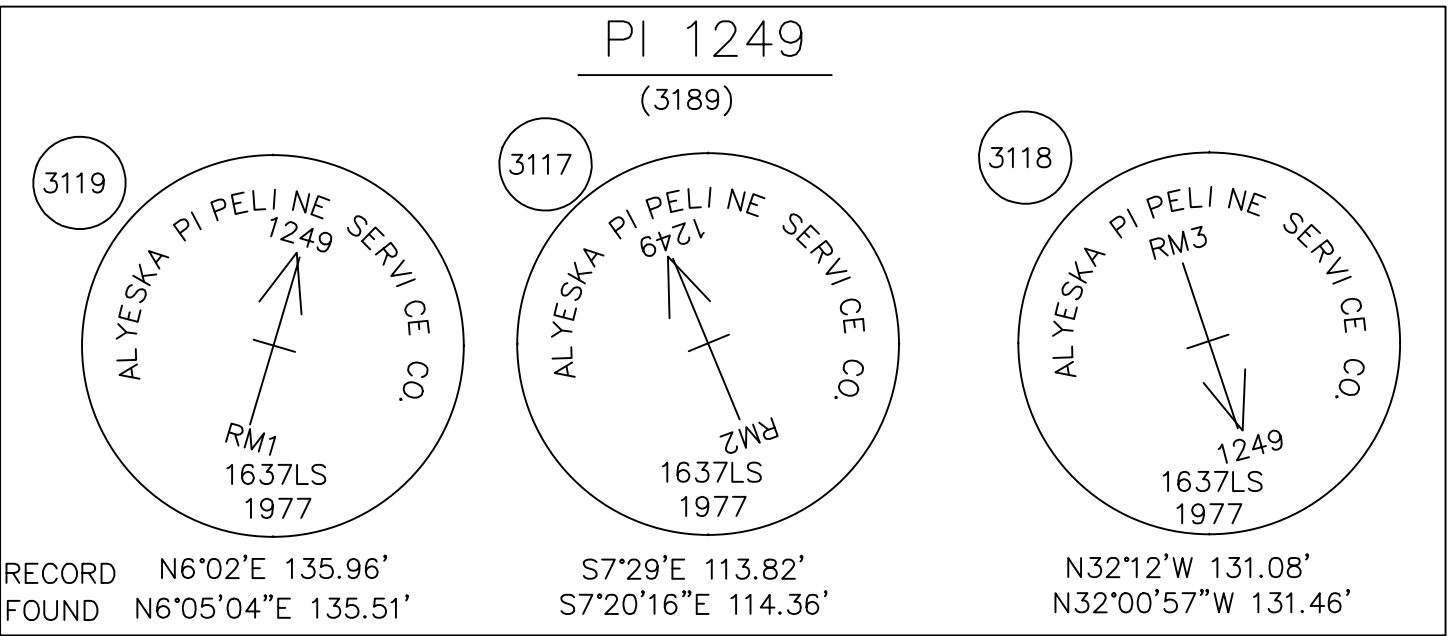
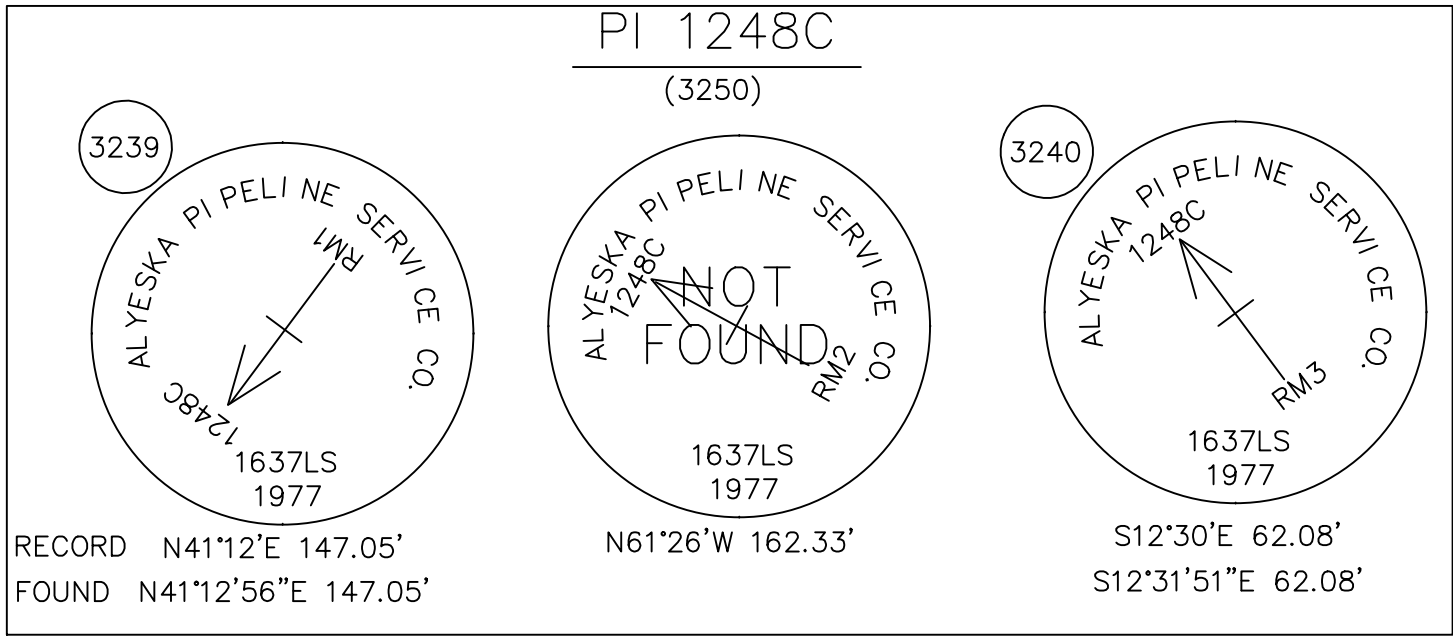
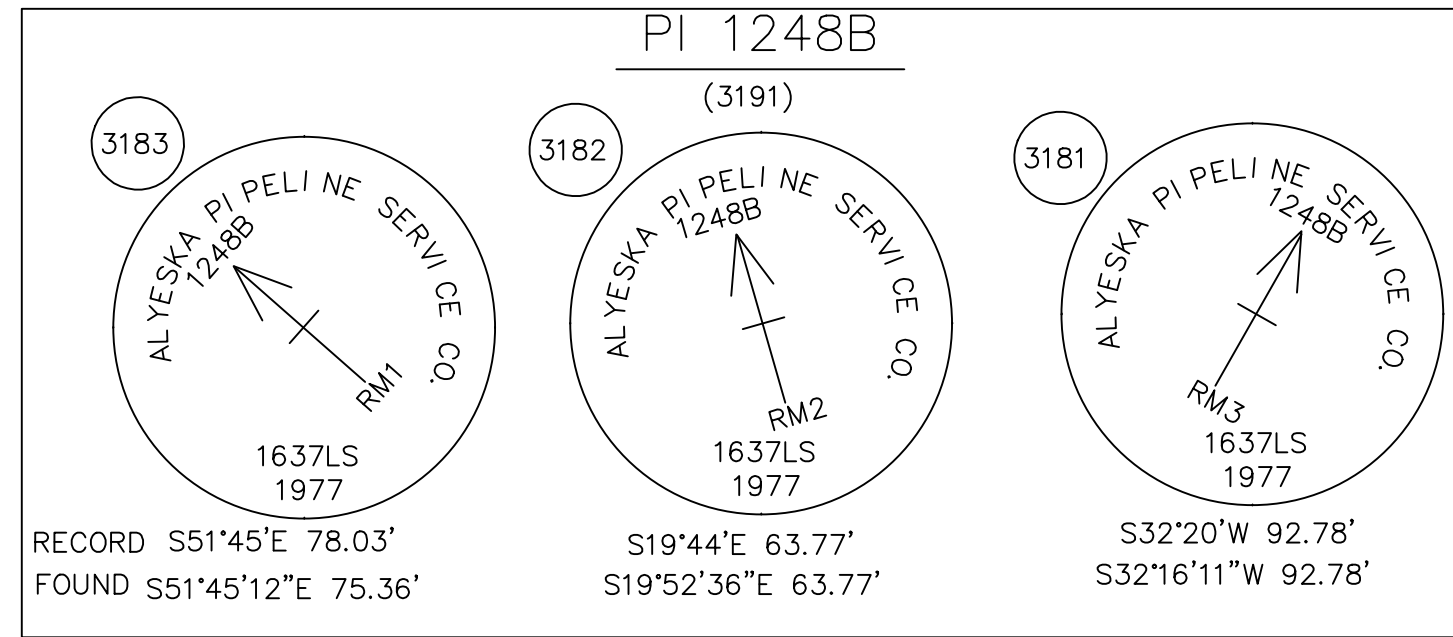
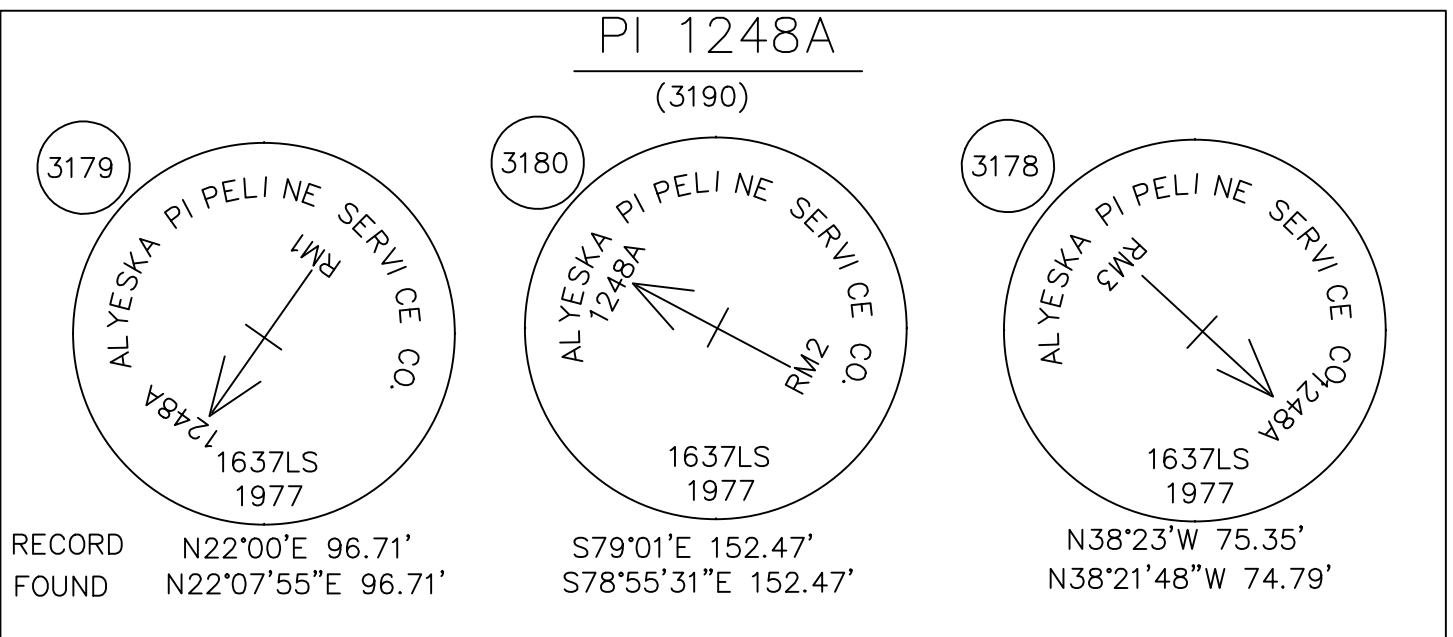
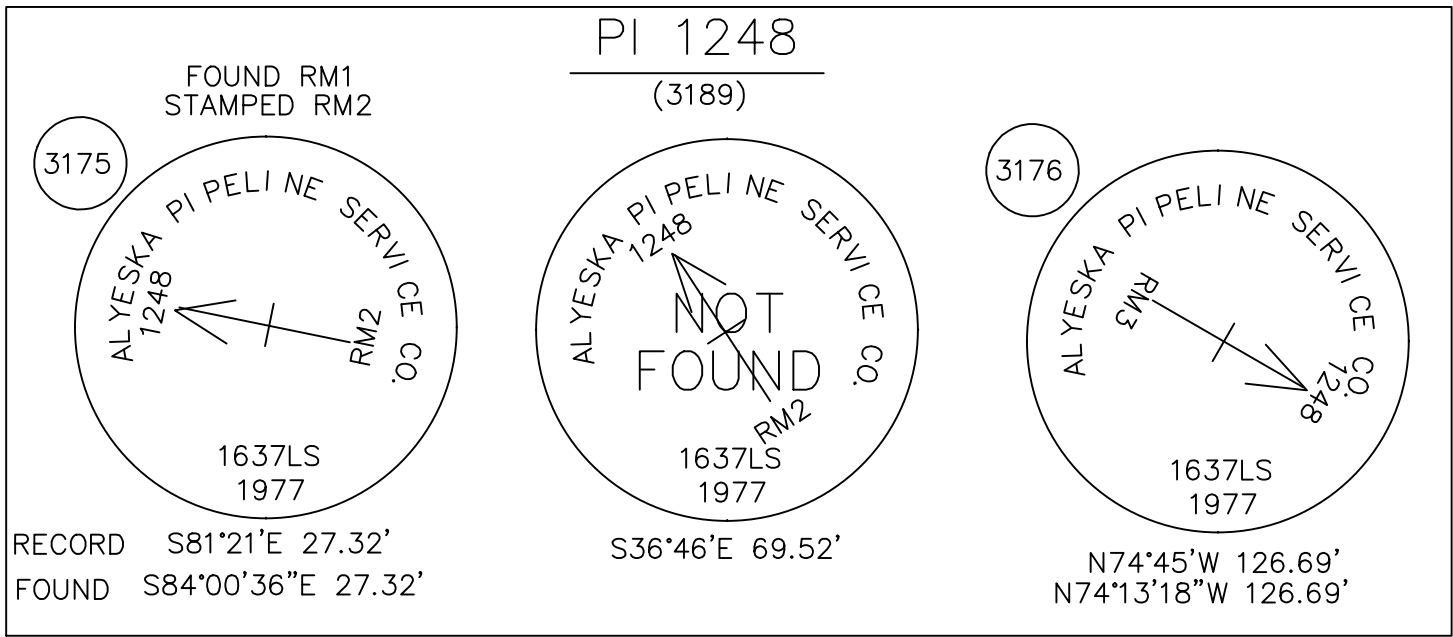
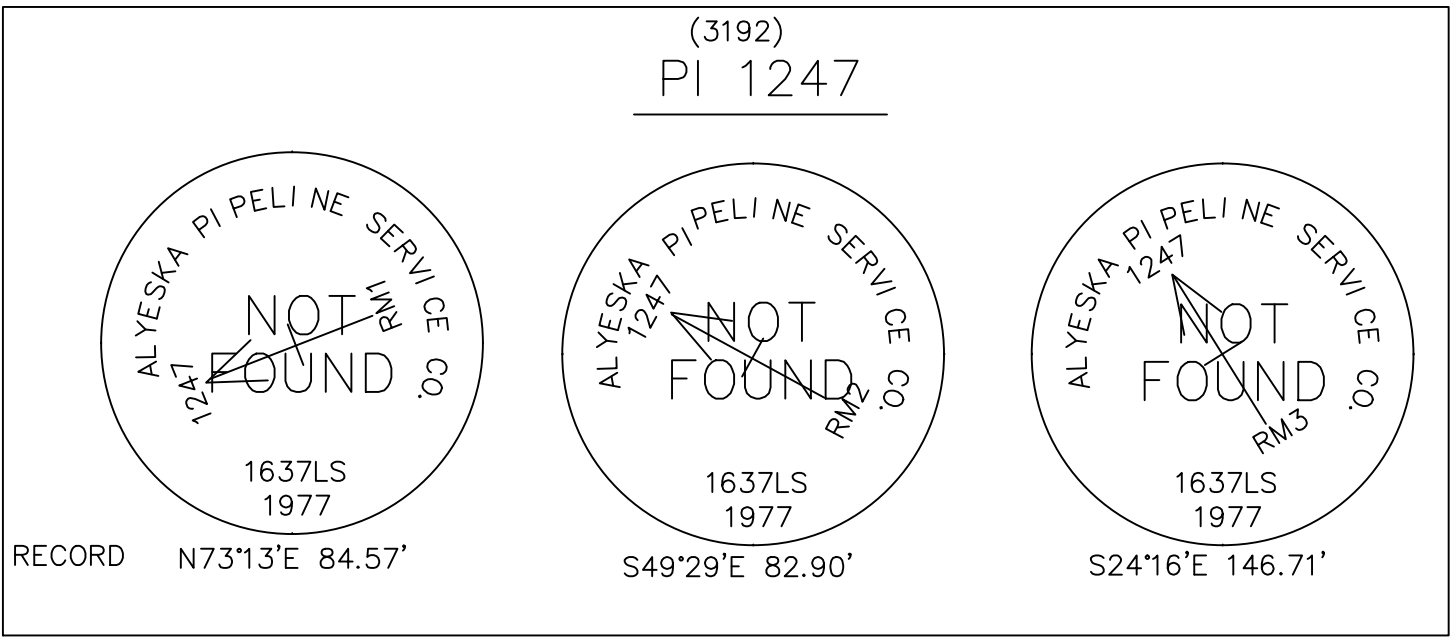
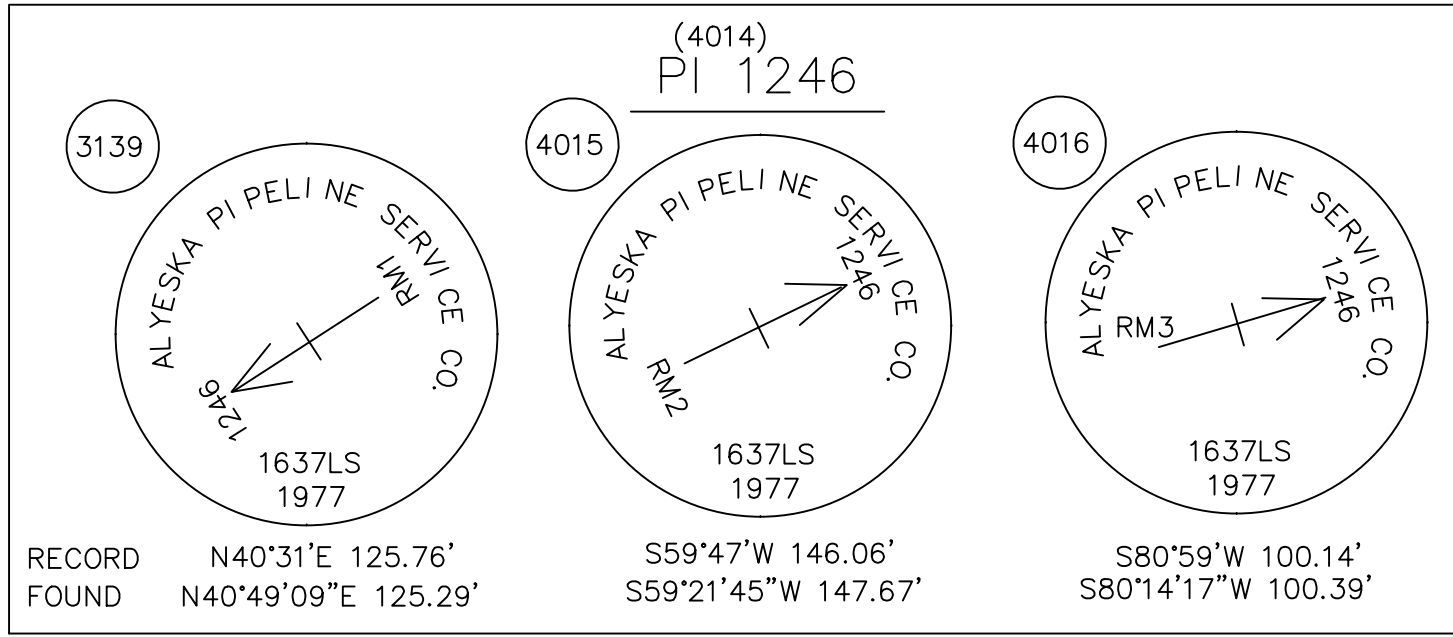
STATE OF ALASKA
DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
ANCHORAGE, ALASKA

ALASKA STATE CADASTRAL SURVEY NO. 98-30

CREATING
TRACTS A, B, C, D, E, F, G, AND H SECTION 27
TRACTS A, B, C, D, E, F, AND G SECTION 33
TRACTS A, B, C, D, E, F, AND G SECTION 34
AND THE DEDICATION OF A PORTION OF
THE RICHARDSON HIGHWAY
LOCATED WITHIN TRACT A
TOWNSHIP 9 SOUTH RANGE 4 WEST,
COPPER RIVER MERIDIAN, ALASKA
CONTAINING 1920.042 ACRES
VALDEZ RECORDING DISTRICT

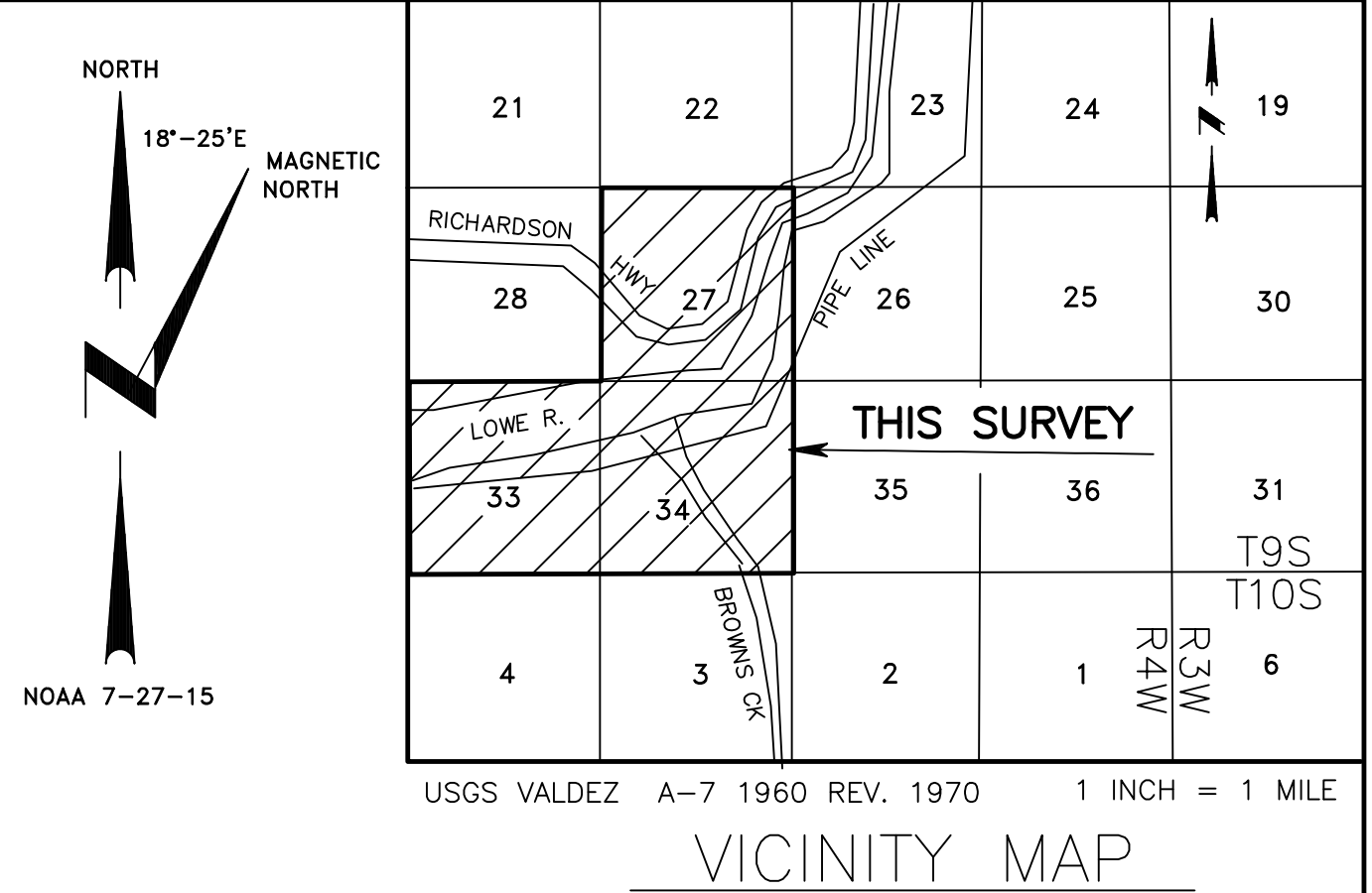
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG 2016	STATEWIDE PLATTING SUPERVISOR
SCALE NONE	CHECKED JLP
	FILE NO. ASCS980030

PIPELINE

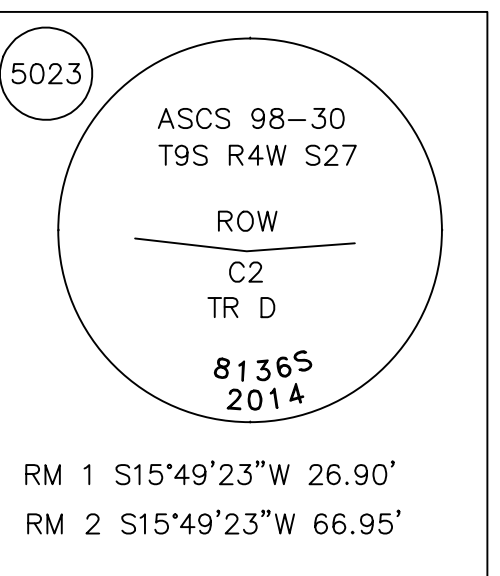
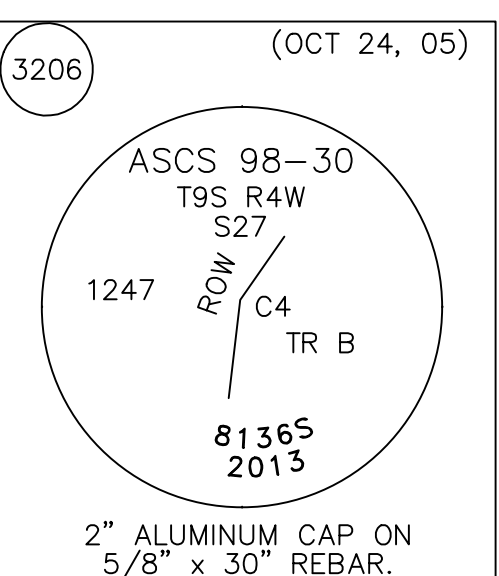
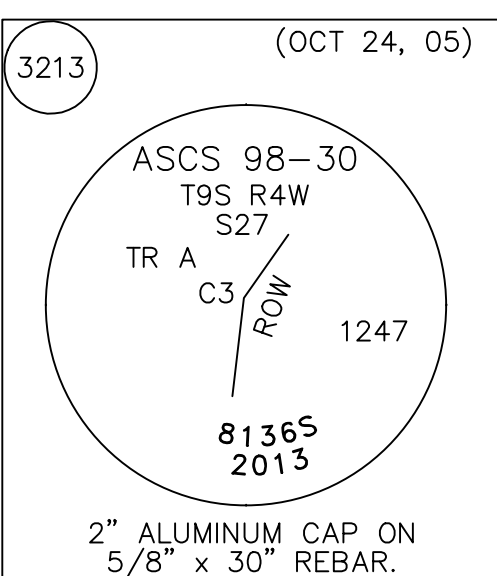
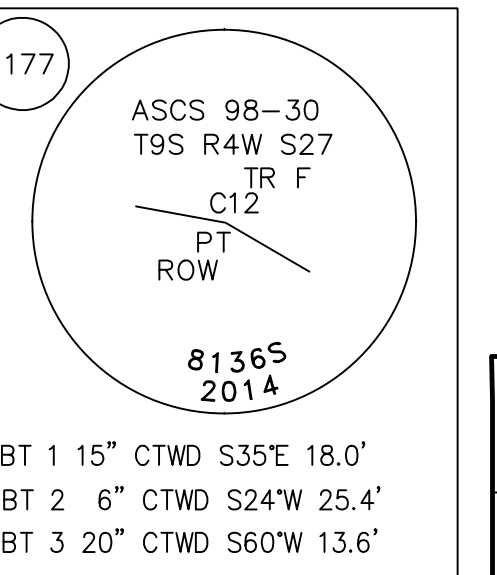
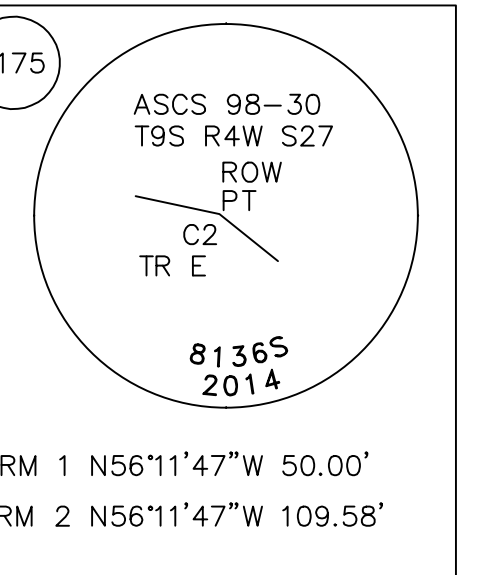
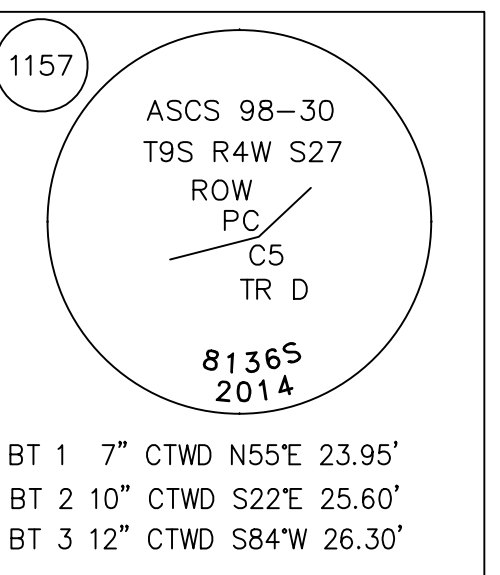
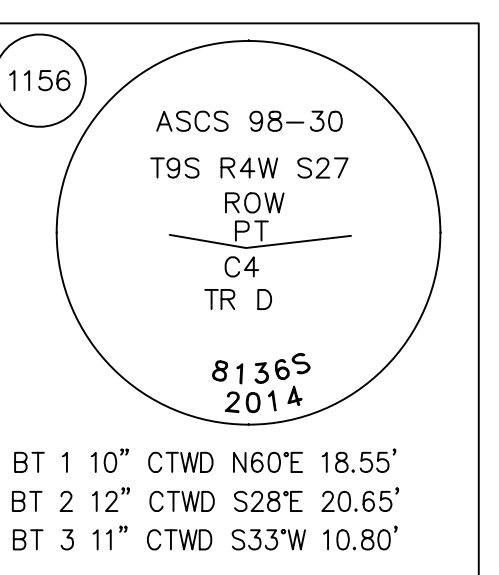
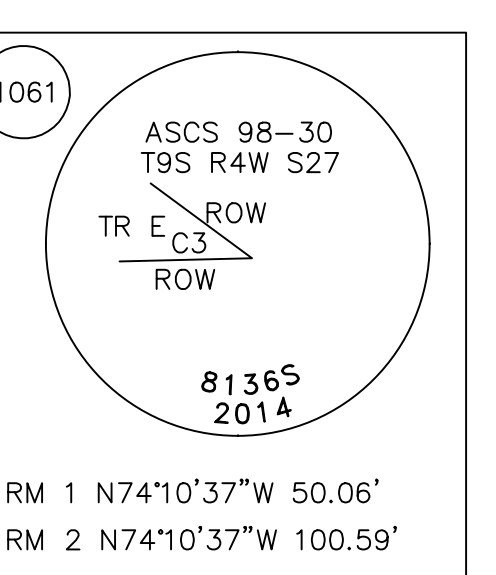
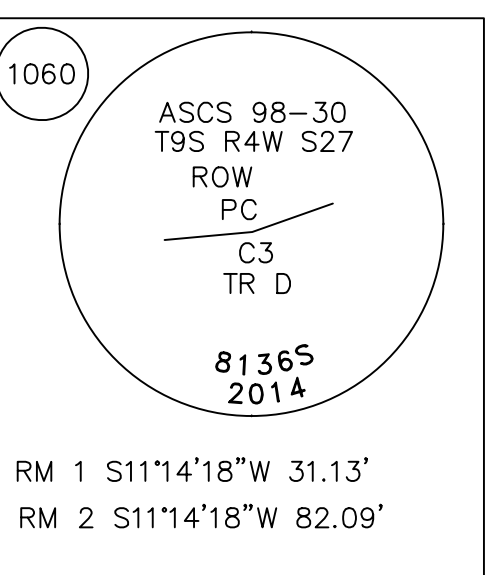
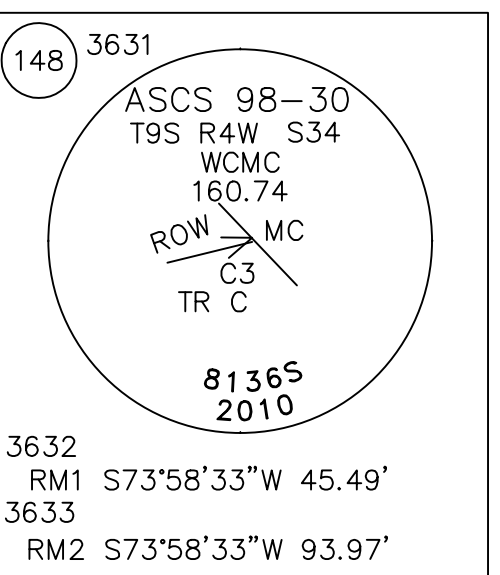
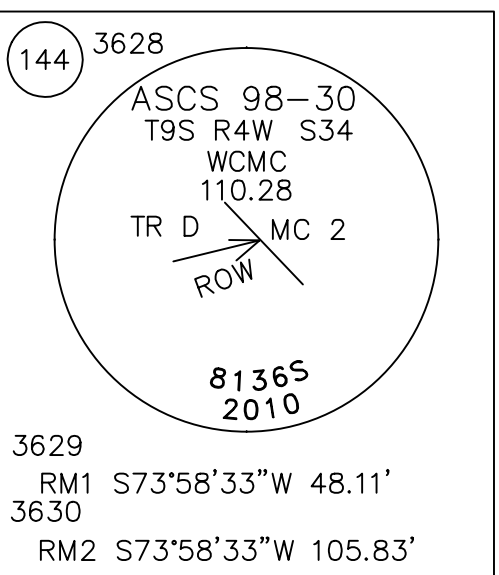
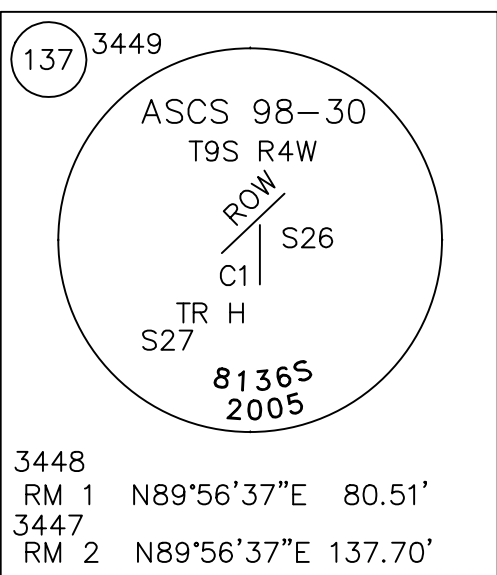
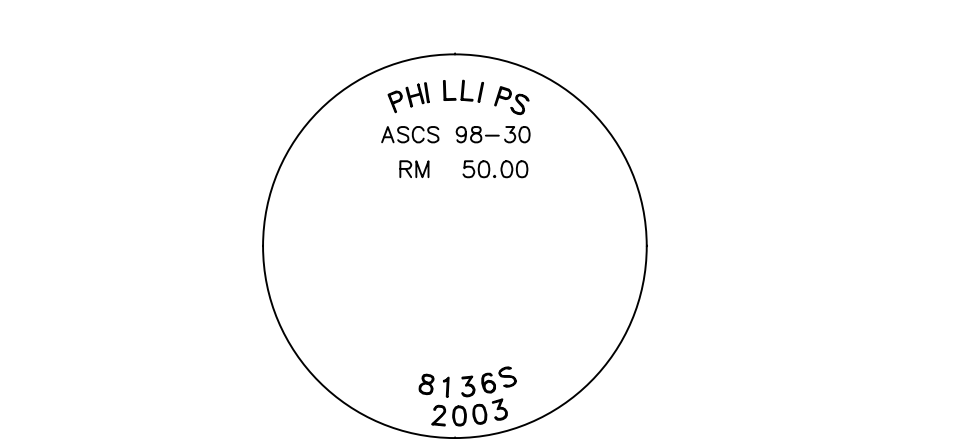
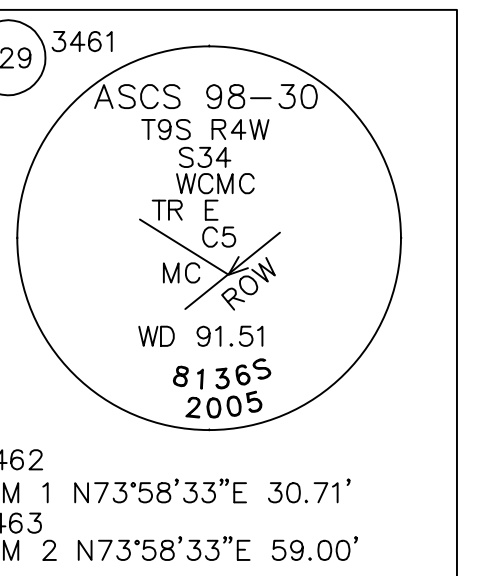
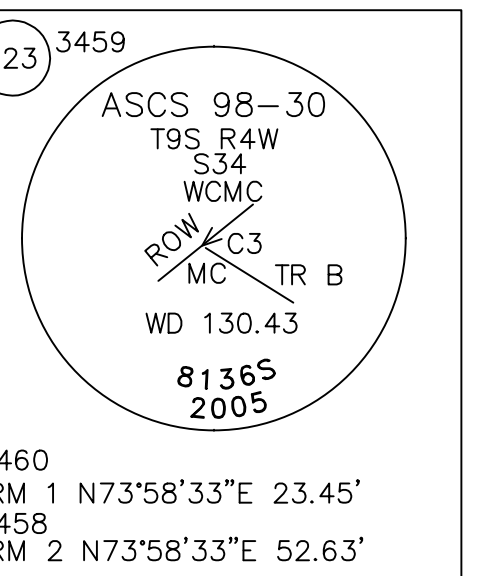
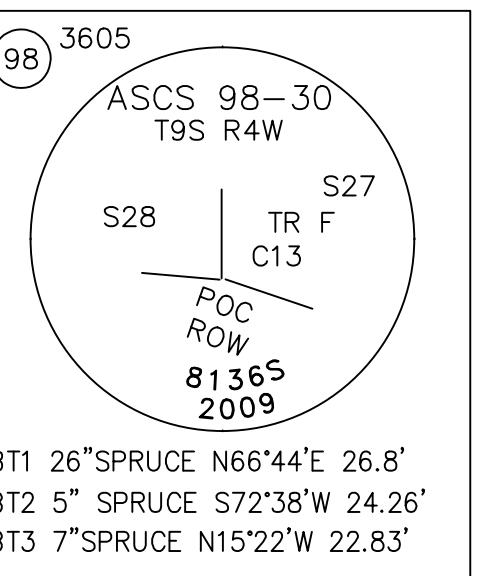
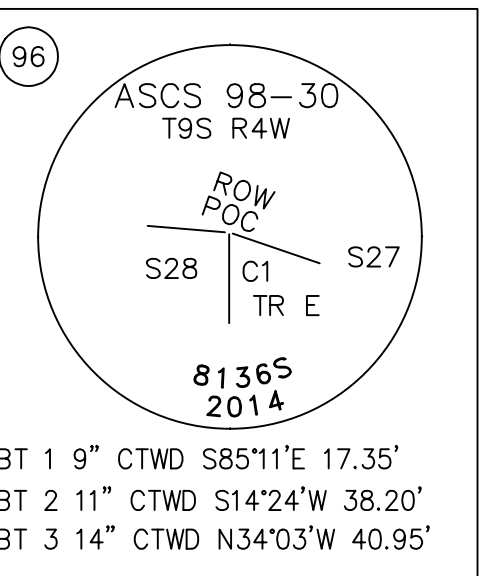
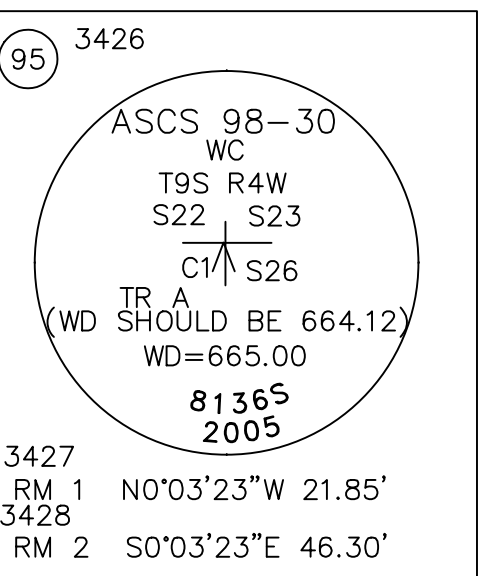
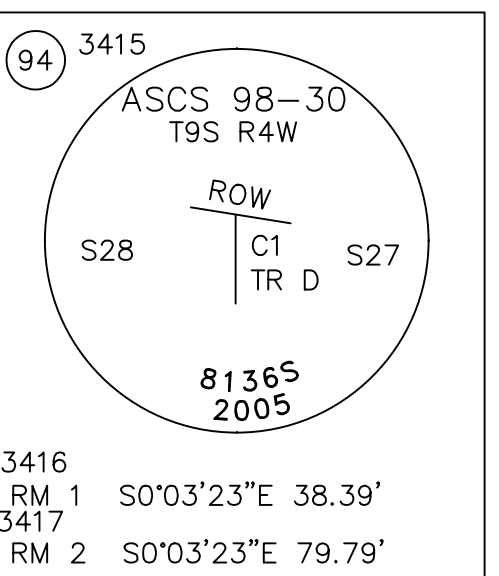
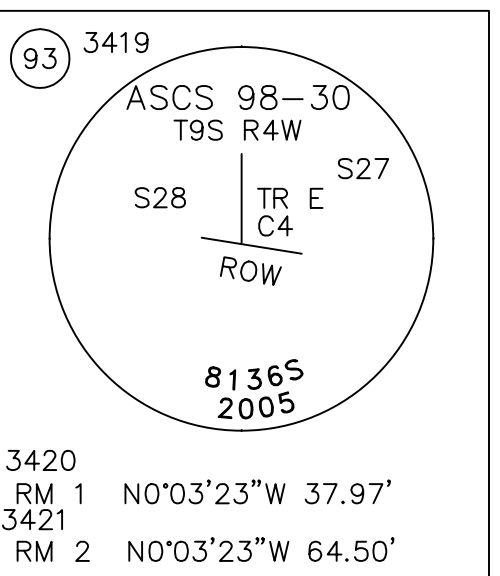
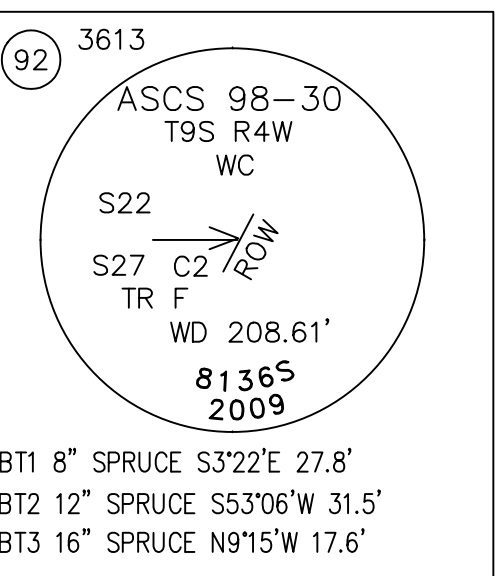
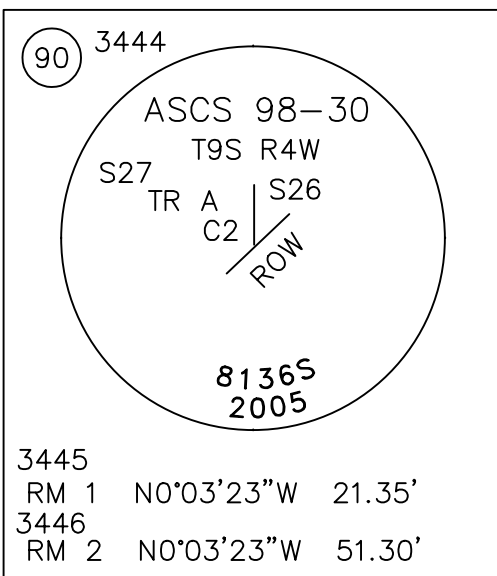
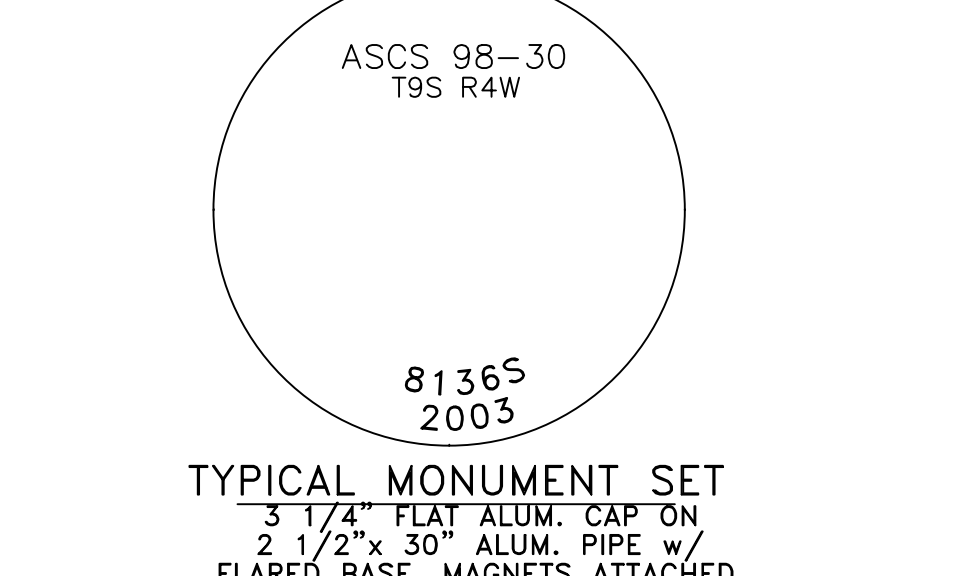
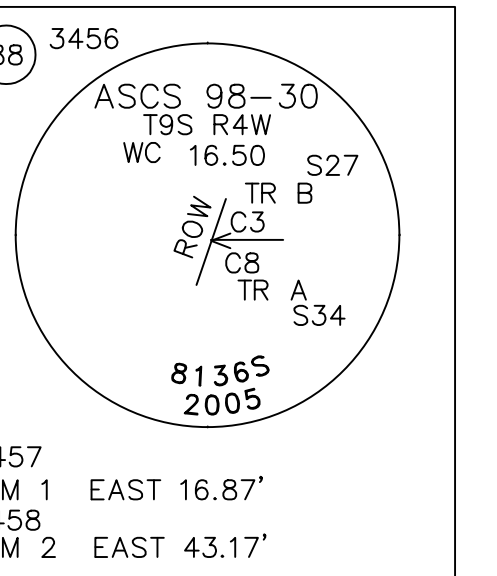
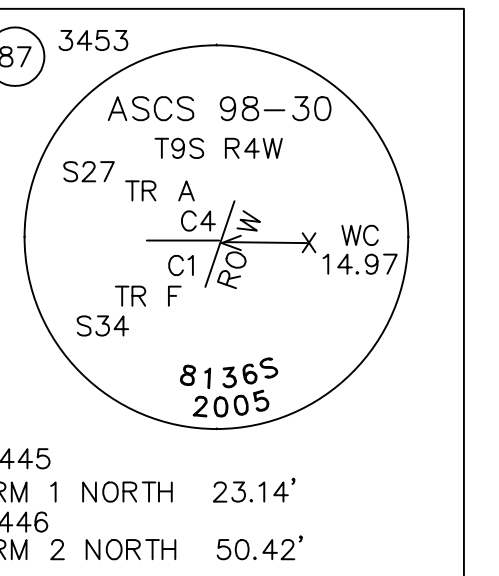
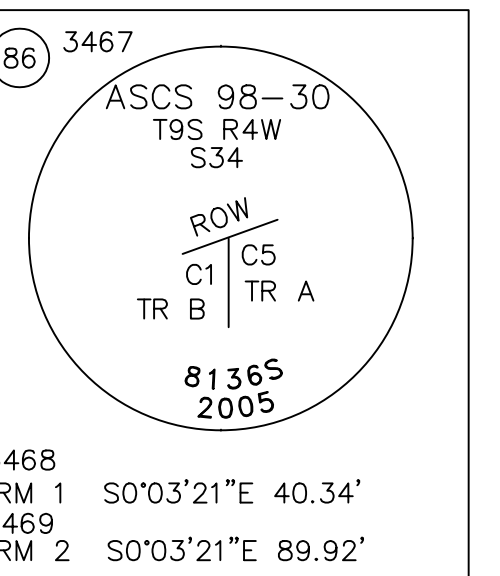
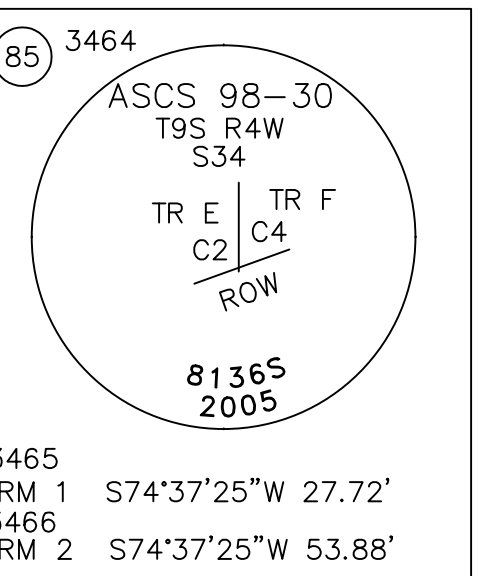
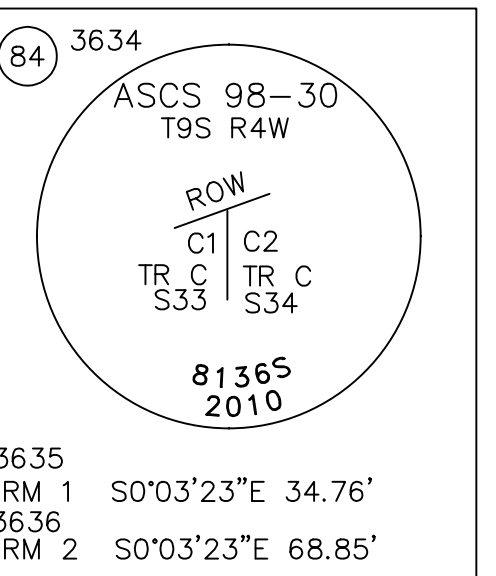
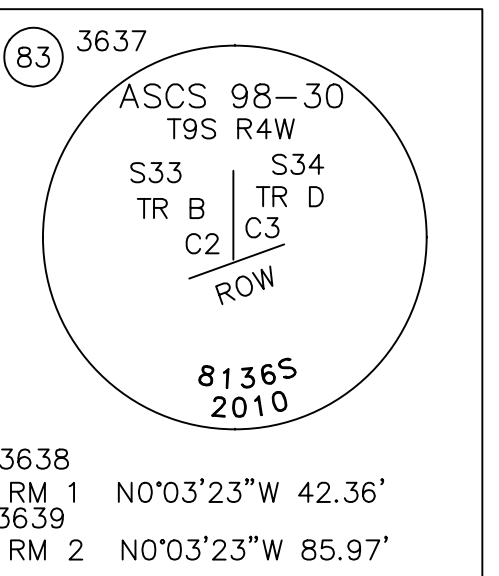
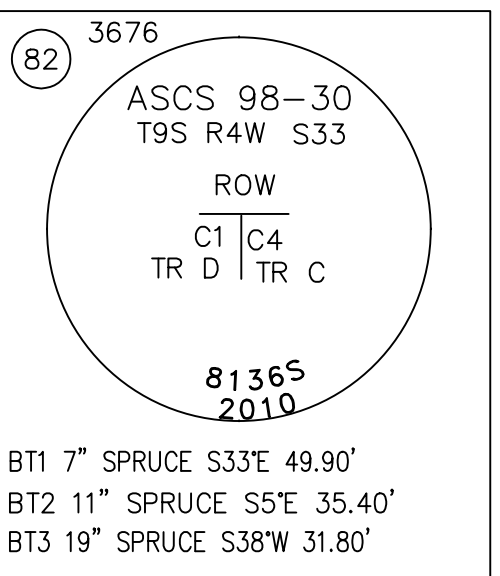
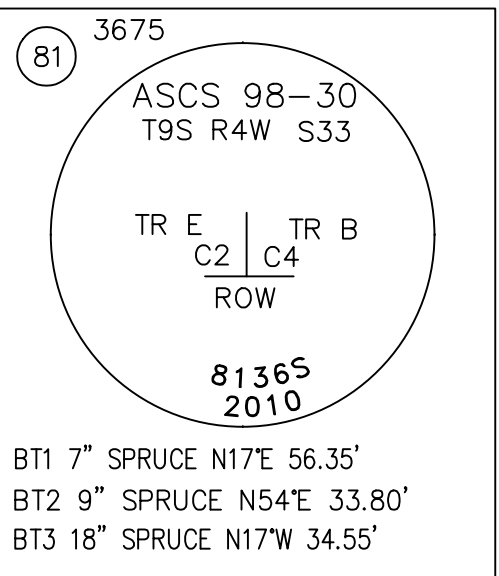
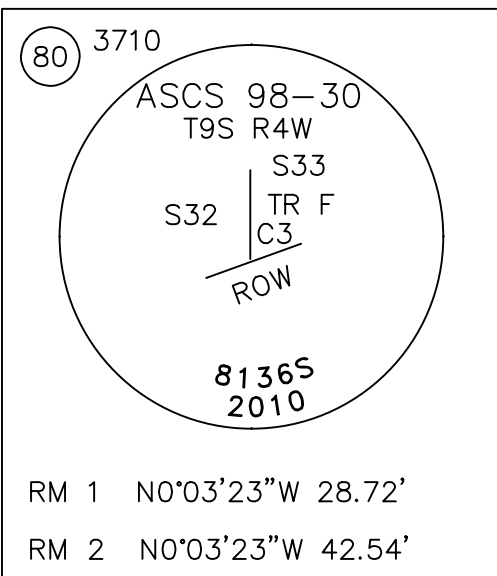
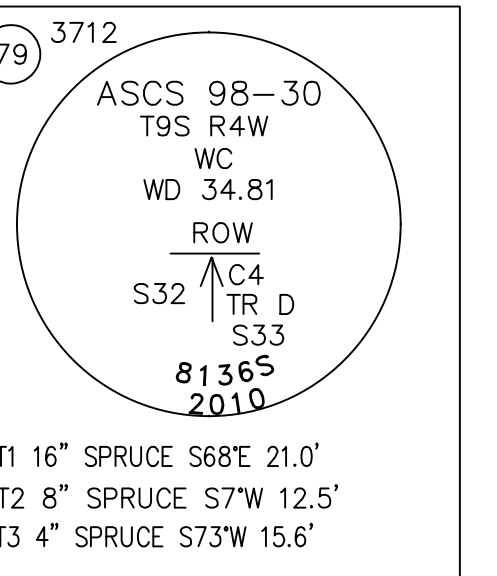
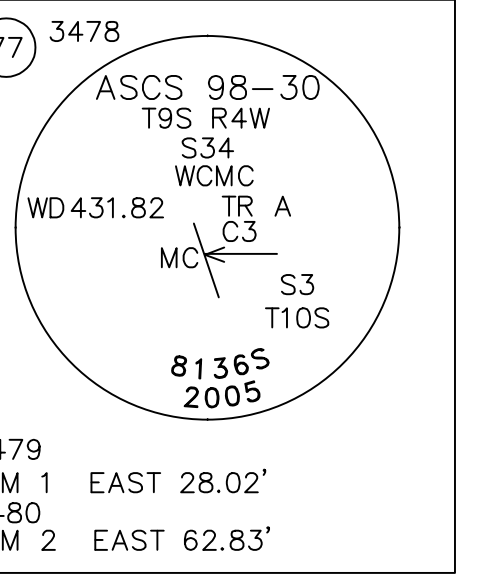
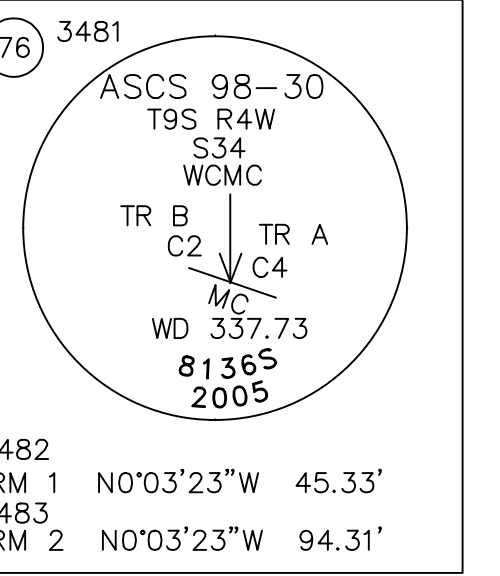
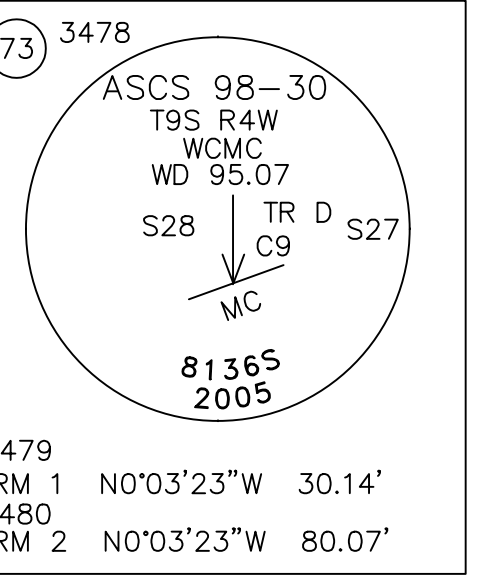
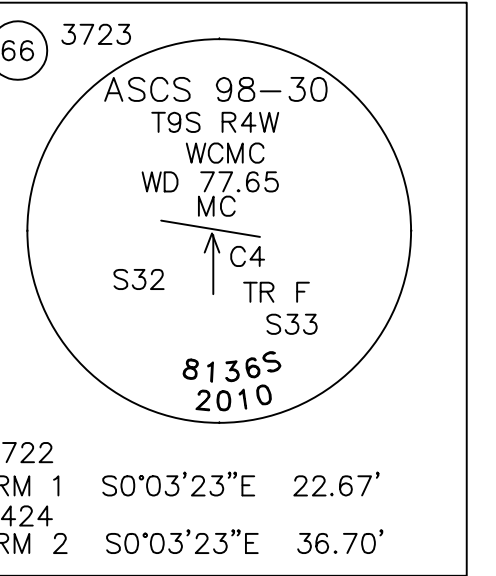
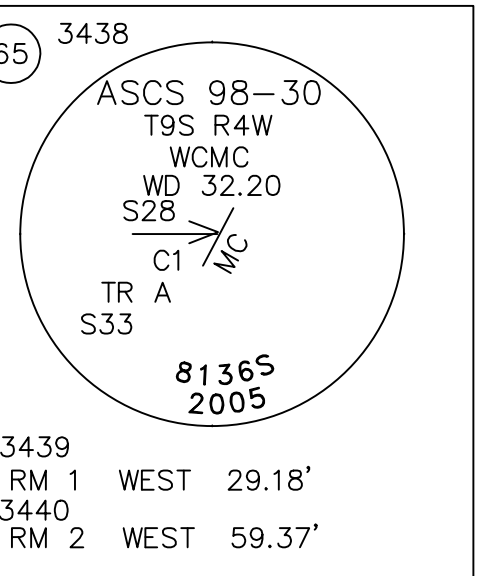
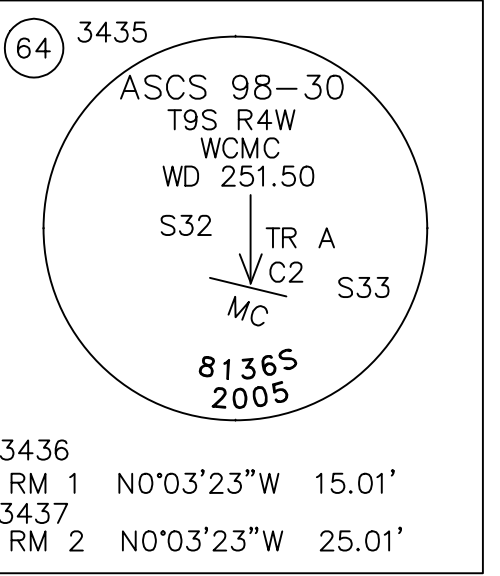
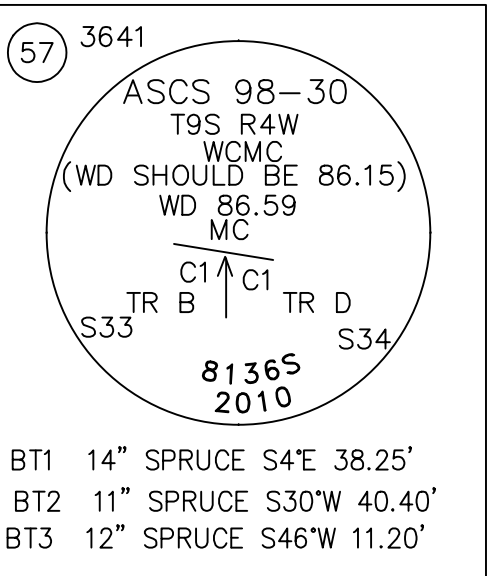
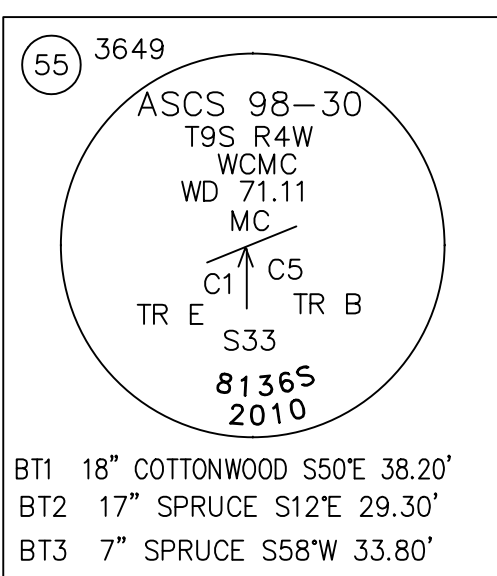
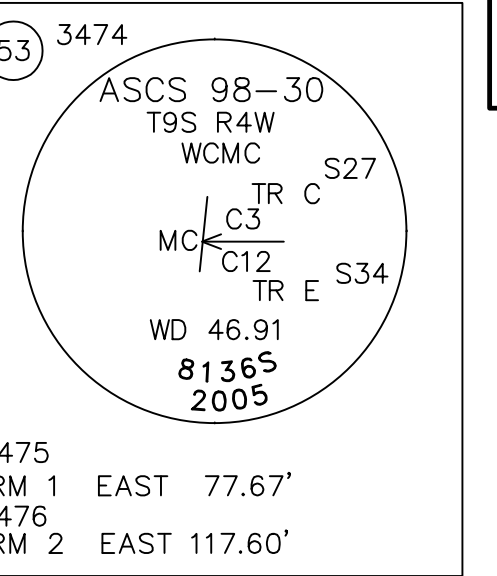
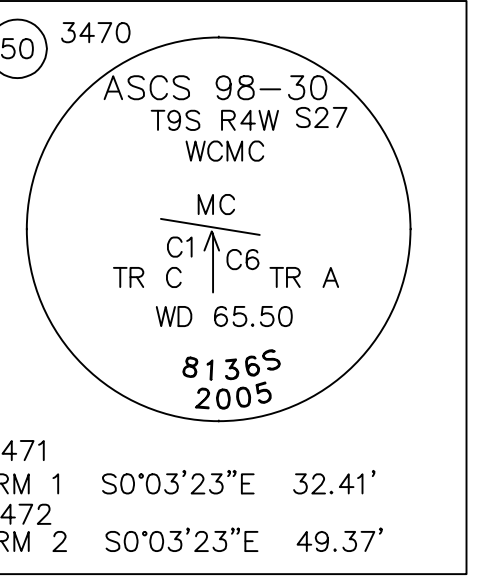
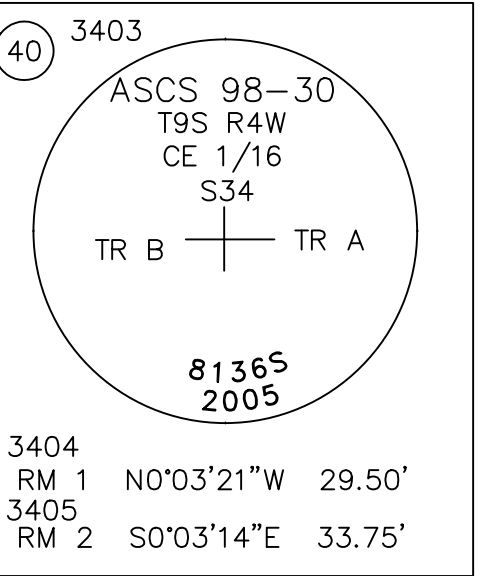
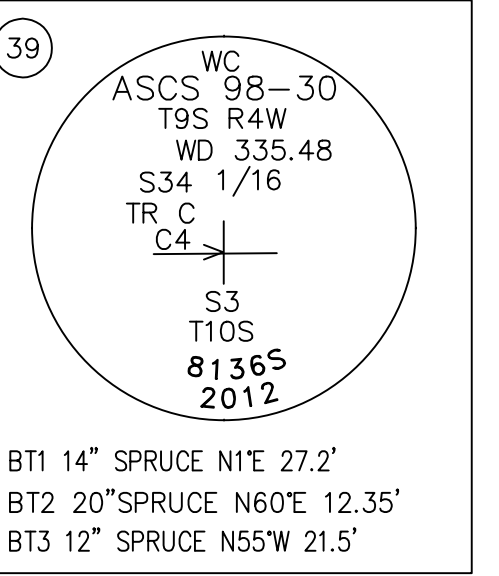
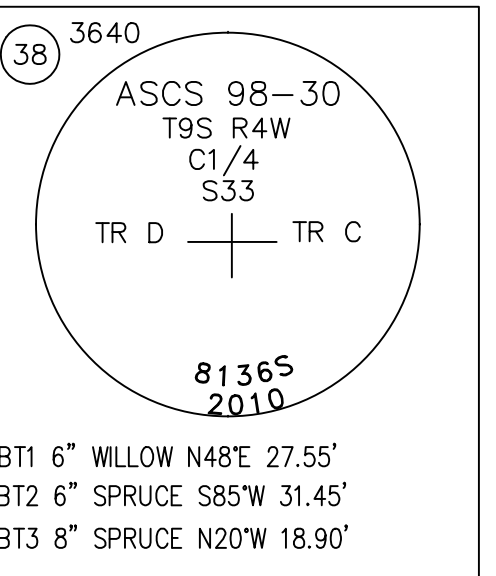
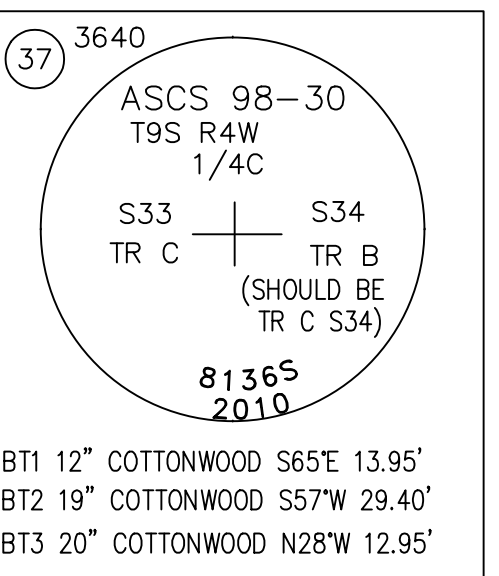
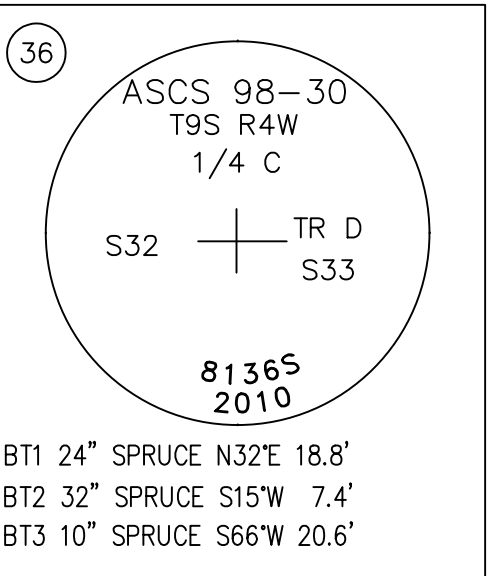
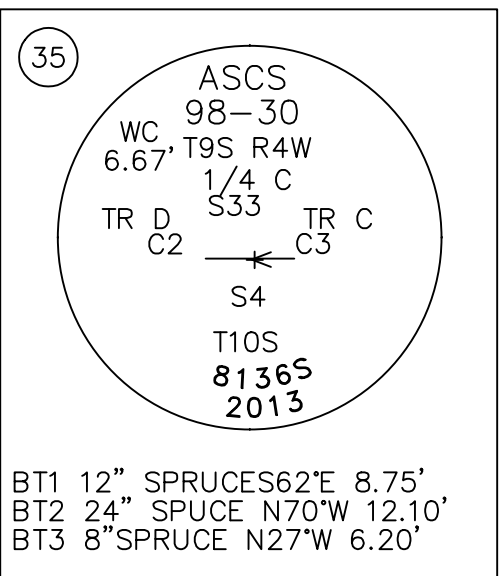
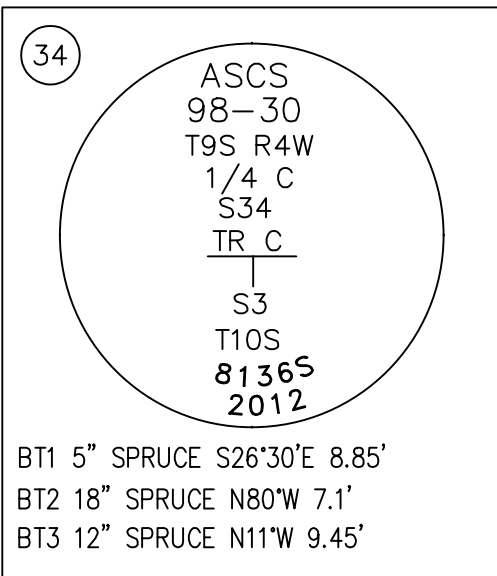
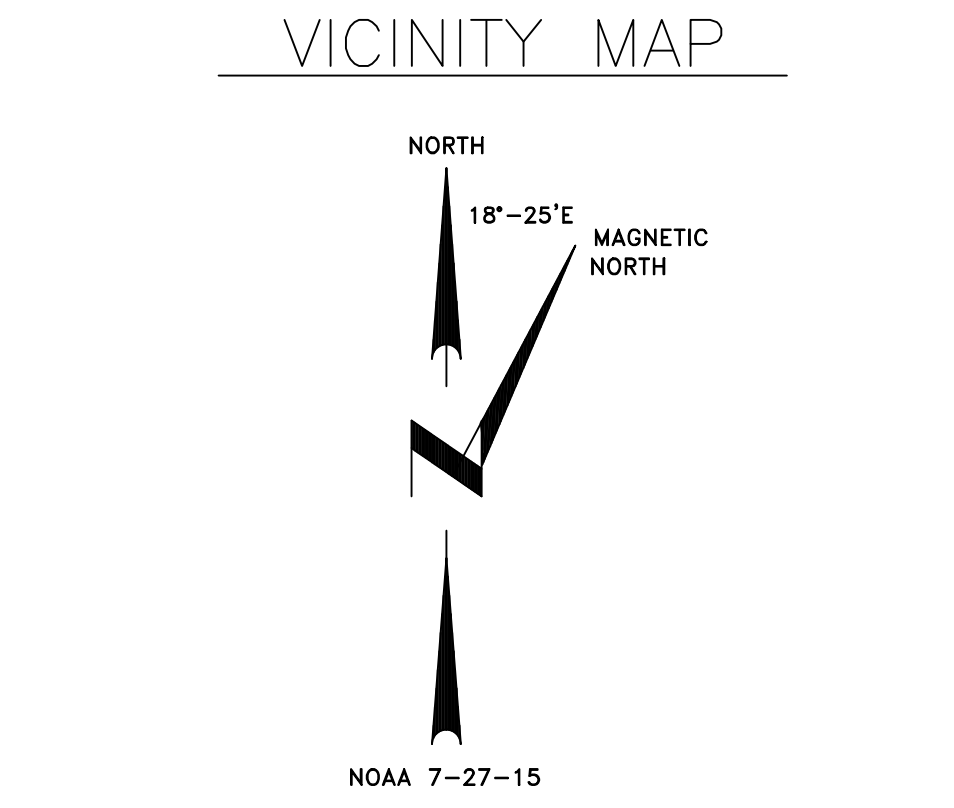
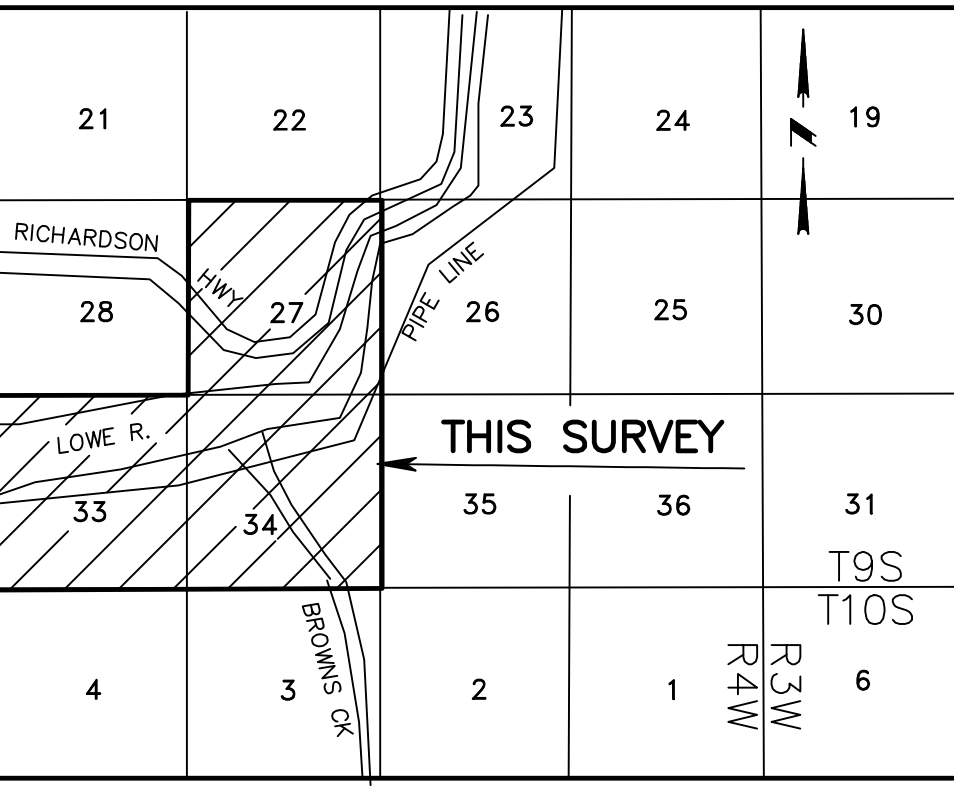
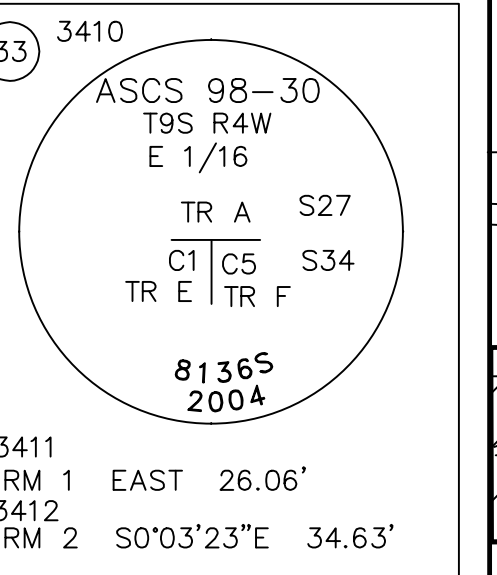
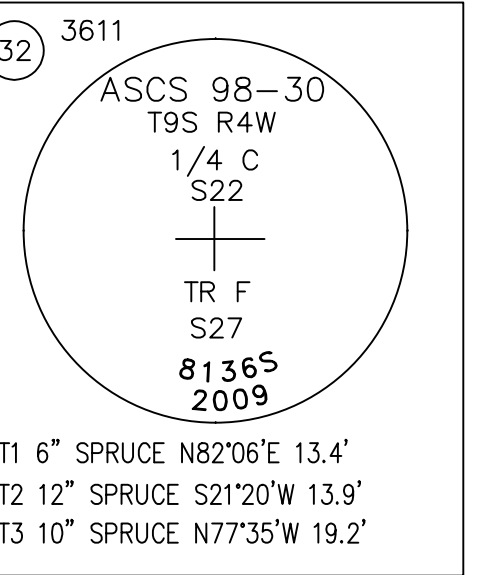
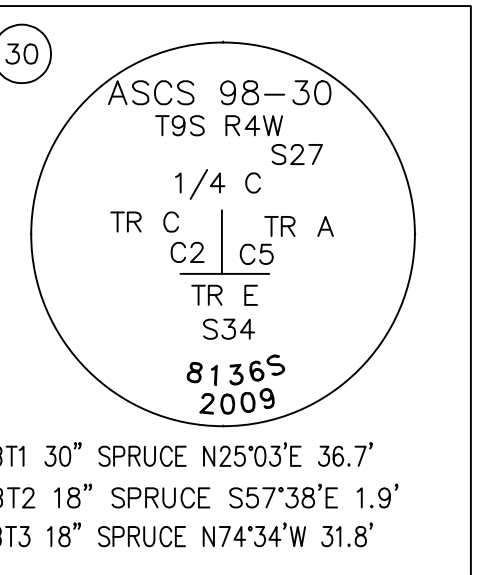
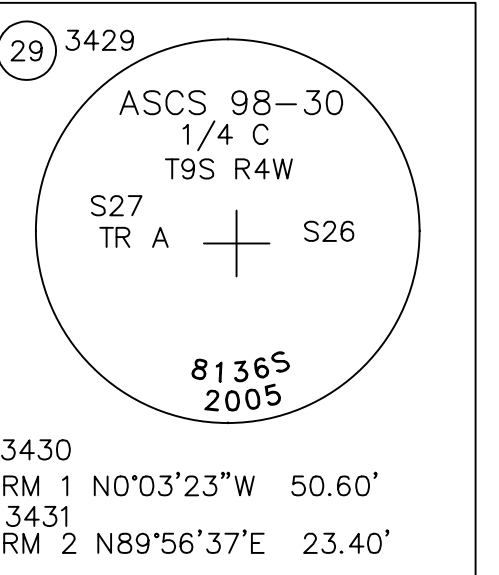
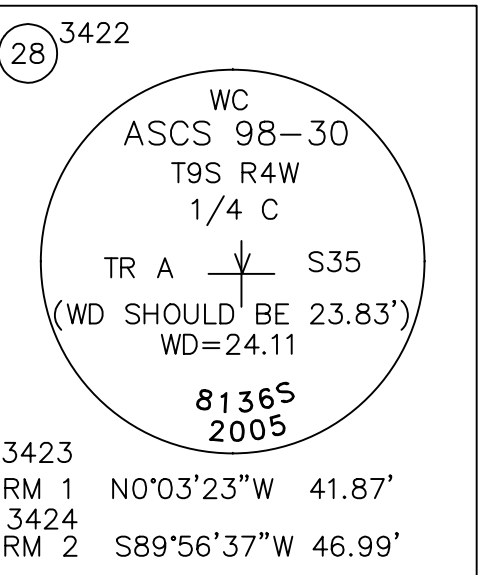
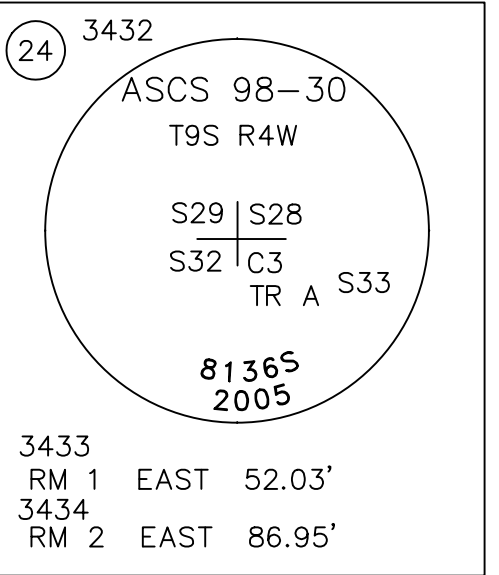
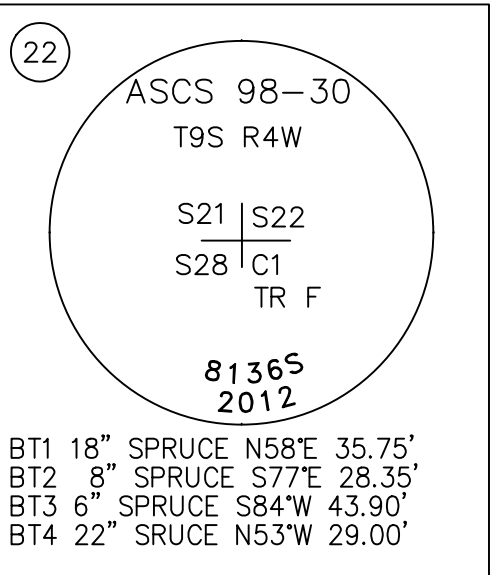
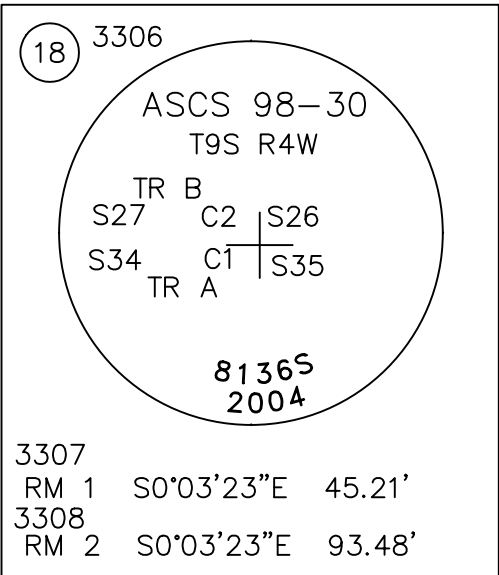
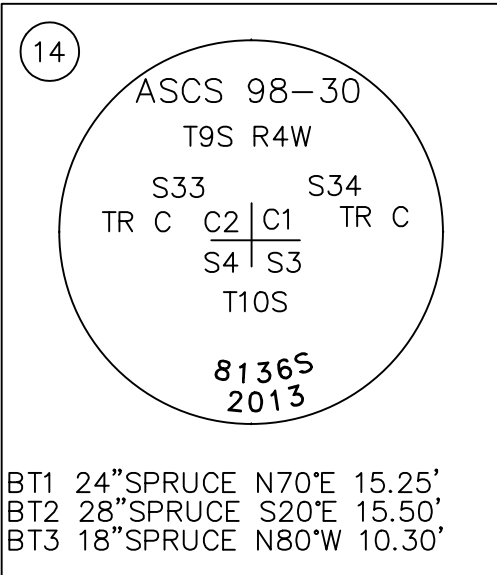


PRELIMINARY PLAT FINAL

AUG 2016



1 METER = 3.280833 U. S. SURVEY FEET 1 U. S. ACRE = 0.4047 HECTARE	
DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 146B COPPER CENTER, AK. 99573 907-822-3530/PHILSURV@INTERNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.043 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG 2016	STATEWIDE PLATTING SUPERVISOR
SCALE NONE	CHECKED JLP FILE NO. ASCS980030



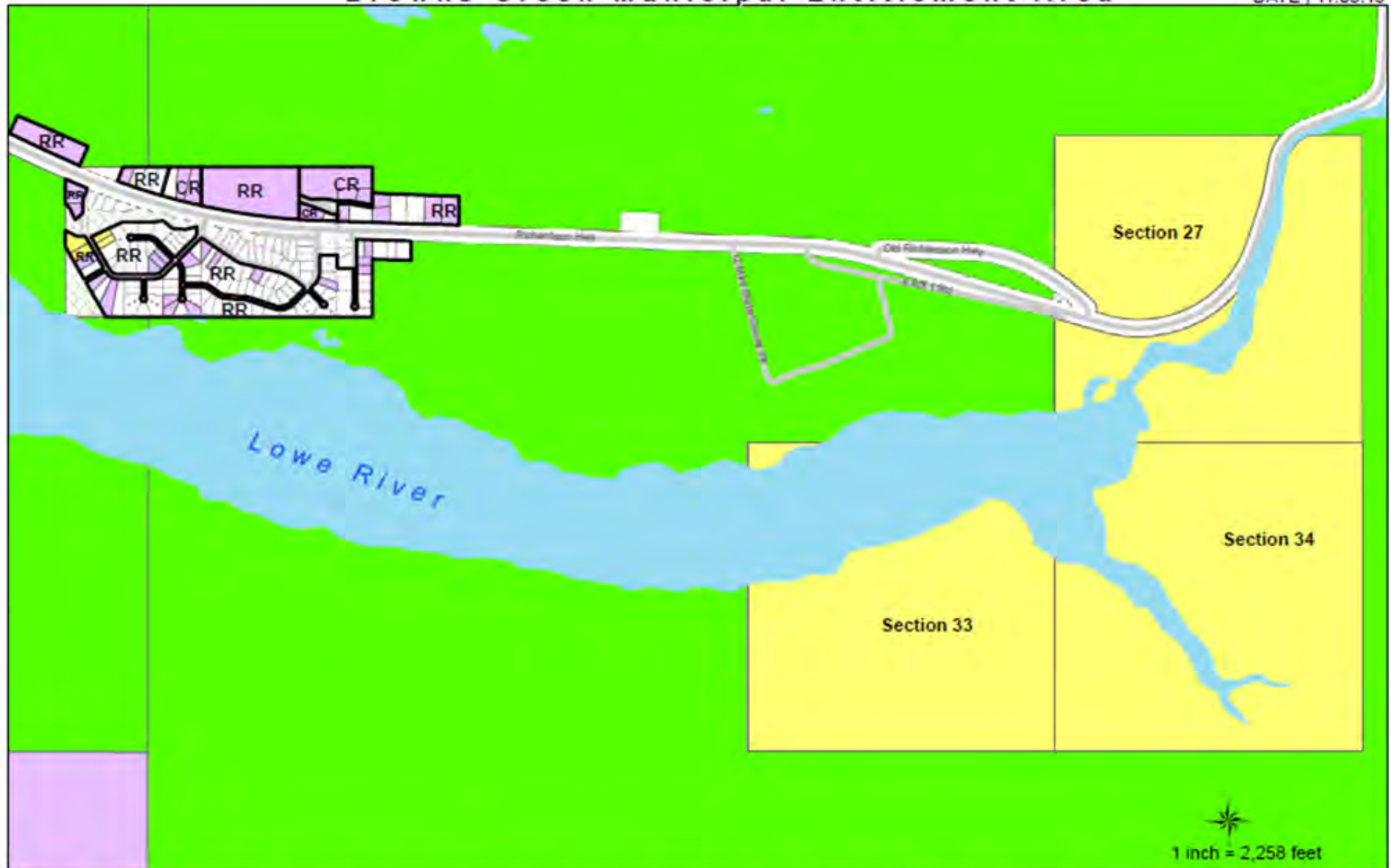
PRELIMINARY PLAT FINAL

AUG 2016

1 METER = 3.280833 U. S. SURVEY FEET 1 U. S. ACRE = 0.4047 HECTARE	
DATE OF SURVEY BEGIN OCT. 16, 2001 END NOV. 8, 2013	SURVEYOR: PHILLIPS SURVEYING HC 60 BOX 1468 COPPER CENTER, AK 99573 907-822-3530/PHILSURV@CNET.NET
STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES DIVISION OF MINING, LAND AND WATER ANCHORAGE, ALASKA	
ALASKA STATE CADASTRAL SURVEY NO. 98-30	
CREATING TRACTS A, B, C, D, E, F, G, AND H SECTION 27 TRACTS A, B, C, D, E, F, AND G SECTION 33 TRACTS A, B, C, D, E, F, AND G SECTION 34 AND THE DEDICATION OF A PORTION OF THE RICHARDSON HIGHWAY LOCATED WITHIN TRACT A TOWNSHIP 9 SOUTH RANGE 4 WEST, COPPER RIVER MERIDIAN, ALASKA CONTAINING 1920.043 ACRES VALDEZ RECORDING DISTRICT	
DRAWN BY JLP	APPROVAL RECOMMENDED
DATE AUG 2016	STATEWIDE PLATING SUPERVISOR
SCALE NONE	CHECKED FILE NO. ASCS980030

Browns Creek Municipal Entitlement Area

DATE | 11.03.15



UNDEVELOPED PARCELS BY OWNERSHIP

- CITY OF VALDEZ
- PRIVATE
- STATE

ZONING EXCLUDED FROM ANALYSIS

- PUBLIC

OTHER PARCELS DELINEATED

- DEVELOPED, SNOW STORAGE, OR EASEMENTS

ZONING LETTERS

- RA = Single-Family Res.
- CR = Commercial Res.
- U = Unclassified

MUNICIPAL ENTITLEMENTS

- Section 33 ASCS 98-30
- Section 34 ASCS 98-30
- Section 27 ASCS 98-30



Agenda Statement

File #: 16-0075 **Version:** 1

Type: New Business **Status:** Agenda Ready

File created: 8/17/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Approval to Select Kimley Horn & Associates, Inc. to Begin Scope Negotiations for the Comprehensive Community Visioning-Redevelopment Program

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval to Select Kimley Horn & Associates, Inc. to Begin Scope Negotiations for the Comprehensive Community Visioning-Redevelopment Program

SUBMITTED BY: Lisa Von Bargen, CED Director

FISCAL NOTES:

Expenditure Required: Unknown

Unencumbered Balance: N/A

Funding Source: TBD

RECOMMENDATION:

Approve selection of Kimley Horn & Associates, Inc. to begin scope negotiations for the Comprehensive Community Visioning-Redevelopment Program.

SUMMARY STATEMENT:

The City issued a Request for Qualifications (RFQ) on June 9, 2016 searching for firms with qualifications for a Comprehensive Community Visioning-Redevelopment Program. The RFQ required a pre-submittal site meeting. On June 30, 2016, eleven representatives from different consulting firms participated in a full community tour and round table discussion.

Qualification submittals were due on July 14, 2016. The City received six responses from:

- Catapult Creative Labs
- DOWL
- Houseal-Lavigne Associates
- Kimley-Horn
- SMG Consulting

- Winter & Company Team

The Council appointed a review team including three Council members (Nate Smith, Ryan McCune, Lea Cockerham); three community members (Rick Wade, Jim Shirrell, Lee Hart); and one City staff member (Lisa Von Barga). Using the criteria outlined in the RFQ document, the review team evaluated and ranked the submittals. The top four scoring were invited back to Valdez to give in-person presentation about more detailed qualification information. Those four firms were:

- DOWL
- Housel-Lavigne Associates
- Kimley-Horn
- Winter & Company Team

On August 11 & 12, 2016, the four teams of firms gave presentations before the review committee and the City Manager. The time with each firm lasted approximately two hours and included a formal presentation where specific topics were addressed and discussion between the review panel and the firm representatives.

The review panel met on Monday, August 15, 2016 to discuss the content of the presentations and to determine a recommendation to forward to the City Council. That recommendation is Kimley Horn & Associates out of Orange, California. The Kimley Horn Team includes, Kimley Horn as the lead firm, working in conjunction with CallisonRTKL, Northern Economics and North Star Destination Strategies.

Now comes the scope development for the project/program. The RFQ listed the following as the basis from which a detailed scope of work will be developed:

SCOPE OF WORK:

The final scope of work will be negotiated between the successful firm and the City of Valdez. The following list includes minimum components of the multi-phased scope of work.

- **Community Visioning & Branding Initiative Development & Implementation**
- **Comprehensive Marketing & Promotion Strategy & Initial Implementation**
 - Visitors, Prospective Residents, Prospective Businesses, Events, Education, Facilities & Services
- **Development of new Comprehensive Land Use Plan**
 - Zoning Code Amendments, Architectural & Landscape Standards, Abatement
 - Community Flow & Wayfinding; Amenities
 - Creation of "Sense of Place"
- **Prioritization of Capital Investment Options**
 - Maintenance and improvement of existing facilities
 - **Strategic expansion plan based on service level requirements that will be demanded by new development and redevelopment activities.**
 - New investment opportunities

The Review Team and Administration see this initial process unfolding with these components:

- Administration begins scope development with Kimley Horn;

- A project charter is developed and brought to Council for approval;
- Council appoints Community Steering Committee to oversee the program;
- The draft scope goes to community review;
- The draft scope goes to Council for review and approval;
- Administration and an Executive Group from the Steering Committee work with Kimley Horn on a full proposal that includes cost and time schedules associated with the scope of work;
- Council approves contract with Kimley Horn based on scope, cost and time proposal.

Administration will be coming back to Council with options for a much more formalized process for review and approval. At this time, the Review Team and Administration is requesting authorization to begin scope negotiations with Kimley Horn.

As outlined above, there are several steps in between this authorization to negotiate scope and award of a contract by Council. It is also important to remember, as the community goes through this process, decision points will be reached that change or add to the scope of work by Kimley Horn. These new components will be negotiated and brought to the Council on an individual basis for approval. Administration notes this specifically because this type of project/program is much about discovery - we don't know what we don't yet know. Full disclosure requires the understanding that the scope of this project/program will metamorphosize over time.



Agenda Statement

File #: 16-0074 **Version:** 1

Type: New Business **Status:** Agenda Ready

File created: 8/17/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Approval to Purchase Lots 10 & 11, Block 2, Alpine Woods Subdivision from Rosalee Bekins in the amount of \$90,000

Sponsors:

Indexes:

Code sections:

Attachments: [Purchase Proposal Lots 10-11 Blk 2 AWS.pdf](#)
[5180 Whispering Spruce.pdf](#)
[5190 Whispering Spruce.PDF](#)
[Historical Timeline Lots 10-11 Blk 2 AWS.pdf](#)
[Aerial Map Lots 10-11 Blk 2 AWS.pdf](#)
[FloodMitigationAppraisalsMap.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval to Purchase Lots 10 & 11, Block 2, Alpine Woods Subdivision from Rosalee Bekins in the amount of \$90,000

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

Expenditure Required: \$90,000-\$250,000

Unencumbered Balance: \$586,803

Funding Source: 350-8000-55000.582 (Miscellaneous Lands)

RECOMMENDATION:

Approve purchase of Lots 10 & 11, Block 2, Alpine Woods Subdivision from Rosalee Bekins in the amount of \$90,000.

SUMMARY STATEMENT:

This agenda statement has been amended to reflect a change to the recommendation. In accordance with Robert's Rules of Order, a motion for expenditure of funds requires a specific amount. As the appraised value of this property is \$90,000, the determination was made to begin the discussion on this item at that value. Additionally, Council Member Fleming requested more detailed information. That data has been provided in the appropriate location in this agenda statement and in

the attachments (map).

In May, on behalf of Rosalee Bekins, Allen Crume submitted a proposal to the City to purchase Ms. Bekins property (Lots 10 & 11, Block 2, Alpine Woods Subdivision) for \$250,000. Ms. Bekins has approximately 5 acres of land between the two parcels, one of which includes a home (Lot 11). Ms. Bekins has requested \$35,000 per acre of land for a total of \$175,000 and \$75,000 for the improvements (house). Council directed Administration to have the properties appraised and to bring the purchase back for consideration. Administration has put together a summary of the pertinent information for this agenda item so the Council can make a value determination if the decision is made to purchase the properties.

The appraisals of the two properties were completed on June 22, 2016. The appraisals were submitted to the City on July 25, 2016. Lot 10 (vacant land) was appraised at \$30,000. Lot 11, with the land and the home was appraised at \$60,000. Total appraised value of the lots and improvements is \$90,000.

The 2016 assessed value of the properties (for property tax valuation purposes only) is \$9,000 for Lot 10 and \$34,700 for Lot 11. That value includes \$9,000 for the land and \$25,700 for the improvements.

Lot 11 is approved for the Alpine Woods Septic Replacement Program because there is an existing septic system on the property. Lot 10 is not eligible because it is vacant property. Reimbursement under the program for private septic installation is \$36,140. The City will be saving this amount if the decision is made to purchase the properties. At Ms. Bekins proposed purchase value the net purchase cost would be \$213,860. At the appraised value the net purchase cost would be \$53,860.

There are valid points to consider in determining the purchase price of this property. First, the City Manager has indicated, in his experience, it is typical for municipalities to pay an amount above the appraised value of property when buying land from property owners for public purpose. Second, there is some precedent where the Council has agreed to pay more for property than the appraised value. In 2010 the City purchased property from Steve McCann in the amount of \$140,000. The appraised value of the property was \$131,000. Third, the City has identified nine parcels in Alpine Woods for potential purchase for flood mitigation. Paying one property owner more than appraised value opens the doors for the other property owners to request more than appraised value for their lots. Fourth, if the City pays considerably more for the property than the appraised value, the market in the area can be artificially inflated. Meaning, the next time an appraisal is conducted, one of the comparable sales could be significantly higher than others because more than appraised value was paid for the property.

Of the nine parcels the City has identified for potential purchase for flood mitigation, two belong to Ms. Bekins and four others are directly adjacent to her properties. These six properties are in the specific area impacted by emergency flood work along the Lowe River in 2015 and 2016. These lots have also been appraised and the values are:

LT 6 BK 2 = \$50,000
LT 7 BK 2 = \$40,000
LT 8 BK 2 = \$32,000

LT 9 BK 2 = \$45,000
LT 10 BK 2 = \$30,000 (*Bekins property*)
LT 11, BK 2 = \$60,000 (*Bekins property*)

Emergency flood mitigation work on the Lowe River in 2015 and 2016 YTD is as follows:

2015: \$104,662
2016 YTD: \$237,179
Total: \$341,841

As stated earlier, the City has identified nine parcels for potential purchase. Only six have been discussed thus far. The remaining three are in the northern portion of the subdivision and have been included due to flooding and other extenuating circumstances, such as inclusion in the Alpine Woods Septic Replacement Program. The appraised value of those parcels is:

LT 8 BK 1 = \$60,000
LT 7 BK 1 = \$35,000
LT 1 BK 6 = \$55,200

Ms. Bekins property is of value to the City specifically because it is located in a low-lying area of the subdivision subject to flooding. The City can purchase this property for flood mitigation. The property can be deed restricted against further development. This helps the City earn points under the Community Rating System (CRS) which helps determine the City's standing within the NFIP (Flood Insurance Rate Program). This can have a direct result on the amount homeowners in flood zones pay for flood insurance.

Ms. Bekins has been interested in selling her property to the City for many years. To this point the parties have been unable to reach an agreement. This transaction needs to stand on the merits of current circumstances, so historical background may, or may not, be of value. The historical information is not outlined in this agenda statement. However, if it is of interest to the Council a table showing previous actions related to this property is attached for reference.

Supporting documentation attached to this agenda statement includes:

- Purchase Proposal from Ms. Bekins
- Appraisals of Lots 10 & 11, Block 2, Alpine Woods Subdivision
- Area Map
- Historical Background Action Timeline

Administration is requesting the Council determine if they would like to purchase the property from Ms. Bekins and at what price.

May 4, 2016

City of Valdez
PO Box 307
Valdez, AK 99686

To Whom It May Concern,

I would like to sell my 5 acre property for \$35,000 per acre, for a total price of \$175,000.

I would like \$75,000 for my 2 bedroom house.

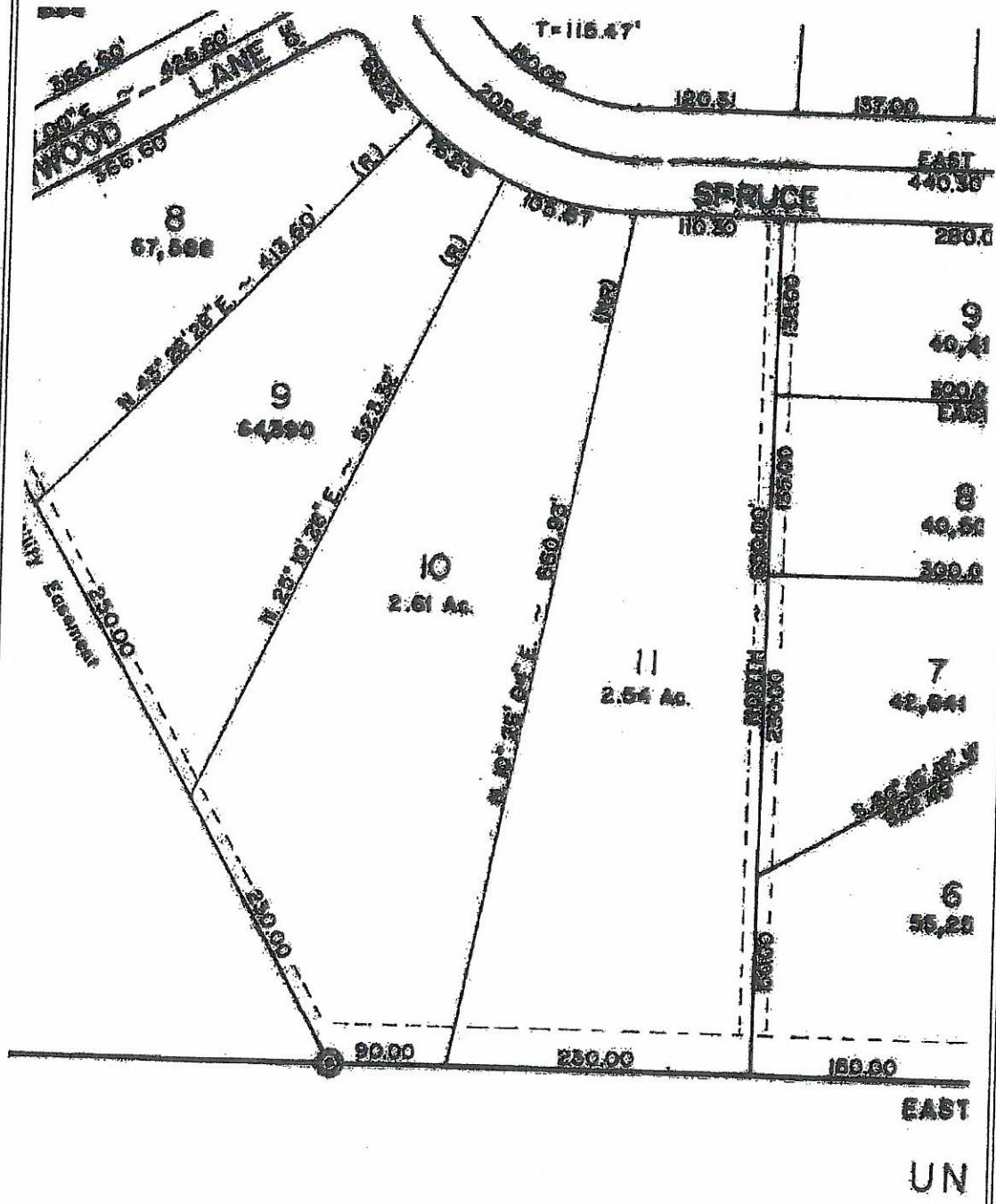
Thank you for consideration of this matter.


Rosalee Bekins

RB/tr

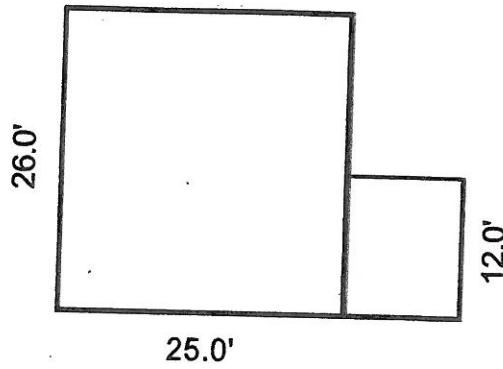
PLAT MAP

Borrower:	File No.: WL08678
Property Address: NHN Whispering Spruce Drive	Case No.:
City: Valdez	State: AK
Lender: City of Valdez	Zip: 99686



FLOORPLAN

Borrower: N/A		File No.: WL08679
Property Address: 5180 Whispering Spruce Drive		Case No.:
City: Valdez	State: AK	Zip: 99686
Lender: City of Valdez		



Sketch by Apex I™

Comments

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GA1	First Floor	650.0	650.0
Net LIVABLE Area		(Rounded)	650

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor	25.0 x 26.0	650.0
1 Item	(Rounded)	650

FLOORPLAN

Borrower: N/A

Property Address: 5180 Whispering Spruce Drive

File No.: WL08679

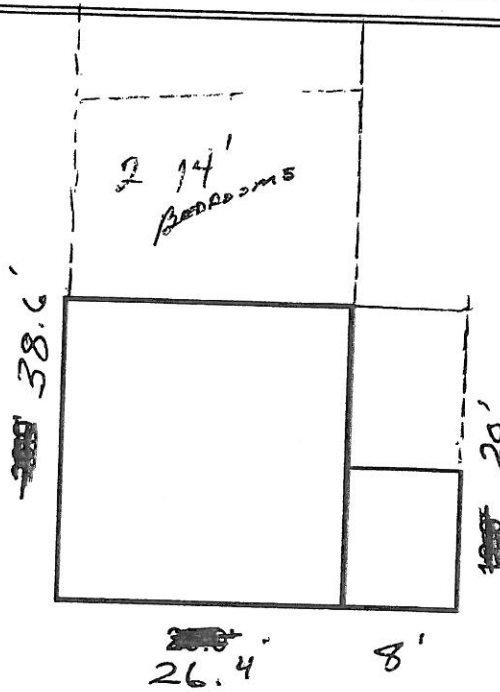
City: Valdez

Case No.:

Lender: City of Valdez

State: AK

Zip: 99686



Sketch by Apex N/A

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	650.0	650.0
Net LIVABLE Area		(Rounded)	650

LIVING AREA BREAKDOWN		
Breakdown	Subtotals	
First Floor	25.0 x 26.0	650.0
1 Item	(Rounded)	650

ADDENDUM

Borrower: N/A		File No.: WL08679
Property Address: 5180 Whispering Spruce Drive		Case No.:
City: Valdez	State: AK	Zip: 99686
Lender: City of Valdez		

Comments on Sales Comparison

The three comparables presented were deemed to bracket the subject property, both by sales price and lot size. Comparables 1 and 2 are both located within the subject subdivision, similar in location, neighborhood build up and utilities. Comparable 3 is located approximately six miles northeast of the subject property in Robe River Subdivision. This transaction was considered superior in location and inferior in lot size. The highest and best use of the three comparables is develop with a detached single family dwelling, similar to the subject property.

Additional Comments

The subject property is improved with a 650 SF detached single family dwelling, which is in fair to poor condition. The exterior has T1-11 siding (not painted), metal roof, covered entry and pier foundation system. The interior contains two bedrooms, unfinished bathroom, kitchen and living room. The subject property lacks wainscot, interior doors and trimwork, minimal cabinets, etc. The subject property is considered to have an effective age of 30 years with a total physical life of 50 years. This the physical depreciation was calculated as 30/50 equals 60%. Please refer to the addendum for interior photos.

Due to the fair to poor condition of the subject property, the substandard foundation system and the unfinished interior items, the Sales Comparison Approach to value was not considered applicable. Thus, the Cost Approach was deemed to only realistic approach to value. Following is the estimated value of the property in question:

650 SF X \$100.00 per square foot =	\$65,000
C/Entry, etc.	\$ 5,000
Less Physical Depreation	-\$42,000
Depreation Value of the Improvements	\$28,000
Add site improvements	\$6,500
Add estimated site value	\$32,500
Estimate value by the Cost Approach	\$67,000

Please noted that I only inspected the subject property from the exterior. The interior photos reviewed were provided by the City of Valdez.

Seller	Description	Purchase Price
2009		
Joseph & Cynthia Kilian	Lot 12, BK 4, AWS ^{ACRES} 0.92	\$56,000.00
Alfred & Louise Letendre	Lot 20, BK 7, AWS ^{ACRES} 0.95	\$50,000.00

Seller	Description	Purchase Price
2010		
Wakefield, James & Linda	Lot 18A, Block 1, Robe River Subd ^{ACRES} 0.24	\$70,000.00

Seller	Description	Purchase Price
2011		
McCann, Donald & Steven	St Elmo Vista Subd ^{ACRES} 3.71	\$140,000.00
Crump, William	Lots 3-6, Bk 25 MCS ^{ACRES} .5	\$77,500.00
David & Teresa Fletcher	Lot 1A, Block 8, RRS ^{ACRES}	\$45,000.00
PetroStar	1,329 sq ft triangular parcel of land located in the NW corner of ATS 617A	\$4,700.00
Erik Haltness	1,367 sq. ft. portion of Lot 33 Bk 35 MCS (NW Corner)	\$5,750.00
James Gilfilan	20' wide PUE on NE border of Lot 3A, Tr B, USS 3563	\$1,755.00
Bear Creek RV Park	50,000 sq. ft. easement on eastern property line of Tract F1, ASLS 79-116	\$19,500.00
Hirsch & Keller	10,000 sq ft easement on 50 ft Private ROW dedicated in USS 3538	\$8,000.00

Seller	Description	Purchase Price
2012		
Bear Creek RV Park	50,000 sq. ft. easement on eastern property line of Tract F1, ASLS 79-116	\$19,500.00
George Wilmoth	Tract A, Alpine Woods ^{ACRES} 9.74	\$42,500.00
Barbara Jacobs	Valdez Industrial Parcels ^{ACRES}	\$0.00

APPRAISAL OF REAL PROPERTY



LOCATED AT

5180 Whispering Spruce
Valdez , AK 99686
Lot 11, Block 2, Alpine Woods Estates

FOR

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

AS OF

6/22/2016

BY

Chad A. Burris
Alaska Appraisal & Consulting Group, LLC
203 W. 15th Avenue. Suite #206
Anchorage, AK 99501
(907) 677-1883
chad@akacg.com

Uniform Residential Appraisal Report

File # CAB09616

SUBJECT

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address	5180 Whispering Spruce	City	Valdez	State	AK	Zip Code	99686
Borrower	N/A	Owner of Public Record	Rosalee Bekins	County	City of Valdez		
Legal Description	Lot 11, Block 2, Alpine Woods Estates						
Assessor's Parcel #	7100-002-0011	Tax Year	2016	R.E. Taxes \$	694		
Neighborhood Name	Alpine Woods Estates	Map Reference	Plat # 74-6	Census Tract	0003.00		
Occupant	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant	Special Assessments \$	N/A	<input type="checkbox"/> PUD	HOA \$	0	<input type="checkbox"/> per year <input type="checkbox"/> per month
Property Rights Appraised	<input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)						
Assignment Type	<input type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input checked="" type="checkbox"/> Other (describe) Establishing market value of subject property.						
Lender/Client	City of Valdez Alaska		Address P.O. Box 307, Valdez, AK 99686				
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
Report data source(s) used, offering price(s), and date(s). Agent							

CONTRACT

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$	N/A	Date of Contract	N/A	Is the property seller the owner of public record?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Data Source(s)	
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input type="checkbox"/> Yes <input type="checkbox"/> No							
If Yes, report the total dollar amount and describe the items to be paid.							

NEIGHBORHOOD

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	25 %
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	0 %
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	55	Low 0	Multi-Family	0 %
Neighborhood Boundaries	Neighborhood Boundaries include: City of Valdez, Alaska.			500	High 60	Commercial	0 %
				200	Pred. 30	Other	75 %

Neighborhood Description The subject property is located in a more remote subdivision east of Valdez, in the Alpine Woods Subdivision. Surrounding build-up is detached SFR. Quality and appeal ranges from average to custom. Chief appeal of immediate location is larger site sizes and good views. Access to all supporting facilities from this location is rated average.

Market Conditions (including support for the above conclusions) The national "credit crunch" has slowed activity in all sectors of the market over the past year. The lower end and mid range markets are more active than the upper end market segments. Although marketing times have lengthened a bit, typically, reasonable priced homes have been selling in 0-180 days. Consistently low interest rates are a positive market influence.

SITE

Dimensions	Irregular	Area	2.54 ac	Shape	Irregular	View	Average
Specific Zoning Classification	RR	Zoning Description	Rural Residential District				
Zoning Compliance	<input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)						
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe							

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/> <input checked="" type="checkbox"/> well(Typical)	Street Gravel	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/> <input checked="" type="checkbox"/> Septic(Typical)	Alley	<input type="checkbox"/>	<input type="checkbox"/>

FEMA Special Flood Hazard Area ☒ Yes ☐ No FEMA Flood Zone A3 FEMA Map # 0200940075C FEMA Map Date 12/01/1983

Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No, describe

Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes, describe

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls	AWW/Avg	Floors	Ply/Vinyl
# of Stories 1	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	T1-11/Avg-	Walls	Plywood/Wood Pane
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq.ft.	Roof Surface	Metal/Avg	Trim/Finish	Wood
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %	Gutters & Downspouts	None	Bath Floor	Vinyl/Poor
Design (Style) Ranch	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	wd//Avg	Bath Wainscot	Tubsuround/Avg
Year Built 1975	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Thermopane/Avg	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 50	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Partial	<input checked="" type="checkbox"/> Driveway	# of Cars 4
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Gravel
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input checked="" type="checkbox"/> Other Monitor Fuel Oil	<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Fence None	<input type="checkbox"/> Garage	# of Cars
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck Cov	<input checked="" type="checkbox"/> Porch C/Ent	<input type="checkbox"/> Carport	# of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Pool	<input type="checkbox"/> Other	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input type="checkbox"/> Built-in

Appliances ☐ Refrigerator ☒ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave ☐ Washer/Dryer ☒ Other (describe) Vent Fan

Finished area above grade contains: 5 Rooms 2 Bedrooms 1 Bath(s) 1,040 Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.). Energy efficiency is typical for the age, style, and quality of the subject property.

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). The subject property is considered to be in poor overall condition which corresponds with the estimate of effective age. Construction quality is rated average quality, wood frame construction, typical and conforming to surroundings. At time of my inspection the interior of the home appeared in average 1970's condition with Exterior considered to be poor overall condition . The subject has had little updating or remodeling in the last 30 to 40 years. Extensive deferred maintenances and overall dated condition where noted at time of inspection.

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☐ Yes ☒ No If Yes, describe

I have not been provided a home inspection report for review along with this assignment. I am not a certified home inspector/engineer and may not be relied upon to discover defects with the property. It is assumed that all mecheanical,plumbing, electrical, and structural components are in good working order.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☒ Yes ☐ No If No, describe

Uniform Residential Appraisal Report

File # CAB09616

SALES COMPARISON APPROACH

RECONCILIATION

There are 2 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 200,000 to \$ 300,000 .													
There are 6 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 58,000 to \$ 500,000 .													
FEATURE		SUBJECT			COMPARABLE SALE # 1			COMPARABLE SALE # 2			COMPARABLE SALE # 3		
Address		5180 Whispering Spruce Valdez , AK 99686			623 S. Moraine Dr. Valdez , AK 99686			1249 Coho Place. Valdez , AK 99686			5110 Wilderness Ln. Valdez , AK 99686		
Proximity to Subject					12.73 miles NW			12.99 miles NW			0.24 miles E		
Sale Price		\$ N/A			\$ 57,142			\$ 128,000			\$ 136,000		
Sale Price/Gross Liv. Area		\$ sq.ft.			\$ 39.68 sq.ft.			\$ 88.89 sq.ft.			\$ 50.54 sq.ft.		
Data Source(s)					MLS,#15-5827, 174 DOM			MLS,#15-7698, 8 DOM			MLS,#14-15202, 55 DOM		
Verification Source(s)					Appraiser,Agent			Appraiser,Agent			Appraiser,Agent		
VALUE ADJUSTMENTS		DESCRIPTION			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment			DESCRIPTION + (-) \$ Adjustment		
Sales or Financing Concessions					FHA None			Cash None			FHA Yes		
Date of Sale/Time					c10/15,s1/16			c5/15,s6/15			c12/14,s1/15		
Location		Average						Average			Average		
Leasehold/Fee Simple		Fee Simple			Fee Simple			Fee Simple			Fee Simple		
Site		2.54 ac			10,019 sf			+10,000 9,577sf			+10,000 43,996sf		
View		Average			Average			Average			Average		
Design (Style)		Ranch			Ranch			Ranch			Ranch		
Quality of Construction		Average			Average			Average			Average		
Actual Age		41			41			41			35		
Condition		Poor			Poor(REO)			Average(REO)			Average(REO)		
Above Grade Room Count		Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths			Total Bdrms. Baths		
Gross Living Area		5 2 1			6 3 2			6 3 2			6 3 2		
		1,040 sq.ft.			1,440 sq.ft.			1,440 sq.ft.			2,691 sq.ft.		
Basement & Finished Rooms Below Grade		0			0			0			0		
Functional Utility		Average			Average			Average			Average		
Heating/Cooling		Oil/Monitor/FA			Oil/HWBB			Oil/HWBB			Oil/HWBB		
Energy Efficient Items		Typical For AK			Typical for AK			Typical for AK			Typical for AK		
Garage/Carport		None			1 CP			1 CP			1 CP		
Porch/Patio/Deck		Covered Deck			C/Ent			C/Ent			C/Ent		
Fireplace, Ect		None			None			None			None		
Fence,Pool,Ect		None			None			None			None		
Amenities		ROV			ROV			ROV			ROV		
Net Adjustment (Total)					+ - \$ -13,000			+ - \$ -33,000			+ - \$ -91,800		
Adjusted Sale Price of Comparables					Net Adj. 22.8 % Gross Adj. 57.8 % \$ 44,142			Net Adj. 25.8 % Gross Adj. 41.4 % \$ 95,000			Net Adj. 67.5 % Gross Adj. 67.5 % \$ 44,200		
I <input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain													
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.													
Data Source(s) COV,MLS,AMDS,Recorder													
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.													
Data Source(s) COV,MLS,AMDS,Recorder													
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).													
ITEM		SUBJECT			COMPARABLE SALE #1			COMPARABLE SALE #2			COMPARABLE SALE #3		
Date of Prior Sale/Transfer													
Price of Prior Sale/Transfer													
Data Source(s)		COV,MLS,AMDS,Recorder			COV,MLS,AMDS,Recorder			COV,MLS,AMDS,Recorder			COV,MLS,AMDS,Recorder		
Effective Date of Data Source(s)		7/25/2016			7/25/2016			7/25/2016			7/25/2016		
Analysis of prior sale or transfer history of the subject property and comparable sales Additional Comments: I have performed no (or the specified) services, as an appraiser or in any other capacity, regarding the property that is subject of this report within the three year period immediately preceding acceptance of this assignment. A reasonable exposure time for the subject would be 180 days.													
Summary of Sales Comparison Approach See Addendum													
Indicated Value by Sales Comparison Approach \$ 60,000													
Indicated Value by: Sales Comparison Approach \$ 60,000 Cost Approach (if developed) \$ 65,804 Income Approach (if developed) \$													
In final analysis, the direct sales comparison approach is considered to be the most valid indicator of current market value for the subject. The cost approach is also considered to be a good indicator and has been given some weight in this analysis. SFR's are typically not purchased for the income stream in this market, therefore an income model has not been used.													
This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair: As inspected.													
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 60,000 , as of 6/22/2016 , which is the date of inspection and the effective date of this appraisal.													

Uniform Residential Appraisal Report

File # CAB09616

ADDITIONAL COMMENTS

This appraisal is not a home inspection report and may not be relied upon to identify conditions and/ or defects in the subject property. The intended user of this report is the lender/client. The intended use is to evaluate the property that is the subject of this appraisal for a mortgage loan transaction, subject of the stated scope of work, purpose of the appraisal, reporting requirements of this appraisal report form, and definition of market value. No additional intended users are identified by the appraiser.

The three closed sales shown above are the most current single-family residences in the subject's Valdez market area. These are the most recent comparable available. Due to the lack of sales in the Valdez area, larger than typical gross adjustments where unavoidable due to the lack of truly similar properties. Face to face comparability for this type if property is impossible. Effective age is adjusted at \$1000 per year. Baths are adjusted at \$4,000 per full bath (3/4 bath adjusted as full) and \$2,000 per half bath. Above grade, living area is adjusted at \$35 psf. Below grade, living area is adjusted at \$20 psf. Garages are adjusted at \$7,000 per stall. After adjustments, the comparable are believed to bracket the value of the subject and the indicated range of approximately \$44,142 to \$95,000. Considering the subject's overall design/appeal, quality of construction, age and condition, a value at the lower middle of the adjusted range of value is considered appropriate.

COST APPROACH

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.
Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) COV Tax Records, MLS Vacant Land Sale Database, Appraisal Files in office

ESTIMATED <input checked="" type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE			= \$	40,000
Source of cost data Local Builders, Marshall & Swift	DWELLING	1,040	Sq.Ft. @ \$ 120.00	= \$	124,800
Quality rating from cost service Avg Effective date of cost data 6/2016		0	Sq.Ft. @ \$	= \$	
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	Deck			= \$	
RCN based on standardized cost manuals tempered by local knowledge.	Garage/Carport	0	Sq.Ft. @ \$	= \$	
	Total Estimate of Cost-New			= \$	124,800
	Less Physical	Functional	External		
	Depreciation	103,996		= \$(103,996)
	Depreciated Cost of Improvements			= \$	20,804
	"As-is" Value of Site Improvements			= \$	5,000
Estimated Remaining Economic Life (HUD and VA only) 10 Years	INDICATED VALUE BY COST APPROACH			= \$	65,804

INCOME

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM)

PUD INFORMATION

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached
Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.
Legal Name of Project
Total number of phases Total number of units Total number of units sold
Total number of units rented Total number of units for sale Data source(s)
Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion.
Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source
Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities.

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This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

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APPRAISER’S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

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21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature 
Name Chad A. Burris
Company Name Alaska Appraisal & Consulting Group, LLC
Company Address 203 W. 15th Avenue, Suite #206, Anchorage,
AK 99501
Telephone Number (907) 677-1883
Email Address chad@akacg.com
Date of Signature and Report July 25, 2016
Effective Date of Appraisal 6/22/2016
State Certification # 647
or State License # _____
or Other (describe) _____ State # _____
State AK
Expiration Date of Certification or License 6/30/2017

ADDRESS OF PROPERTY APPRAISED
5180 Whispering Spruce
Valdez , AK 99686
APPRAISED VALUE OF SUBJECT PROPERTY \$ 60,000
LENDER/CLIENT
Name _____
Company Name City of Valdez Alaska
Company Address P.O. Box 307, Valdez, AK 99686
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
- ☐ Did inspect exterior of subject property from street
Date of Inspection _____
- ☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
- ☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

Subject Photo Page

Borrower/Client	N/A					
Property Address	5180 Whispering Spruce					
City	Valdez	County	City of Valdez	State	AK	Zip Code 99686
Lender	City of Valdez Alaska					



Subject Front

5180 Whispering Spruce	
Sales Price	N/A
Gross Living Area	1,040
Total Rooms	5
Total Bedrooms	2
Total Bathrooms	1
Location	Average
View	Average
Site	2.54 ac
Quality	Average
Age	41



Subject Rear



Subject Street

Comparable Photo Page

Borrower/Client	N/A					
Property Address	5180 Whispering Spruce					
City	Valdez	County	City of Valdez	State	AK	Zip Code 99686
Lender	City of Valdez Alaska					



Comparable 1

623 S. Moraine Dr.	
Prox. to Subject	12.73 miles NW
Sales Price	57,142
Gross Living Area	1,440
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Average
View	Average
Site	10,019 sf
Quality	Average
Age	41



Comparable 2

1249 Coho Place.	
Prox. to Subject	12.99 miles NW
Sales Price	128,000
Gross Living Area	1,440
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Average
View	Average
Site	9,577sf
Quality	Average
Age	41



Comparable 3

5110 Wilderness Ln.	
Prox. to Subject	0.24 miles E
Sales Price	136,000
Gross Living Area	2,691
Total Rooms	6
Total Bedrooms	3
Total Bathrooms	2
Location	Average
View	Average
Site	43,996sf
Quality	Average
Age	35

Interior Photos

Borrower/Client	N/A				
Property Address	5180 Whispering Spruce				
City	Valdez	County	City of Valdez	State	AK Zip Code 99686
Lender	City of Valdez Alaska				

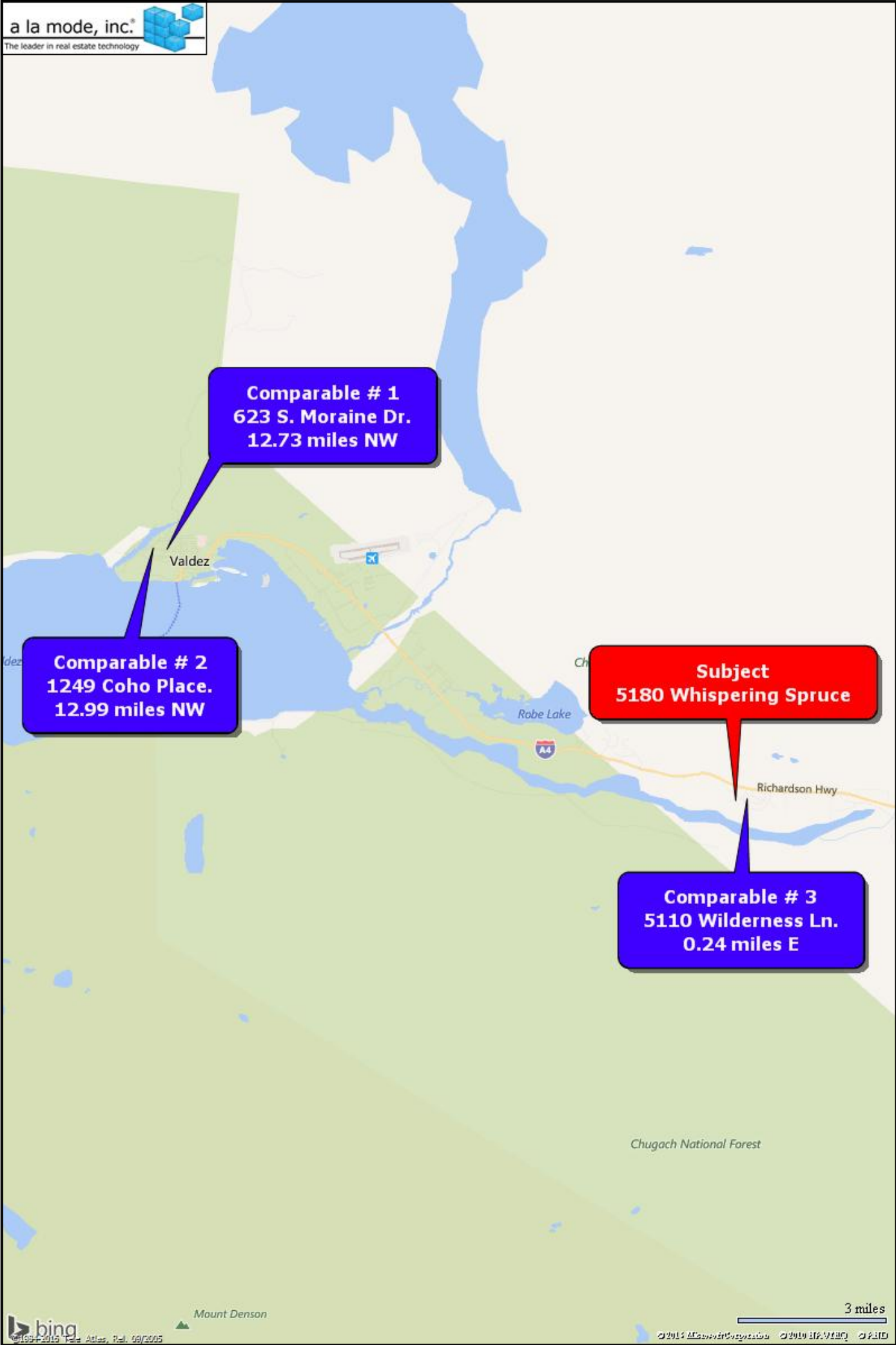


Interior Photos

Borrower/Client	N/A					
Property Address	5180 Whispering Spruce					
City	Valdez	County	City of Valdez	State	AK	Zip Code 99686
Lender	City of Valdez Alaska					

Location Map

Borrower/Client	N/A				
Property Address	5180 Whispering Spruce				
City	Valdez	County	City of Valdez	State	AK Zip Code 99686
Lender	City of Valdez Alaska				



APPRAISAL OF REAL PROPERTY



LOCATED AT

5190 Whispering Spruce
Valdez, AK 99686
Lot 10, Block 2, Alpine Woods Estates

FOR

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

AS OF

6/22/2016

BY

Chad A. Burris
Alaska Appraisal & Consulting Group, LLC
203 W. 15th Avenue. Suite #206
Anchorage, AK 99501
(907) 677-1883
chad@akacg.com

LAND APPRAISAL REPORT

File No. CAB09516

SUBJECT

Borrower

N/A

Census Tract

0003.00

Map Reference

Plat # 74-6

Property Address

5190 Whispering Spruce

City

Valdez

County

City of Valdez

State

AK

Zip Code

99686

Legal Description

Lot 10, Block 2, Alpine Woods Estates

Sale Price \$

N/A

Date of Sale

Loan Term

N/A

yrs.

Property Rights Appraised

☒ Fee

☐ Leasehold

☐ De Minimis PUD

Actual Real Estate Taxes \$

180

(yr)

Loan charges to be paid by seller \$

N/A

Other sales concessions

N/A

Lender/Client

City of Valdez Alaska

Address

P.O. Box 307, Valdez, AK 99686

Occupant

Vacant Land

Appraiser

Chad A. Burris

Instructions to Appraiser

Estimate the current fair market value of subject vacant s

NEIGHBORHOOD

Location

☐ Urban

☒ Suburban

☐ Rural

Built Up

☐ Over 75%

☒ 25% to 75%

☐ Under 25%

Growth Rate

☐ Fully Dev.

☐ Rapid

☐ Steady

☒ Slow

Property Values

☐ Increasing

☒ Stable

☐ Declining

Demand/Supply

☐ Shortage

☒ In Balance

☐ Oversupply

Marketing Time

☐ Under 3 Mos.

☐ 4-6 Mos.

☒ Over 6 Mos.

Present

90 % One-Unit

% 2-4 Unit

% Apts.

% Condo

% Commercial

Land Use

% Industrial

10 % Vacant

%

Change in Present

☐ Not Likely

☐ Likely (*)

☒ Taking Place (*)

Land Use

(*) From

Vacant

To

developedresidential

Predominant Occupancy

☒ Owner

☐ Tenant

5 % Vacant

One-Unit Price Range

\$

90

to \$

400

Predominant Value \$

200

One-Unit Age Range

0 yrs. to

50 yrs.

Predominant Age

30 yrs.

Employment Stability

☐ Good

☒ Avg.

☐ Fair

☐ Poor

Convenience to Employment

☐

☒

☐

☐

Convenience to Shopping

☐

☒

☐

☐

Convenience to Schools

☐

☒

☐

☐

Adequacy of Public Transportation

☐

☒

☐

☐

Recreational Facilities

☐

☒

☐

☐

Adequacy of Utilities

☐

☒

☐

☐

Property Compatibility

☐

☒

☐

☐

Protection from Detrimental Conditions

☐

☒

☐

☐

Police and Fire Protection

☐

☒

☐

☐

General Appearance of Properties

☐

☒

☐

☐

Appeal to Market

☐

☒

☐

☐

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)

The subject property is located in a more remote subdivision east of Valdez, in the Alpine Woods Subdivision. Surrounding build-up is detached SFR. Quality and appeal ranges from average to custom. Chief appeal of immediate location is larger site sizes. Access to all supporting facilities from this location is rated average.

SITE

Dimensions

Irregular

=

2.61

☐ Corner Lot

Zoning Classification

RR

Present Improvements

☒ Do

☐ Do Not

Conform to Zoning Regulations

Highest and Best Use

☐ Present Use

☒ Other (specify)

developed residential

Elec.

☒

Gas

☐

Water

☐

San. Sewer

☐

Underground Elect. & Tel.

☐

OFF SITE IMPROVEMENTS

Street Access

☒ Public

☐ Private

Surface

Gravel

Maintenance

☒ Public

☐ Private

☐ Storm Sewer

☐ Curb/Gutter

☐ Sidewalk

☐ Street Lights

Topo

Level at Street Grade

Size

2.61 ac

Shape

Irregular

View

Average/Wooded

Drainage

Assumed Adequate

Is the property located in a FEMA Special Flood Hazard Area?

☒ Yes

☐ No

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)

No adverse easements are known to exist per plat review. No adverse encroachments have been disclosed. I did not locate any corner markers at time of my inspection, site was alder covered. It is assumed that electric are to (or near) the site.

MARKET DATA ANALYSIS

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3			
Address	5190 Whispering Spruce Valdez, AK 99686	3053 Bearing Street. Valdez, AK 99686	1560 Dewey Court. Valdez, AK 99686	5450 Tesslina Lane. Valdez, AK 99686			
Proximity to Subject		7.51 miles NW	13.34 miles NW	3.12 miles NW			
Sales Price	\$ N/A	\$ 39,500	\$ 35,000	\$ 75,000			
Price Per Acre	\$ N/A	\$ 42,934/ac	\$ 175,000/ac	\$ 45,180/ac			
Data Source(s)	COV,Site Inspection	Appraiser,Agent	Appraiser,Agent	Appraiser,Agent			
ITEM	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.
Date of Sale/Time Adj.		Closed 2/10/2012		Closed 2/5/2016		Closed 7/17/14	
Location	Average/Residential	Average/Mtn	-5,000	Average/Mtn	-5,000	Average/Ocean,Mtn	-10,000
Site/View	2.61 ac	.92 ac	-5,000	.20 ac	+5,000	1.66 ac	-30,000
Topography:	Level/Unimproved	Level/Unimproved		Level/Unimproved		Rolling to Steep	+5,000
Utilities Available	E	E		E,W&S	-5,000	E	
Zoning	RR	RA		RA		RC	
Consnsions	None	None		None		None	
Sales or Financing	Conventional	Conventional		Cash		Conventional	
Concessions	N/A	N/A		N/A		N/A	
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -10,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -5,000	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -35,000
Indicated Value of Subject		\$ 29,500		\$ 30,000		\$ 40,000	

Comments on Market Data

Sales #1 thru #3 are the most recent, similar sales available from the subject's market segment and are considered to be good value indicators for the subject, after adjustments. Sale #4 is a active listing from the subject's imidiate Subdivision. Sales #2 & #3 are relatively recent \$45,180 ac to \$175,000 ac +/- sites from relatively comparable Valdez locations.

RECONCILIATION

Comments and Conditions of Appraisal

Subject site is appraised as is / vacant site. It is assumed that electricis to the property line. The subject's large site area are very appealing features for a site in this segment. Based on the average location, a value toward the upper middle of the adjusted value range is considered to be supportable for the market.

Final Reconciliation

Market approach only method used. An estimated value toward the middle of the adjusted value range is considered appropriate and supportable based on the subject's attributes.

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF

6/22/2016

TO BE \$

30,000

Appraiser

Chad A. Burris

Supervisory Appraiser (if applicable)

Date of Signature and Report

July 25, 2016

Date of Signature

Title

Owner/Partner

Title

State Certification #

647

ST

AK

State Certification #

ST

Or State License #

ST

Or State License #

ST

Expiration Date of State Certification or License

6/30/2017

Expiration Date of State Certification or License

Date of Inspection (if applicable)

6/22/2016

☐ Did

☐ Did Not

Inspect Property

Date of Inspection

Form LAND — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

08/11

Subject Photo Page

Borrower/Client	N/A					
Property Address	5190 Whispering Spruce					
City	Valdez	County	City of Valdez	State	AK	Zip Code 99686
Lender	City of Valdez Alaska					



Subject Front

5190 Whispering Spruce
Sales Price N/A
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location Average/Residential
View 2.61 ac
Site
Quality
Age

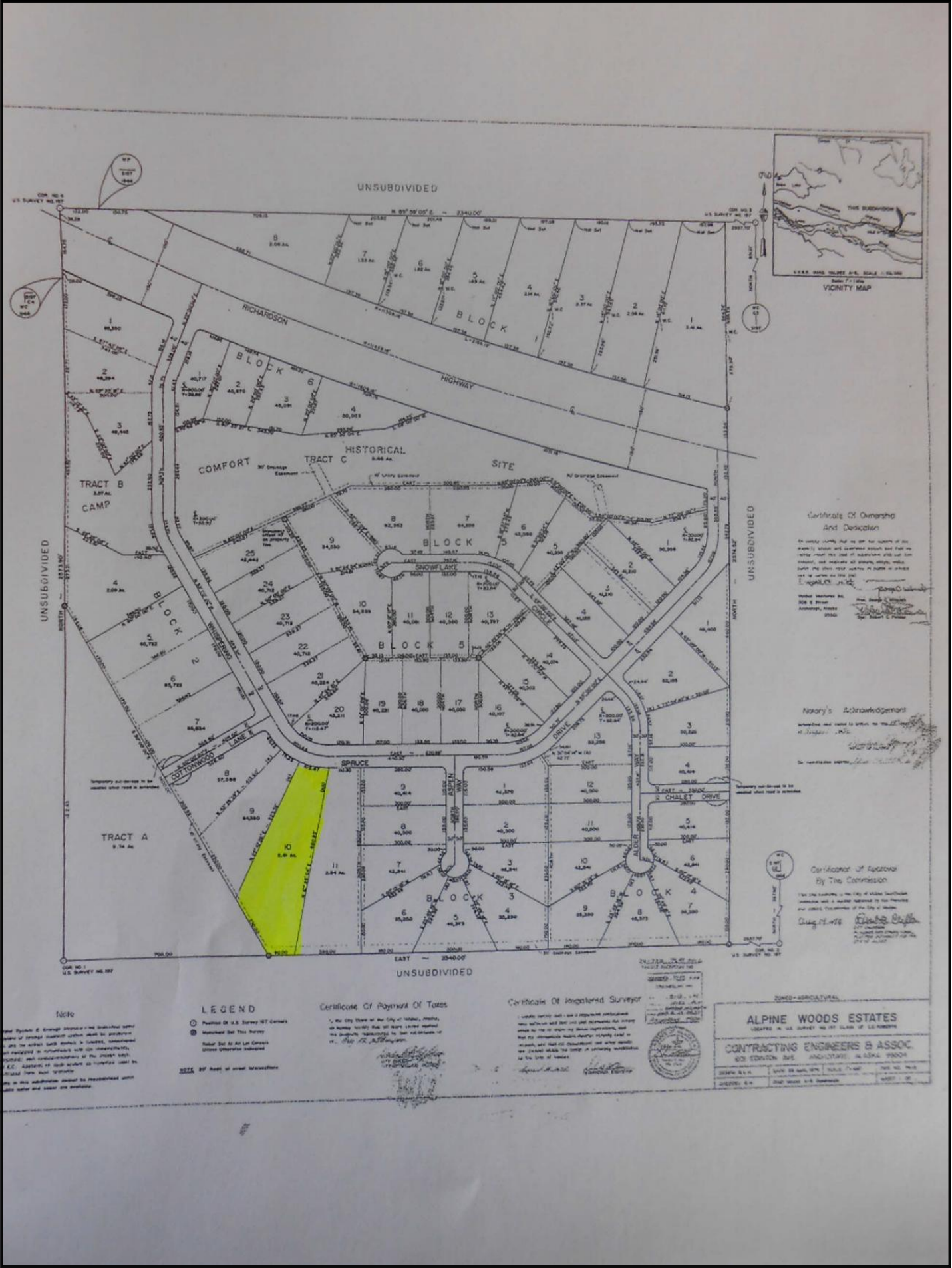
Subject Rear



Subject Street

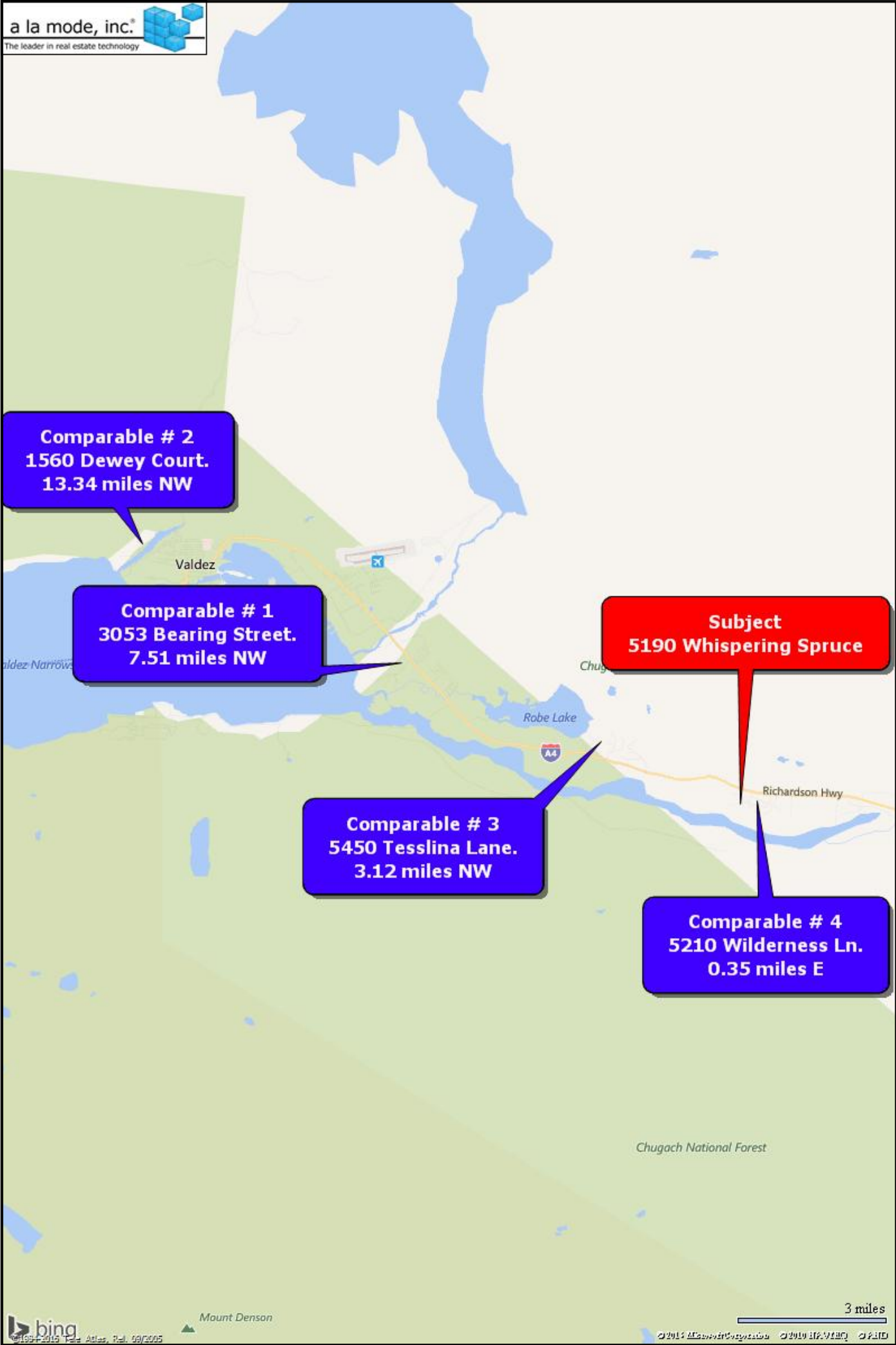
Plat Map

Borrower/Client	N/A			
Property Address	5190 Whispering Spruce			
City	Valdez	County	City of Valdez	State AK Zip Code 99686
Lender	City of Valdez Alaska			



Location Map

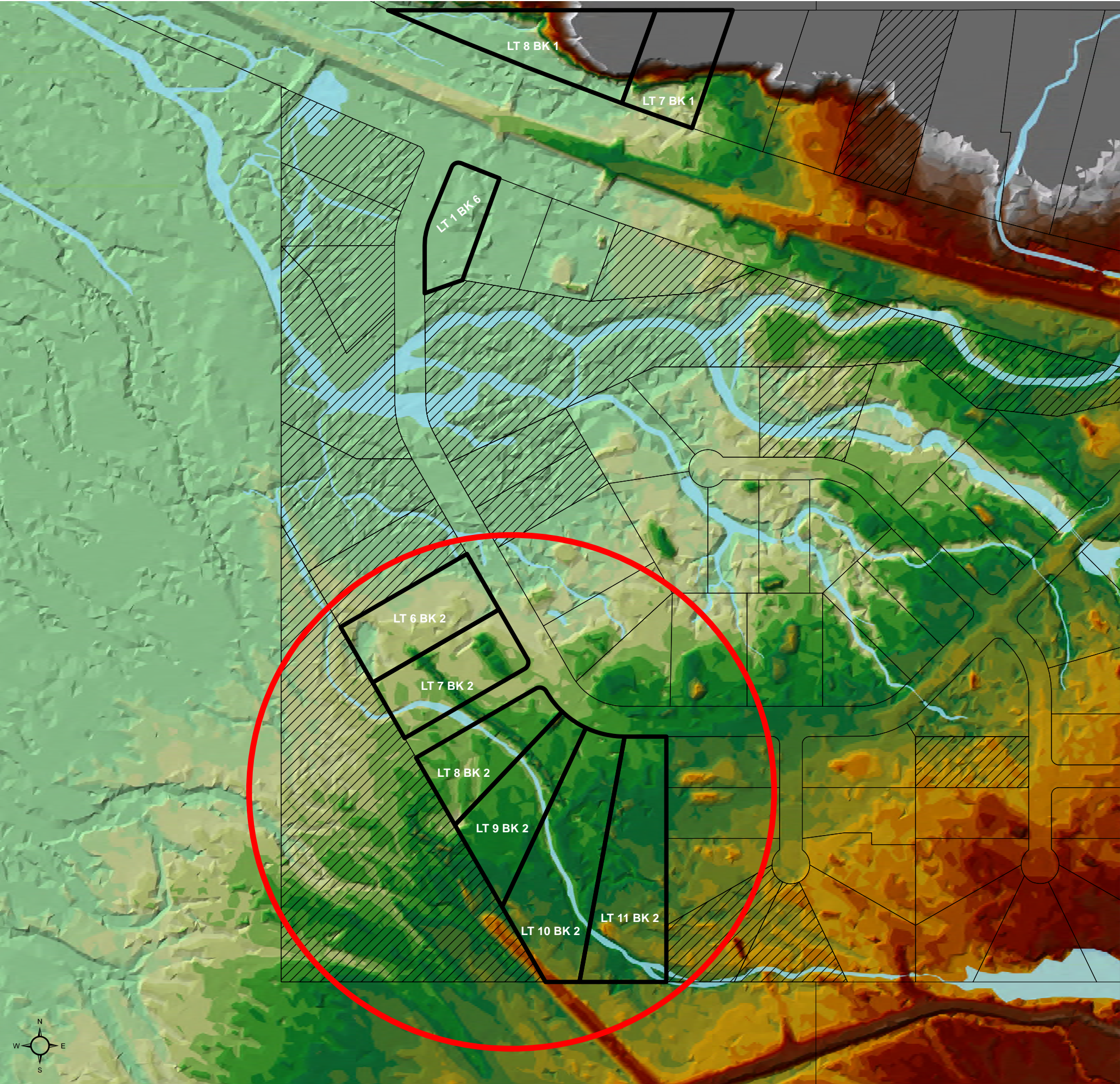
Borrower/Client	N/A				
Property Address	5190 Whispering Spruce				
City	Valdez	County	City of Valdez	State	AK Zip Code 99686
Lender	City of Valdez Alaska				



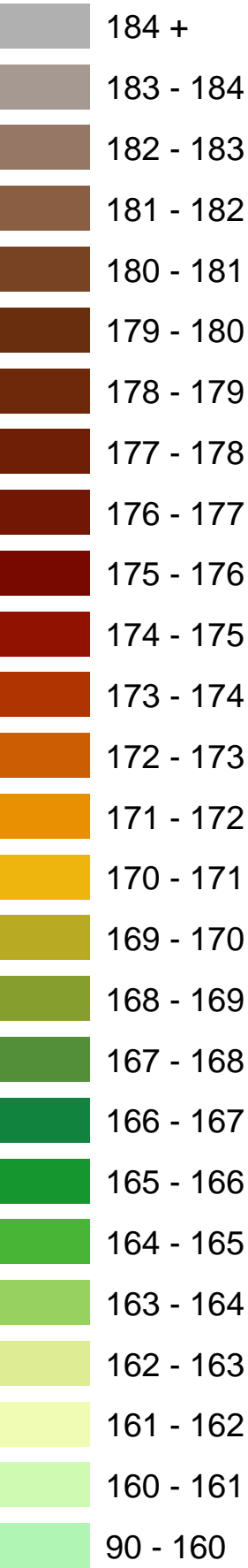
DATE	ACTION
02/05/1999	Permanent easement granted for the construction and maintenance of flood control structures on the southerly portion of Lot 10
02/16/1999	Memorandum \$7,745.35 Total to Ms. Bekins for Easement (\$3,261.50) and for damage (\$4,483.85) done to her property during the construction of an emergency dike in 1995
07/2008	Ms. Bekins submits Septic Replacement Program Application for Option 1: Have City install system
07/31/2008	Option 1 Confirmation Letter sent to Bekins
Fall 2008	City Council approval to award contract #830 for Septic Replacement on Lot 11, Block 2, AWS for \$18,459.91
Fall 2008	NOTE TO FILE Ms. Bekins requests to be removed from Phase 1. Ms. Bekins would like the City to purchase her property at market value instead
08/20/2008	Appraisal FAIR MARKET VALUE OF LOT 10, BK 2 DETERMINED TO BE \$32,500.00
08/20/2008	Appraisal FAIR MARKET VALUE OF LOT 11, BK 2 TO BE \$67,000.00
08/20/2008	Invoice Total for Appraisals of Lots 10 & 11 \$1,300.00 Invoices Paid by City
08/17/2009	City Council approved purchase of Lots 10 & 11 for City Snow Storage and Dike Access for \$100,000.00
09/02/2009	NOTE TO FILE Ms. Bekins requests to be deferred from being on the list for septic replacement in Spring for Phase II until purchase issue resolved
06/10/2010	Ms. Bekins submits letter of agreement to City to sell Lot 10 and Lot 11 for \$109,000.00
07/12/2010	City Council declines to bring Ms. Bekins purchase opportunity forward for action at Midyear Budget Discussion Work Session
07/15/2010	Memo to City Council on actions to bring resolution to purchase request
04/01/2013	Ms. Bekins submits invoice to City for snow storage on Lots 10 & 11, BK 2, AWS for a three year period for a total of \$4,200.00
09/13/2013	City responds to Ms. Bekins via letter stating that the City does not have a Snow Storage Agreement for use of this property. City is unable to render payment for invoice as the City had not been using either parcels for the storage of snow in Alpine Woods.
07/24/2015	Ms. Bekins requests funding from the City to replace the septic on Lot 11, BK 2, AWS
07/27/2015	Ms. Bekins expresses interest of a potential buy-out on the phone. Staff informs Ms. Bekins that if City Council decides to revisit the land sale, an appraisal will be ordered to determine fair market value. Ms. Bekins is asked to provide in-writing an indication that she is prepared to sell her property and to state her proposed transaction price.
04/25/2016	Report to P&Z Commission on Lot 10 & 11 of Block 2, AWS
05/04/2016	Report to City Council on Lot 10 & 11 of Block 2, AWS
05/2016	City receives request via Allen Crume for Ms. Bekins for purchase option in the amount of \$250,000 of Lots 10 & 11, Blk 2, AWS
05/26/2016	City orders appraisal for Lot 11, BK 2, AWS (\$850.00) and Lot 10, BK 2, AWS (\$750.00) \$1,600.00 Total Cost for Appraisals, Paid by City
05/31/2016	Ms. Bekins signs acknowledgement and appraisal authorization form
07/25/2016	Appraisal FAIR MARKET VALUE OF LOT 10, BK 2 DETERMINED TO BE \$30,00.00
07/25/2016	Appraisal FAIR MARKET VALUE OF LOT 11, BK 2 DETERMINED TO BE \$60,000.00

Updated 07/27/2016



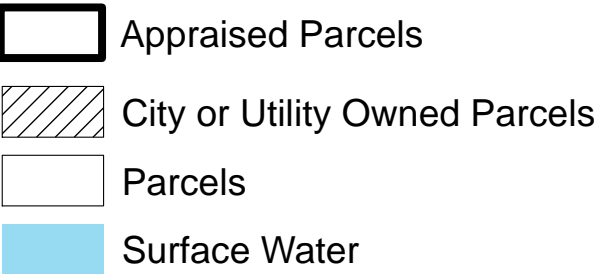


Elevation



Alpine Woods Subdivision

Parcels



BASE MAP PROVIDED BY: COV ComDev Dept.
ALL FEATURES ASSOCIATED WITH THIS MAP
ARE SUBJECT TO THE COV DISCLAIMER FOR
ACCURACY AND USE. SCALE: 1 in = 276 ft



Agenda Statement

File #: 16-0076 **Version:** 1

Type: Discussion Item **Status:** Agenda Ready

File created: 8/18/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Discussion Item: Museum Facility Relocation Options

Sponsors: Ruth E. Knight

Indexes:

Code sections:

Attachments: [Valdez planning Mod 1 estimate \(assessment of library location\) 8aug16v2](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Discussion Item: Museum Facility Relocation Options

SUBMITTED BY: Allie Ferko, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Discuss and file.

SUMMARY STATEMENT:

On August 4, 2016, City Council held a work session with the Valdez Museum and Historical Archive staff and board of directors to discuss the Museum Master Interpretive Plan. A portion of this work session involved discussion regarding future museum facility location options.

At the request of Mayor Knight, the Council will continue this discussion, including review of the contract modification estimate (attached) to explore feasibility of the Valdez Consortium Library building as a possible future museum location.

	TASK	DESCRIPTION	
		Site 4 additonal work	
	1A	Documentation for a 4th potential site of the museum to be added to the existing draft 2 of the MIP	\$ 25,335.00
	2A	travel to Valdez (one day of meetings) It is asked that one person from the museum and one from the city council be present for this meeting.	\$ 2,990.00
		Hour TOTALS	
		Subtotal	
		Total	\$ 28,325.00
		NOTE: The findings of this effort will be added to a draft 3 of the MIP for approval. The final document will have higher finish skethes than shown in Draft 2.	



Agenda Statement

File #: ORD 16-0010 **Version:** 1
Type: Ordinance **Status:** Second Reading
File created: 7/26/2016 **In control:** City Council
On agenda: 8/23/2016 **Final action:**
Title: #16-10 - Amending Chapter 2.06 of the Valdez Municipal Code by Creating Section 2.06.020 Titled Compensation. Second Reading. Adoption.
Sponsors:
Indexes:
Code sections:
Attachments: [16-10 Amending Title 2, Chapter 2.06, by Creating Section 2.06.020 Titled Mayor and City Council](#)

Date	Ver.	Action By	Action	Result
8/2/2016	1	City Council		

ITEM TITLE:

#16-10 - Amending Chapter 2.06 of the Valdez Municipal Code by Creating Section 2.06.020 Titled Compensation. Second Reading. Adoption.

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

FISCAL NOTES:

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

RECOMMENDATION:

No recommendation from administration. This item was placed on the agenda by Council member Smith and Council member Fleming.

SUMMARY STATEMENT:

In compliance with Section 3 (B) of the City Council Policies and Procedures, two council members have requested an ordinance authorizing compensation for the mayor and council members be placed on the city council agenda for consideration by the governing body.

The City Charter authorizes establishing compensation for the mayor and council members by ordinance. However, no increase in compensation shall take effect until the council meeting following the first general city election after the increase (or established) compensation is ordered. Therefore, the ordinance would take effect on May 16, 2017.

At the regular municipal election of May 3, 2016, an advisory question was placed before the voters on the question of providing compensation in the form of a stipend to be paid to the mayor in an amount not to exceed \$125.00 per regular meeting and a stipend to be paid to council members in an amount not to exceed \$100.00 per regular meeting. The advisory vote results were 346 votes against providing compensation verses 342 votes in favor of providing compensation. The purpose of an advisory question is to solicit opinion from the voters, it shall not bind the council to prohibit, initiate or repeal legislation.

Ordinance #16-10 provides compensation for the mayor in an amount not to exceed \$125.00 per regular city council meeting and \$100.00 per regular city council meeting for council members. The ordinance provides an option for the mayor or a council member to decline the stipend by filing a form with the City Clerk.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 16-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AMENDING TITLE 2, CHAPTER 2.06 OF THE VALDEZ MUNICIPAL CODE BY CREATING SECTION 2.06.020 TITLED COMPENSATION

WHEREAS, Section 2.6 of the Valdez Charter directs that compensation of the mayor and councilmen shall be determined by ordinance enacted by the council and furthermore that any increase in compensation shall not take effect until the council meeting following the first general city election after the increase is ordered.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA that the following amendments are made to Chapter 2.06 of the Valdez Municipal Code:

Section 1: Chapter 2.06 of the Valdez Municipal Code is hereby amended to read as follows:

Chapter 2.06

CITY COUNCIL

Sections:

2.06.010 Location and time of council meetings.

2.06.020 Compensation.

2.06.010 Location and time of council meetings.

All regular and special meetings of the Valdez city council shall take place within the Valdez city council chambers. Work sessions of the Valdez city council may be held in a location other than the Valdez city council chambers if the alternative location would better facilitate the work session. All regular council meetings shall begin at seven p.m. unless otherwise changed at the prior city council meeting by an affirmative vote of at least five council members. Special council meetings shall be scheduled at the time requested by the mayor or any two members of the council. (Ord. 97-16 § 1: Ord. 95-06 § 1: Ord. 94-07 § 1: prior code § 2-1.1)

2.06.020 Compensation.

- A. The Mayor shall receive a stipend in the amount of \$125.00 per regular city council meeting.
- B. Council members shall each receive a stipend in the amount of \$100.00 per regular city council meeting.
- C. No increase in the compensation of the mayor and council members shall take effect until the council meeting following the first general city election after the increase is ordered.
- D. The mayor or council member may decline the stipend upon submission of the required form to the city clerk.

Section 2: This ordinance shall take effect following the Regular Municipal Election on May 2, 2017.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA this _____ day of _____, 2016.

CITY OF VALDEZ, ALASKA

Ruth E. Knight, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk

First Reading: August 2, 2016

Second Reading:

Adoption:

Ayes:

Noes:

Absent:

Abstaining:

APPROVED AS TO FORM:

Anthony S. Guerriero, City Attorney
Brena, Bell, & Clarkson, P.C.



Agenda Statement

File #: ORD 16-0011 **Version:** 1
Type: Ordinance **Status:** Agenda Ready
File created: 8/4/2016 **In control:** City Council
On agenda: 8/23/2016 **Final action:**
Title: #16-11 - Amending the Zoning Map to Effect a Change to Lots 1, 2 & 3, Tract D, Port Valdez Subdivision from Single Family Residential (RA) to Commercial Residential (CR). First Reading. Public Hearing.

Sponsors:

Indexes:

Code sections:

Attachments: [Rezone Ordinance Lots 1-3 Tract D PVS.pdf](#)
[Wegner REZONE FC 06 08 16 FINAL.pdf](#)
[Rezone App 16-04 Wegner.pdf](#)
[Plot map wegner..pdf](#)
[ZONING MAPS EDITED.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

#16-11 - Amending the Zoning Map to Effect a Change to Lots 1, 2 & 3, Tract D, Port Valdez Subdivision from Single Family Residential (RA) to Commercial Residential (CR). First Reading. Public Hearing.

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

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

RECOMMENDATION:

Approve Ordinance # 16-11 amending the Zoning Map to effect a change to Lots 1, 2 and 3, Tract D, Port Valdez Subdivision from Single Family Residential (RA) to Commercial Residential (CR). First Reading. Public Hearing.

SUMMARY STATEMENT:

The City of Valdez received a rezone request from Mr. Wegner on April 18th, 2016 for Lots 1, 2, & 3, Tract D, Port Valdez Subdivision. The lots are currently zoned as Single Family Residential. Mr. Wegner would like to rezone his lots to Commercial Residential for the purpose of using rental cabins. The properties surrounding Mr. Wegner's lots are zoned Single Family Residential and Multi

Family Residential. Mr. Wegner already operates a Bed & Breakfast on the property. The intent of the current zoning is listed below.

Valdez Municipal Code, Section 17.14.010 Intent.

The R-A (Single Family Residential) district is intended to include lands for urban development and which are provided with a full range of public utilities, including sewers, water, electricity and street drains or are intended to be provided with such utilities in the near future. This district intended to primarily for Single Family dwellings, excluding mobile homes, at moderate densities. Structures and uses required to serve recreational, religious and other noncommercial need of residential areas are allowed as permitted or conditional uses subject to restrictions intended to preserve the residential character of the R-A district.

The *Comprehensive Plan* offers goals and objectives that provide guidance on general land use, economic development, commercial-business land use, and industrial land use. Only those relevant to the specific zoning change are listed below.

Comprehensive Plan Goal - Land Use: Provide a community land use pattern that is compatible with existing land use patterns in the community, which is physically safe, environmentally sensitive, and consistent with the provisions and requirements of the Valdez Coastal Management Program.

Objective - Provide for the adequate separation of incompatible land uses.

Lots 1, 2, and 3 are surrounded by Single Family to the west and north, Multi Family to the south, and General Commercial zoning districts southwest. See attached Re-Zone Exhibit, Ordinance # 06-07, and Draft Zoning Map.

Objective - Provide development standards for lands that require special physical or environmental attention before they can be safely used or developed.

The Planning and Zoning Commission enforces development standards in regard to road and easement dedications thru the platting process. Port Valdez Subdivision (SUBD #95-5) received final approval from the Planning and Zoning Commission on November 12th, 1997.

Valdez Municipal Code, Section 17.54.020(C) Minimum Area states:

Except for the extension of existing district boundaries, no change in any use district classification or an official zoning map shall be considered which contains an area less than two acres, not including street or alley rights-of-way.

The lots proposed for the rezone equal approximately 4.95 acres. Therefore this zoning application meets the code requirement for minimum area.

Valdez Municipal Code, Section 17.26.010 Intent.

The C-R (Commercial Residential) district is intended to allow commercial and light industrial uses of land which do not detract from the residential use of the land by introducing excess noise, increased safety hazards, air pollution or water pollution.

The difference between the permitted and conditional uses allowed in both the R-A

(Single Family) and C-R (Commercial Residential) zoning districts is displayed in the table below:

Single Family Residential (R-A)	Commercial Residential (C-R)
Permitted Uses	
Single-family dwellings, excluding mobile homes (only a single principal structure may be allowed on any lot or tract)	Barbershops and beauty salons;
Parks, playgrounds and open space for informal recreation	Drugstores;
Utility installations, except solid waste disposal facilities and water storage dams and co-generation facilities	Fishing gear stores;
Child care homes	Frozen food locker;
Group care facilities	Group care facilities;
	Gunsmiths;
	Locksmiths;
	Mobile homes;
	Private medical practices;
	Packaged alcohol sales;
	Pawnshops;
	Professional offices;
	Retail sales;
	Shoe repair and clothing alterations;
	Single-family homes;
	Small appliance and furniture repair;
	Two-family dwellings (duplexes).
Conditional Uses	
Church services	Bakeries
Community buildings and halls	Boardinghouses
Private schools (not more than six students)	Boat repair facilities
Quasi-institutional homes	Bowling alleys
Water reservoirs	Child care centers
Buildings intended for the conduct of religious services along with customary accessory uses including parsonage, day nurseries, and meeting rooms	Church services
Child care centers	Churches and synagogues, along with customary accessory uses, including parsonages, day nurseries and meeting rooms
	Commercial cold storage

	Condominiums, townhouses, cluster housing and planned unit Developments
	Contractor's storage yards
	Drinking establishments
	Eating establishments
	Food processing
	Grocery stores
	Laboratories
	Laundries
	Light manufacturing
	Lodges
	Machinery repair
	Meat processing
	Mechanical repair
	Mortuaries/funeral homes
	Motels
	Multifamily dwellings
	Paint, retail
	Pet shops
	Plumbing shops and yards
	Police and fire stations
	Public and private schools
	Quasi-institutional homes
	Recreational vehicle campground
	Sheet metal shops and yards
	Sign painting
	Stone cutting
	Tire sales
	Veterinarians and kennels
	Warehousing
	Woodshops and yards
	Rental cabins

As can be seen by comparing the lists of uses and structures, many of the items in the C-R zoning district are not in harmony with the original intent of the R-A zoning. This subdivision contains four parcels, three of which are owned by the applicant. The fourth lot is owned by another party and will remain zoned Single Family Residential (R-A).

Valdez Municipal Code, Section 17.26.040 Conditional uses.

In a C-R zone, subject to the conditional use provisions of this title, the following uses and

structures may be permitted:

39. Rental Cabins

Valdez Municipal Code, Section 17.26.060 Minimum lot requirements.

A. Lot Width: Fifty feet.

B. Lot Area. The minimum lot area is eleven thousand square feet and the area per dwelling unit

Valdez Municipal Code, Section 17.54.040 Public Hearing states:

The Planning and Zoning Commission shall hold at least one public hearing before considering any change or amendment to the provision of this title or the boundaries of the districts.

The Public Hearing held on May 25th, 2016 met the Public Hearing code requirement.

Valdez Municipal Code, Section 17.06.060(B1) Notification Requirements states:

A notice shall be posted and published. The notice shall be published at least once a week for the two consecutive weeks prior to the date of the public hearing in a newspaper of general circulation. The last date of publication shall not be less than three days before the date of the public hearing.

Notification was posted on the City Hall bulletin board located at 212 Chenega Avenue on May 6th, 2016. Notification was also published in the *Valdez Star* newspaper on May 11th and May 18th, 2016.

Valdez Municipal Code, Section 17.06.060(B2) Notification Requirements states:

A notice shall be also be sent by mail at least ten days prior to the public hearing to each owner of property within a distance of three hundred feet of the exterior boundary of the lot or parcel of land described in the application for the requested action.

Notice was sent to all property owners within 300 feet of Lot 1-3, Tract D, Port Valdez on May 6th, 2016. Staff has not received any comments from neighbors, utilities, or other notified agencies on the rezone.

Planning and Zoning Commission postponed the decision from the regularly scheduled meeting on June 8th, 2016 pending concerns regarding the slope of the driveway.

Staff has included research in regards to the Subdivision Plat from 1997. The original Plat was recorded in 1997 and in 2000 the Port Valdez Company challenged the plat approval petitioning for the decision to be rescinded.

On April 12, 2000, the Planning and Zoning Commission voted not to rescind recorded plat #99-17 partially based on the City attorney advising the Commission that they did not have the authority to rescind subdivision.

The Planning and Zoning Commission enforces development standards in regard to road and easement dedications thru the platting process. The following notes were placed on the plat:

1. Note will be placed on the plat:

- A. The City of Valdez does not accept the private drive access easement, which is shown on the plat, nor has it accepted the roadway easement, which is shown on Plat-77-1 that provides access to tract D.

- B. All individual water supply and sewage disposal systems shall be constructed in accordance with and approved by ADEC and/or the City of Valdez.

Valdez Municipal Code, Section 16.16.110 Design-Street grades.

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

Valdez Municipal Code, Section 16.16.050 Design-Lot frontage and access.

- G. Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.*

Mr. Wegner currently operates a Bed and Breakfast on the property. This property meets the requirements of a Home Occupation with more than 5 parking spaces.

RECOMMENDATION SUMMARY

Staff recommends the City Council authorize the rezone of Lots 1, 2, & 3, Tract D, Port Valdez Subdivision from R-A (Single Family Residential) to C-R (Commercial Residential).

Staff recommends Condition 1: *Any future change in the use to the property will require the property owner/applicant to go through the conditional use permit process to include permitted uses. A document requiring this will be recorded to the property.*

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 16-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AMENDING THE ZONING MAP TO EFFECT A CHANGE ON LOTS 1-3, TRACT D, PORT VALDEZ SUBDIVISION FROM SINGLE-FAMILY RESIDENTIAL TO COMMERCIAL RESIDENTIAL

WHEREAS, Todd Wegner and Sheryl Beck are the owners of Lots 1-3, Tract D, Port Valdez Subdivision; and

WHEREAS, Mr. Wegner and Ms. Beck desire to rezone said property from Single Family Residential (RA) to Commercial Residential (CR) for the purpose of having rental cabins on their property; and

WHEREAS, a rezone may only be effectuated if the subject parcel is a minimum of two acres in size, or if the adjacent zoning is the same as the desired zoning; and

WHEREAS, the subject parcels combined equal 4.95 acres; and

WHEREAS, the Planning & Zoning Commission held a public hearing on this matter on May 25, 2016; and following public input and discussion, approved a recommendation to Council on July 27, 2016 to approve this rezone; and

WHEREAS, City staff and the Planning & Zoning Commission find this rezone in conformance with the Comprehensive Plan.

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

Section 1: The Zoning Map is amended to effect a change to Lots 1-3, Tract D, Port Valdez Subdivision, from Single Family Residential to Commercial Residential.

Section 2: The rezone is conditional upon: Any future change to the use in property will require the property owner/applicant to go through the conditional use permit process, to include permitted uses. A document requiring this will be recorded to the property.

Section 3: This ordinance becomes effective immediately upon passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this _____ day of _____, 2016.

CITY OF VALDEZ, ALASKA

Ruth E. Knight, Mayor

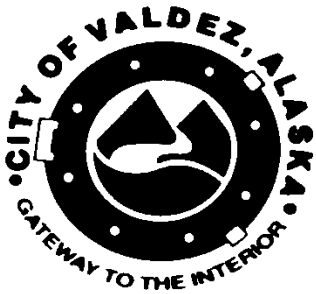
ATTEST:

Sheri L. Pierce, MMC, City Clerk

First Reading:
Second Reading:
Yeas:
Nays:
Absent:
Abstain:

APPROVED AS TO FORM:

Brena, Bell & Clarkson, P.C.



City of Valdez, Alaska
Planning & Zoning Commission
Rezone
Proposed Findings & Conclusions

Chapter 17.54 of the Valdez Municipal Code governs the amendments to the zoning districts. **Section 17.54.020(C) Minimum Area** states: “Except for the extension of existing district boundaries, no change in any use district classification or an official zoning map shall be considered which contains an area less than two acres, not including street or alley rights-of-way.” Lots 1, 2, & 3, Tract D, are over 2 acres; therefore, this rezone request meets the Minimum Area code requirement.

Date: June 22nd, 2016
File No.: REZONE #16-04
To: Planning & Zoning Commission
From: Keri Talbott, Administrative Assistant
REZONE: From RA (Single Family Residential) to CR (Commercial Residential)

General Information

Applicant: Todd Wegner
Property Owner: Todd Wegner
Property Address: 100, 90, & 80 Meals Hill Rd
Legal Description: Lots 1, 2, & 3, Tract D, Port Valdez
PIDNS: 7120-004-001-0, 7120-004-002-0, 7120-004-003-0
Parcel Size: 1.39 acres, 1.24 acres, 2.38 acres,
Zoning: From Single Family Residential (RA) to Commercial Residential (CR)
Utility Service: CVEA Electric, CVTC or GCI Telephone, CGI Cable
Existing Land Use: Single Family Residential
Access: S Hazelet Ave
Surrounding Land Use: North: Single Family Residential
South: Single Family Residential
East: Single Family Residential
West: Single Family Residential

Project Description and Background Summary

The applicant has requested the zoning change to enable the use of rental cabins on the property. The property is currently zone Single Family Residential which does not allow for the that use. Commercial Residential zoning allows for rental cabins by approved conditional use permit. If this rezone is approved, the applicant will be required to go through the CUP process

to use rental cabins on the property. The proposed amendment has no impact on the goals or objectives of the Comprehensive Plan

Findings

The Planning and Zoning Commission shall review and adopt the findings unless it finds by a preponderance of the evidence that the findings are in error. The director's findings are:

1. Is the requested permit proper according to the Rezone Uses for the zoning district?

Yes. In the Commercial Residential zone, rental cabins would be allowed with a conditional use permit.

2. Is the application complete?

Yes. The application was complete prior to the public hearing. Mr. Wegner had provided all required documentation associated with the rezone for the rental cabins below in the Conditional Use Permitted accessory uses and structures.

3. Does the proposed development follow the other requirements of the City of Valdez land use code?

The land use code for the City of Valdez is Title 17 Zoning of the Valdez Municipal Code.

4. Will the proposed development materially endanger the public health or safety?

No aspect of this project appears to materially endanger public health or safety.

5. Will the proposed project substantially decrease the value of or be out of harmony with property in the neighboring area?

The current neighboring area is vacant land zoned single-family residential. To that end staff is recommending all future use changes require the owner/applicant to go through the conditional use permit process, to include permitted uses.

6. Will the proposed project be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?

Staff finds this application to be in conformance with the Comprehensive Plan as reviewed below:

The Comprehensive Plan offers goals and objectives that provide guidance on general land use, economic development, and commercial-business land use, and industrial land use. Only those relevant to the specific zoning change are listed below.

Goal - Land Use: Provide a community land use pattern that is compatible with existing land use patterns in the community, which is physically safe, environmentally sensitive, and

consistent with the provisions and requirements of the Valdez Coastal Management Program.

Objective – Provide for the adequate separation of incompatible land uses.

The immediate surrounding land to the North and South is vacant land and zoned single-family residential.

7. Are any of the following criteria such to materially endanger the public health or safety: topography, slope and soil stability, geophysical hazards, surface and subsurface drainage and water quality?

No.

8. *Will the proposed project require the enlargement, upgrading or extending of public utilities or service systems?*

No.

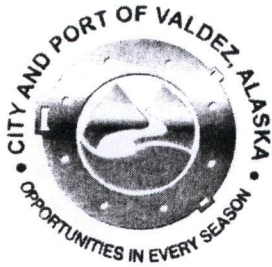
Decision of the Council

The Council may, regardless of the above findings conditionally approve or deny the permit. The Council's own independent review of information submitted at the public hearing provides the basis for the decision. The decision needs supportive findings based on factors associated with the same questions answered in the Director's Findings.

Planning and Zoning Recommendation

The Planning and Zoning Commission recommends that the Council authorize the rezone of Lots 1, 2, & 3, Tract D, Port Valdez, from RA (Single Family Residential) to CR (Commercial Residential).

Condition 1: Any future change in use to the property will require the property owner/applicant to go through the conditional use permit process, to include permitted uses. A document requiring this will be recorded to the property.



FEE: \$50.00
SITE PLAN
WAIVED 2013 PER
RESOLUTION #12-72

RECEIVED

APR 18 2016

BY CITY OF VALDEZ
COMMUNITY DEVELOPMENT

CITY OF VALDEZ
APPLICATION FOR REZONE

APPLICATION NUMBER	16-04	DATE	4-18-16
NAME OF APPLICANT	TODD WEGNER		
ADDRESS OF APPLICANT	100 MEALS RD.		
DAYTIME PHONE	(907) 831-1671		
LEGAL OWNER	TODD WEGNER + SHERYL BECK		
ADDRESS	100 Meals Hill Rd		
PHONE NUMBER			
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS			
CURRENT ZONING	SINGLE FAMILY RESIDENTIAL		
PROPOSED ZONING	COMMERCIAL RESIDENTIAL		
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.			
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?	See attached		
SIGNATURE	[Signature]		
DATE	4/18/2016		

April 19, 2016

Planning and Zoning Commission,

My wife and I would like to request that the current zoning of our property be changed from Single Family Residential to Commercial Residential. We currently own three of the four parcels on Meals Hill Road. (Tract "D" Subdivision 80, 90 and 100)

We have two dry cabins that we want to someday use for our Bed & Breakfast business. In order to use these cabins, we believe that we would have to be zoned Commercial Residential and then submit for a conditional use permit.

I've attached a picture of the two dry cabins. If you have any questions, please feel free to contact us.

Thank you for your consideration.

Todd Wegner & Sheri Beck
100 Meals Road
831-1671-Todd 831-2325-Sheri



301

TRACT E

PORT VALDE

Meals Hill Rd

Ferry Way

80

90

100

110

TRACT "D" SUBD

1

2

3

4

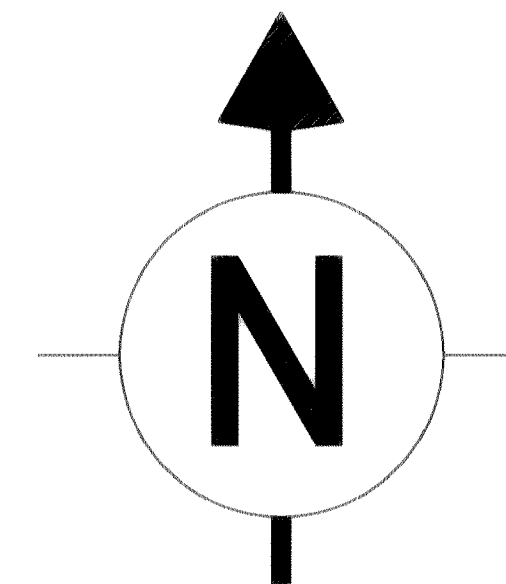
520

LEGEND

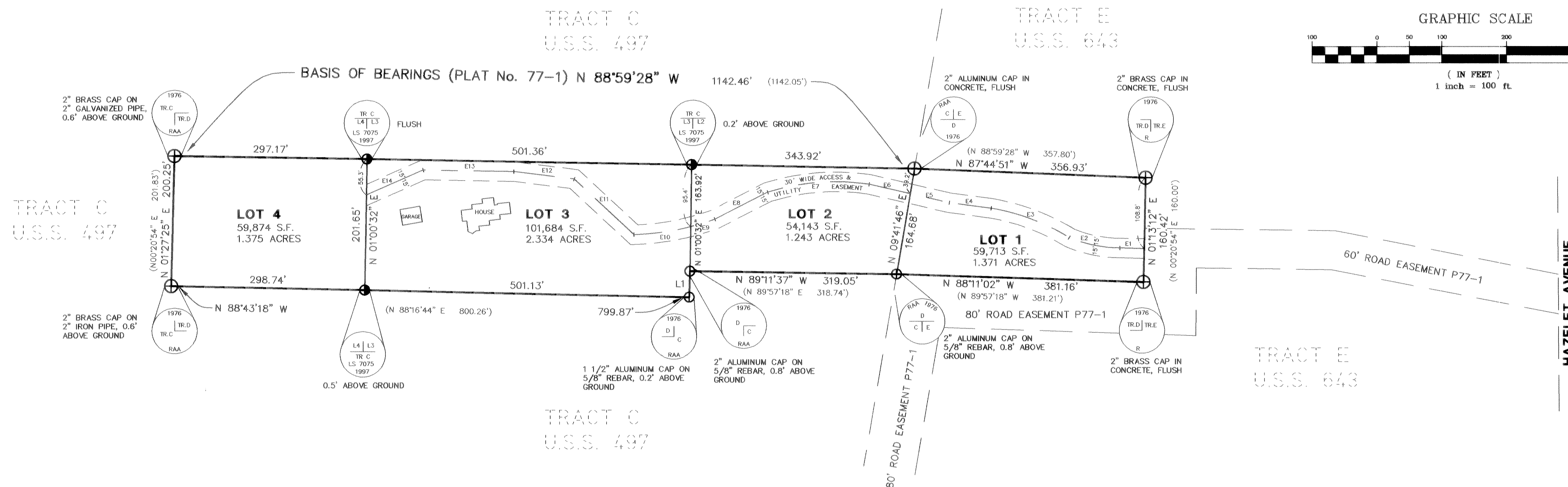
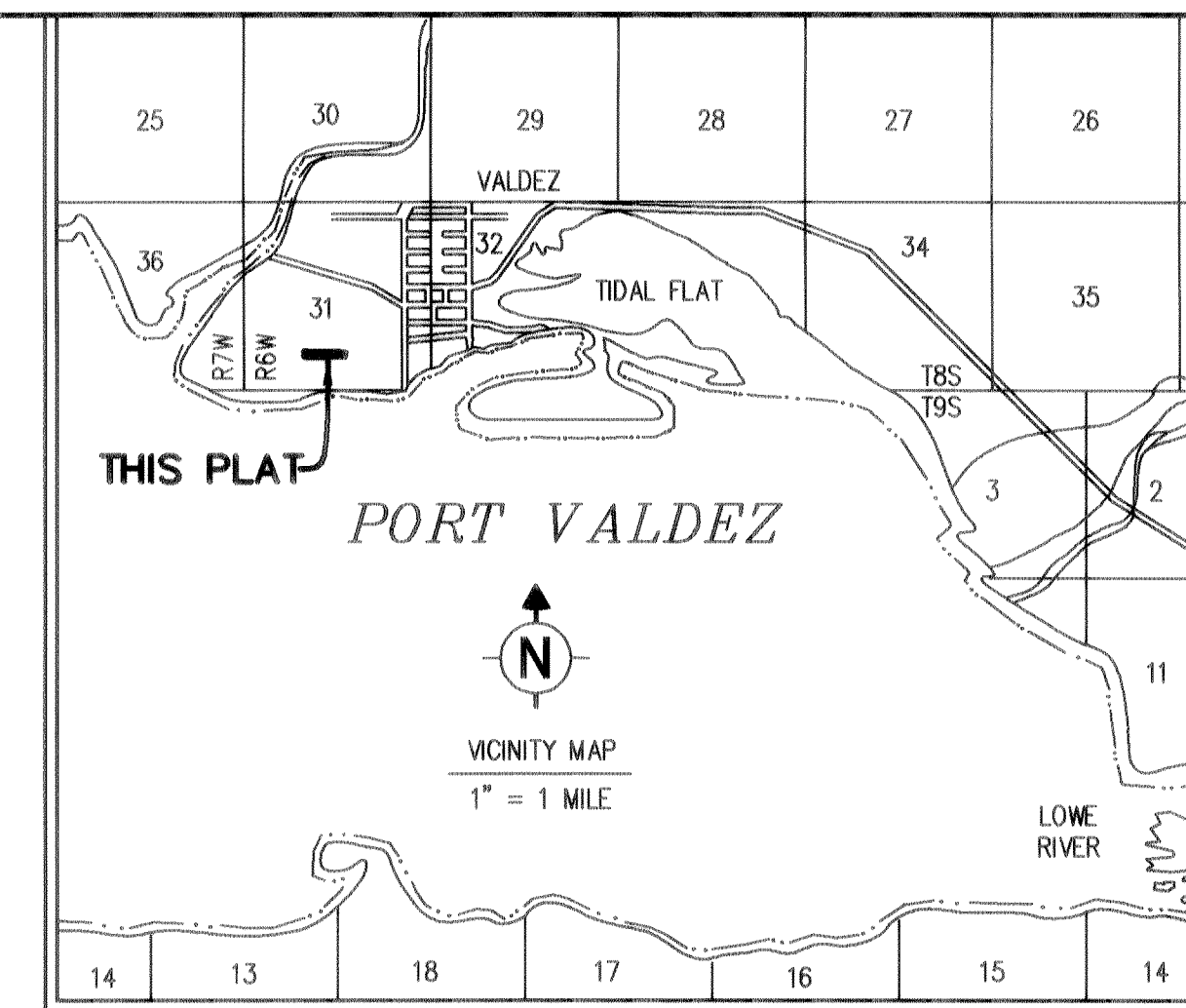
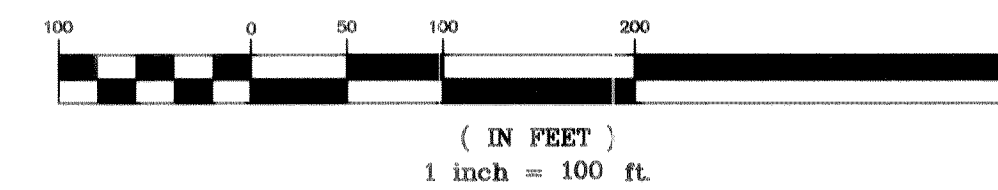
- ⊕ FOUND MONUMENT
- ⊙ FOUND 5/8" REBAR WITH CAP
- SET 5/8" x 30" REBAR WITH 2" ALUMINUM CAP
- LINE LABEL, SEE LINE TABLE
- 1142.46' FOUND INFORMATION THIS SURVEY
- (1142.05') RECORD INFORMATION PER PLAT No. 77-1 PORT VALDEZ SUBDIVISION, UNLESS NOTED OTHERWISE
- EASEMENT CENTER LINE LABEL, SEE EASEMENT CENTER LINE TABLES

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 01°21'31" E (N 00°02'40" E 40.00')	40.08'



GRAPHIC SCALE



EASEMENT CENTER LINE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
E2	201.5'	80.3'	40.7'	79.8'	N 78°21'06\" W	22°49'50\"
E3	342.5'	129.4'	65.5'	128.7'	N 69°32'23\" W	21°39'06\"
E7	349.9'	158.4'	80.6'	157.1'	N 85°31'07\" E	25°56'35\"
E9	402.9'	39.0'	19.5'	39.0'	N 73°01'56\" E	05°32'34\"
E10	402.9'	88.6'	44.5'	88.4'	N 82°06'09\" E	12°35'53\"

EASEMENT CENTER LINE TABLE

LINE	DIRECTION	DISTANCE
E1	N 88°46'48\" W	37.5'
E4	N 82°30'32\" W	65.1'
E5	N 77°05'49\" W	61.7'
E6	N 77°05'49\" W	65.1'
E8	N 63°01'57\" E	91.6'
E11	N 47°06'28\" W	125.9'
E12	N 82°56'33\" W	93.7'
E13	N 89°05'25\" W	140.3'
E14	N 66°19'49\" E	95.5'

NOTES

- ALL CURVES ARE NON-TANGENTIAL CURVES UNLESS NOTED OTHERWISE.
- THE CITY OF VALDEZ HAS NOT ACCEPTED FOR MAINTENANCE THE ROAD EASEMENT FROM HAZELET AVENUE ACROSS TRACT E TO TRACT D, NOR THE 30 FOOT WIDE ACCESS EASEMENT ACROSS LOTS 1, 2, AND 3 OF TRACT D.
- ALL INDIVIDUAL WATER SUPPLY AND SEWAGE DISPOSAL SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH AND APPROVED BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND/OR THE CITY OF VALDEZ.

CERTIFICATE of OWNERSHIP

WE, CHRISTOPHER B. LYON AND MARGIE M. LYON, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF TRACT D, PORT VALDEZ SUBDIVISION AS SHOWN AND DESCRIBED HEREON AND THAT WE ADOPT THIS PLAT OF SUBDIVISION WITH OUR FREE CONSENT.

SIGNED: Christopher B. Lyon 7-21-99
CHRISTOPHER B. LYON DATE

SIGNED: Margie M. Lyon 7-21-99
MARGIE M. LYON DATE

ACKNOWLEDGEMENT of NOTARY

UNITED STATES OF AMERICA
STATE of ALASKA

THIS IS TO CERTIFY THAT ON THIS 21st DAY OF July, 1999, BEFORE ME, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED CHRISTOPHER B. LYON AND MARGIE M. LYON, WHO SIGNED THIS PLAT AS OWNERS OF TRACT D, PORT VALDEZ SUBDIVISION.

NOTARY of the PUBLIC: Carol S. Smith 7-21-99
MY COMMISSION EXPIRES: June 21, 2002 DATE

CERTIFICATE of PAYMENT of TAXES

I, Carrie M. Doughman, Deputy City Clerk for the City of Valdez, Alaska, DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST THE PROPERTIES REPRESENTED BY THIS PLAT ARE PAID AS OF 7/21/99.

SIGNED: Carrie M. Doughman
Deputy City Clerk

CERTIFICATE of APPROVAL

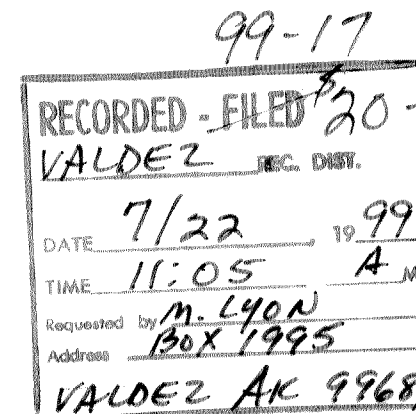
I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF VALDEZ PLANNING AND ZONING COMMISSION FOR RECORDING.

SIGNED: Jay Dunsen 7/21/99
JAY DUNSEN, CHAIRMAN DATE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

SIGNED: Kim A. Hartman 11-26-97
KIM A. HARTMAN LS-7075 DATE



SCALE: 1" = 100'

DRAWN: WDC

DATE: NOV. 1997

BOOK NO.: TNH8002, H52

ACAD: 8002VP01.DWG

JOB NO.: 8002.0/9502

HARTECH SURVEYING
BOX 1524
VALDEZ, AK 99686

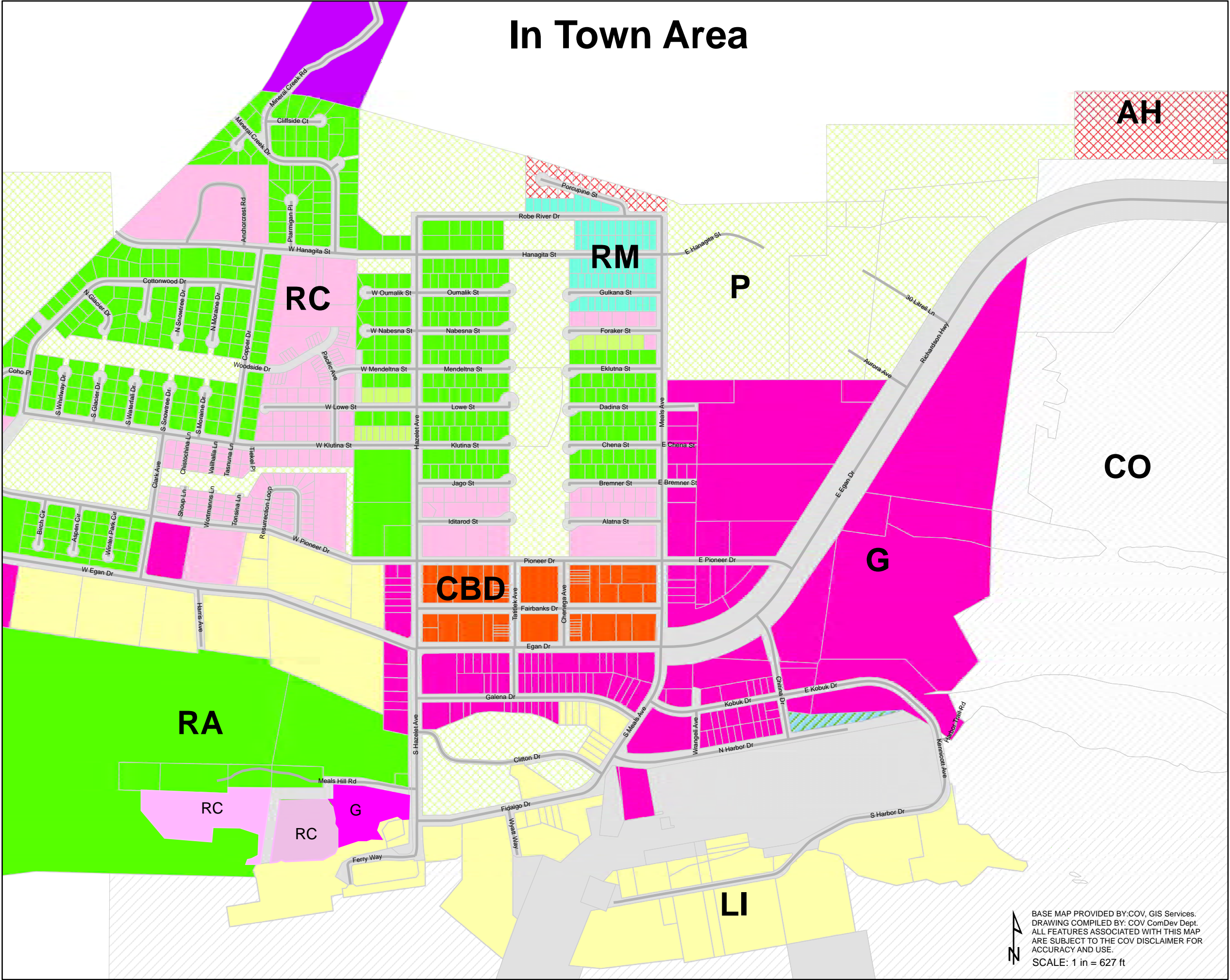
TRACT "D" SUBDIVISION
LOTS 1, 2, 3, & 4
A SUBDIVISION OF
TRACT D, PORT VALDEZ SUBDIVISION (P77-1)
LOCATED WITHIN
U.S.S. 497 & U.S.S. 643, TOWNSHIP 8 SOUTH, RANGE 6 WEST,
COPPER RIVER MERIDIAN, VALDEZ RECORDING DISTRICT, ALASKA
CONTAINING 6.323 ACRES MORE OR LESS

SHEET

1 of 1

FILE NO.
9502

In Town Area

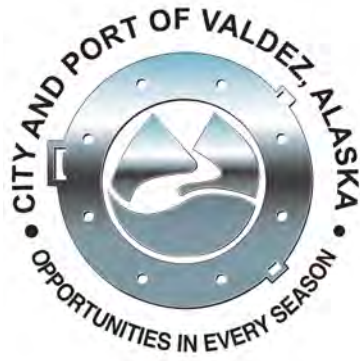


BASE MAP PROVIDED BY: COV, GIS Services.
DRAWING COMPILED BY: COV ComDev Dept.
ALL FEATURES ASSOCIATED WITH THIS MAP
ARE SUBJECT TO THE COV DISCLAIMER FOR
ACCURACY AND USE.
SCALE: 1 in = 627 ft

Zoning Districts

SINGLE & TWO FAMILY RESIDENTIAL	RB
SINGLE-FAMILY RESIDENTIAL	RA
RESIDENTIAL MOBILE HOME	RM
NEIGHBORHOOD COMMERCIAL	NC
MULTIPLE-FAMILY RESIDENTIAL	RC
RURAL RESIDENTIAL	RR
SEMI-RURAL RESIDENTIAL	RN
GENERAL COMMERCIAL	G
LIGHT INDUSTRIAL	LI
HEAVY INDUSTRIAL	HI
VALDEZ CONTAINER TERMINAL	VCT
CENTRAL BUSINESS	CBD
COMMERCIAL RESIDENTIAL	CR
AVALANCHE HAZARD	AH
WATERFRONT COMMERCIAL	WC
WATERFRONT INDUSTRIAL	WI
UNCLASSIFIED LANDS	U
CONSERVATION	CO
PUBLIC LANDS	P
AIRPORT	A
HEAVY INDUSTRIAL GRAVEL	HIG

Draft Zoning





Agenda Statement

File #: RES 16-0033 **Version:** 1
Type: Resolution **Status:** Agenda Ready
File created: 8/1/2016 **In control:** City Council
On agenda: 8/23/2016 **Final action:**
Title: #16-33 - Amending the 2016 Budget in the Emergency Preparedness Fund by Accepting a Grant from the Alaska Division of Homeland Security and Emergency Management in the Amount of \$11,639.41 and Increasing the Appropriation in the Emergency Preparedness Fund in the Amount of \$11,639.41 for the Valdez Local Emergency Planning Committee Grant
Sponsors:
Indexes:
Code sections:
Attachments: [CITY OF VALDEZ ADHS&EM Grant VLEPC.pdf](#)
[ADHS&EM LEPC GRANT NOTIFICATION 2016.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

#16-33 - Amending the 2016 Budget in the Emergency Preparedness Fund by Accepting a Grant from the Alaska Division of Homeland Security and Emergency Management in the Amount of \$11,639.41 and Increasing the Appropriation in the Emergency Preparedness Fund in the Amount of \$11,639.41 for the Valdez Local Emergency Planning Committee Grant

SUBMITTED BY: George R. Keeney, Fire Chief

FISCAL NOTES:

Expenditure Required: \$11,639.41
Unencumbered Balance: N/A
Funding Source: ADHS&EM LEPC Grant

RECOMMENDATION:

Approve Resolution # 16-33 amending the 2016 Budget in the Emergency Preparedness Fund by accepting a grant from the Alaska Division of Homeland Security and Emergency Management in the amount of \$11,639.41 and increasing the appropriation in the Emergency Preparedness Fund in the amount of \$11,639.41 for the Valdez Local Emergency Planning Committee Grant

SUMMARY STATEMENT:

The Valdez LEPC meets monthly to review current and future events in the community. The committee identifies and assists in development of plans associated with emergency events.

The LEPC also reviews and hold copies of SARA Title 3 hazardous chemicals that are reported to the State of Alaska Department of Environmental Commissions (ADEC), local fire departments and the local LEPC.

These grant funds provided pay for the senior administrative assistant hired by the Valdez LEPC and approved by the State (AK State DHS&EM). The senior administrative assistant records minutes for LEPC meetings, compiles and drafts LEPC minutes and agendas, and represents the Valdez LEPC at various community meetings. All SARA Title 3 reports are held for review by the public at large.

The Valdez LEPC currently has over thirty members and represents a wide array of community agencies and organizations. Membership reviews all local emergency operation plans and provides guidance and reporting criteria.

CITY OF VALDEZ, ALASKA

RESOLUTION NO. 16-33

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AMENDING THE 2016 BUDGET IN THE EMERGENCY PREPAREDNESS FUND BY ACCEPTING A GRANT FROM THE ALASKA DIVISION OF HOMELAND SECURITY AND EMERGENCY MANAGEMENT IN THE AMOUNT OF \$11,639.41 AND INCREASING THE APPROPRIATION IN THE EMERGENCY PREPAREDNESS FUND IN THE AMOUNT OF \$11,639.41 FOR THE VALDEZ LOCAL EMERGENCY PLANNING COMMITTEE GRANT

WHEREAS, the Alaska Division of Homeland Security and Emergency Management has awarded a grant to the City of Valdez through the Local Emergency Planning Committee to enhance our capabilities to respond to all hazards: and

WHEREAS, the City was notified of the grant allocation totaling \$11,639.41 and intends to utilize these grant funds to fund the VLEPC involvement in emergency management.

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

Section 1. The City authorizes the acceptance of additional revenue for LEPC Grants (350-3310-33113) in the amount of \$11,639.41.

Section 2. The City increases the appropriation for the LEPC Grant expenditures (350-3550-49513) in the amount of \$11,639.41

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 23 day of AUGUST, 2016.

CITY OF VALDEZ, ALASKA

Ruth E. Knight, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk

COPY

State of Alaska
Division of Homeland Security and Emergency
Management

Page 1 of 4

AWARD DATE

July 01, 2016

STATE GRANT PROGRAM

2017 Local Emergency Planning Committee Grant

OBLIGATING AWARD DOCUMENT

RECIPIENT NAME AND ADDRESS		PERFORMANCE PERIOD		AMENDMENT			
City of Valdez PO Box 307 Valdez, AK 99686		FROM:	July 01, 2016	AMENDMENT #:	#	AWARD AMOUNT	
		TO:	June 30, 2017	EFFECTIVE DATE:		\$11,639.41	
		STATE PROGRAM NUMBER				20LEPC-GY17	
DUNS NUMBER	067654202		FUNDING ALLOCATION				
EIN	92-6000143		PLANNING	\$11,639.41	EXERCISE		
METHOD OF PAYMENT	Electronic		TRAINING		EQUIPMENT		

Grant Award and Deliverables (continued on reverse side of agreement)

Planning:	\$11,639.41
Total Program Amount:	\$11,639.41

The attached Project Budget Details is the funding allocation. Grant program guidelines and state, and local contracting and procurement compliance requirements apply.

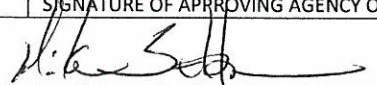
SPECIAL CONDITIONS (Grant funds cannot be expended until these conditions have been met. See Obligating Award for details)

None

AGENCY INFORMATION				
ADDRESS	Division of Homeland Security and Emergency Management PO Box 5750 JBER, AK 99505-5750		WEBSITE	http://ready.alaska.gov
			EMAIL	mva.grants@alaska.gov
			PHONE	907-428-7000
			FAX	907-428-7009

STATE PROJECT MANAGER	PHONE	FAX	EMAIL
Jared Woody	(907) 428-7044	(907) 428-7009	jared.woody@alaska.gov

AGENCY APPROVAL

NAME AND TITLE OF APPROVING AGENCY OFFICIAL	SIGNATURE OF APPROVING AGENCY OFFICIAL	DATE
Michael J. Sutton, Deputy Director		7/26/16

RECIPIENT ACCEPTANCE

NAME JURISDICTION LEPC CHAIRPERSON	NAME AND TITLE OF AUTHORIZED RECIPIENT OFFICIAL
George R. Keeney	Dennis Ragsdale, City Manager
SIGNATURE OF LEPC CHAIRPERSON	SIGNATURE OF AUTHORIZED RECIPIENT OFFICIAL
DATE	DATE

FOR STATE USE ONLY

Division File Number:		1.6.8.20		Date Returned			
Fund	Unit	AR Unit	Object	Activity	Function	Program	PPC
1004	2002	90000252	7001	2012	17 LEPC VDZ	0	0

The total allocation of the 2017 Local Emergency Planning Committee Grant awarded to the Division of Homeland Security and Emergency Management (DHS&EM) under the oversight of the State Emergency Response Commission (SERC) is \$300,000.00 under Agreement # 20LEPC-GY17. The City of Valdez has been awarded \$11,639.41 in Baseline funding for the Local Emergency Planning Committee (LEPC) which shall be used to support activities essential to support, sustain, and enhance LEPCs in order to perform their statutory responsibilities under state and federal law and to perform all-hazards planning projects that support the LEPC mission of increasing awareness of chemical and all-hazards in their communities as well as preparing and mitigating for all-hazards through planning activities. The performance period of this award ends on June 30, 2017. Project deliverables must be completed by this date. The final narrative and financial reports and documentation are required by **July 20, 2017** for grant closeout. The local jurisdiction entity must agree to accept and administer the funds on behalf of the LEPC. All LEPC's and political subdivisions, as applicable, will be required to comply with the standard terms and requirements detailed in this grant award agreement.

Reporting Requirements: The City of Valdez shall submit timely quarterly Performance and *Financial Progress Reports* to the DHS&EM project manager. The most current forms are available online at <http://ready.alaska.gov/grants> and may be reproduced. Quarterly reports are due:

Number of Scheduled Reports Due	Jurisdiction Performance Period	Performance and Financial Progress Report Due Dates
1	07/01/2016 – 09/30/2016	10/20/2016
2	10/01/2016 – 12/31/2016	01/20/2017
3	01/01/2017 – 03/31/2017	04/20/2017
4/Final	04/01/2017 – 06/30/2017	07/20/2017

Performance Progress reports shall compare actual accomplishments to the objectives established for the reporting period. Include any significant events or activities. Financial Progress reports shall show receipts of program income and cash or in-kind contributions to the project.

The state will review expenditures at the end of the second quarter (10/01/2016-12/31/2016) to ensure funds are being adequately spent. If not, the state may de-obligate some or all the remaining funds. Third and fourth quarter funds will not be reimbursed until this review is completed.

Signatory Requirements: The primary signatory official, LEPC chair and chief financial officer as listed on the Signatory Authority Form must sign the obligating award document and any award amendments. Delegates may sign the quarterly and final reports, however, the signatures of the project manager/LEPC chair, signatory official and the financial officer must be three separate signatures.

Reimbursements: Submit on the *Financial Progress Report*. Reimbursement shall be based upon authorized and allowable expenditures consistent with project narrative and grant guidelines, and submission of timely quarterly reports and LEPC meeting minutes. Reimbursements may be withheld pending correction of deficiencies. Expenditures must be supported with source documentation (e.g. copies of invoices, receipts, etc.), documentation of payment, and procurement method report (where applicable). Payroll reports signed and certified by the chief financial officer that capture the employee name, position, coded allocation to the project, amount paid, are acceptable or the submission of timesheets with name/wage/hours and cost allocation identified and copies of the corresponding pay warrants. Staff may not self-certify their own time and wages. The City of Valdez shall retain all supporting payroll records, including time and attendance records signed by the employee and supervisor and copies of warrants.

Contracts: Copies of all contracts for services shall be submitted to DHS&EM and procurement methods if needed. Contract deliverables must meet the intent of the grant application and grant requirements. Any contract entered into during this grant period shall comply with local and State government contracting regulations. Contracts for professional and consultant services must include local and state government required contract language and require submission to DHS&EM prior to implementation. Contract deliverables must meet the intent of the grant application and grant requirements. Justification is required for compensation for individual consultant services, which must be reasonable and consistent with the amount paid for similar services in the market place. Detailed invoices and time and effort reports are required for consultants and must be authorized by the chief financial officer.

Publications and Imprinted Items: Publications created with funding under this grant shall prominently contain the following statement: **This document was prepared under a grant from the Alaska Division of Homeland Security and Emergency Management. Points of view or opinions expressed in this document are those of the authors and do not necessarily represent the official position or policies of the State of Alaska.** When possible, all promotional materials should be imprinted with at minimum the name and contact information for the LEPC. When possible, name, contact information, and funding source should be credited.

Equipment Management: The City of Valdez shall maintain an effective property management system; safeguards to prevent loss, damage or theft; maintenance procedures to keep equipment in good condition; and disposition procedures.

Pre-Approved Travel: All travel must be pre-approved by DHS&EM. LEPC travel is limited to additional, non-DHS&EM funded LEPC members to attend Local Emergency Planning Committee Association (LEPCA), and/or SERC meetings. Other LEPC-related travel may be considered on a case-by-case basis when the benefit to the LEPC and its mission is demonstrated in writing prior to the travel. (Note: Listing on the PBD of the award demonstrates allocation of funds, not pre-approval or authorization.)

Penalty for Non-Compliance: For the reasons listed below, reimbursements may be partially or wholly withheld, or the award may be wholly or partly suspended, or terminated. The SERC and DHS&EM shall notify the City of Valdez and the LEPC of its decision in writing. The City of Valdez must respond within five (5) days of receipt of notification.

1. Unwillingness or inability to attain project goals
2. Unwillingness or inability to adhere to Special Conditions listed in Block 10, if applicable
3. Failure or inability to adhere to grant guidelines and compliance requirements
4. Improper procedures regarding contracts and procurements
5. Inability to submit reliable and/or timely reports

Monitoring Policy: The SERC and DHS&EM reserve the right to periodically monitor the City of Valdez financial policies and procedures, records, systems, means of allocating and tracking costs, maintenance of current financial data, procurement policies and records, payroll records and means of allocating staff costs, property/equipment management system(s), program operations, and other concerns relative to this award. This may include desk and field audits. Technical assistance is available from DHS&EM staff. The *Monitoring Policy* is available online at <http://ready.alaska.gov/grants>.

Changes to Award: All change requests accompanied by a narrative justification must be submitted in writing or electronically to the DHS&EM Project Manager for review and approval. Changes must be consistent with the scope of the project and grant guidelines. Revisions to the Baseline funding, or changes in key persons specified in the grant award, will result in an amendment to this award.

Non-reimbursable Expenses: Food and beverage items, general-use software (word processing, spreadsheet, graphics, internet security, etc.), response equipment, hotel incidentals, all travel expenses when not pre-approved, travel-related change fees when the traveler alters their travel without approval from the DHS&EM Project Manager, promotional items not related to promotion of the LEPC and its Baseline goals, activities that do not relate to reviewing plans, evaluating the need for training and resources to develop, implement, or exercise all-hazard plans, activities not related to better informing the public and first responders of awareness of community hazards and preparedness activities. Indirect costs are not allowable under this grant.

We, the Signatory Officials, do hereby assure and certify:

The performance period for this grant award is July 01, 2016 through June 30, 2017. Monies may not be obligated outside of this time period.

Each LEPC member will comply with the SERC Policies and Procedures Manual, Section II.c.1 and AS 39.52 regarding the Alaska Ethics Act. The SERC and DHS&EM reserve the right to periodically monitor LEPC files for compliance.

A representative from the Valdez LEPC will attend scheduled LEPCA meetings.

LEPC meeting minutes for all meetings held within a quarter will be included with quarterly reports.

Location and contact information to access Tier II reports will be advertised in the local newspaper and a copy of the advertisement provided to DHS&EM.

Financial expenditures, including all supporting documentation submitted for reimbursement, have been incurred by the jurisdiction, and are eligible and allowable expenditures consistent with the grant guidelines for this project.

Any contract entered into during this grant period shall comply with local and state government contracting and licensing regulations.

Records shall be maintained for a period of three (3) years following the date of the closure of the grant award, or audit if required.

Single Audit: The LEPC will have an audit performed in accordance with 2 AAC 45.010 and/or be subject to State Audit. Each LEPC or subcontractor is required to provide auditors or State agents reasonable access to books, documents, papers and records of the LEPC or subcontractor. Copies of audit findings must be submitted to DHS&EM within 30 days after the audit report is received, or within a nine (9) month period of the annual closeout period, whichever is earlier, in accordance with 2 AAC 45.010.

We have reviewed the State of Alaska *Ethics Information for Members of Boards and Commissions* (available online at <http://ready.alaska.gov>, and AS 39.52 and acknowledge compliance.

Procurement shall comply with local procurement policies and procedures, and conform to applicable State law and regulations. Procurement transactions shall be conducted to provide maximum open and free competition.

Compliance with statutory responsibilities established by Federal law 42 USC 11001-11005, 11044 and State law AS 26.23.073 including:

- (1) Establish procedures for receiving and processing requests for information under the Community Right-to-Know Act
- (2) Appoint a chair and establish rules for functioning
- (3) Prepare and annually review an Emergency Plan in accordance with 11 USC 11003 (referencing hazardous substances)
- (4) Evaluate resources needed to develop, implement and exercise the Emergency Plan, submitting recommendations to political subdivisions in the Local Emergency Planning District (LEPD) regarding resource needs
- (5) Make recommendations to other agencies and entities about the preparation of local, State and inter-jurisdictional plans
- (6) Serve as an advisory committee to the political subdivisions or the Inter-jurisdictional planning and service area, to evaluate the need for resources necessary to develop, implement, and exercise the emergency plan, and submit recommendations to the political subdivisions in the LEPD with respect to the resources that may be required and the means for providing the resources
- (7) Enter into a cooperative relationship with the political subdivisions in the LEPD served by the LEPC to enhance emergency preparedness and response, ensure planning efforts are not duplicated, and requiring the political subdivision to administer LEPC grant funds

(8) Publish an annual notice in local newspapers that the emergency response plan, material safety data sheets and emergency hazardous chemical inventory forms are available for public review. The notice must say that follow up emergency notices may later be issued.

COPY

LEPC Chairperson's Signature

Project Manager's Signature

Chief Financial Officer's Signature

Signatory Official's Signature



Agenda Statement

File #: RES 16-0034 **Version:** 1
Type: Resolution **Status:** Agenda Ready
File created: 8/16/2016 **In control:** City Council
On agenda: 8/23/2016 **Final action:**
Title: #16-34 - Requesting FY 17 Payment in Lieu of Taxes Funding from the Department of Commerce, Community, and Economic Development.
Sponsors:
Indexes:
Code sections:
Attachments: [PILT Resolution.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

#16-34 - Requesting FY 17 Payment in Lieu of Taxes Funding from the Department of Commerce, Community, and Economic Development.

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

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

RECOMMENDATION:

Approve Resolution #16-34 requesting FY 17 Payment in Lieu of Taxes funding from the Department of Commerce, Community, and Economic Development.

SUMMARY STATEMENT:

Each year the City receives a federal PILT (Payment in Lieu of Taxes) administered through the State of Alaska Department of Commerce, Community & Economic Development (DCCED). For the past several years municipalities have been warned not to expect PILT revenue due to the federal funding climate. Thankfully, funding has always been made available, and such is the case this year.

The State provided notification to municipalities that PILT funding was re-authorized when President Obama signed into law a bill that provides funding for the Federal Fiscal Year 2016 Payments in Lieu of Taxes program. The \$1.1 trillion omnibus spending package funds the federal government through September 2016. The bill appropriated a total of \$452 million for PILT.

Program regulations require a receiving municipality to pass a resolution which requests payment

and certifies minimum standards have been met. That resolution is attached for Council approval.

The City budgeted to receive \$700,000 in federal PILT revenue this year. The City will be receiving \$732,147 this year - \$32,147 more than budgeted.

Between 2007 and 2015 the City has received \$6,630,966 in PILT revenue. The following table breaks it down by annual payments.

Federal PILT Revenue 2007-2014

2007	\$874,087
2008	\$695,793
2009	\$713,638
2010	\$734,740
2011	\$704,009
2012	\$713,016
2013	\$703,602
2014	\$752,184
2015	<u>\$739,897</u>
Total	\$6,630,966

In addition to the resolution, the City must also submit the 2016 Budget and the 2015 Audit when it is complete. Once all items have been submitted, the State will issue payment to the City.

CITY OF VALDEZ, ALASKA

RESOLUTION NO. 16-34

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA REQUESTING FY 17 PAYMENT IN LIEU OF TAXES FUNDING FROM THE DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC DEVELOPMENT

WHEREAS, 3AAC 152.100 requires the governing body of a city to adopt a resolution requesting funding from the Payment in Lieu of Taxes Program for cities in the unorganized borough and to submit the resolution to the Department of Commerce, Community, and Economic Development; and

WHEREAS, the City of Valdez has conducted a regular election during the preceding state fiscal year and has reported the results of the election to the commissioner; and

WHEREAS, regular meetings of the governing body are held in the City and a record of the proceedings is maintained; and

WHEREAS, ordinances adopted by the City have been codified in accordance with AS 29.25.050.

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

The Valdez City Council by this resolution hereby requests distribution of the FY 17 Payment in Lieu of Taxes Program by the Department of Commerce, Community, and Economic Development on the date required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 23rd day of August, 2016.

CITY OF VALDEZ, ALASKA

ATTEST:

Sheri L. Pierce, MMC, City Clerk

Ruth E. Knight, Mayor



Agenda Statement

File #: RES 16-0035 **Version:** 1
Type: Resolution **Status:** Agenda Ready
File created: 8/16/2016 **In control:** City Council
On agenda: 8/23/2016 **Final action:**
Title: #16-35 - Amending the 2016 City Budget to Reflect Final Property Tax Revenue Figures, Audited 2015 Carry-Forward Amounts, and Various Unanticipated Expenditures
Sponsors:
Indexes:
Code sections:
Attachments: [Mid-Year Budget Resolution.pdf](#)
[Schedule of Mid-Year Budget Revisions.pdf](#)
[Mid-Year Budget Summary.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

#16-35 - Amending the 2016 City Budget to Reflect Final Property Tax Revenue Figures, Audited 2015 Carry-Forward Amounts, and Various Unanticipated Expenditures

SUBMITTED BY: Brian Carlson, Finance Director

FISCAL NOTES:

Expenditure Required: \$3,023,329

Unencumbered Balance: \$3,023,329

Funding Source: 2015 Carry-Forward; revised revenues and expenditures

RECOMMENDATION:

Approve Resolution #16-35 amending the 2016 City Budget to reflect final property tax revenue figures, audited 2015 carry-forward amounts, and various unanticipated expenditures.

SUMMARY STATEMENT:

The attached resolution reflects the budget revisions presented to council on August 9, 2016. The Fire Department supplies request is further revised from \$35,000 to \$37,000 to reflect best estimate of the materials requested. Staff has assumed that Council would consider the \$2,000 increase to be non-material, and has therefore revised the August 9th figures accordingly.

The attachments are a fund-level summary, and a line-item detail, respectively.

CITY OF VALDEZ, ALASKA

RESOLUTION #16-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AMENDING THE 2016 CITY BUDGET TO REFLECT FINAL PROPERTY TAX REVENUE FIGURES, AUDITED 2015 CARRY-FORWARD AMOUNTS, AND VARIOUS UNANTICIPATED EXPENDITURES.

WHEREAS, the City executed an agreement with the State of Alaska and the TAPS owners in March of 2016 which establishes a TAPS value for five years ending in 2020; and

WHEREAS, the settled TAPS value results in a property tax revenue that is reduced from the figure represented in the adopted 2016 budget; and

WHEREAS, the reduced property tax revenue necessitates other material changes to the adopted 2016 budget, including inter-fund transfers and expenditures for debt defeasance; and

WHEREAS, the City makes mid-year budget revisions upon receipt of prior-year audited financial statements which reflect a carrying forward of surpluses; and

WHEREAS, there were appropriated but unexpended and unencumbered funds from the prior year, totaling \$1,101,798; and

WHEREAS, there were revenues in excess of those budgeted in the prior year, totaling \$2,091,033; and

WHEREAS, City Administration has proposed certain additional unanticipated expenditures and transfers to City Council for consideration; and

WHEREAS, City Council has reviewed the aforementioned revisions to the 2016 budget, and has directed staff to formalize the revisions via Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, that the City amends the 2016 in accordance with the attached *SCHEDULE OF 2016 MID-YEAR BUDGET REVISIONS*.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 23rd day of August, 2016.

CITY OF VALDEZ, ALASKA

Ruth E. Knight, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk

SCHEDULE OF 2016 MID-YEAR BUDGET REVISIONS

<u>fund</u>	<u>dept</u>	<u>object</u>	<u>account</u>	<u>2016 Budget</u>		<u>2016 mid-year</u>	<u>2016 revised</u>
				<u>adopted</u>	<u>revised</u>	<u>revision</u>	<u>balance</u>
001	0000	30001	Carry Forward (Budget Only)	-	-	3,192,831	3,192,831
001	0000	31100	Real Property Taxes - Current	48,300,000	48,300,000	(4,668,930)	43,631,070
001	0000	32210	Building Permits	50,000	50,000	(48,000)	2,000
001	0050	49130	Transfer to Debit Service Fund	5,749,453	15,564,101	(2,200,000)	13,364,101
001	0050	49140	Transfer to Reserve Fund	5,628,953	5,628,953	323,329	5,952,282
001	0500	48600	Contributions-PWSCC	743,273	743,273	15,000	758,273
001	0820	48600	Contributions-VSC	280,000	280,000	10,000	290,000
001	3200	41200	Overtime	75,037	75,037	5,000	80,037
001	3200	46120	Operating Supplies	73,750	73,450	50,300	123,750
001	3400	41200	Overtime	11,122	11,122	5,000	16,122
001	3500	41200	Overtime	126,923	126,923	20,000	146,923
001	5100	41100	Salaries and Wages	417,516	417,516	29,000	446,516
001	5100	41150	Temporary Wages	-	-	15,431	15,431
001	5100	41300	Benefits	233,488	233,488	17,080	250,568
001	5100	41550	Wellness Program	10,000	10,000	12,000	22,000
001	5100	45800	Travel & Transportation	26,500	26,500	1,093	27,593
001	5100	48500	Contingencies	15,000	23,000	24,735	47,735
001	5200	41100	Salaries and Wages	440,817	440,817	3,800	444,617
001	5200	41300	Benefits	287,841	287,841	1,330	289,171
001	5200	43200	Professional Fees & Services	90,000	90,000	20,000	110,000
001	5200	43400	Contractual Services	209,250	209,250	53,000	262,250
001	5400	46950	Misc Events	147,000	147,000	12,000	159,000
001	5500	43200	Professional Fees & Services	128,635	128,635	26,000	154,635
001	5500	45300	Communications/Postage	1,204	1,204	420	1,624
001	5500	45400	Advertising & Promotion	7,000	10,000	3,000	13,000
001	5500	47430	Office/Capital Expense	-	-	7,000	7,000
001	6200	45800	Travel & Transportation	6,300	6,300	2,408	8,708
001	6200	45900	Training	4,350	4,350	975	5,325
001	6400	41100	Salaries and Wages	235,740	235,740	18,000	253,740
205	0050	39100	Transfer from General Fund	5,749,453	5,749,453	(2,200,000)	3,549,453
205	0050	49140	Transfer to Reserve Fund	-	-	2,700,000	2,700,000
205	2050	43200	Professional Services	15,000	15,000	(15,000)	-
205	2050	47113	Prepayment annd Defeasance	4,703,650	4,703,650	(4,703,650)	-
350	0050	39130	Transfer from Debt Service	-	-	2,700,000	2,700,000
350	0319	58000	Projects Planning Reserve	1,388,653	388,653	2,019,329	2,407,982
352	8300	55010	Emergency Prepardness	457,121	347,121	250,000	597,121
350	0050	39100	Transfer from general Fund	5,628,953	5,628,953	323,329	5,952,282
350	0400	58000	Major Equipment Reserve	4,941,071	4,941,071	554,000	5,495,071
350	0700	55000	Dike Repairs	342,557	342,557	200,000	542,557

2016 Mid-Year Budget Revision Summary

GENERAL FUND

2015 Audited/Actual to Budget

Budgeted Revenues	56,448,371	
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Actual Revenues (audited)	58,539,404	
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Revenues Over Budget	2,091,033	
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Budgeted Expenditures	59,305,716	
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Actual Expenditures (audited)	58,203,918	
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Expenditures Under Budget	1,101,798	
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Carry-Forward from 2015	<u>3,192,831</u>	3,192,831
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2016 Revisions

Revenue Reduction	(4,716,930)	
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Expense Increase	(352,572)	
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Transfer-Out Increase (Major Maintenance Reserve)	(323,329)	
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Transfer-Out Reduction (Debt Service Fund)	2,200,000	
--	-----------	--

Net Decrease to General Fund	<u>(3,192,831)</u>	<u>(3,192,831)</u>
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Net Change to General Fund		(0)
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DEBT SERVICE FUND

Transfer-In Reduction (General Fund)	(2,200,000)	
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Expense Reduction	4,718,650	
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Available Fund Balance	181,350	
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Net Decrease to Debt Service Fund	2,700,000	<u>2,700,000</u>
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Mid-Year Re-allocation		<u>2,700,000</u>
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RESERVE FUND

Allocations to:

Projects Planning Reserve	2,019,329	
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Major Equipment Reserve	335,000	
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Dike Repairs	200,000	
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Emergency Preparedness	250,000	
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Transfer-In Re-Allocation	<u>2,804,329</u>	
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Major Equipment Reserve - Staff Request	219,000	
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Total Reserve Fund Increase	<u>3,023,329</u>	
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Agenda Statement

File #: 16-0077 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 8/3/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Building Permit & Inspection Reports - July 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Building Permit Report July 2016.pdf](#)
[Building Inspection Report July 2016.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Building Permit & Inspection Reports - July 2016

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and file

SUMMARY STATEMENT:

Please see the attached building permit and inspection summaries for July 2016.

Residential Building Permits - July 2016

Year	# of Permits	Total Annual Valuation
2002	103	\$ 2,003,802
2003	111	\$ 4,099,897
2004	95	\$ 1,704,484
2005	103	\$ 3,164,120
2006	84	\$ 1,759,074
2007	87	\$ 3,265,020
2008	92	\$ 2,709,752
2009	123	\$ 3,675,333
2010	86	\$ 4,968,298
2011	109	\$ 2,710,398
2012	112	\$ 1,463,506
2013	80	\$ 1,970,800
2014	98	\$ 1,435,149
2015	51	\$ 600,603

Month	2016 Permits	2016 Valuation	2016 Fees	2015
January	2	\$ 2,800	\$ 20	1 \$ 10,000
February	4	\$ 30,500	\$ 60	1 \$ 800
March	2	\$ 8,100	\$ 25	4 \$ 3,600
April	5	\$ 60,100	\$ 45	0 \$ -
May	26	\$ 1,016,505	\$ 325	7 \$ 33,600
June	9	\$ 271,500	\$ 290	6 \$ 147,000
July	9	\$ 318,900	\$ 150	6 \$ 59,600
August				12 \$ 149,800
September				7 \$ 131,953
October				3 \$ 35,000
November				3 \$ 4,250
December				1 \$ 25,000
Total	57	\$ 1,708,405	\$ 915	51 \$ 600,603

Commercial Building Permits - July 2016

Year	# of Permits	Total Annual Valuation
2002	45	\$ 4,945,891
2003	37	\$ 1,377,619
2004	27	\$ 12,422,085
2005	40	\$ 3,047,834
2006	38	\$ 1,354,361
2007	47	\$ 3,062,582
2008	32	\$ 411,760
2009	37	\$ 3,488,914
2010	39	\$ 12,238,115
2011	55	\$ 2,417,628
2012	53	\$ 6,326,352
2013	51	\$ 2,118,750
2014	46	\$ 3,120,184
2015	40	\$ 3,497,132

Month	2016 Permits	2016 Valuation	2016 Fees	2015
January	1	\$ 2,000	\$ 10	1 \$ 10,000
February	2	\$ 5,500	\$ 25	4 \$ 138,300
March	2	\$ 49,650	\$ 50	1 \$ 820,000
April	5	\$ 242,600	\$ 90	2 \$ 18,000
May	0	\$ -	\$ -	4 \$ 40,000
June	7	\$ 97,780	\$ 65	4 \$ 39,900
July	1	\$ 1,500	\$ -	6 \$ 242,100
August				5 \$ 41,500
September				2 \$ 67,832
October				8 \$ 1,584,500
November				1 \$ 172,000
December				2 \$ 323,000
Total	18	\$ 399,030	\$ 240	40 \$ 3,497,132

City Building Permits - July 2016

Year	# of Permits	Total Annual Valuation
2011	34	\$ 2,444,653
2012	30	\$ 4,029,078
2013	42	\$ 32,397,466
2014	27	\$ 5,235,064
2015	60	\$ 3,990,042

Month	2016 Permits	2016 Valuation	2016 Fees	2015
January	3	\$ 7,500	\$ -	2 \$ 6,495
February	3	\$ 14,500	\$ -	0 \$ 139,100
March	1	\$ 2,000	\$ -	8 \$ 108,350
April	2	\$ 7,450	\$ -	7 \$ 1,136,400
May	3	\$ 6,700	\$ -	6 \$ 32,000
June	1	\$ 19,000	\$ -	19 \$ 436,790
July				4 \$ 71,000
August				6 \$ 1,960,772
September				0 \$ -
October				2 \$ 3,560
November				3 \$ 61,500
December				3 \$ 34,075
Total	13	\$ 57,150	\$ -	60 \$ 3,990,042

2016 TOTAL INSPECTIONS & PLAN REVIEWS BY MONTH

		(R) Residential - (C) Commercial															
		Compliance		Building		Plumbing		Mechanical		Electrical		Life Safety	Final		Plan Review		
		R	C	R	C	R	C	R	C	R	C		R	C	R	C	
TOTAL FOR JANUARY	31	1	0	1	13	1	5	1	3	2	6	0	0	10	1	4	
TOTAL FOR FEBRUARY	12	1	1	0	0	0	0	0	0	2	0	0	0	0	2	5	
TOTAL FOR MARCH	18	0	5	0	2	2	1	0	1	4	6	0	4	2	6	10	
TOTAL FOR APRIL	60	2	0	8	4	1	2	0	1	2	40	0	5	19	0	0	
TOTAL FOR MAY	52	6	3	16	15	2	1	0	0	3	6	0	3	6	0	0	
TOTAL FOR JUNE	0	8	6	19	13	8	1	0	0	5	10	0	9	3	0	0	
TOTAL FOR JULY	36	2	0	11	17	3	0	0	0	1	2	0	1	1	0	0	
TOTAL FOR AUGUST	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL FOR SEPTEMBER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL FOR OCTOBER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL FOR NOVEMBER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL FOR DECEMBER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
TOTAL FOR 2016	209	20	15	55	64	17	10	1	5	19	70	0	22	41	9	19	



Agenda Statement

File #: 16-0078 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 8/4/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Zoning & Subdivision Activity Report - YTD 2016

Sponsors:

Indexes:

Code sections:

Attachments: [Zoning & Subdivision Activity Report - YTD 2016.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Zoning & Subdivision Activity Report - YTD 2016

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

This is a new report from the Community & Economic Development Department. It will document the zoning and subdivision activity that takes place every month. This will include: Zoning Amendments, Variances, Exceptions, Conditional Use Permits, Temporary Land Use Permits, Plats, etc.

Because this is the first report, it will include activity, roughly, for the first seven months of the year (January-August 2016).

The City Manager has asked that this report be provided in a spreadsheet, or matrix, format and that a map showing the location of each activity also be included. Please expect these format changes for the next iteration of this report.



August 16, 2016

To: Mayor Knight & Valdez City Council Members
From: Lisa Von Bargen, CED Director
CC: Dennis Ragsdale, City Manager
Re: Zoning & Subdivision Activity Report – YTD 2016

Conditional Use Permits (CUP)

Conditional Use Permit #15-03

Mobile Home Court
Lot 1B, Block 4, Richardson Business Park (1500 North Sawmill)
P&Z Public Hearing: January 13, 2016
P&Z Action (Approved): January 27, 2016

Conditional Use Permit #16-01

Karen Davey Stewart Memorial Community Garden
Portion of Medical Park Subdivision (911 Meals Avenue)
P&Z Public Hearing: February 24, 2016
P&Z Action (Postponed): March 9, 2016
P&Z Action (Approved): March 23, 2016

Conditional Use Permit #16-02

Hostel
Lot 22, Block 9, Alpine Woods Subdivision (5115 Sealion Road)
P&Z Public Hearing: April 13, 2016
P&Z Action (Approved): April 27, 2016

Conditional Use Permit #16-03

Rental Cabins (4)	Rental Cabins (2)
Lot 9, USS 5670 (5318 Lake View Drive)	Lot 10, USS 5670 (5312 Lake View Drive)
P&Z Public Hearing: March 9, 2016	
P&Z Action (Postponed): July 27, 2016	
P&Z Action (Scheduled): August 24, 2016	

Rezones

Rezone #16-01

Tract B1, Meller Subdivision
Multi-Family Residential (RC) to Single-Family Residential (RA)
P&Z Public Hearing: May 11, 2016
P&Z Action (Approved): May 25, 2016
Council Ordinance #16-07 First Reading, Public Hearing (Approved): June 7, 2016
Council Ordinance #16-07 Second Reading, Adoption (Approved): June 21, 2016

Rezone #16-02

Lot 2, Blueberry Acres
Public (P) to Multi-Family Residential (RC)
P&Z Public Hearing: May 11, 2016
P&Z Action (Approved): May 25, 2016
Council Ordinance #16-09 First Reading, Public Hearing (Approved): June 7, 2016
Council Ordinance #16-09 Second Reading, Adoption (Postponed): June 21, 2016
Council Ordinance #16-09 Second Reading, Adoption (Postponed): July 5, 2016
Council Ordinance #16-09 Second Reading, Adoption (Approved): July 19, 2016

Rezone #16-03

Tracts 2 & 3, Alpine Village
Multi-Family Residential (RC) to Light Industrial (LI)
P&Z Public Hearing: May 25, 2016
Application Withdrawn: June 2016

Rezone #16-04

Lots 1-3, Tract D, Port Valdez Subdivision
Single-Family Residential (RA) to Commercial Residential (CR)
P&Z Public Hearing: May 25, 2016
P&Z Action (Postponed): June 8, 2016
P&Z Action (Approved): July 27, 2016
Council Ordinance First Reading, Public Hearing (Scheduled): August 23, 2016
Council Ordinance Second Reading, Adoption (Scheduled): September 6, 2016

Rezone #16-05

Lot 3E, USS 3563
Commercial Residential (CR) to Light Industrial (LI)
P&Z Public Hearing: May 11, 2016
P&Z Action (Approved): May 25, 2016
Council Ordinance #16-08 First Reading, Public Hearing (Approved): June 7, 2016
Council Ordinance #16-08 Second Reading, Adoption (Approved): June 21, 2016

Rezone #16-06

Tracts 2 & 3, Alpine Village Subdivision

Tract 2: Multi-Family Residential (RC) to Commercial Residential (CR)

Tract 3: Multi-Family Residential (RC) to Light Industrial (LI)

P&Z Public Hearing: August 10, 2016

P&Z Action (Scheduled): August 24, 2016

Council Ordinance First Reading, Public Hearing (Scheduled): September 6, 2016

Council Ordinance Second Reading, Adoption (Scheduled): September 20, 2016

Subdivisions

Subdivision #16-01

Lots 4A & 6B, Cottonwood Subdivision

P&Z Preliminary Plat (Approved): January 27, 2016

P&Z Final Plat (Approved): February 10, 2016

Subdivision #16-02

Alaska State Cadastral Survey 98-30 (Brown's Creek Municipal Entitlement)

P&Z Preliminary Plat (Approved): February 24, 2016

P&Z Final Plat (Approved): August 10, 2016

Council Final Plat (Scheduled): August 24, 2016

Subdivision #16-03

Tract B1, Meller Subdivision

P&Z Preliminary Plat (Approved): May 11, 2016

P&Z Final Plat (Approved): May 25, 2016

Council Final Plat Confirmation (Approved): June 7, 2016

Subdivision #16-04

Alaska Tideland Survey 621

P&Z Preliminary Plat (Approved): June 22, 2016

P&Z Final Plat (Approved): July 27, 2016

Subdivision #16-05

Alaska State Land Survey 2004-6 (Robe Lake Municipal Entitlement)

P&Z Preliminary Plat (Approved): June 22, 2016

Sent to State Surveyor's Office for Review

Final Plat Approval will take place after State review

Subdivision #16-06

Replat of Tracts 2 & 3, Alpine Village Subdivision

P&Z Preliminary Plat (Scheduled): August 10, 2016

P&Z Final Plat (Scheduled): August 24, 2016

Leases

Parcel B, Alaska Tideland Survey 10

Harris Sand & Gravel

P&Z Action (Approved): January 13, 2016

P&H Action (Approved): January 14, 2016

Council Resolution #16-02 (Approved): January 19, 2016

Text Amendments

(Ordinance Revisions to the Valdez Municipal Code)

Text #16-01

Amending Title 17 of the Valdez Municipal Code Related to Commercial Marijuana Activities

P&Z Public Hearing: March 9, 2016

P&Z Public Hearing #2: March 23, 2016

P&Z Action (Approved): March 23, 2016

Council Ordinance #16-04 First Reading, Public Hearing (Postponed): April 5, 2016

Council Ordinance #16-04 First Reading, Public Hearing (Amended): April 19, 2016

Council Ordinance #16-04 First Reading, Public Hearing (Approved): May 4, 2016

Council Ordinance #16-04 Second Reading, Adoption (Approved): May 16, 2016

Exceptions

EXCEPT #16-01

Encroachment of two feet by an existing house into the Western Side Yard Setback

Lot 9A, Block 7, Mineral Creek Subdivision

P&Z Public Hearing: July 27, 2016

P&Z Action (Approved): August 10, 2016



Agenda Statement

File #: 16-0079 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 8/16/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Reduction in State of Alaska School Debt Reimbursement Program

Sponsors:

Indexes:

Code sections:

Attachments: [State School Debt Reimbursement.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Reduction in State of Alaska School Debt Reimbursement Program

SUBMITTED BY: Brian Carlson, Finance Director

FISCAL NOTES:

Expenditure Required: N/A
Unencumbered Balance: N/A
Funding Source: State of Alaska

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

On August 8th, 2016, the State of Alaska announced a reduction to their FY2017 (i.e. July 1, 2016 through June 30, 2017) school debt reimbursement program. Reimbursements will be reduced by 25%. Staff has calculated the budget impact of this reduction (see attachment).

This report is informational only. Staff will incorporate the impacted revenue in a future 2016 budget revision (if necessary), and in compiling the 2017 budget.



THE STATE
of **ALASKA**
GOVERNOR BILL WALKER

**Department of Education
& Early Development**
SCHOOL FINANCE / FACILITIES

801 West 10th Street, Suite 200
P.O. Box 110500
Juneau, Alaska 99811-0500
Phone: 907.465.8683
Fax: 907.463.5279
Email: meridith.boman@alaska.gov

August 8, 2016

Brian Carlson
City of Valdez
P.O. Box 307
Valdez, AK 99686

Dear Mr. Carlson:

On June 29th, Governor Walker announced a reduction of 25% to the FY2017 school debt reimbursement program. The procedures in our office will remain the same for reimbursement request submissions, with the exception of reducing the reimbursement amounts by 25%. The department wants to ensure that everyone is informed of this reduction. Should you have internal tracking methods for what the borough will receive from this program, you will want to include the 25% reduction in that calculation.

If you have any questions, please do not hesitate to contact me by phone at 907-465-8683 or through email at meridith.boman@alaska.gov

Sincerely,

A handwritten signature in black ink that reads "Meredith Boman".

Meridith Boman
School Finance Specialist

[illegible]



Agenda Statement

File #: 16-0080 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 8/17/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Emergency Dike Maintenance Progress Report

Sponsors:

Indexes:

Code sections:

Attachments: [Glacier Haul Road and Alpine Woods Dike Update.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Emergency Dike Maintenance Progress Report

SUBMITTED BY: Brian Carlson, Finance Director.

FISCAL NOTES:

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

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

Expenditure report, photographs, and diagram are attached.



Agenda Statement

File #: 16-0083 **Version:** 1

Type: Appendix Item **Status:** Agenda Ready

File created: 8/18/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: IIMC Certified Municipal Clerk (CMC) Credentials - Deputy City Clerk

Sponsors:

Indexes:

Code sections:

Attachments: [Letter from AAMC President and IIMC Education Department](#)
[IIMC Worldwide CMC Certification Statistics \(May 2016 Report\)](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

IIMC Certified Municipal Clerk (CMC) Credentials - Deputy City Clerk

SUBMITTED BY: Sheri Pierce, MMC, City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

Founded in 1947, the International Institute of Municipal Clerks (IIMC) promotes education and certification through university and college-based institutes and provides publications, networking, services and benefits to its members worldwide. A non-profit organization, IIMC is the leading professional association serving the needs of municipal clerks, secretaries, treasurers, recorders and other allied associations. IIMC also engages in municipal research administration, enhances critical professional skill development and fosters a spirit of mutual assistance and good fellowship among municipal clerks around the globe.

The Certified Municipal Clerk program is designed to enhance the job performance of the Clerk in both small and large municipalities. The CMC program prepares candidates to meet the challenges of the complex role of the Municipal Clerk by providing them with quality education in partnership with institutions of higher learning, as well as state, provincial, and national associations. The CMC program has been assisting clerks to excel since 1970.

To obtain Certified Municipal Clerk credentials, a candidate must complete extensive education and experience requirements, which equates to well over 1,000 hours of coursework and active committee

involvement in IIMC, Municipal Clerk Education Foundation (MCEF) and/or state Municipal Clerks Associations. Candidates must also serve as a Municipal Clerk or Deputy Municipal Clerk and be an active member of IIMC for a minimum of two years to be eligible for CMC credentials.

The City of Valdez Deputy City Clerk, Allie Ferko, completed the entirety of her CMC coursework within 16 months of her hire date. She has actively served on multiple Alaska Association of Municipal Clerk committees, including the Education, Publications, and Legislative committees. She served as a course convener during the 2015 AAMC annual training conference and will facilitate a social media roundtable during the 2016 conference in November.

As of May 2016, Allie has also completed 50% of coursework required to obtain her Masters Degree in Public Administration from University of Alaska Southeast.

Allie received her CMC designation on August 18, 2016 and will now begin working towards obtaining her Master Municipal Clerk credentials.

From: Laurie Sica [Laurie.Sica@juneau.org]
Sent: Thursday, August 18, 2016 11:57 AM
To: 'rknight@cvinternet.net'
Cc: Sheri Pierce; Allie Ferko
Subject: FW: IIMC Congratulates Allie Ferko, CMC

Hello Mayor Knight,

On behalf of the Alaska Association of Municipal Clerks, we would like to thank you and the Valdez city council for the support you have shown to City Clerks in Alaska, our profession, and most specifically to your Clerk's Office staff. We are happy to see that Allie Ferko has completed the training to obtain her Certified Municipal Clerk designation. She has worked hard to achieve this status and her work does not happen in a vacuum, but involves the support of her supervisor, Sheri Pierce, your council and her fellow clerks in AAMC.

Allie has been an active member of AAMC and is giving back in many ways, including training some of us more "seasoned" members about new technology available to our profession and the ins and outs of social media. We appreciate Allie's willingness to share her knowledge, and in providing training to Allie, you are essentially contributing to the training of municipal clerks statewide.

So, Many Thanks! As our conference theme states, we are "In Unity for Community!"

Laurie Sica, mmc
President, Alaska Association of Municipal Clerks
Municipal Clerk, City and Borough of Juneau
155 S. Seward St.
Juneau, AK 99801
Phone: (907) 586-0216
Fax: (907) 586-4552
www.juneau.org



From: Ashley DiBlasi [<mailto:ashley@iimc.com>]
Sent: Thursday, August 18, 2016 7:12 AM
To: Laurie Sica
Subject: IIMC Congratulates Allie Ferko, CMC



08/18/2016

From: Ashley DiBlasi [ashley@iimc.com]
Sent: Thursday, August 18, 2016 7:11 AM
To: Allie Ferko
Subject: Congratulations on your CMC Designation



International Institute of Municipal Clerks

Professionalism in Local Government

08/18/2016

Dear Allie Ferko, CMC:

Congratulations! It is my pleasure to inform you that you have fulfilled all the requirements of the Certified Municipal Clerk (CMC) Program of the International Institute of Municipal Clerks (IIMC) and have earned your CMC designation. Your certificate and your pin will be shipped to you today.

The CMC is more than a pin, a certificate and three letters at the end of your name. It is a declaration that you are proficient in your important position and that you have demonstrated mastery of administrative skills critical to good government.

Please know that you also have the option of enrolling in the MMC program to become a Master Municipal Clerk (MMC). If you decide to do so, please review the [MMC information](#) available on the IIMC website.

I extend my warmest congratulations to you and wish you all the best in your professional endeavors.

Please take a moment to share your certification journey with IIMC by filling out the [Certification Questionnaire](#) for possible publication in an upcoming edition of the IIMC News Digest.

Ashley DiBlasi
Certification Manager
IIMC Education Department

Laurie J. Sica, MMC
President
Alaska Association of Municipal Clerks
Sent to email: laurie.sica@juneau.org

Dear Laurie,

I am pleased to inform you that as of today, the following individual has earned the prestigious Certified Municipal Clerk (CMC) designation from the International Institute of Municipal Clerks (IIMC): **Allie Ferko, CMC, City of Valdez.**

Please join IIMC in congratulating this individual for their achievement.

Sincerely,

Chris Shalby
Executive Director

Sent by: Ashley DiBlasi
Certification Manager
IIMC Education Department

Certified Municipal Clerks by State/Province/Country

Alabama	142	Alberta	11
Alaska	68	British Columbia	49
Arizona	117	Manitoba	1
Arkansas	41	New Brunswick	2
California	519	Newfoundland Labr	6
Colorado	168	Nova Scotia	1
Connecticut	56	Ontario	15
Delaware	24	Saskatchewan	1
Florida	383		
Georgia	49	CANADA:	<u>86</u>
Idaho	26		
Illinois	157	AUSTRALIA	1
Indiana	83	ENGLAND	3
Iowa	105	ISRAEL	1
Kansas	137	NEW ZEALAND	1
Kentucky	45	THE NETHERLANDS	60
Louisiana	38		
Maine	23	OVERSEAS:	<u>66</u>
Maryland	26		
Massachusetts	99		
Michigan	262	GRAND TOTAL:	<u>4688</u>
Minnesota	93		
Mississippi	40		
Missouri	90		
Montana	21		
Nebraska	95		
Nevada	24		
New Hampshire	18		
New Jersey	97		
New Mexico	56		
New York	89		
North Carolina	271		
Ohio	98		
Oklahoma	36		
Oregon	79		
Pennsylvania	20		
Rhode Island	35		
South Carolina	38		
South Dakota	4		
Tennessee	57		
Texas	89		
Utah	108		
Vermont	15		
Virginia	113		
Washington	196		
West Virginia	12		
Wisconsin	150		
Wyoming	24		
UNITED STATES:	<u>4536</u>		



Agenda Statement

File #: 16-0081 **Version:** 1

Type: Appendix Item **Status:** Agenda Ready

File created: 8/16/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: Council Calendars - August & September

Sponsors:

Indexes:

Code sections:

Attachments: [City Council Calendar August 2016](#)
[City Council Calendar September 2016](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Council Calendars - August & September

SUBMITTED BY: Allie Ferko, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and file

SUMMARY STATEMENT:

Council calendars for the months of August and September 2016.

August 2016

City Council Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Absentee Voting In Person for State Primary Election 7pm Ports & Harbor Commission Meeting	2 Absentee Voting In Person for State Primary Election 5:30pm Council Work Session - Flooding & Gravel Extraction 7pm Council Meeting	3 Absentee Voting In Person for State Primary Election 7pm Economic Diversification Commission Meeting	4 Absentee Voting In Person for State Primary Election 6pm Council Work Session - Valdez Museum & Historical Archive	5 Absentee Voting In Person for State Primary Election	6 Gold Rush Days
7 Gold Rush Days	8 Absentee Voting In Person for State Primary Election Noon - Council Work Session with Governor Walker 6:30pm School Board Meeting	9 Absentee Voting In Person for State Primary Election 6pm Council Work Session - Mid-Year Budget Review	10 Absentee Voting In Person for State Primary Election Noon - Economic Diversification Local Business Luncheon 7pm Planning & Zoning Commission Meeting	11 Absentee Voting In Person for State Primary Election 5pm - Community Reception to meet finalists for Fire Chief position	12 Absentee Voting In Person for State Primary Election	13
14	15 Absentee Voting In Person for State Primary Election 7pm Ports & Harbor Commission Meeting	16 State Primary Election Day	17 7pm Economic Diversification Commission Meeting	18 Valdez Deputy City Clerk receives her Certified Municipal Clerk credentials today. 7pm Parks & Rec Commission Meeting	19	20
21	22 6:30pm School Board Meeting	23 7pm Council Meeting	24 7pm Planning & Zoning Commission Meeting	25	26 Noon - Permanent Fund Committee Meeting	27
28	29 Noon - Beautification Task Force Meeting	30 Mayor & City Manager visit Alyeska Marine Terminal	31			

Note #1: This calendar is subject to change. Contact the City Clerk's office for updates as needed.

Note #2: Mayor's Beautification Force meets as agenda items require. Meeting dates are normally scheduled on Monday @ noon in council chambers.

Note #3: Deputy City Clerk will be attending the National Information Officers Association training conference August 26th-September 1st.

Updated 8/16/16

September 2016

City Council Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	Holiday 7pm - Ports & Harbor Commission Meeting	6 7pm - Council Meeting	7 7pm - Economic Diversification Commission Meeting	8	9	10
11	12 6:30pm - School Board Meeting	13 7pm - Parks & Recreation Commission Meeting	14 7pm - Planning & Zoning Commission Meeting	15	16	17
18	19 7pm - Ports & Harbor Commission Meeting	20 7pm - Council Meeting	21 7pm - Economic Diversification Commission Meeting	22	23	24
25	26 6:30pm - School Board Meeting	27	28 7pm - Planning & Zoning Commission Meeting	29	30	

Note #1: This calendar is subject to change. Contact the City Clerk's office for updates as needed.

Note #2: Mayor's Beautification Force meets as agenda items require. Meeting dates are normally scheduled on Monday @ noon in council chambers.

Note #3: Deputy City Clerk will be attending the National Information Officers Association training conference August 26th-September 1st.

Note #4: City Clerk will be out the office during the week of September 19th to attend the Oregon Clerks Conference in her role as IIMC Region IX Director.

Updated 8/16/16



Agenda Statement

File #: 16-0082 **Version:** 1

Type: Appendix Item **Status:** Agenda Ready

File created: 8/16/2016 **In control:** City Council

On agenda: 8/23/2016 **Final action:**

Title: City Boards & Commissions Meeting Minutes

Sponsors:

Indexes:

Code sections:

Attachments: [Ports & Harbors 06202016 approved minutes](#)
[Econ Div 06012016 approved minutes](#)
[Econ Div 06152016 approved minutes](#)
[P&R 04122016 approved minutes](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

City Boards & Commissions Meeting Minutes

SUBMITTED BY: Allie Ferko, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

As previously requested, approved meeting minutes from various City boards and commissions are attached for City Council review.

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Chairman Swanson called the meeting to order at 7:02 P.M. in Council Chambers.

II. ROLL CALL

Commission Members
Present:

*Chair Mark Swanson
Commission Member Colleen Stephens
Commission Member Montgomery Morgan
Commission Member Steve Cotter
Commission Member Stu Hirsch
Commission Member Ryan Sontag, Jr.
Commission Member Alan Sorum*

Also Present:

*Acting Ports & Harbor Director Jeremy
Talbott
Port Operations Manager / Recording
Secretary Jenessa Ables
Harbor Operations Manager Sarah Von
Bergen*

III. APPROVAL OF MINUTES

1. Approval of the Regular Meeting Minutes of May 2, 2016

Chairman Swanson noted the misspelling of Commissioner Stephens name in the last paragraph of the regular meeting minutes of May 2nd, 2016. The regular meeting minutes of May 2nd, 2016 were approved as amended.

IV. PUBLIC APPEARANCES

1. Alaska Clean Harbors Presentation

Mr. Talbott introduced Heather Leba of Cook Inlet Keeper to speak about the Alaska Clean Harbors program. Founded in 2011, the ACH program provides a set of voluntary regulations and suggested best management practices. The ACH guidelines cover everything from sewer management and maintenance to employee training. Ms. Leba said active ACH participants reduce environmental

VALDEZ PORTS AND HARBOR COMMISSION

Meeting Minutes

Monday June 20, 2016

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impact and improve customer service.

Ms. Leba said the Valdez Small Boat Harbor recently completed a long checklist of criteria, with the sole exception of the storm water permit. Staff is working to meet this final requirement and obtain the ACH certification.

Marine Exchange of Alaska will be taking over the ACH program in the near future. Rachel Lord, Cook Inlet Keeper, is currently assisting with the transition. Once the Valdez Small Boat Harbor is certified as an Alaska Clean Harbor there will be a presentation to publicize the Harbor's participation in the program and associated signage will be provided.

Commissioner Sorum said he was involved in the inception of the ACH program ten years ago. The goal was to have a non regulatory proactive approach rather than waiting to be contacted by outside agencies. Commissioner Sorum said they received a grant from the Department of Transportation Ports & Harbors Section to publish a guidebook with best management practices. Many past Harbor improvements were efforts to comply with the developed criteria, including the wash down pad, garbage containers and pumps. Commissioner Sorum said City Council approved a resolution in support of participating in the ACH program.

Commissioner Morgan asked if the current Harbor can be successfully certified even though the basin has poor circulation. Ms. Leba explained that ACH takes the design of each harbor into consideration. Participants are not penalized for limitations that are a result of design characteristics. Commissioner Hirsch thought the ACH participation requirements might serve as a catalyst for prioritizing or funding corrective action for issues such as poor circulation. Commissioner Sorum said there was federal funding available to improve flushing in the past but the project was voted down by a prior City Council.

Chairman Swanson asked how many harbors are currently certified. Ms. Leba believed there are four certified harbors at this time. Chairman Swanson asked if ACH was under the auspice of Cook Inlet Keeper or Marine Exchange of Alaska. Ms. Leba said the grant awarded to Cook Inlet Keeper facilitating the ACH program will expire at the end of the summer. At that time, the Marine Exchange of Alaska will take over the program.

Chairman Swanson asked if there is evidence participation in the ACH program creates better boater behavior. Ms. Leba said it may be helpful to publicize good harbor user behavior. She added that clear signage in highly visible areas, consistent communication, and other best management practices tend to go a long way.

Mr. Talbott said he went through the Clean Marina certification process at his

VALDEZ PORTS AND HARBOR COMMISSION

Meeting Minutes

Monday June 20, 2016

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previous place of employment. He said the most notable change followed the implementation of pump out boats and portable pump out stations. Using this system, approximately 80,000 additional gallons of waste material was recovered that may have otherwise ended up in the water.

Ms. Leba said there is funding available through the Alaska Department of Fish & Game Clean Vessel Act. She thought Valdez should be eligible to apply for the grant.

V. PUBLIC BUSINESS FROM THE FLOOR

Terry Hermach introduced himself as the owner of the 44' vessel Beachcomber moored on H Dock. He said he had been a long standing employee of the Port Department but recently resigned. Mr. Hermach said Mr. Talbott let him know that he would be moving his boat to accommodate another vessel. He said he took issue with the move because transient moorage has always been first come first serve and he felt Mr. Talbott had given preferential treatment to another Harbor user.

Mr. Hermach said the issue was first addressed during a Port Staff meeting which created an unpleasant work environment and led to his resignation after 20 years of employment with the Port. He acknowledged the difficulty of assigning slips in a crowded harbor, but emphasized the importance of honoring the first come first serve transient moorage policy.

Commissioner Sorum said he felt any action should be vetted through the City Attorney rather than discussed by the Ports & Harbor Commission. Chairman Swanson agreed.

Chairman Swanson asked if Mr. Hermach's slip was permanently assigned. Mr. Hermach said his location on H Dock is for transient vessels but he believes it is an abuse of power to order the relocation of one vessel for another. Chairman Swanson noted he is the owner of a transient vessel and he readily moves wherever the Harbor staff requests.

Commissioner Stephens said the Commission could review the transient moorage policy per the request of a Harbor user, but declined to discuss any personnel or personal issues that may be involved with the scenario. Chairman Swanson agreed.

Mr. Hermach said he would like to see the policy reviewed. He added that Mr. Talbott gave the directive to move the boat during his first Port staff meeting, which he deemed to be very inappropriate timing.

VALDEZ PORTS AND HARBOR COMMISSION

Meeting Minutes

Monday June 20, 2016

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Commissioner Hirsch recalled Mr. Talbott communicating the need to temporarily relocate two permanent slip holders to accommodate the new Silver Bay pilings. The vessels relocated to Mr. Hermach's area of moorage are the same permanent slip holders Mr. Talbott mentioned prior to the approval of the project.

Commissioners and staff agreed to review the policies and procedures of the Harbor. Mr. Talbott said transient moorage regulations are part of the City Code. Commissioners agreed they could take a closer look at the verbiage.

Mr. Hermach thanked the Commission for listening.

VI. PUBLIC HEARINGS

There were no public hearings.

VII. UNFINISHED BUSINESS

1. Approval of Recommendation to the Planning and Zoning Commission for preliminary approval of (SUBD 16-04) ATS 621 Subdivision. Applicant: Jason C. Wells

MOTION: Commission Member Alan Sorum moved, seconded by Commission Member Colleen Stephens, to Approve the Recommendation to the Planning and Zoning Commission for preliminary approval of (SUBD 16-04) ATS 621 Subdivision. Applicant: Jason C. Wells.

Ms. Ables said AnnMarie Lane, Community and Economic Development Senior Planner/GIS Technician, was originally scheduled to brief the Commission but was unable to attend the meeting. Ms. Ables discussed the item in short with Ms. Lane and offered to try and answer any questions regarding the preliminary approval of Subdivision 16-04 ATS 621.

The Commission asked Ms. Ables to provide a summary of the request to subdivide. Ms. Ables said the applicant, Jason C. Wells, is the owner of ATS 621 Lots 1 and 2 and wishes to subdivide the tract where South Harbor Drive intersects. Chairman Swanson asked if the owner was subdividing to allocate different uses to Lots 1 and 2. Ms. Ables said Lots 1 and 2 are already zoned for different uses within the same tract. Although Ms. Ables was not sure whether Mr. Wells has intentions to sell, subdividing now would make the sale of either tract easier in the future.

Commissioner Stephens asked if there had been a staff recommendation from the Community and Economic Development Department. Ms. Ables said the item was brought before the Ports & Harbor Commission to ensure the subdivision

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would not affect Harbor operations. The staff recommendation is to approve the recommendation to the Planning & Zoning Commission.

Chairman Swanson asked whether Tract 621 is leased or owned by Mr. Wells. Ms. Ables confirmed Mr. Wells owns the property.

Commissioner Cotter said he didn't see an issue with subdividing because South Harbor Drive already physically subdivides the two areas. The Commissioners agreed.

VOTE ON THE MOTION: 7 yeas. MOTION CARRIED.

2. Discussion Item: Transition to Granicus

Ms. Ables said all meeting agendas and materials will be compiled and distributed through Granicus, a software taking the place of Sire. She provided instructions on how to install the necessary applications and asked if the Commissioners had any questions.

Ms. Stephens suggested a representative of the IT Department attend a Commission meeting and assist the Commissioners all at once rather than requiring individual meetings. Staff said they would pass this suggestion along to the IT Department.

IX. REPORTS

1. Purchase of Airport Leased Land Report

Ms. Ables said Council Member Needles had requested Port staff contact the State of Alaska regarding the possibility of purchasing property at the Valdez Pioneer Field Airport. The State's response was reviewed by City Council during the June 7th meeting.

2. New Valdez Boat Harbor Construction Project Report #35

Mr. Talbott said there is nothing new to report. There has been a stall in the decision making process regarding the inclusion of the drive down float. He said Western Marine has been making good time. Mr. Talbott said they have started on both east and west breakwaters. Commissioner Morgan asked if Western Marine has been using the Harris Sand & Gravel temporary dock at the old town site. Mr. Talbott confirmed they have been utilizing the temporary dock. Commissioner Hirsch asked if the new Harbor will be Alaska Clean Harbor certified. Mr. Talbott said all the necessary facilities are in place to become certified shortly after opening for business.

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3. Ports & Harbor Report

Ms. Ables said Commissioners Sontag, Cotter and Sorum all reapplied for seats on the Ports & Harbor Commission. There was a fourth applicant and the City Council will vote on the appointments during the June 21st Council Meeting. Ms. Ables encouraged the applicants to attend the meeting should they feel inclined.

Ms. Ables said the Joint Pipeline Office has chosen not to continue their sublease at the Valdez Pioneer Field Airport and will be vacating by June 30th. Commissioner Hirsch asked the square footage of the JPO space. Ms. Ables said they had occupied a little more than 1,700 square feet.

Mr. Talbott said Port staff met with Ryan Sontag, North Star Terminal and Stevedore Co., to discuss maintenance and safety concerns at the Valdez Container Terminal. Port staff is currently working to address needs identified during the meeting.

Mr. Talbott said the new Travelift passed its annual inspection as well as both cranes. New carpet and flooring has been installed in the front room of the Harbor Office and the bathroom floors were resurfaced. Other recent improvements include the installation of a cell phone charging station on the exterior of the Harbor Office and a concrete repair in front of the building. Mr. Talbott said plans to permanently repair the sink hole continuously reappearing in front of the Harbor Office are in the works as well.

Mr. Talbott said Harbor staff completed 144 hours of training last month.

Silver Bay Seafoods installed two new pilings as discussed during the April 18th Ports & Harbor Commission meeting. He said it has been challenging to accommodate everyone but they are making it work. He anticipated possible issues with relocating the permanent slip holders but was surprised transient vessels had taken issue with the temporary arrangements.

Mr. Talbott said he plans to clean up the Pipe Yard and auction off some of the pilings.

Mr. Talbott said Administration, Port staff, and Community & Economic Development staff recently met with the USCG to discuss the feasibility of home porting two fast response cutters in Valdez. They are looking at several other communities as well.

X. COMMISSION BUSINESS FROM THE FLOOR

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Commissioner Hirsch said Harbor staff has been very pleasant to work with and operations seem to be going smoothly. Chairman Swanson agreed with Commissioner Hirsch. In his experience, the Harbor staff has delivered unpleasant news with grace.

XI. ADJOURNMENT

There being no further business, Chairman Swanson adjourned the meeting at 8:14 P.M.

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REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Commission *Chair Amanda Bauer*
Members *Chair Pro-Tempore David Dengel*
Present: *Commission Member Keith Thomas*
Commission Member Rhonda Wade
Commission Member Scott Hicks
Commission Member Mike Meadors
Commission Member Colleen Stephens (delayed)

III. APPROVAL OF MINUTES

1. Approval of the Regular Meeting Minutes of May 18, 2016

MOTION: Commission Member Mike Meadors moved, seconded by Commission Member Rhonda Wade, to approve the Regular Meeting Minutes of May 18th, 2016.

VOTE ON THE MOTION: 6 yeas, 1 absent (Colleen Stephens-delayed). MOTION CARRIED.

IV. PUBLIC APPEARANCES

1. Dustin Huebner, Tailgate Alaska - Economic Impact of the Event

V. PUBLIC BUSINESS FROM THE FLOOR

VI. PUBLIC HEARINGS

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

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Mr. Cotten explained that Ms. Houston has been involved in this program, but the purpose of this is to incorporate topics that they have had several discussions about and what they are trying to do with the Commission. Lots of information and data collection has been very useful for things around town. Ms. Houston and he sat down and called the person who runs this business program with the state. It was brought to this Commission, not to endorse it but to bring the individual to Valdez, or get them on the phone to answer questions the Commissioners might have. He explained that before they do that he wanted to know if they thought the business community would benefit.

Mr. Cotten explained this is a fairly new program. It is a business assistance program. Ms. Houston explained that it is a partnership to provide training to the communities that are interested. Her center was engaged in the training originally, but she was unsure on what training options the State is offering now. Commissioner Dengel questioned who they were training. He asked, is it train the trainer. Ms. Houston explained that is basically the idea. She explained that the page Mr. Cotten attached was really the best sum up of what the program is trying to do. It is to build trust across the business community, connect them to resources to grow their business or prevent them from leaving the community; and training businesses that don't have succession plans and train them on how to do succession planning, and it is also about collecting data. Her center was responsible for working with any local organization that wanted to spearhead this initiative. It is a tool that is advantageous to the community as a whole.

Commissioner Meadors asked if Tailgate Alaska would be a good example of someone who this process might help. He stated that Dustin sat there and told them that they wanted to expand. If there is a track record on this template that they provide it would be good to find out more. If it has been successful and they would be willing to share on what has worked it would not hurt them. Ms. Houston explained that it is new in Alaska, but it is the bread and butter of economic development in the Lower 48. This is what economic development organizations are focusing on. Strengthening the business community by using this tool.

Commissioner Stephens arrived at the meeting.

Chair Bauer questioned Mr. Cotten if he wants the Commission to give direction to bring an individual to Valdez to give them information on the program. Mr. Cotten stated that it is to bring out the person or have them on the line to answer questions on that program or other programs.

Chair Bauer stated it seemed like the Commission would like more information. One way or another finding out more information.

2. Discussion Item: Collaboration Opportunities with ED Commission and Other Entities (PWSC, P&H Commission, Beautification Task Force)

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Mr. Cotten expressed they have now met with the three groups - Ports & Harbors, Prince William Sound College, and the Beautification Task Force. He explained that they feel that they were missing components in integrating with the organizations without doing their business. There are things that the commission could engage with them more. It's finding how to do that. The Ports & Harbors Commission hasn't identified a set plan yet and it is not clear how to work collaboratively with them yet.

Ms. Von Barga explained that it is important to engage as several items in the draft economic strategy relate to the work of the P&H Commission. It is important the priorities in the waterfront master plan and the economic diversification strategy are in concert with each other.

Ms. Houston expressed she had two questions. If the Harbor uplands is going to be discussed at the end of summer, do they need to put a date on it? Question two is how does this Commission stay updated in the interim?

Commissioner Dengel questioned if it was possible to be updated at each meeting? Commissioner Stephens explained that between Ms. Von Barga and herself they could accomplish it. Bringing in the City Manager to give that update would be the best option.

Ms. Von Barga explained that having a meeting with the Ports and Harbors Commission right now, even though the discussion on the uplands is starting to take off, would be an opportunity to look at it with fresh eyes. Questions of whether it is the best design or is the best option for the community scares people into thinking that it would stop the project while they want to continue moving forward since the process has taken many years to get to this point. It would be good to have the ED Commission come in to look at things from the economic perspective to help re-enforce that the project needs to provide the most economic return possible on the investment.

Ms. Houston questioned when they would like to meet with the Ports and Harbors Commission? Ms. Von Barga stated they should try for the second meeting in July.

Ms. Von Barga explained that the college issue with Mr. O'Conner has been brought up numerous times. A program hasn't been developed so it is hard to implement anything until that happens. Ms. Houston questioned if they should send a letter to Mr. O'Conner explaining in detail. Chair Bauer questioned if they should send a letter, or have another meeting with Mr. O'Conner? Commissioner Wade suggested that maybe it would be good to contact a person high up then Mr. O'Conner to explain things like Mining don't have much of a connection to Valdez, and it would be hard to attract people here for it. Trades are very needed. Commissioner Meadors suggested a letter because it would help the Commission clarify points they wanted to make. Ms. Von Barga stated she would take that to the City Manager because he is the one communicating with Mr. O'Conner on the exchange.

Ms. Houston stated that with the zoning and abatement needing to be a priority is there anything this Commission can do to back that or emphasize whether it is a

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staffing need or a directive need -something that the department can try and focus on it more. Ms. Von Bargaen suggested that it could come in the form of a memo from the Commission if they think it is a priority. This should be done by asking the City Manager and Council to consider it a priority as they go into the budget timeframe. Look at staff and financial allocation for abatement.

Commissioner Dengel stated that there was something in this year's budget. Ms. Von Bargaen stated that there is a position for a Senior Planner and a Housing Authority position that are funded. Part of that issue is space. Space needs have been scheduled with the City Council for a work session in mid July.

3. Discussion Item: ADA Accessibility as an Economic Development Opportunity

Mr. Cotten explained that Assistant City Manager Todd Wegner mentioned this subject at the last meeting. He explained that it brought up some interesting points on whether there are possibilities there to enhance Valdez for tourists or residents living here to make this community more accessible. Access is an important issue to a high percentage of the population.

Chair Bauer stated that the City buildings are not even accessible. If they talk about moving Community Development to the Airport, how would Ms. Von Bargaen get up to her office, there is not an elevator. It is a really big deal to watch tourists that are 90 years old try and go up the stairs at the Best Western and try and take their luggage with them. It includes a larger portion of the population than people realize. It is not just people in wheel chairs, it is broader than that. Right now the ramps taking people down to the boats are challenging. There has to be significant space on a ramp to be able to turn a wheel chair around. She asked if this is being considered with the new harbor design. It reflects poorly on a community that they do not have basic accessible needs.

Ms. Von Bargaen explained that even if something meets the letter of the law, stating that it is ADA accessible, does not make it functional. There is a store in town that the doors are so heavy that they cannot be opened by herself, an elderly person, or someone in a wheel chair. It was not an experience that makes anyone feel good, or make them feel like they are independent enough to do something. The door probably meets the ADA letter of the law but that does not mean anyone with a disability can functionally use it.

Ms. Von Bargaen stated that when they start talking about making a community more livable, and the quality of life, it is not just about when you can get around in the snow. It is about people being able to function as independently as they can on their own. Having minimum accessibility standards so that residents and visitors can have the maximum quality of life besides the restrictions of weather.

Ms. Von Bargaen explained that there had been some discussions that a program could be used as a tool. The City could cover the cost of an architect (either local or visiting) to go to the Commercial buildings owners on a voluntary basis and conduct an ADA

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evaluation of the property. That way when the business owners do renovations, the information would be available to them and they could take it into consideration. It would be an amazing tool that the City could provide. Another way to look at it is for the City to do matching grants for business owners. If they do make ADA changes, the City could match them up to a certain amount. They are incentives that the City could help to improve accessibility.

Commissioner Stephens explained that there are several groups that already exist that they could use to come in and do assessments. They have options of going into hotels and gave them plans on how to modify and they know what is achievable for a business and what is not. It might be a conversation to have with those groups to see what recommendations they have and how they have helped communities move forward.

Chair Bauer stated that this will take a lot of support from the Council. It is known that businesses have complained to Community Development on the costs of making their businesses ADA compliant. They also ask for permission to not comply.

The Commission discussed and agreed that they would like to follow up on this item. Ms. Houston questioned who would bring this item to City Council? Commissioner Hicks stated it should start in house.

IX. REPORTS

Mr. Cotten explained that the luncheon with the business community would be on June 8th. They had several RSVP's already.

Ms. Von Barga explained the RFQ she handed out has to do with the branding and marketing plan. It is on the City Council agenda for the Council to review and approve on June 7th. Comments need to be to her by Monday. Ms. Von Barga stated that the RFP for housing would likely be on their June 15th agenda.

X. COMMISSION BUSINESS FROM THE FLOOR

XI. ADJOURNMENT

There being no further business Chair Bauer adjourned the meeting at 9:17 P.M.

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Commission Members
Present:

Chair Amanda Bauer
Chair Pro-Tempore David Dengel
Commission Member Mike Meadors
Commission Member Scott Hicks
Commission Member Rhonda Wade
Commission Member Colleen Stephens (Delayed)

Commission Members
Absent:

Commission Member Keith Thomas

Also Present:

ED Staff Contractor Lamar Cotten
Sr. Office Assistant Keri Talbott

III. APPROVAL OF MINUTES

- 1. Meeting Minutes from June 1st will be available at the July 6th meeting.**

IV. PUBLIC APPEARANCES

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1. Ethan Tyler, Manager Department of Commerce, Community and Economic Development

Ethan Tyler, Manager of the Department of Commerce, Community and Economic Development with the State of Alaska, gave a presentation on what his office does and how they are set up. They have funds to help small businesses and entrepreneurs that would not qualify for traditional loans. In his side of the department they primarily work on emerging industries and foster growth within in the economies through research, promotion and policy. Their purpose is to help business promotion, retention and expansion.

Commissioner Stephens arrived at 7:22 P.M.

V. PUBLIC BUSINESS FROM THE FLOOR

Lee Hart explained that Levitation 49 does consider itself an economic diversification engine. She stated that they are not just about the events that they do. This season has been a successful season all around. Community businesses have been supporting them. They have a work session with the City Council on the evening of July 5th.

VI. PUBLIC HEARINGS

VII. UNFINISHED BUSINESS

VIII. NEW BUSINESS

1. Strategic Initiatives

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Mr. Cotten explained that in every meeting he's attended in this community the housing issue has come up. He knows the City Council, City Manager and staff are aware of the significance. The housing needs assessment has been put on the back burner. The City cannot solve the housing issue alone, but there are things to look at. Are they going to help with land? Policies? The City should be there to help the private sector, not competing.

Commissioner Dengel stated that is something that they hear every day. They could talk about it daily, but until they solve it, or come up with a plan, it does nothing to help. It might be time to take a harder line with the City and the City Administration and find out from the City Council what they want the Commission to do. There seems to be a disconnect with the City Council, particularly on this.

Commissioner Wade stated that people say they want to build all the time, but where? The City should focus on finding land where people can build. If it needs to be developed land, start that process.

Commissioner Stephens stated that at the next meeting they should lay out a clear process, where there is a resolution or letter of recommendation to the City Manager and Council for action on this issue. The Commission wants to see the assessment move forward.

Commissioner Dengel stated that Commissioner Wade's suggestion was correct in identifying what lands are available. Commissioner Stephens stated that would be part of the assessment. It would be given to the City Council as a resolution, that way it would be an actionable item, and it would move on to City Council.

Mr. Cotten stated that a letter instead of a resolution that describes some of the issues and why they were suggesting this policy would be better. He would put it together.

Commissioner Dengel stated that while they go through the strategic initiatives, there might be more items identified that they should have a work session with City Council to go over with. Not just housing.

Mr. Cotten stated that they should invite the City Manager to their next meeting. It would be good for the City Manager to know what the Commissions are doing. Commissioner Hicks explained that the City Manager is the one who initiated this Commission. He explained it was the old City manager, but it would be good to know what this City Manager's expectations are.

Mr. Cotten explained the Beautification Committee asked Economic Diversification Commission to have a joint lunch meeting on July 20th. He questioned if they would have another meeting that evening or have an extended lunch?

Commission Stephens stated that the goal is to meet with the Harbor and Port staff. She explained that she could discuss with the Ports and Harbors Commission if they would be able to attend the next meeting.

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Mr. Cotten explained that he had spoken to Mr. O'Conner about the college. It is still important to get a program. They are undergoing a lot of staffing changes.

Mr. Cotten explained he had spoken to Alaska Housing Authority. He was still hopeful that they could be brought into town. Ms. Houston explained that on the timeline they were hoping to meet with these corporations in mid-July. Mr. Cotten explained that it was only three weeks away, and he would check on their availability for July 6th.

Mr. Cotten explained that the business luncheon seemed to go ok. Commissioner Dengel explained that Ms. Sheinberg had some great information and data to share. People seemed genuinely interested. Mr. Cotten explained it was suggested that maybe every year depending on price that the data base be updated. Ms. Houston explained that the luncheon took place on the second Wednesday in June, and if they were to do another one it would be on July 13th. Mr. Cotten explained that in the memo there are 11 ideas listed out as topics that could be potentially discussed at future business luncheons.

Commissioner Dengel stated he was disappointed that no one from City Administration could be there. One of the reasons they put this together was to have the City talk to the Businesses on what the City was up to. City Hall should be on for the next meeting. Commissioner Stephens stated that an update on current projects would be beneficial. The request should go to the City Manager and he would direct his staff on who needs to attend the meeting.

Commissioner Dengel stated that the power point that Ms. Steinberg provided at the luncheon should be given to the City Council. Or even a hard copy. Commissioner Stephens explained that Council had been given the presentation before. Ms. Houston explained that her suggestion was to have snapshots of the projects going on, but future luncheons to go into depth on specific projects. Commission Dengel agreed because a couple of the projects could take hours to talk about alone.

Ms. Houston questioned if they were still waiting on the Year Round Mountain Study. Mr. Cotten stated that McDowell Group would be in town next week giving a presentation on the three projects.

Mr. Cotten explained that the visitors study is scheduled to be completed this fall. They have scheduled it to hopefully be presented to the community in a luncheon in September or October.

IX. REPORTS

X. COMMISSION BUSINESS FROM THE FLOOR

Commissioner Wade stated that Mr. Cotten explained he was going to be talking to the Cold Climate Research organization. She knows that Alaska Craftsman Home Program ACHP Alaska does all kind of free classes out of Anchorage like the Cold Climate Building practices, which all residential contractors are required to take. This might be something that at one of the business luncheons that can be discussed. They talk about new construction and retrofits for businesses and private individuals. It is amazing the stuff that can be done to reduce energy costs.

XI. ADJOURNMENT

There being no further business Chair Bauer adjourned the meeting at 9:08 P.M.

WORK SESSION AGENDA - 6:00 PM

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

I. CONTINUATION OF MASTER PLAN UPDATES

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Council Members Present: *Chair Matt Smelcer
Chair Pro-Tempore Brian Teale
Commission Member Paul Nylund
Commission Member Amy Goold*

Council Members Absent: *Secretary Rich Loftin
Commission Member Gary Pauly
Commission Member Michael Britt*

Also Present: *Admin Assistant Krystal Moulton
P.R.C.S. Director Darryl Verfaillie
Recreation Supervisor Wendy Clubb*

III. APPROVAL OF MINUTES

1. REGULAR MEETING MINUTES FROM MARCH 8, 2016

MOTION: Commission Member Amy Goold moved, seconded by Commission Member Paul Nylund, Motion to Approve REGULAR MEETING MINUTES FROM MARCH 8, 2016.

VOTE ON THE MOTION: 4 yeas, 3 absent (Rich Loftin, Gary Pauly, Michael Britt). **MOTION CARRIED.**

The regular meeting minutes from March 8, 2016, were approved as written.

IV. PUBLIC APPEARANCES

There were no public appearances.

V. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

VI. PUBLIC HEARINGS

There were no public hearings.

VII. NEW BUSINESS

1. AQUATIC SAFETY PRESENTATION

Prior to the start of the meeting, we did not yet have a quorum, Mayor Weaver presented an Aquatic Safety Excellence Award to Ms. Hannah Haase, which was accepted by her sibling, Elijah Haase.

2. DISCUSSION ITEM: ENDUROCROSS 2016 (DATES)

Chair, Smelcer, discussed the logistics for future endurocross races to take place during 2016. Dates discussed fell into hosting two endurocross events in early summer (June), as well as a final event in late fall (August). There were no definitive dates set at that time.

Discussion took place in regards to the idea of hosting a four-wheeling "poker fun run".

Smelcer inquired about utilizing City resources to assist in brush clearing for the June events, and informed the commission that he would contact the City Public Works Department to do a walk-through of the area.

VIII. REPORTS

1. PARK MAINTENANCE SUPERVISOR REPORT

Discussion took place in regards to the Memorandum of Understanding (M.O.U.) which was recently reviewed for the Homestead/Snowshoe trail maintenance.

Director, Verfaillie, briefed the Commission in regards to the summer job openings for Park Maintenance.

2. RECREATION SUPERVISOR REPORT

Commissioner, Goold, asked about what the Rock Wall status would be during the summer months. Recreation Supervisor, Wendy Clubb, stated that she was unsure as of the moment and that the likelihood of it being open was not high, due to smaller attendance numbers in summer as well as inadequate staffing availability.

Clubb discussed the Teen and Community Center programming and invited families to attend "Family Game Night" on Mondays from 5:00 PM - 8:00 PM.

Commissioner, Teale, presented the idea of creating a bouldering wall at teen center. This idea was well received, but concluded that the concept needed more thought process for safety reasons.

Mrs. Clubb discussed the upcoming Summer Sign-up Fair and informed the Commission that the 2016 Summer catalog would be available, in hard-copies, within the next two weeks.

Chair, Smelcer, discussed the most recent Kid's 120 Races, and said, even with the bad weather, they had an excellent turnout with approximately 21 children in attendance.

3. DIRECTOR REPORT

Director, Verfaillie, discussed the current M.O.U. with Alaska State Parks in regards to the Homestead/Snowshoe Trail, SnowTown Ice Classic, Ruth Pond summer lifeguarding, as well as the possibility of bringing a carnival to town come

July 15, 16, & 17, 2016.

IX. COMMISSION BUSINESS FROM THE FLOOR

Commissioner, Nylund, discussed the upcoming 2016 RHR Music Festival which was to take place on August 27, 2016. He informed the commission of the events and logistics, and gave outreach in hopes of finding more bands and vendors to participate in the event.

Chair, Smelcer, presented the idea of hosting a Mud Bog.

Commissioner, Teale, discussed Levitation 49's Fat Tire Bike Race and the large storm in which accompanied it. He also informed the commission that he would be conducting a self-survey for the Mineral Creek meadow area for biking use in summer. He stated that he would assess and present to Commission at a later meeting.

X. ADJOURNMENT