City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final-revised

City Council

Tuesday, September 20, 2016 | **7:00 PM** | **Council Chambers**

Regular Meeting

WORK SESSION AGENDA - 6:00 pm

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

1. Work Session: Pacific Development Group, Housing Development Project Discussion

Attachments: 16-0270, Valdez Market Study- Redacted.pdf

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC BUSINESS FROM THE FLOOR

V. CONSENT AGENDA

1. Approval To Go Into Executive Session Regarding Legal Issues Related to the Proposed Purchase of Lots 10 and 11, Block 2, Alpine Woods Subdivision

VI. UNFINISHED BUSINESS

1. Approval to Purchase Lots 10 & 11, Block 2, Alpine Woods Subdivision from Rosalee Bekins in the amount of $90,000 (Postponed from September 6, 2016 Regular Meeting)

Attachments: Lots 10&11 Blk 2 AWS Purchase Information Update.pdf
10 Year Land Purchase History.pdf
PhaseII As- Lots 8 & 9 Block 3 AWS.pdf
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

VII. NEW BUSINESS

1. Approval of Cooperative Agreement with United States Geological Survey for Annual Operations & Maintenance of a Stream Gage on the Lowe River and Valdez Glacier Stream

Attachments: USGS_Letter.pdf
USGS_Agreement.pdf
USGS Costs.pdf

2. Approval of Termination Agreement with the Port Valdez Company for the Land Purchase Agreement and Access and Snow Storage Easement Agreement

Attachments: AGREE (Land Purchase - Snow Storage)(Port Valdez Co)(City of Valdez) (1)
Purchase Agr. Termination.2016-09-13.D02.pdf

VII. ORDINANCES

1. #16-12 Amending the Zoning Map to Effect a Change to Tracts 2 and 3, Alpine Village from Multi-Family Residential to Commercial Residential on Tract 2, Alpine Village and Light Industrial on Tract 3, Alpine Village. Second Reading/Adoption.

Attachments: Ordinance #16-12.doc
Dunning REZONE_FC_08_19_16_FINAL.docx
DUNNING 2016 PRELIM .pdf
MapofRezone.pdf
Hickel_Letter.pdf
residential letter PZ USS 3323 may 17 2016.pdf
Dunning letter from 1988.pdf

IX. REPORTS

1. Update on New Municipal Well

   Attachments: Valdez-Well-report-comments - Day Engineering
   Valdez Aquifer Modeling Report - Shannon&Wilson
   Day Engineering Proposal

2. Treasury Report - July, 2016

   Attachments: Treasury Report - July, 2016.pdf

3. New Boat Harbor Construction Progress Reports

   Attachments: VNBH1 Aug 2016 Report
   VNBH1 Construction Progress Report 47
   VNBH1 Construction Progress Report 46

4. 2016 Q2 Financial Summaries

   Attachments: 2016 Q2 Financial Summary.pdf
   CIP and Reserves.pdf
   Permanent Fund.pdf
   Health Insurance.pdf

5. Building Permit & Inspection Reports - August 2016

   Attachments: Building Permit Report August 2016.pdf
   Building Inspection Report August 2016.pdf

6. Zoning & Subdivision Activity Report - September 2016

   Attachments: Zoning & Subdivision Activity Report - September 2016.pdf

7. Navigational Servitude WRRDA Report

   Attachments: Navigational Servitude WRDA Report - September 15 2016.pdf

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

1. City Manager Report

2. City Clerk Report

3. City Attorney Report

4. City Mayor Report

XI. COUNCIL BUSINESS FROM THE FLOOR

XII. EXECUTIVE SESSION

XIII. RETURN FROM EXECUTIVE SESSION

XIV. ADJOURNMENT

XV. APPENDIX

1. Council Calendars - September & October 2016

Attachments: City Council Calendar_September 2016
City Council Calendar_October 2016

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0110 **Version:** 1		
Type:	Work Session Item	**Status:**	Agenda Ready
File created:	9/15/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Work Session: Pacific Development Group, Housing Development Project Discussion		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	16-0270, Valdez Market Study- Redacted.pdf		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Work Session: Pacific Development Group, Housing Development Project Discussion
SUBMITTED BY: Lisa Von Bargen, CEDD Director

FISCAL NOTES:

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

RECOMMENDATION:

None. Work session discussion only.

SUMMARY STATEMENT:

Representatives from the City and Pacific Development Group (PDG) have been meeting intermittently since January. The primary representative is Mark Lewis, who happens to be a former Valdez City Manager. Mr. Lewis came to Valdez in January following the Governor's Statewide Housing Summit and met with then Mayor Weaver, City Manager Dennis Ragsdale, Interim City Manager Bob Jean, Lisa Von Bargen and Lamar Cotton. PDG is working on a housing project in Juneau. While representative from the Council and City Administration were in Juneau for the Legislative Mission in February an informal introductory meeting was held with PDG. At that time PDG committed to conducting a Housing Market Analysis for Valdez to determine the "temperature" of the housing market. That analysis was completed in May and has been attached to this agenda item for the Council's review. The full document is 70 pages long, but 20 pages of it is the survey of the Aleutian Village residents.

Mr. Lewis has been back to town over the summer approximately three times. On the last visit he requested a work session with the Council to discuss the fundamental concepts of a housing project PDG would like to partner on with the City. Staff has been unable to schedule the work session until now, given other priorities.

The Council should expect to hear the type of housing PDG is interested in constructing and the expectations of what the City will need to provide as a partner - including support to apply for tax credit financing.

This is a work session only - designed to introduce the concept to the Council. Staff had hoped to have this work session with PDG following a more comprehensive discussion on the overall issue of housing, the proposed VHIA program introduced last year by the Interim City Manager, a proposed toolbox of resources the City can provide fairly to all prospective developers, and other housing developments proposed for Valdez in the near future. However, time and other workload have kept that from happening in as timely a fashion as hoped.

If the Council is interested in the idea much more detail and vetting will be required before Council is asked to make a partnership decision.

Embedded Secure Document

The file *https://valdez.legistar.com/View.ashx?M=F&ID=4681744&GUID=C69A86D2-7D73-4499-A38B-A3422D170F68* is a secure document that has been embedded in this document. Double click the pushpin to view.

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0111 **Version:** 1		
Type:	Consent Item	**Status:**	Consent Agenda
File created:	9/14/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Approval To Go Into Executive Session Regarding Legal Issues Related to the Proposed Purchase of Lots 10 and 11, Block 2, Alpine Woods Subdivision		
Sponsors:			
Indexes:			
Code sections:			
Attachments:			

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Approval To Go Into Executive Session Regarding Legal Issues Related to the Proposed Purchase of Lots 10 and 11, Block 2, Alpine Woods Subdivision

SUBMITTED BY: Sheri Pierce, MMC, City Clerk

FISCAL NOTES:

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

RECOMMENDATION:

N/A

SUMMARY STATEMENT:

Legal has requested an executive session to discuss issues related to the purchase of Lts 10 and 11, Blk 2, Alpine Woods Subdivision. The subject of this executive session conforms to the following statute:

AS 44.62.310.

(c) The following subjects may be considered in an executive session:

(1) matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the public entity

Agenda Statement

File #:	16-0074 **Version:** 1		
Type:	New Business	**Status:**	Held
File created:	8/17/2016	**In control:**	City Council
On agenda:	9/6/2016	**Final action:**	
Title:	Approval to Purchase Lots 10 & 11, Block 2, Alpine Woods Subdivision from Rosalee Bekins in the amount of $90,000 (Postponed from September 6, 2016 Regular Meeting)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	Lots 10&11 Blk 2 AWS Purchase Information Update.pdf 10 Year Land Purchase History.pdf PhaseII As- Lots 8 & 9 Block 3 AWS.pdf 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
9/6/2016	1	City Council		
8/23/2016	1	City Council		

ITEM TITLE:

Approval to Purchase Lots 10 & 11, Block 2, Alpine Woods Subdivision from Rosalee Bekins in the amount of $90,000 (Postponed from September 6, 2016 Regular Meeting)

SUBMITTED BY: Lisa Von Bargen, 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. (Postponed from September 6, 2016 Regular Meeting)

SUMMARY STATEMENT:

This agenda item was postponed pending staff providing answers to four areas of concern by the

Council. New attachments address the following subject areas:

1) *Confirmation of the location of septic system installations adjacent to Lot 11 in relation to the well on that property;*
2) *A list of properties purchased by the City of Valdez in the past 10 years, and the cost per acre paid by the City in each of those transactions;*
3) *Official opinions by the Public Works and Capital Facilities Directors regarding operation value of the land being acquired by the City; and*
4) *A legal opinion from the City Attorney regarding any responsibility the City may have in acquiring this land.*

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.

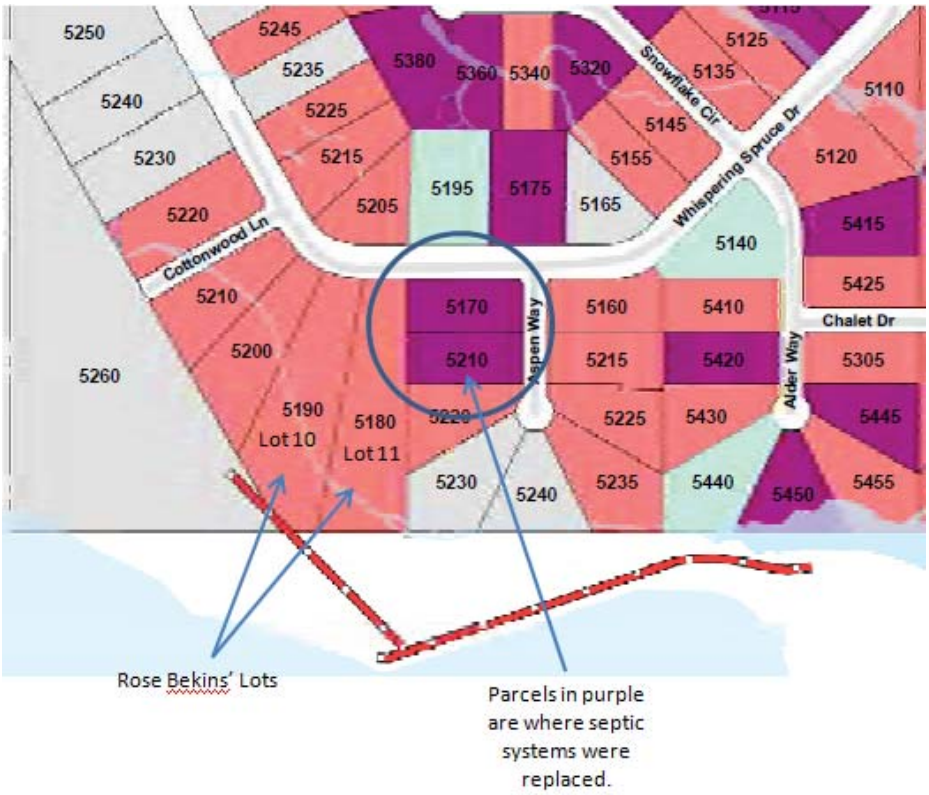
Update to the Agenda Statement Authorizing the Purchase of Lots 10 & 11, Block 2, AWS

At the second meeting in August the Council was asked to consider purchasing two lots in Alpine Woods Subdivision from Rosie Bekins. Council postponed action on the item requesting additional information from staff. Specifically, four items were requested:

1) Confirmation of the location of septic system installations adjacent to Lot 11 in relation to the well on that property;
2) A list of properties purchased by the City of Valdez in the past 10 years, and the cost per acre paid by the City in each of those transactions;
3) Official opinions by the Public Works and Capital Facilities Directors regarding operation value of the land being acquired by the City; and
4) A legal opinion from the City Attorney regarding any responsibility the City may have in acquiring this land.

Well/Septic Installation Proximity:

Septic systems were installed under the Alpine Woods Septic Replacement Program on two lots adjacent to Lot 11, owned by Ms. Bekins. This is the property on which her dwelling and well is located. The diagram below shows Ms. Bekins lots in proximity to the lots where the septic systems were replaced.



Concern was expressed that these two systems were installed within the required 100' separation setback from her well. The stamped asbuilt drawings submitted by the engineer to ADEC were examined

and both show the septic systems installed outside the 100' separation zone. To be sure this is correct, the Building Inspector and Planning Technician in the Community Development Department "ground truthed" the distances by using a soft tape measure. The distance from one system was 105' feet. The distance from the other system was 110' feet. The measuring was conducted in the presence of Mr. Allen Crume who has been the official representative for Ms. Bekins during this process. The asbuilt surveys of the two septic system installations are attached for reference.

Concern was also expressed about the presence of contamination in the well, possibly due to proximity of adjacent septic installations. In an effort to confirm any possible well contamination, staff checked with the Water/Sewer department to determine if any well water samples had been submitted for testing by Ms. Bekins that have come up positive for bacteria. The Water/Sewer staff checked as far back as January 1, 2014 and no samples have been submitted for testing for Ms. Bekins' property. It is possible that Ms. Bekins has submitted samples for testing to outside labs. At this time staff has no confirmation of any contamination of the well.

10 Year Purchase History:

A spreadsheet containing the ten year purchase history has been attached to this agenda statement. As requested by Council member Fleming the per-acre amount has been calculated. It is important to remember several of these purchases included a mobile home structure so the per-acre cost includes the value of any improvements on the property. The spreadsheet includes a "notes" column where staff tried to identify pertinent information about each property. Finally, there are two transactions not included on the spreadsheet. One is with Eric Haltness and the other is with Benny James and that is because land trading, rather than just straight cash transactions, was involved.

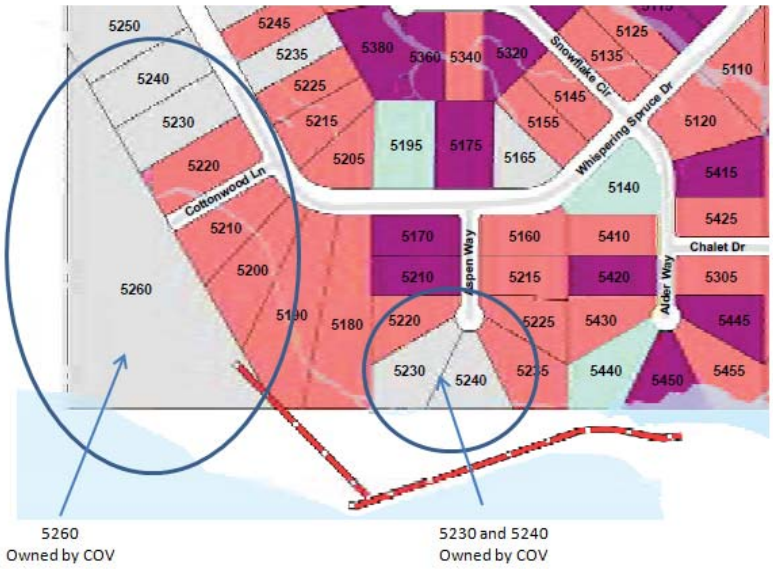
Public Works & Capital Facility Director Opinions:

There have been a small number of potential uses suggested for these parcels that would bring operational value to the City if the property is purchased. The Council requested professional opinions on the use of this property from both the Public Works and Capital Facilities Directors. Following are their responses to proposed uses of the property:

Access to the Levee System: The City owns two lots (numbered 5230 and 5240 in the diagram below) at the end of Aspen Way. These parcels are being used for access to the Levee System.

Storage for the Stockpile of Material: The two lots at the end of Aspen Way identified above and in the diagram below have been cleared and are available for the use of stockpiling material.

Snow Storage: The property is not necessary for snow storage.



Other Potential Identified Uses:

Flood Mitigation: These parcels have been identified as being suitable for potential buy-out as a flood mitigation tool. The lots are in the lowest area of the subdivision and have been subject to the influence of back-eddying water from the Lowe River given its current proximity to the subdivision. Additionally, the location of the Lowe River so close to this portion of the subdivision raises the ground water level also causing potential problems. If purchased for Flood Mitigation the improvements on the property will be demolished. The property will be deed restricted against any new development. This action will be submitted to FEMA through the Community Rating System in hopes the City may be able to improve its National Flood Insurance Program rating – which could lead to a small percentage decrease in flood insurance rates for local residents.

Neighborhood Garden: It is the understanding of staff the residents of Alpine Woods have been looking for a location for a Neighborhood Garden. It is possible these parcels could be used for this purpose.

Stand Alone Wastewater Treatment: This area of the subdivision was identified as the potential site for wastewater treatment infrastructure if a stand-alone sewer system of some type was established in the subdivision. The portion of the map below is from the 2005 HDR study that explored alternative wastewater solutions for the area.

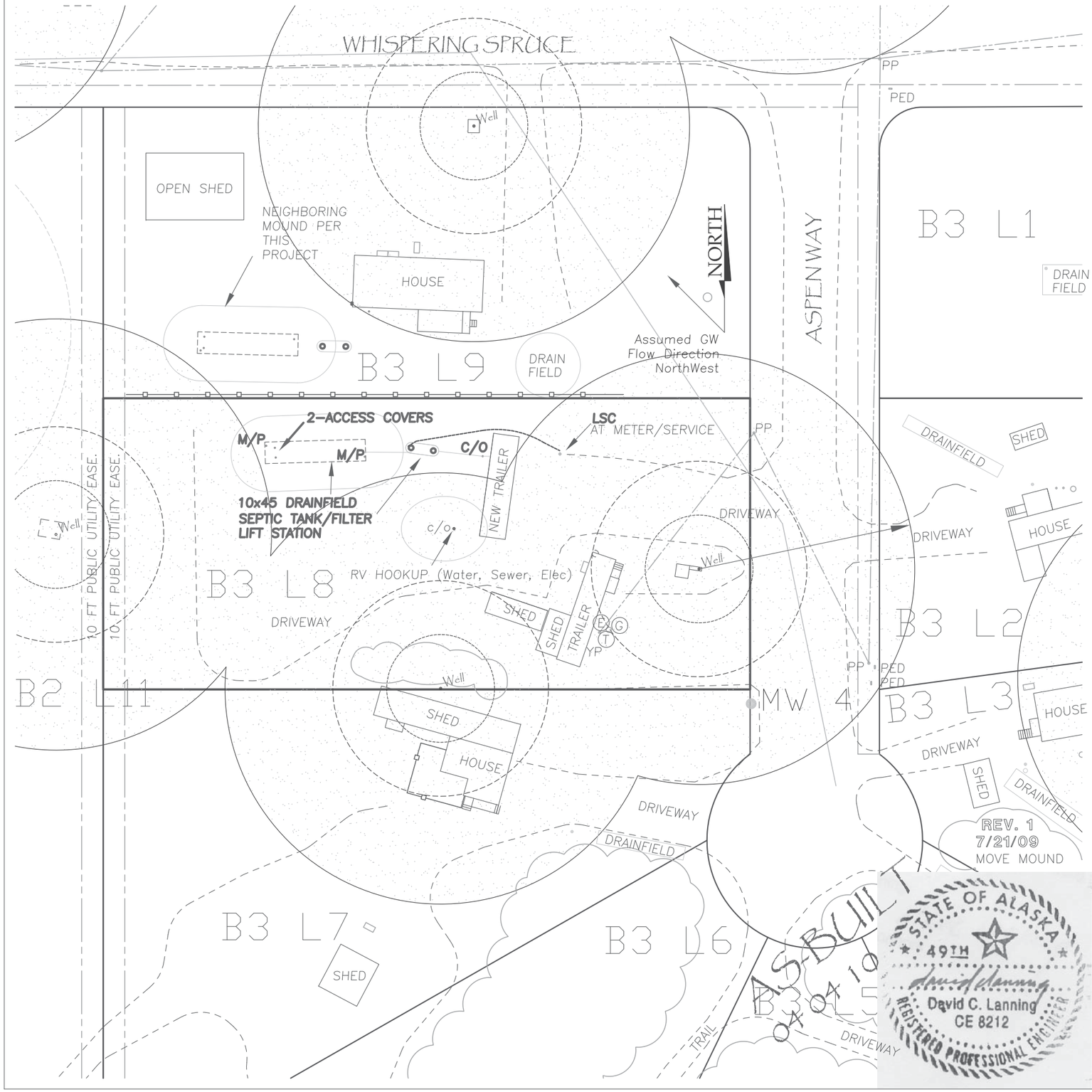
Legal Opinion from the City Attorney:

The City attorney is prepared to provide a legal opinion on the matter, but has requested to do so in Executive Session. In order to facilitate this Council will need to table this item from its original location under Unfinished Business to later on the agenda following Executive Session. After Executive Session the Council will have discussion and vote on the matter.

City of Valdez Land Purchase History 2006-Present

Year	Legal Description	Address	Lot Size	Appraised Value	Purchase Amount	Price Per Acre*	Council Approval Date	Resolution No.	Notes
2006	Lot 13, Block 9, Robe River Subdivision	3299 Falcon Ave	16,200 ft²/.372 acres	$ 115,000.00	$ 124,000.00	$ 333,333.00	24-Jul-06	N/A	*Included purchase of mobile home.
							2-Oct-06	N/A	Snow Storage & access through RRS.
2007	Lots 5 & 6, Block 3, Alpine Woods Subdivision	5230 & 5240 Aspen Way	1.04 & 1.26 = 2.30 acres	N/A	$ 70,000.00	$ 30,435.00	17-Sep-07	N/A	Undeveloped property. Snow storage & septic.
2007	Lot 6, Block 2, Robe River Subdivision	3460 Robe Lane	21,000 ft²/.482 acres	$ 24,000.00	$ 24,000.00	$ 49,793.00	1-Oct-07	N/A	Snow storage.
2008	Lot 11, Block 2, Alpine Woods Subdivision	5180 Whispering Spruce	2.54 acres	N/A	$ 50,000.00	$ 19,685.00	2-Sep-08	N/A	Septic & structure condition.
2009	Lot 12, Block 4, Alpine Woods Subdivision	5410 Alder Way	40,500 ft²/.930 acres	$ 56,000.00	$ 56,000.00	$ 60,215.00	5-Jan-09	N/A	Snow storage, septic and structure condition. *Included purchase of mobile home.
2009	Lot 20, Block 7, Alpine Woods Subdivision	5345 Chalet	41,056 ft²/.943 acres	N/A	$ 50,000.00	$ 53,022.00	17-Aug-09	N/A	Snow storage, septic and levee access.
2010	Lot 18, Block 1, Robe River Subdivision (Ptn)	3483 Falcon Avenue	10,680 ft²/.245 acres	$ 46,000.00	$ 70,000.00	$ 285,714.00	14-Jun-10	N/A	Snow storage and access through RRS. *Included purchase of mobile home.
2010	Lots A-L & Parcels 1-3, St. Elmo Subdivision	W Egan & Pioneer Drives	40,597.92 ft²/.932 acres	$ 121,000.00	$ 140,000.00	$ 150,215.00	4-Oct-10	Res. 10-57	Snow storage; now Building Maintenance Shop Already cleared and ready for use.
2010	Lots 3-6, Block 25 Mineral Creek Subdivision	Chenega Avenue	15,000 ft²/.344 acres	$ 68,000.00	$ 77,500.00	$ 225,290.00	4-Oct-10	Res. 10-56	Snow storage. Cleared and ready for use.
2011	Lot 1A, Block 8, Robe River Subdivision	3383 Eage Avenue	32,400 ft²/.744 acres	$ 40,000.00	$ 45,000.00	$ 60,484.00	21-Mar-11	Res. 11-19	Snow storage.
2011	1,329 ft² Portion of ATS 617A	Fidalgo Drive	1,329 ft²/.031 acres	$ 4,700.00	$ 4,700.00	$ 151,613.00	6-Sep-11	Res. 11-60	Utilities/Dumpster Kelsey Dock Parking Lot.
2011	50,000 ft² Portion of Tract F1, ASLS 79-116		50,000 ft²/1.15 acres	$ 19,500.00	$ 19,500.00	$ 16,957.00	6-Sep-11	Res. 11-59	Water/Sewer Easements for RR/CC Water/Sewer Project.
	3,000 ft² Portion of Lot 3A, Tract B, USS 3563		3,000 ft²/.069 acres	$ 1,755.00	$ 1,755.00	$ 25,434.00			
	5,000 ft² Portion of Pvt ROW Lot 1B & Lot 2, USS 3538 1		5,000 ft²/.115 acres	$ 4,000.00	$ 4,000.00	$ 34,783.00			
	5,000 ft² Portion of Pvt ROW Lot 1B & Lot 2, USS 3538 2		5,000 ft²/.115 acres	$ 4,000.00	$ 4,000.00	$ 34,783.00			
2012	Tract A, Alpine Woods Subdivision	5260 Cottonwood Lane	9.74 acres	$ 42,500.00	$ 42,500.00	$ 4,363.00	19-Mar-12	Res. 12-12	Levee upgrades and flood control.

There have been no property acquisitions since 2012.
Two transactions including cash and land trades have not been included in this summary.



NOTES:

1) For this site, install foundation cleanout, sewerline and package plant. Connect to existing drain field.

2) Contractor shall locate all utilities, particularly buried utilities, prior to any excavation (coordinate with owner). Contractor shall be responsibile to immediately report and replace or repair any damaged utility.

3) In general, existing septic tanks will be abandoned in place in accordance with 18AAC72 and project specifications.

4) Contractor shall not install any system component within an easement.

5.) Orenco Vericomm Panel location submitted by Electrician must be approved by Engineer before installation of Panel, Posts or cabling.

LEGEND:

- (E) Electric Service
- (T) Telephone Service
- (G) Gas Service
- Well — Well Location, 25', 50' and 100' Radius
- New Package Plant and Lift Station
- Existing Drain Field
- New Drain Field
- C/O New Cleanout
- m/p New Monitor Pipe
- Recommended Location of New Well, if shown
- Well Protection Area
- Approximate Clearing Limits

LSC – SIMPLEX CONTROL
L/S – Lift Station
M/P – Monitoring Pipe
U/G Plant Power

SEPARATION DISTANCE WAIVERS

	SW Horiz		Well Horiz		GW Vert	
	Waiver	Regs	Waiver	Regs	Waiver	Regs
Package Plant		100		100		
Drain Field		100		100	3	4

FILTER SAND WAIVER REQUIRED

ALPINE WOODS SUBD.
BLOCK 3, LOT 8
5210 ASPEN WAY
ON-SITE WASTEWATER
SITEPLAN

LANNING ENGINEERING
CIVIL AND STRUCTURAL ENGINEERING
PO Box 470, Ester, AK 99725
PO Box 1565, Valdez, AK 99686
(907) 479-2444 main
(907) 460-1557 cell
lanningak@acsalaska.net

CITY OF VALDEZ, ALASKA
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

CITY OF VALDEZ, ALASKA
GATEWAY TO THE INTERIOR

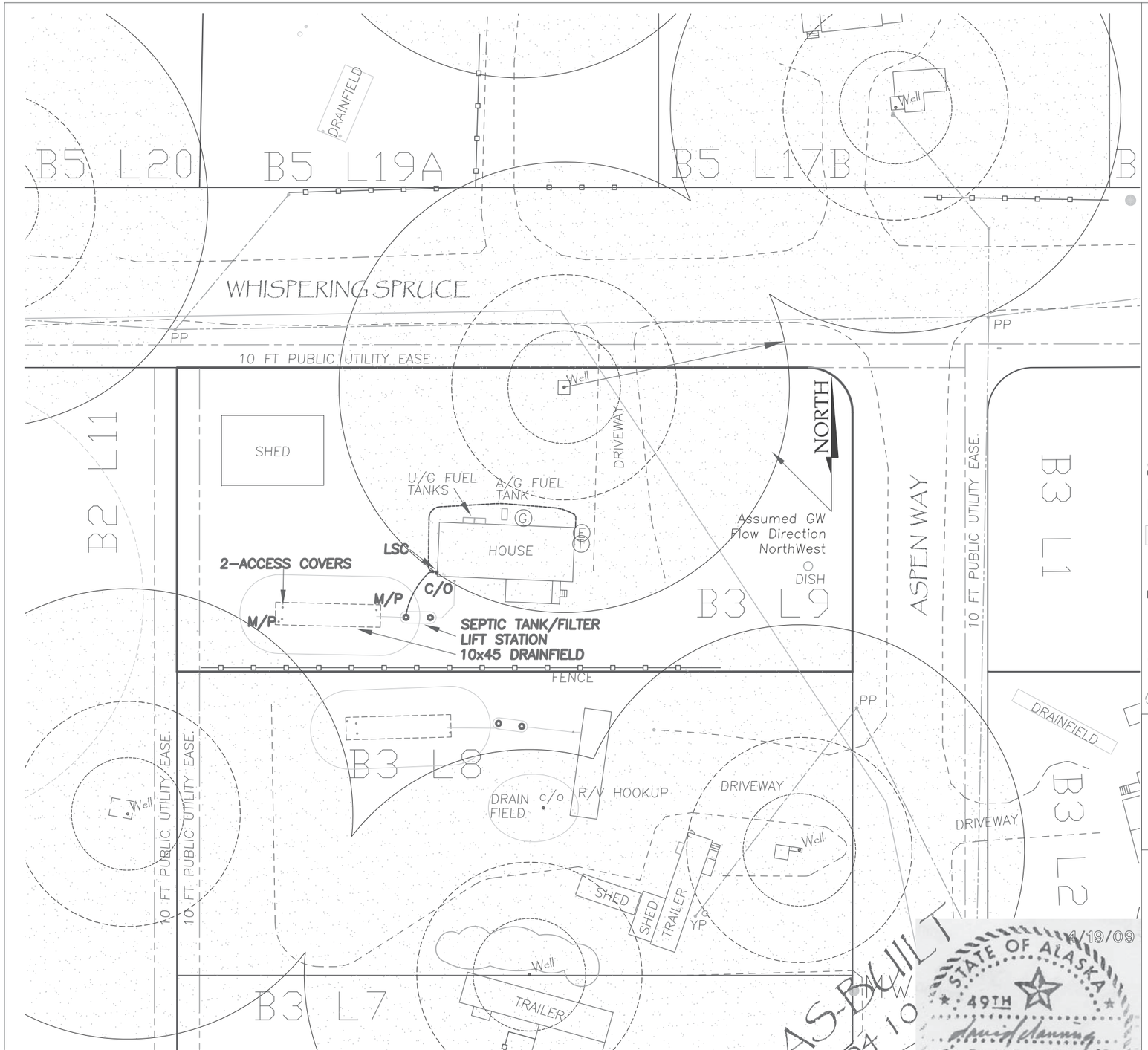
– ALPINE WOODS SEPTIC SYSTEM –
– REPLACEMENT PROGRAM –

This site plan was prepared solely for use as an on-site wastewater disposal design aid and is not suitable for any other purpose.
Surveying for this project was perfomed on a subdivision wide basis and was intended to document the relative locations of wells, wastewater disposal system components and other featues pertinent to this design effort.
Boundaries and property corners shown are from record plats and may not coincide with existing monumentation.

Some features are taken from aerial photography by Aerometric, Inc, Anchorage, Alaska

ROMANE - 3 Bedrooms

DRAWN BY:	CHECKED BY:	PLAN
EJC	DCL	3-8
04.11.09		
SCALE: 1-IN = 50 FT		



NOTES:

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LEGEND:

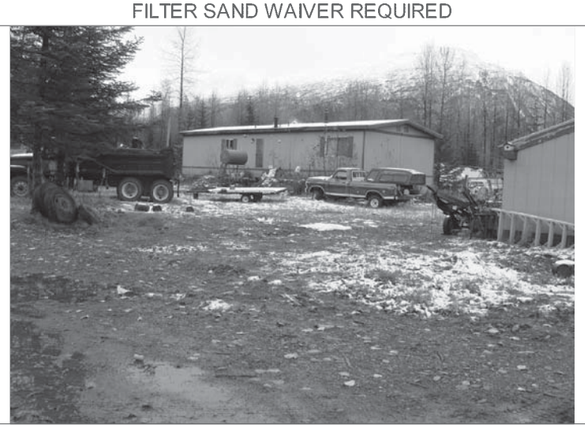
- (E) Electric Service
- (T) Telephone Service
- (G) Gas Service
- Well — Well Location, 25', 50' and 100' Radius
- New Package Plant and Lift Station
- Existing Drain Field
- New Drain Field
- C/O New Cleanout
- m/p New Monitor Pipe
- Recommended Location of New Well, if shown
- Well Protection Area
- Approximate Clearing Limits

LSC – SIMPLEX CONTROL
L/S – Lift Station
M/P – Monitoring Pipe
U/G Plant Power

SEPARATION DISTANCE WAIVERS

	SW Horiz		Well Horiz		GW Vert	
	Waiver	Regs	Waiver	Regs	Waiver	Regs
Package Plant		100		100		
Drain Field		100		100	3	4

FILTER SAND WAIVER REQUIRED



NOTES:
1. HOMEOWNER WILL PERFORM PLUMBING WORK INSIDE HOUSE TO EXTEND DRAIN TO AND THROUGH SOUTHWEST CORNER OF HOUSE. CONTRACTOR SHALL CONNECT UP TO THE OWNERS LINE.
2. ADDITIONAL FILL MAY BE REQUIRED TO ASSURE DRAINAGE AWAY FROM NEW MOUND.
3. CONTRACTOR SHALL REMOVE DIRT PILE LOCATED IN AREA OF NEW MOUND BUT MAY USE IT FOR COMMON FILL IN MOUND.

4/19/09
STATE OF ALASKA 49TH
David C. Lanning
CE 8212
REGISTERED PROFESSIONAL ENGINEER

ALPINE WOODS SUBD.
BLOCK 3, LOT 9
5170 WHISPERING SPRUCE
ON-SITE WASTEWATER
SITEPLAN

LANNING ENGINEERING
CIVIL AND STRUCTURAL ENGINEERING
PO Box 470, Ester, AK 99725
PO Box 1565, Valdez, AK 99686
(907) 479-2444 main
(907) 460-1557 cell
lanningak@acsalaska.net

CITY OF VALDEZ, ALASKA
DEPARTMENT OF COMMUNITY AND ECONOMIC DEVELOPMENT

– ALPINE WOODS SEPTIC SYSTEM –
– REPLACEMENT PROGRAM –

This site plan was prepared solely for use as an on-site wastewater disposal design aid and is not suitable for any other purpose. Surveying for this project was perfomed on a subdivision wide basis and was intended to document the relative locations of wells, wastewater disposal system components and other featues pertinent to this design effort. Boundaries and property corners shown are from record plats and may not coincide with existing monumentation.

Some features are taken from aerial photography by Aerometric, Inc, Anchorage, Alaska

NICHOLS - 3 Bedrooms

DRAWN BY:	CHECKED BY:	PLAN
EJC	DCL	3-9
04.11.09		
SCALE: 1-IN = 50 FT		

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

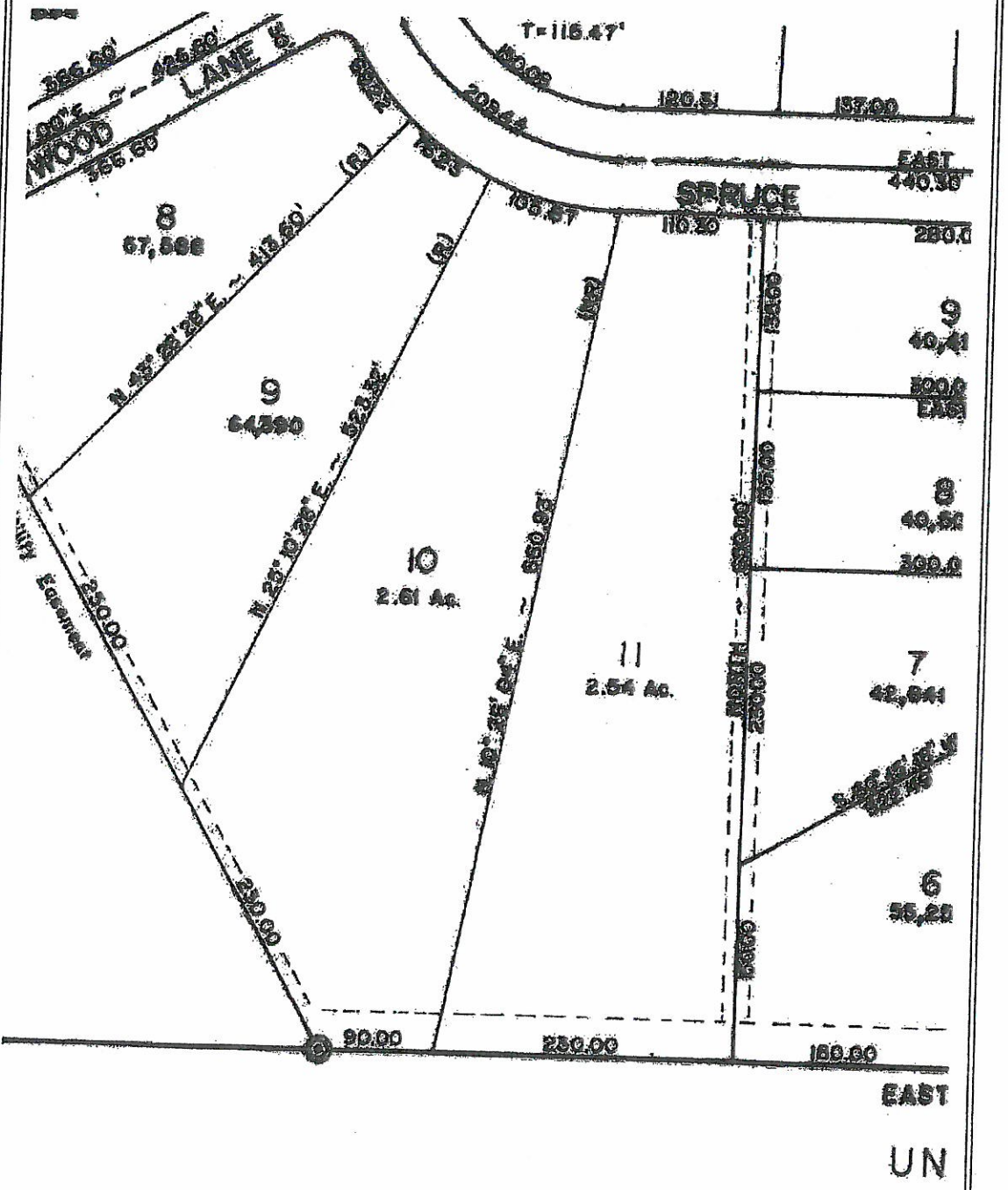
RB/tr

Pg 1

PLAT MAP

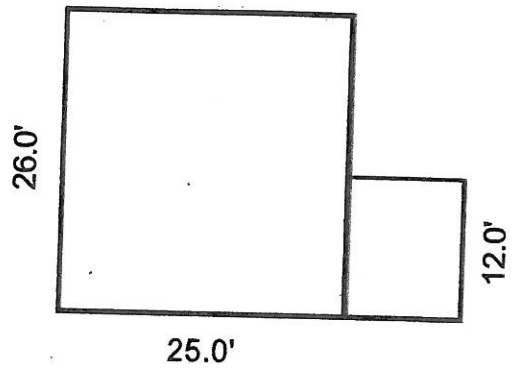
Borrower:
Property Address: NHN Whispering Spruce Drive
City: Valdez
Lender: City of Valdez

File No.: WL08678
Case No.:
State: AK
Zip: 99686



FLOORPLAN

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



Sketch by Apex IV™

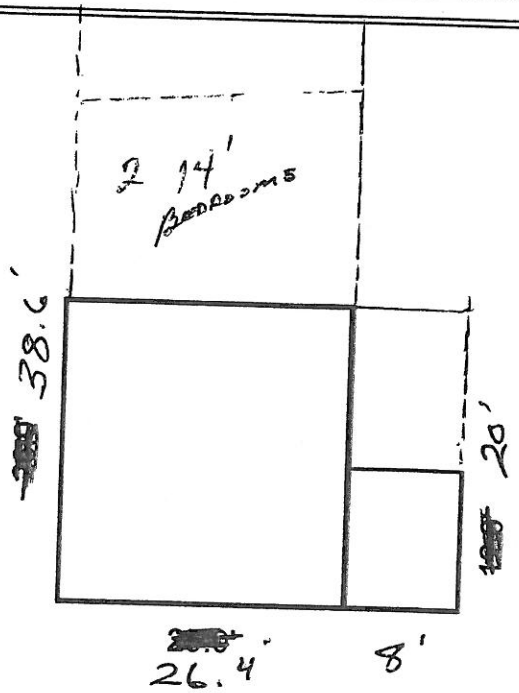
Comments

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

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 IV™

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

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 sytstem. The interior contains two bedrooms, unfinished bathroom, kitchen and living room. The subject property lacks wainscot, interior doors and trimwork, minamal 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 Inprovements	$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 0.92 ACRES	$56,000.00
Alfred & Louise Letendre	Lot 20, BK 7, AWS 0.95 ACRES	$50,000.00

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

Seller	Description	Purchase Price
2011		
McCann, Donald & Steven	St Elmo Vista Subd 3.71 ACRES	$140,000.00
Crump, William	Lots 3-6, Bk 25 MCS ½ .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 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

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.

SUBJECT

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 ☒ Owner ☐ Tenant ☐ Vacant | Special Assessments $ N/A ☐ PUD HOA $ 0 ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ 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? ☐ Yes ☒ 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? ☐ Yes ☐ 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? ☐ Yes ☐ 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	☐ Urban	☒ Suburban	☐ Rural	Property Values	☐ Increasing	☒ Stable	☐ Declining	PRICE	AGE		One-Unit	25 %
Built-Up	☐ Over 75%	☒ 25-75%	☐ Under 25%	Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply	$ (000)	(yrs)		2-4 Unit	0 %
Growth	☐ Rapid	☒ Stable	☐ Slow	Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ 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 ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe

Utilities	Public	Other (describe)		Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	☒	☐	Water	☐	☒ well(Typical)	Street Gravel	☒	☐
Gas	☐	☐	Sanitary Sewer	☐	☒ Septic(Typical)	Alley	☐	☐

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

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 .

SALES COMPARISON APPROACH

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	-9,000
Date of Sale/Time		c10/15,s1/16		c5/15,s6/15		c12/14,s1/15	
Location	Average	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	-6,000
Condition	Poor	Poor(REO)		Average(REO)	-20,000	Average(REO)	-10,000
Above Grade Room Count (Total / Bdrms. / Baths)	5 / 2 / 1	6 / 3 / 2	-4,000	6 / 3 / 2	-4,000	6 / 3 / 2	-4,000
Gross Living Area	1,040 sq.ft.	1,440 sq.ft.	-14,000	1,440 sq.ft.	-14,000	2,691 sq.ft.	-57,800
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	-5,000	1 CP	-5,000	1 CP	-5,000
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 ☒ did ☐ did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ 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 ☐ did ☒ 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

RECONCILIATION

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 ☒ "as is", ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ 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 ☒ REPRODUCTION OR ☐ 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 Depreciation	Physical 103,996	Functional	External	=$(103,996)
	Depreciated Cost of Improvements			=$	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.

Uniform Residential Appraisal Report

File # CAB09616

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

File # CAB09616

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.

Uniform Residential Appraisal Report

File # CAB09616

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

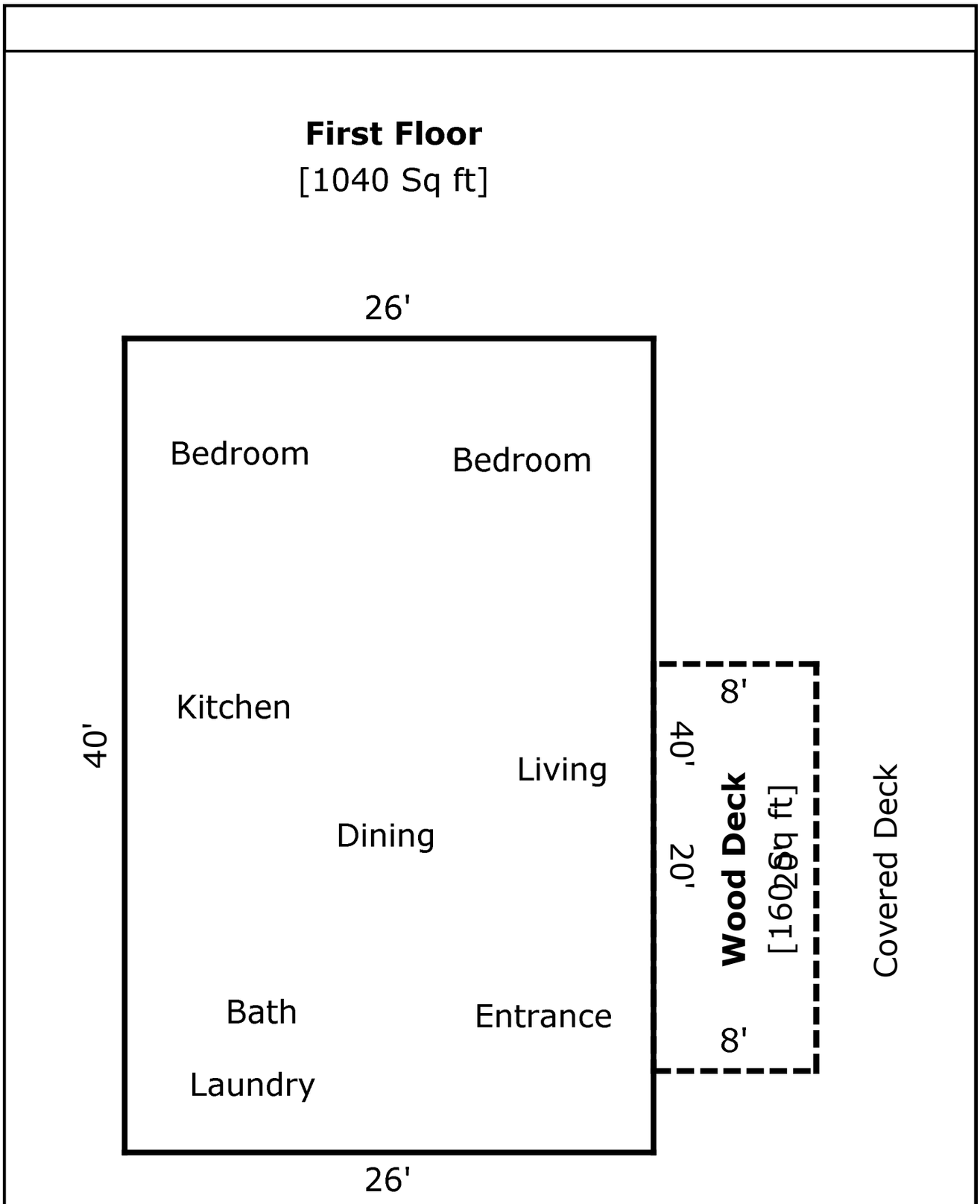
Borrower/Client	N/A						
Property Address	5180 Whispering Spruce						
City	Valdez	County	City of Valdez	State	AK	Zip Code	99686
Lender	City of Valdez Alaska						

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				

Building Sketch

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				



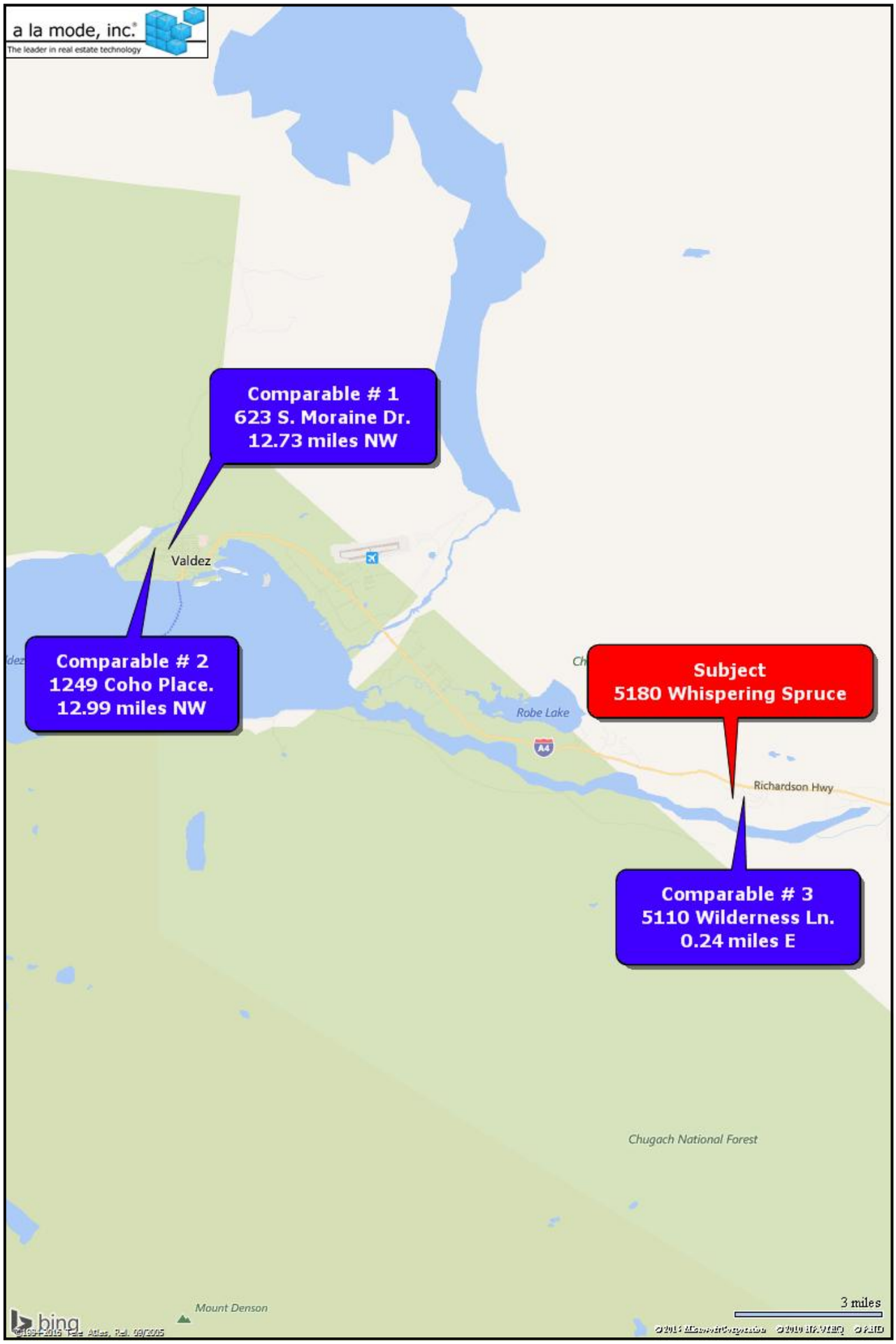
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	1040 Sq ft	40 × 26 = 1040
Total Living Area (Rounded):	**1040 Sq ft**	
Non-living Area		
Wood Deck	160 Sq ft	8 × 20 = 160

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 Land Use: ☐ Not Likely ☐ Likely (*) ☒ Taking Place (*) — (*) 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.

	Good	Avg.	Fair	Poor
Employment Stability	☐	☒	☐	☐
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

Public	Other (Describe)	OFF SITE IMPROVEMENTS		
Elec. ☒		Street Access	☒ Public	☐ Private
Gas ☐	None	Surface	Gravel	
Water ☐	None(no well)	Maintenance	☒ Public	☐ Private
San. Sewer ☐	None	☐ Storm Sewer	☐ Curb/Gutter	
☐ Underground Elect. & Tel.		☐ 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	+(–)$ Adjust.	COMPARABLE NO. 2	+(–)$ Adjust.	COMPARABLE NO. 3	+(–)$ Adjust.
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	
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	
Conssesions	None	None		None		None	
Sales or Financing Concessions	Conventional N/A	Conventional N/A		Cash N/A		Conventional N/A	
Net Adj. (Total)		☐ + ☒ –	$ -10,000	☐ + ☒ –	$ -5,000	☐ + ☒ –	$ -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

Date of Signature and Report July 25, 2016

Title Owner/Partner

State Certification # 647 ST AK

Or State License # ST

Expiration Date of State Certification or License 6/30/2017

Date of Inspection (if applicable) 6/22/2016

Supervisory Appraiser (if applicable)

Date of Signature

Title

State Certification # ST

Or State License # ST

Expiration Date of State Certification or License

☐ Did ☐ Did Not Inspect Property Date of Inspection

ADDITIONAL COMPARABLE SALES

File No. CAB09516

MARKET DATA ANALYSIS

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4	+(–)$ Adjust.	COMPARABLE NO. 5	+(–)$ Adjust.	COMPARABLE NO. 6	+(–)$ Adjust.
Address	5190 Whispering Spruce Valdez, AK 99686	5210 Wilderness Ln. Valdez, AK 99686					
Proximity to Subject		0.35 miles E					
Sales Price	$ N/A		$ 47,000		$		$
Price Per Acre	$ N/A		$ 45,161/ac		$		$
Data Source(s)	COV,Site Inspection	Agent					
Date of Sale/Time Adj.		Active Listing					
Location	Average/Residential	Average/Residential					
Site/View	2.61 ac	.93 ac	+5,000				
Topography:	Level/Unimproved	Level/Garage	-10,000				
Utilities Available	E	E					
Zoning	RR	RR					
Conssesions	None	N/A					
Sales or Financing Concessions	Conventional N/A	Listing N/A					
Net Adj. (Total)		☐ + ☒ –	$ -5,000	☐ + ☐ –	$	☐ + ☐ –	$
Indicated Value of Subject			$ 42,000		$		$

Comments on Market Data **Final Reconciliation:**

No truly similar sales were available for comparison in this analysis. After adjustments, the 3 comparables & active listing used in this report are felt to bracket the value of the subject and the indicated range of value is $29,500 to $40,000. Larger than typical gross adjustments unavoidable based on the lack of similar properties available for comparison from this market. The smaller sites indicate a higher price per acre which is typical. Larger tracts typically sell at less per acre than smaller tracts. It is difficult to determine the demand for this type of site within this market segment. It is felt that a value of $30,000, which is approximately $11,500/Acre is a reasonable value estimate for the subject site and I would estimate if put on the market, a marketing time of 0-6 months would most likely be appropriate.

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

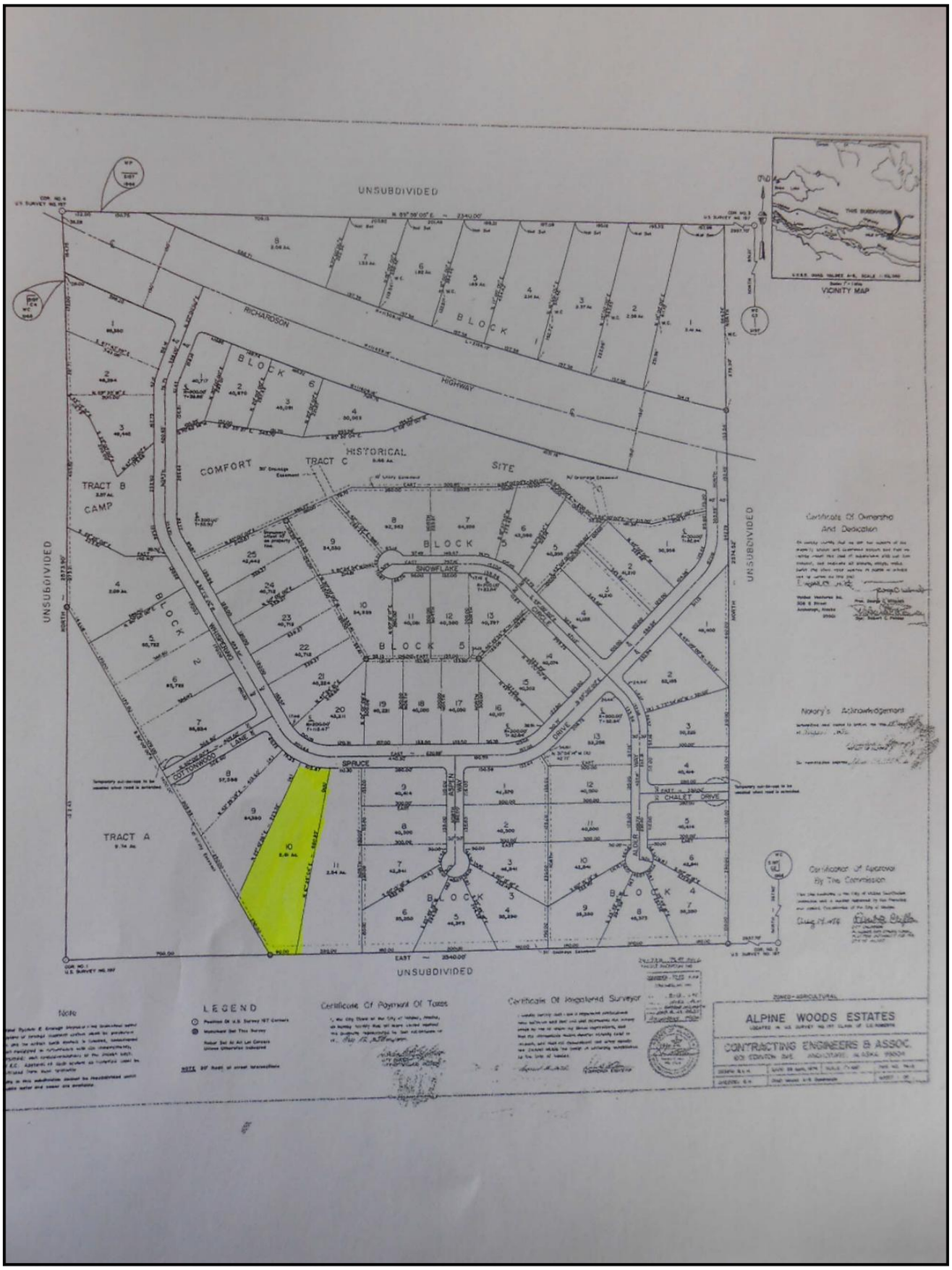
Sales Price	N/A
G.L.A.	
Tot. Rooms	
Tot. Bedrms.	
Tot. Bathrms.	
Location	Average/Residential
View	2.61 ac
Site	
Quality	
Age	

Subject Rear

Subject Street

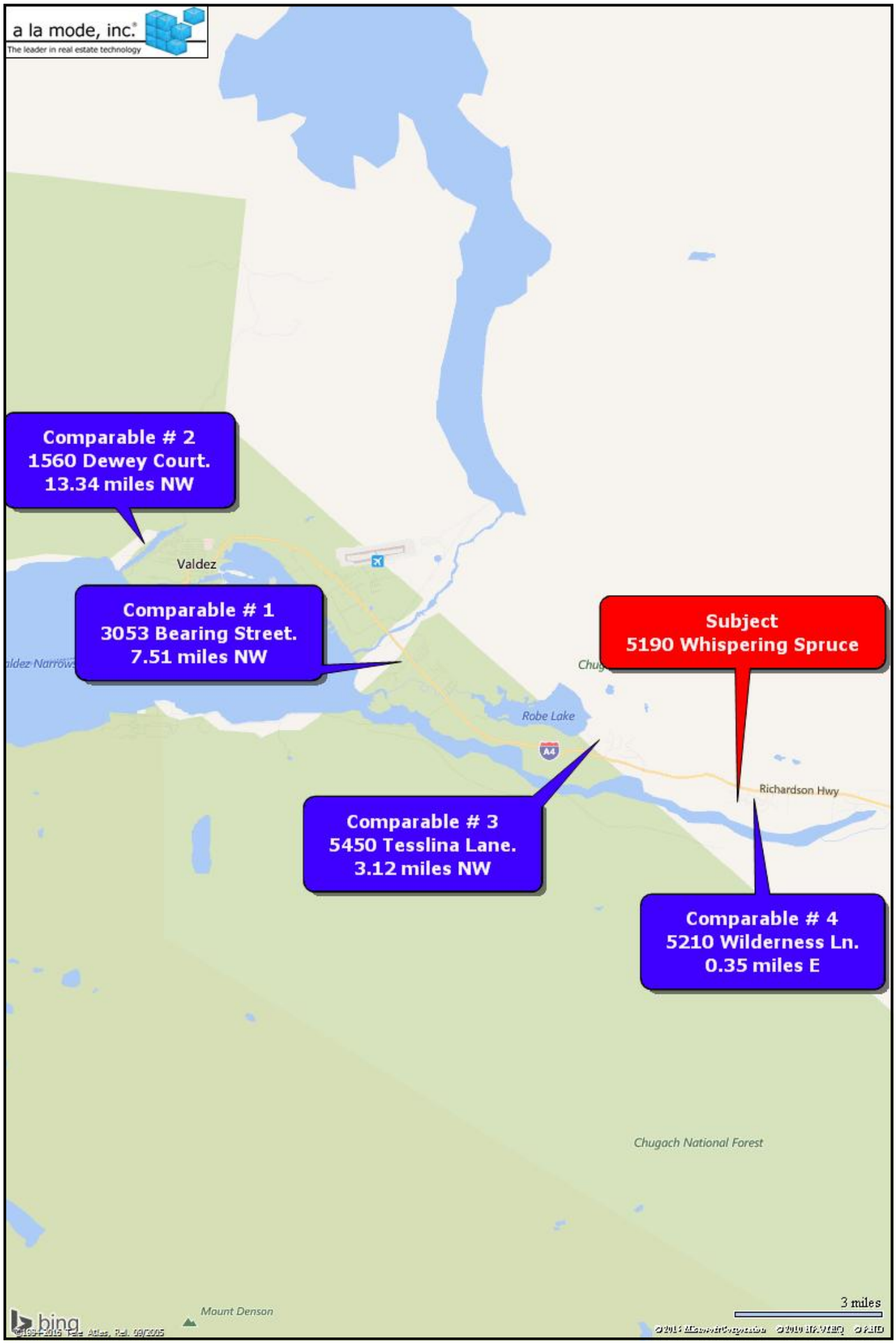
Plat Map

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

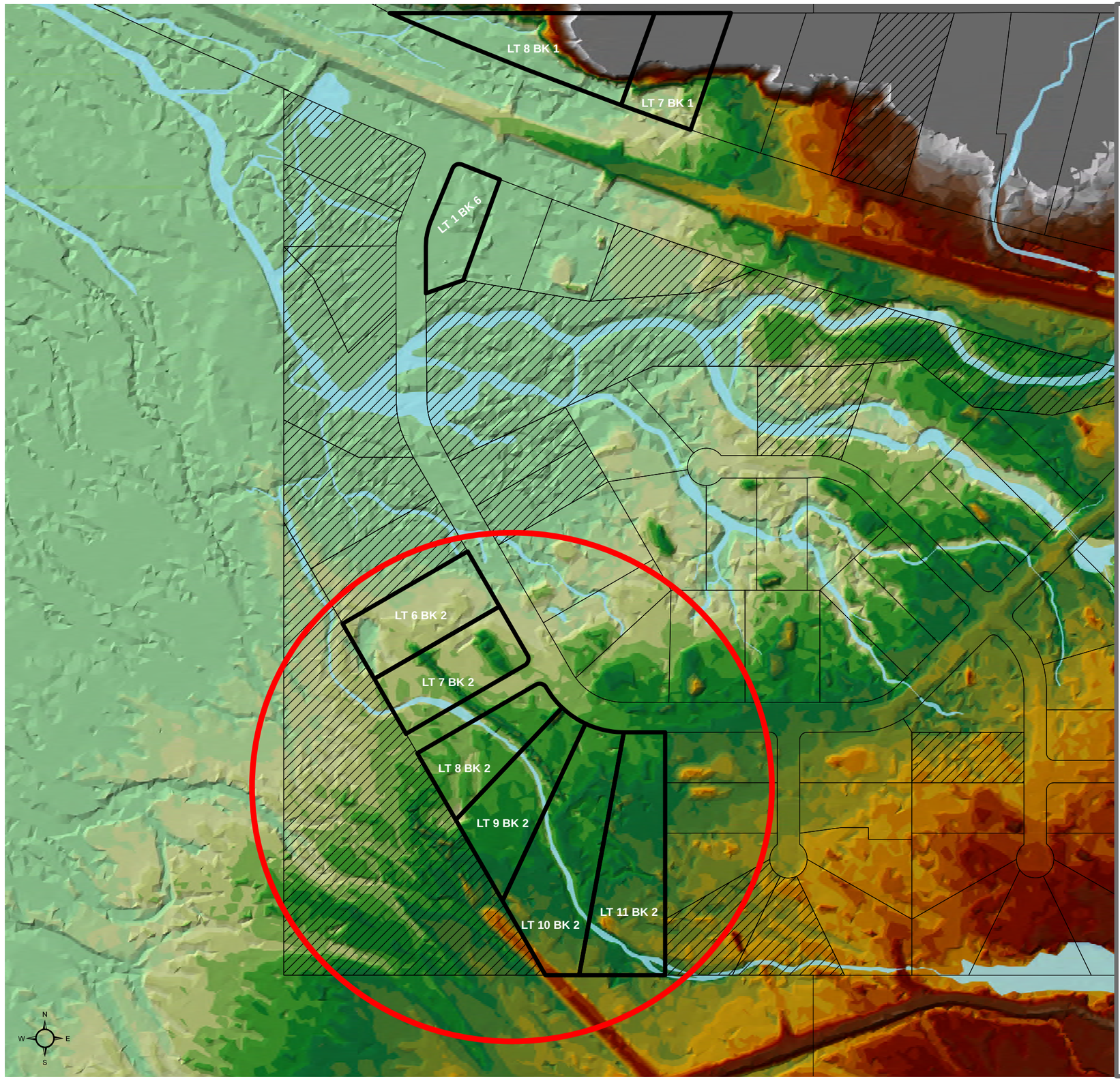
Borrower/Client	N/A						
Property Address	5190 Whispering Spruce						
City	Valdez	County	City of Valdez	State	AK	Zip Code	99686
Lender	City of Valdez Alaska						



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

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 = 100 ft



Alpine Woods Subdivision

Elevation

- 184 +
- 183 - 184
- 182 - 183
- 181 - 182
- 180 - 181
- 179 - 180
- 178 - 179
- 177 - 178
- 176 - 177
- 175 - 176
- 174 - 175
- 173 - 174
- 172 - 173
- 171 - 172
- 170 - 171
- 169 - 170
- 168 - 169
- 167 - 168
- 166 - 167
- 165 - 166
- 164 - 165
- 163 - 164
- 162 - 163
- 161 - 162
- 160 - 161
- 90 - 160

Parcels

- Appraised Parcels
- City or Utility Owned Parcels
- Parcels
- Surface Water

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

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0112 **Version:** 1		
Type:	New Business	**Status:**	Agenda Ready
File created:	9/12/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Approval of Cooperative Agreement with United States Geological Survey for Annual Operations & Maintenance of a Stream Gage on the Lowe River and Valdez Glacier Stream		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	USGS_Letter.pdf USGS_Agreement.pdf USGS Costs.pdf		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Approval of Cooperative Agreement with United States Geological Survey for Annual Operations & Maintenance of a Stream Gage on the Lowe River and Valdez Glacier Stream
SUBMITTED BY: AnnMarie Lain

FISCAL NOTES:

Expenditure Required: $8,499.99 Prorated for 2016
Unencumbered Balance: $141,633
Funding Source: 001-5500-43200

RECOMMENDATION:

Approve Cooperative Agreement with United States Geological Survey for Annual Operations & Maintenance of a Stream Gage on the Lower River and Valdez Glacier Stream

SUMMARY STATEMENT:

Since 2014 the City has held a joint funding agreement with the USGS for the operations and maintenance of a stream gage on the Lowe River. This agreement ends on September 30th, 2016. The stream gage is critically useful in monitoring water levels during potential flooding events of the Alpine Woods area. The gage streams live data to a website that updates every 15 minutes and sends alarms when the stream levels rise above a specified threshold.

The Lowe River stream gage was an essential step toward a comprehensive flood protection program for Alpine Woods. The annual portion of the City's half of the costs is $17,000. This was included in the 2016

Budget and has been paid to the USGS.

This is immediate, relevant data to both individuals that live in the floodplain as well as emergency flood responders. Given the magnitude of the last few outburst events on the Valdez Glacier Stream, another gage has been added to the cooperative agreement. The Council approved funding for new gages in the mid-year budget (Valdez Glacier Stream and the Valdez Glacier Dammed Lake). However, the Alaska Geological & Geophysical Survey has been conducting research on the Valdez Glacier, the Valdez Glacier Dammed Lake and the Valdez Glacier Lake. They have requested the City enter into an agreement with the AGGS for a gage on the Valdez Glacier Dammed Lake. That issue is currently being worked by staff and will be brought back to the Council when complete information is in hand. In the meantime, the proposed agreement with the USGS only includes the Lowe River Gage and the new Valdez Glacier Stream Gage. The prorated share of the City's cost for the new gage on the Valdez Glacier Stream is $8,499.99. For the remainder of the agreement (2017-2020) the annual City share for the Valdez Glacier Stream Gage will also be $17,000. Once the agreement takes effect the City will contribute $34,000 annually for both gages. This amount has been included in the 2017 Budget request.

Attached to this agenda statement is a draft agreement the City will sign (if Council approves this item) with the USGS authorizing them to install the new stream gage and committing the annual monitoring and maintenance funds. The USGS agrees to pay half the cost and the City will pay the other half of the cost. Also attached is a USGS cost evaluation document that explains where the costs come from to commit and maintain stream gages.

It is staff's recommendation that City Council approve funding for the USGS stream gage on the Lowe River and Valdez Glacier Stream.

United States Department of the Interior

U.S. GEOLOGICAL SURVEY
ALASKA SCIENCE CENTER
4210 University Drive
Anchorage, Alaska 99508-4626

September 8, 2016

Honorable Ruth Knight, Mayor
City of Valdez
212 Chenega Ave.
P.O. Box 307
Valdez, AK 99686

Dear Mayor Knight:

Thank you for your continued interest in the collection of streamflow information for flood warning and flood forecasting on the Lowe River and interest in monitoring in the Valdez Glacier Stream. We have enclosed a Joint Funding Agreement (JFA) to continue the operation of a streamgaging station on the Lowe River in Keystone Canyon and install a new streamgaging station on Valdez Glacier Stream.

The U.S. Geological Survey (USGS) cooperative matching funds allow us to fund a portion of the cost of hydrologic work of mutual interest. Federal cooperative monies are subject to the availability of appropriations on a year to year basis. This Joint Funding Agreement can be modified by a letter of amendment or terminated upon 60 days written notice to either party.

Annual costs to the City of Valdez and U.S. Geological Survey (USGS) are summarized below:

	Valdez	*USGS*	TOTAL
October 1 2016-Sept. 30 2017	$34,000	*$34,000*	$68,000
October 1 2017-Sept. 30 2018	$34,000	*$34,000*	$68,000
October 1 2018-Sept. 30 2019	$34,000	*$34,000*	$68,000
October 1 2019-Sept. 30 2020	$34,000	*$34,000*	$68,000
October 1 2020-Sept. 30 2021	$34,000	*$34,000*	$68,000

As part of the operation of the gages, the USGS will:

- Operate and maintain the streamgages.
- Maintain datum at the site.
- Record stage data every 15 minutes.
- Make discharge measurements during visits to maintain the stage-discharge rating curve and to define the winter hydrograph.
- Post near real-time stage and discharge data in the USGS online *USGS Water Data for the Nation* from http://waterdata.usgs.gov/nwis/.
- Store the data in the USGS databases.

- Publish these data to the USGS online to *USGS Water Data for the Nation* from http://waterdata.usgs.gov/nwis/.

The City of Valdez will be billed quarterly, beginning December, 2016. The USGS DUNS number is 137825845. Work performed with funds from this agreement will be conducted on a fixed-cost basis. The USGS will retain all equipment purchased with funds from this agreement. It is understood that data obtained during the course of this work will be available to the USGS for publication and use in connection with related work. This agreement operates under the authority of statute 43 USC 50, which allows us to perform this work.

Please contact Chris Cady at (907) 786-7116 with any billing concerns. Thank you for your understanding and cooperation in this matter. If you have any questions, please call Jeff Conaway at 907 786-7041. We appreciate your support of this valuable water resources program.

Sincerely,

Mark Shasby
Director, Alaska Science Center

cc: Chad Smith (USGS-ASC)
Jeff Conaway (USGS-ASC)

Form 9-1366
(April 2015)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Agreement#: 17WAAK000000003
Customer#: 6000004230
Project #: WB20CW2
TIN #: 92-6000143
USGS DUNS #: 137845825

Fixed Cost Agreement YES[X] NO[ ]

THIS AGREEMENT is entered into as of the October 1, 2016, by the U.S. GEOLOGICAL SURVEY, Alaska Science Center, UNITED STATES DEPARTMENT OF THE INTERIOR, party of the first part, and the City of Valdez party of the second part.

1. The parties hereto agree that subject to the availability of appropriations and in accordance with their respective authorities there shall be maintained in cooperation Water Resource Investigations (per attachment), herein called the program. The USGS legal authority is 43 USC 36C; 43 USC 50, and 43 USC 50b.

2. The following amounts shall be contributed to cover all of the cost of the necessary field and analytical work directly related to this program. 2(b) include In-Kind-Services in the amount of $0.00

(a) $170,000 by the party of the first part during the period October 1, 2016 to September 30, 2021

(b) $170,000 by the party of the second part during the period October 1, 2016 to September 30, 2021

(c) Contributions are provided by the party of the first part through other USGS regional or national programs, in the amount of :

Description of the USGS regional/national program:

(d) Additional or reduced amounts by each party during the above period or succeeding periods as may be determined by mutual agreement and set forth in an exchange of letters between the parties

(e) The performance period may be changed by mutual agreement and set forth in an exchange of letters between the parties.

3. The costs of this program may be paid by either party in conformity with the laws and regulations respectively governing each party.

4. The field and analytical work pertaining to this program shall be under the direction of or subject to periodic review by an authorized representative of the party of the first part.

5. The areas to be included in the program shall be determined by mutual agreement between the parties hereto or their authorized representatives. The methods employed in the field and office shall be those adopted by the party of the first part to insure the required standards of accuracy subject to modification by mutual agreement.

6. During the course of this program, all field and analytical work of either party pertaining to this program shall be open to the inspection of the other party, and if the work is not being carried on in a mutually satisfactory manner, either party may terminate this agreement upon 60 days written notice to the other party.

7. The original records resulting from this program will be deposited in the office of origin of those records. Upon request, copies of the original records will be provided to the office of the other party.

8. The maps, records or reports resulting from this program shall be made available to the public as promptly as possible. The maps, records or reports normally will be published by the party of the first part. However, the party of the second part reserves the right to publish the results of this program and, if already published by the party of the first part shall, upon request; be furnished by the party of the first part; at cost, impressions suitable for purposes of reproduction similar to that for which the original copy was prepared. The maps, records or reports published by either party shall contain a statement of the cooperative relations between the parties.

9. USGS will issue billings utilizing Department of the Interior Bill for Collection (form DI-1040). Billing documents are to be rendered quarterly. Payments of bills are due within 60 days after the billing date. If not paid by the due date, interest will be charged at the current Treasury rate for each 30 day period, or portion thereof, that the payment is delayed beyond the due date. (31 USC 3717; Comptroller General File B-212222, August 23, 1983.).

Form 9-1366
(April 2015)

U.S. Department of the Interior
U.S. Geological Survey
Joint Funding Agreement
FOR
Water Resource Investigations

Agreement#: 17WAAK000000003
Customer#: 6000004230
Project #: WB20CW2
TIN #: 92-6000143
USGS DUNS #: 137845825

	USGS Technical Point of Contact		**Customer Technical Point of Contact**
Name:	Jeff Conaway Branch Chief of Hydrologic Investigating and Monitoring	Name:	Ruth Knight Mayor
Address:	4210 University Drive Anchorage, AK 99508	Address:	City of Valdez 212 Chenega Ave, PO Box 307 Valdez, Alaska 99686
Telephone:	(907) 786-7041	Telephone:	(907) 835-4313
Fax:	(907) 786-7150	Fax:	(907) 835-2992
Email:	jconaway@usgs.gov	Email:	

	USGS Billing Point of Contact		**Customer Billing Point of Contact**
Name:	Christina Cady Budget Analyst	Name:	Ann Marie Alain
Address:	4210 University Drive Anchorage, AK 99508	Address:	212 Chenega Ave PO Box 307 Valdez, Alaska 99686
Telephone:	(907) 786-7116	Telephone:	
Fax:		Fax:	
Email:	ccady@usgs.gov	Email:	alain@ci.valdez.ak.us

U.S. Geological Survey
United States
Department of Interior

Signature

By_____ **Date: Sep 8, 2016**
Name: Mark Shasby
Title: ASC, Director

City of Valdez

Signatures

By_____ **Date:** _____
Name:
Title:

By_____ **Date:** _____
Name:
Title:

By_____ **Date:** _____
Name:
Title:

USGS
science for a changing world

U.S. Geological Survey Streamgage Operation and Maintenance Cost Evaluation

...from the National Streamflow Information Program

This Fact-Sheet is one in a series that highlights information or recent research findings from the USGS National Streamflow Information Program (NSIP). The investigations and scientific results reported in this series require a nationally consistent streamgage network with stable long-term monitoring sites and a rigorous program of data collection, quality assurance, management, archiving, and synthesis. NSIP produces multipurpose, unbiased surface-water information that is readily accessible to all.

To help meet the goal of providing earth-science information to the Nation, the U.S. Geological Survey (USGS) operates and maintains the largest streamgage network in the world, with over 7,600 active streamgages in 2010. This network is operated in cooperation with over 850 Federal, tribal, State, and local funding partners. The streamflow information provided by the USGS is used for the protection of life and property; for the assessment, allocation, and management of water resources; for the design of roads, bridges, dams, and water works; for the delineation of flood plains; for the assessment and evaluation of habitat; for understanding the effects of land-use, water-use, and climate changes; for evaluation of water quality; and for recreational safety and enjoyment.

USGS streamgages are managed and operated to rigorous national standards, allowing analyses of data from streamgages in different areas and spanning long time periods, some with more than 100 years of data. About 90 percent of USGS streamgages provide streamflow information real-time on the web. Physical measurements of streamflow are made at streamgages multiple times a year, depending on flow conditions, to ensure the highest level of accuracy possible. In addition, multiple reviews and quality assurance checks are performed before the data is finalized.

In 2006, the USGS reviewed all activities, operations, equipment, support, and costs associated with operating and maintaining a streamgage program (Norris and others, 2008). A summary of the percentages of costs associated with activities required to operate a streamgage on an annual basis are presented in figure 1. This information represents what it costs to fund a "typical" USGS streamgage and how those funds are utilized. It should be noted that some USGS streamgages have higher percentages for some categories than do others depending on location and conditions. Forty-one percent of the funding for the typical USGS streamgage is for labor costs of the USGS staff responsible for the measurement of the streamflow in the field and the time in the office to quality assure and finalize the data (fig. 1). It is reasonable that funding for the entire national streamgage network would closely follow the percentages shown in figure 1 as to how the funds are invested in the network. However, actual costs are specific to a particular streamgage and can vary substantially depending on location and operational issues.

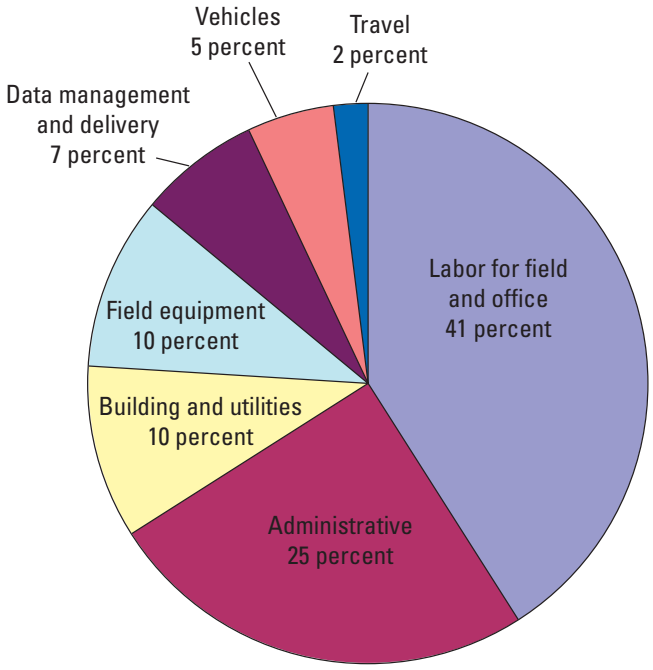


Figure 1. Percentage of operation and maintenance funding invested in various activities for a typical USGS streamgage.

Reference Cited

Norris and others, 2008, Qualitative comparison of streamflow information programs of the U.S. Geological Survey and three non-Federal agencies: U.S. Geological Survey Open-File Report 2007–1426, 12 p.

USGS Streamflow Information can be found at:

- *http://waterdata.usgs.gov/nwis*
- *http://water.usgs.gov/waterwatch*
- *http://water.usgs.gov/nsip*

by J. Michael Norris

Streamgage Operation and Maintenance Tasks

Labor for Field and Office:

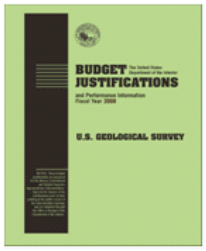
Field

- Routine visits to streamgages
- Emergency repair visits to streamgages
- Visits during flooding
- Maintenance and inspection visits
- Surveying visits
- Streamflow measurements
- Analysis of the discharge computations (field and office)
- Technical training

Office

- Stage data edits
- Development and maintenance of rating curves
- Analysis of rating curve-shifts from changing channel conditions
- Monitoring real-time information for instrumentation problems
- Review of records for rating-curve and discharge computations
- Quality assurance of the data
- Finalization and publication of the streamflow information
- Safety and administrative training

Administrative:



- Safety program management
- National and local management and technical oversight of the program
- Local quality assurance
- Facility costs
- Personnel management
- Purchasing and contracts
- Financial management
- Salary of hydrographers/supervisors
- Salary of administrative support required by the program
- Funding-partner interactions (over 850 nationwide)
- USGS communications (with Congress, the public, and media)
- Development of funding agreements

Building and Utilities:

- Secure storage space for files
- Vehicle parking space, boat storage
- Shop space, laboratory space, warehouse space

- Office space for the streamgage program staff
- Heating, cooling, trash, water, gas, and electric power for office space and streamgages

Field Equipment:

- Gage houses, data loggers, stage or velocity sensors, telemetry equipment, and other equipment for streamgage operation
- Boats and motors, boat maintenance, snowmobiles, all-terrain vehicles, and annual repair and maintenance costs
- Generators, survey equipment, field laptop computers, and hand and power tools
- Equipment for measuring streamflow (meters, Acoustic Doppler Current Profilers, bridge cranes, and automated loggers)
- Safety equipment such as traffic-control equipment and confined-space safety equipment
- Waders, personal floatation devices, and cell phone

Data Management and Delivery:

- Telemetry (satellite up-links, phone lines, etc.)

- Local Information Technology infrastructure, including servers, computers, printers, plotters, and scanners
- Information Technology support, support of the data base, Web access, data archival and retrieval, and network communications

Vehicles:

- Purchasing or leasing field vehicles
- Fuel and vehicle maintenance

Travel:

- Lodging and per diem for staff during visits to streamgages

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0113 **Version:** 1		
Type:	New Business	**Status:**	Agenda Ready
File created:	9/13/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Approval of Termination Agreement with the Port Valdez Company for the Land Purchase Agreement and Access and Snow Storage Easement Agreement		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	AGREE (Land Purchase - Snow Storage)(Port Valdez Co)(City of Valdez) (1) (2).pdf Purchase Agr. Termination.2016-09-13.D02.pdf		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Approval of Termination Agreement with the Port Valdez Company for the Land Purchase Agreement and Access and Snow Storage Easement Agreement
SUBMITTED BY: Lisa Von Bargen, CEDD Director

FISCAL NOTES:

Expenditure Required: $0
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

Approve Termination Agreement with the Port Valdez Company for the Land Purchase Agreement and Access and Snow Storage Easement Agreement.

SUMMARY STATEMENT:

The Port Valdez Company has entered into a contract with another party to sell a portion of their land holdings in Valdez. In a zippy and unexpected twist during a title search of the property and agreement was discovered from 1995 between the City and the Port Valdez Company titled, “Land Purchase Agreement and Access and Snow Storage Easement Agreement.” No one currently employed with the City of Valdez had any idea the agreement was in place.

To summarize, it appears the City intended to purchase portions of several parcels of land owned by the Port Valdez Company for the purpose of reserving snow storage area. The agreement stipulated the City would release the Port Valdez Company from the conditions of this agreement for any property outlined in the agreement that was sold to a third party and resubdivided or developed. Of

the seven parcels identified, three have been sold and been resubdivided. Four others are still retained by the Port Valdez Company - some of which they are trying to sell imminently. Both the Port Valdez Company and the buyer have requested clear title to the property.

The City staff has reviewed the agreement and believes the City can accommodate its snow removal needs without the identified parcels, specifically because if they are developed there are provisions in the code requiring snow storage area within new subdivisions. The City Attorney has drafted a termination document for approval by the Council. Staff is requesting approval of the termination agreement so title can be cleared and the sale transaction can move forward as expeditiously as possible.

A copy of the 1995 agreement and the termination agreement are attached to this agenda statement.

BOOK 126 PAGE 447
Valdez Recording District

LAND PURCHASE AGREEMENT AND ACCESS AND SNOW STORAGE EASEMENT AGREEMENT

COMES NOW the City of Valdez, a municipal corporation organized under the laws of the State of Alaska (hereinafter referred to as "Buyer") whose address is P. O. Box 307, Valdez, AK 99686 and Port Valdez Company, Inc., a Washington corporation, (hereinafter referred to as "Seller"), whose address is 3501 Denali Street, Suite 303, Anchorage, AK 99503 and hereby agree that Buyer will purchase certain properties from Seller on the following terms.

WHEREAS, Buyer needs adequate locations within the City of Valdez for the storage of snow collected from municipal streets; and

WHEREAS, Seller owns certain properties that the Buyer has found to be suitable for such snow storage; and

WHEREAS, it is in Seller's best interest regarding certain parcels of property to not designate the specific area to be deeded to the Buyer until Seller has further developed each tract; and

WHEREAS, it is in the Buyer's best interest that Seller is willing to provide a floating easement and allow snow storage by Buyer upon Seller's undeveloped portion of each parcel until such time as Seller's property is fully developed and the specific parcel is deeded to Buyer.

NOW, THEREFORE, based on the above consideration, Buyer and Seller enter into the following agreement:

1. Property Description. The Buyer hereby agrees to purchase and the Seller agrees to sell all of parcel one and certain portions of each of the remaining below-described parcels of real property located in the Valdez Recording District, Third Judicial District, State of Alaska, and more particularly described as follows:

(1) Lot 3, Block 2, Pioneer Commercial Subdivision

(2) A portion of Tract Q, Port Valdez Subdivision

(3) A portion of Tract P, Port Valdez Subdivision

(4) A portion of Lot 4, Evergreen Vista Addition Number 1 Subdivision

(5) A portion of Lot 2, Evergreen Vista Addition Number 1 Subdivision

(6) A portion of Lots 1 & 2, Mineral Creek Industrial Park

(7) A portion of Lot 3, Mineral Creek Industrial Park

2. Floating Easement. Until such time as Buyer and Seller agree upon the final portion of each lot to be purchased in the above-described properties and close on sales, Seller hereby grants to Buyer an access and use easement across and on any undeveloped portions of Seller's properties referenced above for the purpose of access and snow storage. No temporary or permanent structures shall be placed on the floating easements without the written consent of the Port Valdez Company. The scope of the easement shall allow Buyer to plow, haul, move or remove snow, and any incidental materials mixed with snow, at any time in accordance with Buyer's municipal operational requirements. Buyer shall be responsible for removing incidental materials, and all hazardous waste or substances it places on any property it uses but does not purchase.

Buyer agrees to release its easement rights on the remainder of a above parcel upon its closing on purchase of a lot in such parcel; provided that Buyer shall retain or be provided an access easement to such purchased lot across as much of the remaining parcels described above as is reasonably needed for Buyer's use for snow storage purposes. Buyer further agrees to release a portion of the above parcels from its easement rights, and from its purchase rights under this Agreement, upon Seller's subdivision of the above parcels and conveyance of a portion of such parcels to a third party; provided, however, that upon any such subdivision and sale to a third party, Buyer shall retain all easement and purchase rights on any unsold portions, and in no event shall Buyer be obligated to release its purchase rights so as to release the remaining portion available to its purchase below the minimum size and configuration criteria described in paragraph 6 below. Further, in no event shall Buyer be obligated to release its easement rights if doing so would unreasonably restrict its ability to maintain access to any portion of the above parcels it may select for purchase or to any portion of the above parcels it has purchased.

3. Purchase Price. Buyer agrees to purchase and Seller agrees to sell the property described in paragraph 1 of this agreement under the following terms and conditions:

(a) The specific price for each parcel shall be set forth below:

(1) Lot 3, Block 2, Pioneer Commercial Subdivision: $60,033

(2) A portion of Tract Q, Port Valdez Subdivision: $144,928

(3) A portion of Tract P, Port Valdez Subdivision: $58,125

(4) A portion of Lot 4, Evergreen Vista Addition No. 1 Subdivision: $48,339

(5) A portion of Lot 2, Evergreen Vista Addition Number 1 Subdivision: $37,689

(6) A portion of Lots 1 & 2, Mineral Creek Industrial Park: $48,660

(7) A portion of Lot 3, Mineral Creek Industrial Park: $35,319

TOTAL: $433,293

4. Terms. Buyer will pay the sum of $283,000 at closing. The balance of the purchase price will be paid in one annual installment due on July 15, 1996. Interest on the unpaid balance shall be assessed at six (6%) percent per annum beginning as of closing.

5. Taxes. Following closing, Seller will not be responsible for property taxes associated with the above-described properties pertaining to the dimensions reflected in paragraph 6 of this agreement. This Agreement shall not be taken into consideration for valuation and assessment purposes in determining the real property taxes to be levied against the remaining portion of Seller's properties subject to this Agreement. Taxes for 1995 will be prorated as of the effective date of this agreement.

6. Minimum Lot Dimensions/Criteria. It is hereby agreed between Buyer and Seller that in each parcel described in this agreement, Buyer may use and upon subdivision, Seller shall convey title to a lot of the following size:

(1) Lot 3, Block 2, Pioneer Commercial Subdivision consisting of Twenty-one Thousand Eight Hundred Thirty (21,830) square feet

(2) A portion of Tract Q, consisting of One Hundred Fifteen Thousand Nine Hundred Forty-two (115,942) square feet.

(3) A portion of Tract P, Port Valdez Subdivision, consisting of Forty-six Thousand Five Hundred (46,500) square feet.

(4) A portion of Lot 4, Evergreen Vista, Addition Number 1, Subdivision, consisting of Thirty-one Thousand Two Hundred Eighty-nine (31,289) square feet.

(5) A portion of Lot 2, Evergreen Vista, Addition Number 1, Subdivision, consisting of Twenty-six Thousand Five Hundred Fifty (26,550) square feet.

(6) A portion of Lots 1 & 2, Mineral Creek Industrial Park, consisting of Thirty-eight Thousand Two Hundred Thirteen (38,213) square feet.

(7) A portion of Lot 3, Mineral Creek Industrial Park, consisting of Twenty-three Thousand Five Hundred Forty-seven (23,547) square feet.

Prior to subdivision and sale of a parcel, Seller shall determine the location of and shall provide account of access to each of the parcels described above while they remain subject to this Agreement.

Upon subdivision of each of the above parcels, Seller may select any one lot from each parcel for conveyance to Buyer, subject to consent of Buyer. Buyer shall consent to Seller's selection provided each such lot reasonably meets Buyer's needs for access and snow storage. Buyer will not unreasonably delay or withhold its consent so long as at least one side of the lot to be conveyed is at least 50 feet in length.

7. Use of Snow Storage Property. The property which Buyer is purchasing shall not be considered nor be used by Seller to comply with Valdez City Code requirements for snow storage in Seller's future development of Seller's other property.

Pending conveyance of each lot, Seller may utilize or develop the above parcels for any valid purpose, consistent with applicable legal requirements, provided such usages shall not interfere with Buyer's easement rights. Seller shall maintain an area in each parcel not less than the minimum lot dimensions and criteria referred to in paragraph 6 above, which shall remain subject to Buyer's easement rights and which Seller shall not develop or materially alter and which shall be suitable for and available for conveyance to Buyer under the terms of this Agreement.

8. Recorded Encumbrance. This Agreement may be recorded and constitutes an encumbrance on all of the above properties in accordance with its terms. This Agreement confers no rights on any persons except the parties hereto and there are no third-party beneficiaries to this Agreement. Buyer agrees that it will not unreasonably delay or withhold its consent to any request for a release of a parcel of property which materially complies with the terms of this agreement.

9. Subdivision Requirements. Seller agrees to comply with all Valdez City Codes pertaining to subdivision requirements in developing any of the above-referenced parcels, and to be responsible for all costs of subdivision.

10. Liens/Encumbrances. Pending sale to Buyer, Seller shall maintain clear and marketable title on at least as much of each of the above parcels as would permit sale of a lot in each parcel to Buyer on the terms set forth in this Agreement. If any lien or encumbrance exceeds this extent and would prevent a conveyance of marketable title to Buyer, Seller shall remove such lien upon closing in the manner provided in paragraph 11 below..

11. Title. Seller shall furnish statutory warranty deeds conveying to Buyer a marketable title to each selected lot, free and clear of all liens and encumbrances. Seller shall furnish to Buyer an Owner's Policy of Title Insurance for each such lot, insuring Buyer for the full amount of the purchase price against loss or damage by reason of defect in Seller's title in the property, subject to normal printed exceptions. A preliminary

commitment will be furnished to Buyer within 40 days of the date title is to be transferred. Buyer shall then have 15 days within which to notify Seller of any defect in the title required. Seller shall immediately commence and diligently pursue cure any such defect that cannot be removed by the payment of money not less than 15 days before the date of title transfer and shall cure any other defects. Seller shall pay the cost of any title search and title insurance.

12. Representations and Warranties. Seller represents that it is not aware of any environmental contamination on any of the parcels listed above arising out of Sellers activities on the parcels. Furthermore, Seller agrees to indemnify, defend and hold Buyer harmless from any claim, loss, damage or expense arising out of a violation of any hazardous waste or substance law resulting from Seller's activities at any time on the parcels subject to this agreement which arise out of Seller's activities on the parcels prior to closing. Buyer agrees to indemnity, defend and hold Seller harmless from any claim, loss or expense arising out of violation of any hazardous waste or substance case resulting from Buyers activities at any time on the parcels, including, without limitation, all prior snow storage activities.

13. Time Extensions. Subject to the obligation of each party not to unreasonably withhold or delay their consent to a request, the time periods herein provided may be extended only upon the expressed approval of all parties hereto. Time is of the essence of this contract.

14. Closing. Closing of the initial purchase shall take place in Valdez, Alaska. Closing shall be at a mutually convenient time to be agreed upon but in all events by no later than April 28, 1995. The parties shall select a title company or other party to act as closing agent. The parties anticipate separate closings on each lot. Seller shall provide at closing any access easements to each purchased lot as provided in paragraph 2 above. This Agreement will remain in effect until the closing of the last such lot.

In the event of a material breach of this Agreement by Seller, Buyer may select lots to purchase, consistent with this Agreement, and Seller shall promptly subdivide and convey such lots to Buyer. This Agreement may be specifically enforced. Each party shall provide the other with not less than thirty days written notice and an opportunity to cure any default before commencing an action to enforce this agreement.

15. Entire Agreement. This agreement constitutes the entire agreement between the Seller and Buyer and may not be changed orally, but only by written instrument executed by Seller and Buyer. In the event of a dispute under this agreement, the prevailing party shall be entitled to recover its reasonable actual attorneys fees and costs.

16. Successors and Assigns. This agreement shall inure to the benefit and be binding upon the parties hereto and their respective heirs, legal representatives, successors and assigns.

BOOK 126 PAGE 452
Valdez Recording District

17. Governing Law. This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Alaska.

DATED: 4-24-95

BUYER:

Helen Wade, Mayor Pro Tem
City of Valdez

ATTEST:

Sheri L. Cagles, Deputy for:
Jeanne Donald, CMC/AAE

Approved as to Form:
Hughes Thorsness Gantz Powell & Brundin
Attorneys for City of Valdez

William M. Walker
William M. Walker

DATED: 4/21/95

SELLER:

Its: General Manager
Port Valdez Company, Inc.
Per authority of 11-5-81

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 21 day of April, 1995, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Terrence J. Krochina, known to me and to me known to be the General Manager of Port Valdez Company and the individual named in and who executed the foregoing document, and he/she acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act on behalf of Port Valdez Company for the uses and purposes therein set forth.

Sunny L. Scott, Notary Public
State of Alaska
My Commission Expires 11/10/98

BOOK 126 PAGE 453
Valdez Recording District

WITNESS my hand and notarial seal the day and year first hereinabove written.

Sunny L. Scott
Notary Public in and for Alaska
My Commission Expires: 11/10/98

For Recording in the Valdez Recording District, Third Judicial District, State of Alaska.

Upon recording, return to:

Sunny L. Scott, Notary Public
State of Alaska
My Commission Expires 11/10/98

95-0543
#33-cc

FILED
RECORDING
DISTRICT

MAY 16 3 39 PM '95

REC'D CITY OF VALDEZ
ADDR BOX 307
VALDEZ, AK. 99686

BOOK 123 PAGE 843
Valdez Recording District

Return to: Copper Valley Electric Association
P.O. Box 45
Glennallen, Alaska 99588

RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned (whether one or more), Mineral Creek Land Company, 3501 Denali St., Suite 303, Anchorage Ak, 99503, for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto COPPER VALLEY ELECTRIC ASSOCIATION, INC., a cooperative corporation (hereinafter called the "Cooperative") whose post office address is P.O. Box 45, Glennallen, Alaska, 99588, and to its successors or assigns, forever a right-of-way easement including, but not limited to, the following: the right to enter upon the lands of the undersigned, situated in the Valdez Recording District, State of Alaska, and more particularly described as follows:

A tract of land located at Between W. Egan St. and W. Pioneer St., Valdez Alaska, as shown in Exhibit "A", attached, and more particularly described as follows: Tract A., Winter Park Subdivision in Section 31, Township 8S, Range 6W, C.R.M. , and to construct, reconstruct, rephase, repair, operate and maintain on or under the above described lands and/or in an electric transmission and/or distribution line or system; to cut, trim and control the growth by chemical means, machinery or otherwise of trees and shrubbery located within 7.5 feet of the center line of said line or system, or that may interfere with or threaten to endanger the operation and maintenance of said line or system (including any control of the growth of other vegetation in the right-of-way which may incidentally and necessarily result from the means of control employed); to keep the easement clear of all buildings, structures, or other obstructions; and to license, permit or otherwise agree to the joint use occupancy of the lines or system by any other person, association, or corporation. The Cooperative agrees to not locate overhead distribution facilities in this easement unless otherwise agreed to mutally.

The undersigned parties understand this easement to be granted in perpetuity for any future above described construction which may occur within the above particularly described corridor within their property.

The undersigned agree that all poles, wires and other facilities including any main service entrance equipment, installed in, upon or under the above described lands at the Cooperative's expense shall remain the property of the Cooperative, removable at the option of the Cooperative.

It is further understood that the failure of the grantee, its successors or assigns, to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time and form time-to-time to exercise any or all of such rights.

The undersigned covenant that they are the owners of the above described lands and the said lands are free and clear of encumbrances and liens of whatsoever character except those being held by the following persons:

BOOK 123 PAGE 844
Valdez Recording District

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 18 day of July, 1994.

Patrick J. Krochina, General Manager

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 18th day of July, 1994, before me, a Notary Public in and for the State of Alaska, residing therein and duly commissioned, personally appeared Patrick J. Krochina, ~~each~~ known to me to be the identical individual(s) described in and who executed the foregoing instrument, and each acknowledged to me that he/she executed the same freely and voluntarily for the uses and purposes therein specified.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first written above.

Notary Public for Alaska
My commission expires: 10/1/96

For Recorder's Stamp Only

94-022-2

VALDEZ RECORDING DISTRICT
THIRD JUDICIAL DISTRICT

TERMINATION AGREEMENT

This Termination Agreement is entered into by and between the City of Valdez, a municipal corporation organized under the laws of the State of Alaska ("City") and The Port Valdez Company, Inc., a Washington corporation ("Port Valdez").

I. RECITALS

A. The City and Port Valdez entered into a Land Purchase Agreement and Access and Snow Storage Easement Agreement (collectively "Purchase Agreement"), which was recorded on May 18, 1995, in Book 126, at Page 453, in the official records of the Valdez Recording District, Third Judicial District, State of Alaska.

B. Under the Purchase Agreement Port Valdez granted the City: (1) the right to purchase certain real property from Port Valdez; and (2) certain easement rights on certain real property owned by Port Valdez. The Purchase Agreement further requires the City to release its purchase and easement rights upon the occurrence of certain events, more specifically described therein. The Purchase Agreement further contemplated the initial purchase of real property thereunder would close escrow no later than April 28, 1995.

C. Since the execution of the Purchase Agreement, Port Valdez has sold and transferred to others certain parcels of the real property described in the Purchase Agreement, and has agreed to sell other such parcels.

D. Port Valdez has requested that the City execute this Termination Agreement, thereby terminating any rights and obligations of the parties thereunder.

II. AGREEMENT

Based upon the foregoing Recitals, the City and Port Valdez agree as follows:

The Purchase Agreement is hereby terminated, and the City and Port Valdez each: (1) release the other from any and all obligations thereunder, and (2) relinquish all rights thereunder.

THE PORT VALDEZ COMPANY, INC.

By _____

_____
(Print name and title)

CITY OF VALDEZ

By _____

_____
(Print name and title)

ATTEST:

_____
Sheri L. Pierce, MMC
City Clerk, City of Valdez

Approved as to Form:

Brena, Bell & Clarkson, P.C.
Attorneys for City of Valdez

By: _____
Anthony S. Guerriero

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this ___ day of _____, 2016, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared _____, known to me and known to be the _____ of THE PORT VALDEZ COMPANY, INC., and the individual named in and who executed the foregoing document, and he/she acknowledged to me that he/she signed the same as his/her free and voluntary act on behalf of said corporation.

_____
Notary Public, State of Alaska
My Commission Expires:_____

After Recording, Return to:
_____
_____
_____
_____

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	ORD 16-0012 **Version:** 1		
Type:	Ordinance	**Status:**	Second Reading
File created:	9/1/2016	**In control:**	City Council
On agenda:	9/6/2016	**Final action:**	
Title:	#16-12 Amending the Zoning Map to Effect a Change to Tracts 2 and 3, Alpine Village from Multi-Family Residential to Commercial Residential on Tract 2, Alpine Village and Light Industrial on Tract 3, Alpine Village. Second Reading/Adoption.		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	Ordinance #16-12.pdf Dunning REZONE_ FC_08_19_16_FINAL.pdf DUNNING 2016 PRELIM .pdf MapofRezone.pdf Hickel_Letter.pdf residential letter PZ USS 3323 may 17 2016.pdf Dunning letter from 1988.pdf		

Date	Ver.	Action By	Action	Result
9/6/2016	1	City Council		

ITEM TITLE:
#16-12 Amending the Zoning Map to Effect a Change to Tracts 2 and 3, Alpine Village from Multi-Family Residential to Commercial Residential on Tract 2, Alpine Village and Light Industrial on Tract 3, Alpine Village. Second Reading/Adoption.

SUBMITTED BY: Keri Talbott, Planning Technician

FISCAL NOTES:

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

RECOMMENDATION:

Approve Ordinance #16-12 amending the Zoning Map to effect a change on Tracts 2 and 3, Alpine Village from Multi-Family Residential to Commercial Residential on Tract 2, Alpine Village and Light Industrial on Tract 3, Alpine Village. Second Reading/Adoption.

SUMMARY STATEMENT:

The City of Valdez received a request from Dwain Dunning on July 18th, 2016 for a Rezone of Tracts 2 & 3,

Alpine Village, 4671 Richardson Highway. The land is currently zoned Multi-Family Residential and Mr. Dunning would like to rezone Tract 2 to Commercial Residential and Tract 3 to Light Industrial. Mr. Dunning is proposing to put in a primary marijuana cultivation facility on Tract 3. The Light Industrial zoning district is not compatible with the neighboring property currently zoned, and being used for multi-family residential purposes. The purpose of this rezone request is to change the zoning of Tract 2 to be compatible with both Multi-Family and Light Industrial while acting as a buffer between the two.

On August 31st, 2016 the Planning and Zoning Commission approved a recommendation to City Council to authorize Mr. Dunning's rezone application. They approved the recommendation to Council to approve the rezone as a separate process from enforcement issues on the property. They will be addressing the issue of nuisance abatement and the abandonment of junk vehicles on this property as part of a work session at the next Planning and Zoning meeting.

In 1988, the owner of Tract 3 applied to rezone the tract from Multi-Family (RC) to Light Industrial (LI). In a letter to the applicant dated July 5, 1988, the Commission denied the rezone request stating that a more appropriate zoning would be Commercial Residential (CR). Multi-Family (RC) district is intended to include lands for urban development that are provided with public utilities or intended to be provided with public facilities in the future. Neither public water nor public sewer has been extended to service this area

Below is a summary of the intent of the different zoning districts contemplated under this proposed amendment.

17.18.010 Intent
The R-C (multiple-family residential) district is intended to include lands for urban development 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 facilities in the future. This district is intended primarily for single and multiple residences at moderately high population densities. Structures are required to serve governmental, educational, recreational, religious and limited commercial needs are allowed subject to permitted or conditional use restrictions intended to preserve and protect the residential character of the R-C district.

The intent of the proposed zoning district as stated in Valdez Municipal Code is outlined below:

(Tract 2)

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.

(Tract 3)
17.36.010 Intent.
The L-I (Light Industrial) district is intended for light industrial development including light manufacturing, processing, warehousing, storage, wholesale and distribution operations, and similar processes and operations. Limited commercial uses and accessory residential uses are allowed in the L-I district to serve the uses for which the district is primarily intended.

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.

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 is vacant land and under management authority by the City of Valdez as Municipal entitlement land. The other lot adjacent to Tract 2 is zoned Multi-Family Residential. By rezoning Tract 2 to Commercial Residential as the Commission suggested in 1988, the applicant is placing a buffer between the Multi-Family residential district and the proposed Light Industrial District.

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

Goal - Industrial Land Use: Provide for industrial land uses so that they limit impacts on adjacent land uses and the environment, and yet have safe and convenient access to the major transportation facilities they require.

Objective - Encourage the consolidation of industrial land use activities.

Objective - Provide buffers between industrial and other land uses as a means to restrict the hazardous and/or nuisance aspects of industrial uses.

Mr. Dunning is proposing to rezone Lot 2 from Multi-Family Residential to Commercial Residential as a means of having a zoning district in between the existing multi-family housing and Tract 3 which he wants to rezone as Light Industrial for the purpose of developing a commercial marijuana cultivation operation.

Objective - Control undesirable air and water emissions of industrial land uses.

2.5.1 Land Use Policies.

Light Industrial Areas - These areas have been set aside to provide for those less noxious industrial uses that require good access to major transportation facilities or breaks in transportation but do not require a waterfront location.

Neighborhood Commercial Areas - These areas are meant to provide convenience goods (e.g., a 7-11 type store) outlets for individual neighborhoods. These areas thus limit lengthy and/or unnecessary trips to the more specialized commercial areas located in the town center for the many items that households need frequently.

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 was held on August 10th, 2016 meets the Public Hearing code requirement.

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 July 29th, 2016. Notification was published in the Valdez Star on August 3rd, and August 10th, 2016.

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 Tracts 2 &3, Alpine Village on July 29th, 2016. As of August 8th, 2016 Staff has received two written comments from residents on the rezone and no comments from utilities or other notified agencies on the rezone. The written comments have been included in the packet for your review.

The letter from Mr. Hickel objects the rezone to light industrial based on the concern of having a cultivation facility directly adjacent to tenants with children and members of the Coast Guard. To address this concern, Mr. Dunning is proposing to rezone Lot 2 from Multi-Family Residential to Commercial Residential as a means of having a zoning district in between the existing multi-family housing and Tract 3 which he wants to rezone as Light Industrial for the purpose of developing a commercial marijuana cultivation operation. The City has not adopted in special separation requirements beyond State regulations regarding commercial marijuana operations and residential development - other than that commercial marijuana operations are prohibited in residential zoning districts

The letter from Mr. Gifford objects the rezone based on the applicant's violation of the current zoning district and over his concern of contaminants to an anadromous fish stream located on the applicant's property. The City of Valdez will continue to address the enforcement issues on Tract 2 & 3 as a separate process from the rezone. Addressing the issue of nuisance abatement and the abandonment of junk vehicles on both private and public property is a City wide issue that is currently being dealt with on a broader perspective with Community Development, the Police Department, and Public Works.

The Alaska Department of Fish and Game have management authority over anadromous streams. The Division of Habitat has the specific statutory responsibility of protecting freshwater habitat for anadromous fish and providing free passage for all fish in freshwater bodies (AS 16.05.841-871). Any activity or project that is conducted below the ordinary high water mark of an anadromous stream, or has the potential to impede fish passage, requires a Fish Habitat Permit. The Alaska Department of Environment Conservation, Division of Water establishes standards for water cleanliness and regulates discharges to waters. All property owners are responsible for following state regulations.

CITY OF VALDEZ, ALASKA

ORDINANCE #16-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AUTHORIZING AN AMENDMENT TO THE ZONING MAP TO EFFECT A CHANGE ON TRACTS 2 AND 3, ALPINE VILLAGE FROM MULTI-FAMILY RESIDENTIAL TO COMMERCIAL RESIDENTIAL ON TRACT 2, ALPINE VILLAGE AND LIGHT INDUSTRIAL ON TRACT 3, ALPINE VILLAGE

WHEREAS, Dwain Dunning is the owner of Tracts 2 and 3, Alpine Village; and

WHEREAS, Mr. Dunning desires to rezone said property from Multi-Family Residential (RC) to Commercial Residential (CR) on Tract 2 and Light Industrial (LI) on Tract 3; and

WHEREAS, Mr. Dunning intends to use Tract 3 for a commercial marijuana cultivation operation and such business are only permitted in the Light Industrial (LI) and Heavy Industrial (HI) zoning districts; and

WHEREAS, Mr. Dunning's property sits directly adjacent to another parcel currently zoned Multi-Family Residential that is being used for that purpose; and

WHEREAS, Light Industrial (LI) zoned property directly adjacent to Multi-Family Residential (RC) is not in conformance with the Comprehensive Plan as the two zoning districts are not compatible with each other; and

WHEREAS, to provide a buffer between the existing Multi-Family (RC) zoned property and the desired Light Industrial (LI) on Tract 3, Mr. Dunning desires to rezone Tract 2 to Commercial Residential;

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

WHEREAS, Mr. Dunning has replatted the two parcels to make them 2.38 (Tract 2) and 3.74 (Tract 3) acres, respectively; and

WHEREAS, the Planning & Zoning Commission held a public hearing on August 10, 2016; and following public input and discussion, approved a recommendation to Council on August 31, 2016 to approve this rezone; and

WHEREAS, city staff and the Planning & Zoning Commission find this rezone to be 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 Tracts 2 and 3, Alpine Village from Multi-Family Residential (RC) to Commercial Residential (Tract 2) and Light Industrial (Tract 3).

Section 2: The rezone is conditional upon: Any future change to the use of the property will require the applicant/property owner to go through the conditional use 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

APPROVED AS TO FORM:

By:_____
Brena, Bell & Clarkson, P.C

First Reading:
Second Reading:
Adoption:
Ayes:
Noes:
Absent:
Abstaining:

`

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." Tracts 2, & 3, Alpine Village, are over 2 acres; therefore, this rezone request meets the Minimum Area code requirement.

Date: August 19, 2016
File No.: REZONE #16-06
To: Planning & Zoning Commission
From: Keri Talbott, Planning Technician
REZONE: From R-C (Multi-Family Residential) to L-I (Light Industrial) & C-R Commercial Residential.

General Information

Applicant:	Dwain Dunning
Property Owner:	Dwain Dunning
Property Address:	4671 Richardson Highway
Legal Description:	Tract 2, & 3, Alpine Village
PIDNS:	7099-002-000-0, 7099-003-000-0
Parcel Size:	2.38 acres, 3.74 acres
Zoning:	From Multi-Family Residential (RC) to Light Industrial (LI) &Commercial Residential (CR)
Utility Service:	CVEA Electric, CVTC or GCI Telephone, CGI Cable
Existing Land Use:	Multi-Family Residential & Junk Car Storage
Access:	Richardson Highway
Surrounding Land Use:	North: Municipal Entitlement
	South: Unclassified
	East: Multi-Family Residential
	West: Municipal Entitlement

Project Description and Background Summary

This zoning amendment has been requested because the current zoning does not provide for the new regulations on marijuana cultivation. The existing zoning does not provide for any

cultivation in residential areas. This can only be allowed if the zoning change is approved from multi-residential to light industrial. 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 Light Industrial Zoning District marijuana cultivation is an allowable use. The applicant is proposing to establish a Marijuana Cultivation business on Lot 3. Lot 2 is being proposed for a zoning change to Commercial Residential (CR) which will provide a buffer zone to the adjacent Multi-Family Residential area. However, Lot 2 is currently not being used in conformance with the existing zoning (Multi-Family), nor will the current use be in conformance with the proposed Commercial Residential zoning. The property has a multi-family dwelling on it, but it is primarily being used as a storage lot for junk vehicles.

2. Is the application complete?

Yes. The application was complete prior to the public hearing. Mr. Dunning provided all required documentation associated with the rezone for the marijuana cultivation outlined below in the Permitted accessory uses and structures.

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

For Lot 3 the answer is yes. The land use code for the City of Valdez is Title 17 Zoning of the Valdez Municipal Code. Title 17 was just amended on May 18 to allow for commercial marijuana cultivation as a permitted use within the Light Industrial zoning district. For Lot 2 the answer is no. The use of the property for the storage of junk vehicles is not in conformance with the land use code.

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

With regard to Lot 3, concerns have been raised by the adjacent property owner that the proximity of a marijuana cultivation operation will not be conducive to residential dwelling unit nearby that house both children and members of the US Coast Guard. The Marijuana Control Board regulates all commercial marijuana operations. In staff's opinion, the State regulations guiding marijuana cultivation are sufficient to mitigate any conflicts. As for Lot 2, the property is primarily used to store junk vehicles. This has been the case for many years. A member of the public has expressed concern that fluids from the vehicles are potentially polluting nearby anadromous fish streams. Tests have not been taken and staff cannot confirm or deny this claim.

Given the number of vehicles, and the number of years the property has been used in this manner it is possible there is contamination at the property. Testing is necessary to confirm this.

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

Yes and No. The property to the south is currently zoned unclassified, but other properties adjacent are zoned multi-family residential and used for residential purposes. The intended use of marijuana cultivation should have little to no impact, however future permitted uses may. 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. This same condition was assigned to the last rezone from Commercial Residential to Light Industrial to protect the other adjacent Commercial Residential zoned property. Additionally, Lot 2 is currently being used to store junk vehicles. This is obviously not a use change, but it certainly does decrease the value of neighboring property (no matter what the zoning is) and it is out of harmony with the existing area.

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 generally in conformance with the Comprehensive Plan as reviewed below (with the exception of the junk vehicle storage currently taking place on Lot 2):

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 Municipal entitlement and unclassified.

Goal - Industrial Land Use: Provide for industrial land uses so that they limit impacts on adjacent land uses and the environment, and yet have safe and convenient access to the major transportation facilities they require.

> **Objective** - Encourage the consolidation of industrial land use activities.

Objective - Provide buffers between industrial and other land uses as a means to restrict the hazardous and/or nuisance aspects of industrial uses.

Objective - Control undesirable air and water emissions of industrial land uses.

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?

There is potential that the junk vehicle storage is contributing to pollution in the area. Only testing of the soil and water bodies in the area will tell this for sure. This is not a new use, but continuation of an existing use in violation of both the existing and proposed zoning of Lot 2.

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

No.

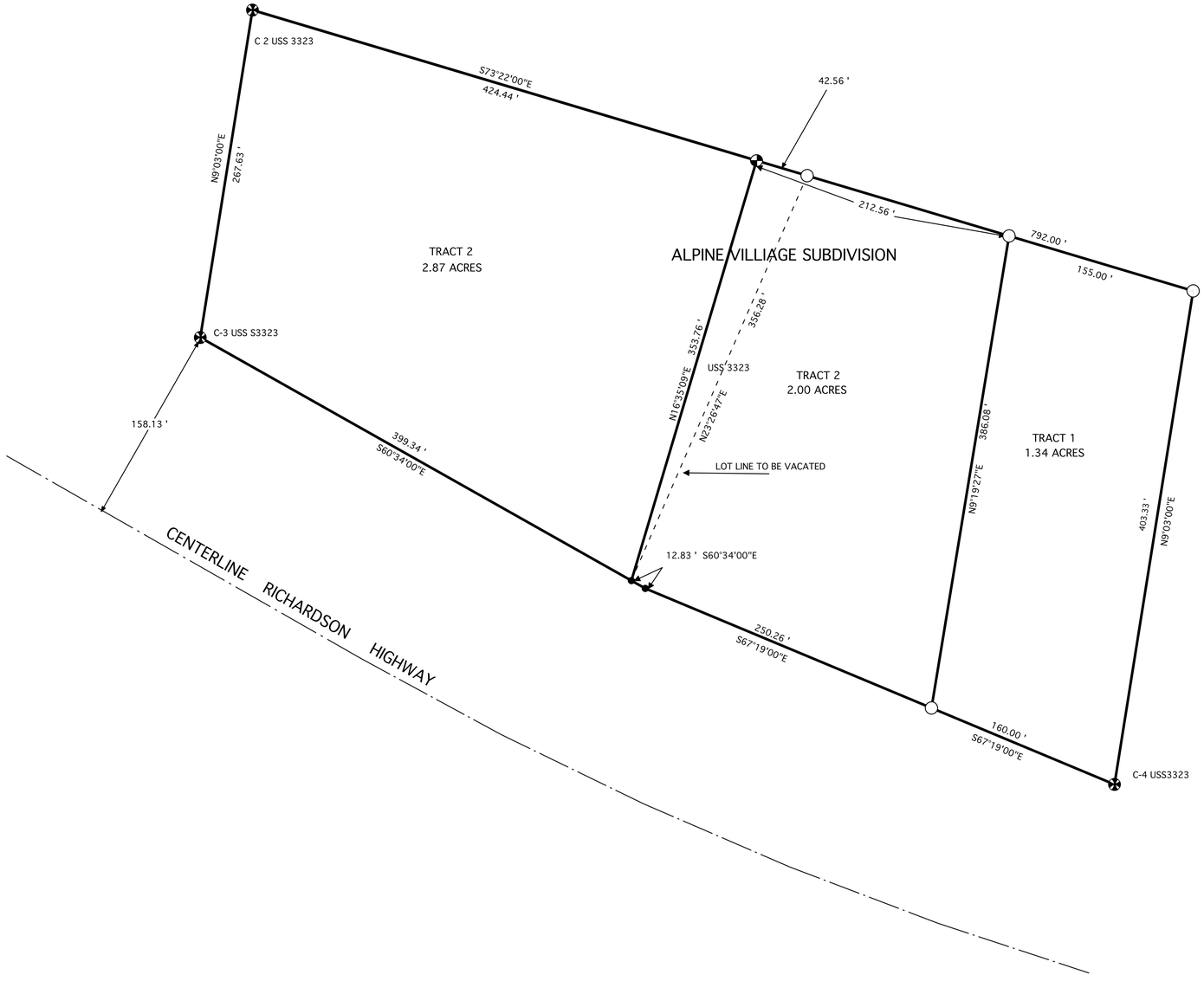
Decision of the Council

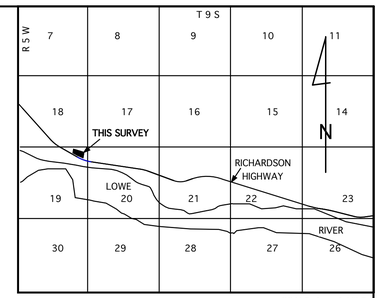
The Council may, regardless of the above findings conditionally approve or deny the permit. The Councils' own independent review of information submitted at the public hearing provides the basis for the decision. The decision needs supportive findings based on factors associated with the same questions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

Planning and Zoning Recommendation

Approve Recommendation to City Council to Authorize the Rezone of Tract 2 & 3, Alpine Village, from Multi-Family Residential (RC) to Light Industrial (L-I) and Commercial Residential (C-R) with one Condition:

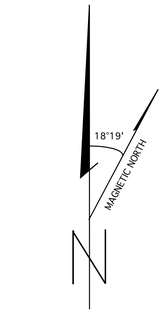
Condition 1: Any future change in the use to the property will require the property owner/applicant to go through the conditional use permit process to include permitted uses. A document requiring this will be recorded to the property.





USGS QUADRANGLE VALDEZ (A-6) 1980 SCALE: 1" = 1 MILE

VICINITY MAP



APPROXIMATE DECLINATION, 2015
(NGDC, NOAA)

CERTIFICATE OF OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF TRACTS 2 & 3, ALPINE VILLAGE SUBDIVISION SHOWN HEREON AND THAT WE ADOPT THIS PLAT OF SUBDIVISION.

SIGNED_____DATE_____
DWAIN T. DUNNING
P.O. BOX 1876
VALDEZ, ALASKA 99686

SIGNED_____DATE_____
CYNTHIA DUNNING

NOTARY'S ACKNOWLEDGEMENT

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF_____, 20____, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, COMMISSIONED AND SWORN, PERSONALLY APPEARED

_____

_____

TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY OF THE PUBLIC _____

MY COMMISSION EXPIRES_____

CERTIFICATE OF PAYMENT OF TAXES

I, _____,
CITY CLERK FOR THE CITY OF VALDEZ, ALASKA,
DO HEREBY CERTIFY THAT ALL TAXES LEVIED AGAINST
TRACTS 2 & 3, ALPINE VILLAGE SUBDIVISION AS SHOWN
ON THIS PLAT ARE PAID AS OF_____

SIGNED _____DATE_____
CITY CLERK

PLANNING AND ZONING COMMISSION

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

SIGNED_____DATE_____
CHAIRMAN

1 METER = 3.2808333 US FEET, 1 US ACRE =0.4047 HECTARE

NOTES:

1. ALL DIMENSIONS ARE RECORD DIMENSIONS FROM THE PLAT OF USS 3323, LOT 1 APPROVED JULY 23, 1958 AND A RECORD OF SURVEY OF ALPINE VILLIAGE SUBDIVISION RECORDED IN THE VALDEZ RECORDING DISTRICT ON MAY 7, 2003 AS PLAT NO.2003-6.
2. THE PURPOSE OF THIS PLAT IS TO REPLAT TRACTS 2 & 3, ALPINE VILLAGE SUBDIVISION.

LEGEND

- MONUMENT SET THIS SURVEY (REBAR WITH CAP)
- MONUMENT RECOVERED THIS SURVEY (REBAR WITH CAP)
- MONUMENT OF RECORD
- LOT LINE TO BE VACATED
- SURVEY OR BOUNDARY AFFECTED BY THIS REPLAT
- (R) RECORD BEARING OR DISTANCE
- (M) MEASURED BEARING OR DISTANCE

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, AND 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 TERRY GILMORE
REGISTERED LAND SURVEYOR NO. 6709-S

GILMORE AND ASSOCIATES
HC 60 BOX 216
COPPER CENTER, ALASKA 99573
(907) 822-3344

A REPLAT OF A TRACTS 2 & 3, ALPINE VILLAGE SUBDIVISION

LOCATED WITHIN USS 3323, SECTION 19, T9S, R5W, C.R.M. ALASKA
VALDEZ RECORDING DISTRICT

PREPARED FOR
DWAIN T. AND CYTHIA DUNNING
P.O. BOX 1876
VALDEZ, ALASKA 99686
907-835-2277

SCALE	CHECKED	DRAWN BY TG
1"= 50'	T.G.	DATE 7-21-2016

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 =92 ft

AnnMarie Lain

From: whickel@gci.net
Sent: Wednesday, June 15, 2016 3:10 PM
To: AnnMarie Lain
Cc: Lisa Von Bargen
Subject: Mt. View Apartments

Follow Up Flag: Follow up
Flag Status: Completed

Good afternoon AnnMarie,

Thank you for speaking with me yesterday regarding the re-zoning of Mr. Dunning's property. I understand the proposal is to re-zone from multi-family to light industrial with the intent of operating a marijuana growing facility. I have two main concerns regarding this proposal; my tenants with children and members of the Coast Guard. I have several apartments leased to Coast Guards members, and my worry is that even though this proposal is legal in the state of Alaska, it is not legal at the federal level. I have a concern that this proposal might "blacklist" my property from Coast Guard usage which makes up a significant amount of my tenants. I called the 17th District office in Juneau for guidance was told that there is no official policy about housing and growing operations today, but that an operation that close would probably make some Coast Guard members apprehensive about living in such close proximity.

If you have any questions, please let me know

Thank you,

Wally Hickel III
Vice President
Hickel Investment Company
907-343-2226
www.hickelinvestment.com

May 17, 2017

City of Valdez
Valdez Planning and Zoning Commission,
Attention Lisa Von Bargen, Director CEDD

Comments regarding the Public Hearing, request from Dwain Dunning for a Rezone from (R-C) Multi-Family Residential to (L-I) Light Industrial. Parcels located at 4271 Richardson Highway, Tract 2&3 Alpine Village, USS 3323.

Dear Zoning Commission members;

I am writing to object to the request to rezone the property as noted above.
The property has been operated as an apparent illegal junk yard for many years, in violation of the property current zoning, Multi-Family Residential.
This illegal junk yard is a blight to our community, an apparent violation of both our Valdez Local Ordinances, State of Alaska Title 19, Chapter 27 Junk Yards, as well as Federal laws 23 U.S.C. 136 control of Junk Yards and possibly EPA Clean Water Laws.

Additionally, this property has an anadromous fish stream which flows into the Robe Lake, a fish stream supporting several natural runs of Salmon. This stream is shown on the State of Alaska Fish Resource Monitor Map. The potential for contaminates from this apparent illegal junk yard flowing into the waters of Alaska and of our community are a real concern.

For these reasons as expressed above, I object to the request to rezone.
Further I ask the City of Valdez to enforce the current zoning regulations.

I have provided attachments regarding Valdez Local Ordinances, State of Alaska and Federal Laws as well as State of Alaska Fish Resource Monitor map for reference.

Thank you,

Jim Gifford
Resident of Valdez, Alaska
PO Box 1253
Valdez Alaska 99686

NOTE: Map depicting approximate parcel boundary only.
Use recorded plat for accurate delineation.

City of Valdez
17.04.790 Junkyard.

"Junkyard" means any lot or portion of a lot used for the storage, salvage, keeping or abandonment of junk or waste material including worn out, wrecked, scrapped, partially or fully dismantled discarded tangible materials, combination of materials, or items, such as machinery, metal, rags, rubber, paper, plastics, chemicals and building materials which cannot, without further reconditioning, be used for their original purpose. (Ord. 03-15 § 1 (part): prior code § 30-8(b) (part))

8.20.040 Junk vehicles.

A. It is unlawful for any person to place upon public property not set aside by law as a refuse disposal, or upon any private property, except licensed junk yards, any wrecked, junked or abandoned vehicle.

B. It is unlawful for any owner, lessee, agent, tenant or occupant to allow or permit to remain on any property owned or controlled by him, except licensed junk yards, any wrecked, junked or abandoned vehicle.

C. Any violation of subsection A or B of this section shall constitute a public nuisance. The costs of abatement may be charged or assessed by the city council as provided by Section 8.20.150(B) against any or all of the following:

1. The vehicle;

2. The registered owner of the vehicle;

3. Any person who has acquired the right to possession of the vehicle from or through the registered owner;

4. Any person in violation of subsection A or B of this section;

5. The owner, lessee, agent, tenant or person in control of the property where the vehicle was situated at the time of the notice to abate.

D. As used in this section:

1. The term "abandoned" includes any vehicle which, at the time of the notice of abandonment, cannot be operated as a motor vehicle in compliance with the laws of the state because of mechanical failure or condition.

2. The term “vehicle” means any motor vehicle as defined in this code and includes any body or part of any such motor vehicle.

E. A person having upon his premises an abandoned vehicle which is in need only of reasonable repairs and is without available funds to obtain the required license or to make such repairs may apply to the city manager for a permit to keep the vehicle upon the premises. (Ord. 11-02 § 1 (part): prior code § 16-4)

State of Alaska, Title 19, Chapter 27, Junk yards, Section 10 through 140

AS 19.27.010. Purpose.

For the purpose of promoting the public safety, health, welfare, convenience, and enjoyment of public travel, to protect the public investment in public highways and other roads maintained by the state, and to preserve and enhance the scenic beauty of land bordering public highways and other roads maintained by the state, it is declared to be in the public interest to regulate and restrict junk yards in areas adjacent to the interstate, primary, and secondary systems within this state and other roads maintained by the state. The legislature finds and declares that junk yards that do not conform to the requirements of this chapter are public nuisances.

Federal, 23 USC 136, Control of Junk Yards

Title 23: Highways

PART 751—JUNKYARD CONTROL AND ACQUISITION

Contents

AUTHORITY: 23 U.S.C. 136 and 315, 42 U.S.C. 4321-4347 and 4601-4655, 23 CFR 1.32, 49 CFR 1.48, unless otherwise noted.

SOURCE: 40 FR 8551, Feb. 28, 1975, unless otherwise noted.

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§751.1 Purpose.

Pursuant to 23 U.S.C. 136, this part prescribes Federal Highway Administration [FHWA] policies and procedures relating to the exercise of effective control by the States of junkyards in areas adjacent to the Interstate and Federal-aid primary systems. Nothing in this part shall be construed to prevent a State from establishing more stringent junkyard control requirements than provided herein.

[40 FR 12260, Mar. 18, 1975]

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§751.3 Applicability.

The provisions of this part are applicable to all areas within 1,000 feet of the nearest edge of the right-of-way and visible from the main traveled way of all Federal-aid Primary and Interstate Systems regardless of whether Federal funds participated in the construction thereof, including toll sections of such highways. This part does not apply to the Urban System.

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§751.5 Policy.

In carrying out the purposes of this part:

(a) Emphasis should be placed on encouraging recycling of scrap and junk where practicable, in accordance with the National Environmental Policy Act of 1969 (42 U.S.C. 4321, *et seq.*);

(b) Every effort should be made to screen nonconforming junkyards which are to continue as ongoing businesses; and

(c) Nonconforming junkyards should be relocated only as a last resort.

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§751.7 Definitions.

For purposes of this part, the following definitions shall apply:

(a) *Junkyard.* (1) A Junkyard is an establishment or place of business which is maintained, operated or used for storing, keeping, buying, or selling junk, or for the maintenance or operation of an automobile graveyard. This definition includes scrap metal processors, auto-wrecking yards, salvage yards, scrap yards, autorecycling yards, used auto parts yards and temporary storage of automobile bodies and parts awaiting disposal as a normal part of a business operation when the business will continually have like materials located on the premises. The definition includes garbage dumps and sanitary landfills. The definition does not include litter, trash, and other debris scattered along or upon the highway, or temporary operations and outdoor storage of limited duration.

(2) An Automobile Graveyard is an establishment or place of business which is maintained, used, or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts. Ten or more such vehicles will constitute an automobile graveyard.

(3) An Illegal Junkyard is one which was established or is maintained in violation of State law.

(4) A Nonconforming Junkyard is one which was lawfully established, but which does not comply with the provisions of State law or State regulations passed at a later date or which later fails to comply with State regulations due to changed conditions. Illegally established junkyards are not nonconforming junkyards.

(b) *Junk.* Old or scrap metal, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof.

(c) *Main traveled way.* The traveled way of a highway on which through traffic is carried. In the case of a divided highway, the traveled way of each of the separated roadways for traffic in opposite directions is a main traveled way. It does not include such facilities as frontage roads, turning roadways, or parking areas.

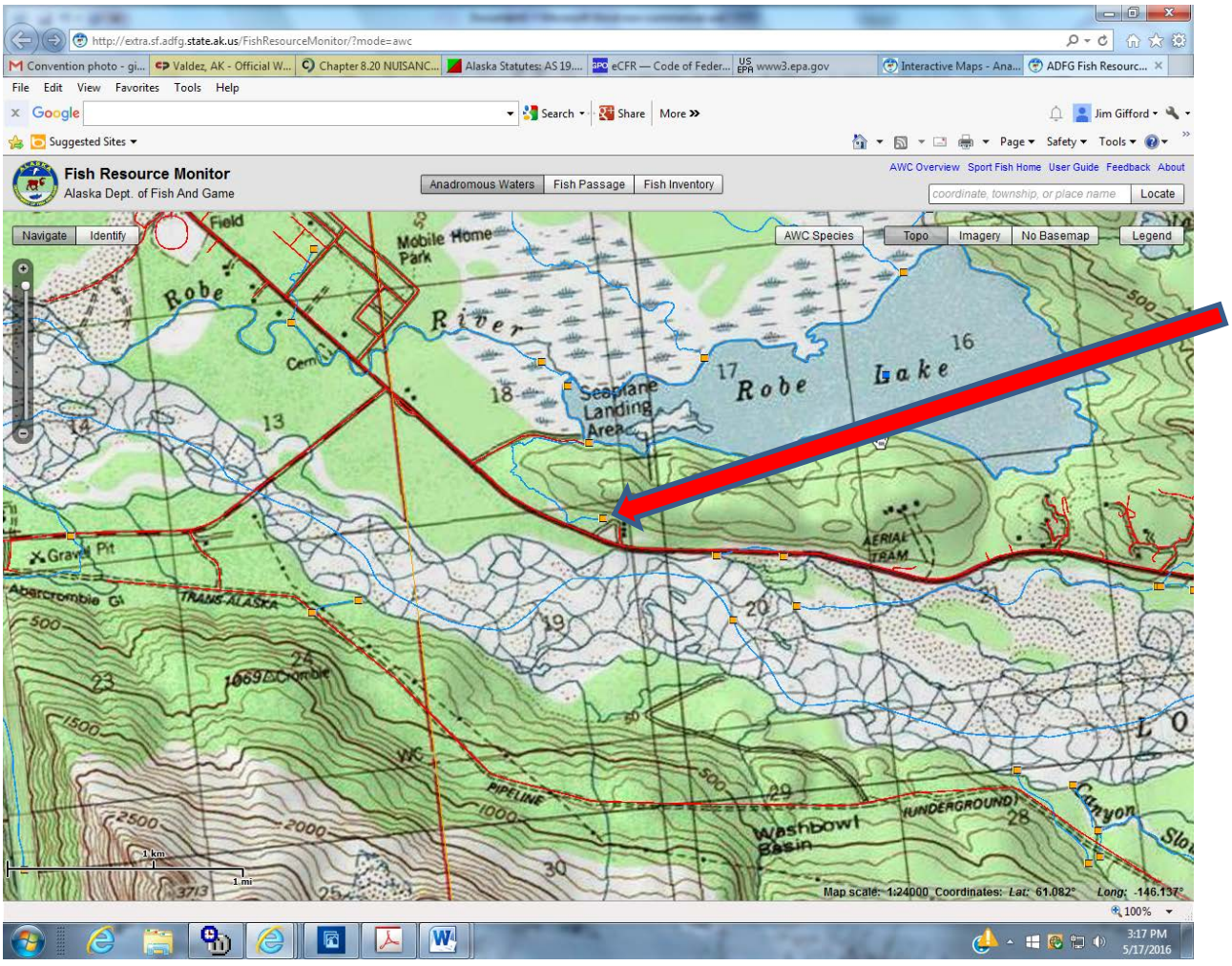
(d) *Industrial zones.* Those districts established by zoning authorities as being most appropriate for industry or manufacturing. A zone which simply permits certain industrial activities as an incident to the primary land use designation is not considered to be an industrial zone. The provisions of part 750, subpart G of this chapter relative to Outdoor Advertising Control shall apply insofar as industrial zones are concerned.

(e) *Unzoned industrial areas.* An area where there is no zoning in effect and which is used primarily for industrial purposes as determined by the State and approved by the FHWA. An unzoned area cannot

include areas which may have a rural zoning classification or land uses established by zoning variances or special exceptions.

[40 FR 8551, Feb. 28, 1975, as amended at 41 FR 9321, Mar. 4, 1976]

Fish Resource Monitor Map, Alaska Department of Fish & Game



CITY OF VALDEZ, ALASKA
GATEWAY TO THE INTERIOR

Office of Communtiy Development
July 5, 1988

Ms. Karen Leitch
3001 Spenard Rd
Anchorage, AK 99503

RE: Karen Leitch - Rezone request from Multi-Family (RC) to Light Industrial (LI), Tract 3, Alpine Village Subdivision, 88-2

Dear Ms. Leitch:

The Planning and Zoning Commission, at their special meeting of June 29, 1988, tabled indefinitely your rezone request from Multi-Family (RC) to Light Industrial (LI), Tract 3, Alpine Village Subdivision. It was suggested by the Commission that a more appropriate zoning would be Commercial Residential (CR).

If there are any questions or if we can be of further service, please let us know.

Sincerely,

Marshall B. Jones
City Engineer

MBJ/cls
xc Leitch and Associates Realty - Attn. James Leitch
Pau 7-7-88

#80Leitch.705

P.O. BOX 307 • VALDEZ, ALASKA 99686
TELEPHONE (907) 835-4313 • TELEX 25-381 • TELECOPIER (907) 835-2992

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0114 **Version:** 1		
Type:	Report	**Status:**	Agenda Ready
File created:	8/31/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Update on New Municipal Well		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	Valdez-Well-report-comments - Day Engineering Valdez Aquifer Modeling Report - Shannon&Wilson Day Engineering Proposal		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Update on New Municipal Well

SUBMITTED BY: Jason Miles, Capital Facilities Director

FISCAL NOTES:

Expenditure Required: $28,000
Unencumbered Balance: $41,651.32
Funding Source: Account Code 15-350-1602 New Water Well

RECOMMENDATION:

N/A

SUMMARY STATEMENT:

New Well Project Update

Over the past year we have been working with Shannon & Wilson and Dean Day of Day Engineering to determine a preferred location for an additional well. The reports from both Shannon & Wilson and Day Engineering are optimistic regarding developing a new well near Hermon Hutchens Elementary School.

Summary of the Aquifer Modeling Report from Shannon & Wilson (full report is attached):

'Based on nearly 4-months of water level measurements at Boring B-1 the current operation of Well 4 has a minimal impact on water levels in Boring B-1. If Well 4 is operated for longer periods of time in the future we

would expect more significant impact to water levels in the vicinity of Boring B-1. Using the current pumping scenario, the model predicts that steady-state conditions are reached in the aquifer after 20 days with a maximum predicted drawdown of 2.4 feet at Boring B-1. Based on the water level measurements, the aquifer appears to respond rapidly to recharge events; however, based on the information available, we are unsure if the recharge events were precipitation or snow melt.

Based on our conclusion about the similarity of the aquifer between the two locations and the results of the numerical modeling, it appears that a production well located near Boring B-1 should be able to produce similar amounts of water as Well 4. To achieve this production a significant development effort would be needed and there is the possibility that the aquifer can't be developed enough to realize similar production. If operated simultaneously for longer periods of time than Well 4 is currently operated it is likely that additional interference (increased drawdown and potentially less production) will be observed. Based on the modeling conducted it appears that 0.5 feet of additional drawdown will be observed in the aquifer near the wells with two wells pumping under the current pumping schedule.'

Summary from Day Engineering's 'Comments on Shannon & Wilson's elementary school well feasibility report' (full report is attached):

'1. Shannon & Wilson's report indicates that there is change in the groundwater level due to circumstances other than well pumping, and there will be a need to prove that a new well is not under the direct influence of groundwater. Variable water levels would explain why the well has a hard time keeping up at 1,700 gpm at certain times in the summer while it can pump 14 hours straight at other times. Recommend continuing to monitor the water levels for a better idea of the variations. As we proceed, we will likely have a lively discussion with the DNR and DEC proving that the new well (and our existing south well) is not under direct influence of surface water.

2. The proposed well at the elementary school will be hydraulically influenced by the south well near Egan. The water bearing gravel and aquifer we are after is shallow, and is not thick. The model showed a possible scenario of pumping the existing well and a new proposed elementary school well at 1,800 gpm for 1 hour on and 4 hours off. Based on the water system operator's observations over time, 1,800 gpm will likely be too high of a pumping rate for the new well. We won't know for sure until we drill a well and test pump. I'm guessing the new well will pump about 1,000 gpm to be safe, and we should probably re-equip the existing south well with a smaller pump.

3. The advantages of the location of the elementary school well (power is there, we own the property, the south tank is nearby, etc.) outweigh negatives (south well influence, surface water influence, etc.) encountered so far. We recommend drilling the well at the school, but before the new well is drilled, get rid of the large underground fuel storage tank at the elementary school. The groundwater is shallow (less than 20 feet deep), and a leaking fuel tank that close would get to the well considering the shallow water table and large radius of influence.'

Summary of Continued Maintenance Recommendations from Shannon & Wilson (full report is attached):

'Accurate well performance data is an important component of a long-term well monitoring plan that includes regular monitoring and periodic maintenance/rehabilitation. Water level measurements and pumping rates should be determined and logged as frequently as possible so well performance can be tracked over time allowing potential pump problems to be identified early on. Currently there is no monitoring of the water levels in Well 4. The water levels in the well should also be compared to the predicted water level of 5.6 feet after 14 hours of pumping. This will allow a calculation of well efficiency.

Specific capacity (flow rate divided by drawdown) is a good indicator for determining when routine

maintenance may be needed. Shannon & Wilson suggests that the specific capacity be monitored at least monthly during operation, and a simple database be established to record the information. An initial baseline specific capacity should be estimated while pumping at the normal production rate. When the specific capacity has declined by 10-percent, Shannon & Wilson recommends that a more thorough analysis be performed to determine the cause of the decline and develop options for regaining or reducing additional losses in specific capacity.'

Day Engineering's Suggested Steps Moving Forward:

1. Remove the old underground fuel tank at the elementary school, and replace with an above ground tank including whatever clean-up we need (hopefully none). A large leaking tank that close to the new well is a show-stopper for the new well. The City has their underground tank removal engineers, so we don't need to be involved in that.
2. Get with CVEA on power requirements and CVEA expense to get power to the new well house for construction estimate.
3. Get with Jim Swanson (telemetry contractor for the City) on telemetry equipment and upgrades needed for construction estimate.
4. Get with City staff (Brad and Rob) on how they want to heat the building, how they want well pump access, type of pump (lineshaft or submersible), type of meter, generator vs. well pump direct drive, etc. for construction estimate.
5. Get with City staff (Rusty and Lisa) on building and zoning requirements for construction estimate.
6. Get well design and construction funding approved by City Council showing total estimated construction costs also in case it's a good well. If the well is no good, we stop there.
7. Coordinate with ADEC and ADNR on well requirements and set up well drilling contract per the requirements including water rights. We would use Shannon and Wilson to help us on the well. We will at least have a surface water discussion and back and forth with ADEC and ADNR since we are close to Mineral Creek.
8. Drill the well, test pump, and get water quantity / quality results approved by ADEC and ADNR.
9. If the well is good and we have all of our approvals / permitting done, go back to City Council and get the funding authorized to equip the well with a pump, build a new well house, generator / right angle drive, etc., and connect water piping from the new well to the South Tank.
10. Design project and bid out the construction of the well equipment and piping project.
11. Award bid, construct / inspect project, and turn the well on.

Current Progress:

We are in the process of executing a Professional Services Agreement with Day Engineering to assess the In-Town Water System for $28,000. Day Engineering will provide an improvement plan/report outlining the water system improvement needs and preliminary costs to construct the improvements (proposal attached).

Currently two underground storage tanks are located at the elementary school. The 2016 budget included a project to remove one of the tanks and replace it with an above-ground storage tank (HHES Underground Fuel Tank Replacement - Activity Code 1601 - Budget $250,000). Both tanks should be removed and replaced with above-ground storage tanks. Additional funds will be requested in the 2017 CIP budget. We have asked RSA Engineering for a proposal to make an initial site visit, so they may develop a design proposal for removing both underground storage tanks and replace them with two above-ground storage tanks.

DAY ENGINEERING

BOX 651 • EUREKA, NEVADA 89316 • (775) 237-5395
5 EAST PARK STREET • FALLON, NEVADA 89406 • (775) 423-9090

September 2, 2016

Mr. Jason Miles, Capital Facilities Director
City of Valdez, Alaska
P.O. Box 307
Valdez, Alaska 99686

RE: City of Valdez, Alaska municipal Town water system
SUBJ: Comments on Shannon & Wilson's elementary school well feasibility report

Dear Jason:

OVERVIEW

The City of Valdez Town water system consists of four wells, two tanks, and thousands of feet of water main ranging in size from twelve inch to six inch in diameter. One water tank is on a hill on the north side of Town, and other tank is on a hill on the south side of Town. 3 wells near Hanagita pump directly to the north tank. 1 well near Egan pumps directly to the south tank. See the schematic of the Town water system enclosed.

The water system was originally designed for residential water use. As the Town water demand has grown, the pipes in Town are not large enough to equate system pressure evenly between the north and south tank during higher demand. The water system in essence has become two systems during higher demand. The north tank serving the north side of town, and the south tank serving the south side of town. The south well near Egan on the west side of Town was installed to feed the south tank to remedy the unequal tank levels during high water demand. The Town continues to grow on the south side, specifically on South Harbor Drive. Silver Bay's recent construction will have major impact on south water demand.

If a pump malfunctions, or there is a problem in the well near Egan, you lose the ability to fill the south tank. Without south tank water, there is a problem supplying South Harbor Drive with adequate water pressure in the summer when Silver Bay and Peter Pan are running. A second well is needed on the south side to pump to the south tank. A new well will ensure municipal water service on the south side during a pump failure or other problem with the existing south well.

The southwest corner of the elementary school property looks like a good location in the water system to have a new well to pump to the south tank. The City of Valdez hired Shannon and Wilson to install monitoring wells and produce a ground water model to analyze whether or not the elementary school site was a good location to drill a well.

SHANNON & WILSON'S REPORT & OBSERVATIONS

There is a good description of the existing south well on Egan in the report. The existing well is 75 feet deep, and is the well has openings in the 16 inch casing from 38 feet to 58 feet deep, and from 59 feet to 74 feet deep. The well had to be back flushed and pumped hard to get sand out for days. Finally, the well produced about 2,000 gpm when test pumped, but had to have a lot of gravel pack and cement added to the surface to fill the void left by the violent well development. We do not know at what depth the majority of water comes into the well at, and we don't know where the pump is set at. The well currently pumps about 1,700 gpm, but there are times, according to system operator Brad Koch when 1,700 gpm is too much for the well to sustain.

Shannon & Wilson installed 3 piezometers to measure ground water levels. One near the south well on Egan, one at the elementary school site, and one at the end of the Coho Drive cul-de-sac. Soil samples were taken on the elementary school piezometer hole. The elementary school hole had water at 17 feet deep. The soil between 20 feet and 45 feet was clean and appeared to be water bearing. The soil in the hole between 45 feet and 65 feet deep was worse, as it had higher clay content.

A pumping test was conducted in May of 2016 on the south well near Egan, measuring the water levels in all the piezometers as the test was conducted. The south well was pumped for 14 hours straight. The results are tabulated below:

Valdez aquifer drawdown in feet interpolated from Shannon & Wilson graph

Time	Well 4	Water*	School	Water*	Coho	Water*
0 hr.	0.00	32.5	0.00	32.8	0.00	36.3
1 hr.	0.61	31.9	0.08	32.7	0.00	36.3
2 hr.	1.00	31.5	0.28	32.5	0.00	36.3
3 hr.	1.12	31.4	0.40	32.4	0.00	36.3
4 hr.	1.24	31.3	0.52	32.3	0.00	36.3
5 hr.	1.32	31.2	0.60	32.2	0.02	36.3
6 hr.	1.40	31.1	0.72	32.1	0.04	36.3
7 hr.	1.45	31.1	0.80	32.0	0.07	36.2
8 hr.	1.50	31.0	0.87	31.9	0.10	36.2
9 hr.	1.53	31.0	0.94	31.9	0.12	36.2
10 hr.	1.56	30.9	1.01	31.8	0.14	36.2
11 hr.	1.59	30.9	1.08	31.7	0.16	36.1
12 hr.	1.62	30.9	1.15	31.6	0.18	36.1
13 hr.	1.66	30.8	1.23	31.6	0.21	36.1
14 hr.	1.69	30.8	1.31	31.5	0.24	36.1
15 hr. (off)	1.71	30.8	1.38	31.4	0.27	36.0
16 hr.	0.60	31.9	1.12	31.7	0.26	36.0

- Valdez 2 feet contour LIDAR and Google Earth: Well 4 at 43 feet elevation (10.5 feet to water), School at 50 feet elevation (17.2 feet to water), Coho at 55 feet elevation (18.7 feet to water). Elevations are somewhat unreliable, but it's fun to look at.

COMMENTS & RECOMMENDATIONS

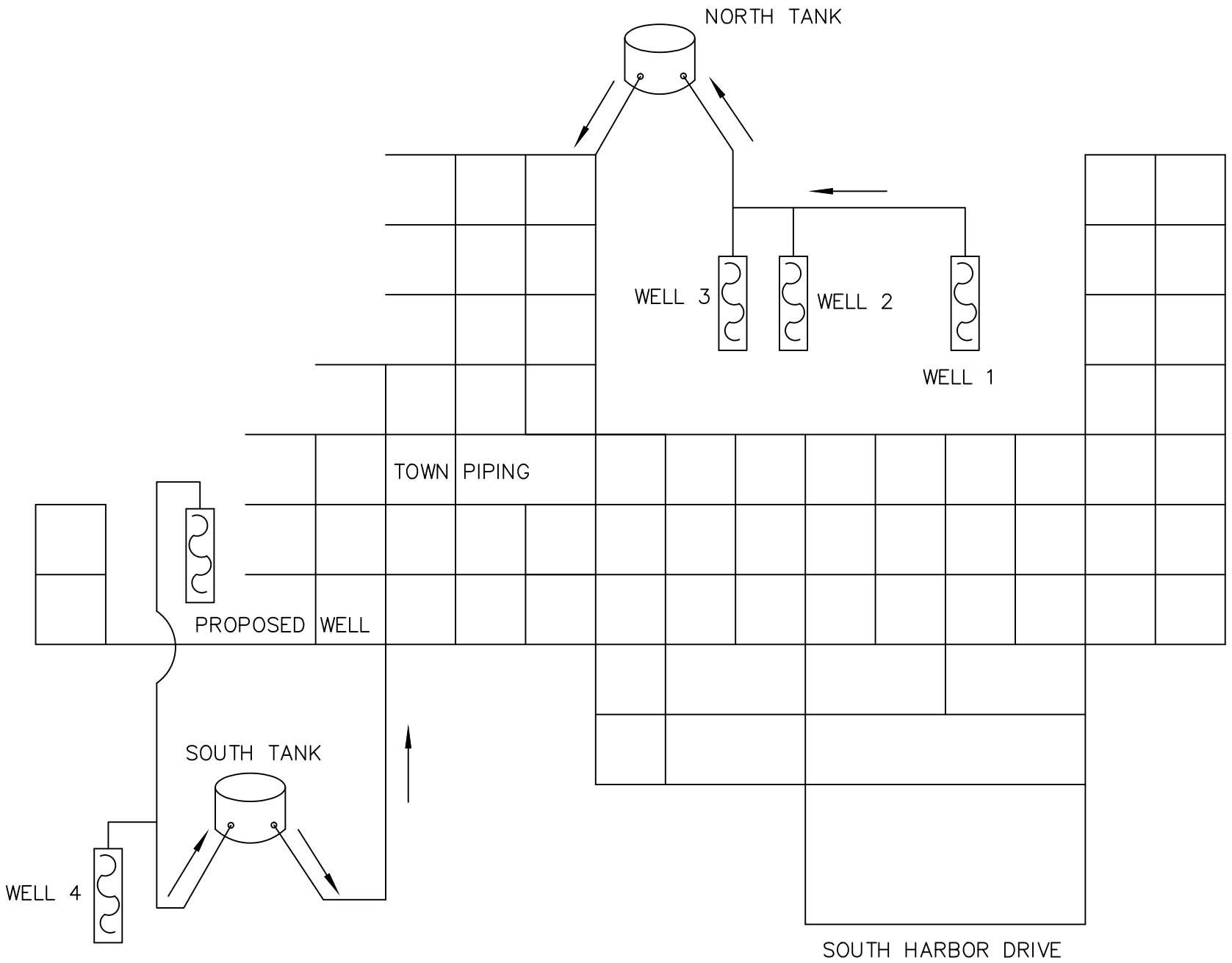
1. Shannon & Wilson's report indicates that there is change in the groundwater level due to circumstances other than well pumping, and there will be a need to prove that a new well is not under the direct influence of groundwater. Variable water levels would explain why the well has a hard time keeping up at 1,700 gpm at certain times in the summer while it can pump 14 hours straight at other times. Recommend continuing to monitor the water levels for a better idea of the variations. As we proceed, we will likely have a lively discussion with the DNR and DEC proving that the new well (and our existing south well) is not under direct influence of surface water.

2. The proposed well at the elementary school will be hydraulically influenced by the south well near Egan. The water bearing gravel and aquifer we are after is shallow, and is not thick. The model showed a possible scenario of pumping the existing well and a new proposed elementary school well at 1,800 gpm for 1 hour on and 4 hours off. Based on the water system operator's observations over time, 1,800 gpm will likely be too high of a pumping rate for the new well. We won't know for sure until we drill a well and test pump. I'm guessing the new well will pump about 1,000 gpm to be safe, and we should probably re-equip the existing south well with a smaller pump.

3. The advantages of the location of the elementary school well (power is there, we own the property, the south tank is nearby, etc.) out way negatives (south well influence, surface water influence, etc.) encountered so far. We recommend that drilling the well at the school, but before the new well is drilled, get rid of the large underground fuel storage tank at the elementary school. The groundwater is shallow (less than 20 feet deep), and a leaking fuel tank that close would get to the well considering the shallow water table and large radius of influence.

Very truly yours,

Dean Day, P.E.
Project Engineer



TOWN OF VALDEZ WATER SYSTEM SCHEMATIC

Aquifer Modeling Report
Municipal Water Supply
Valdez, Alaska

August 2016

SHANNON & WILSON, INC.

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

Excellence. Innovation. Service. Value.

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VALDEZ, ALASKA

1.0 INTRODUCTION

One of the main supplies of municipal water for the City of Valdez is Well 4, located off of Eagan Road in Valdez, Alaska. The City would like to provide redundancy to the system in the event that there is a problem with Well 4. Additionally, potential future growth could require an additional supply of potable water for the distribution system. The purpose of this study was to evaluate a preferred location for this new well and potential operational impacts on the existing Well 4. This report presents a summary of subsurface explorations, piezometer installation, groundwater level monitoring, and developing a numerical model of the aquifer.

The initial phase of work was conducted in accordance with our October 7, 2015 proposal. Notice-to-proceed (NTP) PO No. 73383 for that work was received from Mr. Dean Day of the City of Valdez on October 14, 2015. Because water levels could only be monitored in one location, the City approved our April 8, 2016 proposal to install two additional piezometers via PO No. 73915 on April 20, 2016.

2.0 SITE AND PROJECT DESCRIPTION

Well 4 is located inside of a wellhouse located on the south side of Eagan Drive as shown in Figure 1. In July 1981, DOWL advanced a test well at the approximate current location of Well 4. The test well was advanced to a depth of 180 feet below ground surface (bgs). DOWL concluded that except for a thin layer from about 54 to 59 feet bgs that the saturated materials would produce significant amounts of water above 75 feet bgs. These materials were described as silty, sandy gravel from 7 to 54 feet bgs and gravelly sand from 59 to 74 feet bgs. Below that depth the silty sand formation did not produce water in the test well. Based on the results of the test well, DOWL concluded that a production well in this location could produce between 1,000 and 1,500 gallons per minute.

In August 1981, a 16-inch diameter production well (Well 4) was installed with a cable tool drill rig. Telescoping screen was installed from 38 to 58 and 62 to 75 feet bgs. The screen was closed bottom and a tail pipe was not installed. The well was developed for 40 hours using horizontal water jetting and surging. This effort reportedly produced significant amounts of sand. However, when test pumped it was found that the well did not produce the amount of water

expected; pumping at 600 gpm caused the pump to cavitate. An additional 32 hours of development using a back flushing technique was conducted. After this effort the well was able to produce 2,000 gpm. Two cubic yards of gravel were placed around the well to fill a depression that formed during development. Additionally, 72 bags of cement were reportedly used to fill the void between the surface casing (20-inch diameter) and well casing. Based on a rule-of-thumb that one bag (94 pounds) of cement makes approximately 1 cubic foot of cement it should have taken about 21 bags to fill this void.

While Well 4 can meet current water demand, there is no backup supply if something happens to the well's ability to provide water. Additionally, there is a projected need for additional quantities of water in the future. Due to property ownership and existing infrastructure, the City would prefer that a new well be located on the Herman Hutchens Elementary School site, shown in Figure 1. A total of three piezometers were installed, in two phases, to monitor groundwater response to pumping at the existing Well 4. This information was used to develop aquifer properties and a numerical model. The numerical model was used evaluate the potential for interference if both wells are operated simultaneously.

3.0 SUBSURFACE EXPLORATIONS

Subsurface explorations for this study consisted of drilling and sampling one boring to a depth of 65 feet bgs on October 24 and 25, 2015. Figure 1 shows the project area and Figure 2 shows the relative location of Well 4 (located in a well house) and Boring B-1. Two additional borings, designated Piezometers P-1 and P-2, were advanced on May 17, 2016. The general boring locations were selected by the City of Valdez prior to mobilizing to the site.

Drilling services for Boring B-1 were provided by GeoTek Alaska using a truck mounted CME 75 drill rig. Wheaton Water Wells (Wheaton) installed Piezometers P-1 and P-2 using a REICHdrill T-650 air-rotary drill rig. An experienced representative from our firm was present during drilling to locate the holes, observe drill action, collect samples, log subsurface conditions, and observe groundwater conditions. Prior to mobilizing to the site we contacted the Call Locate Center to locate buried utilities in the project area.

Boring B-1 was advanced with 3¼-inch inner diameter (ID), continuous flight, hollow-stem augers to a depth of approximately 65 feet bgs. We had planned on being able to reach a depth of 75 feet bgs in the allocated day of drilling but the drilling was slower than expected due to subsurface conditions. As the boring was advanced, samples were typically recovered using Modified Penetration Test (MPT) methods at 2.5-foot intervals to 20 feet bgs and 5-foot intervals thereafter. In the MPT method, samples are recovered by driving a 3-inch outer diameter (OD)

split-spoon sampler into the bottom of the advancing hole with blows of a 340-pound hammer free falling 30 inches onto the drill rod. The number of blows required to advance the sampler the final 12 inches of an 18-inch penetration is termed the penetration resistance. Blow counts are shown graphically on the boring log figures as "penetration resistance" and are displayed adjacent to sample depth. The penetration resistance values give a measure of the relative density (compactness) or consistency (stiffness) of cohesionless or cohesive soils, respectively. In addition to the split-spoon samples, a grab sample of the near-surface soils was collected from the auger cuttings in the upper foot of the boring.

Borings for Piezometers P-1 and P-2 were advanced with an air-rotary drill rig and six-inch casing. As the borings were advanced, disturbed grab samples were periodically collected from the drill cuttings.

Recovered samples were observed and described in the field in general accordance with the classification system described by ASTM International (ASTM) D2488. Selected samples recovered during drilling in Boring B-1 were tested in our laboratory to refine our soil descriptions in general accordance with the Unified Soil Classification System, which is described in Figure A-1. Summary logs of the borings are presented as Figures A-2 to A-4.

Upon completion of each boring, piezometers were installed in the open borehole to facilitate measuring groundwater levels. The piezometers consisted of a 10-foot long, machine-slotted, 2-inch polyvinylchloride (PVC) screen and solid PVC riser pipe. The boreholes were backfilled with cuttings and a bentonite seal was placed around each casing. The top 18 feet of Boring B-1 was backfilled at a later date with pea gravel to address subsidence of the original backfill. The PVC casings were terminated approximately 2.5 feet above grade and a 6-inch diameter, steel protective casing was installed.

4.0 LABORATORY TESTING

Laboratory tests were performed on selected soil samples recovered from Boring B-1 to support our soil descriptions and to estimate the hydrogeological properties of the typical materials encountered at the site. The laboratory testing was formulated with emphasis on determining gradation properties and natural water content.

Water content tests were performed on the samples returned to our laboratory. Water content tests were performed in general accordance with ASTM D2216. The results of the water content measurements are presented graphically on the boring logs (Appendix A, Figure A-2). Grain size classification (gradation) testing was performed on select samples to estimate the particle size

distribution. The gradation testing generally followed the procedures described in ASTM C117/C136. The test results are presented in Appendix A, Figure A-5 (2 pages) and summarized on the boring log as percent gravel, percent sand, and percent fines. Percent fines on the boring log are equal to the sum of the silt and clay fractions indicated by the percent passing the No. 200 sieve.

5.0 SUBSURFACE CONDITIONS

The subsurface conditions encountered are presented graphically on the boring/piezometer logs included as Figures A-2 through A-4. Boring B-1 was advanced through an organic mat less than 1 foot thick. Layers of loose silt, silty sand, and sandy silt were encountered to a depth of about 7.5 feet bgs. Between 7.5 and 45 feet bgs a layer of well-graded sand with silt and gravel was encountered. This layer is interpreted to be alluvium and, based on laboratory testing, contained about 6 percent fines. A marked difference in drill action and blow counts was observed at the boundary of this layer and the deeper poorly-graded gravel that was encountered to the bottom of the boring at 65 feet bgs. In addition to being denser and containing more gravel particles, this layer also contained a higher fines content (10 to 22 percent). While Piezometers P-1 and P-2 were logged by cuttings, the soil types generally appeared to be consistent with Boring B-1.

Groundwater was encountered in Boring B-1 at approximately 19.5 feet bgs during drilling. Static groundwater measurements were collected on January 20 and May 18, 2016; groundwater was measured in Boring B-1 at 20.87 and 16.35 feet bgs, respectively. Groundwater was encountered during drilling in Piezometers P-1 and P-2 at 13 and 18 feet bgs, respectively, with static levels measured the following day at 10.66 and 17.86 feet bgs.

6.0 AQUIFER PROPERTIES

The City has not been able to operate Well 4 at its full pumping rate for a significant length of time. Well 4 is not instrumented for water levels or flow. It reportedly operates at a pumping rate of about 1,800 gallons per minute (gpm) and demand is driven by the water level in the storage tank into which it flows. Groundwater levels were monitored during normal operations during two separate timeframes. During the second timeframe the City was able to pump Well 4 for 14 hours straight.

6.1 January Pumping Test

On January 20, 2016 a Shannon & Wilson representative measured the static water level in Boring B-1 and installed a pressure transducer. An effort was made to locate the historic test well near Well 4. No potential test wells were identified in the plowed area around the well house or within the well house. The top of Well 4 was evaluated for the deployment of a second pressure transducer. It was determined that it would take significant effort, and taking the well offline, to install a pressure transducer in the pumping well. Therefore groundwater levels were only monitored at one location (Boring B-1). A barologger was installed on the south side of the well house to allow compensation of the recordings in the pressure transducer to changes in atmospheric pressure.

The pressure transducer was allowed to record water levels until its memory was full (40,000 data points) on March 16, 2016. The pressure transducer and barologger were collected by City of Valdez personnel and downloaded. The downloaded data was emailed to Shannon & Wilson and, after the data was determined to not be corrupted, the pressure transducer and barologger were shipped to Shannon & Wilson.

The collected data was manipulated to show depth to groundwater. Chart 1 shows the entire dataset collected between January 20 and March 16, 2016. From this figure it is evident that water levels varied over a range of about 1.6 feet during the monitoring period. Chart 2 graphs the first 24 hours of observations during this monitoring and it is evident that the variations in water level observed on Chart 1 are not entirely due to pumping of Well 4. A cyclical pattern of drawdown and recharge is apparent on Chart 2 with an overall increasing depth to water. Based on this figure it appears that Well 4 typically operates for 60 to 90 minutes followed by a shutdown period of 2 to 4 hours. Longer shutdown periods are observed during the overnight hours. Chart 3 presents the data for the first week of monitoring from January 20 to 27, 2016. In this chart, the cycling of Well 4 and the overall change in aquifer water levels is observable.

6.2 May Pumping Test

On May 18, 2016 a Shannon & Wilson representative placed pressure transducers in Boring B-1 and Piezometers P-1 and P-2. A barologger was installed in Piezometer P-1, above the groundwater, to allow compensation of the recordings in the pressure transducer to changes in atmospheric pressure.

The pressure transducers were again allowed to record water levels until its memory was full. The pressure transducers and barologger were collected by City of Valdez personnel and

downloaded. The downloaded data was emailed to Shannon & Wilson and, after the data was determined to not be corrupted, the pressure transducer and baralogger were shipped to Shannon & Wilson.

Once again the collected data was manipulated to show depth to groundwater. Chart 4 shows the entire dataset collected between May 18 and June 15, 2016. Similar pumping and recovery patterns are observed in the data. On May 25/26, 2016 the City was able to allow the well to recover for about 30 hours without pumping. The pump was then operated for 14 hours at 1,800 gpm. Chart 5 shows the drawdown observed during this pumping test. A maximum drawdown of about 1.7 feet was observed in Piezometer P-1 which is closest to Well 4. A similar drawdown curve, with less drawdown (0.23 feet maximum) was observed for Boring B-1. While drawdown was apparently measured in Piezometer P-2, due to the small amount and distance from the pumping well it is unclear if this drawdown was in response to the pumping at Well 4.

6.3 Aquifer Properties

A review of the pumping test data plotted on Chart 5 indicates that the test data appears reasonable and that problems with data collection were not encountered. Boundary conditions do not appear to have been encountered during pumping; however the pumping time was fairly short.

The data from the pumping test was evaluated in several ways. The data was first manually plotted to calculate initial aquifer transmissivity values using the Cooper-Jacob method. The data from the pumping test was imported into a commercial groundwater software program (Aqtesolv). This program was used to evaluate the data with several methods including the Cooper-Jacob (1946) and Neuman (1974) equations for an unconfined aquifer. The data was also evaluated for delayed-yield effects (common in highly stratified deposits) using the Tartakovsky-Neuman (2007) method. It was determined that the pumping test was not long enough for potential delayed-yield effects to be apparent.

The data from Piezometer P-1 and Boring B-1 were evaluated individually and together using the above methods. Based on this evaluation, we calculated the transmissivity of the aquifer to range from about 470,000 to 1,500,000 gallons per day per foot (gpd/ft) when modeled as an unconfined aquifer. The higher estimates are from the analysis of Boring B-1. Due to the small drawdown observed, we believe that the higher estimates are reflective of the upper portion of the aquifer and not the aquifer as a whole. Therefore we estimate the aquifer transmissivity to be on the order of 600,000 gpd/ft.

Based on the well log for Well 4 the well fully penetrates the aquifer. While the silty sand observed at 75 feet bgs will contribute water to the aquifer, the amount is relatively small compared to the recharge in the materials above this level at the rates and duration that the well is operated. Based on this, we estimate the aquifer thickness contributing to the flow as 60 feet. A hydraulic conductivity value of 0.5 centimeters per second (cm/s) was calculated for the aquifer. This is consistent with a clean, sandy gravel aquifer.

While we were not able to measure water levels in the pumping well we can make an estimate of the pumping water levels using the straight-line method applied to a distance-drawdown plot (Cooper-Jacob, 1946). The distance-drawdown is plotted on semi-log paper. A straight line is plotted between the drawdown in the observation wells and extended to intercept the radius of the pumping well. At the completion of the pumping test, and assuming an 80 percent well efficiency, the predicted drawdown within the well is 5.6 feet.

7.0 NUMERICAL MODELING

Based on the subsurface conditions described in the above sections, we constructed, calibrated, and ran a numerical model to estimate the impact the proposed pumping well on local groundwater conditions. The following subsections provide a description of the model setup and a summary of the modeling results. Detailed modeling documents are presented in Appendix B.

7.1 Modeling Approach

We used the USGS numerical groundwater flow code MODFLOW-2005 to simulate the groundwater flow system in the project area. MODFLOW is a three-dimensional, numerical computer model originally published by the U.S. Geological Survey (McDonald and Harbaugh, 1988) with updates in 2000 and 2005. MODFLOW is a robust model capable of simulating the diverse hydrologic conditions found in the project area. It is widely used and accepted by the groundwater modeling profession and is considered appropriate for this application. We used Groundwater Vistas (Version 6), a graphical interface program, as a pre- and post-processor to create and manage model input and output files for MODFLOW-2005 (Rumbaugh and Rumbaugh, 2007).

The spatial representation of the project area was initially constructed by defining the physical dimensions of the model domain and dividing it into a grid with distinct rows, columns, and layers. This division produces numerous cells that may be individually assigned specific attributes or properties that reflect the natural groundwater system. The groundwater flow system of the study area was numerically simulated to set the initial local aquifer conditions, and

the initial conditions were then used to simulate the groundwater system under the proposed development scenarios.

7.2 Model Design

As shown in Figure B-1, we used a model domain measuring 10,000 feet (east-west) by 10,000 feet (north-south) to simulate the groundwater system in the vicinity of Valdez. Horizontally, the model grid consists of 352 rows and 373 columns and variable grid spacing with rows and columns ranging from 10 to 250 feet in width. We used the smallest width of 10 feet in the immediate project area to provide better resolutions for the evaluation of the local hydrogeology. The model grid is shown in Figure B-2. The model's upper surface was established by interpreting a 10-meter resolution digital elevation map (DEM) dataset for the area to the final model grid. Vertically, the model is about 75 feet thick in the project area but varies with topography. Figures B-3 and B-4 show a profile view of the model. Horizontal and vertical extents were chosen to be sufficiently large to capture elements of the groundwater flow system that might be affected by potential boundary effects.

7.3 Boundary Conditions

Boundary conditions are fixed values of hydraulic head (groundwater elevation) or groundwater flux (inflow/outflow rate) defined within or along the edges of the model domain. The boundary conditions used in the model include constant head boundaries, general-head boundaries, and drains (Figure B-1).

General-head boundaries (GHB) allow the water level elevation to be assigned in a cell; the water level is maintained in the cell by adding or removing water from the model from an unlimited source/sink using a specified conductance term. GHBs were used to represent areas where recharge may occur from Mineral Creek in the model. A constant head boundary (CHB) was used to represent the water in Port Valdez. We used CHB to represent the aquifer conditions that may exist beyond the model domain to the north. The addition of these boundary conditions supported the model calibration and resulted in a closer approximation of the observed groundwater conditions. Because of the uncertainty of the extent of the aquifer to the north, we evaluated the followings cases:

1. Unlimited aquifer – We constructed the model with a CHB on the north to represent the aquifer exists beyond the pumping influence zone at the at the north model boundary.

2. Limited aquifer – We constructed the model without a CHB on the north to represent the pumping influence zone reached the limit of the aquifer at the north model boundary.

7.4 Hydraulic Parameters

Hydraulic parameters used in the model include hydraulic conductivity and porosity. Hydraulic conductivity describes the ability of a soil to transmit water. For this evaluation, we used 0.46 cm/s (1,300 ft/day) based on the pumping test analysis and model calibration. We assumed the same horizontal hydraulic conductivity for all units in all directions (isotropic conditions). We also assumed anisotropic conditions for the vertical component of hydraulic conductivity with a 10:1 ratio of horizontal to vertical hydraulic conductivity. Aquifer porosity of 0.25 was used for the model. As discussed below, these values and assumptions appear to be reasonable based on calibration of the model to pumping water levels.

7.5 Model Calibration

Calibration is a process whereby the model results are compared to observed groundwater data and modifications are made to input parameters in order to get a better match to the data set. The numerical model was calibrated to the groundwater level data collected before and during the pumping test from May 23, 2016 to May 27, 2016. Figure B-5 in shows the observed versus modeled groundwater levels at Piezometer P-1. Overall, the modeled-observed piezometric level match is satisfactory for the purpose of this analysis.

7.6 Model Simulation

Using our calibrated model, we simulated several pumping scenarios. Because we are uncertain about the aquifer extent north of the site, we evaluated the scenarios for an unlimited aquifer and a limited aquifer as described in section 7.3. We used a transient state model to simulate the pumping impact based on the current pumping schedule at rate of 1,800 gpm for 1 hour on and 4 hours off. In order to evaluate the long term impact of the pumping, we also simulated steady state condition with constant pumping rate of 427 gpm by averaging the current transient state pumping over a day. Our modeling scenarios are as follows:

- **Baseline Scenario 1a** – Transient state pumping from the existing well at 1,800 gpm for 1 hour on and 4 hours off. Assume aquifer is continuous to the north.
- **Baseline Scenario 1b** – Transient state pumping from the existing well at 1,800 gpm for 1 hour on and 4 hours off. Assume aquifer is not continuous to the north.
- **Baseline Scenario 1c** – Steady state pumping from existing well at constant pumping rate of 427 gpm. Assume aquifer is continuous to the north.
- **Baseline Scenario 1d** – Steady state pumping from existing well at constant pumping rate of 427 gpm. Assume aquifer is not continuous to the north.

- **Production Scenario 2a** – Transient state pumping from existing well and proposed well at 1,800 gpm for 1 hour on and 4 hours off from each well. Assume aquifer is continuous to the north.
- **Production Scenario 2b** – Transient state pumping from existing well and proposed well at 1,800 gpm for 1 hour on and 4 hours off from each well. Assume aquifer is not continuous to the north.
- **Production Scenario 2c** – Steady state pumping from the existing and proposed wells at constant pumping rate of 427 gpm from each well. Assume aquifer is continuous to the north.
- **Production Scenario 2d** – Steady state pumping from the existing and proposed wells at constant pumping rate of 427 gpm from each well. Assume aquifer is not continuous to the north.

7.7 Analysis and Conclusions

We used our model to evaluate the impact of the pumping by comparing the maximum modeled drawdown at Boring B-1 and Piezometers P-1 and P-2. Groundwater modeling results show that drawdown ranged from 1.1 to 2.7 ft at Piezometer P-1 under the current existing well pumping schedule, when steady-state conditions are reached after 20 days of pumping. Drawdown from pumping from Well 4 and the proposed well at the current pumping schedule will increase the drawdown to between 1.4 and 3.2 ft, in Piezometer P-1. The model results also show that the steady state pumping with lower pumping rates would result in less drawdown in the aquifer. A third scenario was evaluated in which both wells were pumping at 1,800 and 3,600 gpm. Under the 'unlimited' scenario it appears that the aquifer can sustain both wells running at 1,800 gpm without excessive drawdown. A summary of the model output is included below and detail model set up and drawdown contours are shown Appendix B.

Scenario	Number of Pumping Wells	Pumping Rates (each well in gpm)	Pumping Schedule	Aquifer Extend to Northern Model Boundary	Maximum Drawdown (ft)		
					P-1	B-1	P-2
1a	1	1800	1 hr on, 4 hrs off	Unlimited	1.1	0.2	0.1
1b	1	1800	1 hr on, 4 hrs off	Limited	2.7	2.4	2.3
1c	1	427	Constant	Unlimited	0.7	0.2	0.1
1d	1	427	Constant	Limited	0.8	0.3	0.2
2a	2	1800	1 hr on, 4 hrs off	Unlimited	1.4	1.1	0.4
2b	2	1800	1 hr on, 4 hrs off	Limited	3.2	2.6	2.7
2c	2	427	Constant	Unlimited	0.9	0.7	0.4
2d	2	427	Constant	Limited	0.9	0.8	0.4
3a	2	1800	Constant	Unlimited	3.7	3.2	1.5
3b	2	3600	Constant	Unlimited	7.6	6.5	2.9

8.0 DISCUSSION

In Chart 1 it is evident that significant recharge events occurred twice during the monitoring of water levels. These events appeared to occur around January 26 and February 21. Weather observations (temperature and precipitation) are not yet available for this time period so it is unknown if water levels changed due to precipitation or snowmelt (or a combination). While this indicates that the aquifer is influenced by changes in surface water it does not necessarily mean that the aquifer should be considered groundwater under direct influence of surface water (GWUDISW).

An initial comparison of the subsurface conditions at the Boring B-1 indicates that the aquifer materials encountered would likely not be as productive as the conditions logged at Well 4. The Well 4 log did not identify the transition to denser, siltier material below 45 feet bgs. However further review of the well log and development summary indicates that the aquifer materials may be similar. The prior well log is not as descriptive as the log of Boring B-1 and the samples logged were disturbed. This prior sampling effort could easily underestimate the amount of fine sand and silt in the aquifer materials.

During development of Well 4 nearly four cubic yards of material was removed from around the well screen. This estimate is based on the two yards of gravel added to fill the depression around the well and the additional concrete that was required to create the well seal. We interpret this to indicate that the additional sand and fines in the formation near the lower portion of the well screen were removed to create a natural filter pack that is more like the shallower aquifer materials.

The results of the 14-hour pumping test were used to develop an estimate of aquifer properties. Based on this, test an aquifer thickness of 60 feet and a hydraulic conductivity of 0.5 cm/s was estimated. This hydraulic conductivity is consistent with the types of soil observed in Boring B-1. A calculated drawdown in Well 4 of 5.6 feet after 14 hours of pumping was estimated.

A numerical model was developed for the aquifer. Based on calibration of the model to the pumping test results the hydraulic conductivity value was modified to 0.46 cm/s. The model was used to predict expected drawdown in the aquifer if a second well was added on the school property. Based on the results of the model, it appears that not only is a second well possible, but that both wells may be able to be pumped at a steady state rate of 1,800 gpm. Based on the results of the model it appears that the northern boundary responds somewhere between the scenarios evaluated.

9.0 CONCLUSIONS/RECOMMENDATIONS

Based on nearly 4-months of water level measurements at Boring B-1 the current operation of Well 4 has a minimal impact on water levels in Boring B-1. If Well 4 is operated for longer periods of time in the future we would expect more significant impact to water levels in the vicinity of Boring B-1. Using the current pumping scenario, the model predicts that steady-state conditions are reached in the aquifer after 20 days with a maximum predicted drawdown of 2.4 feet at Boring B-1. Based on the water level measurements, the aquifer appears to respond rapidly to recharge events; however, based on the information available, we are unsure if the recharge events were precipitation or snow melt.

Based on our conclusion about the similarity of the aquifer between the two locations and the results of the numerical modeling, it appears that a production well located near Boring B-1 should be able to produce similar amounts of water as Well 4. To achieve this production a significant development effort would be needed and there is the possibility that the aquifer can't be developed enough to realize similar production. If operated simultaneously for longer periods of time than Well 4 is currently operated it is likely that additional interference (increased drawdown and potentially less production) will be observed. Based on the modeling conducted it appears that 0.5 feet of additional drawdown will be observed in the aquifer near the wells with two wells pumping under the current pumping schedule.

Accurate well performance data is an important component of a long-term well monitoring plan that includes regular monitoring and periodic maintenance/rehabilitation. Water level measurements and pumping rates should be determined and logged as frequently as possible so well performance can be tracked over time allowing potential pump problems to be identified early on. Currently there is no monitoring of the water levels in Well 4. The water levels in the well should also be compared to the predicted water level of 5.6 feet after 14 hours of pumping. This will allow a calculation of well efficiency.

Specific capacity (flow rate divided by drawdown) is a good indicator for determining when routine maintenance may be needed. Shannon & Wilson suggests that the specific capacity be monitored at least monthly during operation, and a simple database be established to record the information. An initial baseline specific capacity should be estimated while pumping at the normal production rate. When the specific capacity has declined by 10-percent, Shannon & Wilson recommends that a more thorough analysis be performed to determine the cause of the decline and develop options for regaining or reducing additional losses in specific capacity.

10.0 CLOSURE/LIMITATIONS

This report was prepared for the exclusive use of our client and their representatives for evaluating the site as it relates to the geotechnical aspects discussed herein. The analyses and conclusions contained in this report are based on site conditions as they presently exist. It is assumed that the exploratory borings are representative of the subsurface conditions throughout the site, i.e., the subsurface conditions everywhere are not significantly different from those disclosed by the explorations. Groundwater levels and recharge vary by season and from year to year. The available water in the aquifer could vary substantially from what was observed during this study.

If, during construction, subsurface conditions different from those encountered in these explorations are observed or appear to be present, Shannon & Wilson, Inc. should be advised at once so that these conditions can be reviewed and recommendations can be reconsidered where necessary. If there is a substantial lapse of time between the submittal of this report and the start of work at the site, or if conditions have changed due to natural causes or construction operations at or adjacent to the site, it is recommended that this report be reviewed to determine the applicability of the conclusions considering the changed conditions and time lapse.

Shannon & Wilson has prepared the attachments in Appendix C *Important Information About Your Geotechnical/Environmental Report* to assist you and others in understanding the use and limitations of the reports.

Copies of documents that may be relied upon by our client are limited to the printed copies (also known as hard copies) that are signed or sealed by Shannon & Wilson with a wet, blue ink signature. Files provided in electronic media format are furnished solely for the convenience of the client. Any conclusion or information obtained or derived from such electronic files shall be at the user's sole risk. If there is a discrepancy between the electronic files and the hard copies, or you question the authenticity of the report please contact the undersigned.

We appreciate this opportunity to be of service. Please contact the undersigned at (907) 561-2120 with questions or comments concerning the contents of this report.

SHANNON & WILSON, INC.

Stafford Glashan, P.E.
Senior Engineer

SJG:KLB

CHART 1 - DEPTH TO GROUNDWATER (January 20 to March 16, 2016)

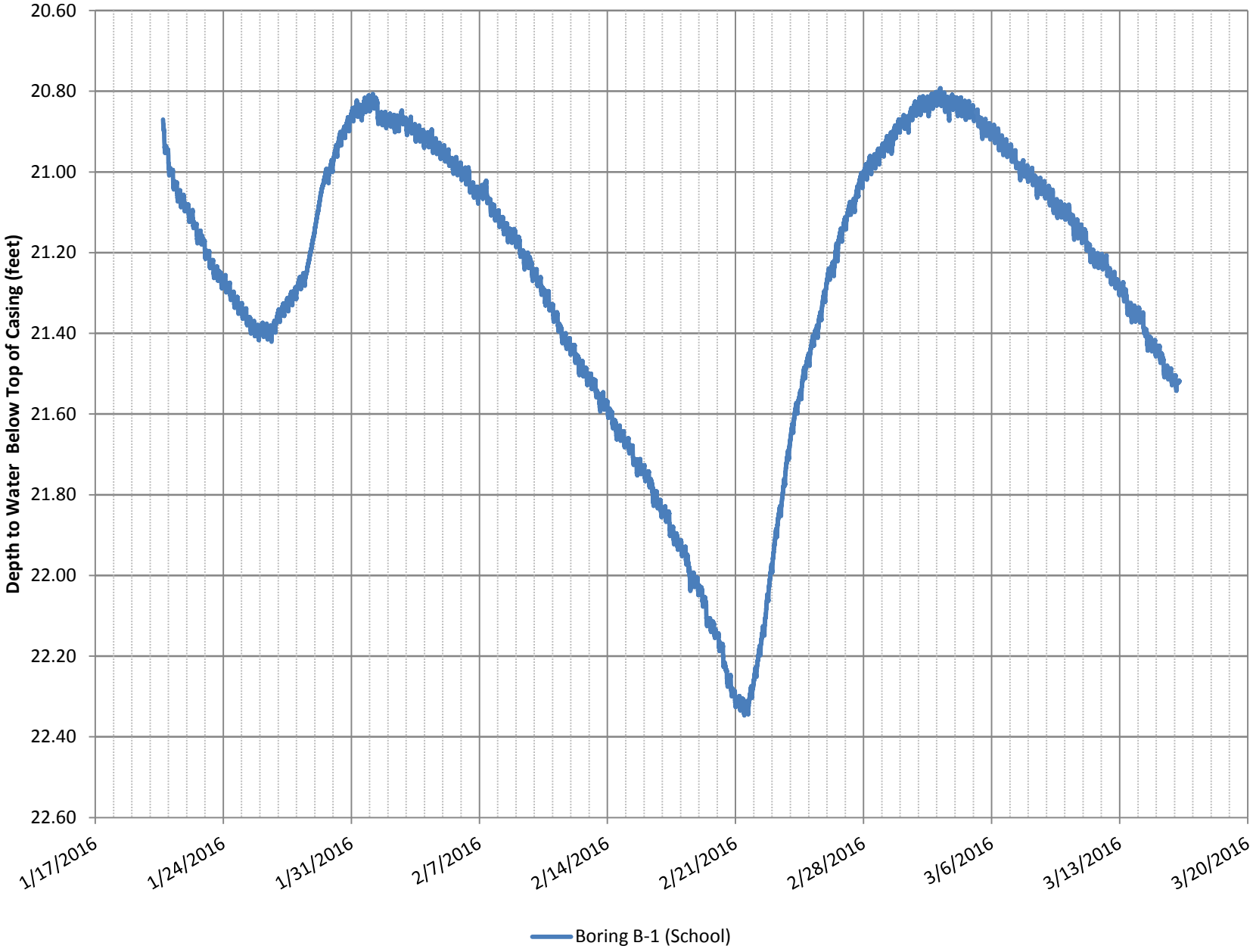


CHART 2 - DEPTH TO GROUNDWATER (January 20, 2016)

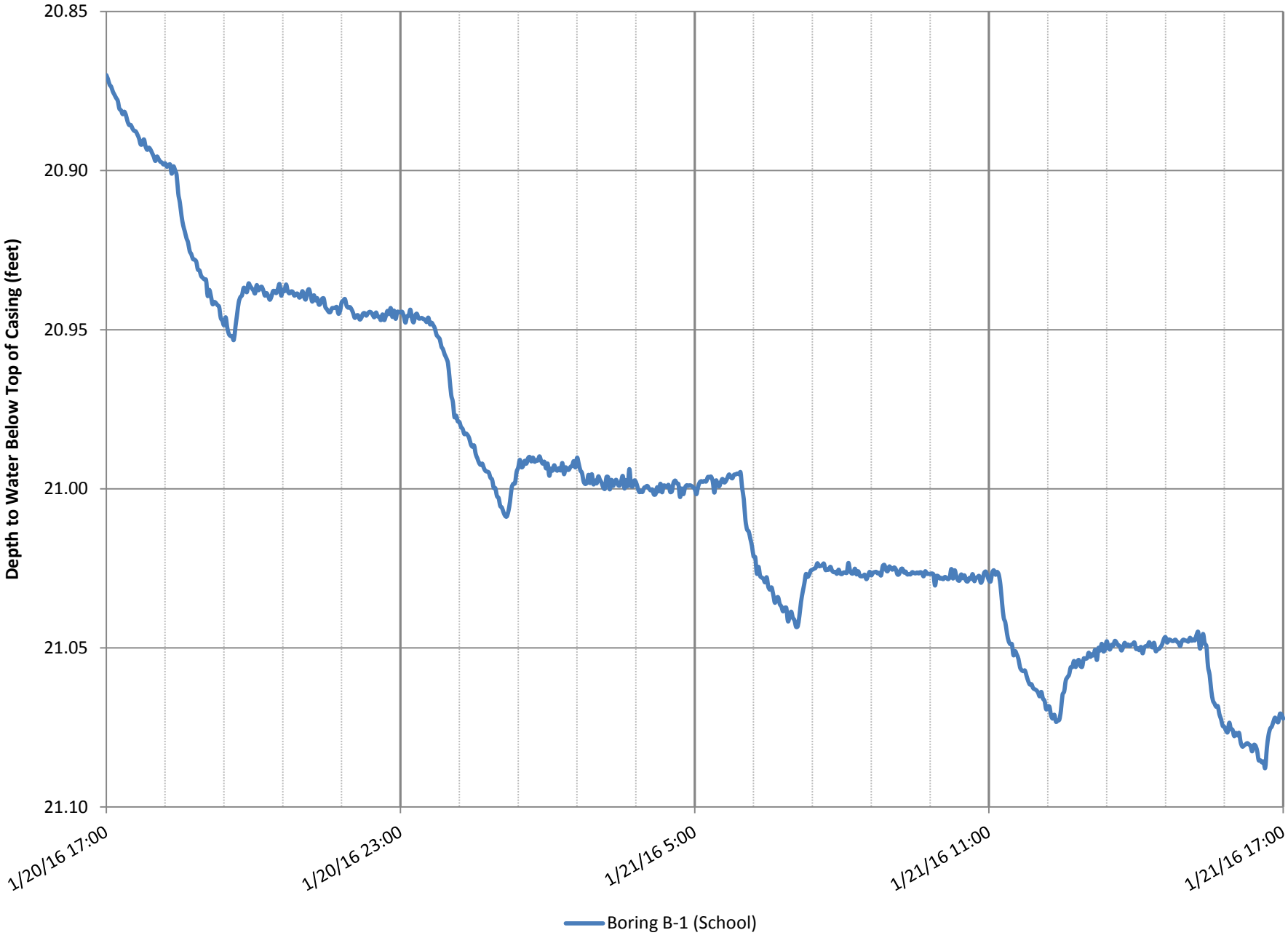
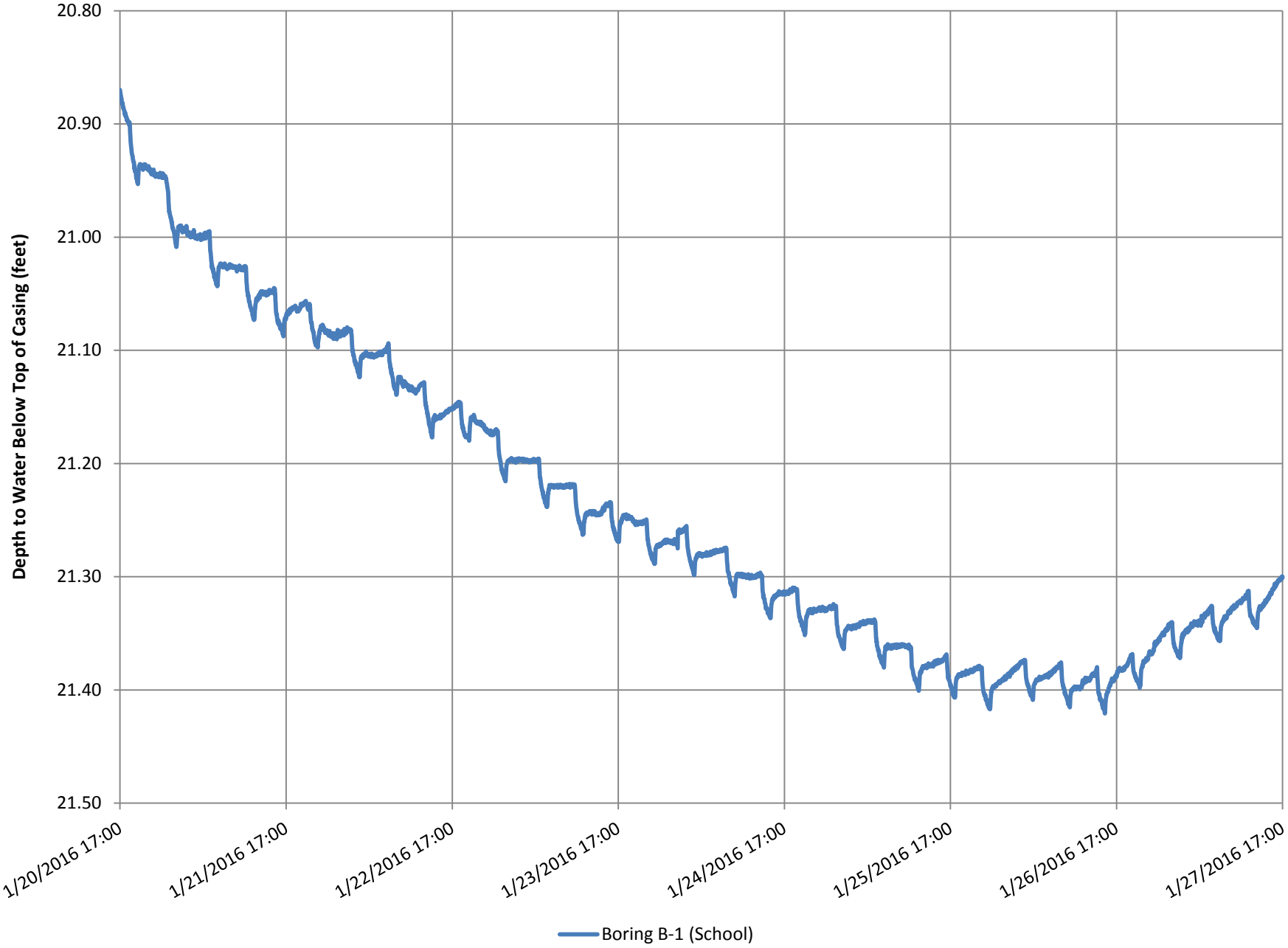


CHART 3 - DEPTH TO GROUNDWATER (January 20 to 27, 2016)



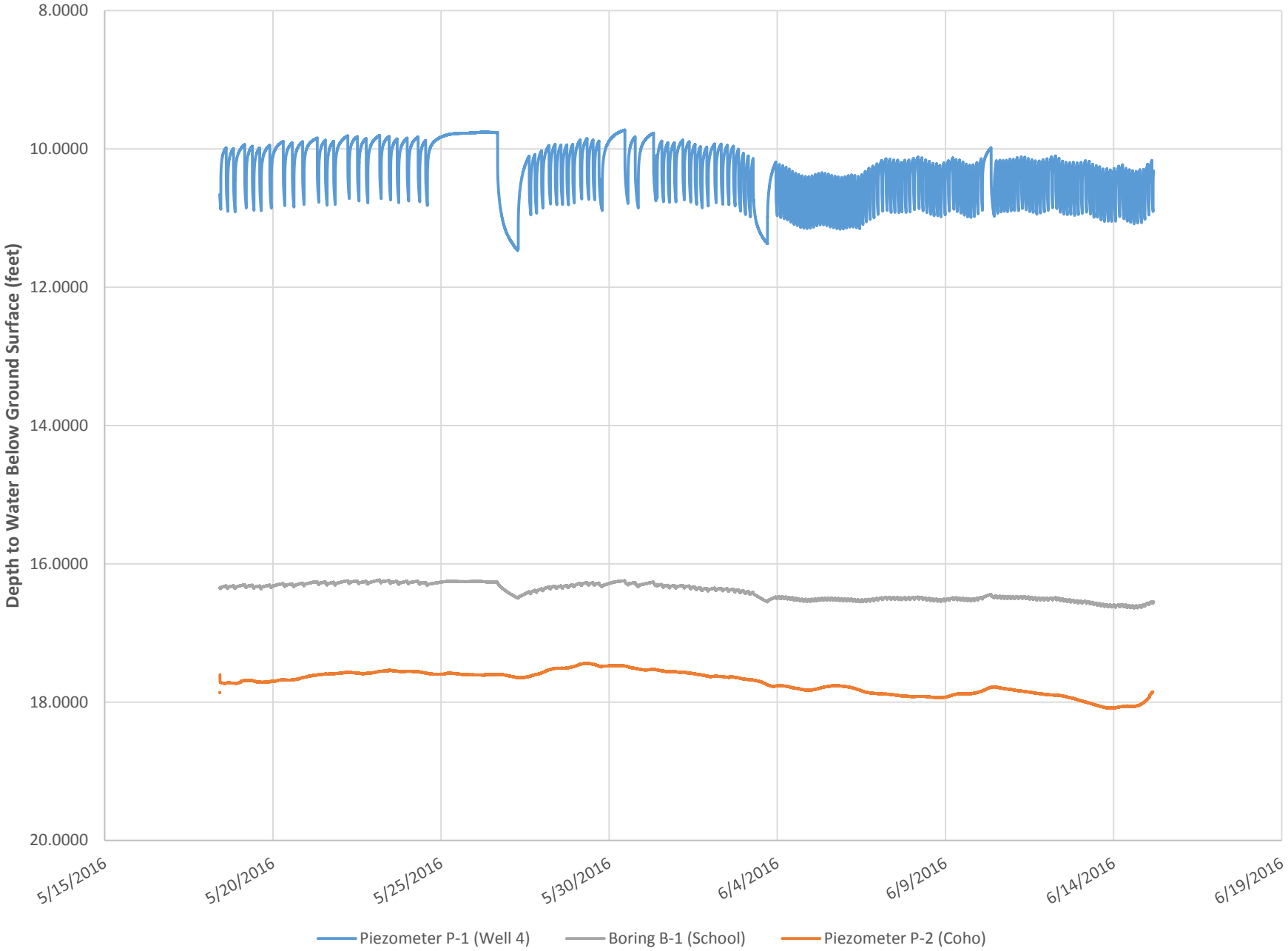
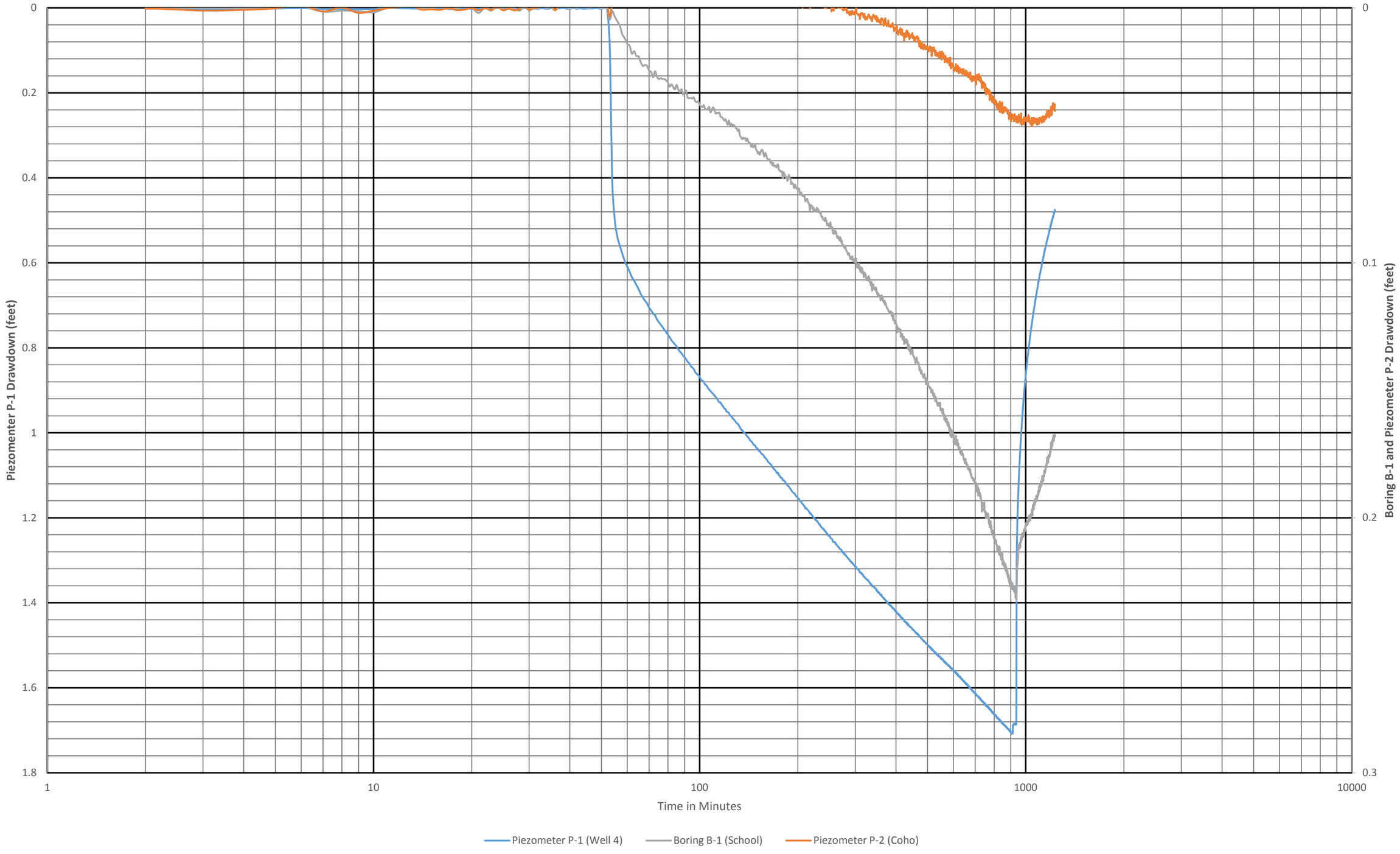
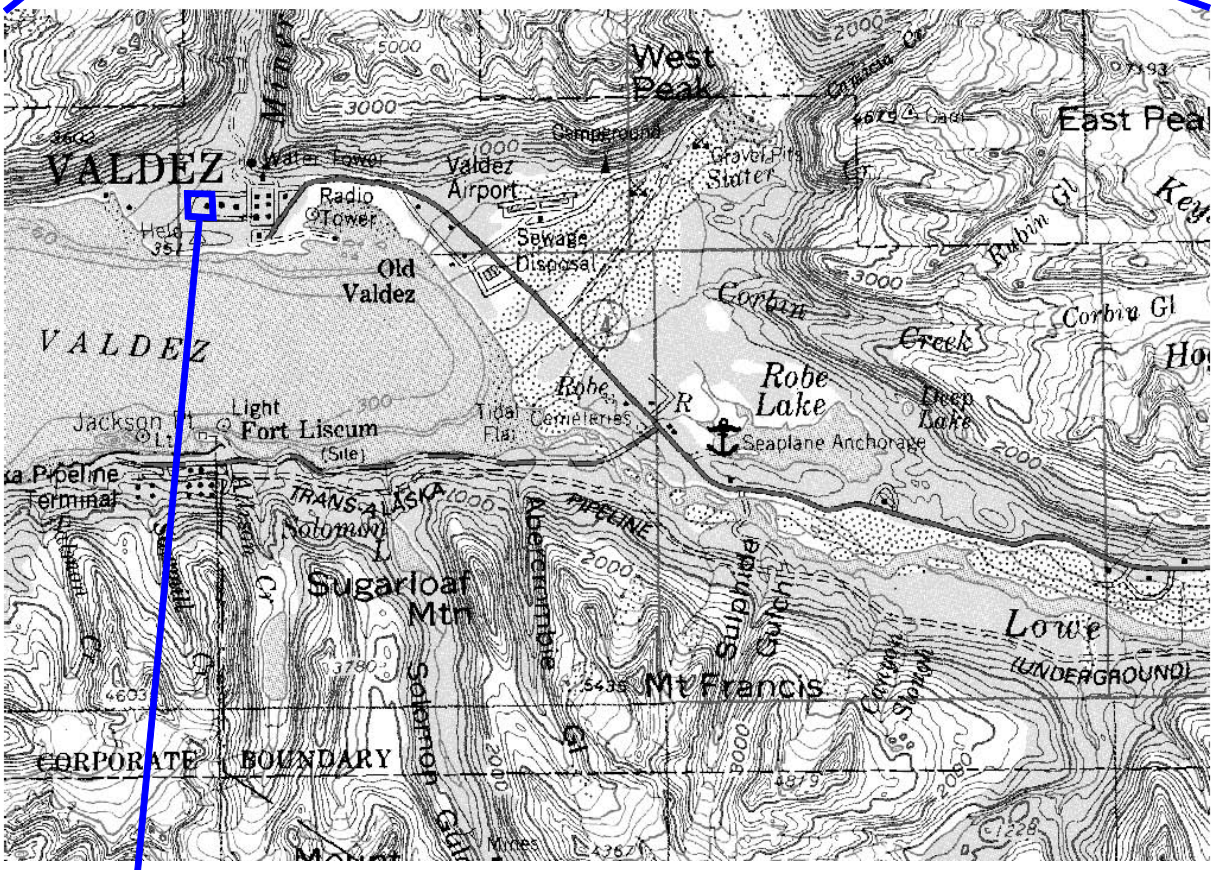

8.0000
10.0000
12.0000
14.0000
16.0000
18.0000
20.0000
Depth to Water Below Ground Surface (feet)
5/15/2016
5/20/2016
5/25/2016
5/30/2016
6/4/2016
6/9/2016
6/14/2016
6/19/2016
Piezometer P-1 (Well 4)
Boring B-1 (School)
Piezometer P-2 (Coho)

CHART 5 - MAY 26, 2016 PUMPING TEST





Approximate Location of Project

Base map taken from USGS Map Valdez C-5 SW Quadrangle Not to Scale

Valdez Aquifer Evaluation
Valdez, Alaska

VICINITY MAP

August 2016

32-1-02498

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FIG. 1

LEGEND

B-I Approximate Location of Boring B-1, Advanced by Shannon & Wilson, October 2015 / May 2016

NOTES

1. Basemap imagery (June 2007) provided by Google Earth Pro, reproduced by permission granted by Google Earth™ Mapping Service.

N

0 150 300 600

APPROXIMATE SCALE IN FEET

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Valdez, Alaska

SITE PLAN

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FIG. 2

APPENDIX A

BORING LOGS AND LABORATORY TEST RESULTS

FIGURES

Shannon & Wilson, Inc. (S&W), uses a soil identification system modified from the Unified Soil Classification System (USCS). Elements of the USCS and other definitions are provided on this and the following pages. Soil descriptions are based on visual-manual procedures (ASTM D2488) and laboratory testing procedures (ASTM D2487), if performed.

S&W INORGANIC SOIL CONSTITUENT DEFINITIONS

CONSTITUENT[2]	FINE-GRAINED SOILS (50% or more fines)[1]	COARSE-GRAINED SOILS (less than 50% fines)[1]
Major	***Silt, Lean Clay, Elastic Silt,*** or ***Fat Clay***[3]	***Sand*** or ***Gravel***[4]
Modifying (Secondary) Precedes major constituent	30% or more coarse-grained: ***Sandy*** or ***Gravelly***[4]	More than 12% fine-grained: ***Silty*** or ***Clayey***[3]
Minor Follows major constituent	15% to 30% coarse-grained: ***with Sand*** or ***with Gravel***[4]	5% to 12% fine-grained: ***with Silt*** or ***with Clay***[3]
	30% or more total coarse-grained *and* lesser coarse-grained constituent is 15% or more: ***with Sand*** or ***with Gravel***[5]	15% or more of a second coarse-grained constituent: ***with Sand*** or ***with Gravel***[5]

[1]All percentages are by weight of total specimen passing a 3-inch sieve.
[2]The order of terms is: *Modifying Major with Minor*.
[3]Determined based on behavior.
[4]Determined based on which constituent comprises a larger percentage.
[5]Whichever is the lesser constituent.

MOISTURE CONTENT TERMS

Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, from below water table

STANDARD PENETRATION TEST (SPT) SPECIFICATIONS

Hammer:	140 pounds with a 30-inch free fall. Rope on 6- to 10-inch-diam. cathead 2-1/4 rope turns, > 100 rpm NOTE: If automatic hammers are used, blow counts shown on boring logs should be adjusted to account for efficiency of hammer.
Sampler:	10 to 30 inches long Shoe I.D. = 1.375 inches Barrel I.D. = 1.5 inches Barrel O.D. = 2 inches
N-Value:	Sum blow counts for second and third 6-inch increments. Refusal: 50 blows for 6 inches or less; 10 blows for 0 inches.

NOTE: Penetration resistances (N-values) shown on boring logs are as recorded in the field and have not been corrected for hammer efficiency, overburden, or other factors.

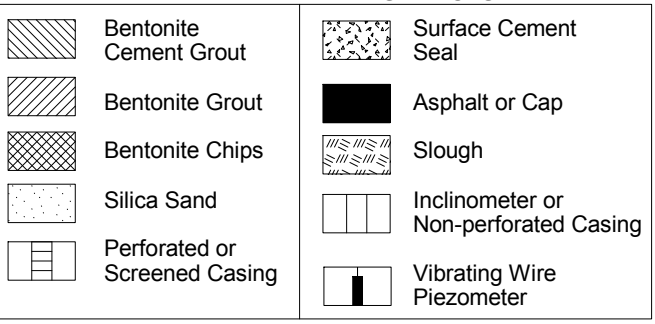
PARTICLE SIZE DEFINITIONS

DESCRIPTION	SIEVE NUMBER AND/OR APPROXIMATE SIZE
FINES	< #200 (0.075 mm = 0.003 in.)
SAND	
Fine	#200 to #40 (0.075 to 0.4 mm; 0.003 to 0.02 in.)
Medium	#40 to #10 (0.4 to 2 mm; 0.02 to 0.08 in.)
Coarse	#10 to #4 (2 to 4.75 mm; 0.08 to 0.187 in.)
GRAVEL	
Fine	#4 to 3/4 in. (4.75 to 19 mm; 0.187 to 0.75 in.)
Coarse	3/4 to 3 in. (19 to 76 mm)
COBBLES	3 to 12 in. (76 to 305 mm)
BOULDERS	> 12 in. (305 mm)

RELATIVE DENSITY / CONSISTENCY

COHESIONLESS SOILS		COHESIVE SOILS	
N, SPT, BLOWS/FT.	RELATIVE DENSITY	N, SPT, BLOWS/FT.	RELATIVE CONSISTENCY
< 4	Very loose	< 2	Very soft
4 - 10	Loose	2 - 4	Soft
10 - 30	Medium dense	4 - 8	Medium stiff
30 - 50	Dense	8 - 15	Stiff
> 50	Very dense	15 - 30	Very stiff
		> 30	Hard

WELL AND BACKFILL SYMBOLS



PERCENTAGES TERMS [1, 2]

Trace	< 5%
Few	5 to 10%
Little	15 to 25%
Some	30 to 45%
Mostly	50 to 100%

[1]Gravel, sand, and fines estimated by mass. Other constituents, such as organics, cobbles, and boulders, estimated by volume.

[2]Reprinted, with permission, from ASTM D2488 - 09a Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), copyright ASTM International, 100 Barr Harbor Drive, West Conshohocken, PA 19428. A copy of the complete standard may be obtained from ASTM International, www.astm.org.

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SOIL DESCRIPTION AND LOG KEY

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FIG. A-1
Sheet 1 of 3

UNIFIED SOIL CLASSIFICATION SYSTEM (USCS)
(Modified From USACE Tech Memo 3-357, ASTM D2487, and ASTM D2488)

MAJOR DIVISIONS			GROUP/GRAPHIC SYMBOL		TYPICAL IDENTIFICATIONS
COARSE-GRAINED SOILS *(more than 50% retained on No. 200 sieve)*	Gravels *(more than 50% of coarse fraction retained on No. 4 sieve)*	Gravel *(less than 5% fines)*	GW		Well-Graded Gravel; Well-Graded Gravel with Sand
			GP		Poorly Graded Gravel; Poorly Graded Gravel with Sand
		Silty or Clayey Gravel *(more than 12% fines)*	GM		Silty Gravel; Silty Gravel with Sand
			GC		Clayey Gravel; Clayey Gravel with Sand
	Sands *(50% or more of coarse fraction passes the No. 4 sieve)*	Sand *(less than 5% fines)*	SW		Well-Graded Sand; Well-Graded Sand with Gravel
			SP		Poorly Graded Sand; Poorly Graded Sand with Gravel
		Silty or Clayey Sand *(more than 12% fines)*	SM		Silty Sand; Silty Sand with Gravel
			SC		Clayey Sand; Clayey Sand with Gravel
FINE-GRAINED SOILS *(50% or more passes the No. 200 sieve)*	Silts and Clays *(liquid limit less than 50)*	Inorganic	ML		Silt; Silt with Sand or Gravel; Sandy or Gravelly Silt
			CL		Lean Clay; Lean Clay with Sand or Gravel; Sandy or Gravelly Lean Clay
		Organic	OL		Organic Silt or Clay; Organic Silt or Clay with Sand or Gravel; Sandy or Gravelly Organic Silt or Clay
	Silts and Clays *(liquid limit 50 or more)*	Inorganic	MH		Elastic Silt; Elastic Silt with Sand or Gravel; Sandy or Gravelly Elastic Silt
			CH		Fat Clay; Fat Clay with Sand or Gravel; Sandy or Gravelly Fat Clay
		Organic	OH		Organic Silt or Clay; Organic Silt or Clay with Sand or Gravel; Sandy or Gravelly Organic Silt or Clay
HIGHLY-ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor		PT		Peat or other highly organic soils (see ASTM D4427)

NOTE: No. 4 size = 4.75 mm = 0.187 in.; No. 200 size = 0.075 mm = 0.003 in.

NOTES

1. Dual symbols *(symbols separated by a hyphen, i.e., SP-SM, Sand with Silt)* are used for soils with between 5% and 12% fines or when the liquid limit and plasticity index values plot in the CL-ML area of the plasticity chart. Graphics shown on the logs for these soil types are a combination of the two graphic symbols (e.g., SP and SM).

2. Borderline symbols *(symbols separated by a slash, i.e., CL/ML, Lean Clay to Silt; SP-SM/SM, Sand with Silt to Silty Sand)* indicate that the soil properties are close to the defining boundary between two groups.

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Valdez, Alaska

SOIL DESCRIPTION AND LOG KEY

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FIG. A-1
Sheet 2 of 3

GRADATION TERMS

Poorly Graded	Narrow range of grain sizes present or, within the range of grain sizes present, one or more sizes are missing (Gap Graded). Meets criteria in ASTM D2487, if tested.
Well-Graded	Full range and even distribution of grain sizes present. Meets criteria in ASTM D2487, if tested.

CEMENTATION TERMS[1]

Weak	Crumbles or breaks with handling or slight finger pressure
Moderate	Crumbles or breaks with considerable finger pressure
Strong	Will not crumble or break with finger pressure

PLASTICITY[2]

DESCRIPTION	VISUAL-MANUAL CRITERIA	APPROX. PLASITICTY INDEX RANGE
Nonplastic	A 1/8-in. thread cannot be rolled at any water content.	< 4
Low	A thread can barely be rolled and a lump cannot be formed when drier than the plastic limit.	4 to 10
Medium	A thread is easy to roll and not much time is required to reach the plastic limit. The thread cannot be rerolled after reaching the plastic limit. A lump crumbles when drier than the plastic limit.	10 to 20
High	It take considerable time rolling and kneading to reach the plastic limit. A thread can be rerolled several times after reaching the plastic limit. A lump can be formed without crumbling when drier than the plastic limit.	> 20

ADDITIONAL TERMS

Mottled	Irregular patches of different colors.
Bioturbated	Soil disturbance or mixing by plants or animals.
Diamict	Nonsorted sediment; sand and gravel in silt and/or clay matrix.
Cuttings	Material brought to surface by drilling.
Slough	Material that caved from sides of borehole.
Sheared	Disturbed texture, mix of strengths.

PARTICLE ANGULARITY AND SHAPE TERMS[1]

Angular	Sharp edges and unpolished planar surfaces.
Subangular	Similar to angular, but with rounded edges.
Subrounded	Nearly planar sides with well-rounded edges.
Rounded	Smoothly curved sides with no edges.
Flat	Width/thickness ratio > 3.
Elongated	Length/width ratio > 3.

ACRONYMS AND ABBREVIATIONS

ATD	At Time of Drilling
Diam.	Diameter
Elev.	Elevation
ft.	Feet
FeO	Iron Oxide
gal.	Gallons
Horiz.	Horizontal
HSA	Hollow Stem Auger
I.D.	Inside Diameter
in.	Inches
lbs.	Pounds
MgO	Magnesium Oxide
mm	Millimeter
MnO	Manganese Oxide
NA	Not Applicable or Not Available
NP	Nonplastic
O.D.	Outside Diameter
OW	Observation Well
pcf	Pounds per Cubic Foot
PID	Photo-Ionization Detector
PMT	Pressuremeter Test
ppm	Parts per Million
psi	Pounds per Square Inch
PVC	Polyvinyl Chloride
rpm	Rotations per Minute
SPT	Standard Penetration Test
USCS	Unified Soil Classification System
q_u	Unconfined Compressive Strength
VWP	Vibrating Wire Piezometer
Vert.	Vertical
WOH	Weight of Hammer
WOR	Weight of Rods
Wt.	Weight

STRUCTURE TERMS[1]

Interbedded	Alternating layers of varying material or color with layers at least 1/4-inch thick; singular: bed.
Laminated	Alternating layers of varying material or color with layers less than 1/4-inch thick; singular: lamination.
Fissured	Breaks along definite planes or fractures with little resistance.
Slickensided	Fracture planes appear polished or glossy; sometimes striated.
Blocky	Cohesive soil that can be broken down into small angular lumps that resist further breakdown.
Lensed	Inclusion of small pockets of different soils, such as small lenses of sand scattered through a mass of clay.
Homogeneous	Same color and appearance throughout.

[1]Reprinted, with permission, from ASTM D2488 - 09a Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), copyright ASTM International, 100 Barr Harbor Drive, West Conshohocken, PA 19428. A copy of the complete standard may be obtained from ASTM International, www.astm.org.
[2]Adapted, with permission, from ASTM D2488 - 09a Standard Practice for Description and Identification of Soils (Visual-Manual Procedure), copyright ASTM International, 100 Barr Harbor Drive, West Conshohocken, PA 19428. A copy of the complete standard may be obtained from ASTM International, www.astm.org.

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SOIL DESCRIPTION AND LOG KEY

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FIG. A-1
Sheet 3 of 3

2013_BORING_CLASS3_02498 VALDEZ GROUNDWATER.GPJ SWNEW.GDT 7/29/16

MATERIAL DESCRIPTION Approx. Elevation:	Depth, Ft.	Symbol	Samples	Ground Water	Depth, Ft.
Organic Mat, Roots, leaves, detritus.	0.3		SG-1		
Loose, gray *Silt with Gravel (ML)*; moist; trace fine roots.			S1		
Loose, gray, *Sandy Silt (ML) to Silty Sand (SM)*; moist.	4.0		S2		
S2: 1% Gravel, 57% Sand, 42% Fines					
Medium dense to dense, gray, *Well Graded Sand with Silt and Gravel (SP-SM)*; moist to wet.	7.5		S3		
			S4		
			S5		
			S6	5/18/16	
			S7	10/25/15	
S8: 40% Gravel, 53% Sand, 6% Fines			S8	1/20/16	
			S9		
			S10		
			S11		
S12: 31% Gravel, 62% Sand, 7% Fines			S12		
Medium dense to dense, gray, *Silty Sand with Gravel* (SM); wet	45.0		S13		
CONTINUED NEXT PAGE					

Penetration Resistance
(340 lb. weight, 30" drop)
▲ Blows per foot
● Water Content (%)

0 25 50 75 100

5 10 15 20 25 30 35 40 45

0 25 50 75 100

LEGEND

* Sample Not Recovered
Grab Sample
3" O.D. Split Spoon Sample

Ground Water Level At Time Of Drilling
Static Water Level
Blank Casing, Annular Seal
Blank Section, Cuttings Backfill
Slotted Section, Cuttings Backfill
VWP Ground Water Level

● Water Content (%)
Plastic Limit ●—● Liquid Limit
Natural Water Content

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.

Valdez Aquifer Evaluation
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LOG OF BORING B-1

August 2016 32-1-02498

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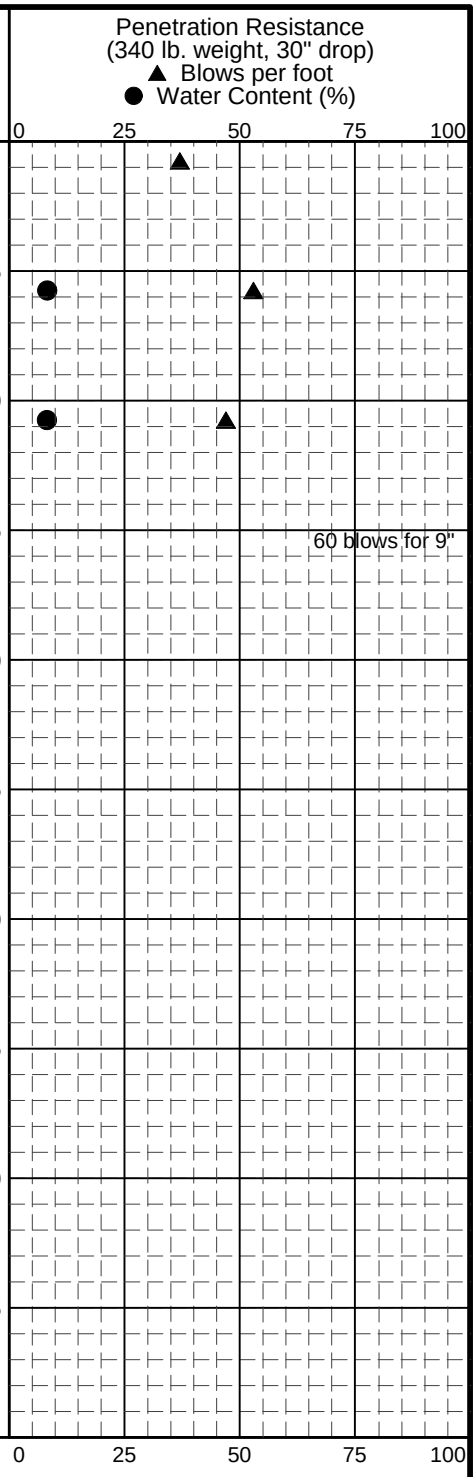
FIG. A-2
Sheet 1 of 2

REV 3 - Approved for Submittal

GEOTECHNICAL LOG 02498 VALDEZ GROUNDWATER.GPJ S&W GEO1.GDT 8/1/16

MATERIAL DESCRIPTION Approx. Elevation:	Depth, Ft.	Symbol	Samples	Ground Water Depth, Ft.
Medium dense to dense, gray, *Silty Sand with Gravel* (SM); wet S15: 36% Gravel, 42% Sand, 22% Fines			S14 S15	
Dense, gray, *Poorly-Graded Gravel with Silt and Sand* (GP-GM); wet S16: 48% Gravel, 41% Sand, 10% Fines	57.5		S16	
Bottom of Boring Boring Completed 10/25/15	65.8		S17	



LEGEND

* Sample Not Recovered	Ground Water Level At Time Of Drilling
Grab Sample	Static Water Level
3" O.D. Split Spoon Sample	Blank Casing, Annular Seal
	Blank Section, Cuttings Backfill
	Slotted Section, Cuttings Backfill
	VWP Ground Water Level

● Water Content (%)
Plastic Limit ——●—— Liquid Limit
Natural Water Content

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.

Valdez Aquifer Evaluation
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LOG OF BORING B-1

August 2016 32-1-02498

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FIG. A-2
Sheet 2 of 2

REV 3 - Approved for Submittal

GEOTECHNICAL LOG 02498 VALDEZ GROUNDWATER.GPJ S&W GEO1.GDT 8/1/16

MATERIAL DESCRIPTION Approx. Elevation:	Depth, Ft.	Symbol	Samples	Ground Water Depth, Ft.	Penetration Resistance (340 lb. weight, 30" drop) ▲ Blows per foot ● Water Content (%)
Organic Mat	0.3				
Dark gray, *Gravel with Silt and Sand (GP-GM)* to *Silty Gravel with Sand (GM)*; moist to wet; few cobbles				5/18/16 ▼ 5/17/16 ▽	
Dark gray, *Sand with Silt and Gravel (SP-SM)* grading to *Silty Sand with Gravel (SM)*; wet	35.0				
Bottom of Boring Boring Completed 5/17/16	42.0				

0 25 50 75 100

5 10 15 20 25 30 35 40 45

0 25 50 75 100

LEGEND

* Sample Not Recovered
Grab Sample
3" O.D. Split Spoon Sample

Ground Water Level At Time Of Drilling
Static Water Level
Blank Casing, Annular Seal
Blank Section, Cuttings Backfill
Slotted Section, Cuttings Backfill

● Water Content (%)
Plastic Limit ⊢●⊣ Liquid Limit
Natural Water Content

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.

Valdez Aquifer Evaluation
Valdez, Alaska

LOG OF PIEZOMETER P-1

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FIG. A-3

REV 3 - Approved for Submittal

GEOTECHNICAL LOG 02498 VALDEZ GROUNDWATER.GPJ S&W GEO1.GDT 8/1/16

MATERIAL DESCRIPTION Approx. Elevation:	Depth, Ft.	Symbol	Samples	Ground Water Depth, Ft.
Organic Mat	0.3			
Dark gray to brown, *Silty Sand with Gravel (SM)*; moist	1.5			
Dark gray, *Gravel with Silt and Sand (GP-GM)* to *Silty Gravel with Sand (GM)*; moist to wet; few to little cobbles				5/17/16 5/18/16
Bottom of Boring Boring Completed 5/17/16	26.0			

Penetration Resistance
(340 lb. weight, 30" drop)
▲ Blows per foot
● Water Content (%)

0 25 50 75 100

5 10 15 20 25 30 35 40 45

0 25 50 75 100

LEGEND

* Sample Not Recovered
Grab Sample
3" O.D. Split Spoon Sample

Ground Water Level At Time Of Drilling
Static Water Level
Blank Casing, Annular Seal
Blank Section, Cuttings Backfill
Slotted Section, Cuttings Backfill

● Water Content (%)
Plastic Limit ⊢●⊣ Liquid Limit
Natural Water Content

NOTES

1. The stratification lines represent the approximate boundaries between soil types, and the transition may be gradual.
2. The discussion in the text of this report is necessary for a proper understanding of the nature of subsurface materials.
3. Water level, if indicated above, is for the date specified and may vary.

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LOG OF PIEZOMETER P-2

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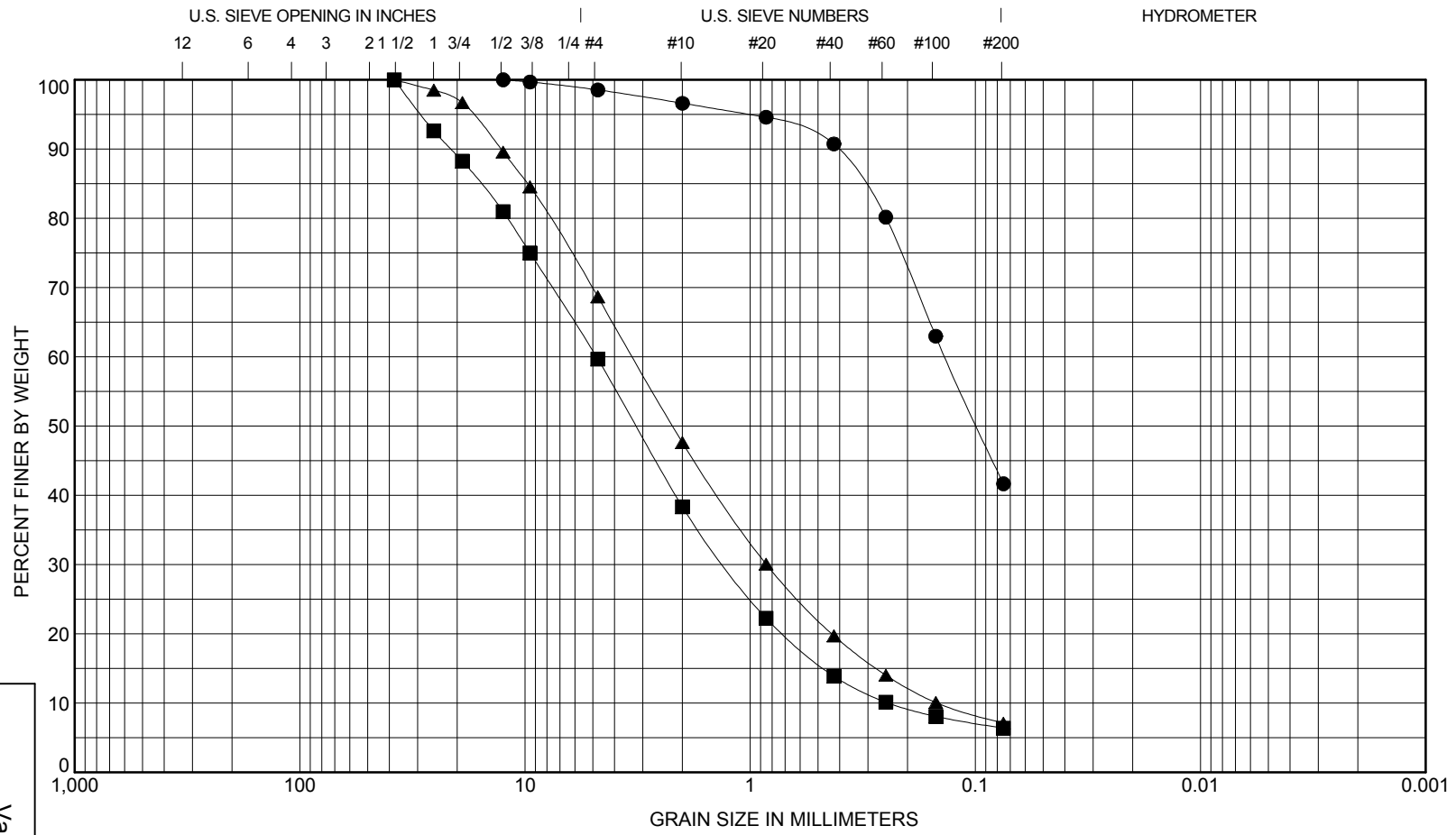
FIG. A-4

GEOTECHNICAL LOG 02498 VALDEZ GROUNDWATER.GPJ S&W GEO1.GDT 8/1/16

REV 3 - Approved for Submittal



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

Sample		Depth, Ft	Classification	LL	PL	PI	Cc	Cu
●	B-1 S2	5.0 - 6.5	**Silty Sand (SM)**					
■	B-1 S8	20.0 - 21.5	**Well-Graded Sand with Silt and Gravel (SW-SM)**				1.4	19.9
▲	B-1 S12	40.0 - 41.5	**Well-Graded Sand with Silt and Gravel (SW-SM)**				1.5	22.6

Sample		Depth, Ft	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	B-1 S2	5.0 - 6.5	**12.5**	**0.14**			**1**	**57**	**42**	
■	B-1 S8	20.0 - 21.5	**38.1**	**4.82**	**1.28**	**0.24**	**40**	**53**	**6**	
▲	B-1 S12	40.0 - 41.5	**38.1**	**3.33**	**0.85**	**0.15**	**31**	**62**	**7**	

GRAIN SIZE CLASSIFICATION

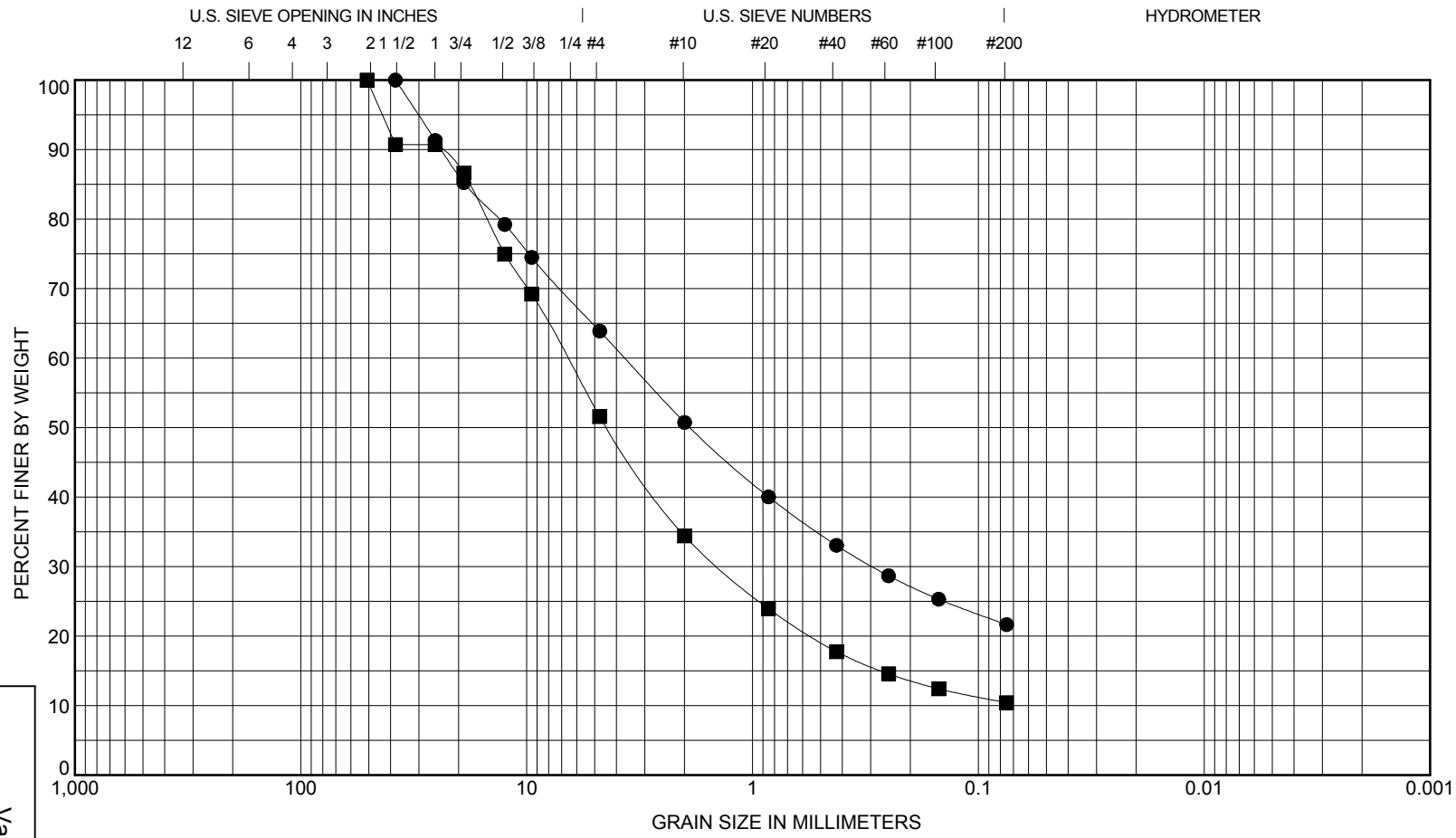
Valdez Aquifer Evaluation
Valdez, Alaska

August 2016

32-1-02498

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. A-5
Sheet 1 of 2



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Sample	Depth, Ft	Classification	LL	PL	PI	Cc	Cu
●	B-1 S15	55.0 - 56.5	**Silty Sand with Gravel (SM)**					
■	B-1 S16	60.0 - 61.5	**Pooly-Graded Gravel with Silt and Sand (GP-GM)**				**4.5**	**102.2**

	Sample	Depth, Ft	D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	B-1 S15	55.0 - 56.5	**38.1**	**3.68**	**0.29**		**36**	**42**	**22**	
■	B-1 S16	60.0 - 61.5	**50.8**	**6.62**	**1.39**		**48**	**41**	**10**	

GRAIN SIZE CLASSIFICATION

Valdez Aquifer Evaluation
Valdez, Alaska

August 2016

32-1-02498

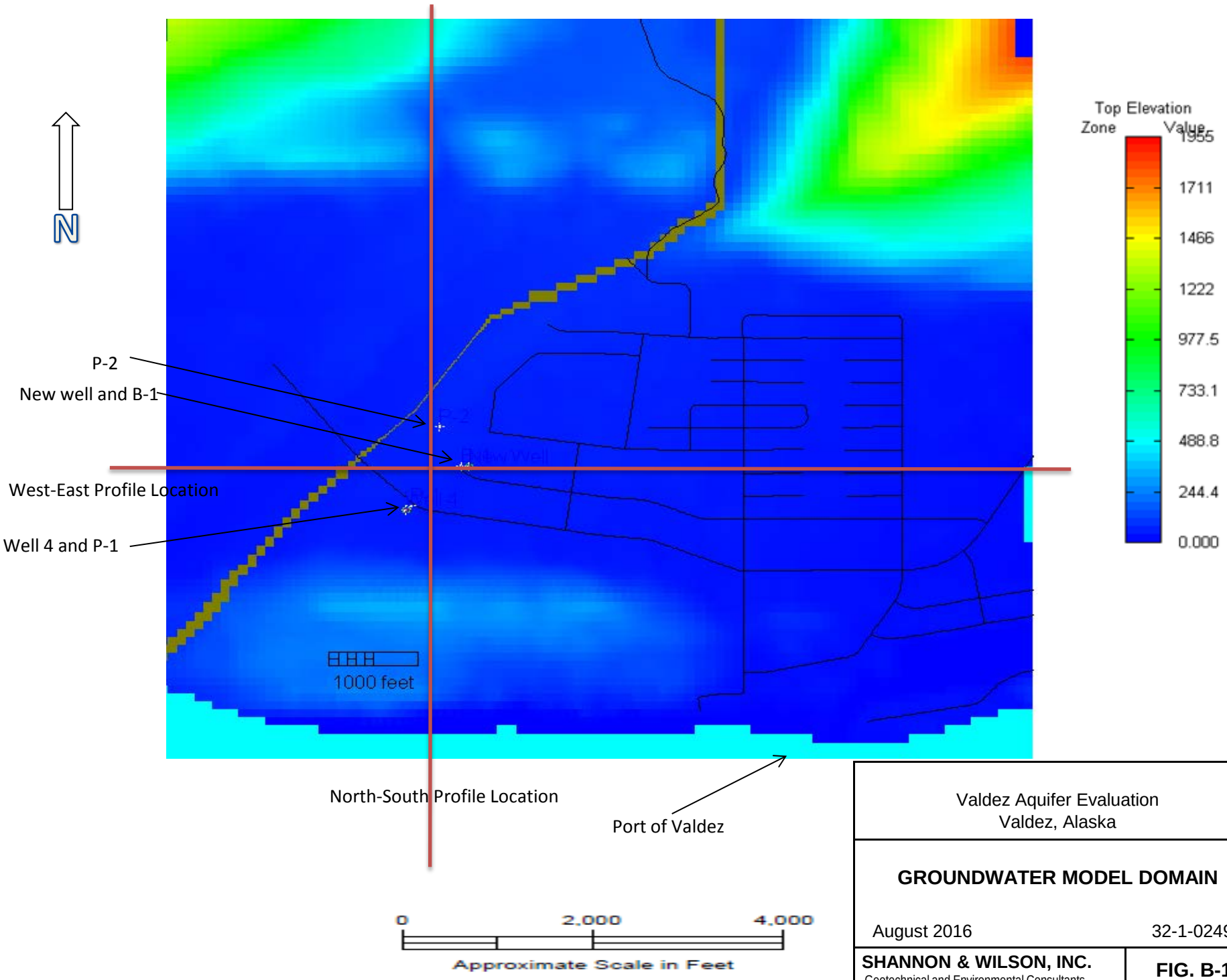
SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. A-5
Sheet 2 of 2

APPENDIX B

GROUNDWATER MODEL DETAILS

FIGURES



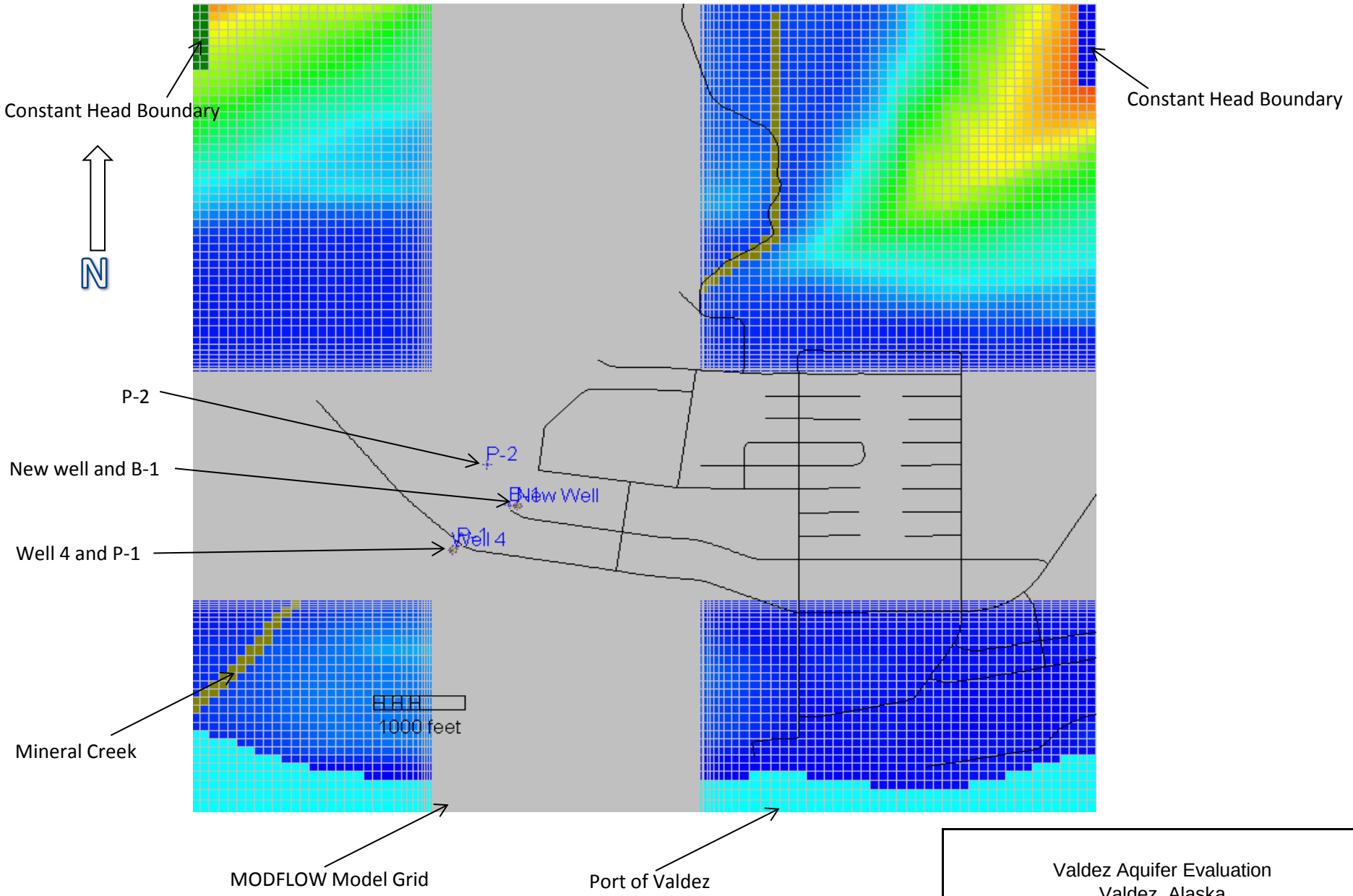
Valdez Aquifer Evaluation
Valdez, Alaska

GROUNDWATER MODEL DOMAIN

August 2016 32-1-02498

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-1



Valdez Aquifer Evaluation
Valdez, Alaska

GROUNDWATER MODEL GRID & BOUNDARY CONDITIONS

August 2016 32-1-02498

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FIG. B-2

Note
Vertical exaggeration = 30

Valdez Aquifer Evaluation
Valdez, Alaska

GROUNDWATER MODEL
Profile (West-East)

August 2016 32-1-02498

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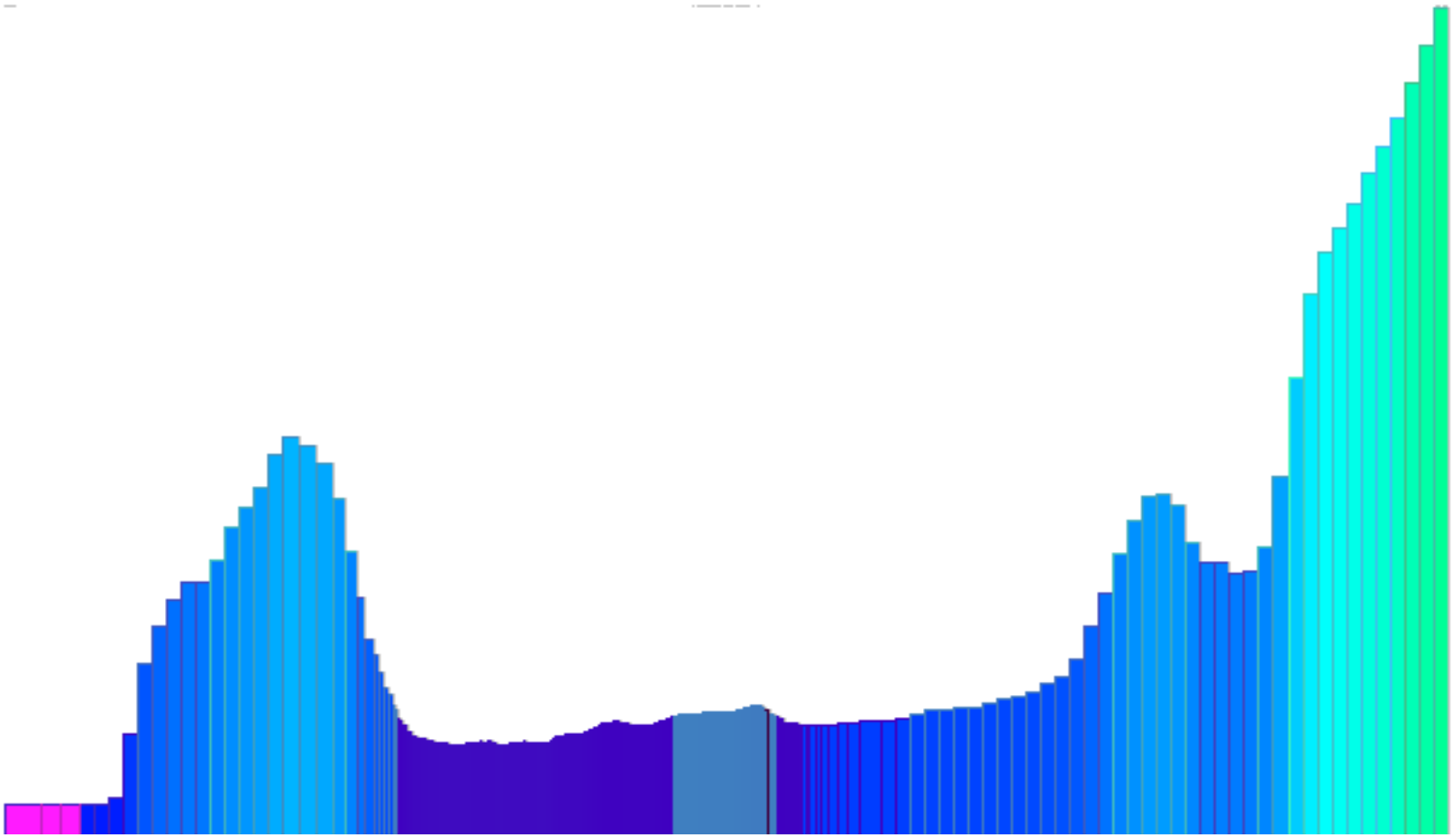
FIG. B-3



Note
Vertical exaggeration = 10

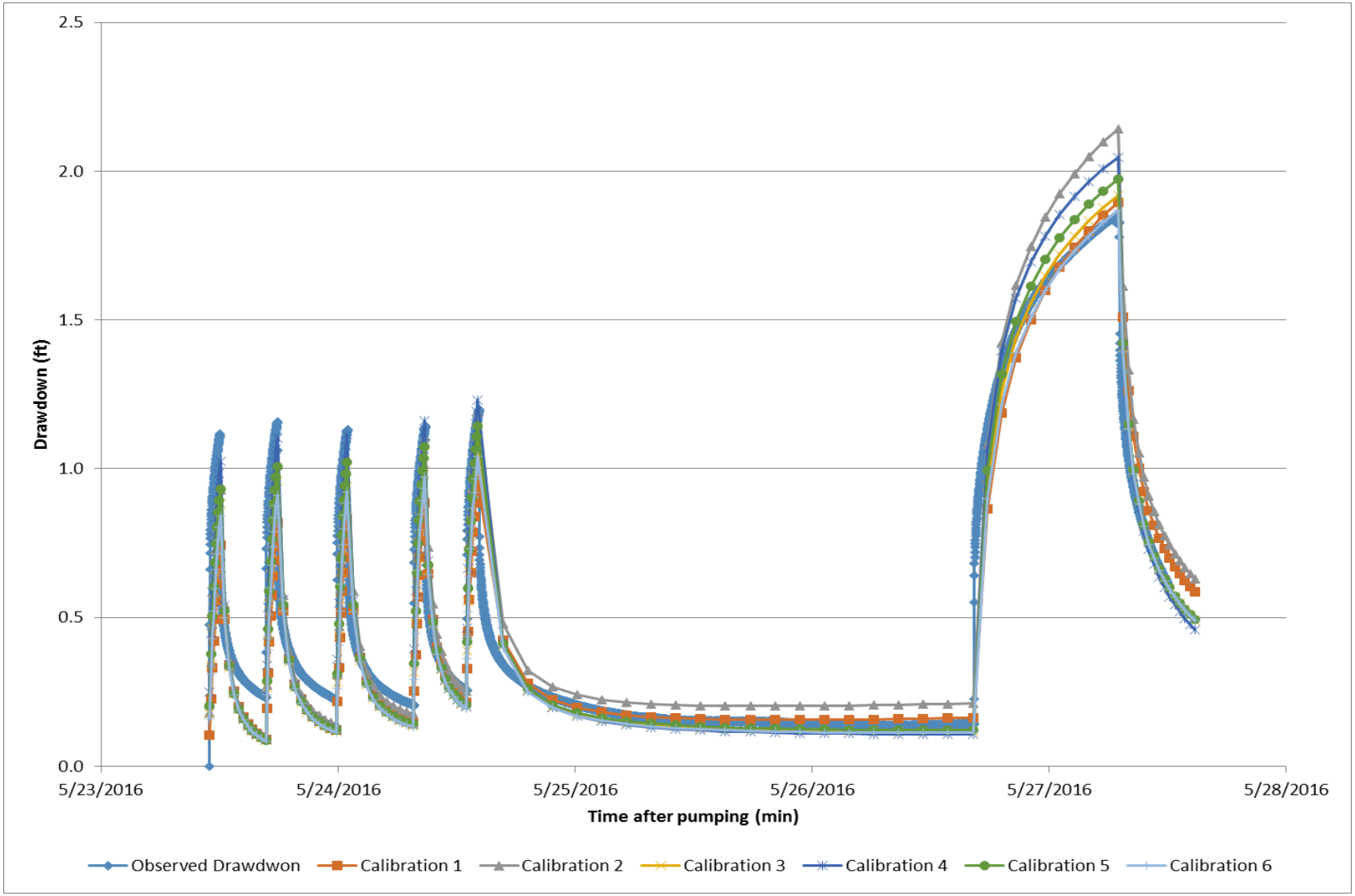
Valdez Aquifer Evaluation
Valdez, Alaska

GROUNDWATER MODEL
Profile (North-South)

August 2016 32-1-02498

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-4



Valdez Aquifer Evaluation
Valdez, Alaska

GROUNDWATER MODEL CALIBRATION

August 2016 32-1-02498

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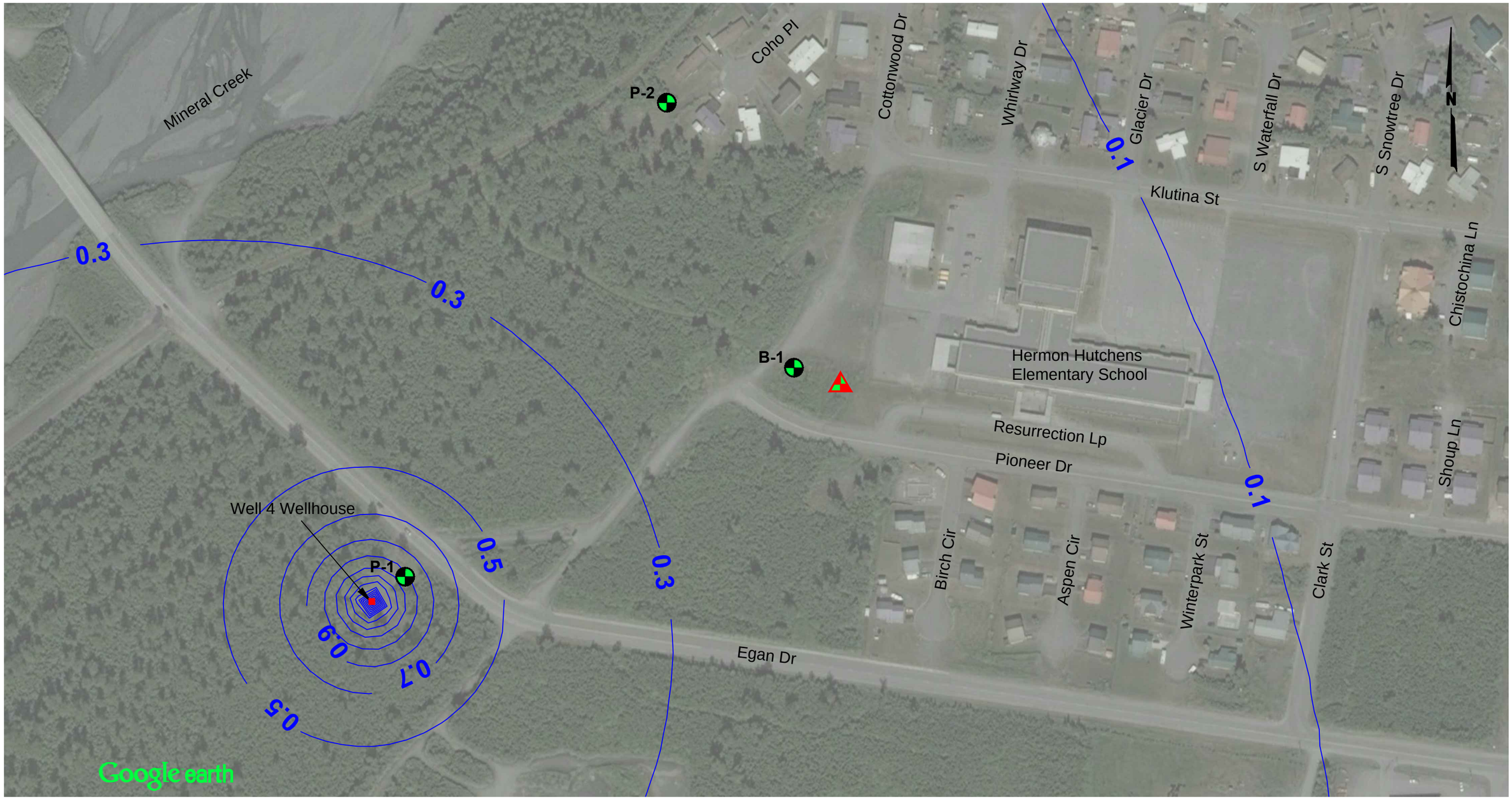
Geotechnical and Environmental Consultants

FIG. B-5



LEGEND

Exploration Designation and Approximate Location

- Proposed Pumping Well
- Existing Pumping Well
- B-1 Existing Boring

NOTES

1. Refer to Section 7.7 of report text for pumping scenario details.
2. Map adapted from aerial imagery provided by Google Earth Pro, reproduced by permission granted by Google Earth ™ Mapping Service.

0 200 400

Scale in Feet
Groundwater Contour Interval = 0.2 Feet

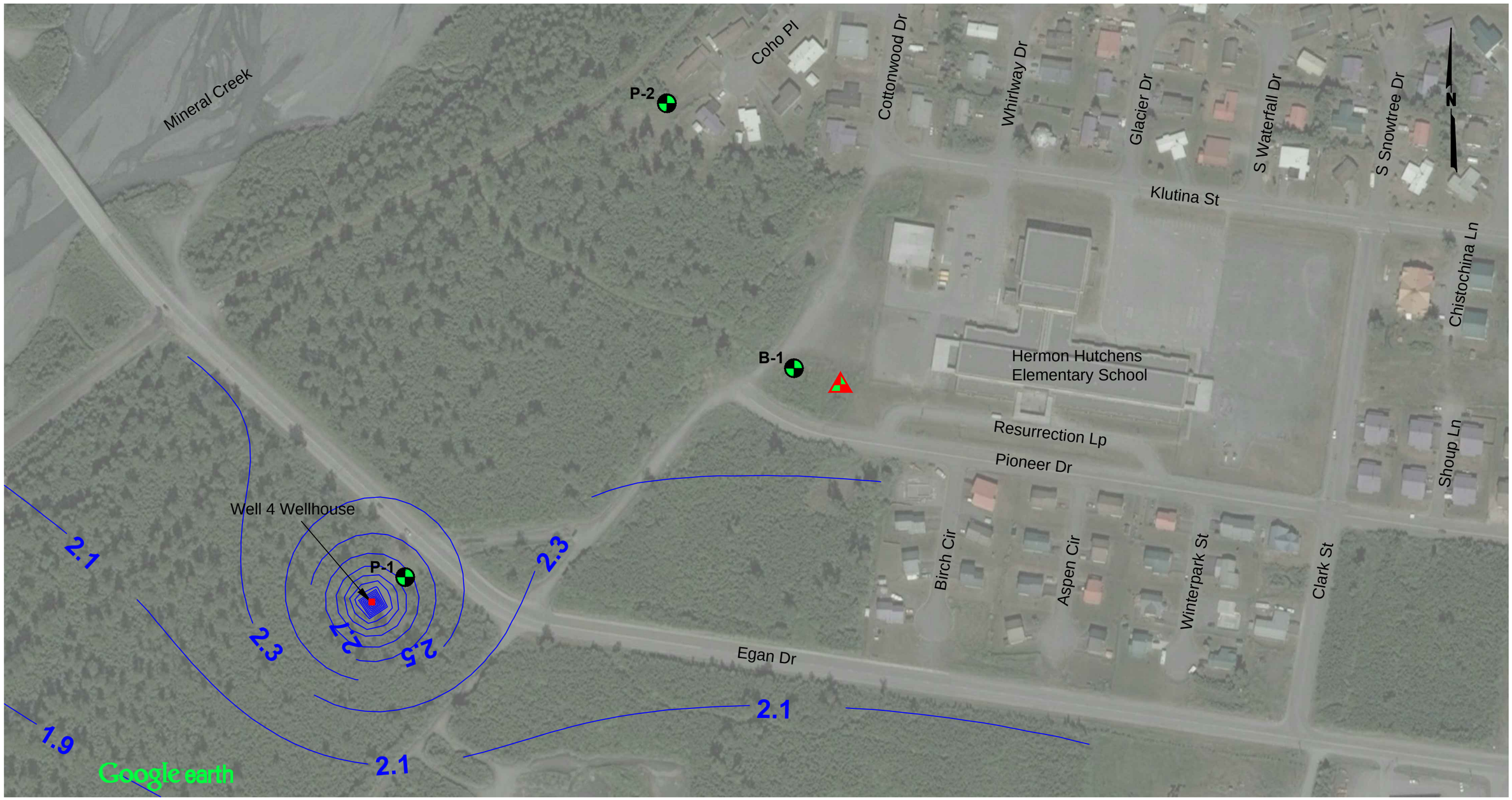
Valdez Aquifer Evaluation
Valdez, Alaska

GROUNDWATER DRAWDOWN FOR PUMPING SCENARIO 1A

August 2016 32-1-02498-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-6



0 200 400

Scale in Feet
Groundwater Contour Interval = 0.2 Feet

LEGEND

Exploration Designation and Approximate Location

- Proposed Pumping Well
- Existing Pumping Well
- B-1 Existing Boring

NOTES

1. Refer to Section 7.7 of report text for pumping scenario details.
2. Map adapted from aerial imagery provided by Google Earth Pro, reproduced by permission granted by Google Earth ™ Mapping Service.

Valdez Aquifer Evaluation
Valdez, Alaska

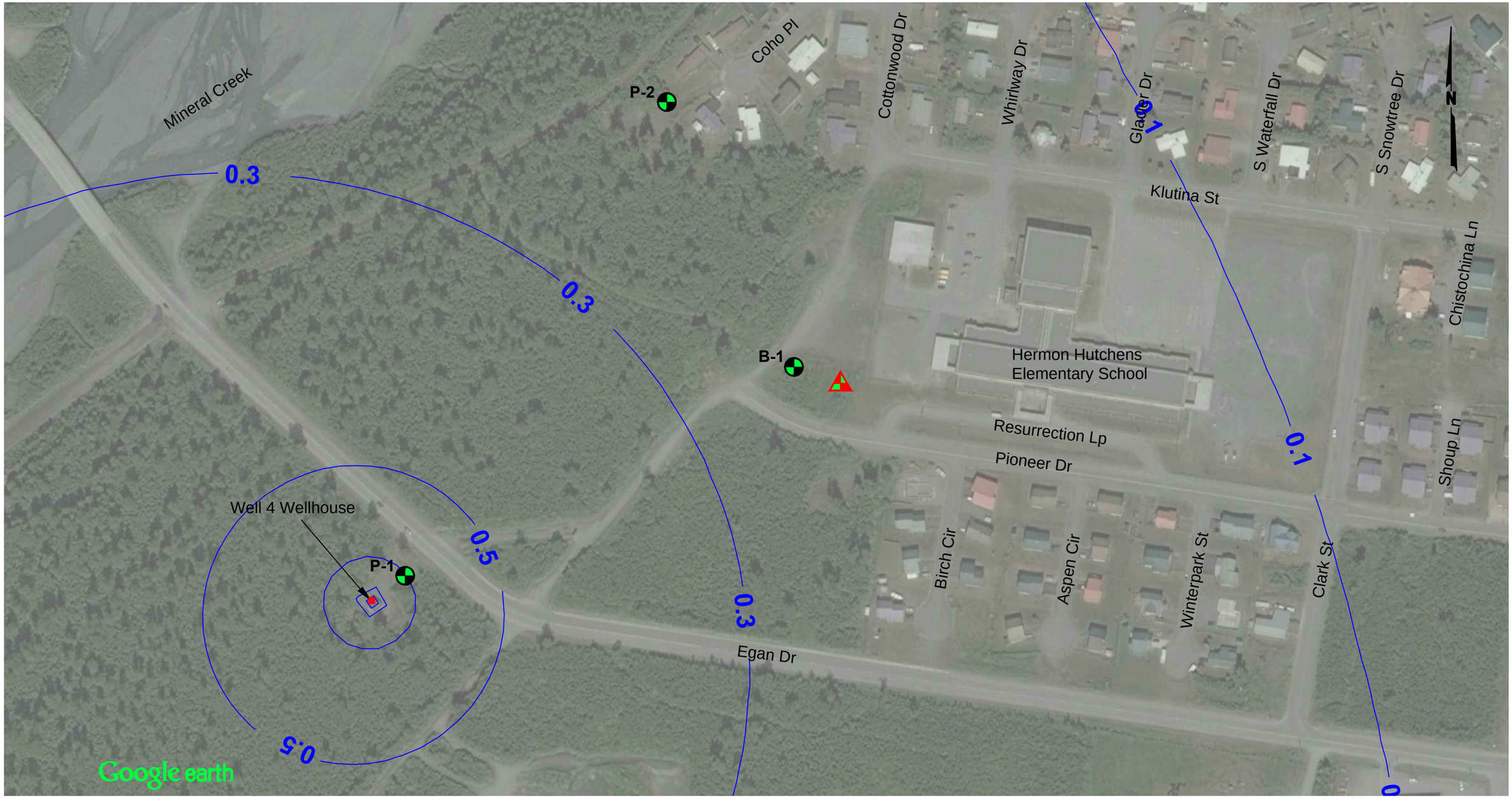
GROUNDWATER DRAWDOWN FOR PUMPING SCENARIO 1B

August 2016 32-1-02498-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-7

Filename: I:\FileServer\Geotech Jobs Working\Anchorage Jobs\32-1-02400 thru 32-1-02499\02490 to 02499\02498 Valdez Aquifer Evaluation\Report\Phase II Report\App B drawings\32-1-02498-001 Groundwater Model Plans.dwg Layout: 1b



0 200 400

Scale in Feet
Groundwater Contour Interval = 0.2 Feet

LEGEND

Exploration Designation and Approximate Location

Proposed Pumping Well

Existing Pumping Well

B-1 Existing Boring

NOTES

1. Refer to Section 7.7 of report text for pumping scenario details.
2. Map adapted from aerial imagery provided by Google Earth Pro, reproduced by permission granted by Google Earth ™ Mapping Service.

Valdez Aquifer Evaluation
Valdez, Alaska

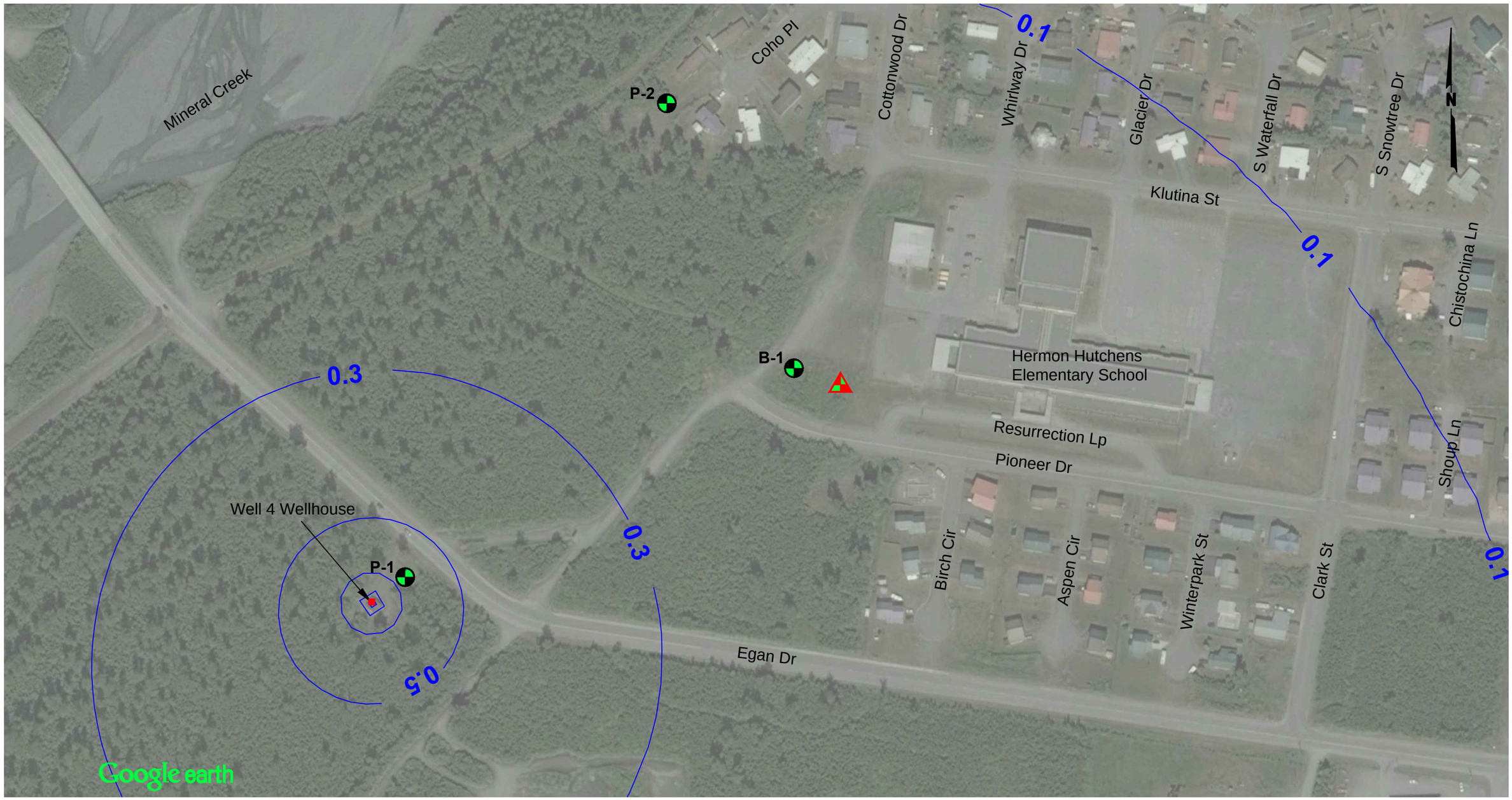
GROUNDWATER DRAWDOWN FOR PUMPING SCENARIO 1C

August 2016 32-1-02498-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-8

Filename: I:\FileServer\Geotech Jobs Working\Anchorage Jobs\32-1-02400 thru 32-1-02499\02490 to 02499\02498 Valdez Aquifer Evaluation\Report\Phase II Report\App B drawings\32-1-02498-001 Groundwater Model Plans.dwg Layout: 1c



0 200 400

Scale in Feet
Groundwater Contour Interval = 0.2 Feet

LEGEND

Exploration Designation and Approximate Location

- Proposed Pumping Well
- Existing Pumping Well
- B-1 Existing Boring

NOTES

1. Refer to Section 7.7 of report text for pumping scenario details.
2. Map adapted from aerial imagery provided by Google Earth Pro, reproduced by permission granted by Google Earth ™ Mapping Service.

Valdez Aquifer Evaluation
Valdez, Alaska

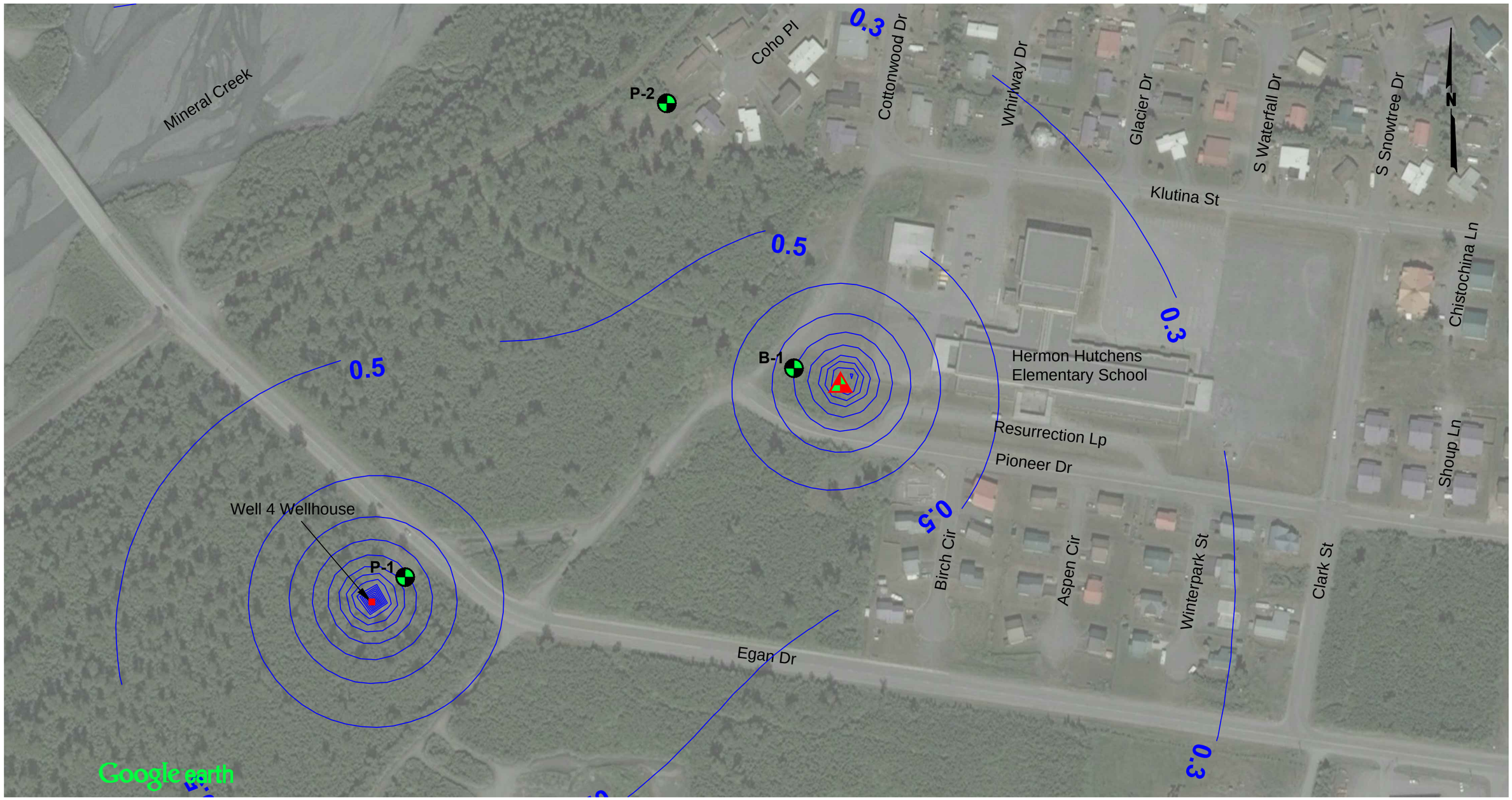
GROUNDWATER DRAWDOWN FOR PUMPING SCENARIO 1D

August 2016 32-1-02498-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-9

Filename: I:\FileServer\Geotech Jobs Working\Anchorage Jobs\32-1-02400 thru 32-1-02499\02490 to 02499\02498 Valdez Aquifer Evaluation\Report\Phase II Report\App B drawings\32-1-02498-001 Groundwater Model Plans.dwg Layout: 1d



0 200 400

Scale in Feet
Groundwater Contour Interval = 0.2 Feet

LEGEND

Exploration Designation and Approximate Location

- Proposed Pumping Well
- Existing Pumping Well
- B-1 Existing Boring

NOTES

1. Refer to Section 7.7 of report text for pumping scenario details.
2. Map adapted from aerial imagery provided by Google Earth Pro, reproduced by permission granted by Google Earth ™ Mapping Service.

Valdez Aquifer Evaluation
Valdez, Alaska

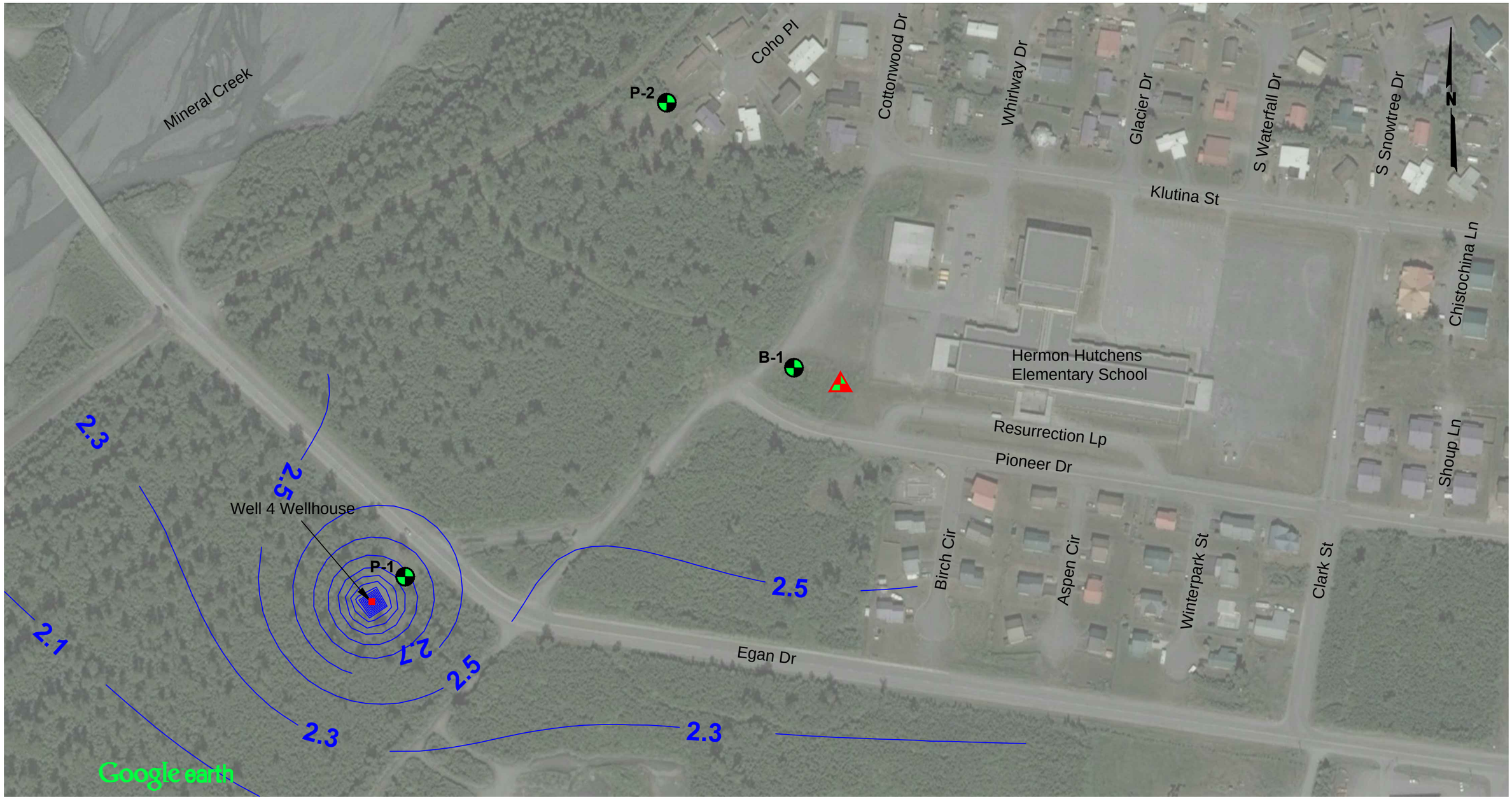
GROUNDWATER DRAWDOWN FOR PUMPING SCENARIO 2A

August 2016 32-1-02498-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-10

Filename: I:\FileServer\Geotech Jobs Working\Anchorage Jobs\32-1-02400 thru 32-1-02499\02490 to 02499\02498 Valdez Aquifer Evaluation\Report\Phase II Report\App B drawings\32-1-02498-001 Groundwater Model Plans.dwg Layout: 2a



0 200 400

Scale in Feet
Groundwater Contour Interval = 0.2 Feet

LEGEND

Exploration Designation and Approximate Location

Proposed Pumping Well

Existing Pumping Well

B-1 Existing Boring

NOTES

1. Refer to Section 7.7 of report text for pumping scenario details.
2. Map adapted from aerial imagery provided by Google Earth Pro, reproduced by permission granted by Google Earth ™ Mapping Service.

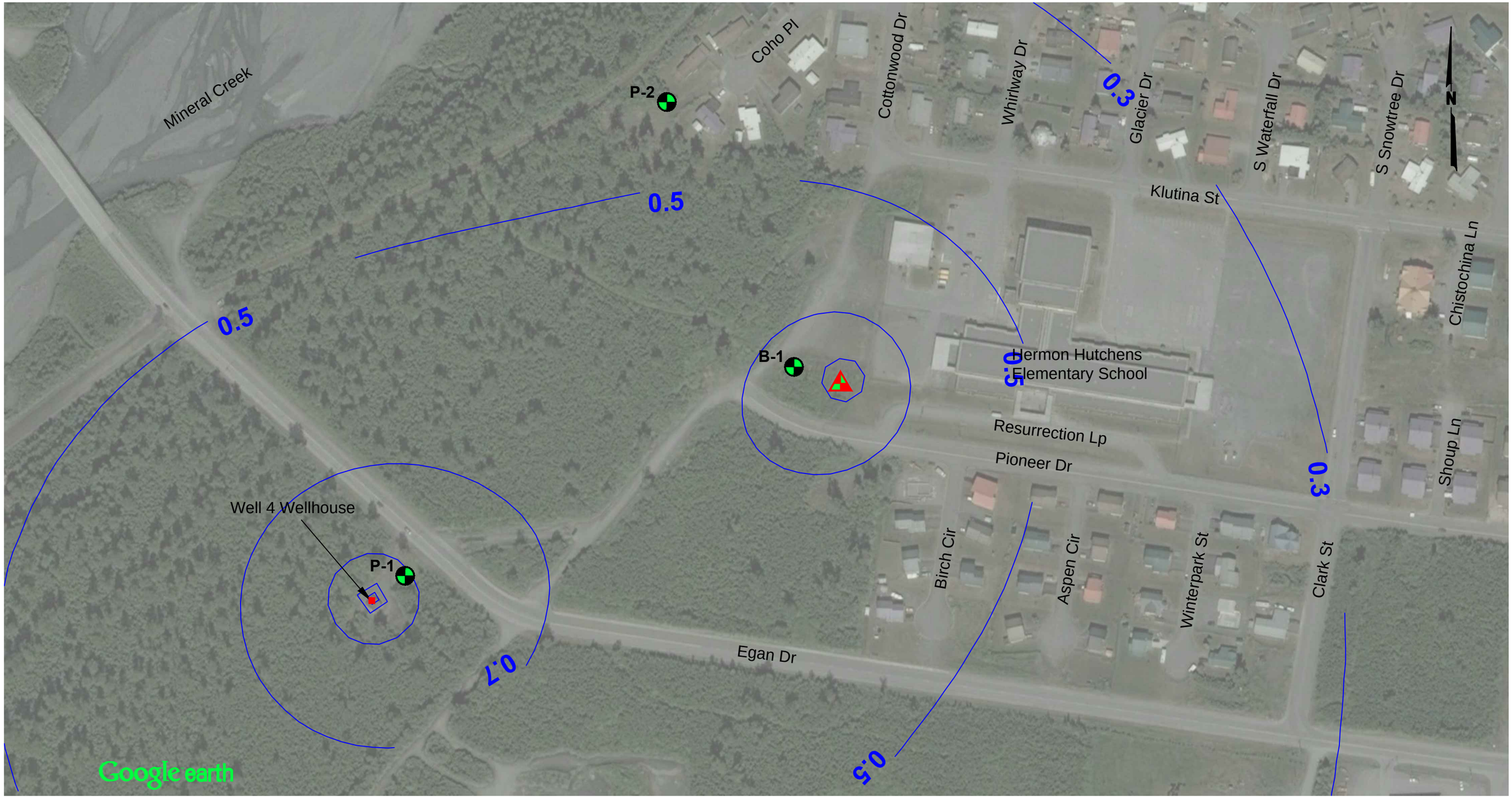
Valdez Aquifer Evaluation
Valdez, Alaska

GROUNDWATER DRAWDOWN FOR PUMPING SCENARIO 2B

August 2016 32-1-02498-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-11



0 200 400

Scale in Feet
Groundwater Contour Interval = 0.2 Feet

LEGEND

Exploration Designation and Approximate Location

Proposed Pumping Well

Existing Pumping Well

B-1 Existing Boring

NOTES

1. Refer to Section 7.7 of report text for pumping scenario details.
2. Map adapted from aerial imagery provided by Google Earth Pro, reproduced by permission granted by Google Earth ™ Mapping Service.

Valdez Aquifer Evaluation
Valdez, Alaska

GROUNDWATER DRAWDOWN FOR PUMPING SCENARIO 2C

August 2016 32-1-02498-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-12

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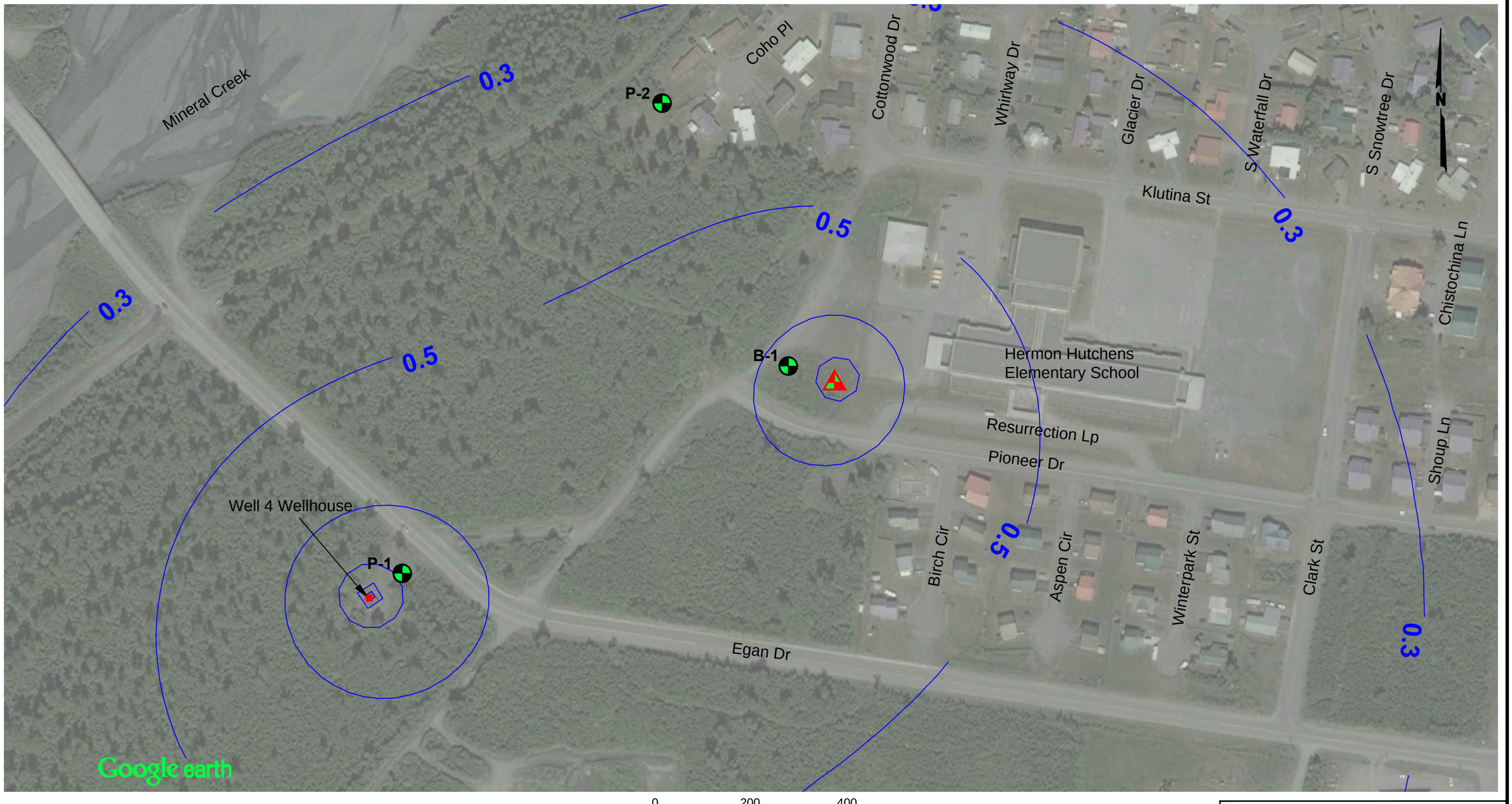


0 200 400

Scale in Feet
Groundwater Contour Interval = 0.2 Feet

LEGEND

Exploration Designation and Approximate Location

Proposed Pumping Well

Existing Pumping Well

B-1 Existing Boring

NOTES

1. Refer to Section 7.7 of report text for pumping scenario details.
2. Map adapted from aerial imagery provided by Google Earth Pro, reproduced by permission granted by Google Earth ™ Mapping Service.

Valdez Aquifer Evaluation
Valdez, Alaska

GROUNDWATER DRAWDOWN FOR PUMPING SCENARIO 2D

August 2016 32-1-02498-001

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

FIG. B-13

Filename: I:\FileServer\Geotech Jobs Working\Anchorage Jobs\32-1-02400 thru 32-1-02499\02490 to 02499\02498 Valdez Aquifer Evaluation\Report\Phase II Report\App B drawings\32-1-02498-001 Groundwater Model Plans.dwg Layout: 2d

APPENDIX C

IMPORTANT INFORMATION ABOUT YOUR GEOTECHNICAL/ENVIRONMENTAL REPORT

SHANNON & WILSON, INC.
Geotechnical and Environmental Consultants

Attachment to and part of Report 32-1-02498-002

Date: August 2016
To: City of Valdez
Re: Aquifer Modeling

Important Information About Your Geotechnical/Environmental Report

CONSULTING SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.

Consultants prepare reports to meet the specific needs of specific individuals. A report prepared for a civil engineer may not be adequate for a construction contractor or even another civil engineer. Unless indicated otherwise, your consultant prepared your report expressly for you and expressly for the purposes you indicated. No one other than you should apply this report for its intended purpose without first conferring with the consultant. No party should apply this report for any purpose other than that originally contemplated without first conferring with the consultant.

THE CONSULTANT'S REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

A geotechnical/environmental report is based on a subsurface exploration plan designed to consider a unique set of project-specific factors. Depending on the project, these may include: the general nature of the structure and property involved; its size and configuration; its historical use and practice; the location of the structure on the site and its orientation; other improvements such as access roads, parking lots, and underground utilities; and the additional risk created by scope-of-service limitations imposed by the client. To help avoid costly problems, ask the consultant to evaluate how any factors that change subsequent to the date of the report may affect the recommendations. Unless your consultant indicates otherwise, your report should not be used: (1) when the nature of the proposed project is changed (for example, if an office building will be erected instead of a parking garage, or if a refrigerated warehouse will be built instead of an unrefrigerated one, or chemicals are discovered on or near the site); (2) when the size, elevation, or configuration of the proposed project is altered; (3) when the location or orientation of the proposed project is modified; (4) when there is a change of ownership; or (5) for application to an adjacent site. Consultants cannot accept responsibility for problems that may occur if they are not consulted after factors, which were considered in the development of the report, have changed.

SUBSURFACE CONDITIONS CAN CHANGE.

Subsurface conditions may be affected as a result of natural processes or human activity. Because a geotechnical/environmental report is based on conditions that existed at the time of subsurface exploration, construction decisions should not be based on a report whose adequacy may have been affected by time. Ask the consultant to advise if additional tests are desirable before construction starts; for example, groundwater conditions commonly vary seasonally.

Construction operations at or adjacent to the site and natural events such as floods, earthquakes, or groundwater fluctuations may also affect subsurface conditions and, thus, the continuing adequacy of a geotechnical/environmental report. The consultant should be kept apprised of any such events, and should be consulted to determine if additional tests are necessary.

MOST RECOMMENDATIONS ARE PROFESSIONAL JUDGMENTS.

Site exploration and testing identifies actual surface and subsurface conditions only at those points where samples are taken. The data were extrapolated by your consultant, who then applied judgment to render an opinion about overall subsurface conditions. The actual interface between materials may be far more gradual or abrupt than your report indicates. Actual conditions in areas not sampled may differ from those predicted in your report. While nothing can be done to prevent such situations, you and your consultant can work together to help reduce their impacts. Retaining your consultant to observe subsurface construction operations can be particularly beneficial in this respect.

A REPORT'S CONCLUSIONS ARE PRELIMINARY.

The conclusions contained in your consultant's report are preliminary because they must be based on the assumption that conditions revealed through selective exploratory sampling are indicative of actual conditions throughout a site. Actual subsurface conditions can be discerned only during earthwork; therefore, you should retain your consultant to observe actual conditions and to provide conclusions. Only the consultant who prepared the report is fully familiar with the background information needed to determine whether or not the report's recommendations based on those conclusions are valid and whether or not the contractor is abiding by applicable recommendations. The consultant who developed your report cannot assume responsibility or liability for the adequacy of the report's recommendations if another party is retained to observe construction.

THE CONSULTANT'S REPORT IS SUBJECT TO MISINTERPRETATION.

Costly problems can occur when other design professionals develop their plans based on misinterpretation of a geotechnical/environmental report. To help avoid these problems, the consultant should be retained to work with other project design professionals to explain relevant geotechnical, geological, hydrogeological, and environmental findings, and to review the adequacy of their plans and specifications relative to these issues.

BORING LOGS AND/OR MONITORING WELL DATA SHOULD NOT BE SEPARATED FROM THE REPORT.

Final boring logs developed by the consultant are based upon interpretation of field logs (assembled by site personnel), field test results, and laboratory and/or office evaluation of field samples and data. Only final boring logs and data are customarily included in geotechnical/environmental reports. These final logs should not, under any circumstances, be redrawn for inclusion in architectural or other design drawings, because drafters may commit errors or omissions in the transfer process.

To reduce the likelihood of boring log or monitoring well misinterpretation, contractors should be given ready access to the complete geotechnical engineering/environmental report prepared or authorized for their use. If access is provided only to the report prepared for you, you should advise contractors of the report's limitations, assuming that a contractor was not one of the specific persons for whom the report was prepared, and that developing construction cost estimates was not one of the specific purposes for which it was prepared. While a contractor may gain important knowledge from a report prepared for another party, the contractor should discuss the report with your consultant and perform the additional or alternative work believed necessary to obtain the data specifically appropriate for construction cost estimating purposes. Some clients hold the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing the best available information to contractors helps prevent costly construction problems and the adversarial attitudes that aggravate them to a disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY.

Because geotechnical/environmental engineering is based extensively on judgment and opinion, it is far less exact than other design disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, consultants have developed a number of clauses for use in their contracts, reports and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where the consultant's responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

The preceding paragraphs are based on information provided by the
ASFE/Association of Engineering Firms Practicing in the Geosciences, Silver Spring, Maryland

DAY ENGINEERING

BOX 651 • EUREKA, NEVADA 89316 • (775) 237-5395
5 EAST PARK STREET • FALLON, NEVADA 89406 • (775) 423-9090

April 29, 2016

Mr. Jason Miles, Capital Facilities Director
City of Valdez, Alaska
P.O. Box 307
Valdez, Alaska 99686

RE: City of Valdez, Alaska municipal Town water system
SUBJ: South Harbor Drive water demands and capital improvements needed to service possible build-out – Proposal to identify needs and preliminary costs

Dear Jason:

The City of Valdez Town water system consists of four wells, two tanks, and thousands of feet of water main ranging in size from twelve inch to six inch in diameter. One water tank is on a hill on the north side of Town, and other tank is on a hill on the south side of Town. 3 wells near Hanagita pump directly to the north tank. 1 well near Egan pumps directly to the south tank. See the schematic of the water system enclosed.

The water system as originally designed was well thought out for residential water use. The two tanks were connected by pipe, and the pipes filled both tanks evenly from all wells. As the Town grew, the existing pipes in Town were not large enough to equate system pressure evenly between the tanks during higher demand. The water system in essence has become two systems during higher demand. The north tank serving the north side of town, and the south tank serving the south side of town. The well near Egan was installed to feed the south tank to remedy the unequal tank levels during high water demand. The Town continues to grow on the south side, specifically on South Harbor Drive. Silver Bay's recent construction will have major impact on south water demand.

If a pump malfunctions, or there is a problem in the well near Egan, you lose the ability to fill the south tank. Without south tank water, there is a problem supplying South Harbor Drive with adequate water pressure in the summer when Silver Bay and Peter Pan are running. A second well is needed on the south side to pump to the south tank. The new well will ensure municipal water service on the south side during a pump failure or other problem with the well near Egan. A new well on the south side is a good start to growing the water system to meet the growing demands. The southwest corner of the elementary school property looks like a good location in the water system to have a new well to pump to the south tank.

Due to the size of the existing south tank fill pipe, the new well will only be used as a back-up to the well near Egan initially, and both wells will not be operated the same time. The groundwater aquifer may not support both wells running at the same time for a total of over three thousand gallons a minute, but we don't know that yet. There are various options that can be made to allow both wells to run simultaneously.

Additional storage may be needed, and larger piping options will have to be studied to make recommendations for the best improvements to serve South Harbor Drive.

Our proposal is to supply the City with a simple improvement plan /report outlining the water system improvement needs and preliminary costs to construct the improvements.

TASK 1 – COMPILE SYSTEM COMPONENT INFORMATION AND WATER DEMANDS
Compile tank sizes, water pipe sizes, elevations, pump sizes, water demands (existing and predicted) into tabular form for easy comparison and analysis.
COST - $ 2,500

TASK 2 – CONSTRUCT A FUNCTIONING TOWN WATER SYSTEM COMPUTER MODEL
Construct Water Cad computer water system model using some elements already constructed by City staff, and completing the model into a functioning computer model. Verify flow results with City staff and fire flow tests.
COST - $ 10,000

TASK 3 – MODEL SCENARIOS OF IMPROVEMENTS AND RECORD RESULTS
Model scenarios of various improvements using the functioning water system model and compiled information.
COST - $ 5,000

TASK 4 – IDENTIFY OPTIONS AND PRELIMINARY COST ESTIMATES
Choose the best improvements based on the results of modeling, and calculate project costs.
COST - $ 5,000

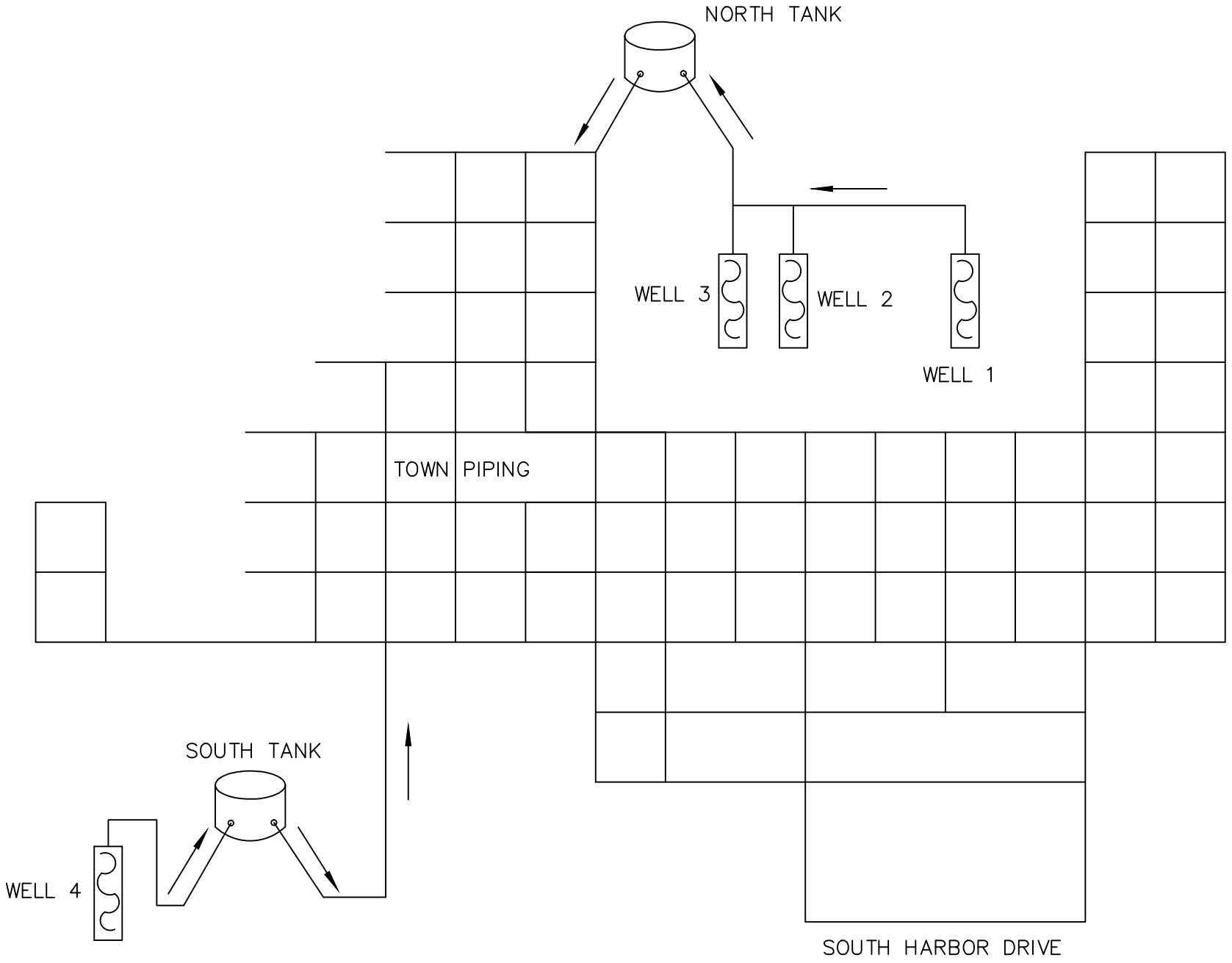
TASK 5 - PROVIDE A REPORT / PLAN OF RECOMMENDED IMPROVEMENTS AND PRELIMINARY COSTS
Tabulate options, sketches, and tables into a report / plan with preliminary cost estimates.
COST - $ 2,500

TASK 6 – PRESENT REPORT / PLAN TO CITY COUNCIL
Travel to Valdez and present the report / plan to the City Council if needed.
COST - $ 3,000

TOTAL TASKS 1 – 5 = $ 25,000
TOTAL TASKS 1 -6 = $ 28,000

Very truly yours,

Dean Day, P.E.
Project Engineer



TOWN OF VALDEZ WATER SYSTEM SCHEMATIC

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0115 **Version:** 1		
Type:	Report	**Status:**	Agenda Ready
File created:	9/12/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Treasury Report - July, 2016		
Sponsors:	City Council		
Indexes:			
Code sections:			
Attachments:	Treasury Report - July, 2016.pdf		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Treasury Report - July, 2016
SUBMITTED BY: Brian Carlson, Finance Director

FISCAL NOTES:

Expenditure Required: Click here to enter text.
Unencumbered Balance: Click here to enter text.
Funding Source: Click here to enter text.

RECOMMENDATION:

Click here to enter text.

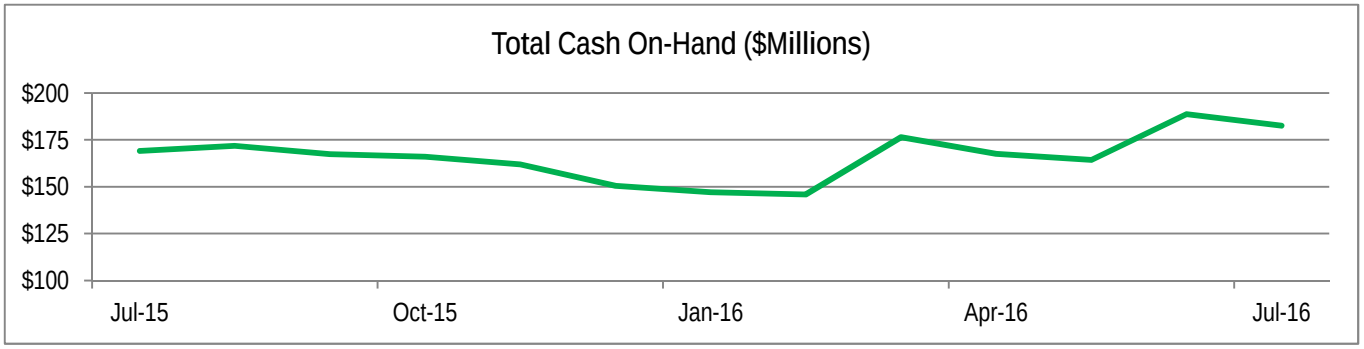
SUMMARY STATEMENT:

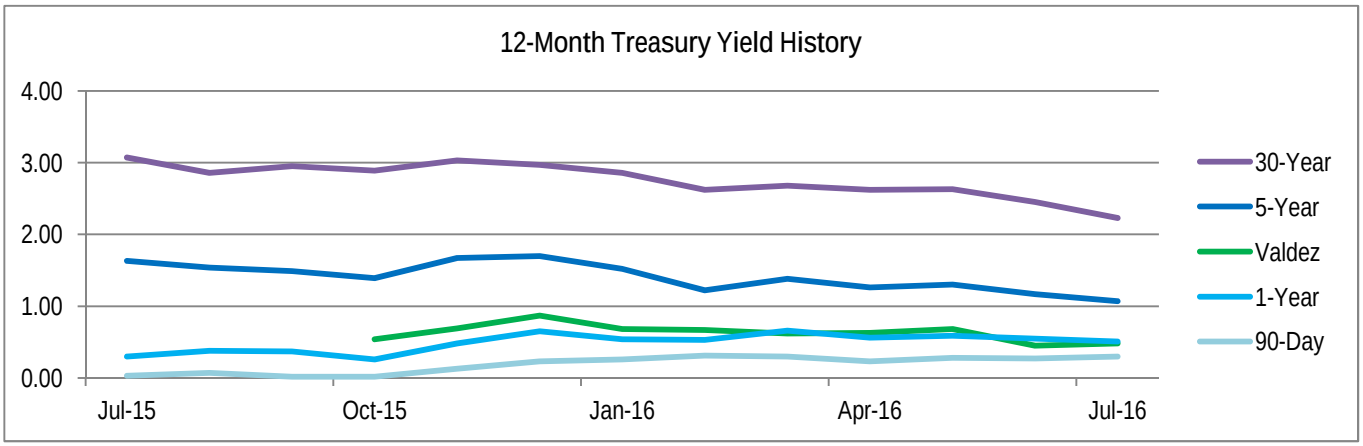
Monthly cash report, pursuant to City Code.

MONTHLY TREASURY REPORT

Period Ending: July 31, 2016

		Begin Balance	Debits	Credits	End Balance	Yield	Notes
Central Treasury		178,135,834	6,283,788	(12,824,485)	171,595,138	0.49%	
Checking	Wells Fargo	45,680,037	3,841,157	(10,195,958)	39,325,236	0.00%	
AMLIP	Key Bank	7,698,661	-	-	7,698,661	0.46%	
Payroll	Wells Fargo	(10,120)	2,399,577	(2,387,526)	1,932	0.00%	
Custody Agency	Wells Fargo	124,767,257	43,054	(241,001)	124,569,310	0.64%	
Bond Proceeds		8,591,206	11	-	8,591,217	0.39%	
GO Bonds 2012	Wells Fargo	1,309,320	11	-	1,309,331	0.00%	
GO Bonds 2015	Bank of NY	7,281,886	-	-	7,281,886	0.46%	
Health Self-Insurance Funds		2,040,591	459,937	(186,753)	2,313,776	0.04%	
Operating	First National	243,255	459,937	(186,753)	516,440	0.01%	
Reserve	First National	1,797,336	-	-	1,797,336	0.05%	
Restricted		2,721	-	-	2,721	0.00%	
Police	Wells Fargo	2,721	-	-	2,721	0.00%	
	Total	188,770,354	6,743,736	(13,011,238)	182,502,852	0.48%	





212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0116 **Version:** 1		
Type:	Report	**Status:**	Agenda Ready
File created:	9/12/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	New Boat Harbor Construction Progress Reports		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	VNBH1 Aug 2016 Report VNBH1 Construction Progress Report 47 VNBH1 Construction Progress Report 46		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
New Boat Harbor Construction Progress Reports

SUBMITTED BY: Jason Miles, Capital Facilities Director

FISCAL NOTES:

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

RECOMMENDATION:

N/A

SUMMARY STATEMENT:

Attached are the construction progress reports from Arcadis since the last City Council meeting on September 6, 2016.

VALDEZ NEW BOAT HARBOR

CONSTRUCTION UPDATE (Phase 1 Uplands Civil Work)

Harris Sand & Gravel (HS&G) continued implementing SWPPP and traffic controls.

Water, Sewer and Storm Drain Systems – Completed testing of the HDPE water main line, sewer main and storm drain manholes and pipes for required pressure and duration to comply with the ADEC permit.

Ramp Abutments – Formed and placed concrete for retaining walls and slabs for the utility equipment pads at ramp abutments. Flushed the backflow preventer and dry stand fire line at Ramp #1. Installed inlet boxes and storm drain pipes at ramps.

Utilities and High Mast Lighting – CVEA placed an electrical vault at the utility pad near Ramp #1 and will soon set the transformers and energize the primary service. HS&G worked on concrete foundation slabs and placed riprap at High Mast Lights #2 and #3. Puffin Electric is pulling conductors and installing switch gear. High mast pole delivery is scheduled for the middle of September.

Waterfront Boardwalk and Sidewalk – Zastrow continued forming and placing concrete for boardwalk stemwalls, sidewalk, curb, curb ramps and gutter. They also continued placing and grouting boardwalk sleepers on keys, and placed concrete for the northeast island and sidewalk in the Upland parking area. AAA Fencing began installing saddle brackets and placing glulam beams, timber decking, bull rails, guardrails and timber handrails for boardwalk and picnic areas. First Class Finishing formed, placed and imprinted colored concrete.

Survey – Wrangell Mountain Technical Services continued surveying line and grade for sewer, water, ramp abutments and electrical activities, and to record as-built conditions.

General – Sitework continued, including backfilling abutments, sleepers, stemwalls, utility pads and electrical vaults; placing crushed gravel (Type II-A) for finish grade throughout the site, placing riprap to final elevations along the east fill; preparing the grade for curb and gutter at the future fuel line and bilge water area, and installing pipe bollards to protect fire hydrants. Asphalt paving and related leveling course and striping items will not be performed this year to avoid damage during in-water rock removal operations. Overall, the remaining Phase 1 construction work is over 90% and on track for completion in November 2016.

PROJECT ACHIEVEMENTS

- Finished installing conduit for site electrical and telecom lines
- Finished boardwalk and plaza foundations
- Finished testing water main, sewer and storm drain systems
- Started placing beams, bull rails, guardrails and handrails for boardwalk and picnic areas
- Started placing and stamping colored concrete at islands
- Finished Inner Harbor Facilities (Piling, Floats and Ramps) 100% Design Documents

AUGUST 2016 PROJECT UPDATE (CONT.)

In addition to Phase 1 work, HS&G continued delivering rock to Western Marine for construction of the breakwaters.

EMC provided general observations, inspected pipe, conduit and rebar installation, tested soil compaction and sampled and tested concrete for curb and gutter, abutments, utility pads and boardwalk sleepers.

DESIGN

R&M Consultants (R&M) continued to work with the City (COV) on design packages for future phases of the new harbor. The 100% design for Phase 2 Floats/Launch Ramp was completed and the 95% design for Drive-Down Ramp and Float package is due by October 21. R&M continued to provide limited construction phase services for the Uplands Civil Work and coordinated with the US Army Corps of Engineers (USACE) regarding design modifications required to integrate the COV work into the USACE designed basin construction package. R&M and Arcadis continued to work with the COV to evaluate options to minimize the cost of removing in-water rock. R&M is pursuing a federal permit modification for a mechanical rock removal feasibility test. Overall sequencing of the remaining work packages is dependent on Western Marine Construction's (WMC) completion of the USACE work and other factors. The project team has been reviewing this issue and anticipates the focus during November 2016 will be on timing for bidding and performing the remaining work packages.

USACE NAVIGATION IMPROVEMENTS

The USACE is administering WMC's performance of the dredging and breakwater contract. WMC continues making good progress on dredging the new harbor basin, hauling rock from Valdez Glacier Quarry, and transporting rock by barge and trucks for construction of the breakwaters. Breakwater construction is several months ahead of schedule and appears they might be constructed to approximately elevation +10' by the end of 2016. Finish elevation of the breakwaters will be +19'. The COV is coordinating with WMC and USACE to widen the maneuvering channel and create more basin area at the west end.

FUTURE MILESTONES

- Conduct test for ripping in-water bedrock
- Confirm scope and finalize bid documents for in-water rock removal, dredging, and sediment berm construction
- Finish backfilling retaining walls for ramp abutments
- Test water service lines at three ramps
- Finish grading and installing curb and sidewalk
- Finish Drive Down Ramp and Float 95% Design
- Receive USACE Permit Modification for in-water mechanical rock removal test
- Issue fuel facility RFP
- Finish pulling wire and installing equipment for site electrical
- Install transformers and energize primary electrical service
- Install high mast light poles
- Pull telecom cable
- Finish placing topsoil and seeding

PROJECT TEAM

Jason Miles, Capital Facilities Director, City of Valdez || 907.835.5478
Lynn Meyers, Project Manager, USACE || 907.384.7966
Kim Nielsen, Group Manager, Waterfront Engineering, R&M Consultants || 907.646.9602
Carol Linnell, Admin. Asst., Harris Sand & Gravel || 907.835.4756
Ron Rozak, Construction Manager, Arcadis || 907.382.2933

CITY AND PORT OF VALDEZ, ALASKA
GATEWAY TO THE INTERIOR

Project Website: http://www.ci.valdez.ak.us/NewHarborProject

Setting glulam beams in brackets attached to concrete sleepers

Attaching timber decking on glulam beams and solid blocking between the beams

Installing timber top rail on steel guard rail assembly

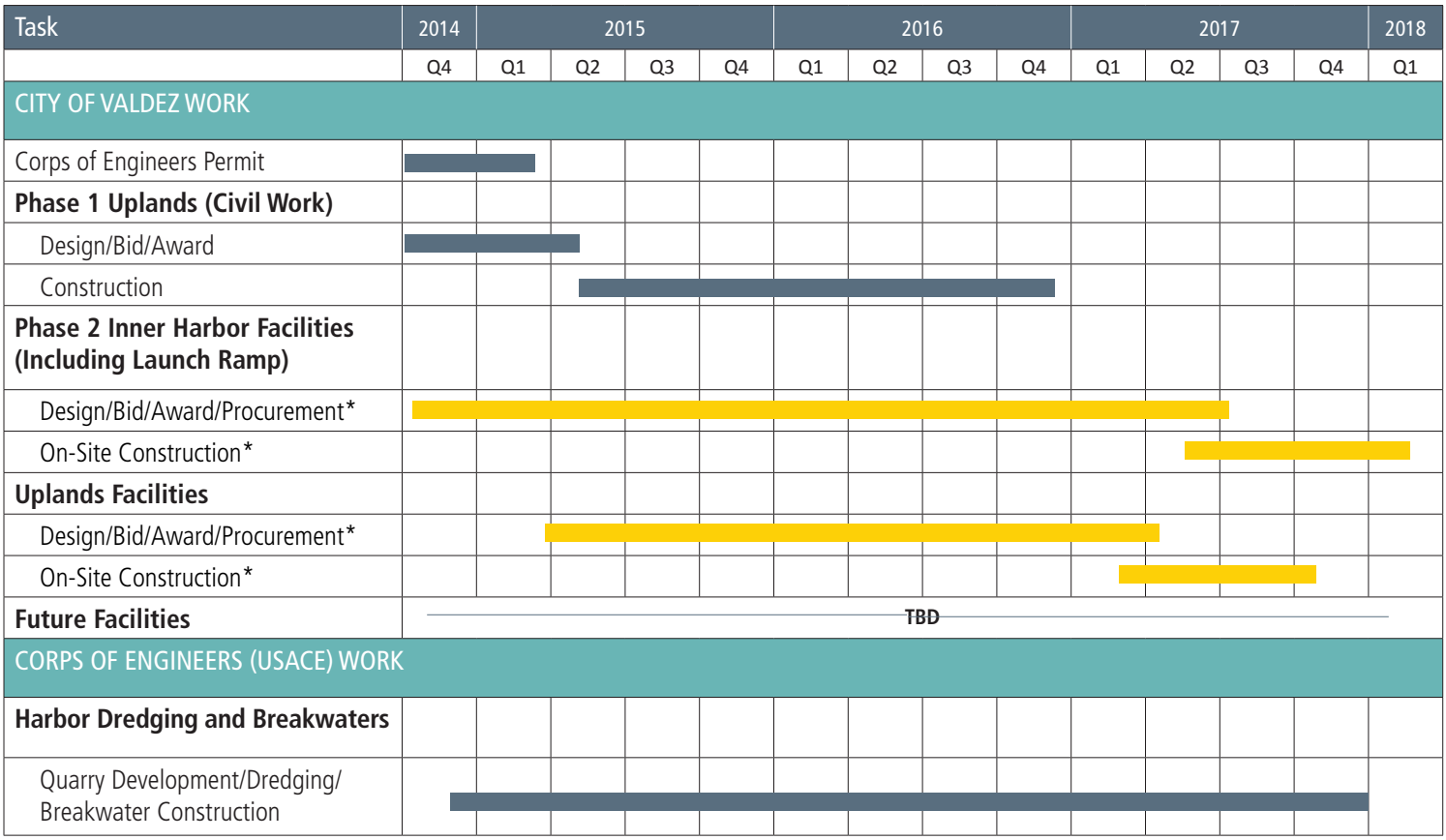
Placing slurry backfill around utility stubups before placing the concrete slab

Slipform machine placing concrete for curb and gutter

Brick pattern imprinted on red concrete that separates east access traffic from parking spaces

PRELIMINARY PROJECT SCHEDULE

** Schedule and Scope depends on funding and USACE's completion of dredging and breakwater.*



BUDGET SUMMARY

Description	Original Budget	Revised Budget	Committed	Spent as of 8/31/16	% Spent	Estimate at Completion
DESIGN	**$ 2,451,971**	**$ 2,507,679**	**$ 2,472,004**	**$ 1,949,535**	**78%**	**$ 2,507,679**
Design	$ 1,851,971	$ 1,924,387	$ 1,991,075	$ 1,694,837	88%	$ 1,991,075
Design Team Services During Construction	$ 600,000	$ 583,292	$ 480,929	$ 254,698	44%	$ 516,604
PROJECT MANAGEMENT	**$ 2,340,548**	**$ 2,362,548**	**$ 1,841,827**	**$ 1,603,115**	**68%**	**$ 2,362,526**
Project Management	$ 1,740,548	$ 1,762,548	$ 1,478,877	$ 1,305,694	74%	$ 1,762,548
Inspection/Testing	$ 600,000	$ 600,000	$ 362,950	$ 297,421	50%	$ 599,978
USACE CONSTRUCTION - CITY PORTION	**$ 9,345,453**	**$ 9,345,453**	**$ 7,145,453**	**$ 5,141,258**	**55%**	**$ 9,345,453**
Initial Basin	$ 7,145,453	$ 7,145,453	$ 7,145,453	$ 4,761,258	67%	$ 7,145,453
Other Basin Modifications	$ 2,200,000	$ 2,200,000	$ -	$ 380,000	17%	$ 2,200,000
CITY CONSTRUCTION	**$ 39,023,904**	**$ 40,077,680**	**$ 19,859,551**	**$ 16,298,190**	**41%**	**$ 40,787,214**
Phase 1 Uplands	$ 19,013,040	$ 19,480,237	$ 19,480,238	$ 16,111,767	83%	$ 19,480,237
Phase 2 Base Floats /Ramps/Fish Cleaning	$ 9,300,100	$ 9,800,100	$ -	$ -	0%	$ 10,440,000
Upland Facilities	$ 4,046,643	$ 4,046,643	$ -	$ -	0%	$ 4,116,277
Drive Down Float	$ 4,951,721	$ 4,951,721	$ -	$ -	0%	$ 4,951,721
Drive-Down Float In-water Modifications	$ 1,342,500	$ 1,342,500	$ -	$ -	0%	$ 1,342,500
Hotel Hill Clearing - Alaska Land Clearing	$ 40,000	$ 40,000	$ 40,000	$ 40,000	100%	$ 40,000
Hotel Hill Clearing - P&R Enterprises	$ 24,900	$ 24,900	$ 24,900	$ 24,900	100%	$ 24,900
Electric Primary	$ 225,000	$ 311,579	$ 311,579	$ 121,524	39%	$ 311,579
CCTV/Security/Head End Equipment	$ 80,000	$ 80,000	$ 2,834	$ -	0%	$ 80,000
ADMINISTRATION	**$ 60,000**	**$ 60,000**	**$ 43,011**	**$ 44,738**	**75%**	**$ 60,000**
FFE	**$ 100,000**	**$ 100,000**	**$ -**	**$ -**	**0%**	**$ 100,000**
CONTINGENCY (@ 15% original budget)	**$ 7,998,281**	**$ 6,865,934**			**16%**	**$ 6,157,285**
TOTAL CITY FUNDED	**$ 61,320,157**	**$ 61,319,294**	**$ 31,361,846**	**$ 25,036,836**	**41%**	**$ 61,320,157**
USACE FUNDED	**$ 21,277,761**	**$ 21,277,761**	**$ 21,277,761**	**$ 7,133,712**	**34%**	**$ 21,277,761**
TOTAL CITY/USACE FUNDING	**$ 82,597,918**	**$ 82,597,055**	**$ 52,639,607**	**$ 32,170,548**	**39%**	**$ 82,597,918**

** Data includes expenses from 5/22/14 which is the start of the Bond eligible costs authorized by COV Resolution 14-33. $254,321.77 in R&M Expenses and other costs are not included. USACE expense data has been requested.*

VALDEZ NEW BOAT HARBOR PHASE 1 - UPLANDS

CONSTRUCTION PROGRESS REPORT NO. 47

AUGUST 22, 2016 – AUGUST 28, 2016

KEY CONSTRUCTION ACTIVITIES

This period Harris Sand & Gravel (HS&G):

- Continued implementing SWPPP and traffic controls.
- Continued forming and placing concrete for boardwalk stemwalls, sidewalk, curb and gutter.
- Continued placing timber decking for boardwalk and picnic areas.
- Continued placing concrete for utility pads at abutment retaining walls.
- Installed bull rails, guardrails and timber handrails for boardwalk and picnic areas.
- Placed concrete for northeast island curb and sidewalk in parking area.
- Placed riprap at north side of foundation for High Mast Light #2.
- Backfilled boardwalk stemwalls and placed Type II-A for Harbor Master building pad.
- Prepared gravel pad for curb and gutter at future fuel line and bilge water area.
- Installed bollards at west fire hydrants.

Western Marine continues dredging the new harbor basin, hauling rock from Valdez Glacier Quarry, and placing rock by barge and trucks for construction of the breakwaters.

EMC inspected general progress, work layout, tested soil compaction and sampled and tested concrete. Photographs by ARCADIS and EMC unless noted.

Concrete curb and sidewalk, boardwalk deck with bullrail, and concrete utility pad

Installing bullrail on top of boardwalk deck

Edge form, control joint and mesh for sidewalk

Placing section of guardrail along bullrail

Placing and leveling concrete for sidewalk

Drilling holes to bolt guardrail to bullrail

Freshly finished concrete for sidewalk

Placing concrete for separation sidewalk between curb and boardwalk

Guardrail with top plate attached to bullrail at rest area. Timber handrail will be bolted on the top plate.

VALDEZ NEW BOAT HARBOR PHASE 1 - UPLANDS

CONSTRUCTION PROGRESS REPORT NO. 46

AUGUST 15, 2016 – AUGUST 21, 2016

KEY CONSTRUCTION ACTIVITIES

This period Harris Sand & Gravel (HS&G):

- Continued implementing SWPPP and traffic controls.
- Continued forming and placing concrete for boardwalk stemwalls, sidewalk, curb and gutter.
- Continued installing saddle brackets and placing glulam beams for boardwalk and picnic areas.
- Continued placing and grouting boardwalk sleepers on keys.
- Continued forming, placing and imprinting colored concrete.
- Started placing timber decking for boardwalk and picnic areas.
- Placed concrete for curb ramps at the sidewalk adjacent the boardwalk.
- Placed concrete retaining walls and slab for utility equipment at Ramps #2 and #3.
- Placed forms, reinforcement and riprap at foundation for High Mast Lights #2 and #3.
- Placed riprap to final grade elevation at northeast portion of fill.
- Tested storm drain outfall pipes for required pressure and duration.
- Tested sanitary sewer manholes for compliance with ADEC permit.

Western Marine (WMC) continues dredging the new harbor basin, hauling rock from Valdez Glacier Quarry, and placing rock by barge and trucks for construction of the breakwaters.

EMC inspected general progress, work layout, tested soil compaction and sampled and tested concrete. Photographs by ARCADIS and EMC unless noted.

Placing 40 foot lengths of 12 inch deep glulam beams on concrete sleepers to support decking for boardwalk

Attaching boardwalk deck planks to glulam beams

Forming retaining wall for utility pad at ramp

Curb, boardwalk, picnic area platform (framing)

Placing concrete for utility pad retaining wall

Boardwalk deck planks laid on glulam beams

Placing slurry fill around utilities at pad area

WMC dredging sediment to -14 foot depth at west portion of the mooring basin (south breakwater is beyond)

WMC placing rock for construction of the east breakwater

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0117 **Version:** 1		
Type:	Report	**Status:**	Agenda Ready
File created:	9/12/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	2016 Q2 Financial Summaries		
Sponsors:	City Council		
Indexes:			
Code sections:			
Attachments:	2016 Q2 Financial Summary.pdf CIP and Reserves.pdf Permanent Fund.pdf Health Insurance.pdf		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
2016 Q2 Financial Summaries
SUBMITTED BY: Brian Carlson, Finance Director.

FISCAL NOTES:

Expenditure Required: Click here to enter text.
Unencumbered Balance: Click here to enter text.
Funding Source: Click here to enter text.

RECOMMENDATION:

Click here to enter text.

SUMMARY STATEMENT:

Summary reports of Financial Statements, Projects and Reserves, Permanent Fund, and Health Self-Insurance Fund

FINANCIAL SUMMARY AS OF 6/30/2016

Prepared By: Brian Carlson, Finance Director
Contact: Bcarlson@ci.valdez.ak.us; (907) 834-3461

	YTD ACTUAL	REVISED BUDGET	% OF BUDGET RECEIVED / EXPENDED	NOTES
GENERAL FUND SUMMARY				
BEGINNING FUND BALANCE	**80,558,603**	**80,558,603**		
REVENUE	79,603,098	84,006,321	94.8%	
EXPENSE	15,705,650	38,211,050	41.1%	
NET REVENUE (EXPENSE)	**63,897,448**	**45,795,271**		
TRANSFERS IN	2,606,458	2,606,458		
TRANSFERS OUT	18,387,489	26,325,466		1
NET TRANSFERS IN (OUT)	**(15,781,031)**	**(23,719,008)**		
ENDING FUND BALANCE	**128,675,020**	**102,634,866**		
REVENUE				
TAXES	***43,676,376***	***47,231,001***	***92.5%***	
STATE SHARED	1,332,631	1,576,388	84.5%	
PILT	3,725	703,500	0.5%	
INTEREST	845,965	551,000	153.5%	2
SERV CHARGES & SALES	194,252	398,800	48.7%	
FED & STATE GRANTS	200,625	327,501	61.3%	
UTILITIES	77,504	120,869	64.1%	
LICENSES & PERMITS	16,477	12,300	134.0%	3
MISC	33,220,000	33,030,662	100.6%	4
RECREATION	26,339	38,800	67.9%	
FINES & FORFEITURES	9,205	15,500	59.4%	
TOTAL REVENUE	**79,603,098**	**84,006,321**	**94.8%**	
TRANSFERS IN	**2,606,458**	**2,606,458**	**100.0%**	
TOTAL REVENUES & TRANSFERS IN	**82,209,556**	**86,612,779**	**94.9%**	

FINANCIAL SUMMARY AS OF 6/30/2016

Prepared By: Brian Carlson, Finance Director
Contact: Bcarlson@ci.valdez.ak.us; (907) 834-3461

	YTD ACTUAL	REVISED BUDGET	% OF BUDGET RECEIVED / EXPENDED	NOTES
DEPARTMENT EXPENSES				
ADMINISTRATION	434,574	1,121,405	38.8%	
ANIMAL CONTROL	143,191	362,001	39.6%	
BUILDING MAINT	596,089	1,593,578	37.4%	
CITY CLERK	204,230	447,475	45.6%	
CIVIC CENTER	354,465	869,830	40.8%	
COMMUNITY DEVEL	315,279	1,004,370	31.4%	
COUNCIL	143,063	443,550	32.3%	
ECON DEVEL	338,468	1,049,279	32.3%	
ENGINEERING	263,825	823,337	32.0%	
FINANCE	469,284	1,160,015	40.5%	
FIRE	742,722	1,877,162	39.6%	
HOSPITAL	23,887	447,442	5.3%	5
INFORMATION TECH	333,951	831,380	40.2%	
INSURANCE	120,665	264,131	45.7%	
LAW	1,218,431	2,500,000	48.7%	
LAW ENFORCEMENT	801,615	2,080,369	38.5%	
LIBRARY	205,197	499,919	41.0%	
PARKS & REC	367,324	997,910	36.8%	
PARKS MAINT	221,006	597,045	37.0%	
PUB SAFETY SUPPORT	474,880	1,256,787	37.8%	
SOLID WASTE	495,184	1,737,104	28.5%	
STREET/SHOP	931,547	2,481,133	37.5%	
TOTAL DEPT EXPENSES	**9,198,876**	**24,445,222**	**37.6%**	
SUPPORT EXPENSES				
EDUCATION	5,420,440	11,402,685	47.5%	
COMMUNITY SVC ORGS	1,086,333	2,363,143	46.0%	
TOTAL SUPPORT EXPENSES	**6,506,773**	**13,765,828**	**47.3%**	
TRANSFERS OUT	**18,387,489**	**26,325,466**	**69.8%**	6
TOTAL DEPT EXPENSE, SUPPORT & TRANSFER	**34,093,139**	**64,536,516**	**52.8%**	

FINANCIAL SUMMARY AS OF 6/30/2016

Prepared By: Brian Carlson, Finance Director
Contact: Bcarlson@ci.valdez.ak.us; (907) 834-3461

	YTD ACTUAL	REVISED BUDGET	% OF BUDGET RECEIVED / EXPENDED	NOTES
AIRPORT FUND				
BEGINNING FUND BALANCE	**670,236**	**670,236**		
REVENUE	86,074	158,869	54.2%	
EXPENSE	127,365	328,588	38.8%	
NET REVENUE (EXPENSE)	(41,292)	(169,719)		
NET TRANSFER IN (OUT)	169,720	169,720		
ENDING FUND BALANCE	**798,664**	**670,237**		
HARBOR FUND				
BEGINNING FUND BALANCE	**1,802,198**	**1,802,198**		
REVENUE	1,082,249	1,704,599	63.5%	
EXPENSE	480,818	1,196,944	40.2%	
NET REVENUE (EXPENSE)	601,430	507,655		
NET TRANSFER IN (OUT)	(507,656)	(507,656)		
ENDING FUND BALANCE	**1,895,972**	**1,802,197**		
PORT FUND				
BEGINNING FUND BALANCE	**1,237,483**	**1,237,483**		
REVENUE	192,066	658,980	29.1%	
EXPENSE	282,253	783,311	36.0%	
NET REVENUE (EXPENSE)	(90,187)	(124,331)		
NET TRANSFER IN (OUT)	124,331	124,331		
ENDING FUND BALANCE	**1,271,627**	**1,237,483**		

FINANCIAL SUMMARY AS OF 6/30/2016

Prepared By: Brian Carlson, Finance Director
Contact: Bcarlson@ci.valdez.ak.us; (907) 834-3461

	YTD ACTUAL	REVISED BUDGET	% OF BUDGET RECEIVED / EXPENDED	NOTES
UTILITY FUND				
BEGINNING FUND BALANCE	**1,689,888**	**1,689,888**		
REVENUE	414,500	568,100	73.0%	
EXPENSE	291,665	766,864	38.0%	
NET REVENUE (EXPENSE)	122,835	(198,764)		
NET TRANSFER IN (OUT)	792,878	792,878		
ENDING FUND BALANCE	**2,605,601**	**2,284,002**		
GILSON MEDICAL CLINIC				
BEGINNING FUND BALANCE	**286,485**	**286,485**		
REVENUE	76,803	142,195	54.0%	
EXPENSE	32,888	121,684	27.0%	
NET REVENUE (EXPENSE)	43,915	20,511		
NET TRANSFER IN (OUT)	-	-		
ENDING FUND BALANCE	**330,400**	**306,996**		
DEBT SERVICE FUND				
BEGINNING FUND BALANCE	**1,764,736**	**1,764,736**		
REVENUE	311,644	1,861,000	16.7%	
EXPENSE	3,039,150	4,394,250	69.2%	
NET REVENUE (EXPENSE)	(2,727,506)	(2,533,250)		
NET TRANSFER IN (OUT)	5,749,453	3,549,453		7
ENDING FUND BALANCE	**4,786,683**	**2,780,939**		
VALDEZ HOUSING IMPROVEMENT AUTHORITY				
BEGINNING FUND BALANCE	**-**	**-**		
REVENUE	47,006	-		
EXPENSE	-	3,106,458		
NET REVENUE (EXPENSE)	47,006	(3,106,458)		
NET TRANSFER IN (OUT)	3,106,458	3,106,458		
ENDING FUND BALANCE	**3,153,464**	**-**		

Notes to Financial Summary

1 Original budgeted figure was increased by $9.3m to reflect the TAPS settlement stipulation to keep this amount earmarked for debt. This will be reflected in Debt Service ending fund balance

2 Interest includes unrealized gains and losses

3 Liquor licenses are $5k over budget

4 Reflects booking the 2006 TAPS supplemental award, previously held by the AK Courts System

5 Hospital budget reflects currently un-filled staff

6 See footnote 1

7 Additional $9.3m transfer from General Fund will be reflected on 9/30 Financial Summary

CAPITAL PROJECTS SUMMARY AS OF 06/30/2016

Project Description	Revenues To Date	Prior Years Expenditures	YTD Encumbrances	YTD Expenditures	Project Balance
Project Contingency	2,098,444	-	-	-	2,098,444
Homestead Road Improv	1,809,847	1,809,847	-	-	-
Homestead Special Assessment	310,000	117,183	-	-	192,817
Back up Generator	350,000		-	-	350,000
Roof Replacements	1,463,120	1,388,073	15,000	2,238	57,809
East Pioneer Reconstruction	1,740,113	10,551	1,140,117	226,976	362,469
Egan Drive Beautification	3,534,696	94,406	3,044,760	138,918	256,612
Weather Station	20,000	9,710	-	-	10,290
Alpine Woods Sewer Project	2,894,556	2,403,517	309,101	78,868	103,071
STP SCADA Controls Upgrades	330,000	306,466	-	7,037	16,497
STP Outfall Design	194,076	187,936	2,083	-	4,057
WWTP Outfall ACWF Loan	1,230,675	598,340	-	-	632,335
WWTP Outfall ADEC MMG Grant	2,054,802	1,510,869	-	-	543,933
STP Generator Project	50,000	-	-	-	50,000
Water/Sewer Master Plan	139,647	106,601	33,046	-	-
City Hall Generator Replacement	525,733	439,264	-	-	86,469
City Hall Weatherization	460,000	352,830	-	16,038	91,132
MKG Medical Clinic	350,000	1,540	-	-	348,460
Civic Center ADA Restroom Upgrade	283,016	283,016	-	-	-
Airport Roof Replacement	2,153,155	2,153,155	-	-	-
Airport Pluming	400,000	-	-	-	400,000
Ice Rink	3,000	3,000	-	-	-
Meyring Park (North) Upgrades	684,951	641,398	4,200	-	39,353
Wildlife Viewing Area	100,000	-	-	-	100,000
Salmonberry Ski Hill	635,157	628,564	-	-	6,594
SBH Upland Boardwalk	121,587	121,587	-	-	-
SBH Dredging	542,000	-	17,866	81,579	442,555
New Harbor Planning (COV $$)	33,989,076	1,075,035	337,078	17,202	32,559,762
New Harbor GO 2015	20,000,000	10,804,841	5,012,948	4,181,605	606
Cost of Issuance New Harbor Bond	155,250	155,250	-	-	-
SBH Expansion and Uplands Grant 14-DC-141	1,000,000	174,561	161,079	399,431	264,929
SBH Grant 14-RR-015 (State)	2,430,136	2,399,729	30,407	-	-
Grant 13-DC-588 (State)	5,000,000	4,843,855	156,144	-	-

CAPITAL PROJECTS SUMMARY AS OF 06/30/2016

Project Description	Revenues To Date	Prior Years Expenditures	YTD Encumbrances	YTD Expenditures	Project Balance
VCT Replace Lighting & Electrical	1,170,677	1,170,677	-	-	-
VCT Water Main	1,000,000	-	-	-	1,000,000
Alpine Woods Dike Repair	403,995	403,995	-	-	-
Flood Mitigation Project	492,444	467,906	13,545	10,992	-
Flood Mitigation (COV Contribution)	142,453	105,254	27,017	-	10,182
Land Purchase (3Bears/Tesoro)	400,000	-	-	-	400,000
Sawmill Road Extension to Atigun	300,000	-	-	-	300,000
Airport Industrial Subd Water/Sewer	1,500,000	-	-	-	1,500,000
Senior Center Facility Upgrade	150,000	91,408	10,309	-	48,284
Senior Center Canopies Grant	150,000	-	-	-	150,000
Medical Campus Expansion MRI	1,493,540	1,489,890	-	3,650	-
Hospital Parking Lot Improvements	500,000	6,755	413,725	-	79,520
Hospital Oxygen Generator	300,000	-	2,470	297	297,233
Hospital Copper Pipe Replacement	1,250,000	-	-	25	1,249,975
VHS HVAC Replacement	4,344,495	1,991,765	1,932,030	311,219	109,482
New VMS (Bond Proceeds)	40,361,693	38,725,563	767,957	13,459	854,714
HHES HVAC/Boiler Replacement	1,364,661	1,364,661	-	-	-
New City Maintenance Building	5,420,002	5,416,768	1,514	-	1,252
High School ADA	100,000	8,725	-	-	91,275
VHS Swimming Pool Mechanical	600,000	-	-	-	600,000
Kelsey Dock 15RR008	1,667,094	-	-	-	1,667,094
Kelsey Dock GRANT	800,000	-	-	-	800,000
City's Contribution	2,037,367	1,682,261	-	-	355,106
Grand Total Capital Facilities Fund	**153,001,455**	**85,546,751**	**13,432,395**	**5,489,533**	**48,532,309**
Grant Funded Projects CY Funds			371,485	410,422	4,106,575
Total Capital Facilities Fund COV Funds			**13,060,910**	**5,079,111**	**44,425,734**

RESERVE FUND SUMMARY AS OF 06/30/2016

Account Description	2016 Available Balance	YTD Encumbrances	YTD Expenditures	Account Balance
School Budgetary Stabilization	500,000	-	-	500,000
Council Contingency HOLDING	200,862	350	-	200,512
Harbor Major Maint & Replacement	2,597,548	-	-	2,597,548
Projects Planning Reserve	1,388,653	-	-	1,388,653
Landfill Closure Reserve	2,203,192	-	-	2,203,192
Major Maintenance Reserve	7,231,790	286,087	170,254	6,775,449
Sewer & Lift Station Repairs	479,628	10,042	8,405	461,182
Leave Liability Reserve	323,169	-	157,397	165,773
Major Equipment Reserve	4,941,071	550,458	1,356,806	3,033,807
Energy Assistance Program	719,574	-	703,967	15,129
Technology Reserve	978,919	32,836	305,042	641,041
Special Events Reserve	1,072	-	(486)	1,557
Nuisance Abatement Program	376,097	16,958	1,017	358,121
Incident Management Reserve	928,615	12,910	70,822	844,883
Dike Repairs	342,557	-	-	342,557
Beautification Committee	60,589	7,332	220	53,037
ROW Road and Sidewalk Repair	97,669	4,604	42,754	50,311
Concrete/Asphalt Repairs for COV properties	7,515	-	-	7,515
LEPC Grant	-	-	-	-
LEPC Grant	6,623	1,104	5,520	-
Master Planning				
Master Planning Comprehensive	214,879	-	-	214,879
Master Planning Building Fire Code Revision	32,717	-	-	32,717
Master Planning CEDS	36,628	-	-	36,628
Master Planning Flood Planning	131,275	15,018	12,682	103,575
Master Planning Water/Sewer Study	50,000		-	50,000
Qaniq Challenge	29,139	-	14,441	14,697
Running Series	2,500	-	394	2,106
Land Development	-	-	-	-
Land Development Snow Lots	131,768	15,726	-	116,042
Land Development Misc	624,945	17,256	20,887	586,803
Surveying Municipal Land	43,767	28,000	-	15,767
Grand Total Reserve	***24,182,759***	***998,680***	***2,870,122***	***20,313,480***

Major Maintenance Reserve 6/30/2016

Project		*Amended Budget*	*Prior Years Actual*	*Current Year Encumbrance*	*Current Year Actual*	*Balance*
Library/ Museum UST removal & Boilers Replace	908	626,062	613,488	7,633	-	4,941
Airport - replace water lines (design only)	1108	40,276	37,721	2,555	-	-
Airport Chair Replacement	1118	51,980	51,705	-	-	275
City Hall Fire Alarm Replacement	1201	218,000	157,830	-	-	60,170
Civic Center Weatherization Study/Design	1210	30,148	29,818	330	-	-
VCT Safety Railing Repair & Replacement	1306	145,240	127,915	-	12,370	4,955
2013 School Projects	1312	133,094	36,626	-	-	96,468
Police Storage Facility	1314	85,000	324	-	-	84,676
ARCS Transmitter	1315	5,000	3,466	-	-	1,534
Police Technology Upgrade **Grant**	1316	35,000	20,668	-	3,119	11,213
City Hall Day Tank & Stack Replacement	1401	340,000	298,466	10,696	-	30,838
VMF Warehouse UST Removal	1402	150,000	20,295	100	1,948	127,657
Zook Sewer Extension	1403	210,037	209,437	600	-	-
Museum Entry Door Replacement & ADA Upgrade (	1404	60,377	57,957	2,420	-	-
Citywide Electrical Tracing and Labeling	1406	80,000	74,967	1,457	-	3,577
VCT Scale Tank & Piping Replacement	1407	50,000	23,381	-		26,619
Senior Center Attic Repair	1409	270,000	263,866	-	-	6,134
VHS Gym Acoustics	1411	185,306	180,616	1,545	3,145	-
VCT Underwater Inspections	1412	250,000	241,407	-	6,424	2,169
VCT North Star Warehouse - lights and heating	1413	100,000	95,367	2,943	-	1,690
Fire Station 1 - air compressor	1414	150,000	59,069	-	5,000	85,931
High School Restroom ADA Upgrade	1416	100,000	47,717	6,760	1,392	44,131
Clark St Drainage & Street Repair	1417	400,000	41,099	9,466	16,185	333,251
Harbor - Stan Stephens Plaza	1418	70,000	34,469	-	24,826	10,705
Swimming Pool Cover & Boiler Upgrade	1419	150,000	59,206	15,987	5,362	69,445
Contingency Reserve	1500	198,225	-	-	-	198,225
Hospital - Transformer	1501	76,681	75,438	1,243	-	-
Effluent Testing	1502	35,000	-	-	-	35,000
Hospital - Electrical Line Conditioner	1503	200,000	3,720	-	-	196,280
Hospital - Water/Snow Drainage Study	1504	50,000	-	22,500	5	27,495
HHES Underground Fuel Tank Replacement	1601	250,000	-	-	-	250,000
Water - New Well	1602	100,000	10,106	27,224	21,020	41,651
Library - Sewer Pump Replacement	1603	100,000	3,000	-	45,763	51,237
Library - Repair and Repaind walls	1604	100,000	-	-	-	100,000
Fire Station I - Berthing Quarters (design)	1605	150,000	-	-	-	150,000
Animal Shelter - Kennel Curbs & Drains Replacemen	1606	150,000	-	-	-	150,000
Animal Shelter - Cremator Fire Box	1607	20,000	-	-	-	20,000
USFS Cabin - Romtec Restroom	1608	250,000	-	-	-	250,000
Harbor - Walk/Concrete/Fence Replacement	1609	150,000	-	-	-	150,000
Museum - Replace Lighting	1610	100,000	-	-	-	100,000
Hazmat Testing - various buildings	1611	250,000	-	-	-	250,000

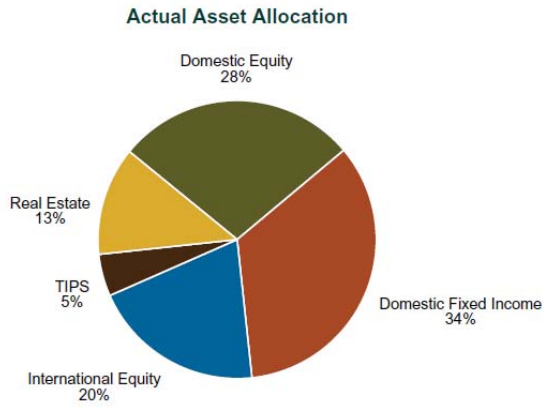
Major Maintenance Reserve 6/30/2016

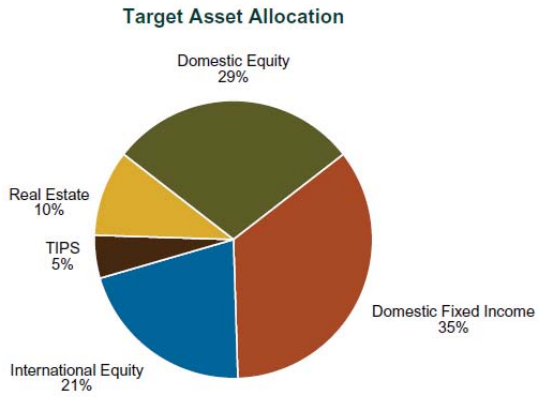
Project		*Amended Budget*	*Prior Years Actual*	*Current Year Encumbrance*	*Current Year Actual*	*Balance*
Senior Center/City Hall - Elevator Controls	1612	125,000	-	-	-	125,000
Old Trap/Police Range - Remeditiation Study	1615	50,000	-	-	-	50,000
City-wide Exit Signs	1616	173,319	29,120	-	5,869	138,330
Fire Stations - True Bond Floors	1617	150,000	-	-	-	150,000
Port Office Renovations	1618	75,000	-	-	-	75,000
Hospital Humidity Control	1619	250,000	-	-	-	250,000
Hospital Long term Doors	1620	100,000	-	-	-	100,000
Hospital Security Enhancements	1621	100,000	-	-	-	100,000
Hospital Door Stops & Fire Door Closure	1622	75,000	-	-	-	75,000
Hospital New Power Supply	1623	50,000	2,309	3,140	4,560	39,991
Hospital Duct Above Server Room	1624	50,000	-	-	7,230	42,770
Hospital Panic Bar Upgrade	1625	60,000	-	-	-	60,000
Hospital Cuvert at Truck Delivery Drive	1626	100,000	-	-	-	100,000
Airport Door Upgrade	1627	215,000	4,810	169,490	4,798	35,902
VCT R.E. Staite Building Improvements	1628	80,000	3,925	-	-	76,075
New Playground	1629	65,000	-	-	-	65,000
South Central Well Door	1630	-	-	-	-	-
Capital Facilities Office Remodel	1631	-	-	-	1,239	(1,239)
City Hall Mall Asbestos Assessment	1632	-	-	-	-	-
Grand Total Major Maintenance Reserve		**7,833,746**	**2,919,308**	**286,087**	**170,254**	**4,458,097**
Grant Funded Projects CY Funds				-	3,119	11,213
Total Major Maintenance Reserve COV Funds				**286,087**	**167,136**	**4,446,884**

Valdez Permanent Fund

Executive Summary for Period Ending June 30, 2016

Asset Allocation





Performance

Returns for Periods Ended June 30, 2016

	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 7 Years
Total Fund	**1.85%**	**2.05%**	**6.85%**	**6.57%**	**8.84%**
Target Benchmark*	1.73%	1.72%	6.28%	6.09%	8.52%
CPI + 4.5%	2.40%	5.15%	5.27%	5.63%	6.07%

Recent Developments

- **Morgan Stanley Prime Property Fund** was funded at the end of June.

Organizational Issues

- On July 18th, **Vanguard** announced that M&G Investment Management Limited no longer serves as an advisor to the $21 billion **Vanguard International Growth Fund**. M&G, which has been an advisor to the fund since 2008, managed approximately 11% of fund assets as of June 30, 2016. Existing advisors Baillie Gifford Overseas and Schroder Investment Management North America will receive the assets. The allocation under the new arrangement is expected to be: Baillie Gifford, 60%; Schroder, 40%.

Investment Manager Asset Allocation

The table below contrasts the distribution of assets across the Fund's investment managers as of June 30, 2016, with the distribution as of March 31, 2016. The change in asset distribution is broken down into the dollar change due to Net New Investment and the dollar change due to Investment Return.

Asset Distribution Across Investment Managers

	June 30, 2016				March 31, 2016	
	Market Value	Weight	Net New Inv.	Inv. Return	Market Value	Weight
Domestic Equity	**$50,825,283**	**28.00%**	**$(4,602,780)**	**$1,600,111**	**$53,827,952**	**30.88%**
Large Cap Equity	**$35,646,048**	**19.64%**	**$(3,502,780)**	**$958,096**	**$38,190,732**	**21.91%**
Vanguard Institutional Index	35,646,048	19.64%	(3,502,780)	958,096	38,190,732	21.91%
Mid Cap Equity	**$10,028,919**	**5.53%**	**$(1,100,000)**	**$440,170**	**$10,688,749**	**6.13%**
Vanguard S&P Mid Cap 400 Index	10,028,919	5.53%	(1,100,000)	440,170	10,688,749	6.13%
Small Cap Equity	**$5,150,317**	**2.84%**	**$0**	**$201,845**	**$4,948,472**	**2.84%**
RBC Small Cap Core	5,150,317	2.84%	0	201,845	4,948,472	2.84%
International Equity	**$36,484,845**	**20.10%**	**$1,681,780**	**$(23,321)**	**$34,826,385**	**19.98%**
Vanguard Intl Growth	14,506,688	7.99%	500,000	99,597	13,907,091	7.98%
Vanguard Intl Value	14,535,585	8.01%	1,200,000	88,156	13,247,429	7.60%
Brandes International Small Cap	7,442,572	4.10%	(18,220)	(211,073)	7,671,865	4.40%
Fixed Income	**$62,408,481**	**34.38%**	**$(1,201,099)**	**$1,376,858**	**$62,232,722**	**35.70%**
Alaska Permanent Cap Mgmt	21,950,457	12.09%	(1,099)	464,406	21,487,150	12.33%
Standish Global Fixed	18,872,459	10.40%	(800,000)	369,400	19,303,059	11.07%
Baird Aggregate Bond	21,585,565	11.89%	(400,000)	543,052	21,442,514	12.30%
TIPS	**$8,848,186**	**4.87%**	**$(500,000)**	**$157,105**	**$9,191,081**	**5.27%**
Vanguard Inflation-Protected	8,848,186	4.87%	(500,000)	157,105	9,191,081	5.27%
Real Estate	**$22,934,907**	**12.64%**	**$8,459,106**	**$253,099**	**$14,222,702**	**8.16%**
UBS Trumbull Property	14,434,910	7.95%	(40,894)	253,102	14,222,702	8.16%
Morgan Stanley Prime Property Fund	8,499,997	4.68%	8,500,000	(3)	-	-
Total Fund	**$181,501,703**	**100.0%**	**$3,837,007**	**$3,363,853**	**$174,300,843**	**100.0%**

Investment Manager Returns

The table below details the rates of return for the Fund's investment managers over various time periods ended June 30, 2016. Negative returns are shown in red, positive returns in black. Returns for one year or greater are annualized. The first set of returns for each asset class represents the composite returns for all the fund's accounts for that asset class.

Returns for Periods Ended June 30, 2016

	Last Quarter	Last Year	Last 3 Years	Last 5 Years	Last 7 Years
Domestic Equity	**2.89%**	**2.33%**	**11.19%**	**11.64%**	**14.78%**
Russell 3000 Index	2.63%	2.14%	11.13%	11.60%	14.95%
Large Cap Equity	**2.45%**	**3.97%**	**11.63%**	**12.07%**	**14.90%**
Vanguard Institutional Index	2.45%	3.97%	11.63%	12.07%	14.90%
S&P 500 Index	2.46%	3.99%	11.66%	12.10%	14.92%
Mid Cap Equity	**3.98%**	**1.27%**	**-**	**-**	**-**
Vanguard S&P Mid Cap 400 Index	3.98%	1.27%	-	-	-
S&P Mid Cap 400 Index	3.99%	1.33%	10.53%	10.55%	16.28%
Small Cap Equity	**4.08%**	**(6.67%)**	**-**	**-**	**-**
RBC Small Cap Core	4.08%	(6.67%)	-	-	-
Russell 2000 Index	3.79%	(6.73%)	7.09%	8.35%	13.94%
International Equities	**0.07%**	**(6.93%)**	**4.13%**	**2.67%**	**7.26%**
Vanguard Intl Growth	0.82%	(7.75%)	4.53%	2.66%	8.09%
Vanguard Intl Value	0.97%	(10.70%)	1.98%	1.62%	5.62%
MSCI EAFE	(1.46%)	(10.16%)	2.06%	1.68%	5.97%
MSCI ACWIxUS IMI Gross	(0.45%)	(9.19%)	2.10%	0.83%	6.22%
Brandes International Small Cap	(2.76%)	2.89%	-	-	-
ACWI Sm Cap ex US	(0.87%)	(5.46%)	4.93%	2.28%	8.79%
Fixed Income	**2.22%**	**5.50%**	**3.84%**	**3.77%**	**4.77%**
Alaska Permanent Cap Mgmt	2.16%	6.20%	4.15%	4.08%	4.93%
Baird Aggregate Bond	2.55%	-	-	-	-
Barclays Aggregate Index	2.21%	6.00%	4.06%	3.76%	4.58%
Standish Global Fixed	1.93%	3.62%	-	-	-
Barclays Global Aggregate Index	2.51%	7.37%	5.15%	4.76%	4.78%
TIPS	**1.79%**	**4.76%**	**2.47%**	**2.72%**	**-**
Vanguard Inflation-Protected	1.79%	4.76%	2.47%	2.72%	-
Barclays US TIPS Index	1.71%	4.35%	2.31%	2.63%	4.31%
Real Estate	**1.45%**	**9.39%**	**9.96%**	**-**	**-**
UBS Trumbull Property - Net	1.49%	9.43%	9.97%	-	-
NFI-ODCE Equal Weight Net**	1.97%	11.24%	12.08%	11.70%	9.59%
Total Fund	**1.85%**	**2.05%**	**6.85%**	**6.57%**	**8.84%**
Target Benchmark*	1.73%	1.72%	6.28%	6.09%	8.52%
CPI + 4.5%	2.40%	5.15%	5.27%	5.63%	6.07%

* Current Quarter Target = 35.0% Barclays Aggregate Index, 29.0% Russell 3000 Index, 21.0% MSCI ACWIxUS IMI Gross, 10.0% NFI-ODCE Equal Weight Net and 5.0% Barclays US TIPS Index.

Investment Manager Returns

The table below details the rates of return for the Fund's investment managers over various time periods ended June 30, 2016. Negative returns are shown in red, positive returns in black. Returns for one year or greater are annualized. The first set of returns for each asset class represents the composite returns for all the fund's accounts for that asset class.

Returns for Periods Ended June 30, 2016

	Last 10 Years	Last 15 Years	Last 18-3/4 Years
Domestic Equity	**7.26%**	**6.04%**	**-**
Russell 3000 Index	7.40%	6.09%	6.47%
Large Cap Equity	**7.43%**	**5.76%**	**-**
Vanguard Institutional Index	7.43%	5.76%	-
S&P 500 Index	7.42%	5.75%	6.30%
International Equities	**3.09%**	**5.16%**	**-**
Vanguard Intl Growth	3.77%	-	-
Vanguard Intl Value	1.84%	-	-
MSCI EAFE	1.58%	4.32%	3.60%
MSCI ACWIxUS IMI Gross	2.60%	5.87%	4.57%
Fixed Income	**4.69%**	**4.97%**	**5.37%**
Alaska Permanent Cap Mgmt	5.49%	5.47%	5.78%
Barclays Aggregate Index	5.13%	5.08%	5.44%
Total Fund	**5.77%**	**5.96%**	**6.20%**
Target Benchmark*	5.74%	5.74%	5.88%
CPI + 4.5%	6.22%	6.51%	6.64%

* Current Quarter Target = 35.0% Barclays Aggregate Index, 29.0% Russell 3000 Index, 21.0% MSCI ACWIxUS IMI Gross, 10.0% NFI-ODCE Equal Weight Net and 5.0% Barclays US TIPS Index.

Investment Manager Returns

The table below details the rates of return for the Fund's investment managers over various time periods. Negative returns are shown in red, positive returns in black. Returns for one year or greater are annualized. The first set of returns for each asset class represents the composite returns for all the fund's accounts for that asset class.

	12/2015-6/2016	2015	2014	2013	2012
Domestic Equity	**4.64%**	**(0.24%)**	**12.72%**	**33.25%**	**15.54%**
Russell 3000 Index	3.62%	0.48%	12.56%	33.55%	16.42%
Large Cap Equity	**3.82%**	**1.37%**	**13.65%**	**32.35%**	**15.98%**
Vanguard Institutional Index	3.82%	1.37%	13.65%	32.35%	15.98%
S&P 500 Index	3.84%	1.38%	13.69%	32.39%	16.00%
Mid Cap Equity	**7.90%**	**(2.23%)**	**9.72%**	**-**	**-**
Vanguard S&P Mid Cap 400 Index	7.90%	(2.23%)	9.72%	-	-
S&P Mid Cap 400 Index	7.93%	(2.18%)	9.77%	33.50%	17.88%
Small Cap Equity	**4.25%**	**(7.27%)**	**4.68%**	**-**	**-**
RBC Small Cap Core	4.25%	(7.27%)	4.68%	-	-
Russell 2000 Index	2.22%	(4.41%)	4.89%	38.82%	16.35%
International Equities	**(0.02%)**	**(0.43%)**	**(6.09%)**	**22.62%**	**20.19%**
Vanguard Intl Growth	(1.19%)	0.25%	(5.51%)	23.12%	20.18%
Vanguard Intl Value	0.45%	(5.41%)	(6.69%)	22.15%	20.18%
MSCI EAFE	(4.42%)	(0.81%)	(4.90%)	22.78%	17.32%
MSCI ACWIxUS IMI Gross	(0.58%)	(4.20%)	(3.47%)	16.30%	17.58%
Brandes International Small Cap	1.46%	-	-	-	-
ACWI Sm Cap ex US	(0.20%)	2.60%	(4.03%)	19.73%	18.52%
Fixed Income	**4.85%**	**0.47%**	**5.85%**	**(1.87%)**	**4.73%**
Alaska Permanent Cap Mgmt	5.26%	1.04%	5.80%	(1.73%)	5.08%
Barclays Aggregate Index	5.31%	0.55%	5.97%	(2.02%)	4.21%
Standish Global Fixed	3.62%	-	-	-	-
Barclays Global Aggregate Index	5.87%	1.02%	7.59%	(0.14%)	5.72%
TIPS	**6.44%**	**(1.54%)**	**4.07%**	**(8.83%)**	**6.87%**
Vanguard Inflation-Protected	6.44%	(1.54%)	4.07%	(8.83%)	6.87%
Barclays US TIPS Index	6.24%	(1.44%)	3.64%	(8.61%)	6.98%
Real Estate	**3.26%**	**11.64%**	**10.38%**	**9.12%**	**8.85%**
UBS Trumbull Property - Net	3.30%	11.64%	10.38%	9.12%	8.85%
NFI-ODCE Equal Weight Net**	4.24%	14.18%	11.42%	12.36%	9.93%
Total Fund	**3.70%**	**1.08%**	**5.28%**	**14.77%**	**11.99%**
Target Benchmark*	3.52%	0.34%	6.01%	12.74%	11.57%
CPI + 4.5%	4.14%	4.89%	4.83%	5.96%	6.18%

* Current Quarter Target = 35.0% Barclays Aggregate Index, 29.0% Russell 3000 Index, 21.0% MSCI ACWIxUS IMI Gross, 10.0% NFI-ODCE Equal Weight Net and 5.0% Barclays US TIPS Index.

Investment Manager Returns

The table below details the rates of return for the Fund's investment managers over various time periods. Negative returns are shown in red, positive returns in black. Returns for one year or greater are annualized. The first set of returns for each asset class represents the composite returns for all the fund's accounts for that asset class.

	2011	2010	2009	2008	2007
Domestic Equity	**1.65%**	**16.13%**	**26.66%**	**(36.73%)**	**5.00%**
Russell 3000 Index	1.03%	16.93%	28.34%	(37.31%)	5.14%
Large Cap Equity	**2.09%**	**15.05%**	**26.63%**	**(36.95%)**	**5.47%**
Vanguard Institutional Index	2.09%	15.05%	26.63%	(36.95%)	5.47%
S&P 500 Index	2.11%	15.06%	26.47%	(37.00%)	5.49%
International Equity	**(14.04%)**	**11.59%**	**37.74%**	**(43.30%)**	**14.45%**
Vanguard Intl Growth	(13.58%)	15.81%	41.88%	(44.83%)	16.25%
Vanguard Intl Value	(14.58%)	7.31%	33.77%	(41.74%)	12.66%
MSCI EAFE	(12.14%)	7.75%	31.78%	(43.38%)	11.17%
MSCI ACWIxUS IMI Gross	(13.94%)	13.17%	44.28%	(45.71%)	16.58%
Fixed Income	**7.82%**	**6.59%**	**8.41%**	**0.01%**	**5.62%**
Alaska Permanent Cap Mgmt	7.88%	6.26%	8.90%	4.61%	7.03%
Barclays Aggregate Index	7.84%	6.54%	5.93%	5.24%	6.97%
Total Fund	**1.01%**	**10.77%**	**18.95%**	**(20.07%)**	**6.77%**
Target Benchmark*	1.08%	11.50%	17.85%	(18.42%)	6.82%
CPI + 4.5%	7.71%	6.18%	7.87%	4.06%	8.85%

* Current Quarter Target = 35.0% Barclays Aggregate Index, 28.0% S&P 500 Index, 23.0% MSCI ACWIxUS Gross, 7.0% Russell 2500 Index and 7.0% Barclays US TIPS Index.

Self-Insurance Fund Report
June 30, 2016

Prepared By: Brian Carlson, Finance Director
Contact: Bcarlson@ci.valdez.ak.us; (907) 834-3461

	CITY				SCHOOL				COMBINED		
MONTH	DEPOSITS	CLAIMS	ADMIN FEE	VARIANCE	DEPOSITS	CLAIMS	ADMIN FEE	VARIANCE	DEPOSITS	CLAIMS	VARIANCE
January	$ 214,373	$ 127,621	$ 32,237	$ 54,516	$ 278,115	$ 83,016	$ 32,659	$ 162,440	$ 492,488	$ 210,637	$ 216,956
February	212,471	114,121	31,918	66,432	273,150	298,432	31,662	(56,944)	485,620	412,553	9,488
March	216,508	488,211	32,479	(304,182)	275,630	380,262	32,479	(137,111)	492,137	868,473	(441,293)
April	215,811	74,258	-	141,553	-	50,242	-	(50,242)	215,811	124,499	91,312
May	214,215	140,829	69,409	3,977	509,127	303,200	69,202	136,725	723,342	444,029	140,702
June	221,425	248,109	31,417	(58,101)	254,564	418,683	34,485	(198,604)	475,989	666,792	(256,705)
July				-				-	-	-	-
August				-				-	-	-	-
September				-				-	-	-	-
October				-				-	-	-	-
November				-				-	-	-	-
December				-				-	-	-	-
TOTALS	1,294,803	1,193,149	197,459	(95,805)	1,590,585	1,533,834	200,487	(143,736)	2,885,387	2,726,983	(239,541)

Health Insurance Fund Balance (Including Reserve)12/31/15:	**2,125,702**
Total Deposits	2,885,387
Total Claims	(2,726,983)
Premiums/Admin.Fee/Cost:	(397,946)
Claims and Stop Loss	(215,996)
Refunds, Stop Loss	392,903
City Transfers into Insurance fund	-
Annual Fee US Pay.Gov	(10,090)
Bank Fees	(785)
Interest Accrued	476
City Wellness & BIO Screening	(12,075)
Health Insurance Fund Balance (Including Reserve)	**2,040,592**

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0118 **Version:** 1		
Type:	Report	**Status:**	Agenda Ready
File created:	9/13/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Building Permit & Inspection Reports - August 2016		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	Building Permit Report August 2016.pdf Building Inspection Report August 2016.pdf		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Building Permit & Inspection Reports - August 2016
SUBMITTED BY: Lisa Von Bargen, CEDD Director

FISCAL NOTES:

Expenditure Required: Click here to enter text.
Unencumbered Balance: Click here to enter text.
Funding Source: Click here to enter text.

RECOMMENDATION:

None. Report only.

SUMMARY STATEMENT:

Please see the attached Building Permit & Inspection Reports for August 2016.

Residential Building Permits - August 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	8	$ 219,640	$ 75	12	$ 149,800
September				7	$ 131,953
October				3	$ 35,000
November				3	$ 4,250
December				1	$ 25,000
Total	65	$ 1,928,045	$ 990	51	$ 600,603

Commercial Building Permits - August 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	3	$ 41,500	$ 35	5	$ 41,500
September				2	$ 67,832
October				8	$ 1,584,500
November				1	$ 172,000
December				2	$ 323,000
Total	21	$ 440,530	$ 275	40	$ 3,497,132

City Building Permits - August 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	2	$ 90,410	$ -	6	$ 32,000
June	3	$ 6,700	$ -	19	$ 436,790
July	1	$ 19,000	$ -	4	$ 71,000
August	1	$ 27,625	$ -	6	$ 1,960,772
September				0	$ -
October				2	$ 3,560
November				3	$ 61,500
December				3	$ 34,075
Total	16	$ 175,185	$ -	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	9	5
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	8	3
TOTAL FOR AUGUST	45	0	0	10	12	5	3	1	0	10	4	0	0	0	1	1
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	254	20	15	65	76	22	13	2	5	29	74	0	22	41	27	28

212 Chenega Ave.
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City of Valdez

Agenda Statement

File #:	16-0119 **Version:** 1		
Type:	Report	**Status:**	Agenda Ready
File created:	9/13/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Zoning & Subdivision Activity Report - September 2016		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	Zoning & Subdivision Activity Report - September 2016.pdf		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Zoning & Subdivision Activity Report - September 2016
SUBMITTED BY: Lisa Von Bargen, CEDD Director

FISCAL NOTES:

Expenditure Required: Click here to enter text.
Unencumbered Balance: Click here to enter text.
Funding Source: Click here to enter text.

RECOMMENDATION:

None. Report only.

SUMMARY STATEMENT:

Please see the attached Zoning & Subdivision Activity Report for September 2016.

September 12, 2016

To: Mayor Knight & Valdez City Council Members
From: Lisa Von Bargen, CED Director
Re: Zoning & Subdivision Activity Report – September 2016

Rezones

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 (Approved): August 23, 2016
Council Ordinance Second Reading, Adoption (Approved): September 6, 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 (Approved): August 31, 2016
Council Ordinance First Reading, Public Hearing (Approved): September 6, 2016
Council Ordinance Second Reading, Adoption (Scheduled): September 20, 2016

Rezone #16-07

Lot 2, ASLS 79-139
General Commercial (G) to Commercial Residential (CR)
P&Z Public Hearing: September 14, 2016
P&Z Action (Scheduled): September 28, 2016
Council Ordinance First Reading, Public Hearing (Scheduled): October 4, 2016
Council Ordinance Second Reading, Adoption (Scheduled): October 18, 2016

212 Chenega Ave.
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City of Valdez

Agenda Statement

File #:	16-0120 **Version:** 1		
Type:	Report	**Status:**	Agenda Ready
File created:	9/15/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Navigational Servitude WRRDA Report		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	Navigational Servitude WRDA Report - September 15 2016.pdf		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Navigational Servitude WRRDA Report
SUBMITTED BY: Lisa Von Bargen, CEDD Director

FISCAL NOTES:

Expenditure Required: $0
Unencumbered Balance: N/A
Funding Source: N/A

RECOMMENDATION:

None. Report only.

SUMMARY STATEMENT:

Please see the attached report.

September 15, 2016

To: Mayor Knight & Valdez City Council Members
From: Lisa Von Bargen, CED Director
Re: Navigational Servitude WRRDA Report

One of the City's top 2016 Federal Legislative Priorities was titled the WRRDA Project Request. Please see the excerpt below from the approved 2016 Federal Legislative Priorities.

WRRDA Project Request: Release of Tract J, Harbor Subdivision from Navigational Servitude. The property known locally as "Sea Otter RV Park" is land that was created from dredge material taken from construction of the existing Small Boat Harbor. As a result, this property is under navigational servitude, a protection mechanism put in place by the Corps of Engineers so the agency has unrestricted future access in the case additional navigational improvements (like expansion of the harbor) are required. This designation significantly limits the developability of property. Tract J and the tidelands south of it were investigated as a potential harbor site and found to be unsuitable. The City of Valdez requests the navigational servitude designation be removed from this property in the next iteration of the Water Resources Reform & Development Act (WRRDA) so it may be used to its maximum potential as a waterfront upland development location with permanent improvements.

Staff worked with Stratton Edwards, our federal lobbyist, to ensure language was included in the WRRDA bill removing the Navigational Servitude from the Sea Otter property. We were informed today by Mr. Edwards that the Senate passed the WRRDA bill this afternoon. It is expected to pass the House next week. As more information on the status of the legislation becomes available it will be reported to the Council and P&H Commission.

212 Chenega Ave.
Valdez, AK 99686

City of Valdez

Agenda Statement

File #:	16-0121 **Version:** 1		
Type:	Appendix Item	**Status:**	Agenda Ready
File created:	8/23/2016	**In control:**	City Council
On agenda:	9/20/2016	**Final action:**	
Title:	Council Calendars - September & October 2016		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	City Council Calendar_September 2016 City Council Calendar_October 2016		

Date	Ver.	Action By	Action	Result

ITEM TITLE:
Council Calendars - September & October 2016
SUBMITTED BY: Allie Ferko, CMC, 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 September and October 2016.

September 2016
City Council Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5 Holiday 7pm - Ports & Harbor Commission Meeting	6 7pm – Council Meeting	7 7pm – Economic Diversification Commission Meeting	8	9	10
11	12 Noon – Beautification Task Force Meeting 6:30pm - School Board Meeting	13 6pm – Council Work Session (Financial Plan)	14 7pm – Planning & Zoning Commission Meeting	15	16	17
18	19 6pm – 8pm – Community Reception for Prospective Artists for Earthquake Memorial Project (Reception Location: Valdez Museum) 7pm - Ports & Harbor Commission Meeting	20 7pm – Council Meeting (Executive Session: Council Discussion of City Clerk Evaluation)	21 7pm – Economic Diversification Commission Meeting	22 7pm – Parks & Recreation Commission Meeting	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: City Clerk will be out the office September 19th – 27th to attend the Oregon Clerks Conference in her role as IIMC Region IX Director.

Updated 9/07/16

October 2016
City Council Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 7pm - Ports & Harbor Commission Meeting	4 7pm – Council Meeting (Executive Session: City Clerk Evaluation)	5 7pm – Economic Diversification Commission Meeting	6	7	8
9	10 6:30pm - School Board Meeting	11 7pm – Parks & Recreation Commission Meeting	12 7pm – Planning & Zoning Commission Meeting	13	14	15
16	17 7pm - Ports & Harbor Commission Meeting	18 Holiday	19 Noon – Economic Diversification Commission Meeting 5:30pm – Council Budget Hearing 7pm – Council Meeting	20 6pm – Council Budget Hearing	21	22
23	24 ABSENTEE VOTING FOR NOV. GENERAL ELECTION 6:30pm - School Board Meeting	25 ABSENTEE VOTING FOR NOV. GENERAL ELECTION 6pm – Council Budget Hearing	26 ABSENTEE VOTING FOR NOV. GENERAL ELECTION Noon – Planning & Zoning Commission Meeting 6pm – Council Budget Hearing	27 ABSENTEE VOTING FOR NOV. GENERAL ELECTION 6pm – Council Budget Hearing	28 ABSENTEE VOTING FOR NOV. GENERAL ELECTION	29
30	31 ABSENTEE VOTING FOR NOV. GENERAL ELECTION					

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 out of the office for medical October 5th – 17th.

Updated 9/07/16