



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final

City Council

Tuesday, January 3, 2017

6:00 PM

Council Chambers

Work Session (Legislative Priorities) & Regular Meeting

WORK SESSION AGENDA - 6:00 pm

1. [Work Session: 2017 City of Valdez Statewide Legislative Priorities](#)

Attachments: [2017Legislative Priorities Valdez Alaska.docx](#)

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC APPEARANCES

1. [Frank Koloski - Rodeo Alaska](#)
2. [Dave Dengel, Chairman, Alaska Gasline Port Authority](#)

V. PUBLIC BUSINESS FROM THE FLOOR

VI. CONSENT AGENDA

1. [Approval of Contract Award to Trust Consultants for 2017 State Lobbyist Services in the Amount of \\$50,000](#)

Attachments: [2017 State Lobbyist Contract](#)

2. [Approval of Contract Award to KVAK Radio for 2017 Broadcasting Services](#)

Attachments: [KVAK Agreement 2017.doc](#)

3. [Approval of Amendment to City Clerk Contract Incorporating Appointment as Interim City Manager](#)

Attachments: [2016-2017 Clerk Contract.Amendment #1.2016-12-27.D01](#)

VII. NEW BUSINESS

1. [Mayor Report - January 3, 2017](#)

Attachments: [Mayor's Report – Jan 3, 2017](#)

2. [Approval of 2017 City of Valdez Statewide Legislative Priorities](#)

Attachments: [2017Legislative Priorities Valdez Alaska.docx](#)

3. [Approval of Contract with UAA Small Business Development Center for Business Workshop Training](#)

Attachments: [SBDC Workshop Letter.pdf](#)

4. [Approval of a Professional Services Agreement to Day Engineering in the Amount of \\$65,000 for the North \(Mineral Creek\) Water Tank Reservoir Re-painting](#)

Attachments: [North-Tank-Repaint](#)

5. [Approval of a Three-Year Contract Extension with North Pacific Fuel for Heating Fuel Delivery](#)

Attachments: [Fully Executed 2013 Fuel Supply Contract](#)

6. [Discussion Item: Proposed New City Facilities & Related Land Acquisition](#)

Attachments: [City Facilities Concept Agenda Statement.docx](#)

[FireStationConcept121016_reduced \(2\).pdf](#)

[Hospital Lot Concept 4.pdf](#)

[New Storage Facilities.pdf](#)

[letter - offer -12 -16-2016.pdf](#)

[241 E. Egan Drive.pdf](#)

IX. ORDINANCES

1. [#17-01 Amending Chapter 5.20 Section 5.20.060 of the Valdez Municipal Code Relating to Facilities Required for Massage Establishments. First Reading Public Hearing.](#)

Attachments: [Massage Establishment Code Revision Ordinance.docx](#)

2. [#17-02 - Amending Chapter 1.08 Section 1.08.010 of the Valdez Municipal Code Titled General Penalty - Continuing Violations. First Reading Public Hearing.](#)

Attachments: [17-02 Amending Title 1, Chapter 1.08 Titled General Penalty](#)

X. RESOLUTIONS

1. [#17-01 - Authorizing a 2017 Equal Lump-Sum Payment to All Regular Full-Time, Regular Part-Time, and Regular Seasonal Employees, as Defined in the City's Personnel Regulations, and Excluding Such Payment from Alaska Public Entity Retirement System \(PERS\) Eligibility.](#)

Attachments: [Resolution re 2017 Bonus.docx](#)

XI. REPORTS

1. [Statewide Comprehensive Economic Development Strategy Project](#)

Attachments: [invitation-to-help-char.pdf](#)

2. [Valdez Visitor Study Report](#)

Attachments: [Valdez Visitor Study Draft Report 12 8.pdf](#)

3. [Finance Department Airport Relocation Costs](#)

Attachments: [Finance Department Airport Relocation Costs.docx](#)

4. [Valdez New Boat Harbor Construction Progress Reports](#)

Attachments: [VNBH1 Oct 2016 Report](#)
[Web VNBH1 Sept 2016 Report WEB](#)
[VNBH1 Aug 2016 Report](#)
[VNBH1 Construction Progress Report 50](#)
[VNBH1 Construction Progress Report 49](#)

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

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

XIII. COUNCIL BUSINESS FROM THE FLOOR

XIV. ADJOURNMENT

XV. APPENDIX

1. [Legal Billing Summaries - October & November 2016](#)

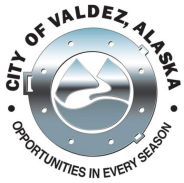
Attachments: [October 2016 Legal Billing Summary](#)
[November 2016 Legal Billing Summary](#)

2. [City Council Calendars -January & February 2017](#)

Attachments:

[City Council Calendar - January 2017](#)

[City Council Calendar - February 2017](#)



Agenda Statement

File #: 17-0001 **Version:** 1
Type: Work Session Item **Status:** Agenda Ready
File created: 12/22/2016 **In control:** City Council
On agenda: 1/3/2017 **Final action:**
Title: Work Session: 2017 City of Valdez Statewide Legislative Priorities
Sponsors:
Indexes:
Code sections:
Attachments: [2017Legislative Priorities Valdez Alaska.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Work Session: 2017 City of Valdez Statewide Legislative Priorities

SUBMITTED BY: Lisa Von Bergen, CED Director

FISCAL NOTES:

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

RECOMMENDATION:

None. Work Session only.

SUMMARY STATEMENT:

The Council held a joint work session with the School District regarding 2017 Statewide Legislative Priorities on December 6, 2016. This additional work session is being held to discuss the City and School District priorities with the City's legislative delegation. Senator Mike Dunleavy and newly elected Representative George Rauscher will be in attendance. Additionally, the City's state lobbyist, Kim Hutchinson, will be returning to Valdez to attend this work session as well. Unfortunately, due to the delayed arrival of the evening flight on December 6th, Mr. Hutchinson missed most of the work session discussion.

Staff has made some minor revisions to the priorities based on direction provided by the Council on December 6th. The updated priorities are also before Council as an action item for approval at this meeting. Additions/deletions are shown in red.



City of Valdez, Alaska 2017 State Legislative Priorities

KEY:

- ❖ = AML Adopted Resolutions
- ✓ = City of Valdez Priorities

State Legislation/Regulation/Programmatic Priorities:

- ❖ Legislative Adoption of Sustainable Budget Plan: The Alaska Municipal League supports a Legislative adoption of a sustainable budget plan that does not rely primarily on cuts, but on new sources of revenues. We feel that the leaders of our State must immediately adopt changes that stop the bleeding that we are currently experiencing. Despite the cuts experienced this last year by local governments, municipalities must continue to provide basic and essential services. The Alaska Municipal League stands behind their updated FY 2017 Sustainability Plan and encourages the Legislature to quickly take action. As more responsibilities are passed down to the “political subdivisions” of the state, municipalities must be given the tools to provide for themselves.
- ❖ Revenue Sharing (Community Assistance): The Alaska Municipal League realizes that the State is in a fiscal crisis. We have attempted to work with the Legislature through the decrease of Revenue Sharing by half. We cannot agree to the ending of Revenue Sharing. However, as our Revenue Sharing goes down and as the State continues to cost shift to municipalities, many local governments will find themselves in the position of closing their doors. The current \$30 million is a small part of the yearly state budget. With the recent loss of Timber Receipts and the potential loss of PILT, a sustainable and predictable allocation is necessary for municipal budget purposes. This money allows for the provision of basic local services and as a means to keep taxes down.
- ❖ PERS/TRS: The Alaska Municipal League recently fought back a proposal by the Alaska State Legislature that would have seen municipalities acquire a larger percentage of the PERS/TRS unfunded liability. The PERS/TRS system is the legal and moral responsibility of the State, as it is THEIR program. Municipalities simply pay an amount set by the State in order to be participants in the plan. We do not provide retirement benefits; we do not have a say in any of the fiduciary decisions.

AML and its member municipalities will hold fast to the previously agreed upon 22% of salary towards the pay down of the unfunded liability.

- ✓ Statewide Energy Policy: The City of Valdez supports the efforts of the Legislature to develop a Statewide Energy Policy and Plan. The high cost of energy is the single-biggest barrier in Alaska to enjoying a reasonable standard of living and growth in the economy. Work in this arena should address the needs of the entire state, looking at both renewable and non-renewable energy sources. And, as progress continues on a large diameter LNG pipeline, the State must also concurrently develop a comprehensive strategy to maximize the distribution of that energy outside the pipeline corridor, and to dedicate appropriate revenues from the sale of that gas to support other energy projects serving all areas of Alaska.
- ✓ Alaska Marine Highway System: The City of Valdez supports the findings of the AMHS Governance Study Phase 1 Report overseen by Southeast Conference. The recommended governance model includes 1) creation of a public corporation to manage AMHS; 2) maintain State ownership of AMHS assets; and 3) interim enhancement as Line Agency of State Government. Given these findings, the Phase 1 Report recommends the following for a Phase 2 Strategic Operational & Business Plan Development: a) a thorough financial review of operations; b) an assessment of funding sources and cost saving measures; and c) an optimization of potential fleet standardization, ferry schedules and management processes. The City of Valdez is committed to finding a statewide solution for AMHS and has contributed \$10,000 to this effort.
- ✓ Alaska Tourism Marketing: The City of Valdez encourages a strong investment by the State of Alaska in a Statewide Tourism Marketing Program. Tourism marketing funding is down from \$18 million four years ago to just \$1.5 million in FY17. Valdez supports the efforts that the Alaska Travel Industry and the Alaska Tourism Marketing Board are taking to create a new sustainable marketing funding formula in the form of a Tourism Investment District.
- ❖ State Harbor Grants: The state has established a Harbor Facility Grant program (AS 29.60.800) to provide 50% of construction costs for local harbor maintenance and upgrade projects. Local governments must fund all design costs and half the construction cost. In an environment of shrinking capital dollars, this program should be fully funded by the state as it evaluates projects against standard criteria for prioritization and significantly leverages available state funding. The City's application this year is requesting \$5 million to the City's match of \$6.850 million. If funding the grant program is not possible, the City encourages the State to bond for port and harbor projects as a means to further strengthen these economic engines around Alaska.
- ✓ Community Jails: Maintain funding at the 2017 level. Continue working with the Department of Corrections to implement electronic monitoring for both

post-conviction and pre-trial releases. Strive towards a local model of supervision and identify additional areas in which the community jail can better be utilized to maximize efficiency, diversify services provided, and partner with the State of Alaska to produce the most cost effective solution.

- ❖ Real Property Sales Disclosure: The Alaska Association of Assessing Officers (AAAO) overall goal is to promote the fair and equitable distribution of the property tax burden which funds local governments.
- ❖ Provisions for Enhanced Local Control in the Issuance of Alcohol Beverage Licenses and Permits within First Class and Home Rule Municipalities: Amendments to Title 4 of the Alaska State Statutes which would provide for maximum local self-government to include establishing a mechanism for first class and home rule municipalities to participate in determining the appropriate number and types of alcoholic beverage licenses and permits in their communities.
- ~~❖ Adopt the Following Fine Print Note to the 2017 National Electrical Code Article 555.3: “FPN: The 30mA requirement can be applied to all feeder circuits or all branch circuits in lieu of the main overcurrent protection device.”~~
- ❖ Support of Proposed Changes to Alaska Statutes Chapter 30.30 and 05.25 Improving the Management and Prevention of Derelict Vessels: The proposed changes will improve communication and coordination between Alaska’s harbors and state and federal agencies, directly leading to decreased costs associated with managing derelict vessels.
 - ✓ Maintaining Local Alaska Wildlife Trooper Position: Maintaining the Valdez post for an Alaska Wildlife Trooper (AWT) is vitally important to the regional fishing community of Valdez and Prince William Sound. Valdez is home to 41 permit holders and homeport to 91 vessels participating in various commercial fisheries. The local AWT provides:
 - Regulation enforcement and protection of wild and hatchery fishery resources in Valdez and Prince William Sound. Port Valdez and Valdez Arm are home to one of the largest purse seine salmon fisheries in Alaska. Up to 200 commercial vessels fish each summer in close proximity to the Solomon Gulch Hatchery, the Alyeska Marine Terminal and regulatory closed waters. The on-water presence of the Valdez AWT is essential to ensure an orderly fishery and maintain established boundaries for resource protection and marine traffic.
 - Regional enforcement of hunting regulations in Prince William Sound and the Copper Basin
 - Local Valdez fishery registration, administrative and education needs.

As it the position relates to interagency work with the Valdez Police Department (VPD) having the AWT stationed in Valdez is not a luxury – it is a necessity. The local AWT is responsible for enforcement of area fishing and hunting regulations.

Without this on-water presence there would be no enforcement as the VPD lacks both the vessel and personnel to staff it.

The local AWT acts as a liaison and resource for the VPD to contact larger State resources when necessary. Without this position the closest law enforcement officer, other than VPD, is a State Trooper (AST) stationed in Glennallen – 120 miles away. Often this distance is further as AST jurisdiction out of Glennallen reaches as far away as Paxson, Palmer and Tok.

VPD Dispatch is contracted to dispatch calls to the local AWT. This means he is able to hear radio traffic and activity of the VPD. Correspondingly, VPD is tied into the AWT radio traffic as well. This provides a measure of local knowledge and security when he must individually contact people. The AWT is also routinely used as a force multiplier during more significant events. He is locally trained to help respond to Active Shooter and Domestic Violence situations.

- ✓ Alaska Department of Fish & Game Budget: The Legislature must recognize the need for a balanced approach to budget reductions that create minimal impacts on the core functions of fisheries resource management. Valdez and Prince William Sound fishermen rely on these functions to provide for maximum fishing opportunity and sustainable resource management. Key elements include:
 - Maintaining adequate staffing levels in Prince William Sound to provide for effective and dedicated fisheries management;
 - Full funding for in-season data collection through aerial surveys, stream assessments and other methods. This establishes accurate in-season reporting to provide the tools necessary to maximize fishing time and area for Valdez and PWS fishermen;
 - Ensure budget reductions do not reduce or eliminate economic opportunity for industry and resource users; and
 - Continued support for ongoing research projects.
- ✓ Alaska Seafood Marketing Institute: The functions and programs of the Alaska Seafood Marketing Institute (ASMI) are vital to the promotion of Alaska's seafood resources and the development of new markets for local seafood producers. Any future budget reductions must fully consider the impacts to ASMI's ability to effectively promote the benefits and sustainability of Alaska's seafood products.
- ✓ Changes to Public Notification: Many areas of State law require printed format for public notification. Efficiencies can be gained by both the State and municipalities if governments throughout Alaska can move to online postings for items ranging from foreclosure listings to meeting notices.

Other Ongoing Important Issues:

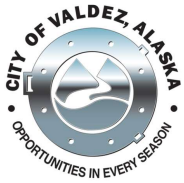
South Central Alaska Port Maximization – The Port of Anchorage is a critical port; however the staggering capital and maintenance costs of this port are excessive and non-sustainable. It also puts all our eggs in one basket in the event of a disaster and fails to spread jobs and economic impact to other areas of the state. The infrastructure exists in other South Central Alaska ports (like Seward and Valdez - especially for Interior Alaska) to diversify this traffic. A more strategic allocation of resources is needed to develop and sustain port networks. The State is encouraged to evaluate cost benefit ratios for investing in other South Central ports before allocating such huge sums of money to only Cook Inlet.

East Alaska (Richardson Highway) Transportation Corridor – The State is encouraged to recognize the strategic importance of improving and maintaining the infrastructure of the East Alaska Transportation Corridor (Richardson Highway). In the event of any emergency that resulted in the incapacity of the Parks Highway Corridor, alternate means for connecting the state must remain available. Developing and maintaining this capacity will require a long-term commitment to allocate resources appropriately. To this end, the City of Valdez supports the AML position calling for the dedication of funds for the Alaska Transportation Infrastructure Fund and within such a fund, an increased importance placed on the strategic investment of resources to include necessary maintenance and upgrades to the Richardson Highway.

Education Priorities:

The City of Valdez fully supports the priorities outlined by Valdez City Schools. More complete descriptions of these Five critical issues are attached to this document and are herein incorporated as part of this Legislative Priorities document:

- TRS/PERS;
- Extend Reserves beyond 10%;
- Intensive Services Funding portability;
- Predictable funding (keeping the School District whole); and
- Early Childhood Funding



Agenda Statement

File #: 17-0002 **Version:** 1
Type: Public Appearances **Status:** Agenda Ready
File created: 12/27/2016 **In control:** City Council
On agenda: 1/3/2017 **Final action:**
Title: Frank Koloski - Rodeo Alaska
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Frank Koloski - Rodeo Alaska

SUBMITTED BY: Sheri Pierce, City Clerk

FISCAL NOTES:

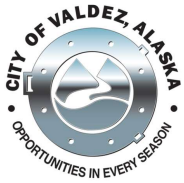
Expenditure Required: NA
Unencumbered Balance: NA
Funding Source: NA

RECOMMENDATION:

None.

SUMMARY STATEMENT:

Mr. Kosloski requested an opportunity to speak to council regarding his organization and his desire to bring a Rodeo Alaska event to Valdez.



Agenda Statement

File #: 17-0003 **Version:** 1

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

File created: 12/27/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Dave Dengel, Chairman, Alaska Gasline Port Authority

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Dave Dengel, Chairman, Alaska Gasline Port Authority

SUBMITTED BY: Sheri Pierce, City Clerk

FISCAL NOTES:

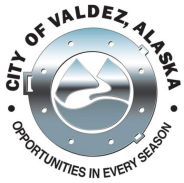
Expenditure Required: NA
Unencumbered Balance: NA
Funding Source: NA

RECOMMENDATION:

None.

SUMMARY STATEMENT:

As requested by the City Council; Mr. Dengel will provide information on the Alaska Gasline Port Authority.



Agenda Statement

File #: 17-0004 **Version:** 1

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

File created: 12/27/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Approval of Contract Award to Trust Consultants for 2017 State Lobbyist Services in the Amount of \$50,000

Sponsors:

Indexes:

Code sections:

Attachments: [2017 State Lobbyist Contract](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of Contract Award with Trust Consultants for 2017 State Lobbyist Services in the Amount of \$50,000

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

FISCAL NOTES:

Expenditure Required: \$50,000

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

Funding Source: 001-5300-43200

RECOMMENDATION:

Approve a contract with Trust Consultants for 2017 State lobbyist services.

SUMMARY STATEMENT:

The City of Valdez has utilized the services of Kim Hutchinson as our State Lobbyist for more than 20 years. Mr. Hutchinson has done an outstanding job of assisting the City in our legislative efforts during each of those years. During this time, the City has benefited from state assistance in amounts significantly more than the cost for these services. Mr. Hutchinson's continued efforts are vital to ensure that the City's interests are adequately represented in Juneau.

PROFESSIONAL SERVICES AGREEMENT

AGREEMENT, made this 3rd day of January, 2017, at Valdez, Alaska, by and between the CITY OF VALDEZ, hereinafter called the "City", and Kim Hutchinson, dba Trust Consultants, with offices located at #2 Marine Way, Suite 203, Juneau, Alaska, hereinafter referred to as "Kim Hutchinson."

The City hereby retains Kim Hutchinson to represent the City of Valdez during the regular and all special sessions of the Alaska Legislature in 2017, and throughout the calendar year 2017.

Kim Hutchinson is authorized to represent the City in dealings with the Alaska Legislature, the Administration, and agencies of the State of Alaska and, shall solely represent the interests of the City in all such matters.

Kim Hutchinson shall immediately advise the City of any activity deemed to be critical to the City's interests and shall provide adequate notice of all such matters as may require a timely response by the City.

Principal contact with the City will be the City Manager to whom Kim Hutchinson will report on progress of legislative initiatives and issues and, from whom Kim Hutchinson will receive direction.

Kim Hutchinson shall communicate with the City Council on a semi-annual basis, either in person or via teleconference unless it is deemed necessary to do so more often by the City.

For the term of this agreement, the City shall compensate Kim Hutchinson dba Trust Consultants for professional services in the amount of \$50,000. The amount of \$48,000 shall be paid as a monthly retainer in the amount of \$4,000, with the first payment due and payable no later than January 15, 2017, followed by eleven equal installments by the 15th of each month.

Any travel or other direct expense incurred by Kim Hutchinson through the conduct and performance of his work under this contract shall be reimbursable up to \$2,000. Total payments for professional services and other expenses may not exceed said contract amount.

The City, upon written notice to Kim Hutchinson and/or Trust Consultants, may at any time, terminate this agreement.

Accepted this _____ day of _____, 2017.

TRUST CONSULTANTS

CITY OF VALDEZ, ALASKA

Kim Hutchinson

Ruth E. Knight, Mayor

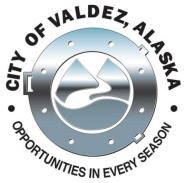
APPROVED AS TO FORM:
Brena, Bell & Clarkson, P.C.

Sheri L. Pierce, Interim City Manager

ATTEST:

Anthony S. Guerriero

Allie Ferko, CMC, Deputy City Clerk



Agenda Statement

File #: 17-0005 **Version:** 1

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

File created: 12/27/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Approval of Contract Award to KVAK Radio for 2017 Broadcasting Services

Sponsors:

Indexes:

Code sections:

Attachments: [KVAK Agreement 2017.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of Contract Award to KVAK Radio for 2017 Broadcasting of Council Meetings

SUBMITTED BY: Sheri Pierce, MMC, CityClerk

FISCAL NOTES:

Expenditure Required: \$14,500
Unencumbered Balance: \$55,500
Funding Source: 001-5300-45400

RECOMMENDATION:

Approve contract with KVAK Radio for broadcasting of city meetings to include work sessions and special meetings.

SUMMARY STATEMENT:

The city has maintained a contract with KVAK Radio to broadcast regular city council meetings since 2002. Special meetings and work sessions are broadcast only upon request by the City and must be arranged in advance. KVAK streams the council meeting broadcast over the internet from their website at no additional charge. Advertising the agenda content and council meeting date and time is also provided free of charge.

KVAK has requested an amendment to the contract for 2017 which would apply an additional charge of \$75.00 for a meeting exceeding three hours (not including a work session prior to a meeting). KVAK must provide a staff person for the radio station during the broadcast and is asking for additional compensation for meetings which extend past 10pm.

PROFESSIONAL SERVICES AGREEMENT
KVAK RADIO
CITY COUNCIL MEETING BROADCAST

This shall serve as the City's agreement to buy radio time from KVAK Radio for the live broadcast of the regular meetings of the Valdez City Council. The City has agreed to continue live broadcasts at the price of \$295 per regular council meeting through the last meeting of December 2017. Special meetings and work sessions may be broadcast upon mutual consent of the City and KVAK at the rate of \$295.00 per meeting. An additional fee in the amount of \$75.00 will be charged for any regular meeting, special meeting or work session exceeding three hours in length. The rate shall not exceed \$370.00 per meeting.

Twenty-one (21) 60 second radio spots advertising the meeting date, place, time and agenda outline will be broadcast prior to each meeting on both 93.3FM and 1230AM (value \$273.00 per meeting) free of charge.

The City will be charged for two broadcasts each month only for actual live broadcasts and will not be responsible for payment if KVAK is unable to broadcast the meeting due to a scheduling conflict or KVAK studio equipment failure. In the event a meeting is cancelled or re-scheduled by the City, KVAK will broadcast 21 sixty (60) second announcements to notify the public. The City will be responsible for payment of the scheduled meeting broadcast if the City Council Chambers amplification equipment is determined to be not operational. The City of Valdez reserves the right to cancel the contract at any time during this period, incurring no further liability for payment for any subsequent meetings.

As the City is purchasing this airtime, no commercial interruptions shall be permitted. KVAK shall not credit or attribute sponsorship of the broadcast to anyone other than the city of Valdez.

Monthly invoices should be submitted for payment to:

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

Dated this ____ day of _____, 2017.

KVAK RADIO

CITY OF VALDEZ, ALASKA

Laurie Prax, General Manager

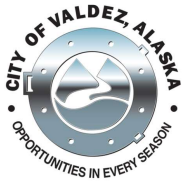
Larry Weaver, Mayor

Attest:

APPROVED AS TO FORM:
Brena, Bell & Clarkson, P.C.

Sheri L. Pierce, MMC, City Clerk

Anthony S. Guerriero



Agenda Statement

File #: 17-0006 **Version:** 1

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

File created: 12/30/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Approval of Amendment to City Clerk Contract Incorporating Appointment as Interim City Manager

Sponsors:

Indexes:

Code sections:

Attachments: [2016-2017 Clerk Contract.Amendment #1.2016-12-27.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of Amendment to City Clerk Contract Incorporating Appointment as Interim City Manager

SUBMITTED BY: Allie Ferko, CMC, Deputy City Clerk

FISCAL NOTES:

Expenditure Required: See summary statement

Unencumbered Balance: N/A

Funding Source: 001-5350-41100 (Clerks - Salaries & Wages), 001-5350-41300 (Clerks - Benefits)

RECOMMENDATION:

Approve amendment to city clerk contract incorporating appointment as interim city manager

SUMMARY STATEMENT:

During the regular City Council meeting on December 20, 2016, City Council voted to appoint Ms. Sheri Pierce as interim city manager.

This agenda item formalizes the agreement between the City Council and Ms. Pierce, to include clearly outlining her additional duties, term of interim appointment, and changes to her compensation while serving as interim city manager.

City clerk current annual pay rate is set at \$115,795.66 or the equivalent of Step 31M on the exempt/executive pay scale. Under this amendment to Ms. Pierce's contract, her annual pay rate will increase to \$130,000, prorated for the term of employment as interim city manager. All other benefits of employment shall be the same as stated in the original employment agreements.

FIRST AMENDMENT TO CITY CLERK EMPLOYMENT AGREEMENT

THIS FIRST AMENDMENT TO CITY CLERK EMPLOYMENT AGREEMENT ("First Amendment"), is made and entered into as of the 27th day of December, 2016, by and between the **City of Valdez**, a municipal corporation, hereinafter called "Employer" or "City", and **Sheri Pierce**, hereinafter called "Employee".

WITNESSETH:

WHEREAS, Employer has employed Employee as City Clerk of Employer under that certain written City Clerk Employment Agreement dated as of October 4, 2016 ("Agreement"); and

WHEREAS, the position of City Manager of Employer will become vacant, effective at the end of the day on January 3, 2017; and

WHEREAS, Employer has negotiated an employment agreement with Elke Doom under which she will be employed as the City Manager of Employer commencing February 6, 2017; and

WHEREAS, Employer and Employee have agreed that Employee will act as Interim City Manager pending Elke Doom's commencement of employment with Employer.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, Employer and Employee agree as follows:

Section 1. Duties

Commencing January 4, 2017, the Employer appoints and employs Employee as Interim City Manager of Employer, to perform the functions and duties, and to discharge the obligations, specified in Section 5.3(a) of the City Charter and Chapter 2.08 of the City Code, as they may be hereinafter amended, and to perform other legally required, permissible and proper duties, functions and obligations as required by City Charter and Code and as the City Council shall from time to time assign. Such functions and duties shall be performed by Employee in addition to Employee's functions and duties as City Clerk as set forth in the Agreement.

Section 2. Term

The term of Employee's employment as Interim City Manager shall commence on January 4, 2017, and shall continue until the earliest to occur of the following events: (a) such employment is terminated as of the effective date set forth in Employee's notice of termination to Employer; (b) such employment is terminated as of the effective date set forth in Employer's notice of termination to Employee; or (c) the end of the day on February 5, 2017. Upon termination of the term of Employee's employment as Interim City Manager, Employee shall maintain Employee's employment as City Clerk of Employer.

Section 3. Salary

During the term of Employee's employment as both Interim City Manager and City Clerk, Employee's salary shall be One Hundred Thirty Thousand Dollars (\$130,000) per year, pro rated for the term of Employee's employment as Interim City Manager. All other benefits of employment shall be the same as stated in the Agreement.

IN WITNESS WHEREOF, the City of Valdez has caused this First Amendment to be signed and executed in its behalf by its Mayor, representing the will of the City Council, and the Employee has signed and executed this Agreement, both in duplicate, as of the day and year first above written.

CITY OF VALDEZ, ALASKA

By: _____
Ruth E. Knight, Mayor

ATTEST:

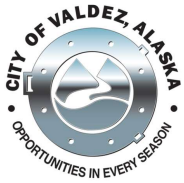
Allie Hendrickson, Deputy City Clerk

EMPLOYEE

Approved as to form:
Brena, Bell & Clarkson, P.C.
Attorneys for City of Valdez

By: _____
Sheri L. Pierce, MMC, City Clerk

By: _____
Anthony S. Guerriero



Agenda Statement

File #: 17-0007 **Version:** 1

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

File created: 12/30/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Mayor Report - January 3, 2017

Sponsors:

Indexes:

Code sections:

Attachments: [Mayor's Report – Jan 3, 2017](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Mayor Report - January 3, 2017

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:

Mayor's written report respectfully submitted for Council review.

Mayor's Report – January 3, 2017

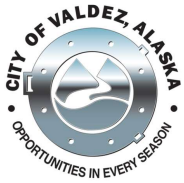
Since our last Council meeting on December 20:

- The Council met in executive session on the 23rd and decided on the contract offer for Mrs. Elke Doom. At the end of the meeting, we voted to hire her for the city manager as of February 6th and we also decided to have our city clerk, Ms. Sheri Pierce, be the interim manager from January 3 – February 6. The council and the city attorney approved both contracts.
- We had a wonderful, restful Christmas and hope everyone else did too.
- On December 27, I met with two of the Valdez members of AGPA, Ms. Pierce, Mr. Ragsdale and the city attorney regarding the FERC comments and we discussed what we should do to get movement on an LNG line to Valdez. AGPA was invited to the next council meeting to explain how they are still a viable entity.
- Friday the 30th was busy...I was able to attend a telephonic board meeting for the Prince William Sound Economic Development District, and a meeting of the Alaska Gasline Port Authority.
- Last week I listened to a piece on NPR about mobile home parks and what is happening to them around the nation. Thanks to Kate Goudreau, here is the link to this story: <http://www.npr.org/2016/12/27/503052538/when-residents-take-ownership-a-mobile-home-community-thrives> I will make sure the Aleutian Task Force gets this information too.
- The concern my husband and I feel about getting a Harbor/Waterfront master plan moving has resulted in us working on a suggestion that would take this off of Kimley Horn's plate and put it squarely on the shoulders of the citizens of Valdez who are knowledgeable about this subject and who care deeply about what happens in our community. I have forwarded this suggestion to Mrs. Pierce and Mrs. Doom for their thoughts and Alan will present it to the Port Commission very soon. We hope to have the council very involved with this effort too, if it passes review.
- As always, thank you to all of the city employees! We know you all work very hard to keep the city running, to keep the snow off the roads/us on the roads, to provide most of the city with water and sewer service and LOTS of fun and educational things to do.
- Here's to a Happy and Healthy New Year!

Respectfully submitted,



Ruthie Knight, Mayor City of Valdez



Agenda Statement

File #: 17-0008 **Version:** 1

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

File created: 12/22/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Approval of 2017 City of Valdez Statewide Legislative Priorities

Sponsors:

Indexes:

Code sections:

Attachments: [2017Legislative Priorities Valdez Alaska.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of 2017 City of Valdez Statewide Legislative Priorities

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve 2017 City of Valdez Statewide Legislative Priorities.

SUMMARY STATEMENT:

The City Council held an initial work session regarding the priorities on December 6th. Some minor amendments (in red) to those priorities were made. At this meeting the Council is addressing the priorities in the company of Senator Mike Dunleavy and newly elected Representative Rauscher. The City's statewide lobbyist, Kim Hutchinson, will also be in attendance again. The version of the priorities attached to this agenda statement is the same as the one attached to the work session agenda statement. If the Council wishes to make any changes they can be done so with amendments during discussion and action on the item.



City of Valdez, Alaska 2017 State Legislative Priorities

KEY:

- ❖ = AML Adopted Resolutions
- ✓ = City of Valdez Priorities

State Legislation/Regulation/Programmatic Priorities:

- ❖ Legislative Adoption of Sustainable Budget Plan: The Alaska Municipal League supports a Legislative adoption of a sustainable budget plan that does not rely primarily on cuts, but on new sources of revenues. We feel that the leaders of our State must immediately adopt changes that stop the bleeding that we are currently experiencing. Despite the cuts experienced this last year by local governments, municipalities must continue to provide basic and essential services. The Alaska Municipal League stands behind their updated FY 2017 Sustainability Plan and encourages the Legislature to quickly take action. As more responsibilities are passed down to the “political subdivisions” of the state, municipalities must be given the tools to provide for themselves.
- ❖ Revenue Sharing (Community Assistance): The Alaska Municipal League realizes that the State is in a fiscal crisis. We have attempted to work with the Legislature through the decrease of Revenue Sharing by half. We cannot agree to the ending of Revenue Sharing. However, as our Revenue Sharing goes down and as the State continues to cost shift to municipalities, many local governments will find themselves in the position of closing their doors. The current \$30 million is a small part of the yearly state budget. With the recent loss of Timber Receipts and the potential loss of PILT, a sustainable and predictable allocation is necessary for municipal budget purposes. This money allows for the provision of basic local services and as a means to keep taxes down.
- ❖ PERS/TRS: The Alaska Municipal League recently fought back a proposal by the Alaska State Legislature that would have seen municipalities acquire a larger percentage of the PERS/TRS unfunded liability. The PERS/TRS system is the legal and moral responsibility of the State, as it is THEIR program. Municipalities simply pay an amount set by the State in order to be participants in the plan. We do not provide retirement benefits; we do not have a say in any of the fiduciary decisions.

AML and its member municipalities will hold fast to the previously agreed upon 22% of salary towards the pay down of the unfunded liability.

- ✓ Statewide Energy Policy: The City of Valdez supports the efforts of the Legislature to develop a Statewide Energy Policy and Plan. The high cost of energy is the single-biggest barrier in Alaska to enjoying a reasonable standard of living and growth in the economy. Work in this arena should address the needs of the entire state, looking at both renewable and non-renewable energy sources. And, as progress continues on a large diameter LNG pipeline, the State must also concurrently develop a comprehensive strategy to maximize the distribution of that energy outside the pipeline corridor, and to dedicate appropriate revenues from the sale of that gas to support other energy projects serving all areas of Alaska.
- ✓ Alaska Marine Highway System: The City of Valdez supports the findings of the AMHS Governance Study Phase 1 Report overseen by Southeast Conference. The recommended governance model includes 1) creation of a public corporation to manage AMHS; 2) maintain State ownership of AMHS assets; and 3) interim enhancement as Line Agency of State Government. Given these findings, the Phase 1 Report recommends the following for a Phase 2 Strategic Operational & Business Plan Development: a) a thorough financial review of operations; b) an assessment of funding sources and cost saving measures; and c) an optimization of potential fleet standardization, ferry schedules and management processes. The City of Valdez is committed to finding a statewide solution for AMHS and has contributed \$10,000 to this effort.
- ✓ Alaska Tourism Marketing: The City of Valdez encourages a strong investment by the State of Alaska in a Statewide Tourism Marketing Program. Tourism marketing funding is down from \$18 million four years ago to just \$1.5 million in FY17. Valdez supports the efforts that the Alaska Travel Industry and the Alaska Tourism Marketing Board are taking to create a new sustainable marketing funding formula in the form of a Tourism Investment District.
- ❖ State Harbor Grants: The state has established a Harbor Facility Grant program (AS 29.60.800) to provide 50% of construction costs for local harbor maintenance and upgrade projects. Local governments must fund all design costs and half the construction cost. In an environment of shrinking capital dollars, this program should be fully funded by the state as it evaluates projects against standard criteria for prioritization and significantly leverages available state funding. The City's application this year is requesting \$5 million to the City's match of \$6.850 million. If funding the grant program is not possible, the City encourages the State to bond for port and harbor projects as a means to further strengthen these economic engines around Alaska.
- ✓ Community Jails: Maintain funding at the 2017 level. Continue working with the Department of Corrections to implement electronic monitoring for both

post-conviction and pre-trial releases. Strive towards a local model of supervision and identify additional areas in which the community jail can better be utilized to maximize efficiency, diversify services provided, and partner with the State of Alaska to produce the most cost effective solution.

- ❖ Real Property Sales Disclosure: The Alaska Association of Assessing Officers (AAAO) overall goal is to promote the fair and equitable distribution of the property tax burden which funds local governments.
- ❖ Provisions for Enhanced Local Control in the Issuance of Alcohol Beverage Licenses and Permits within First Class and Home Rule Municipalities: Amendments to Title 4 of the Alaska State Statutes which would provide for maximum local self-government to include establishing a mechanism for first class and home rule municipalities to participate in determining the appropriate number and types of alcoholic beverage licenses and permits in their communities.
- ~~❖ Adopt the Following Fine Print Note to the 2017 National Electrical Code Article 555.3: “FPN: The 30mA requirement can be applied to all feeder circuits or all branch circuits in lieu of the main overcurrent protection device.”~~
- ❖ Support of Proposed Changes to Alaska Statutes Chapter 30.30 and 05.25 Improving the Management and Prevention of Derelict Vessels: The proposed changes will improve communication and coordination between Alaska’s harbors and state and federal agencies, directly leading to decreased costs associated with managing derelict vessels.
 - ✓ Maintaining Local Alaska Wildlife Trooper Position: Maintaining the Valdez post for an Alaska Wildlife Trooper (AWT) is vitally important to the regional fishing community of Valdez and Prince William Sound. Valdez is home to 41 permit holders and homeport to 91 vessels participating in various commercial fisheries. The local AWT provides:
 - Regulation enforcement and protection of wild and hatchery fishery resources in Valdez and Prince William Sound. Port Valdez and Valdez Arm are home to one of the largest purse seine salmon fisheries in Alaska. Up to 200 commercial vessels fish each summer in close proximity to the Solomon Gulch Hatchery, the Alyeska Marine Terminal and regulatory closed waters. The on-water presence of the Valdez AWT is essential to ensure an orderly fishery and maintain established boundaries for resource protection and marine traffic.
 - Regional enforcement of hunting regulations in Prince William Sound and the Copper Basin
 - Local Valdez fishery registration, administrative and education needs.

As it the position relates to interagency work with the Valdez Police Department (VPD) having the AWT stationed in Valdez is not a luxury – it is a necessity. The local AWT is responsible for enforcement of area fishing and hunting regulations.

Without this on-water presence there would be no enforcement as the VPD lacks both the vessel and personnel to staff it.

The local AWT acts as a liaison and resource for the VPD to contact larger State resources when necessary. Without this position the closest law enforcement officer, other than VPD, is a State Trooper (AST) stationed in Glennallen – 120 miles away. Often this distance is further as AST jurisdiction out of Glennallen reaches as far away as Paxson, Palmer and Tok.

VPD Dispatch is contracted to dispatch calls to the local AWT. This means he is able to hear radio traffic and activity of the VPD. Correspondingly, VPD is tied into the AWT radio traffic as well. This provides a measure of local knowledge and security when he must individually contact people. The AWT is also routinely used as a force multiplier during more significant events. He is locally trained to help respond to Active Shooter and Domestic Violence situations.

- ✓ Alaska Department of Fish & Game Budget: The Legislature must recognize the need for a balanced approach to budget reductions that create minimal impacts on the core functions of fisheries resource management. Valdez and Prince William Sound fishermen rely on these functions to provide for maximum fishing opportunity and sustainable resource management. Key elements include:
 - Maintaining adequate staffing levels in Prince William Sound to provide for effective and dedicated fisheries management;
 - Full funding for in-season data collection through aerial surveys, stream assessments and other methods. This establishes accurate in-season reporting to provide the tools necessary to maximize fishing time and area for Valdez and PWS fishermen;
 - Ensure budget reductions do not reduce or eliminate economic opportunity for industry and resource users; and
 - Continued support for ongoing research projects.
- ✓ Alaska Seafood Marketing Institute: The functions and programs of the Alaska Seafood Marketing Institute (ASMI) are vital to the promotion of Alaska's seafood resources and the development of new markets for local seafood producers. Any future budget reductions must fully consider the impacts to ASMI's ability to effectively promote the benefits and sustainability of Alaska's seafood products.
- ✓ Changes to Public Notification: Many areas of State law require printed format for public notification. Efficiencies can be gained by both the State and municipalities if governments throughout Alaska can move to online postings for items ranging from foreclosure listings to meeting notices.

Other Ongoing Important Issues:

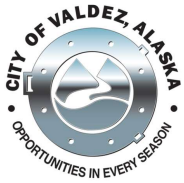
South Central Alaska Port Maximization – The Port of Anchorage is a critical port; however the staggering capital and maintenance costs of this port are excessive and non-sustainable. It also puts all our eggs in one basket in the event of a disaster and fails to spread jobs and economic impact to other areas of the state. The infrastructure exists in other South Central Alaska ports (like Seward and Valdez - especially for Interior Alaska) to diversify this traffic. A more strategic allocation of resources is needed to develop and sustain port networks. The State is encouraged to evaluate cost benefit ratios for investing in other South Central ports before allocating such huge sums of money to only Cook Inlet.

East Alaska (Richardson Highway) Transportation Corridor – The State is encouraged to recognize the strategic importance of improving and maintaining the infrastructure of the East Alaska Transportation Corridor (Richardson Highway). In the event of any emergency that resulted in the incapacity of the Parks Highway Corridor, alternate means for connecting the state must remain available. Developing and maintaining this capacity will require a long-term commitment to allocate resources appropriately. To this end, the City of Valdez supports the AML position calling for the dedication of funds for the Alaska Transportation Infrastructure Fund and within such a fund, an increased importance placed on the strategic investment of resources to include necessary maintenance and upgrades to the Richardson Highway.

Education Priorities:

The City of Valdez fully supports the priorities outlined by Valdez City Schools. More complete descriptions of these Five critical issues are attached to this document and are herein incorporated as part of this Legislative Priorities document:

- TRS/PERS;
- Extend Reserves beyond 10%;
- Intensive Services Funding portability;
- Predictable funding (keeping the School District whole); and
- Early Childhood Funding



Agenda Statement

File #: 17-0009 **Version:** 1

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

File created: 12/22/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Approval of Contract with UAA Small Business Development Center for Business Workshop Training

Sponsors:

Indexes:

Code sections:

Attachments: [SBDC Workshop Letter.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of Contract with UAA Small Business Development Center for Business Workshop Training

SUBMITTED BY: Lisa Von Barga, CED Director

FISCAL NOTES:

Expenditure Required: \$25,000 + travel

Unencumbered Balance: \$180,000

Funding Source: 001-5400-43400 ED Contractual Services

RECOMMENDATION:

Approve Contract with UAA Small Business Development Center for Business Workshop Training.

SUMMARY STATEMENT:

In November the ED Commission hosted Julie Nolan from the UAA Small Business Development Center (SBDC) for the monthly business luncheon. She gave an introduction to one of the many business development workshops SBDC provides to upcoming and current business owners. It was clear from those that attended that business education workshops (especially among young would-be entrepreneurs) would be most welcome and are much needed in the community. Lamar Cotten (ED Contract staff) began a dialogue with the SBDC about bringing this service to Valdez.

The SBDC provides both loan subsidies and technical advice to new and existing businesses. The program (<https://aksbdc.org>) involves a series of practical steps to evaluate establishing or expanding a business.

The SBDC seeks to develop a strategic partnership with communities and local organizations. After a series of discussions the SBDC has offered the following for work in Valdez. SBDC will:

- Provide (for residents) free confidential one-on-one business advising services beginning in

January;

- Visit once or twice a month, for 1-3 days per trip, not to exceed 18 trips during the course of the year;
- Offer a combination of 1:1 advising sessions for small groups and small business workshops;
- Provide the highest impact for Valdez and to schedule advising sessions based on community needs;
- Russ Talvi with the Fairbanks SBDC office will be the lead advisor for the program.

Both parties agree that the basis for the program's success is for the EDC and the SBDC to work closely on tasks such as community outreach and scheduling. The actual class topics, timing and instructors will be based primarily on community interest and commitment. EDC/City staff will develop a public outreach effort to insure local benefit from this program.

To maximize local benefit EDC/City staff is developing a survey that will be disseminated to the business community (and budding entrepreneurs) to determine the education needs. The results of the survey will be used to help determine the schedule of workshops and advising sessions.

The cost of this program is \$25,000 plus travel. Additional funding for advertising will and outreach will also be necessary. This program was not specifically outlined in the 2017 Budget. However, there is room to accommodate it in the ED Contractual Services and Travel Budgets.

The ED Commission approved a recommendation on November 16, 2016 to include the SBDC program in the Commission's 2017 Program of Work. That recommendation was affirmed at the December 21, 2016 meeting when a final scope of work was provided by the SBDC. A copy of the engagement letter from the SBDC has been attached to this agenda statement for reference.

The Commission sees this effort as a way to grow the local economy by investing in the local business community. The workshops are designed to be free to local businesses as the City is underwriting the costs. However, the SBDC staff has advised Valdez that usually when there is no cost associated with training like this the incentive to book ahead and actually show up is often diminished. The Commission is looking at a couple of alternative to help address this issue. One idea is to charge a small registration fee which is refunded upon attending the workshop. Another idea is to charge a small registration fee. The fees are put "in the pot" and a drawing is held at the end of each workshop. The lucky winner receives the pot of "seed money" toward their business endeavor. This small detail is still under consideration.

December 5, 2016

To: Lamar Cotten
Community Development Consultant

Dear Lamar,

The Alaska Small Business Development Center (SBDC) provides no-cost advising and low cost educational programs to entrepreneurs looking to start or grow their small business. SBDC business advisors work with entrepreneurs in confidential, one-on-one sessions in the areas of management, marketing, sales, finance, accounting and other disciplines required for small business growth, expansion and innovation.

This proposal is for the SBDC to provide free, confidential business advising services beginning January in 2017 in the community of Valdez. An advisor will visit Valdez once or twice per month, for 1-3 days per trip, not to exceed 18 trips during the course of the year. Services could include a combination of 1:1 advising sessions with small group advising sessions and small business workshops. We'll work with you during the course of this contract to deliver the services that provide the highest impact for the Valdez community, and to schedule the advising sessions per community needs. All advising sessions and workshops will take place at the Prince William Sound College.

You can be confident that your partnership with the SBDC will produce results – our team is performing at a higher level now than at any point in our 35-year history. In 2016, we:

- Achieved all-time highs for the 3rd consecutive year in 5 out of our 6 key performance goals
- Submitted our 2nd application to the Washington State Quality Award Program, which is a state administrator for the Malcolm Baldrige National Quality Award.
- Helped Alaska's businesses obtain more than \$19M in loans and equity investments.

The SBDC staff is comprised of highly qualified, experienced business professionals, many with business ownership experience, and/or advanced degrees in business. All business advisors are certified through the Alaska SBDC's Professional Certification program as well as the Association of Accredited Small Business Consultants (AASBC). For this project we will assign a lead business advisor, Fairbanks Center Director Russell Talvi (see bio below). Russell will be the point of contact for this contract, and will coordinate all scheduling of SBDC business advisors.

Proposal Amount: \$25k + travel expenses

I look forward to discussing this opportunity further and engaging with the business owners of Valdez.

Sincerely,



Isaac Vanderburg
Executive Director
The Alaska Small Business Development Center



Julie Nolen, Assistant State Director & Central Region Director has been involved in family businesses since she was 8 years old, first with her parents and now assisting her husband with his two businesses and as a silent partner in the family restaurant. Her mother was a life-long entrepreneur who felt it was very important to introduce the values of a strong work ethic and business ownership from a young age. Julie joined the SBDC team in 2009 and her areas of expertise include: business plan development, marketing, event planning and restaurant management.



Ian Grant, Assistant State Director & Southeast Center Director has experience as a small business owner in the restaurant industry. He specializes in assisting his clients on their business plans, financial projections and cash flow management. Ian has been with the SBDC for almost four years and has assisted clients in a wide range of services including buying and selling a business, management and strategic planning.



***Russell Talvi**, Fairbanks Center Director, has 20 plus years of experience as a manager/owner of a destination resort as well as hospitality and food and beverage businesses in AK and Hawaii and has participated in the Executive MBA Program at University of Hawaii, Manoa. He has personal experience buying and selling businesses, both asset sales and stock sales. He loves to help existing small businesses review their current financial performance, discover opportunities and implement improvements to increase their profitability.



Allan Carraway, Anchorage Business Advisor, started his first business at 17 years old and hasn't looked back since. He has accumulated over 20 years in small business as well as retail management. In recent years, he has turned efforts more toward helping start-ups and developing techniques to help businesses of any stage a leg up against their competition. Allan's specialties include retail, small format grocery, networking, marketing, and business valuation.



Kimberlee Hayward, Ketchikan Center Director, is an experienced business development professional with more than twenty years experience working with small businesses. Kimberlee has extensive knowledge in small business marketing, government contracting, information technology, and business relationship building.

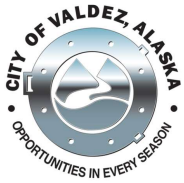
She is an expert in the psychology of website design, email marketing, web development, customer relationship management, and business process re-engineering. Prior to becoming a small business owner, Kimberlee worked for Oracle, Hewlett Packard, and was the S&L Director of Global Government for EDS. After becoming an entrepreneur Kimberlee owned several small successful businesses in Colorado, D.C., and Alaska. Kimberlee is the author of the Brilliant Marketing, a small business marketing methodology used around the world.



SBDC Business Advisors are AASBC accredited.

* Lead Advisor

| Request for support



Agenda Statement

File #: 17-0010 **Version:** 1

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

File created: 12/29/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Approval of a Professional Services Agreement to Day Engineering in the Amount of \$65,000 for the North (Mineral Creek) Water Tank Reservoir Re-painting

Sponsors:

Indexes:

Code sections:

Attachments: [North-Tank-Repaint](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of a Professional Services Agreement to Day Engineering in the Amount of \$65,000 for the North (Mineral Creek) Water Tank Reservoir Re-painting

SUBMITTED BY: Jason Miles, P.E., Capital Facilities Director

FISCAL NOTES:

Expenditure Required: \$65,000

Unencumbered Balance: \$500,000

Funding Source: North Tank Mineral Creek Reservoir Painting - 310 2537 55000

RECOMMENDATION:

Approve a professional services agreement with Day Engineering for \$65,000 for engineering design and construction administration of the north (Mineral Creek) water tank re-painting.

SUMMARY STATEMENT:

The attached proposal outlines engineering design services to be provided by Day Engineering to re-coat the north (Mineral Creek) water tank reservoir. The proposal from Day Engineering also includes construction administration and inspection services. This project was approved by City Council with the adoption of the 2017-2018 Capital Improvements Plan (CIP).



PO BOX 651 • EUREKA, NEVADA 89316 • (775) 293-1743
5 EAST PARK STREET • FALLON, NEVADA 89406 • (775) 423-9090

December 3, 2016

Ms. Jennifer Patton – Project Manager
City of Valdez Capital Facilities
P.O. Box 307
Eureka, Alaska 99686

RE: Proposed North Town tank re-coating
SUBJ: Engineering proposal

We are pleased to offer this proposal to provide engineering services for re-coating the North Town tank. We are assuming temporary storage is not needed, we can get by pumping wells 2 & 3 directly into the system, and use the south tank.

TASK 1 – TESTING & REGULATIONS - \$ 5,000

Lead paint / primer testing, ultrasonic steel thickness testing, checking regulations for sand disposal, tenting requirements for sand blasting.

TASK 2 – DEVELOP PLANS, SPECIFICATIONS, BID DOCUMENTS FOR BID SOLICITATION - \$ 17,500

We will develop plans and specifications, and bid documents to solicit bids from licensed contractors. Plans and specifications will include technical specifications for tank re-coating involving complete removal of the existing coating on the interior and exterior of the tank to near white metal. We will include a bid item spot steel repairs. Plans and specifications will be submitted to Alaska Department of Environmental Conservation (ADEC) for approval. We anticipate submitting the plans and specifications to ADEC and the City of Valdez by early March 2017. A location map, rough construction details, and photos of the tank and tank site will be provided.

TASK 3 – BID ASSISTANCE - \$ 5,000

We will assist in soliciting bids from contractors. We will attend the pre-bid conference. Any addendums or clarifications required based on contractor's questions will be developed prior to submittal of bids. We anticipate bidding the project in April 2017.

TASK 4 – CONSTRUCTION ADMINISTRATION - \$ 37,500

We will conduct a pre-construction meeting and assist with issuance of the Notice to Proceed. We will provide inspection for construction in late May and June. We will inspect the removal / surface preparation for near white metal appearance, check humidity controls, temperature, and take surface profile tests prior to coating.

Valdez has high humidity, and steel can “rose” quickly after sand blasting to near white metal in high humidity locations. Painting over corrosion will cause the paint to not stick to the steel. The Contractor will probably not blast the entire tank at once, but will blast and paint in small sections to prohibit any rust or contamination occurring before painting. It is important that the inspector be on-call to check humidity, temperature, inspect the surface profile (surface roughness to make sure the paint sticks) and check the appearance of the steel to match Steel Structures Painting Council Standard 10 (near white metal) immediately before the Contractor paints.

We will inspect coating applications for humidity controls, temperature, coverage, dry mil thickness and holidays. When the first coat is completed and cured, the coat will be wet sponge holiday tested. The wet sponge holiday test has a battery powered electrical circuit that rings when bare steel is open to the wet sponge. Contractors may miss spots on welds, ladders, etc. that are difficult to paint with an airless paint gun. The holiday test makes sure there are no holes in the coating.

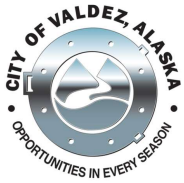
We will check the mil thickness of the paint to make sure that the coating thickness is at least the minimum specified. The paint will be applied in at least three coats, and cure slowly in lower temperatures. The Contractor will want to re-coat as quickly as possible. Painting over the previous coat before it is properly cured can result in solvent entrapment and bubbling of the coating over time. The inspector must make sure the coating is properly cured before recoating.

We will oversee the disinfection of the tank, coliform testing, and the test for possible volatile organic compounds in the water from coating cure. Construction should begin in mid to late May, and be completed by the end of June weather permitting.

TOTAL COST FOR PROPOSAL = \$ 65,000

Very Truly yours,

Dean Day, PE
Day Engineering



Agenda Statement

File #: 17-0011 **Version:** 1

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

File created: 12/29/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Approval of a Three-Year Contract Extension with North Pacific Fuel for Heating Fuel Delivery

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of a Three-Year Contract Extension with North Pacific Fuel for Heating Fuel Delivery

SUBMITTED BY: Jason Miles, P.E., Capital Facilities Director

FISCAL NOTES:

Expenditure Required: XXX
Unencumbered Balance: XXX
Funding Source: XXX

RECOMMENDATION:

Approve a three-year contract extension with North Pacific Fuel for heating fuel delivery.

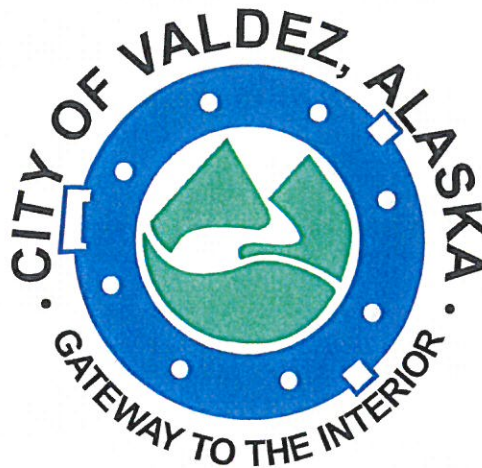
SUMMARY STATEMENT:

In 2013 Administration went out to bid for heating fuel delivery services for City facilities, Valdez City Schools, PVMC, Valdez Senior Citizens Center, & Valdez Museum and Historical Archives. The Contract had provisions for a three-year extension. The recommendation from Staff is to extend the current contract with North Pacific Fuel through a one-time three-year contract extension for heating fuel delivery in the amount of the OPIS Posted Price for Heating Fuel #1, Ultra Low Sulfur Diesel Fuel #1 and #2, and \$1.51 over the OPIS Posted Price for Propane per gallon. Just as in the previous contract, Providence Valdez Medical Center, Valdez City Schools, Valdez Museum & Historical Archives and Valdez Senior Citizens Center will continue to be a part of this delivery service with each entity providing payment for their own fuel. It is important to note that North Pacific Fuel has provided excellent customer service to the City of Valdez.

CITY OF VALDEZ
ALASKA

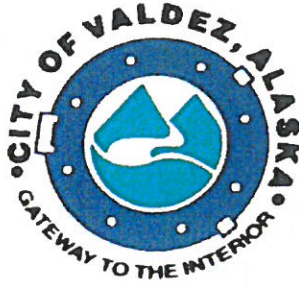
CONTRACT DOCUMENTS

Project: **Fuel Supply**
Contract Number: **1111**
Issued Date: **April 10, 2013**



City of Valdez
Capital Facilities and Engineering
300 Airport Road, Suite 201
P.O. Box 307
Valdez, Alaska 99686

Project Manager:
Linda Fraley



City of Valdez

**REQUEST FOR QUOTES
FUEL SUPPLY CONTRACT
June 1, 2013**

GENERAL

The City of Valdez is seeking quotes from fuel dealers to supply the City's heating fuel, diesel engine fuel and propane supplies for a (3) three year period from June 1, 2013, to May 31, 2016, with an option for an additional (3) three year extension by the City. Products must meet the specifications and requirements described in this RFQ. Quotes must be submitted on the attached form and must specify price for each item. Proposers may quote on individual items in the RFQ, and the City reserves the right to award separate contracts on individual items if the City determines it is in its best interest to do so.

SUBMITTAL

Questions regarding this RFQ should be directed Linda Fraley, at 907-835-5478.

Quotes must be submitted on the attached form and received at the following location/address no later than 2:00 pm local time on Wednesday April 10, 2013.

Capital Facilities Office
Pioneer Field Suite 204
P.O. Box 307
Valdez, AK 99686

Quotes must be submitted in a sealed envelope clearly labeled "Fuel Supply Contract Quote".

PRICING

Quotes shall be provided on the attached quote form for each of the following items defining the amount above OPIS that will be charged from your company. The Differential is to be entered.

For **Heating Fuel #1** (Item 1), proposers must submit the differential price based on the OPIS Anchorage Average Wholesale price for High Sulfur Diesel Fuel #1 from the week ending the previous Sunday, published the previous weeks Thursday's (*OPIS Base Price*). The price paid for fuel by the City in accordance with the contract resulting from this RFQ will be increased or decreased from the bid price by an amount equal to the difference between the *OPIS Base Price for High Sulfur Diesel Fuel #1* and the OPIS Anchorage Average Wholesale price for High Sulfur Diesel Fuel #1 two weeks prior to the date of delivery to the City.

For **Ultra Low Sulfur Diesel Fuel #1** (Item 2), proposers must submit the differential price based on the OPIS Anchorage Average Wholesale price for Ultra Low Sulfur Diesel Fuel #1 from the week ending the previous Sunday, published the previous week Thursday's (*OPIS Base Price*). The price paid for fuel by the City in accordance with the contract resulting from this RFQ will be increased or decreased from the bid price by an amount equal to the difference between the *OPIS Base Price for Ultra Low Sulfur Diesel Fuel #1* and the OPIS Anchorage Average Wholesale price for Ultra Low Sulfur Diesel Fuel #1 two weeks prior to the date of delivery to the City.

For **Ultra Low Sulfur Diesel Fuel #2** (Item 3), proposers must submit the differential price based on the OPIS Anchorage Average Wholesale price for Ultra Low Sulfur Diesel Fuel #2 from the week ending the previous Sunday, published the previous week Thursday's (*OPIS Base Price*). The price paid for fuel by the City in accordance with the contract resulting from this RFQ will be increased or decreased from the bid price by an amount equal to the difference between the *OPIS Base Price for Ultra Low Sulfur Diesel Fuel #2* and the OPIS Anchorage Average Wholesale price for Ultra Low Sulfur Diesel Fuel #1 two weeks prior to the date of delivery to the City.

For **Propane** (Item 4), proposers must submit the differential price based on their Suppliers Delivered Price for propane to proposers tanks the previous week (*OPIS Edmonton Price Index*). The price paid for propane by the City in accordance with the contract resulting from this RFQ will be increased or decreased from the bid price by an amount equal to the difference between the *Suppliers Base Price* for propane and the Suppliers Delivered Price for propane two weeks prior to the date of delivery to the City.

Upon Contract award, the supplier shall provide the City weekly documentation for the price charged for Items 1 through 4, showing how the current price for products is calculated from the appropriate reference price and including OPIS or Supplier postings as back up.

PRODUCT SPECIFICATIONS AND REQUIREMENTS

ITEM 1: Heating Fuel #1

Heating Oil shall be grade #1 and meet the commercial grade and quality standards for #1 heating oil properly treated for local climate conditions. Heating oil must be delivered to the City facilities listed on the bid form attached on a “keep full” and “will call/as needed” basis.

ITEM 2 Ultra Low Diesel Fuel #1

Fuel shall be Ultra Low Sulfur Diesel Fuel #1 and meet the ASTM Industry Standards for Ultra Low Sulfur Diesel Fuel #1 with a sulfur content of 15 ppm or less. Fuel must be delivered to the City facilities listed on the bid form attached on a “keep full” and “will call/as needed” basis.

ITEM 3 Ultra Low Diesel Fuel #2

Fuel shall be Ultra Low Sulfur Diesel Fuel #1 and meet the ASTM Industry Standards for Ultra Low Sulfur Diesel Fuel #2 with a sulfur content of 15 ppm or less. Fuel must be delivered to the City facilities listed on the bid form attached on a “keep full” and “will call/as needed” basis.

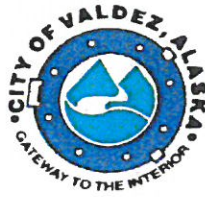
ITEM 4: Propane

Propane shall meet the commercial grade and quality standards for propane properly treated for local climate conditions. Propane must be delivered to the City facilities listed on the bid form attached on a “keep full” and “will call/as needed” basis.

CONTRACT

A contract is expected to be executed within one week following the RFQ. Before award the Supplier will be required to furnish the City with:

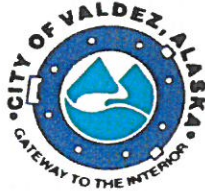
1. Certificates of Insurance
2. Copy of the Supplier’s SPPC Plan
3. Business License



Fuel Quotes
Fuel Supply Contract
Contract Number: 13-1111

<u>Item No.</u>	<u>Item Description</u>	<u>Estimated Yearly Usage</u>	<u>Unit</u>	<u>Differential Price</u>	
1	Heating Fuel #1	164,000	Gal	0	
2	MV ULSD #1	80,000	Gal	0	
3	MV ULSD #2	4,000	Gal	0	
4	Propane	10,600	Gal	1.51	

Contractor: PETRO STAR Inc
By: [Signature] DON CASTLE
Title: V.P. MARKETING
Signature: [Signature]
Date: 5/30/2013



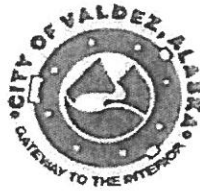
City of Valdez
Contract Documents

Project: Fuel Supply Contract

Contract Number: 13-1111

Table of Contents

Invitation to Bid	1
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Non-Collusion Agreement	9
Contractor Certificate of Substantial Completion	10
Contract Release	12



**City of Valdez
Agreement Page 1 of 2**

**Project: Fuel Supply Contract
Contract Number: 13-111**

This agreement is made 29th day of MAY, 2013, by and between the City of Valdez, Alaska, hereinafter called the Owner and, acting through its Mayor, and **(Contractor)** doing business as an individual, partnership, a corporation (strike out inapplicable words) located in (City), (State), hereinafter called the Contractor.

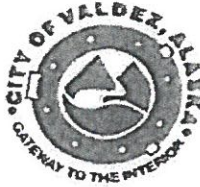
The Contractor agrees to this Contract known as:

**Fuel Supply Delivery
Contract Number: 13-111**

Those per gallon amounts as set forth in the "Bid Form"

The Contractor hereby agrees to commence work on this project on June 1, 2013 through May 31, 2016.

The Owner agrees to pay the contractor for the performance of the Contract. Disbursement of money by the City of Valdez hereunder shall be subject to set-off pursuant to the provisions of the Valdez City Code.



City of Valdez
Agreement Page 2 of 2

Project: Fuel Supply Contract
Contract Number: 13-111

IN WITNESS WHEREOF, the parties to this presence have executed this Contract in two (2) counterparts, each of which shall be deemed as original, in the year and day first mentioned above.

Contractor

PETRO STAR INC

Signature

Name

DONALD J. CASTLE

Title

V. P. MARKETING

Date

3900 C ST. #802

Mailing Address

ANCH. AK 99503

City, State, Zip Code

92-0103818

Federal I.D. or S.S.N.

Corporate Secretary

Attest:

Corporate Secretary

Tracy L. Stockman

City of Valdez, Alaska, Authorized

David C. Cobb

Mayor's Signature

DAVID C. COBB

Name

6-6-13

Date

Attested:

Shari H. Pierce

City Clerk

Recommended:

[Signature]

City Manager

6/5/13

Date

Capital Facilities Director

4/22/13

Date

Approved as to Form:

William M. Walker

Attorney for the City of Valdez



City of Valdez
Non-Collusion Affidavit

Project: Fuel Supply Contract
Contract Number: 13-1111

(to be executed prior to award)

UNITED STATES OF AMERICA)
STATE OF ALASKA)SS.
)

I, DONALD J. CASTLE, of PETRO STAR INC, being duly sworn,
do depose and state:

I, or the firm, association of corporation of which I am a member, a bidder on the Contract to be
awarded, by the City of Valdez, Alaska, for the construction of that certain construction project
designated as:

Fuel Supply Delivery
Contract Number: 13-1111

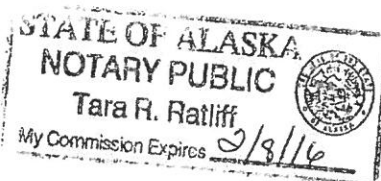
Located at Valdez, in the State of Alaska, have not, either directly or indirectly, entered into any
agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive
bidding in connection with such Contract.

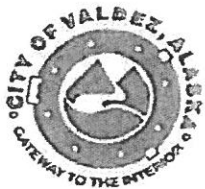
[Signature]
Signature

Subscribed and sworn to this 28th day of May, 2013.

[Signature]
Notary Public

My Commission Expires: 2/8/16





City of Valdez
Contract Release Page 2 of 2

Fuel Supply Contract
Contract Number: 13-1111

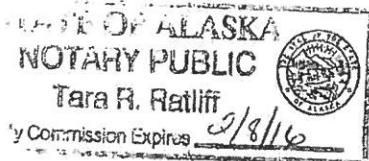
IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, 20____.

Petro Star Inc.
COMPANY
[Signature]
SIGNATURE
V.P. MARKETING
TITLE

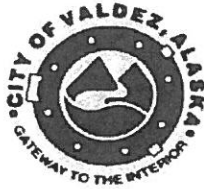
STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this 28 day of May, 2013, before me, Notary Public in and for the State of Alaska, personally appeared Don Castle of Petro Star Inc. known to me to be its V.P. Marketing and acknowledged to me that he has read this foregoing RELEASE and knew contents thereof to be true and correct to the best of his knowledge and belief, and that he signed the same freely and voluntarily for the uses and purposes therein mentioned, and that he was duly authorized to execute the foregoing document according to the Bylaws or by Resolutions of said corporation.

WITNESS my hand and notarial seal this 28 day of May, 2013.



[Signature]
Notary Public in and for Alaska
My Commission expires: 2/8/16



**CITY OF VALDEZ, ALASKA
BUSINESS REGISTRATION #204**

This is to certify that

North Pacific Fuel

NAME OF BUSINESS

Petro Star Inc

OWNER

**3900 C Street Ste 802
Anchorage AK 99503**

ADDRESS

is a registered business in compliance with Section 5.04 of the Valdez City Code.

Business Registrar
City of Valdez, Alaska

12/31/2013

Expiration Date

NOTE: BUSINESS REGISTRATIONS are required to be renewed yearly.

EMPLOYERS' CERTIFICATE OF SELF INSURANCE

THE ALASKA WORKERS' COMPENSATION BOARD

Has issued this certificate of self-insurance to

ARCTIC SLOPE REGIONAL CORPORATION and Subsidiaries
3900 C Street, Suite 201
ANCHORAGE, AK 99503

Certificate effective from **June 1, 2012** through **June 1, 2013**

ALASKA WORKERS' COMPENSATION BOARD



Designated Chairman
Michael P. Monagle

Member
Bradley Austin

Member
Charles Collins

[Handwritten signature of Michael P. Monagle]
[Handwritten signature of Bradley Austin]
[Handwritten signature of Charles Collins]

TO THE EMPLOYEES OF THE ABOVE:

Your employer is authorized to directly pay benefits for job-connected injuries, illnesses, or death as provided by the Alaska Workers' Compensation Act.

Immediately (not later than 30 days from injury or fatality) give your employer and the Alaska Workers' Compensation Board written notice of a job related injury, illness or death. Get the "Report of Occupational Injury or Illness" form from your employer for this purpose.

If you have questions about an injury or claim, contact the employer's claims adjuster
Arctic Slope Regional Corporation, Inc. P.O. Box 243889, Anchorage, AK 99524, or call (907) 339-6348.

If you have questions about your rights or benefits under the Alaska Workers' Compensation Act, contact the Alaska Workers' Compensation Board at the nearest office listed below:

ANCHORAGE
P.O. Box 107019
Anchorage, Alaska 99510-7019
(907) 269-4980

FAIRBANKS
675 Seventh Ave., Sta. K
Fairbanks, Alaska 99701-4593
(907) 451-2889

JUNEAU
P.O. Box 115512
Juneau, Alaska 99811-5512
(907) 465-2790

NOTICE TO EMPLOYER: AS 23.30.060 REQUIRES THAT YOU POST THIS NOTICE IN THREE PLACES ON THE EMPLOYER'S PREMISES.

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

This is to certify that

NORTH PACIFIC FUEL

3900 C ST STE 802 ANCHORAGE AK 99503

owned by

PETRO STAR INC.

is licensed by the department to conduct business for the period

November 09, 2012 through December 31, 2014
for the following line of business:

42 - Trade



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

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

Susan K. Bell
Commissioner



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/31/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh Risk & Insurance Services 345 California Street, Suite 1300 San Francisco, CA 94104-2679	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
100296-ASRC-Cas-2012	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
INSURED Petro Star Inc. 3900 "C" Street Suite 201 Anchorage, AK 99503	INSURER A: ACE American Insurance Company	NAIC # 22667
	INSURER B: National Union Fire Ins Co Pittsburgh PA	19445100
	INSURER C: XL Insurance America Inc	24554
	INSURER D: Lexington Insurance Company	18437000
	INSURER E: Ironshore Specialty Insurance Company	25445
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:**

SEA-002192699-16

REVISION NUMBER: 6

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY			HDOG25839511	06/01/2012	06/01/2013	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						
	GEN'L AGGREGATE LIMIT APPLIES PER:						
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						
	AUTOMOBILE LIABILITY			ISAH08684510	06/01/2012	06/01/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 3,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> ANY AUTO						
	<input type="checkbox"/> ALL OWNED AUTOS						
	<input type="checkbox"/> HIRED AUTOS						
	<input type="checkbox"/> SCHEDULED AUTOS						
	<input type="checkbox"/> NON-OWNED AUTOS						
B	<input checked="" type="checkbox"/> UMBRELLA LIAB			13273214	06/01/2012	06/01/2013	EACH OCCURRENCE \$ 10,000,000
C	<input checked="" type="checkbox"/> EXCESS LIAB			US00009746L112A	06/01/2012	06/01/2013	AGGREGATE \$ 10,000,000
D	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			013136424	06/01/2012	06/01/2013	\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			WLRC46459076 (AOS)	06/01/2012	06/01/2013	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
A	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	SCFC46459088 (WI)	06/01/2012	06/01/2013	E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Excess Work Comp/EL (AK)			WCUC4645909A	06/01/2012	06/01/2013	Excess of \$1,000,000 SIR
	WC Incl. EL - OH, WA, ND, WY						Statutory

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: Pipeline Right-of-Way Agreement.

City of Valdez is included as Additional Insured (except for workers' compensation) as respects the contract between the Named Insured and the City of Valdez.

CERTIFICATE HOLDER**CANCELLATION**City of Vadez
Attn: Janine - Community Development
PO Box 307
Valdez, AK 99686

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh Risk & Insurance Services

Arthur Goepp

© 1988-2010 ACORD CORPORATION. All rights reserved.

AGENCY CUSTOMER ID: 100296

LOC #: Anchorage



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Marsh Risk & Insurance Services		NAMED INSURED Petro Star Inc. 3900 "C" Street Suite 201 Anchorage, AK 99503
POLICY NUMBER		
CARRIER	NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Automobile Liability

Policy Covers

Hired Auto PD-ACV/Repair Cost: Y

Excess Liability

Policy Details

Insr Ltr: E (Ironshore Specialty Insurance Company)

Policy Number: 001044201

Eff. Dt. 06/01/2012 Exp. Dt. 06/01/2013

Other

Limits

Workers Compensation: Statutory

Employers Liability: 1,000,000



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/31/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Marsh Risk & Insurance Services 345 California Street, Suite 1300 San Francisco, CA 94104-2679	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
100296-ASRC-Cas-2012	INSURER(S) AFFORDING COVERAGE	
	INSURER A: ACE American Insurance Company	
INSURED Petro Star Inc. 3900 "C" Street Suite 201 Anchorage, AK 99503	INSURER B: N/A	NAIC #
	INSURER C: N/A	N/A
	INSURER D: N/A	N/A
	INSURER E: N/A	N/A
	INSURER F:	

COVERAGES**CERTIFICATE NUMBER:**

SEA-002192760-13

REVISION NUMBER: 2

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY		HDOG25839511	06/01/2012	06/01/2013	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY					
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					
	GEN'L AGGREGATE LIMIT APPLIES PER:					
	<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					
A	AUTOMOBILE LIABILITY		ISAH08684510	06/01/2012	06/01/2013	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	<input checked="" type="checkbox"/> ANY AUTO					
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS				
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/> NON-OWNED AUTOS				
	UMBRELLA LIAB	<input type="checkbox"/> OCCUR				EACH OCCURRENCE \$
	EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE				AGGREGATE \$
	DED	RETENTION \$				\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		WLRC46459076 (AOS)	06/01/2012	06/01/2013	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
A	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	SCFC46459088 (WI)	06/01/2012	06/01/2013	E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Excess Work Comp/EL (AK)		WCUC4645909A	06/01/2012	06/01/2013	Excess of \$1,000,000 SIR
	WC Incl. EL - OH, WA, ND, WY					Statutory Statutory

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

RE: Waterfront Commercial Work Permit Application. Certificate Holder is included as Additional Insured (except for workers' compensation) as respects the contract between the Named Insured and the Certificate Holder. Waiver of subrogation is included as required by contract.

CERTIFICATE HOLDER**CANCELLATION**City of Valdez
Port of Valdez
PO Box 307
Valdez, AK 99686

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
of Marsh Risk & Insurance Services

Arthur Goepp

AGENCY CUSTOMER ID: 100296

LOC #: Anchorage



ADDITIONAL REMARKS SCHEDULE

Page 2 of 2

AGENCY Marsh Risk & Insurance Services		NAMED INSURED Petro Star Inc. 3900 *C* Street Suite 201 Anchorage, AK 99503
POLICY NUMBER		
CARRIER	NAIC CODE	
EFFECTIVE DATE:		

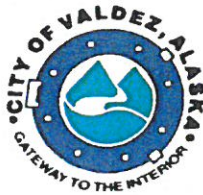
ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

Automobile Liability
Policy Covers
Hired Auto PD--ACV/Repair Cost : Y

Other
Limits
Workers Compensation : Statutory
Employers Liability : 1,000,000



City of Valdez
Contract Release Page 2 of 2

Fuel Supply Contract
Contract Number: 13-1111

IN WITNESS WHEREOF, I have hereunto set my hand and seal this ____ day of _____, 20____.

COMPANY

SIGNATURE

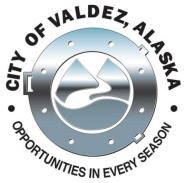
TITLE

STATE OF ALASKA)
)ss.
THIRD JUDICIAL DISTRICT)

THIS IS TO CERTIFY that on this ____ day of _____, 20____, before me, Notary Public in and for the State of Alaska, personally appeared _____ of _____, known to me to be its _____ and acknowledged to me that he has read this foregoing RELEASE and knew contents thereof to be true and correct to the best of his knowledge and belief, and that he signed the same freely and voluntarily for the uses and purposes therein mentioned, and that he was duly authorized to execute the foregoing document according to the Bylaws or by Resolutions of said corporation.

WITNESS my hand and notarial seal this ____ day of _____, 20____.

Notary Public in and for Alaska
My Commission expires: _____



Agenda Statement

File #: 17-0012 **Version:** 1

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

File created: 12/22/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Discussion Item: Proposed New City Facilities & Related Land Acquisition

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Discussion Item: Proposed New City Facilities & Related Land Acquisition

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

Expenditure Required: For Land Only \$675,000 or \$1,000,000

Unencumbered Balance: \$1,650,000

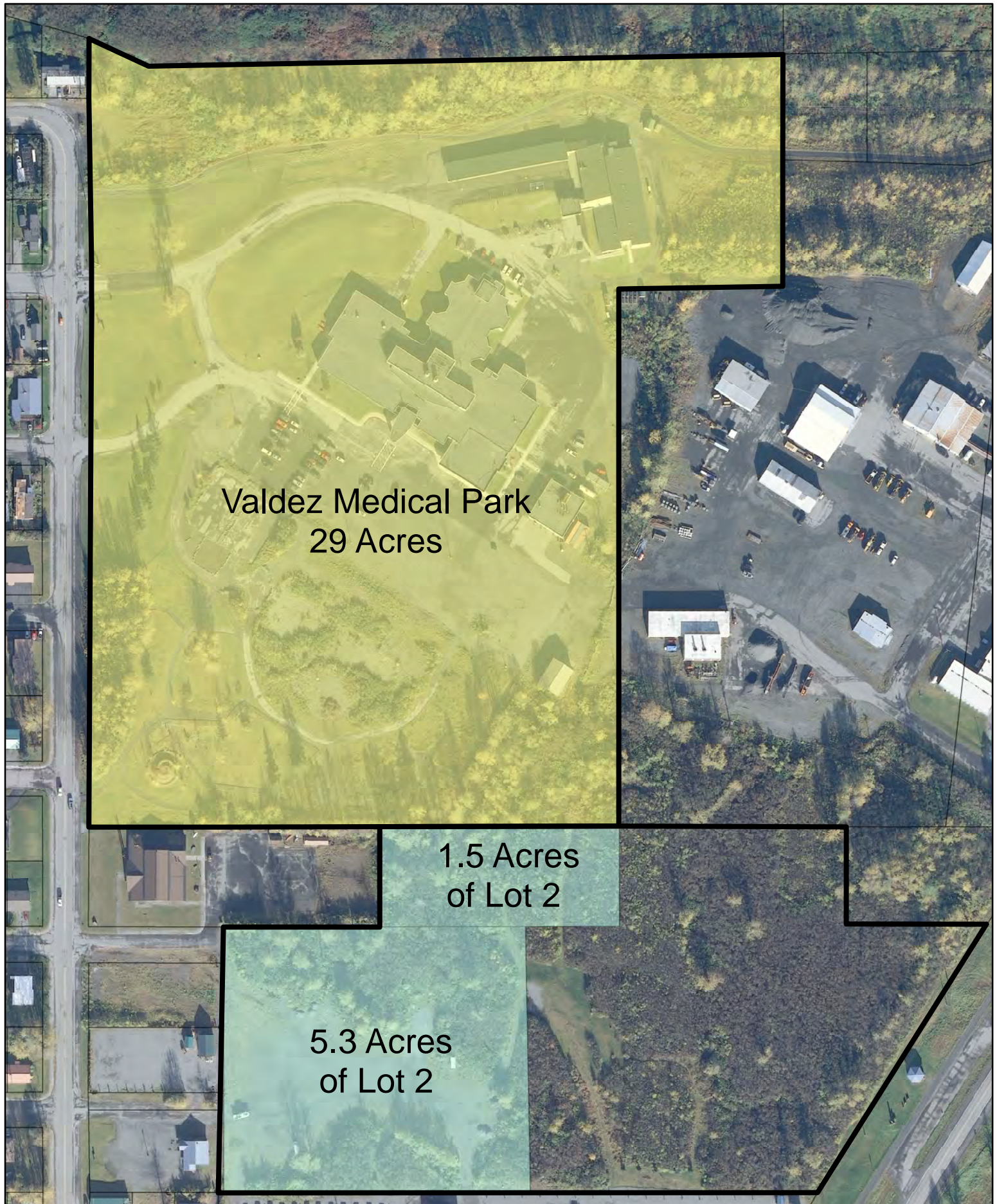
Funding Source: 350-8000-55000.580

RECOMMENDATION:

None. Discussion item only.

SUMMARY STATEMENT:

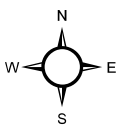
Please see the attached discussion item.



Valdez Medical Park
29 Acres

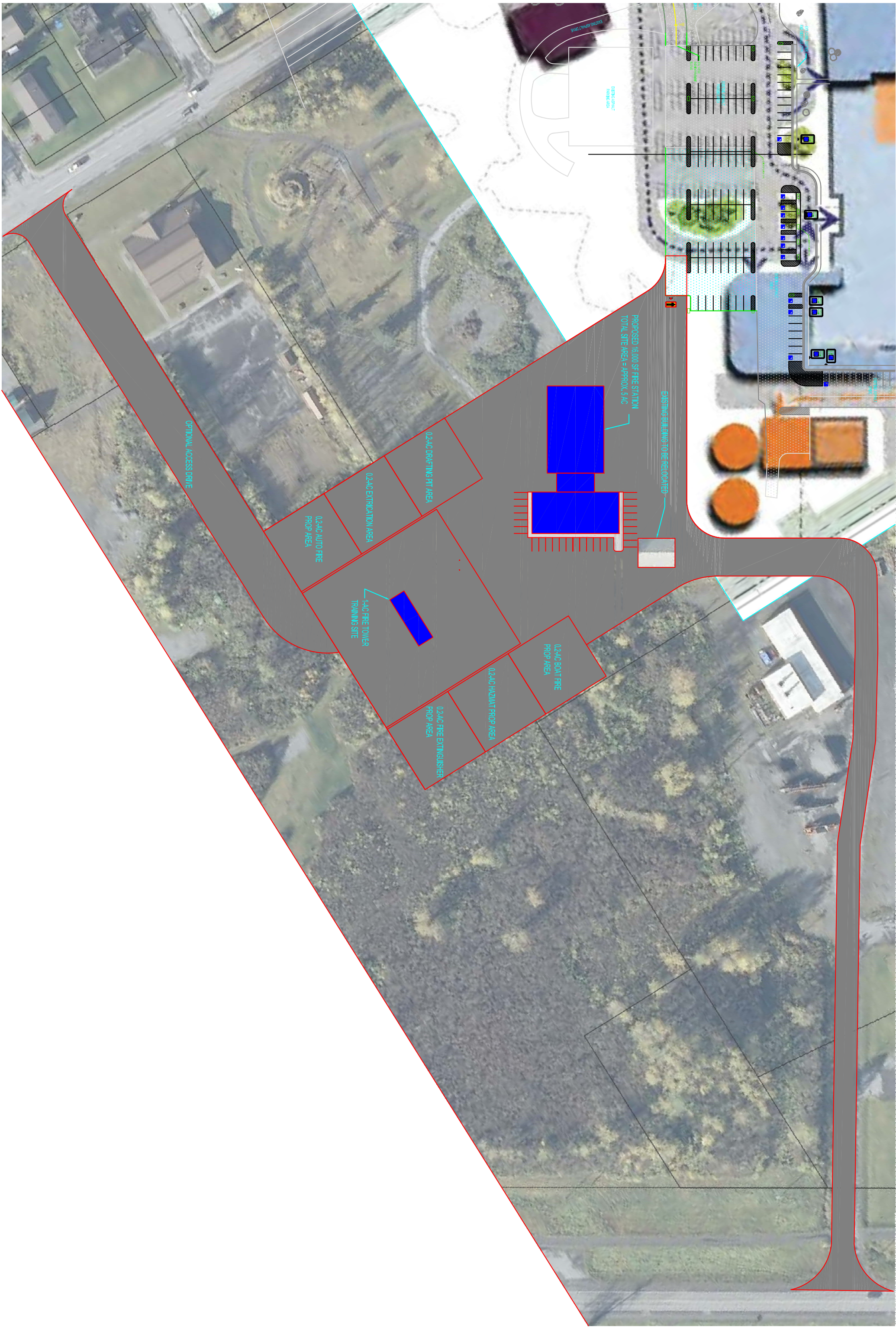
1.5 Acres
of Lot 2

5.3 Acres
of Lot 2



City Owned Property
Private Property

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 =209 ft





Har

Tonsina

W Pioneer Dr

GAVORA INC.

Commercial Real Estate

Leasing * Sales

246 Illinois Street - #3B - P O. Box 70021 Fairbanks, Alaska 99707
(907) 452-6422 Fax (907) 452-7523

Referencing your diagram of the property -- Gavora/Waugaman property known as Sleepy Hollow, the owners are most interested in selling the whole parcel -- approximately 14.8 acres at the cost of 1 Mil. -- making the cost per square foot approximately \$1.53. Obviously, the best cost is for the whole parcel. Should it be considered to do a partial sale the cost would be \$675,000 for 6.8 acres at a per square foot price of approximately \$2.25.

We look forward to continued discussion.

Sincerely,

Shirley Glaudo For Rudy Gavora
Administrative Asst.

APPRAISAL OF REAL PROPERTY - VACANT LAND

Shaded area indicates approximate location / subject site



LOCATED AT

241 E. Egan Drive
Valdez, AK 99686
Lot 2 Sleepy Hollow ADD.#5

FOR

City of Valdez - AnnMarie Lain
P.O. Box 307
Valdez, AK 99686

OPINION OF VALUE

975,000

AS OF

10/4/2016

BY

Clint H. A. Lentfer
Alaska Appraisal & Consulting Group
203 W. 15th Ave. #206
Anchorage, AK 99501
(907) 677-7701
clint@akacg.com

LAND APPRAISAL REPORT

File No.:

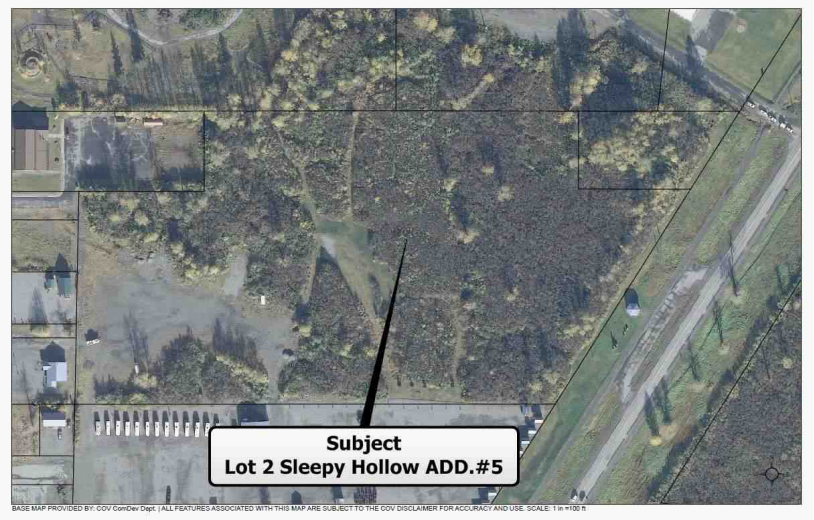
SUBJECT	Property Address: 241 E. Egan Drive		City: Valdez		State: AK		Zip Code: 99686																																																																																														
	County: Valdez		Legal Description: Lot 2 Sleepy Hollow ADD.#5																																																																																																		
	Assessor's Parcel #: 2060-005-002-0		Tax Year: 2016		R.E. Taxes: \$ 4,018		Special Assessments: \$ 0																																																																																														
	Market Area Name: Downtown Valdez		Map Reference: Valdez		Census Tract: 0003.00																																																																																																
ASSIGNMENT	Current Owner of Record: Gavara Inc.		Borrower (if applicable): City of Valdez																																																																																																		
	Project Type (if applicable): <input type="checkbox"/> PUD <input type="checkbox"/> De Minimis PUD <input checked="" type="checkbox"/> Other (describe) Vacant Land		HOA: \$ <input type="checkbox"/> per year <input type="checkbox"/> per month																																																																																																		
	Are there any existing improvements to the property? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If Yes, indicate current occupancy: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Not habitable																																																																																																		
	If Yes, give a brief description: None - vacant and unimproved. Site is a large undeveloped site with frontage along the west side of the Richardson Highway near the entrance to downtown Valdez, having good visibility and access. Some gravel / cleared areas on site.																																																																																																				
MARKET AREA DESCRIPTION	The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)																																																																																																				
	This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective																																																																																																				
	Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)																																																																																																				
	Intended Use: Intended use of the appraisal is for determining a possible sale price / sales price range for the subject parcel.																																																																																																				
SITE DESCRIPTION	Intended User(s) (by name or type): City of Valdez / Prospective buyers / Other users identified by the client																																																																																																				
	Client: City of Valdez - AnnMarie Lain				Address: P.O. Box 307, Valdez, AK 99686																																																																																																
	Appraiser: Clint H. A. Lentfer				Address: 203 W. 15th Ave. #206, Anchorage, AK 99501																																																																																																
	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th colspan="4">Characteristics</th> <th colspan="2">Predominant Occupancy</th> <th colspan="2">One-Unit Housing</th> <th colspan="2">Present Land Use</th> <th colspan="2">Change in Land Use</th> </tr> <tr> <td>Location:</td> <td><input type="checkbox"/> Urban</td> <td><input checked="" type="checkbox"/> Suburban</td> <td><input type="checkbox"/> Rural</td> <td><input checked="" type="checkbox"/> Owner</td> <td>65</td> <td>PRICE</td> <td>AGE</td> <td>One-Unit</td> <td>50 %</td> <td><input type="checkbox"/> Not Likely</td> <td></td> </tr> <tr> <td>Built up:</td> <td><input type="checkbox"/> Over 75%</td> <td><input checked="" type="checkbox"/> 25-75%</td> <td><input type="checkbox"/> Under 25%</td> <td><input checked="" type="checkbox"/> Tenant</td> <td>5</td> <td>\$ (000)</td> <td>(yrs)</td> <td>2-4 Unit</td> <td>5 %</td> <td><input checked="" type="checkbox"/> Likely *</td> <td><input type="checkbox"/> In Process *</td> </tr> <tr> <td>Growth rate:</td> <td><input type="checkbox"/> Rapid</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Slow</td> <td><input type="checkbox"/> Vacant (0-5%)</td> <td></td> <td>125</td> <td>Low</td> <td>1</td> <td></td> <td colspan="2">* To: Slowly from vacant to developed</td> </tr> <tr> <td>Property values:</td> <td><input type="checkbox"/> Increasing</td> <td><input checked="" type="checkbox"/> Stable</td> <td><input type="checkbox"/> Declining</td> <td><input checked="" type="checkbox"/> Vacant (>5%)</td> <td></td> <td>600</td> <td>High</td> <td>45</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Demand/supply:</td> <td><input type="checkbox"/> Shortage</td> <td><input checked="" type="checkbox"/> In Balance</td> <td><input type="checkbox"/> Over Supply</td> <td></td> <td></td> <td>200</td> <td>Pred</td> <td>25</td> <td></td> <td colspan="2"></td> </tr> <tr> <td>Marketing time:</td> <td><input type="checkbox"/> Under 3 Mos.</td> <td><input type="checkbox"/> 3-6 Mos.</td> <td><input checked="" type="checkbox"/> Over 6 Mos.</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> </table>								Characteristics				Predominant Occupancy		One-Unit Housing		Present Land Use		Change in Land Use		Location:	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Owner	65	PRICE	AGE	One-Unit	50 %	<input type="checkbox"/> Not Likely		Built up:	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	<input checked="" type="checkbox"/> Tenant	5	\$ (000)	(yrs)	2-4 Unit	5 %	<input checked="" type="checkbox"/> Likely *	<input type="checkbox"/> In Process *	Growth rate:	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input type="checkbox"/> Vacant (0-5%)		125	Low	1		* To: Slowly from vacant to developed		Property values:	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Vacant (>5%)		600	High	45				Demand/supply:	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply			200	Pred	25				Marketing time:	<input type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 3-6 Mos.	<input checked="" type="checkbox"/> Over 6 Mos.																	
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<p>Market Area Comments: The subject is located along the eastern downtown Valdez District, fronting the Richardson Highway, near the entrance to downtown Valdez, Alaska, approximately 120 miles east of Anchorage on the east side of Prince William Sound, road access via the Richardson Highway. The site is considered have a good location, with all vehicles going into Valdez passing in front of the subject site, with paved, publicly maintained streets year round. Public utilities available in the area include water, sewer, telephone and electric - typical utilities for this type of site. Limited recent sales data is available in the area due to the relatively small market. The majority of vacant lots are heavily treed with good access and views of the surrounding Chugach mountains, with city maintained roads providing access and good visibility to the surrounding areas. The immediate neighborhood is a mixed-use residential / commercial area near downtown Valdez, considered a good location for mixed commercial uses, yet close enough to enjoy all the amenities of the City of Valdez, with good year round access and visibility. The subject has a good location, access and visibility with access from the east off the Richardson Highway and from the west off E. Dadina and E. Chena Street. further site description to follow.</p>																																																																																																					
<p>Dimensions: Irregular - see plat map close-up Site Area: 14.88 Acres</p> <p>Zoning Classification: General Commercial (G) Description: This zoning allows for many types of commercial uses. See addendum page for description of zoning and allowable uses.</p> <p>Do present improvements comply with existing zoning requirements? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> No Improvements</p> <p>Uses allowed under current zoning: Multiple commercial and mixed residential uses. See addendum page for description of zoning and allowable uses.</p> <p>Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Ground Rent (if applicable) \$ _____ / _____</p> <p>Comments: Highest & Best Use as improved: <input type="checkbox"/> Present use, or <input checked="" type="checkbox"/> Other use (explain) Commercial - mixed-use facility, or a subdivision into smaller lots</p> <p>Approximate Lot dimensions: 264' x 165' x 786' x 165' x 237' x 534' x 1,012' x 450' - 647,998 SF / 14.88 acres</p> <p>Actual Use as of Effective Date: Vacant Land Use as appraised in this report: Vacant Land</p> <p>Summary of Highest & Best Use: Subject consists of a 14.88 Acre general commercial zoned site with good frontage, visibility and access along the Richardson Highway just east of downtown Valdez - all favorable attributes, with the majority of the site being generally level and at grade with the surrounding area, with cleared gravel pad areas along the west side of the site, with a majority of the site appearing to be useable. The General Commercial zoning allows for multiple uses, with approx. 534' of Richardson Highway frontage - positive attribute. Good access and curb cuts along both streets assumed, allows for good potential development options. Overall favorable site attributes, however large site for the market - puts downward pressure on value.</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th>Utilities</th> <th>Public</th> <th>Other</th> <th>Provider/Description</th> <th>Off-site Improvements</th> <th>Type</th> <th>Public</th> <th>Private</th> <th>Frontage</th> <th></th> </tr> <tr> <td>Electricity</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>CVEA</td> <td>Street</td> <td>Paved - good visibility</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Richardson Hwy-Good</td> <td></td> </tr> <tr> <td>Gas</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>None</td> <td>Width</td> <td>Typical / good</td> <td></td> <td></td> <td>Generally Level Site - good gravel soils</td> <td></td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>City of Valdez</td> <td>Surface</td> <td>Paved</td> <td></td> <td></td> <td>647,998 SF / 14.88 acres</td> <td></td> </tr> <tr> <td>Sanitary Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>City of Valdez</td> <td>Curbs/Gutter</td> <td>none</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Irregular/rectangular</td> <td></td> </tr> <tr> <td>Storm Sewer</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>None</td> <td>Sidewalk</td> <td>Yes</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Appears good gravel soils</td> <td></td> </tr> <tr> <td>Telephone</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>CVT</td> <td>Street Lights</td> <td>Yes</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> <td>Avg+ / Mountains</td> <td></td> </tr> <tr> <td>Multimedia</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>None</td> <td>Alley</td> <td>none</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> <td>subject site has good visibility & access</td> <td></td> </tr> <tr> <td>Other site elements:</td> <td><input checked="" type="checkbox"/> Inside Lot</td> <td><input type="checkbox"/> Corner Lot</td> <td><input type="checkbox"/> Cul de Sac</td> <td><input checked="" type="checkbox"/> Underground Utilities</td> <td><input checked="" type="checkbox"/> Other (describe)</td> <td colspan="4">good location, visibility, potential comm. uses</td> </tr> </table> <p>FEMA Spec'l Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FEMA Flood Zone C FEMA Map # 0200940026C FEMA Map Date 12/1/1983</p> <p>Site Comments: The subject consists of a favorably located site directly on the Richardson Highway, along the eastern edge of the downtown Valdez business district, and all vehicles that travel into Valdez pass directly in front of the subject. All public utilities are to the site, and its good location and dual access from the east and west are considered favorable attributes for future potential development. Offsetting factors include the large size of the site. The site has no improvements and is heavily treed, with gravel pad areas observed to the west side, with average gravel soils adequate for future development assumed. The large size of the site puts downward pressure on the concluded price per unit value, as there are very few lots that compete with the subject, and its large size is unique in the market. Direct access off the Richardson Highway from the east, and E. Dadina and E. Chena Street from the west. Plat maps and aerial maps show overall size / shape and potential development options. ASSUMED DIRECT ACCESS AND CURB CUTS OFF THE RICHARDSON HIGHWAY R.O.W. from the east, with additional access from the west via E. Dadina and E. Chena Street.</p>								Utilities	Public	Other	Provider/Description	Off-site Improvements	Type	Public	Private	Frontage		Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CVEA	Street	Paved - good visibility	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Richardson Hwy-Good		Gas	<input type="checkbox"/>	<input type="checkbox"/>	None	Width	Typical / good			Generally Level Site - good gravel soils		Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Valdez	Surface	Paved			647,998 SF / 14.88 acres		Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	City of Valdez	Curbs/Gutter	none	<input type="checkbox"/>	<input type="checkbox"/>	Irregular/rectangular		Storm Sewer	<input type="checkbox"/>	<input type="checkbox"/>	None	Sidewalk	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Appears good gravel soils		Telephone	<input checked="" type="checkbox"/>	<input type="checkbox"/>	CVT	Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Avg+ / Mountains		Multimedia	<input type="checkbox"/>	<input type="checkbox"/>	None	Alley	none	<input type="checkbox"/>	<input type="checkbox"/>	subject site has good visibility & access		Other site elements:	<input checked="" type="checkbox"/> Inside Lot	<input type="checkbox"/> Corner Lot	<input type="checkbox"/> Cul de Sac	<input checked="" type="checkbox"/> Underground Utilities	<input checked="" type="checkbox"/> Other (describe)	good location, visibility, potential comm. uses							
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File No.:

SALES COMPARISON APPROACH

Subject Photo Page

Borrower	City of Valdez					
Property Address	241 E. Egan Drive					
City	Valdez	County	Valdez	State	AK	Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain					



Aerial View

241 E. Egan Drive
Sales Price
G.L.A.
Tot. Rooms
Tot. Bedrms.
Tot. Bathrms.
Location Good/Richardson H
View
Site 14.88
Quality
Age

APPROXIMATE
LOT LINE
LOCATION



Aerial View

APPROXIMATE
LOT LINE
LOCATION



Front View

looking southwest
Richardson Hwy
on left

Subject Photos

Borrower	City of Valdez				
Property Address	241 E. Egan Drive				
City	Valdez	County	Valdez	State	AK Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain				



Subject Site - east side - looking north



Subject Site - looking southwest



Subject Site - north side - looking south



Subject Site - north side - looking south



Subject Site - west side - looking east

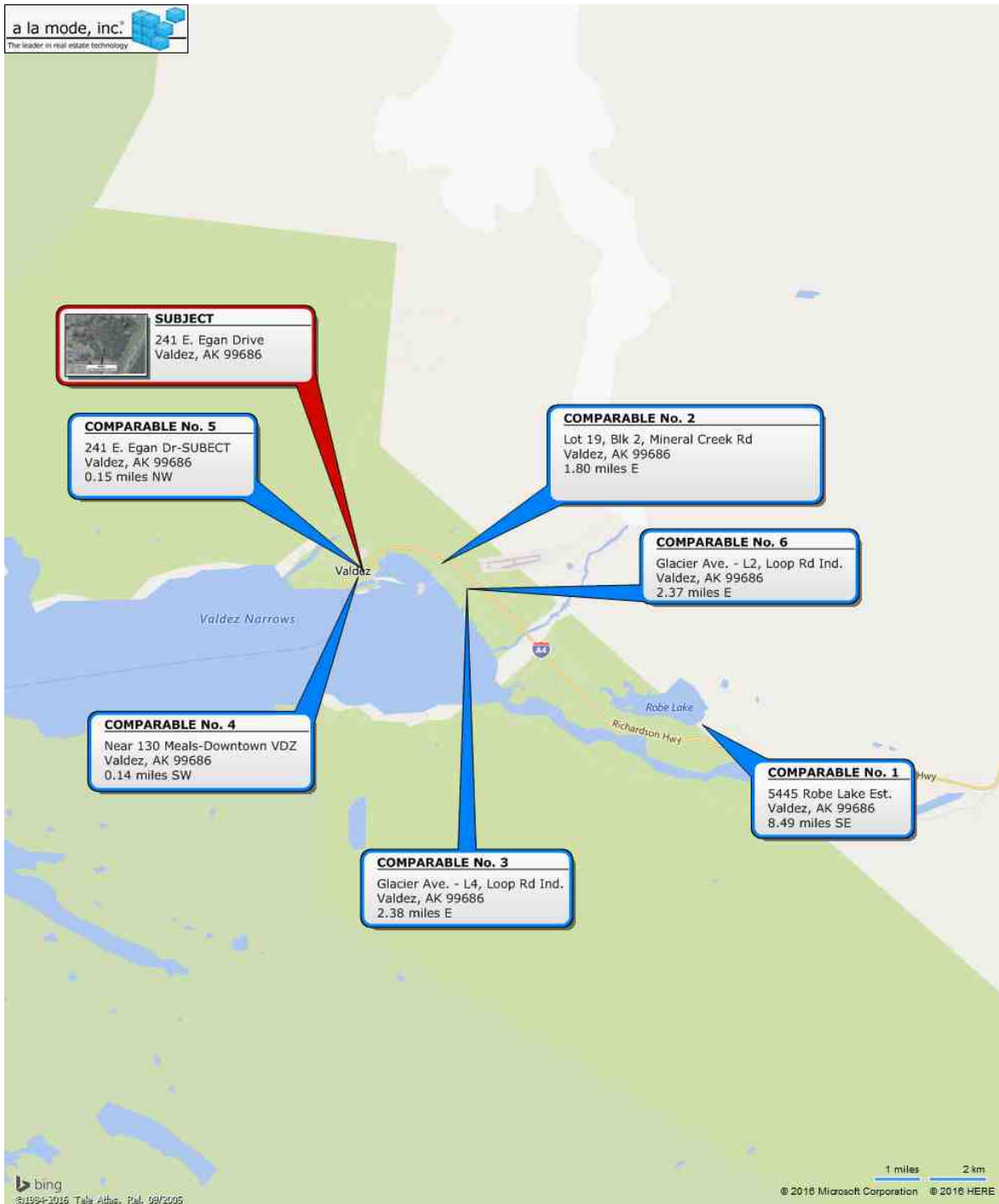


Subject
Lot 2 Sleepy Hollow ADD.#5

Aerial view - City of Valdez

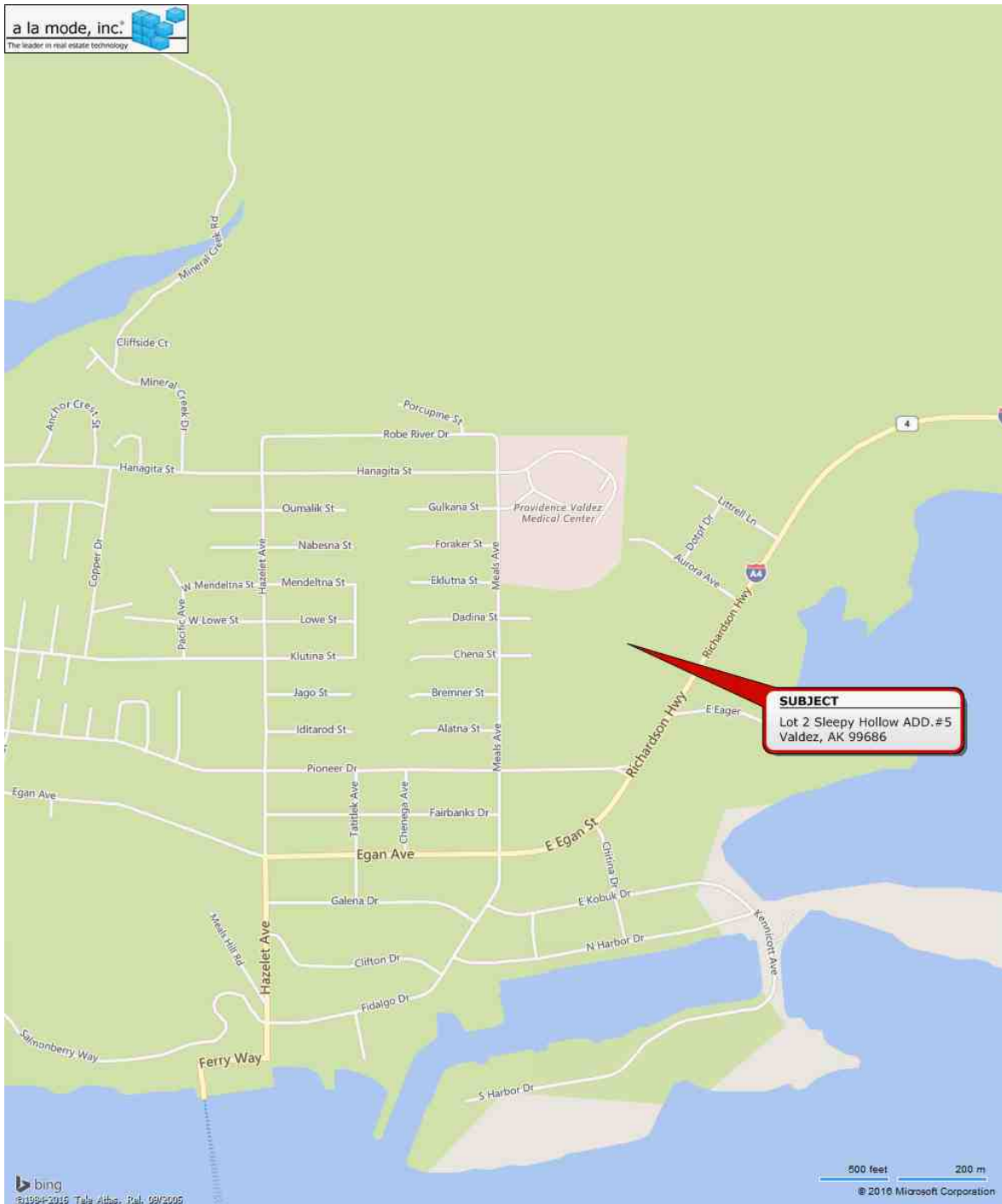
Location Map

Borrower	City of Valdez					
Property Address	241 E. Egan Drive					
City	Valdez	County	Valdez	State	AK	Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain					



Location Map

Borrower	City of Valdez					
Property Address	241 E. Egan Drive					
City	Valdez	County	Valdez	State	AK	Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain					



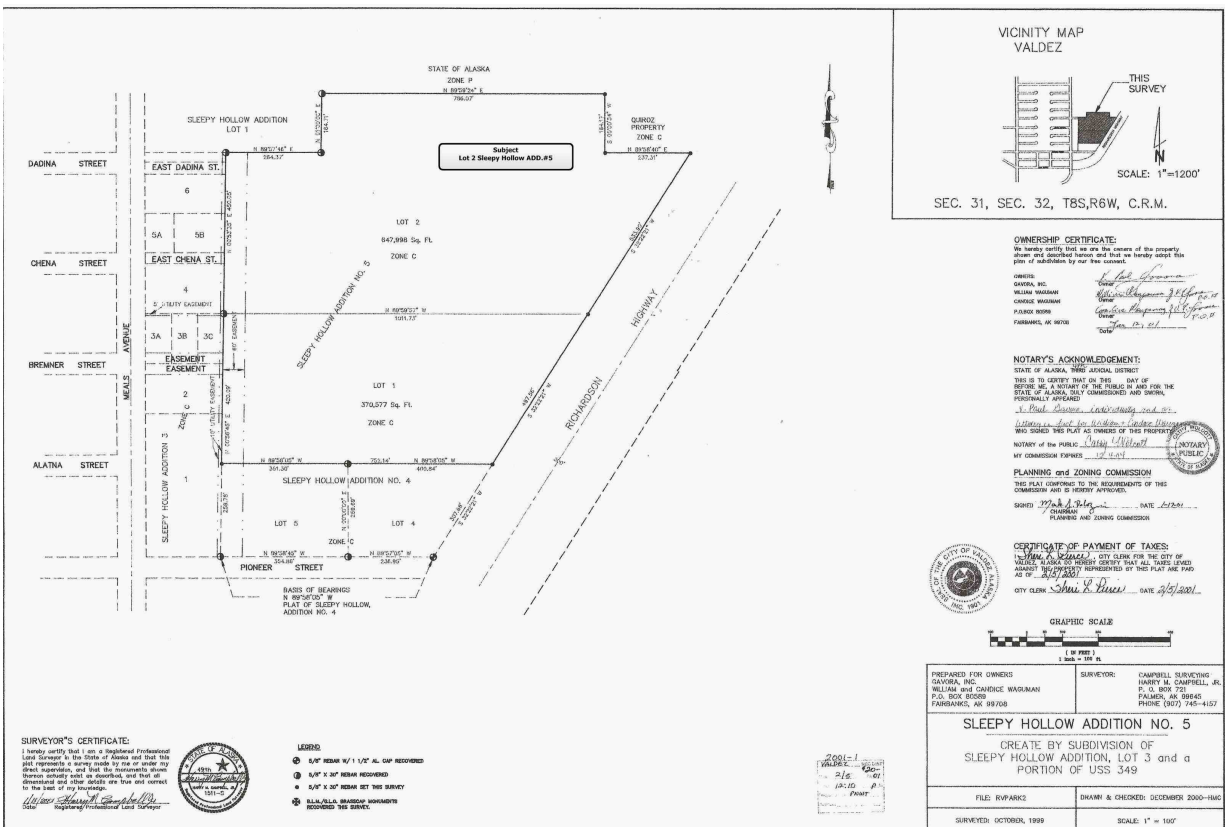
Location Map

Borrower	City of Valdez					
Property Address	241 E. Egan Drive					
City	Valdez	County	Valdez	State	AK	Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain					

APPROXIMATE
LOT LINE
LOCATION

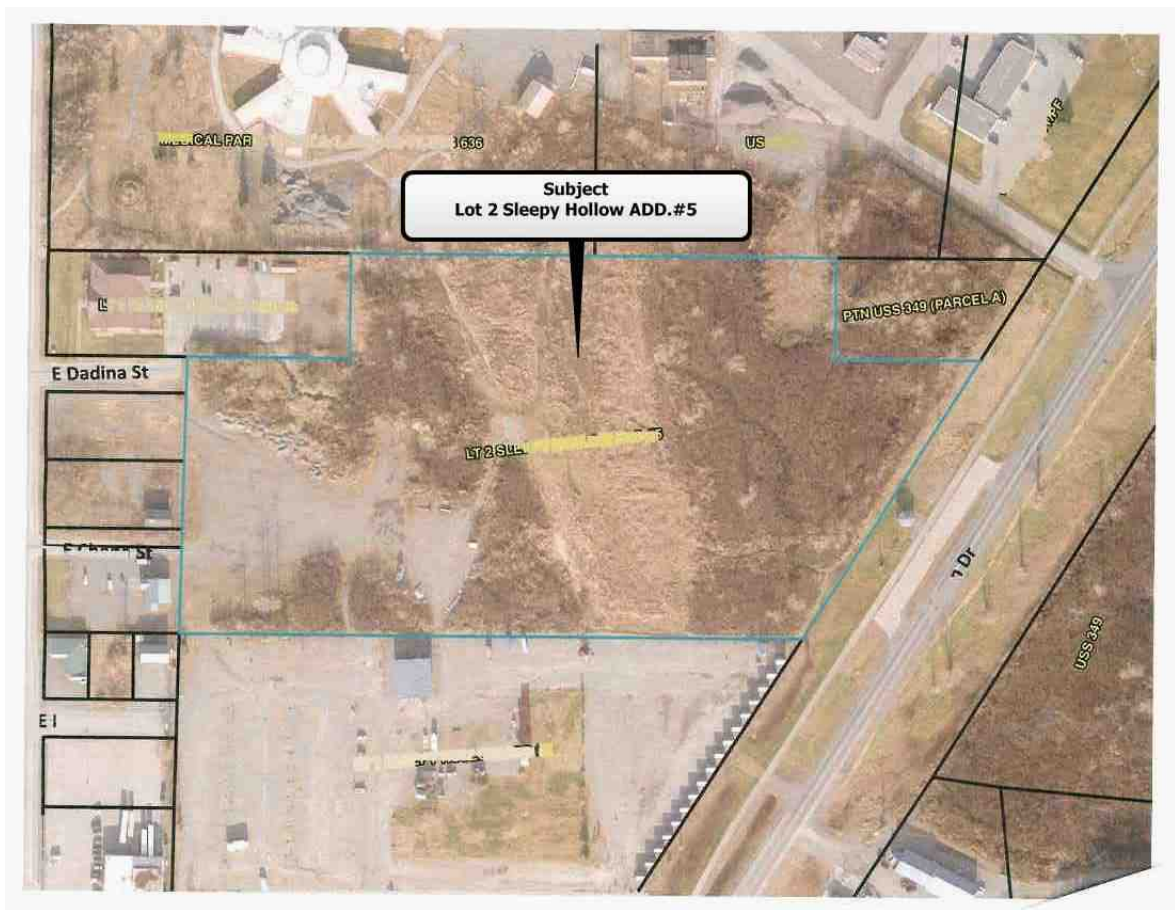


Plat Map



Location Map

Borrower	City of Valdez					
Property Address	241 E. Egan Drive					
City	Valdez	County	Valdez	State	AK	Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain					



Location Map

Borrower	City of Valdez					
Property Address	241 E. Egan Drive					
City	Valdez	County	Valdez	State	AK	Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain					



Supplemental Addendum

File No.

Borrower	City of Valdez				
Property Address	241 E. Egan Drive				
City	Valdez	County	Valdez	State	AK Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain				

ZONING DESCRIPTION: G - General Commercial-**17.30.010 Intent.**

The G (general commercial) district is served by the major and essential utilities of sewer, water and electricity and is intended to include those areas which are heavily exposed to automobile traffic. The district is intended specifically for those areas surrounding major intersections where personal services, convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the G district commercial uses along arterials in a "strip" fashion is discouraged. (Ord. 03-15 § 12 (part): prior code § 30-22(a))

17.30.020 Permitted principal uses and structures.

In a G zone, the following uses and structures are permitted outright:

- A. All principal uses permitted within the central business district;
- B. Automobile service stations and automobile mechanical repair garages;
- C. Bowling alleys;
- D. Child care facilities;
- E. Community buildings, assembly halls and recreation centers;
- F. Fraternal organizations, private clubs and theaters;
- G. Hardware buildings, materials, supply establishments; provided, that such activities shall be conducted within a completely enclosed building;
- H. Hotels and inns;
- I. Motels;
- J. Pet stores;
- K. Print shops;
- L. Public parks and open space for informal recreation;
- M. Utilities installations, except dams, water reservoirs, sewer treatment plants and solid waste disposal facilities. (Ord. 03-15 § 12 (part): prior code § 30-22(b))

17.30.030 Permitted accessory uses.

In a G zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section [17.30.020](#), are permitted:

- A. Accessory buildings;
- B. Automobile parking in conjunction with a permitted or conditional use;
- C. One or more apartments;
- D. Home occupations;
- E. Small wind energy systems in conformance with Section [17.48.150](#). (Ord. 08-11 § 10: Ord. 03-15 § 12 (part): Ord. 94-04 § 1: Ord. 93-16 § 1: prior code § 30-22(c))

17.30.040 Conditional uses.

In a G zone, subject to the conditional use provisions of this title, the following uses and structures may be permitted:

- A. Boat and marine equipment repair facilities;
- B. Boat storage;
- C. Commercial planned unit developments;
- D. Playgrounds;

Supplemental Addendum

File No.

Borrower	City of Valdez				
Property Address	241 E. Egan Drive				
City	Valdez	County	Valdez	State	AK Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain				

E. Recreational vehicle campground. (Ord. 03-15 § 12 (part): prior code § 30-22(d))

17.30.050 Prohibited uses and structures.

In a G zone, any uses or structures not of a character indicated under permitted principal uses and structures or permitted as a conditional use are prohibited. (Ord. 03-15 § 12 (part): prior code § 30-22(e))

17.30.060 Minimum lot requirements.

A. Lot width: fifty feet.

B. Lot area: six thousand feet. (Ord. 03-15 § 12 (part): prior code § 30-22(f))

17.30.070 Minimum setback requirements.

A. Front yard, side yard and rear yard: subject to building code regarding fire walls and separation of buildings.

B. Side yard where it abuts a residential zoning district: same as that required for the residential district.

C. Rear yard where it abuts a residential zoning district: same as that required for the residential district. (Ord. 03-15 § 12 (part): prior code § 30-22(g))

17.30.080 Maximum lot coverage by all buildings and structures.

Unrestricted. (Ord. 03-15 § 12 (part): prior code § 30-22(h))

17.30.090 Maximum height of buildings and structures.

A. Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided in this title.

B. Accessory buildings shall not exceed sixteen feet in height. (Ord. 03-15 § 12 (part): prior code § 30-22(i))

17.30.100 Required off-street parking and loading.

Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections 17.48.100 and 17.48.110. (Ord. 03-15 § 12 (part): prior code § 30-22(j))

17.30.110 Signs.

Signs may be allowed in conjunction with any permitted use subject to the provisions of Section 17.48.090. (Ord. 03-15 § 12 (part): prior code § 30-22(k))

City of Valdez - Zoning Map

Borrower	City of Valdez				
Property Address	241 E. Egan Drive				
City	Valdez	County	Valdez	State	AK
Zip Code	99686				
Lender/Client	City of Valdez - AnnMarie Lain				



Borrower	City of Valdez	File No.
Property Address	241 E. Egan Drive	
City	Valdez	County Valdez State AK Zip Code 99686
Lender/Client	City of Valdez - AnnMarie Lain	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being

appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:

8-10 months

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

none

APPRAISER:

Signature: 
Name: Clint H. A. Lentfer

State Certification #: 506

or State License #:

State: AK Expiration Date of Certification or License: 06/30/2017

Date of Signature and Report: 10/25/2016

Effective Date of Appraisal: 10/4/2016

Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only

Date of Inspection (if applicable): 10/4/2016

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): _____

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 considers his 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. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* 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 LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following 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. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. 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.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. 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. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. 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 completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.


CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED:

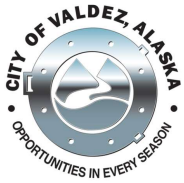
241 E. Egan Drive, Valdez, AK 99686

APPRAISER:

Signature: 
 Name: Clint H. A. Lentfer
 Title: _____
 State Certification #: 506
 or State License #: _____
 State: AK Expiration Date of Certification or License: 06/30/2017
 Date Signed: 10/25/2016

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: _____
☐ Did ☐ Did Not Inspect Property



Agenda Statement

File #: ORD 17-0001 **Version:** 1
Type: Ordinance **Status:** Agenda Ready
File created: 12/19/2016 **In control:** City Council
On agenda: 1/3/2017 **Final action:**
Title: #17-01 Amending Chapter 5.20 Section 5.20.060 of the Valdez Municipal Code Relating to Facilities Required for Massage Establishments. First Reading Public Hearing.
Sponsors:
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

ITEM TITLE:

#17-01 Amending Chapter 5.20 Section 5.20.060 of the Valdez Municipal Code Relating to Facilities Required for Massage Establishments

SUBMITTED BY: Lisa Von Barga, CED Director

FISCAL NOTES:

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

RECOMMENDATION:

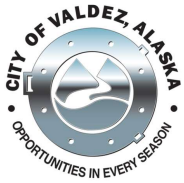
Approve Ordinance No. 17-01 Amending Section 5.20.060 of the Valdez Municipal Code Relating to Facilities Required for Massage Establishments.

SUMMARY STATEMENT:

Section 5.20.060 of the Valdez Municipal Code outlines the facilities required for massage establishments within the City of Valdez. The code also outlines the Fire Chief or his/her designee is responsible for carrying out these inspections. In November of 2016 two massage establishments were up for license renewal and the facilities required inspections. The Clerk's office, which handles these license renewals, contacted the Fire Department. Chief Raynor, looking at things with a fresh set of eyes, questioned why the Fire Department and not the Building Department handles these inspections. After a brief discussion between the Fire Chief and Community Development Director it was determined the Building Department should be tasked with massage establishment inspections as the Building Inspector already handles all other similar inspections in the community.

In order to make the change official, Valdez Municipal Code must be amended via an ordinance. The

attached ordinance changes the inspection responsibility from the Fire Chief to the Building Official and is before Council for review and consideration.



Agenda Statement

File #: ORD 17-0002 **Version:** 1
Type: Ordinance **Status:** Agenda Ready
File created: 12/27/2016 **In control:** City Council
On agenda: 1/3/2017 **Final action:**
Title: #17-02 - Amending Chapter 1.08 Section 1.08.010 of the Valdez Municipal Code Titled General Penalty - Continuing Violations. First Reading Public Hearing.
Sponsors:
Indexes:
Code sections:
Attachments: [17-02 Amending Title 1, Chapter 1.08 Titled General Penalty](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Ordinance No. 17-02. First Reading for Public Hearing

SUBMITTED BY: Sheri Pierce, City Clerk and Bart Hinkle, Police Chief

FISCAL NOTES:

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

RECOMMENDATION:

No recommendation, public hearing.

SUMMARY STATEMENT:

Recent legislation (SB 91) affects the City of Valdez and Valdez Municipal Code by reducing the class of crimes for certain offenses - resulting in a "fine only" sentence as opposed to jail time, changing certain offenses from crimes to minor offenses, and placing the prosecutorial burden onto the individual municipalities.

Administration (Police, Clerk and Legal) have conducted a review of the Valdez Municipal Code to ensure that minor offenses which will no longer be prosecuted by the State of Alaska are established in code, thereby allowing the Valdez Police Department to charge an offense as a violation of city ordinance.

State Statute allows municipalities to charge fines in an amount up to \$1,000 for minor offenses, and mandates that punishment for similar offenses may not exceed the fine and punishment established

by the State. The Valdez Municipal Code currently caps fines for violations at \$300 and for the vast majority of offenses require a mandatory court appearance. Ordinance #17-02 would raise the fine to allow prosecution of minor offenses previously charged under State Statute with an established fine in excess of \$300. For example, the charge of Minor in Possession was previously litigated through the District Attorney's office. As of October 4, 2016, the State of Alaska no longer prosecutes MIP's. The burden falls upon the City. As it currently stands, however, the associated fines would be funneled to the State. Proposed changes to the Valdez Municipal Code aim to rectify that by 1) raising the maximum fine level to \$500 to accommodate the fines of offenses such as MIP, and (2) establishing city ordinances that adopt the statutory language of the State of Alaska and thus allow the Valdez Police Department to charge an offense under the Valdez Municipal Code.

A concerted effort was made to ensure that the proposed changes brought the Valdez Municipal Code in line with other municipalities throughout the State, reflected the values and societal norms of the Valdez community, and were severe enough to achieve accountability and behavior modification.

Additionally, proposed changes to the Valdez Municipal Code aim to adjust to the financial cost of prosecuting offenses, as well as ways to mitigate that cost. It is anticipated that the City Attorney will be utilized more frequently than in years past. This places greater control within the City of Valdez over prosecution authority, whereas it previously rested in the State's control, but also comes at a greater cost to the City. Raising the associated fine levels will offset some of the associated costs with utilizing the City Attorney more frequently.

By removing the mandatory court appearance requirement for a number of offenses, we aim to achieve the following: fewer minor offense hearings taking up the Valdez Court times, and less overtime associated with Officers and Animal Control Officers appearing at mandatory court appearances. Individuals charged with a municipal code violation will still have the option of entering a plea of "not guilty" and be granted a minor offense trial. Those who choose to pay the fine and forego a trial, will be able to pay a fine to the Valdez Court directly, through the mail, or online.

In order to pay a fine without a mandatory court appearance, there must be an established and published fine structure. The proposed changes reflect that, unless otherwise noted, the fine is \$500 and no mandatory court appearance. In those offenses that have an established fine, the fine is specified by ordinance.

The crux of the proposed changes which will be presented in subsequent ordinances are designed to mirror statutes of the State, but allow for the Valdez Police Department to cite under city ordinance so that the City of Valdez has greater prosecutorial control and also captures the fines associated with the offenses.

Following the adoption of Ordinance #17-02 which amends the general penalty, we have prepared several ordinances which will amend those sections of the Valdez Municipal Code which address specific offenses, including adoption of a minor offense fine schedule.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 17-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA AMENDING CHAPTER 1.08 SECTION 1.08.010 OF THE
VALDEZ MUNICIPAL CODE TITLED GENERAL PENALTY –
CONTINUING VIOLATIONS

WHEREAS, Senate Bill 91 was adopted by the Alaska legislature thereby reducing the class of crimes for certain offenses, changing certain offenses from crimes to minor offenses, and placing the prosecutorial burden with municipalities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA that the following amendments are made to Chapter 1.08 of the Valdez Municipal Code:

Section 1: Chapter 1.08 of the Valdez Municipal Code is hereby amended to read as follows:

GENERAL PENALTY

Sections:

1.08.010 General penalty—Continuing violations.

1.08.010 General penalty – Continuing violations.

A. Whenever in this code, or in any other ordinance or resolution of the city or in any rule, regulation or order promulgated by any officer or agency of the city under authority duly vested in him or it any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or the doing of any act is required or the failure to do any act is declared to be unlawful or an offense or a misdemeanor, where no specific penalty is provided therefore, the violation of any such provision of such code or any other ordinance of the city or such rule, regulation or order shall be punished by a fine not exceeding five ~~three~~ hundred dollars.

B. Except where otherwise provided, every day any violation of this code or any other ordinance of the city or such rule, regulation or order shall continue shall constitute a separate offense. (Prior code § 1-7)

C. Except where otherwise provided, court appearance is optional upon citation for violation of this code or any other ordinance, rule, regulation or order of the city.

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

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

CITY OF VALDEZ, ALASKA

Ruth E. Knight, Mayor

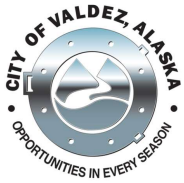
ATTEST:

Sheri L. Pierce, MMC, City Clerk

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

APPROVED AS TO FORM:

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



Agenda Statement

File #: RES 17-0001 **Version:** 1
Type: Resolution **Status:** Agenda Ready
File created: 12/27/2016 **In control:** City Council
On agenda: 1/3/2017 **Final action:**
Title: #17-01 - Authorizing a 2017 Equal Lump-Sum Payment to All Regular Full-Time, Regular Part-Time, and Regular Seasonal Employees, as Defined in the City's Personnel Regulations, and Excluding Such Payment from Alaska Public Entity Retirement System (PERS) Eligibility.
Sponsors: City Council
Indexes:
Code sections:
Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

#17-01 - Authorizing a 2017 Equal Lump-Sum Payment to All Regular Full-Time, Regular Part-Time, and Regular Seasonal Employees, as Defined in the City's Personnel Regulations, and Excluding Such Payment from Alaska Public Entity Retirement System (PERS) Eligibility.

SUBMITTED BY: Brian Carlson, Finance Director.

FISCAL NOTES:

Expenditure Required: \$250,000

Unencumbered Balance: \$250,000

Funding Source: Adopted in 2017 Budget; Pro-Rated Among All Departments

RECOMMENDATION:

Approve

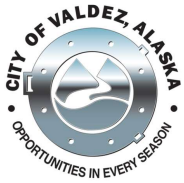
SUMMARY STATEMENT:

This Resolution authorizes the 2017 lump-sum bonus payment to employees, and articulates certain criteria which will exclude the payment from PERS-eligible compensation. PERS staff informs the City that a lump-sum bonus is *ineligible* for a PERS-reporting if:

- It is not a compensation for services rendered to the City.
- It is not tied to employees' performance.
- The City of Valdez specifically indicated in their Personnel Policy ***or in another documented Resolution*** that this payment represents a bonus not eligible for contributions or reporting to

the PERS system.

By excluding the payment from PERS-qualified income, the City is able to substantially lower its employer costs, thereby increasing the amount of the lump-sum payment to employees. Assuming approval of the resolution, Finance will process a **\$1,800 payment to each employee** (pro-rated for partial FTEs).



Agenda Statement

File #: 17-0013 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 12/22/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Statewide Comprehensive Economic Development Strategy Project

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Statewide Comprehensive Economic Development Strategy Project

SUBMITTED BY: Lisa Von Bargaen, CED Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

None. Report only.

SUMMARY STATEMENT:

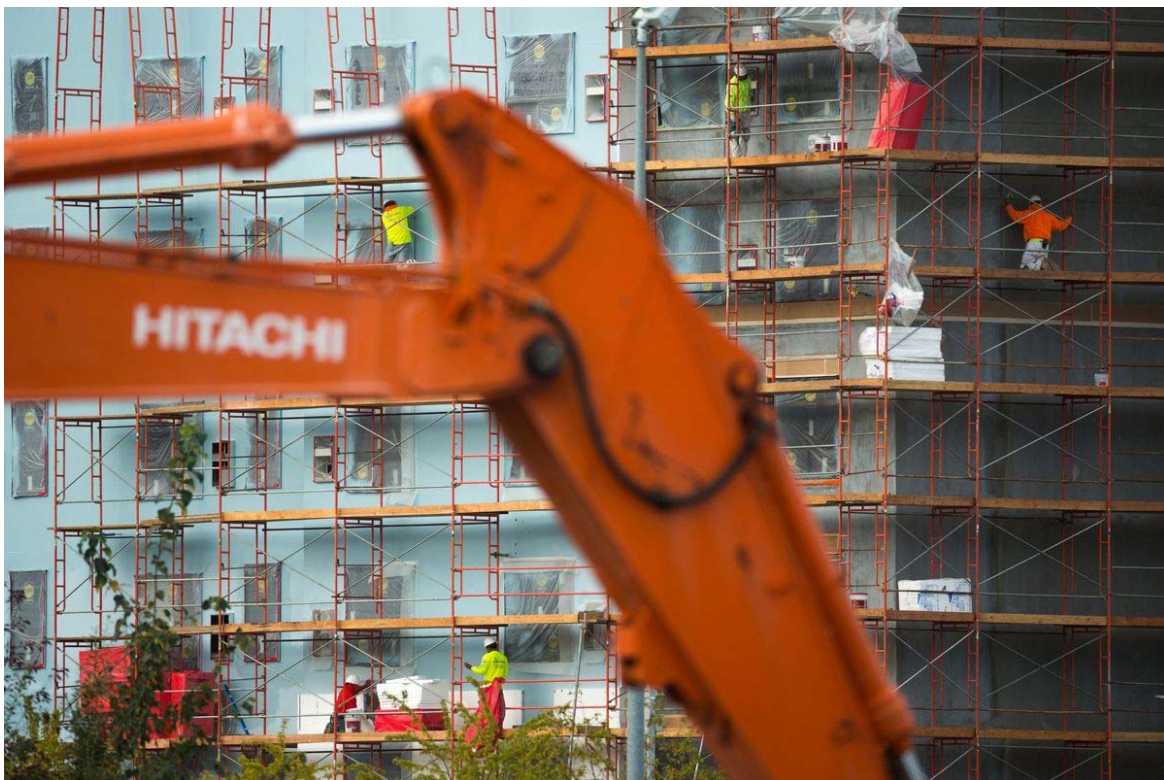
The State of Alaska, Department of Commerce, Community & Economic Development (DCCED) is moving forward with a project to try to develop a statewide Comprehensive Economic Development Strategy. Ethan Tyler, the Manager of the Economic Development Division of DCCED, has asked to meet with the ED Commission in late January or early February regarding this statewide planning effort. Mr. Tyler will likely be in Valdez for either the January 18th or February 1st Commission meeting.

Please see the attached Anchorage Dispatch News Op/Ed article about this project written by Chris Hladick, Commissioner of DCCED. This report is just to advise the Council Valdez is being included early on in this process.

Opinions

Invitation to help chart course of Alaska's economy

✎ Author: **Chris Hladick** ⌚ Updated: 16 hours ago 📅 Published 18 hours ago



Workers scale scaffolding at a new Hyatt hotel in Midtown Anchorage on Thursday, Sept. 8, 2016. (Loren Holmes / Alaska Dispatch News)

In the many years I've lived and worked across this great state, I've learned that no matter how disparate our interests may seem at first glance, we all share a vision for Alaska that features stability and prosperity, now and for future generations.

The real challenge is how to achieve this common vision, which is why the Department of Commerce, Community and Economic Development is coordinating an effort to create a

statewide comprehensive economic development strategy—identifying ways for communities to prosper, including a clear path to jobs for the next generation of Alaskans. With a coordinated approach that leverages regional efforts, we'll be better prepared to deal with future disruptions to our economic base.

[As economy loses steam, Alaska's major shippers report imports decline]

Northern Opportunity: Alaska's Economic Strategy is not just for one region, not just for a single industry, and certainly not just for state government. It's for all Alaskans.

Each one of you can be part of moving Alaska forward by sharing your ideas at NorthernOpportunity.com. Your comments will help shape the strategy, which will rely extensively on community and industry input. Alaska's economic strategy will identify opportunities to maximize Alaska's unique advantages while providing the flexibility to adapt to changing national and global economic conditions.

The process we're using is tried and true, both across the United States and regionally across Alaska. For example, successes in Southeast demonstrate how thinking local while planning regional strategies can lead to tangible transformation.

The results speak for themselves: Southeast is a leader in renewable energy—from hydropower in Gustavus and woody biomass in Ketchikan to Juneau's increased use of electric vehicles and Alaskan Brewing Co.'s "beer-powered beer."

Like many Alaska regional development organizations, Southeast Conference created a comprehensive economic development strategy that expands existing local community efforts to guide the whole region. Northern Opportunity will have a similar structure, using a foundation of regional planning efforts to implement a unified approach to economic development for the entire state.

[Three-year forecast finds the bright side in Anchorage's dim economy]

Development of Northern Opportunity is supported by a planning grant from the U.S. Economic Development Administration, and is being overseen by a strategy committee comprising members from the private and public sectors. We anticipate the strategy will be released for comment in early 2017, and at that time will call on you again, to review the draft and provide feedback.

We all need to think proactively to create economic vitality so every Alaskan in each of our unique communities has opportunities to prosper. Join me in building a better tomorrow for our state and future generations of Alaskans.

Chris Hladick is commissioner of the Alaska Department of Commerce, Community and Economic Development.

The views expressed here are the writer's and are not necessarily endorsed by Alaska Dispatch News, which welcomes a broad range of viewpoints. To submit a piece for consideration, email commentary@alaskadispatch.com. Send submissions shorter than 200 words to letters@alaskadispatch.com.

Alaska Dispatch News uses Civil Comments. Please keep your comments on-topic, focus on the issue and avoid personal insults, harassment and abuse. [Read the user guide.](#)

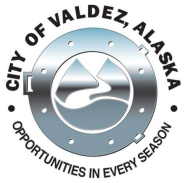
10 Comments 

ADN recommends



Alaska-News

Documents shed new light on slain Palmer teen's final moments



Agenda Statement

File #: 17-0014 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 12/22/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Valdez Visitor Study Report

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Valdez Visitor Study Report

SUBMITTED BY: Lisa Von Bargen, CED Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

None. Report only.

SUMMARY STATEMENT:

The Valdez Visitor Study is attached. This is one of the three Strategic Planning Milestone tasks assigned to the ED Commission. The Study was originally supposed to take place in 2015, but previous City Manager John Hozey requested it be postponed given the significant negative impacts expected from new harbor upland work in 2015. Ironically, the study work ended up taking place with as much or more disruption in town given all the road projects during the summer of 2016. The study addressed both winter and summer visitation to Valdez. Work began in February and continued through the fall of 2016. The McDowell Group submitted the draft report on December 5th. Staff reviewed it and requested the addition of an overall economic impact section. That resulted in the addition of an executive summary, including overall economic impacts. The document was provided to, and reviewed by, the VCVB. They had no additional changes following the addition of the executive summary. The Economic Diversification Commission reviewed the Study at the December 21, 2016 meeting and had no additional changes.

Staff is working with the VCVB on an official roll-out and presentation to the community. Right now a

representative from McDowell Group is scheduled to give a presentation on the study findings in a joint ED Commission/Council work session on January 18th. The study findings will also be presented at the January ED Commission Business Luncheon where education for businesses about how to use the data will be included with the presentation.



Valdez Visitor Market Profile

Prepared for:
City of Valdez

December 2016



Valdez Visitor Market Profile

Prepared for:
City of Valdez

Prepared by:



McDowell Group Anchorage Office

1400 W. Benson Blvd., Suite 510
Anchorage, Alaska 99503

McDowell Group Juneau Office

9360 Glacier Highway, Suite 201
Juneau, Alaska 99801

Website: www.mcdowellgroup.net

December 2016

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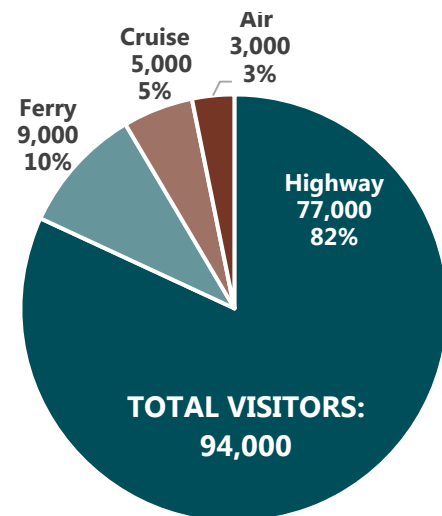
Executive Summary

The City of Valdez contracted with McDowell Group to conduct a survey with Valdez visitors over a seven-month period in 2016. The purpose of the survey was to gain a better understanding of Valdez' complex visitor markets: their activities, length of stay, satisfaction, trip planning behavior, and demographics, among other subjects. A total of 515 visitors were surveyed, including 415 in the summer months (May to September) and 100 in winter (February through April). The sample focuses on independent travelers that can be impacted by Valdez marketing efforts. The sample excludes cruise and cruise-tour passengers and people traveling only for business. The project also included an estimate of visitor volume over the 12-month period of October 2015 through September 2016 based on highway, ferry, air, and cruise traffic data. Following are key findings from the study.

Visitor Volume

- Valdez hosted an estimated 94,000 pleasure visitors between October 2015 and September 2016. Four-fifths (82 percent) of visitors exited via highway; 10 percent via ferry; and 3 percent via air. Five percent were cruise passengers who exited via motorcoach or catamaran.
- Summer visitation accounted for 92 percent of annual volume (86,500 visitors), while winter represented 8 percent (7,500 visitors).
- Visitors from outside of Alaska represented 66 percent of annual volume (62,500), while Alaska residents represented 34 percent (31,500).

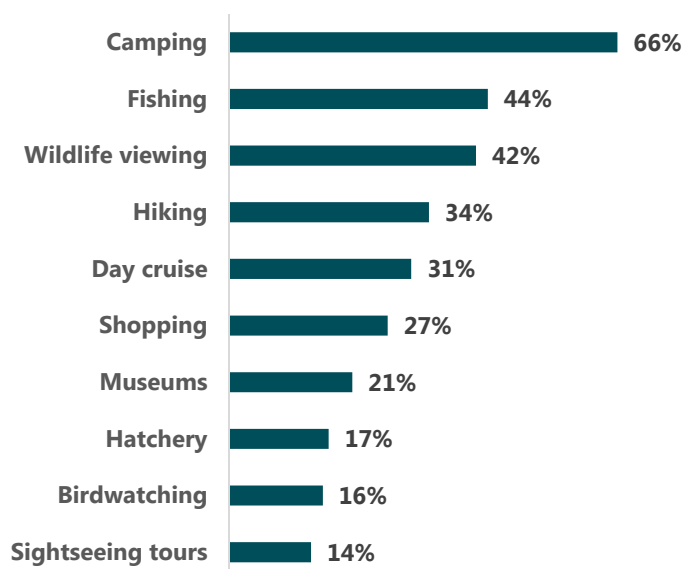
Estimated Valdez Pleasure Visitor Volume by Exit Mode, October 2015-September 2016



Visitor Activities

- Camping (including RV camping) was the number one activity reported by Valdez visitors, followed by fishing, wildlife viewing, and hiking.
- Respondents from outside Alaska were more likely to participate in wildlife viewing, day cruises, and sightseeing tours. Alaska residents were more likely to participate in camping, fishing, and biking.
- Winter visitors' top activities were ice climbing (54 percent), skiing/snowboarding (50 percent), visiting friends/relatives (26 percent), and snowmachining (21 percent).

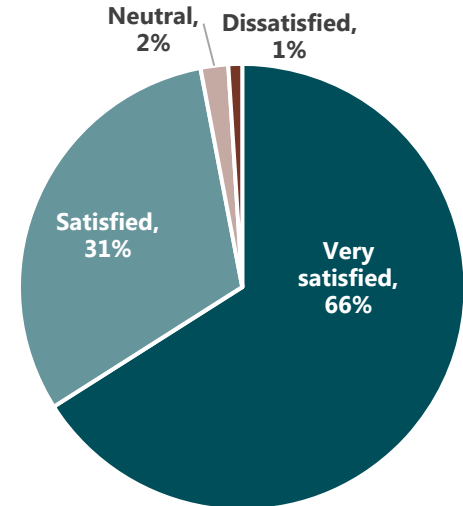
Top Ten Valdez Activities, Summer Visitors



Satisfaction with Valdez

- Summer visitors expressed a high degree of satisfaction with their overall Valdez trip, with 97 percent either very satisfied (66 percent) or satisfied (31 percent). Only 1 percent were dissatisfied, and zero were very dissatisfied.
- Alaska residents gave higher satisfaction ratings, at 83 percent very satisfied, compared to 58 percent of non-residents.
- The highest-rated categories were sightseeing, friendliness of residents, and tours/activities. The lowest-rated categories were shopping and value for the money.
- Winter visitors also gave high satisfaction ratings to their overall Valdez experience, at 71 percent very satisfied and 27 percent satisfied. Just 1 percent were dissatisfied.

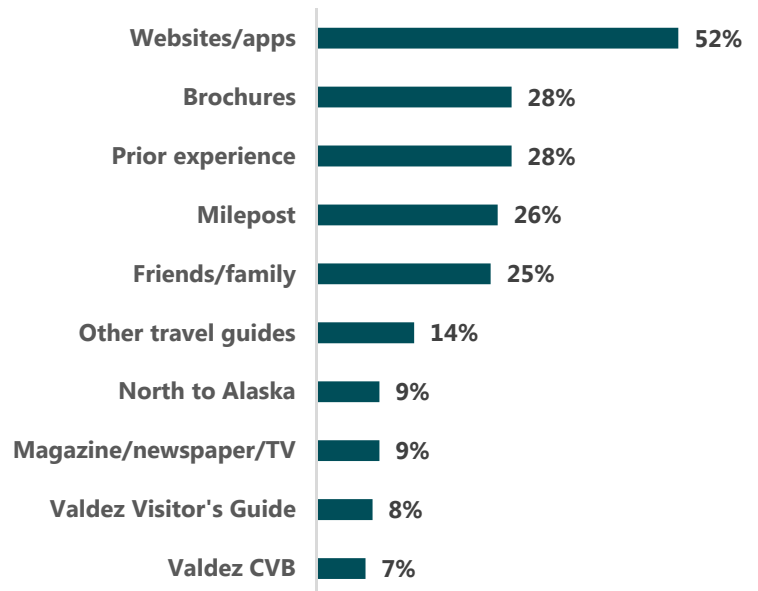
Satisfaction with Overall Valdez Trip, Summer Visitors



Valdez Trip Planning

- Just over half of summer respondents (52 percent) said they used the internet (including apps) to plan or book their Valdez trip.
- Among those who used the internet, the most popular sites for planning were Google (51 percent), ValdezAlaska.org (12 percent), AMHS (10 percent), and TripAdvisor (10 percent).
- Other popular sources of information included brochures (28 percent), prior experience (28 percent), the Milepost (26 percent), and friends/family (25 percent).
- Winter visitors were more likely to use the internet/apps to plan their trip, at 70 percent. Among these respondents, the most popular sites were Google, Facebook, and TripAdvisor.

Top Ten Sources Used to Plan Valdez Trip, Summer Visitors



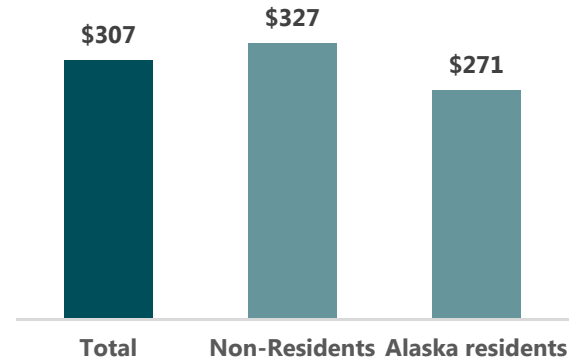
Demographics

- Just over two-thirds (69 percent) of summer visitors were from outside Alaska. Among non-Alaska visitors, the top US regions of origin were the Midwest (25 percent) and the West (20 percent). International visitors represented 29 percent of summer visitors. Winter visitors were more likely to be Alaskans at 61 percent.
- Summer visitors' average age was 52 years, compared with 35 years among winter visitors.
- Average party size was 2.6 people among both summer and winter visitors.

Visitor Spending

- Summer visitors reported spending an average of \$307 per person in Valdez. Average spending was slightly higher among visitors from outside Alaska (\$327) compared to Alaska residents (\$271).
- By category, tours/activities represented the highest average spending at \$105 per person, followed by lodging at \$78 per person and food/beverage at \$62 per person.
- Winter visitors reported spending an average of \$723 per person. In addition, heli-skiers reported an average package price of \$7,600 per person.
- Total spending by summer pleasure visitors, not including cruise passengers, is estimated at \$32 million.
- Total spending by winter pleasure visitors is estimated at \$9 million.

**Average Per-Person Spending in Valdez,
Summer Visitors**



Introduction and Methodology

Introduction

Valdez has enjoyed a long history as a popular Alaska destination. It is also one of the more complex destinations from a marketing perspective, drawing large numbers of both Alaska residents and out-of-state visitors, and attracting a wide range of markets: sportfishermen, RVs, heli-skiers, package bus tours, cruise passengers, and adventure travelers, to name a few. To better understand Valdez' visitor markets, the City of Valdez contracted with McDowell Group to conduct an intercept survey of visitors to the community in both summer and winter seasons.

Methodology

This study has two major components: a visitor survey, and an analysis of visitor volume.

Visitor Survey

The survey was conducted with 515 visitors to Valdez between February and September of 2016. (Visitation in the October to January period was determined to be negligible and not justifying the expense of surveying in those months.) The survey fielding was divided into two periods: winter (February-April) and summer (May-September). McDowell Group trained local surveyors in conducting intercept surveys.

In general, respondents were screened to identify those near the end of their Valdez trip in order to capture their full range of activities and spending. Those traveling primarily for business were also screened out of the survey in order to focus on the pleasure-oriented market, reflecting the priorities of the City of Valdez in attracting more pleasure visitors.

SUMMER SURVEY

Summer surveys were conducted with 415 visitors. The majority of surveys were conducted either at the ferry terminal or RV parks (Eagle's Rest, Bear Paw, Bayside). Additional surveys were conducted in hotels, at the harbor, and in the airport.

The summer survey sample excluded cruise passengers who transit Valdez via catamaran and motorcoach/shuttle. This market would be difficult to survey due to their short time in Valdez. Other markets not captured in the survey due to logistical reasons are those on overnight motorcoach packages.

Summer survey data was weighted by survey location, based on estimated visitor traffic volumes, described below.

Survey results are presented in terms of all respondents, Alaska residents, and non-Alaska residents, reflecting how Valdez is likely to approach marketing efforts. Sample sizes and associated margins of error are presented in the following table. For example, the maximum margin of error for results based to non-Alaska residents is ± 5.4 percent at the 95 percent confidence level.

**Valdez Visitor Survey,
Summer Sample Size by Residency**

	Sample Size	Margin of Error
Non-Alaska residents	327	±5.4%
Alaska residents	88	±10.4%
Total	415	±4.8%

WINTER SURVEY

The winter survey was conducted with 100 Valdez visitors between February and April. As traffic figures show, Valdez receives comparatively few visitors in the winter months. By necessity, the sample was designed to capture visitors at high-density locations/events: Thompson Pass pullouts, the airport during heli-skiing season, and the ice climbing festival. (Note: Most of the festival respondents filled out the survey online after being emailed a link following the festival.) While the resulting survey data should not be considered generally representative of Valdez' entire winter visitors market, it still provides valuable information on these particular visitors.

SURVEY LIMITATIONS

The Valdez Visitor Market Profile survey methodology mirrored the Alaska Visitor Statistics Program in many ways. This statewide exit survey of visitors (conducted by McDowell Group on behalf of the State of Alaska) is fielded as visitors exit Alaska via air, highway, ferry, and cruise ship. However, the methodology had to be adapted to Valdez' unique access, markets, and attractions – particularly around Thompson Pass and the Richardson Highway. Because field staff were not able to block the highway to conduct ratios or intercept visitors as they exited, McDowell Group adapted the fielding techniques for Valdez. Surveys were conducted primarily at RV parks, augmented by fielding efforts at the harbor, airport, and several hotels. To capture visitors that traveled for winter recreation, surveys were conducted during peak months at Thompson Pass augmented by surveys conducted at the airport and with special event participants. Even with these efforts to capture a representative sample of the market, it is likely that a portion of the market that accessed Valdez by highway and stayed in hotels, private homes, and B&Bs is underrepresented.

Visitor Volume

Visitor volume was estimated based on a wide range of data sources, including:

- Alaska Marine Highway System for ferry traffic
- Alaska Department of Transportation and Public Facilities for highway traffic
- Bureau of Transportation Statistics for Valdez Airport passenger enplanements
- Ravn Air for passenger enplanements and visitor/resident ratios
- Stan Stephens Cruises and Major Marine Tours for cruise passenger traffic
- Princess Cruises for cruise passenger day tour traffic (from Copper River Princess Lodge)

In addition, the study team contacted several hotels and RV parks to contribute to our traffic estimates. These included:

- Best Western

- Mountain Sky
- Eagles Rest RV Park
- Bear Paw RV Park
- Chena RV Park

McDowell Group thanks these agencies and operators for their contribution to the study. Additional information on how visitor volume was estimated is provided in the Visitor Volume chapter.

This chapter presents estimates for the total number of pleasure-related visitors to Valdez over the study period. Business visitors are excluded.

Total Visitor Volume

An estimated 94,000 pleasure-related visitors traveled to Valdez over the 12-month period of October 2015 through September 2016. The vast majority of visitation (92 percent) occurred in the summer months of May through September.

Visitor markets are often described in terms of the mode of transportation visitors use to exit a community. A majority of visitors (82 percent) exited Valdez via highway; 10 percent exited via ferry; and 3 percent exited via air. Five percent were cruise ship passengers who exited Valdez via catamaran or motorcoach/shuttle.

Two-thirds (66 percent) of Valdez pleasure-related visitors were from outside Alaska, while one-third (34 percent) were Alaska residents.

Valdez Pleasure Visitor Volume, By Transportation Mode and Alaska Residency, 2015-16

	Summer 2016	Winter 2015-16	Total 2015-16	% of Total
Highway	72,000	5,000	77,000	82%
Ferry	8,000	1,000	9,000	10%
Cruise	5,000	0	5,000	5%
Air	1,500	1,500	3,000	3%
Total	86,500	7,500	94,000	100%
Out-of-state residents	60,000	2,500	62,500	66%
Alaska residents	26,500	5,000	31,500	34%

Additional detail by transportation mode is provided below.

Visitor Volume by Mode

Highway

An estimated 77,000 pleasure-related visitors exited Valdez via highway, nearly all (94 percent) in the summer months of May through September. Highway traffic estimates were based on Richardson Highway (northbound) traffic data from the Alaska Department of Transportation and Public Facilities and data from the Alaska Visitor Statistics Program (AVSP).

Ferry

An estimated 9,000 visitors departed Valdez by ferry during the study period, with most (87 percent) departing in the summer months. AMHS provided the number of passenger embarkations at Valdez for the October 2015

through September 2016 time period. Because AMHS has stopped requiring that passengers provide their zip code when purchasing a ticket, ratios of Valdez residents to non-residents from previous data was used, by season, to estimate visitor volume.

Air

An estimated 3,000 visitors to Valdez departed via air during the study period, about half in the summer months, and half in the winter months. These estimates were arrived at based on passenger enplanement data from the US Bureau of Transportation Statistics and Ravn Air. Estimated ratios of Valdez residents to visitors, by month, were provided by Ravn Air. Ratios were applied to enplanement data, by month, to arrive at total visitation numbers.

Cruise

An estimated 5,000 cruise passengers visited Valdez in summer 2016. Cruise passengers visit Valdez through the following means:

- Day tour participants via motorcoach/shuttle from Copper River Princess Lodge
- Pass-through travelers who arrived from Whittier via catamaran in the morning and have 1-2 hours before embarking on motorcoach headed to Copper River, and the opposite route
- Overnight travelers who arrive/depart via catamaran and motorcoach

Major Marine Tours, Stan Stephens Cruises, and Princess Cruises provided passenger counts; exact passenger numbers by transportation mode are confidential.

Visitor Survey Results

This chapter presents results of the visitor survey. Note that visitors traveling for business were screened out of the survey. Also, cruise visitors were not included in the survey sample.

Trip Purpose

- Nearly all summer respondents (98 percent) were traveling for vacation/pleasure purposes, with only 2 percent traveling to visit friends or relatives, and less than 1 percent traveling for business/pleasure.
- Winter respondents also largely traveled for vacation/pleasure purposes (93 percent). Four percent traveled for business/pleasure, and 3 percent were visiting friends/relatives.

Trip Purpose (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Vacation/pleasure	98	98	98	93
Visiting friends/ relatives	2	2	2	3
Business/pleasure	<1	-	<1	4

Note: Visitors traveling for business only were screened out of the survey.

Lodging and Length of Stay

- Most summer respondents (82 percent) stayed in a campground or RV while in Valdez. That figure was much higher among Alaska residents (94 percent) compared to non-residents (76 percent). Non-residents showed higher usage of hotels (18 percent, compared to 3 percent of Alaska residents).
- Average length of stay in Valdez was four nights among all respondents, four nights among non-Alaska residents, and three nights among Alaska residents.
- Winter respondents were most likely to stay in a hotel (49 percent). They reported an average length of stay of six nights.

Lodging and Length of Stay (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Campground/RV	82	76	94	9
Hotel	14	18	3	49
Friends/family	3	4	2	22
Wilderness camping	3	3	2	11
B&B	1	1	<1	2
Lodge	<1	<1	-	14
Average # nights in Valdez	4 nights	4 nights	3 nights	6 nights

Activities in Valdez

- The most common activities among summer respondents were camping (66 percent), fishing (44 percent), wildlife viewing (42 percent), and hiking (34 percent).
- Respondents from outside Alaska were more likely to participate in wildlife viewing, day cruises, the hatchery, and sightseeing tours. Alaska residents reported higher participation in camping, fishing, biking, Old Town, and visiting friends/relatives.
- Winter respondents' most common activities were ice climbing (54 percent), skiing/snowboarding (50 percent), festival (30 percent), visiting friends/relatives (26 percent), and snowmachining (21 percent).

Visitor Activities (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Camping	66	58	84	16
Fishing	44	36	64	2
Unguided	37	28	57	2
Guided	11	12	9	-
Wildlife viewing	42	46	34	8
Hiking	34	31	38	17
Day cruises	31	42	9	1
Shopping	27	26	28	4
Museums	21	21	21	-
Hatchery	17	22	5	-
Birdwatching	16	19	8	2
Sightseeing tours	14	17	7	-
Biking	13	8	23	-
Old Town	11	9	16	4
Kayaking	10	9	12	-
Visiting friends/relatives	9	6	15	26
Glacier trekking	9	9	8	11
Historical/cultural attractions	8	8	9	-
Festival/special event	5	4	7	30
Oil terminal/pipeline	4	5	3	-
Flightseeing	2	2	2	1
Business	2	2	3	1
Hunting	2	1	5	1
Rafting	1	1	<1	-
Ice climbing	-	-	-	54
Skiing/snowboarding	<1	-	1	50
Unguided	<1	-	1	34
Guided	-	-	-	20
Snowmachining	-	-	-	21
Crosscountry skiing	-	-	-	10
Other	1	1	<1	8

- Winter respondents who participated in skiing or snowboarding were asked for their level of expertise. The most common level was expert/professional at 44 percent, followed by advanced at 31 percent.

Level of Skiing/Snowboarding Expertise (%)
(Base: Participated in Skiing/Snowboarding)

	WINTER n=52
Novice	6
Intermediate	19
Advanced	31
Expert/professional	44

Satisfaction Ratings

Respondents were asked to rate various aspects of their Valdez visit. Those who responded with “don’t know” or “did not use” were removed from the base.

- Summer respondents expressed a high level of satisfaction with their overall Valdez experience, with 97 percent either satisfied (31 percent) or very satisfied (66 percent). Alaska residents gave higher satisfaction ratings than non-residents (83 versus 58 percent very satisfied).
- The highest-rated satisfaction category among summer respondents was sightseeing, with 71 percent very satisfied, followed by friendliness of residents (69 percent) and tours and activities (68 percent).
- The lowest-rated categories among summer respondents were shopping (33 percent very satisfied) and value for the money (36 percent).
- Very few summer respondents gave dissatisfied ratings, ranging from zero (for sightseeing) to 6 percent (quality of restaurant food).
- Like summer respondents, winter respondents gave high overall satisfaction ratings at 71 percent very satisfied and 27 percent satisfied.
- Winter respondents gave their highest satisfaction ratings to tours/activities (65 percent very satisfied) and friendliness of residents (64 percent).

Satisfaction with Valdez Trip (%)
(Base: Excludes “don’t know” and “did not use” responses)

	Total Visitors	SUMMER Non- Residents	Alaska Residents	WINTER
Overall Valdez Experience	n=409	n=323	n=86	n=100
Very satisfied	66	58	83	71
Satisfied	31	39	15	27
Neutral	2	3	<1	1
Dissatisfied	1	1	2	1
Very dissatisfied	-	-	-	-

Satisfaction with Valdez Trip (%), Continued
(Base: Excludes “don’t know” and “did not use” responses)

	Total Visitors	SUMMER Non- Residents	Alaska Residents	WINTER
Accommodations	n=397	n=268	n=129	n=91
Very satisfied	59	51	76	37
Satisfied	35	41	23	55
Neutral	4	6	<1	4
Dissatisfied	1	1	-	3
Very dissatisfied	<1	<1	-	-
Restaurants – Food	n=269	n=186	n=83	n=84
Very satisfied	40	39	43	31
Satisfied	44	42	48	46
Neutral	10	11	9	17
Dissatisfied	4	6	<1	5
Very dissatisfied	2	2	-	1
Restaurants – Service	n=264	n=183	n=81	n=85
Very satisfied	40	40	41	38
Satisfied	44	43	47	40
Neutral	12	11	12	14
Dissatisfied	4	5	-	8
Very dissatisfied	-	-	-	-
Shopping	n=223	n=171	n=52	n=45
Very satisfied	33	29	40	24
Satisfied	47	48	45	42
Neutral	18	20	14	27
Dissatisfied	1	2	-	4
Very dissatisfied	1	1	-	2
Visitor Information Services	n=160	n=129	n=31	n=32
Very satisfied	59	56	67	31
Satisfied	32	31	33	25
Neutral	7	10	-	41
Dissatisfied	1	2	-	3
Very dissatisfied	-	-	-	-
Sightseeing	n=339	n=277	n=62	n=58
Very satisfied	71	71	72	62
Satisfied	26	26	28	34
Neutral	2	3	-	3
Dissatisfied	-	-	-	-
Very dissatisfied	-	-	-	-

Satisfaction with Valdez Trip (%), Continued
(Base: Excludes “don’t know” and “did not use” responses)

	Total Visitors	SUMMER Non- Residents	Alaska Residents	WINTER
Tours and Activities	n=245	n=171	n=88	n=48
Very satisfied	68	70	63	65
Satisfied	30	26	37	23
Neutral	3	4	<1	10
Dissatisfied	-	-	-	2
Very dissatisfied	<1	<1	-	-
Wildlife Viewing	n=330	n=262	n=68	n=50
Very satisfied	56	51	68	46
Satisfied	36	40	25	36
Neutral	7	7	8	18
Dissatisfied	1	1	-	-
Very dissatisfied	-	-	-	-
Friendliness of Residents	n=361	n=280	n=81	n=96
Very satisfied	69	66	74	64
Satisfied	28	32	21	30
Neutral	3	1	5	6
Dissatisfied	1	1	-	-
Very dissatisfied	-	-	-	-
Value for the Money	n=366	n=283	n=83	n=96
Very satisfied	36	29	50	31
Satisfied	42	46	34	51
Neutral	17	19	13	11
Dissatisfied	3	4	2	5
Very dissatisfied	1	2	-	1

Trip Planning

- About half of summer respondents said they used the internet to plan or book their Valdez trip, including 54 percent of non-Alaska residents and 48 percent of Alaska residents.
- Winter respondents were more likely to have used the internet at 70 percent.

Used Internet/Apps to Plan or Book Valdez Area Trip (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Used internet	52	54	48	70
Did not use internet	47	45	50	28
Don't know	1	<1	2	2

Respondents who used the internet were shown a list of websites and apps and asked which of the sites they had used to plan their trip, and which were used to book their trip.

- Among summer visitors, Google was by far the most popular website for trip planning, mentioned by half of respondents. Other sites mentioned by at least 10 percent of respondent included ValdezAlaska.org, AMHS, and TripAdvisor.
- Rates of using each site for booking purposes were much lower. The most commonly cited were Google at 22 percent, AMHS at 8 percent, and ValdezAlaska.org at 5 percent.
- Winter visitors most commonly cited Google as a planning tool (37 percent), followed by Facebook (28 percent) and TripAdvisor (15 percent).

**Websites/Apps Used to Plan or Book Valdez Area Trip (% Planned / % Booked)
(Base: Used Internet)**

	Total Visitors n=224	SUMMER Non- Residents n=159	Alaska Residents n=65	WINTER n=75
Google	51 / 22	52 / 24	50 / 17	37 / 19
ValdezAlaska.org	12 / 5	8 / 3	22 / 8	-
AMHS	10 / 8	10 / 10	11 / 2	4 / -
Trip Advisor	10 / 4	11 / 4	7 / 4	15 / 6
Travelalaska.com	9 / 3	12 / 2	<1 / 5	-
Facebook	6 / 3	8 / 4	2 / -	28 / 6
Alaska App	4 / 2	5 / 2	<1 / -	-
Instagram	3 / 1	2 / 2	7 / -	7 / -
Yelp	3 / 1	1 / -	7 / 4	4 / -
Booking.com	2 / 3	3 / 4	-	-
AAA.com	1 / 1	2 / 2	-	-
Airline websites	1 / 3	1 / 4	-	5 / 4
Hotel/lodging websites	1 / 1	<1 / <1	3 / 2	7 / 9
Travelocity	1 / 2	1 / 3	<1 / <1	3 / 4
Expedia	<1 / 1	1 / 2	- / <1	4 / 4
Kayak.com	<1 / 1	<1 / 1	- / <1	3 / 4
LonelyPlanet.com	<1 / <1	<1 / <1	-	-
AirBnB	<1 / <1	<1 / <1	<1 / -	5 / -
Hotels.com	<1 / <1	<1 / <1	-	4 / 2
HotelTonight	<1 / <1	<1 / <1	-	-
Orbitz	<1 / <1	<1 / <1	-	3 / -
Other	14 / 7	14 / 10	14 / -	24 / 19
Don't know/none	16 / 51	16 / 45	16 / 66	23 / 30

- Just 7 percent of summer respondents and 5 percent of winter respondents used a travel agent in booking their Valdez trip. (See table, next page.)

Used Travel Agent to Book Portion of Valdez Trip

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Used travel agent	7	10	<1	5
Did not use travel agent	90	88	96	93
Don't know	3	2	4	2

After being asked about internet and travel agent usage, respondents were asked what additional sources they used to plan their Valdez trip, before their trip.

- The most common sources cited by summer respondents were brochures and prior experience (both at 28 percent), followed by the Milepost (26 percent), and friend/family/co-workers (25 percent).
- Non-Alaska residents were much more likely to cite brochures (38 percent versus 4 percent of residents), Milepost (34 versus 10 percent), other travel guides/books (19 versus 4 percent), and the North to Alaska guide (19 versus <1 percent), among others. Alaska residents were much more likely to cite prior experience (54 versus 15 percent). They were also twice as likely to say they didn't use any sources to plan (20 versus 10 percent).
- Winter visitors most commonly cited friends/family/co-workers (47 percent) and prior experience (32 percent).

Additional Sources Used to Plan Valdez Trip, Before Trip (Besides Internet and Travel Agent) (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Brochures	28	38	4	2
Prior experience	28	15	54	32
Milepost	26	34	10	2
Friends/family/co-workers	25	22	31	47
Other travel guides/books	14	19	4	3
North To Alaska guide	9	13	<1	1
Magazine/newspaper/TV	9	11	2	2
Valdez Visitor's Guide	8	10	2	-
Valdez Convention & Visitors Bureau	7	8	3	-
AAA	4	5	2	-
Tour company	3	4	<1	3
Ferry brochure/schedule	2	2	1	2
Hotel/lodge/B&B	1	1	<1	3
Other	3	4	2	9
None	13	10	20	26
Don't know	3	2	4	2

Respondents were also asked what sources of information they used while in Valdez.

- The most commonly cited sources used while in Valdez among summer visitors were brochures (33 percent), local residents (32 percent), and RV park offices (24 percent).
- Non-Alaska residents were much more likely to cite brochures (41 percent versus 16 percent of Alaska residents), the VCVB (15 versus 5 percent), and hotel/lodge/campground (14 versus 6 percent), among others.
- Alaska residents were much more likely to respond that they consulted no sources while in Valdez (33 versus 18 percent).
- Winter respondents most commonly cited local residents (44 percent) and cell phone apps (23 percent). One-third said they consulted no sources while in Valdez.

Sources of Information While in Valdez (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Brochures	33	41	16	7
Local residents	32	32	31	44
RV park office	24	26	20	-
Valdez Visitor's Guide	13	14	11	3
VCVB	12	15	5	2
Hotel/lodge/campground	11	14	6	8
Cell phone apps	9	9	9	23
Tour guides	7	10	-	5
Reservation office	6	6	7	-
Ferry terminal	5	7	1	3
Forest Service office	<1	<1	-	1
Other	2	1	4	4
None	23	18	33	33
Don't know	2	1	5	3

Visitor Spending

Respondents were asked a series of questions about their party's spending on their Valdez trip.

- Summer respondents reported spending an average of \$307 per person on their Valdez trip. The category accounting for the most spending was tours/activities/entertainment at \$105, followed by lodging at \$78 and food/beverage at \$62.
- Average spending was higher among non-residents at \$327, compared to \$271 among Alaska residents. Non-residents reported higher spending in every category with the exception of tours/activities/entertainment.
- Winter visitors reported a higher-per person average compared with summer visitors at \$723 per person. Food/beverage spending was the biggest category at \$214, followed by tours/activities/entertainment at \$208.
- In a separate question, heli-skiers were asked the price of their trip package. The average package price was \$7,600 per person.

Average Per-Person Spending in Valdez

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Lodging	\$78	\$81	\$73	\$98
Tours/activities/ entertainment	\$105	\$101	\$112	\$208
Gifts/souvenirs/clothing	\$18	\$21	\$13	\$107
Food/beverage	\$62	\$71	\$44	\$214
Rental cars/fuel/ transportation	\$31	\$34	\$26	\$69
Festival registration (winter only)	-	-	-	\$20
Other	\$13	\$19	\$3	\$7
Total	\$307	\$327	\$271	\$723

Notes: Sample sizes differ for each category, ranging between 221 and 320 for summer and 30 and 70 for winter, depending on "don't know" responses.

Demographics

- Over two-thirds of summer respondents (69 percent) were from outside Alaska. Among winter respondents, that percentage was 39 percent.

Visitor Origin (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Outside Alaska	69	100	-	39
Alaska	31	-	100	61

- Alaska residents were most likely to be from Fairbanks (40 percent), followed by Anchorage/Eagle River (24 percent), and Palmer/Wasilla (19 percent).
- Winter resident respondents were most likely to be from Anchorage/Eagle River (63 percent).

Alaska Visitor Origin (%)

	SUMMER n=88	WINTER n=63
Fairbanks	40	16
Anchorage/Eagle River	24	63
Palmer/Wasilla	19	5
Delta Junction	5	-
Girdwood	4	10
Kenai/Soldotna	3	-
Juneau	3	-
Other	2	6

- Among summer respondents, 71 percent were from the US. The most common US regions of origin were the Midwest (25 percent) and the West (20 percent).
- Among international respondents (29 percent of non-Alaska visitors), the most common countries of origin were Switzerland (7 percent), Germany (6 percent), and Canada (5 percent).
- Nearly two-thirds (63 percent) of winter (non-Alaska) respondents were from the US, most commonly the West (49 percent). Of the international respondents (37 percent), the most common country of origin was Switzerland (7 percent).

Outside Alaska Visitor Origin (%)

	SUMMER n=279	WINTER n=41
US	71	63
Midwestern US	25	10
Western US	20	49
Southern US	19	2
Eastern US	8	2
International	29	37
Switzerland	7	7
Germany	6	-
Canada	5	5
Australia	2	5
UK	1	5
China	1	2
Spain	1	-
Israel	1	-
France	1	-
Italy	1	-
Netherlands	1	-
New Zealand	-	2
Austria	<1	2
Brazil	-	2
Norway	-	2
Other	3	-

Respondents were asked to provide the gender and age of themselves and others in their party. The figures below represent everyone in the travel party.

- Summer visitors were fairly evenly split between males (52 percent) and females (48 percent).
- The average age of summer visitors was 52 years, including 56 years among non-Alaska visitors and 44 years among Alaska residents.

Respondents were also asked whether they had children in their household (not necessarily in their traveling party) and whether they themselves were retired or semi-retired.

- Nearly one-quarter (23 percent) of summer respondents reported children in their household. This percentage was much higher among Alaska residents (52 percent, compared to 10 percent of non-Alaska residents).
- Nearly one-half (48 percent) of summer respondents were retired or semi-retired, including 10 percent of non-Alaska residents and 28 percent of Alaska residents.

Gender, Age, and Retirement Status (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=104
Gender (Combined)				
Male	52	54	50	68
Female	48	46	50	32
Age (Combined)				
Under 18	9	3	19	-
18-24	3	3	3	10
25-34	11	10	14	55
35-44	12	7	19	15
45-54	12	9	16	10
55-64	23	29	14	7
65 and older	29	38	15	3
Average age	52 yrs	56 yrs	44 yrs	35 yrs
Children in household	23	10	52	12
Retired/Semi-retired	48	58	28	4

- Average party size of summer respondents was 2.6 people, including 2.4 percent among non-Alaska residents and 3.1 people among Alaska residents. Party size was defined as those with whom the respondent was sharing travel expenses.
- Respondents were also asked for their group size, which was the number of friends/relatives the respondent was traveling with, regardless of travel expenses. Average group size was 4.4 people, and was consistent among both Alaska residents and non-Alaska residents.

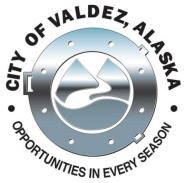
Party and Group Size (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=104
Party Size (Sharing Expenses)				
1 person	11	10	11	26
2 people	59	70	33	41
3 people	11	5	25	12
4 people	9	6	15	9
5 people	5	3	9	5
6+ people	6	5	7	8
Average party size	2.6 people	2.4 people	3.1 people	2.6 people
Group Size				
1 person	7	7	6	15
2 people	50	61	28	36
3 people	11	5	23	13
4 people	12	11	15	10
5 people	6	4	10	4
6+ people	15	13	18	23
Average group size	4.4 people	4.4 people	4.4 people	3.8 people

- A majority of summer visitors (53 percent) had attained at least a bachelor's degree, including 24 percent who had attained a higher degree.
- Winter respondents reported a higher rate of achieving a bachelor's or higher, at 69 percent.
- Summer respondents reported an average income of \$106,000, with non-residents and residents reporting similar averages (\$104,000 and \$110,000, respectively).
- Winter respondents reported an average income of \$97,000.

Education and Household Income (%)

	Total Visitors n=415	SUMMER Non- Residents n=327	Alaska Residents n=88	WINTER n=100
Highest Education Attained				
Grade 11 or less	1	2	-	-
High school graduate/GED	18	18	20	4
Associate/technical degree	8	8	9	5
Some college	13	11	19	19
Graduated from college	29	27	33	37
Masters/Doctorate	24	28	17	32
Don't know	2	2	-	-
Declined	4	5	2	4
Household Income				
Less than \$25,000	2	2	1	9
\$25,001-\$50,000	6	7	6	16
\$50,001-\$75,000	16	16	18	14
\$75,001-\$100,000	17	16	18	16
\$100,001-\$125,000	12	10	16	9
\$125,001-\$150,000	9	8	12	3
\$150,001-\$200,000	7	6	8	4
More than \$200,000	7	6	7	13
Average income	\$106,000	\$104,000	\$110,000	\$97,000
Don't know	4	5	2	8
Declined	20	23	13	8



Agenda Statement

File #: 17-0015 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 12/28/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Finance Department Airport Relocation Costs

Sponsors: City Council

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Finance Department Airport Relocation Costs

SUBMITTED BY: Brian Carlson, Finance Director

FISCAL NOTES: n/a - informational

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

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

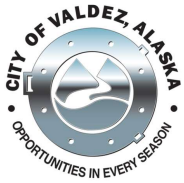
Funding Source: [Click here to enter text.](#)

RECOMMENDATION:

n/a - informational

SUMMARY STATEMENT:

Please see the attached breakdown of costs incurred through 12/28



Agenda Statement

File #: 17-0016 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 12/29/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Valdez New Boat Harbor Construction Progress Reports

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Valdez New Boat Harbor Construction Progress Reports

SUBMITTED BY: Jason Miles, P.E., Capital Facilities Director

FISCAL NOTES:

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

RECOMMENDATION:

N/A

SUMMARY STATEMENT:

Provided herein are the final monthly and construction progress reports in 2016 for the new harbor project.

October 2016

VALDEZ NEW BOAT HARBOR

© Gary Minish

CONSTRUCTION UPDATE (Phase 1 Uplands Civil Work)

Harris Sand & Gravel (HS&G) installed high mast lights and street lights, backflow preventers with heated enclosures and heat trace system, boardwalks and handrails, sidewalks, curbs, ADA ramps, signs (except signs deferred with paving), performed general site cleanup and started demobilizing equipment and surplus materials. HS&G has finished most of their contract work, except paving and related items which the project team expects will be removed from the Phase 1 contract and performed in a future contract.

R&M Consultants (R&M), City (COV) and Arcadis representatives conducted the Substantial Completion inspection for Civil work on October 5th. Substantial Completion inspections for Structural and Electrical work will occur in November.

In addition to Phase 1 work, HS&G delivered rock to Western Marine Corporation (WMC) for construction of the breakwaters on the US Army Corps of Engineers (USACE) contract. This activity ceased in late October when WMC shut down construction operations for the season.

EMC provided general observations, primarily for installation of boardwalk and electrical work and Civil Punchlist items. EMC demobilized their laboratory and equipment from the site at the end of the month.

DESIGN

R&M has completed design on all project elements except the Drive Down Ramp and Floats (currently at 95%) and removal of the West Rock in the northwest mooring basin.

The Ports & Harbor Commission and City Council held a joint work session on October 17th to discuss procurement options for the remaining work. One option included a potential change order to the existing Phase I Uplands contract for removing the West Rock, which would potentially save cost due to access efficiencies associated with the current USACE dredging and breakwater project and shorten the overall construction duration by about eight months. On November 1st, based on COV Attorney review

PROJECT ACHIEVEMENTS

- Finished pulling wire and installing equipment for site electrical
- Finished construction of boardwalk and picnic areas
- Finished Drive-Down Ramp and Float 95% Design
- Finished installing posts and signs (except for signs deferred with paving)
- Finished installing insulated enclosures for backflow preventers
- Finished installing and testing high mast lights and street lights
- Inspected Civil work for Substantial Completion
- Installed temporary poles to mark site utilities and curbs for snow
- CVEA finished installing transformers and energized part of the primary electrical service

OCTOBER 2016 PROJECT UPDATE (CONT.)

and Staff recommendation to the City Council, it was determined the risk of this change order option outweighed the benefit to the COV. The Council concurred with the Staff recommendation to combine the remaining project elements into a single bid package for Phase 2 of the project development. It is anticipated that the Ports and Harbor Commission and City Council meetings in November will determine what work elements will be included in Phase 2 and what will be deferred for evaluation in the COV's waterfront master planning effort. Pending COV approval, the project team will combine the Phase 2 elements into a single bid document with the goal of awarding the contract for Phase 2 work in late March 2017.

USACE NAVIGATION IMPROVEMENTS

The USACE is administering WMC's performance of the dredging and breakwater contract. WMC was granted a Temporary Land Use Permit from the COV to use the west portion of the Uplands site to stage rock and access the west breakwater, thereby expediting breakwater construction. WMC continued dredging the new harbor basin, hauling rock from Valdez Glacier Quarry, and transporting rock by barge and trucks for construction of the breakwaters until winter shutdown on October 21st. The East and West breakwaters were constructed to approximately elevation +4' and the South breakwater to +10'. 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.

During November, discussions with WMC and USACE are anticipated to reach mutually acceptable conditions for allowing WMC continued use of the uplands for access and staging rock for breakwater construction. WMC performed a bathymetric survey after winter shutdown. The COV anticipates receiving the survey from USACE in late November. Breakwater construction and basin dredging are several months ahead of schedule. Although WMC has not formally committed, it appears possible the dredging might be finished by early Summer and the breakwaters constructed by early Fall 2017.

FUTURE MILESTONES

- Inspect Structural and Electrical work for Substantial Completion
- Perform remedial work required by Substantial Completion Inspections
- Finish demobilizing for winter shut-down
- CVEA underground the primary power at the East Access
- Review and reconcile as-built quantities with Contract quantities
- Review Drive-Down Float 95% design documents
- Prepare Phase 2 design package and bid documents
- Issue Fuel Facility Request for Proposal
- April 1, 2017, WMC plans to resume dredging the new harbor basin, hauling rock from Valdez Glacier Quarry, and placing rock by barge and trucks for construction of the breakwaters

PROJECT TEAM

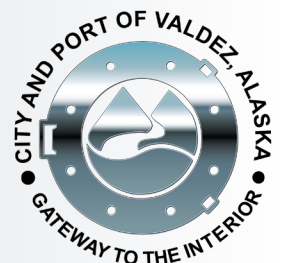
Jason Miles, Capital Facilities Director, City of Valdez || 907.835.5478

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





Installing high mast light fixture array



High mast light arrays with LED light fixtures



East Picnic area platform installation in process



New transition from existing boardwalk to sidewalk



Placing guardrail for the boardwalk



Sign posts grouted in holes drilled in the sidewalk

INTERIM PROJECT SCHEDULE

Task	2016	2017				2018				2019	
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2
CITY OF VALDEZ WORK											
Phase 1 Uplands (Civil work except paving)											
Phase 2											
Design/Bid/Award											
Mooring Floats											
Fabrication/Delivery											
On-site Construction											
Drive Down Float											
Fabrication/Delivery											
On-site Construction											
In-water Rock Removal											
West Rock											
East Rock											
Uplands Facilities (Warehouse, East Restroom, Bilge Water Bldg.)											
Fabrication/Delivery											
On-site Construction											
Paving/Landscaping											
Master Waterfront Plan (To be determined)											
Phase 3 Future Facilities (To be determined with Master Plan)											
Launch Ramp, Fish Cleaning Station, Wash-Down Pad, W. Restroom											
CORPS OF ENGINEERS (USACE) WORK											
Harbor Dredging and Breakwater Construction											

Schedule and Scope depends on funding, COV Master Plan and USACE's completion of dredging and breakwater.

BUDGET SUMMARY

Description	Original Budget	Revised Budget	Committed	Spent as of 10/31/16	% Spent	Estimate at Completion
DESIGN	\$ 2,451,971	\$ 2,507,679	\$ 2,472,004	\$ 2,126,716	85%	\$ 2,507,679
Design	\$ 1,851,971	\$ 1,991,075	\$ 1,991,075	\$ 1,806,358	91%	\$ 1,991,075
Design Team Services During Construction	\$ 600,000	\$ 516,604	\$ 480,929	\$ 320,357	62%	\$ 516,604
PROJECT MANAGEMENT	\$ 2,340,548	\$ 2,362,548	\$ 1,841,827	\$ 1,792,972	76%	\$ 2,362,548
Project Management	\$ 1,740,548	\$ 1,762,548	\$ 1,478,877	\$ 1,441,394	82%	\$ 1,762,548
Inspection/Testing	\$ 600,000	\$ 600,000	\$ 362,950	\$ 351,577	59%	\$ 600,000
USACE CONSTRUCTION - CITY PORTION	\$ 9,345,453	\$ 9,345,453	\$ 7,525,453	\$ 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	\$ 380,000	17%	\$ 2,200,000
CITY CONSTRUCTION	\$ 39,023,904	\$ 40,197,546	\$ 19,979,416	\$ 18,718,422	47%	\$ 41,335,359
Phase 1 Uplands	\$ 19,013,040	\$ 19,600,103	\$ 19,600,103	\$ 18,502,646	94%	\$ 19,600,103
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%	\$ 5,380,000
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	\$ 150,875	48%	\$ 311,579
CCTV/Security/Head End Equipment	\$ 80,000	\$ 80,000	\$ 2,834	\$ -	0%	\$ 80,000
ADMINISTRATION	\$ 60,000	\$ 60,000	\$ 45,055	\$ 46,174	77%	\$ 60,000
FFE	\$ 100,000	\$ 100,000	\$ -	\$ -	0%	\$ 100,000
CONTINGENCY (@ 15% original budget)	\$ 7,998,281	\$ 6,746,931			19%	\$ 5,609,119
TOTAL CITY FUNDED	\$ 61,320,158	\$ 61,320,158	\$ 31,863,755	\$ 27,825,541	45%	\$ 61,320,158
USACE FUNDED	\$ 21,277,761	\$ 21,277,761	\$ 21,277,761	\$ 14,816,679	70%	\$ 21,277,761
TOTAL CITY/USACE FUNDING	\$ 82,597,919	\$ 82,597,919	\$ 53,141,516	\$ 42,642,220	52%	\$ 82,597,919

* 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.

September 2016



© Gary Minish

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 – Chlorinated and tested service water lines and fire lines at ramps. Installed backflow preventer and insulated enclosure at Ramp #3.

Ramp Abutments – Placed reinforced concrete slabs at abutments where future ramps will be connected.

Utilities and High Mast Lighting – CVEA set transformers and pulled conductors. Puffin Electric worked on grounding for street lights, installed hand holes, switchboard cabinets and lighting controls, erected street lights, pulled wire and began making switchboard connections. Puffin also assembled high mast light poles, lowering devices and fixture arrays for installation next month. HS&G extended trenching through bedrock and GCI installed their remaining of conduit near the West access. HS&G continued installing bollards at fire hydrant locations.

Waterfront Boardwalk and Sidewalk – Zastrow finished forming and concrete placement for boardwalk sleepers, sleeper keys, stemwalls, sidewalk, curbs, ADA ramps, utility pads, abutments and maintenance access bollards. Boardwalk construction continued with placement of sleepers, brackets, stringers, bull rails, guardrails and handrails. Backfilling along boardwalk stemwalls continued.

Survey – Wrangell Mountain Technical Services continued surveying to document as-built conditions.

General – Sitework continued, including breaking bedrock and excavating the west and east ditches; shaping the West access mound; placing topsoil and hydroseeding throughout the site; preparing grade for curb, gutter and sidewalk; completing placement of Type II-A subgrade except in areas Western Marine is permitted to use for access and staging for breakwater construction; finish grading at Abutments and around East entrance and East side curb and gutter; placing Filter Rock to finish grade at NW slope of East fill. Started installing signs – some will be deferred for installation with paving. Asphalt paving and related leveling course and striping items will not be performed this year. Overall, the remaining Phase 1 construction work is approximately 93% and on track for completion in November 2016.

PROJECT ACHIEVEMENTS

- Finished placing and stamping colored concrete at islands
- Finished installing curb and sidewalk
- Finished placing topsoil and hydroseeding
- Continued pulling wire and installing equipment for site electrical
- Continued placing beams, bull rails, guardrails and handrails for boardwalk and picnic areas
- Received USACE Permit Modification for in-water mechanical rock removal test
- Conducted ripper test for removing in-water bedrock
- Tested water service lines at three ramps
- CVEA started installing primary electrical transformers
- Started assembling and installing high mast light poles

SEPTEMBER 2016 PROJECT UPDATE (CONT.)

Ripper Test - A test was conducted during low tides to evaluate the effectiveness of an X60 Xcentric ripper attached to an 800-class excavator for removing fractured and/or solid bedrock in the West outcrop and Drive-Down Flat Basin (east) areas. It was anticipated, but unfortunately not demonstrated, that this ripper would provide a cost-effective alternative to drilling and blasting for removal of some in-water rock. Although the ripper was not successful, subsequent testing with a rock bucket at the east area demonstrated that fractured bedrock could be removed.

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 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. R&M and Arcadis continued to work with the COV to develop and evaluate options to minimize the quantity and cost for removing in-water rock. 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 and discussing this issue with WMC. The focus during October and November 2016 will be on timing for bidding and performing the remaining work packages. R&M and COV representatives will start conducting Substantial Completion inspections in October.

USACE NAVIGATION IMPROVEMENTS

The USACE is administering WMC's performance of the dredging and breakwater contract. WMC was granted a Temporary Land Use Permit from the City of Valdez to use the west end of the Uplands site to handle and store rock and access the west breakwater ramp, expediting the breakwater construction process. WMC continues 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 it appears the South Breakwater might be constructed to approximately elevation +10' by the end of the 2016 construction season. 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. During October and November, we anticipate having discussions with WMC and USACE to reach mutually acceptable conditions for allowing access to the new harbor basin for a future COV contractor to begin installing piling and floats in fall 2017.

FUTURE MILESTONES

- Finish scope and bid documents for in-water rock removal
- Finish Drive-Down Ramp and Float 95% Design
- Issue fuel facility request for proposal (RFP)
- Energize (CVEA) primary electrical service
- Install posts and signs (except those deferred with paving)
- Finish installing insulated enclosures for backflow preventers
- Finish installation and test the high mast lights and street lights
- Finish construction of boardwalk and picnic area
- Inspect Civil, Structural and Electrical work for Substantial Completion
- Install temporary poles to mark site utilities and curbs for snow removal

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



PRELIMINARY PROJECT SCHEDULE

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

Task	2014	2015				2016				2017				2018
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
CITY OF VALDEZ WORK														
Corps of Engineers Permit	<div></div>													
Phase 1 Uplands (Civil Work)														
Design/Bid/Award	<div></div>													
Construction			<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>					
Phase 2 Inner Harbor Facilities (Including Launch Ramp)														
Design/Bid/Award/Procurement*	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
On-Site Construction*										<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
Uplands Facilities														
Design/Bid/Award/Procurement*			<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	
On-Site Construction*										<div></div>	<div></div>	<div></div>	<div></div>	
Future Facilities	TBD													
CORPS OF ENGINEERS (USACE) WORK														
Harbor Dredging and Breakwaters														
Quarry Development/Dredging/ Breakwater Construction	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>

BUDGET SUMMARY

Description	Original Budget	Revised Budget	Committed	Spent as of 9/30/16	% Spent	Estimate at Completion
DESIGN	\$ 2,451,971	\$ 2,507,679	\$ 2,472,004	\$ 2,017,484	80%	\$ 2,507,679
Design	\$ 1,851,971	\$ 1,991,075	\$ 1,991,075	\$ 1,719,465	86%	\$ 1,991,075
Design Team Services During Construction	\$ 600,000	\$ 516,604	\$ 480,929	\$ 298,019	58%	\$ 516,604
PROJECT MANAGEMENT	\$ 2,340,548	\$ 2,362,548	\$ 1,841,827	\$ 1,691,534	72%	\$ 2,362,526
Project Management	\$ 1,740,548	\$ 1,762,548	\$ 1,478,877	\$ 1,363,123	77%	\$ 1,762,548
Inspection/Testing	\$ 600,000	\$ 600,000	\$ 362,950	\$ 328,411	55%	\$ 599,978
USACE CONSTRUCTION - CITY PORTION	\$ 9,345,453	\$ 9,345,453	\$ 7,525,453	\$ 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	\$ 380,000	17%	\$ 2,200,000
CITY CONSTRUCTION	\$ 39,023,904	\$ 40,189,698	\$ 19,971,568	\$ 17,629,065	44%	\$ 40,899,232
Phase 1 Uplands	\$ 19,013,040	\$ 19,592,255	\$ 19,592,255	\$ 17,442,641	89%	\$ 19,592,255
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	\$ 44,225	\$ 45,345	76%	\$ 60,000
FFE	\$ 100,000	\$ 100,000	\$ -	\$ -	0%	\$ 100,000
CONTINGENCY (@ 15% original budget)	\$ 7,998,281	\$ 6,754,780			18%	\$ 6,045,268
TOTAL CITY FUNDED	\$ 61,320,158	\$ 61,320,158	\$ 31,855,077	\$ 26,524,686	43%	\$ 61,320,158
USACE FUNDED	\$ 21,277,761	\$ 21,277,761	\$ 21,277,761	\$ 14,816,679	70%	\$ 21,277,761
TOTAL CITY/USACE FUNDING	\$ 82,597,919	\$ 82,597,919	\$ 53,132,838	\$ 41,341,365	50%	\$ 82,597,919

* 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.



Spreading topsoil on berm at west property line



Typical boardwalk view with handrail and curb



Crane setting 100-foot high mast light pole on foundation



Brick imprinted concrete and topsoil separate access road traffic from parking spaces at east end of site



Installing cabinet for electrical distribution to floats



Xcentric ripper test on rock at east end of fill

August 2016

VALDEZ NEW BOAT HARBOR

© Gary Minish

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





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.

Task	2014	2015				2016				2017				2018
	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1
CITY OF VALDEZ WORK														
Corps of Engineers Permit														
Phase 1 Uplands (Civil Work)														
Design/Bid/Award														
Construction														
Phase 2 Inner Harbor Facilities (Including Launch Ramp)														
Design/Bid/Award/Procurement*														
On-Site Construction*														
Uplands Facilities														
Design/Bid/Award/Procurement*														
On-Site Construction*														
Future Facilities	TBD													
CORPS OF ENGINEERS (USACE) WORK														
Harbor Dredging and Breakwaters														
Quarry Development/Dredging/ Breakwater Construction														

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. 50

SEPTEMBER 12, 2016 – SEPTEMBER 25, 2016

KEY CONSTRUCTION ACTIVITIES

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

- Continued implementing SWPPP and traffic controls.
- Continued forming and placing concrete for stemwalls, curbs, sidewalk, ADA ramps and abutments.
- Placed sleepers for deck support at the East picnic area.
- Tested pressure and duration for backflow preventer service and discharge lines.
- Dechlorinated all ramp water lines and sent water samples to lab for bacteria testing.
- Installed backflow preventer at Ramp #3 with Hot House enclosure.
- Puffin continued installing switchboards and lighting controls.
- Puffin finished setting street lights and started connecting wires to switchboards.
- Puffin assembled high mast light poles and lowering devices.
- Landscape subcontractor hydroseeded areas recently topsoiled.
- Completed Type II-A subgrade except access routes and staging area used by Western Marine.
- Placed Filter Rock to finish grade at northwest end slope of East fill.

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.



Topsoil hydroseeded at East end of Hotel Hill; street lights installed along East Access

VALDEZ NEW BOAT HARBOR PHASE 1 - UPLANDS

CONSTRUCTION PROGRESS REPORT No. 50

SEPTEMBER 12, 2016 – SEPTEMBER 25, 2016



Finish subgrade work at Ramp 2



Installing electrical cabinets near east ramp (#3)



Form and rebar for slab at abutment for Ramp #3



Installed backflow preventer (BFP) at Ramp #3



Protective bollards and sign installed at hydrant



Assembling insulated/heated enclosure around BFP

VALDEZ NEW BOAT HARBOR PHASE 1 - UPLANDS

CONSTRUCTION PROGRESS REPORT No. 50

SEPTEMBER 12, 2016 – SEPTEMBER 25, 2016



Testing Xcentric Ripper ability to break bedrock at rock outcrops in proposed Drive-Down Float basin



Hoe with rock bucket (left) breaks bedrock while hoe with “thumb” places large rocks for future drill pad

VALDEZ NEW BOAT HARBOR PHASE 1 - UPLANDS

CONSTRUCTION PROGRESS REPORT No. 49

SEPTEMBER 5, 2016 – SEPTEMBER 11, 2016

KEY CONSTRUCTION ACTIVITIES

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

- Continued implementing SWPPP and traffic controls.
- Continued forming and placing concrete for stemwalls, curbs, ramps, utility pads and sleeper keys.
- Installed bollards at maintenance access areas.
- Flushed, chlorinated, and tested water service lines at ramps.
- Tested pressure and duration for backflow preventer service and discharge lines.
- Puffin continued setting and assembling switchboards and lighting control panels.
- Puffin started pulling wire and set light poles along the access drives.
- Landscape subcontractor continued placing and spreading topsoil.
- Placed Type II-A for finish subgrade except at rock staging area used by Western Marine.
- Shaped the west mound, placed landscape boulders and spread topsoil.
- Impact hammered bedrock to deepen ditches and place conduit for GCI near the West Access.

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.



Western Marine dredging sediment along future head float location in northwest harbor basin

VALDEZ NEW BOAT HARBOR PHASE 1 - UPLANDS

CONSTRUCTION PROGRESS REPORT No. 49

SEPTEMBER 5, 2016 – SEPTEMBER 11, 2016



Machine placing curb & gutter at maintenance pad



Placing standard sidewalk next to brick imprint



Delivering Type II-A gravel for final subgrade



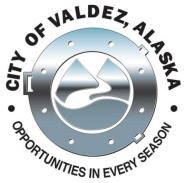
Spreading topsoil on berm along West Access



Grading Type II-A to proper elevation along curb



Island separates West Access from launch ramp



Agenda Statement

File #: 17-0017 **Version:** 1

Type: Appendix Item **Status:** Agenda Ready

File created: 12/28/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: Legal Billing Summaries - October & November 2016

Sponsors:

Indexes:

Code sections:

Attachments: [October 2016 Legal Billing Summary](#)
[November 2016 Legal Billing Summary](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Legal Billing Summaries - October & November 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:

Legal billing summaries for October and November 2016 attached for City Council reference.

RECEIVED

NOV 16 2016

CITY OF VALDEZ

BRENA, BELL & CLARKSON, P.C.

ROBIN O. BRENA, MANAGING ATTORNEY

ATTORNEYS AT LAW

JESSE C. BELL

KEVIN G. CLARKSON

DAVID W. WENSEL

ANTHONY S. GUERRIERO

LAURA S. GOULD

FREDERICK H. HAHN V

MATTHEW C. CLARKSON

KELLY M. MOGHADAM

JON S. WAKELAND

JAKE W. STASER

810 N STREET, SUITE 100

ANCHORAGE, ALASKA 99501

TELEPHONE: 907.258.2000

FACSIMILE: 907.258.2001

WEB SITE: BRENALAW.COM

November 14, 2016

City of Valdez

Attn: Dennis Ragsdale, City Manager

P.O. Box 307

Valdez, AK 99686

October 2016 Billing Summary Sheet

File No.	Description	\$	Amount
1374-003	Tax Cap Litigation (3AN-12-11398 CI)	\$	3,152.50
1374-004	NSB Declaratory Action (3AN-13-8917 CI)	\$	1,258.70
1374-005	TAPS 2010, 2011, 2013, and 2014 SARB Appeals to Superior Court (3AN-06-8446 CI Consolidated) <i>BBC Invoice (\$0.00)</i> <i>Expert-Consultants/Services-Costs (\$0.00)</i>	\$	3,920.11
1374-007	City Council	\$	4,620.00
1374-008	Capital Facilities	\$	0.00
1374-009	Ports and Harbor	\$	0.00
1374-010	Finance	\$	0.00
1374-011	Administration	\$	8,668.15
1374-012	Community Development	\$	1,960.80
1374-014	Escaped Property	\$	44,761.40
1374-015	Bond Sales & Defeasance	\$	0.00
1374-016	Parks & Rec	\$	0.00
1374-017	Police Department	\$	4,639.40
1374-018	Human Resources – CONFIDENTIAL	\$	13,653.75
1374-019	Public Works	\$	0.00
1374-020	Small Boat Harbor	\$	8,687.30
1374-022	Gas Line	\$	23,820.65
1374-023	Confidential H.R. Matter	\$	0.00
1374-025	Confidential H.R. Matter	\$	0.00
1374-026	DOR Regulation Scoping and Revision Process	\$	0.00
	TOTAL	\$	119,142.76

RECEIVED

DEC 14 2016

CITY OF VALDEZ

BRENA, BELL & CLARKSON, P.C.

ROBIN O. BRENA, MANAGING ATTORNEY
 JESSE C. BELL
 KEVIN G. CLARKSON
 DAVID W. WENSEL
 ANTHONY S. GUERRIERO
 LAURA S. GOULD
 FREDERICK H. HAHN V
 MATTHEW C. CLARKSON
 KELLY M. MOGHADAM
 JON S. WAKELAND
 JAKE W. STASER

ATTORNEYS AT LAW

810 N STREET, SUITE 100
 ANCHORAGE, ALASKA 99501
 TELEPHONE: 907.258.2000
 FACSIMILE: 907.258.2001
 WEB SITE: BRENALAW.COM

December 12, 2016

City of Valdez

Attn: Dennis Ragsdale, City Manager

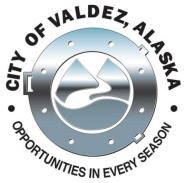
P.O. Box 307

Valdez, AK 99686

November 2016 Billing Summary Sheet

File No.	Description	\$	Amount
1374-003	Tax Cap Litigation (3AN-12-11398 CI)	\$	5,622.50
1374-004	NSB Declaratory Action (3AN-13-8917 CI)	\$	0.00
1374-005	TAPS 2010, 2011, 2013, and 2014 SARB Appeals to Superior Court (3AN-06-8446 CI Consolidated) <i>BBC Invoice (\$1,189.80)</i> <i>Expert-Consultants/Services-Costs (\$0.00)</i>	\$	1,189.80
1374-007	City Council	\$	4,777.72
1374-008	Capital Facilities	\$	240.00
1374-009	Ports and Harbor	\$	3,949.88
1374-010	Finance	\$	127.36
1374-011	Administration	\$	30,004.69
1374-012	Community Development	\$	5,198.96
1374-014	Escaped Property	\$	29,682.28
1374-015	Bond Sales & Defeasance	\$	0.00
1374-016	Parks & Rec	\$	330.00
1374-017	Police Department	\$	2,087.43
1374-018	Human Resources – CONFIDENTIAL	\$	506.25
1374-019	Public Works	\$	0.00
1374-020	Small Boat Harbor	\$	2,469.81
1374-022	Gas Line	\$	20,406.17
1374-023	Confidential H.R. Matter	\$	0.00
1374-024	TAPS Settlement/Mediation	\$	8.07
1374-025	Confidential H.R. Matter	\$	0.00
1374-026	DOR Regulation Scoping and Revision Process	\$	152.10 76.05
TOTAL		\$	

106753.02



Agenda Statement

File #: 17-0018 **Version:** 1

Type: Appendix Item **Status:** Agenda Ready

File created: 12/28/2016 **In control:** City Council

On agenda: 1/3/2017 **Final action:**

Title: City Council Calendars -January & February 2017

Sponsors:

Indexes:

Code sections:

Attachments: [City Council Calendar - January 2017](#)
[City Council Calendar - February 2017](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

City Council Calendars -January & February 2017

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:

City Council calendars for January and February 2017 attached for Council reference.

January 2017

City Council Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Holiday 7pm - Ports & Harbor Commission Meeting	3 6pm Council Work Session (Legislative Priorities with Senator Dunleavy & Representative Rauscher) 7pm - Regular Council Meeting (Dennis Ragsdale Last Day)	4 7pm - Economic Diversification Commission Meeting (Sheri Pierce Tenure as Interim City Manager Begins)	5	6 Applications for VMHA Board of Directors due to the City Clerk's Office.	7
8	9 6:30pm - School Board Meeting	10 5:30pm - Library Board Meeting (@ Library) 6:30pm - Prov. Health Advisory Council Meeting (@ Hospital) 7pm - Parks & Recreation Commission Meeting	11 7pm - Planning & Zoning Commission Meeting	12	13	14
15 Deadline for Tax Exemption Applications to City Clerks Office	16 Holiday 7pm - Ports & Harbor Commission Meeting	17 5:30pm Council Work Session (Land Development) 7pm - Regular Council Meeting	18 7pm - Economic Diversification Commission Meeting	19	20	21
22	23 6:30pm - School Board Meeting	24	25 7pm - Planning & Zoning Commission Meeting	26	27	28
29	30 Noon - Beautification Task Force Meeting	31				

Note #1: This calendar is subject to change. Contact the City Clerk's office for updates as needed.

Note #2: Deputy City Clerk out of office January 2nd – 6th.

Updated 12/28/16

February 2017

City Council Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 7pm - Economic Diversification Commission Meeting	2	3	4
5	6 (Incoming City Manager, Elke Doom Expected Arrival Date) 7pm - Ports & Harbor Commission Meeting	7 7pm - Regular Council Meeting	8 7pm - Planning & Zoning Commission Meeting	9	10	11
12	13 6:30pm - School Board Meeting	14 5:30pm - Library Board Meeting (@ Library) 6:30pm - Prov. Health Advisory Council Meeting (@ Hospital) 7pm - Parks & Recreation Commission Meeting	15 7pm - Economic Diversification Commission Meeting	16	17	18
19	20 Holiday 7pm - Ports & Harbor Commission Meeting	21 7pm - Regular Council Meeting	22 7pm - Planning & Zoning Commission Meeting	23	24	25
26	27 Noon - Beautification Task Force Meeting 6:30pm - School Board Meeting	28				

Note #1: This calendar is subject to change. Contact the City Clerk's office for updates as needed.

Updated 12/28/16

Note #2: Winter AML Conference scheduled for week of Feb. 20th in Juneau. Annual Council/staff legislative lobby trip will likely occur the following week.