



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

Parks and Recreation Commission

Tuesday, February 13, 2018

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [Approval of Regular Meeting Minutes from December 12, 2017](#)

Attachments: [MeetingMinutes 12-12-17.pdf](#)

2. [Approval of regular meeting minutes from October 26, 2017](#)

Attachments: [Meeting Minutes from 10-26-17.docx](#)

IV. PUBLIC BUSINESS FROM THE FLOOR

V. NEW BUSINESS

1. [Approve Recommendation and Review/Approve Letter that will be Submitted to City Council for Purchase of 120 Acres of UAA Land Located along Mineral Creek Road, Identified as Portions of USS 698 and USS 687.](#)

Attachments: [UAA Land Purchase Letter of Recommendation.docx](#)

[UAA Land - Mineral Creek Ski trails.pdf](#)

[UAA Land Appraisal.pdf](#)

[UAA posting-Mineral Creek.pdf](#)

2. [Discussion Item: Parks & Recreation Fee Schedule](#)

Attachments: [Current P&R Fee Schedule.pdf](#)

VI. REPORTS

1. [Recreation Supervisor Report](#)

Attachments: [Rec Supervisor Report - December 2017.doc](#)
 [Rec Supervisor Report - January 2018.doc](#)

2. [Director & Park Maintenance Supervisor Report](#)

Attachments: [Director & Park Maint Commission report Master 2018.docx](#)

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT



Agenda Statement

File #: 18-0062 **Version:** 1

Type: Minutes **Status:** Agenda Ready

File created: 1/30/2018 **In control:** Parks and Recreation Commission

On agenda: 2/13/2018 **Final action:**

Title: Approval of Regular Meeting Minutes from December 12, 2017

Sponsors:

Indexes:

Code sections:

Attachments: [MeetingMinutes 12-12-17.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of Regular Meeting Minutes from December 12, 2017

SUBMITTED BY: Krystal Moulton, Administrative Assistant

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

to approve the regular meeting minutes from December 12, 2017.

SUMMARY STATEMENT:

[Click here to enter text.](#)



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Minutes - Draft

Parks and Recreation Commission

Tuesday, December 12, 2017

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

Chair Smelcer called the regular meeting to order at 7:02 PM.

II. ROLL CALL

Present 6 - Chair Matt Smelcer
Commission Member Brian Teale
Commission Member JJ Kinstrey
Commission Member Amy Goold
Commission Member Michael Britt
Commission Member Paul Nylund

Excused 1 - Secretary Gary Pauly

Also Present 2 - Senior Administrative Assistant Krystal Moulton
PRCS Director Marcie Robertson

III. PUBLIC BUSINESS FROM THE FLOOR

Nate Duval, the Director for the City of Valdez Capital Facilities Department, approached the Commission and informed them that the Valdez City Pool was in need of significant renovation. The liners, water supply, trenches and troughs were failing and the facility was going be out of service starting in May, 2018 through the end of August, 2018. He asked that the commission do their best to help spread the word to the community and advocate for the necessity of those repairs.

Commission member, Amy Goold, inquired about whether or not the locker room renovation was planned as well. Mr. Duval informed her that the 2018 renovation was to ensure the facility become structurally sound and that the locker room renovation was expected to take place in 2019.

Mr. Duval stated that the City was looking at larger footprint projects such as the Fire Station & Museum. Those facilities would be in need of large parcels of property. Duval wanted the commission to be aware that the City may consider utilizing property which contains Parks & Recreation activities. He ensured that any decisions made would be for the greater good of the community and would provide improvement overall. In order to eliminate any surprises, the acting Parks, Recreation & Cultural Services Director, Marcie Robertson, would remain informed on the status of these projects and would bring any affecting information to the commission.

Commission Member Teale inquired about the status of the Kelsey Dock project. Duval stated that a low-profile roof structure was to be built around the brick outhouse. The structure would cover the footprint to the east which would be approximately the same size as the "pringle". Duval went into detail about the intentions of the final product and said that it would be used as an interpretive center to greet guests as well as a great place for the community to gather. Teale suggested that the design ensure the view be unobstructed and asked if there was a conceptual drawing available for review. Duval said that there was a fly-over drawing that he would forward to the commission.

Commission member Britt thanked Duval for bringing the Pool information to the commission, and noted that the number of users becomes very apparent once the facility is shut down. Smelcer asked whether or not there were additional long-term maintenance projects scheduled. Duval said that the projects they had planned for 2018 would add 25-30 years of longevity to the pool.

Smelcer advised that the City, if planning on utilizing property which contains Parks & Recreation activities, create something else (e.i: park) in exchange for whatever it is they chose to take away. Smelcer felt that by doing so, it would make it easier to accept the change and would likely result in there being less resistance from the community. Duval informed the commission that City Council would be hosting a museum and fire station work session on January 16 and 17, 2018. Smelcer expressed his interest in attending those work sessions.

IV. UNFINISHED BUSINESS

[Approval to Change the Name of the Woody Woodman Teen Center to the Woody Woodman Recreation Center](#)

MOTION: Commissioner Nylund moved, seconded by Commissioner Goold to approve the renaming of the Woody Woodman Teen Center to the Woody Woodman Recreation Center. The motion carried by the following vote after the following discussion occurred.

There was no discussion regarding this action item prior to the vote.

After the commission voted unanimously in approval of submitting this recommendation to Council, commission member Britt inquired about whether or not the name, "Ike" would

remain in the title of the facility. All commission members were informally in favor of maintaining, "Ike" in the name. It was agreed that the recommendation to Council would instead read, "Changing the name of Ike "Woody" Woodman Teen Center to Ike "Woody" Woodman Recreation Center."

Yays: 6 - Chair Smelcer, Commission Member Teale, Commission Member Kinstrey, Commission Member Goold, Commission Member Britt, and Commission Member Nylund

Excused: 1 - Secretary Pauly

V. REPORTS

[Recreation Supervisor Report](#)

Nylund made comment about the Gilson Middle School Rock Wall. Nylund had visited the facility recently and said that his family had a great time and the employee running the facility was very nice. Marcie Robertson said she would pass on the comment to Rachel Sensabaugh, the Events and Activities Coordinator. Teale agreed, and said that Mallory Padron was doing a good job.

Goold made comment on the current condition of the City Pool. She said that Bridget Irish was doing a good job, the facility was clean and the printed schedules provided were excellent.

Nylund brought up the recent Santa's Workshop event. Mrs. Robertson went into details about many of the holiday events and noted that a few changes could be made in the future. Robertson discussed the idea of relocating the Tree Lighting Ceremony to the Teen Center to better accommodate large groups if the weather was poor.

[Director & Park Maintenance Supervisor Report](#)

Commission member Teale inquired about whether or not the 2018 budget was available online. Mrs. Robertson informed the commission that the proposed budget had not been confirmed, but as soon as the finalized document was made available, it would be provided to the commission.

Smelcer asked if anything had progressed since the shooting range discussion at the last meeting. Mrs. Robertson commended the Coast Guard group that cleaned up the facility in fall. She discussed the targets that were installed, and expressed uncertainty on how they were fabricated. Robertson said she would spend the winter exercising her diligence to come up with a long-term solution and develop a plan to ensure proper safety and maintenance of the facility. Robertson said she would present a report to the

commission once the research was completed.

Smelcer made comment about the ice rink design funds. Mrs. Robertson said that she had spoken with Scott Benda at Capital Facilities about the project. She said that the group who put together the design didn't have a good understanding of what Valdez's snowload had the potential of being. After the design work was done, there was more to be discussed about location, lighting, electrical, frost-free lines, drainage and more. Robertson also emphasized that there would be numerous additional costs associated with the project which were not initially thought of.

Smelcer thanked Mrs. Robertson for following up on the project and suggested going back to the Luke Horning Memorial Sk8 Park for the location of the rink. He also asked that the email thread between Mrs. Robertson and Mr. Benda be passed along to him so he could see what the findings were.

Commission Member Nylund asked about the potential disc golf area and how the location was looking. Marcie Robertson informed the commission that the area had been cleared and her intention was to bring together a group of individuals to do a walk through in Spring, and discuss the course layout. Robertson went into detail about the facility's development/maintenance plan and said that she would provide a report at the next meeting. The intention was, come July 2018, that the area be usable as a frisbee venue. Commission member Britt inquired about the trail around 1.5 Mile Pond, in which Mrs. Robertson replied that area had been cleared.

Commission member Goold asked about the Recreation Center and whether or not the hours were expanding. Mrs. Robertson informed her that the most recent months had been spent trying to re-group and re-focus on what had been done. Robertson emphasized that the department had been event driven, not program driven, and a lot of ideas and discussion were taking place to devise a new plan for the facility. She also informed the commission that a new Recreation Programmer position was coming open and the advertising for that would begin in January.

VI. COMMISSION BUSINESS FROM THE FLOOR

Chair Smelcer discussed the status of the skating rink and informed the commission that he would be purchasing a skate sharpener. Smelcer said that he would charge for the use of the sharpener and that all proceeds would go back into funding the original purchase. Any donations that exceeded the cost of the sharpener would be used to purchase skates and hockey sticks for those in need. His intention was to help build a skating community, and he asked that anyone who wanted to donate be in contact with him.

VII. ADJOURNMENT

Due to there being no further business, Chair Smelcer adjourned the meeting at 7:55 PM.



Agenda Statement

File #: 18-0063 **Version:** 1

Type: Minutes **Status:** Agenda Ready

File created: 2/6/2018 **In control:** Parks and Recreation Commission

On agenda: 2/13/2018 **Final action:**

Title: Approval of regular meeting minutes from October 26, 2017

Sponsors:

Indexes:

Code sections:

Attachments: [Meeting Minutes from 10-26-17.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approval of regular meeting minutes from October 26, 2017

SUBMITTED BY: Krystal Moulton, Administrative Assistant

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

to approve the regular meeting minutes from October 26, 2017 as written.

SUMMARY STATEMENT:

Due to technical issues with the minute's software, these minutes were delayed.



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Minutes - Draft

Parks and Recreation Commission

Thursday, October 26, 2017

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

Present 7 - Chair Matt Smelcer
Chair Pro Tempore Rich Loftin
Secretary Gary Pauly
Commission Member Brian Teale
Commission Member Amy Goold
Commission Member Michael Britt
Commission Member Paul Nylund

Also Present 2 - Senior Administrative Assistant Krystal Moulton
Acting PRCS Director Marcie Robertson
Recreation Supervisor Wendy Clubb

III. APPROVAL OF MINUTES

1. [Approval of regular meeting minutes from August 8, 2017.](#)

MOTION: Commission Member Nylund moved, seconded by Brian Teale, to approve the regular meeting minutes from August 8, 2017. The motion carried by the following vote.

The regular meeting minutes from August 8, 2017 were approved as written.

Yays: 7 - Chair Smelcer, Commission Member Britt, Commission Member Teale, Chair Pro Tempore Loftin, Commission Member Goold, Secretary Pauly, and Commission Member Nylund

IV. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

V. UNFINISHED BUSINESS

1. [Discussion Item: Frisbee Golf Course](#)

Commission Member Nylund asked that this item be added to the agenda. He inquired about what materials Park Maintenance already had that could be used for development of a Frisbee golf course.

Marcie Robertson, Acting PRCS Director, stated that the Department had nine chained baskets with removable bases.

Nylund inquired about what had happened regarding the original anticipated location which was to be around the Gold Fields Softball Complex. Robertson briefed the commission on the history of Frisbee golf in Valdez and informed them that the area around the Complex had been surveyed but after there were issues with the brush head – amongst other things - the brushing never began and the project was put to the side. Robertson said she was going to speak with Public Works about utilizing their dozer to push back the low brush in order to increase visibility and help improve bear safety in the area. Robertson anticipated that by having the brush pushed back; it would open up the possibility of using those areas for a Frisbee golf course location.

VI. NEW BUSINESS

1. [Discussion Item: Shooting Range Maintenance Operations](#)

Larry Roberts, a recreational shooter, approached the commission. Roberts expressed his enjoyment of the range, but that he felt the range was not well-kept nor up to par with other ranges throughout the state. He suggested a multitude of concepts such as; fencing the perimeter, regulating use, increasing police presence, delegating a club/organization to oversee the facility as well as installation of a designated pit for those who wanted to use household objects as targets. He also suggested the facility be plowed down-range to enable patrons to safely set out targets during winter months.

Further discussion went into the history of the range and issues that arose with past management. Numerous ideas about possible management and maintenance solutions were discussed, but none of which were deemed as feasible. Robertson emphasized that priority needed to be set by first dealing with the permanent target safety issues.

2. [Discussion Item: North Meyring Park Basketball Court Cover & Ice Rink Development – Capital Improvement Project Request](#)

Chair, Smelcer asked that this item be added to the agenda. He gave a brief overview of the project intentions then inquired about the status. Mrs. Robertson discussed some of the design challenges that this facility would face, and said she would reach out to the Capital Facilities Department to see whether or not design planning had already begun and if funds were still available and secured.

[Discussion Item: Kids' Snowmachine Race Schedule for Winter 2017/2018](#)

Chair, Smelcer asked about lining out a schedule for February, March and April 120 races. He was directed to contact Rachel Sensabaugh, Recreation Activities Coordinator, to schedule dates.

VII. REPORTS

1. [Park Maintenance Supervisor Report](#)

The Commission reviewed the Park Maintenance Supervisor's report. Brief discussion took place about the Tillie Wonder Plaza ribbon cutting ceremony, snowshoe trail project, ski trail improvements and disc golf course.

2. [Recreation Supervisor Report](#)

Recreation Supervisor, Wendy Clubb, verbally presented her report. She informed the commission that a new Aquatics Coordinator had been hired. She also discussed the transition to offering more programming in order to provide better quality activities for the community. Brief discussion took place regarding Ski Hill job opportunities, pumpkin carving, Rock Wall, and the Halloween carnival.

VIII. COMMISSION BUSINESS FROM THE FLOOR

Chair Smelcer discussed plans for ice rink maintenance and ideas for offering another community skate night as well as the possibility of providing a learn-to-skate clinic.

IX. ADJOURNMENT

Due to no further business, Chair Smelcer adjourned the meeting at 8:53PM.

CITY OF VALDEZ

Matt Smelcer, Chair

ATTEST

Krystal Moulton, Recording Secretary



Agenda Statement

File #: 18-0064 **Version:** 1

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

File created: 1/30/2018 **In control:** Parks and Recreation Commission

On agenda: 2/13/2018 **Final action:**

Title: Approve Recommendation and Review/Approve Letter that will be Submitted to City Council for Purchase of 120 Acres of UAA Land Located along Mineral Creek Road, Identified as Portions of USS 698 and USS 687.

Sponsors:

Indexes:

Code sections:

Attachments: [UAA Land Purchase Letter of Recommendation.pdf](#)
[UAA Land - Mineral Creek Ski trails.pdf](#)
[UAA Land Appraisal.pdf](#)
[UAA posting-Mineral Creek.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Approve Recommendation and Review/Approve Letter that will be Submitted to City Council for Purchase of 120 Acres of UAA Land Located along Mineral Creek Road, Identified as Portions of USS 698 and USS 687.

SUBMITTED BY: Paul Nylund, Senior Planner/GIS Technician & Marcie Robertson, PRCS Acting Director

FISCAL NOTES:

Expenditure Required: \$186,000
Unencumbered Balance: \$186,000
Funding Source: Land Development Reserve Fund

RECOMMENDATION:

Approve a Recommendation and Letter to City Council for Purchase of 120 Acres of UAA Land Located along Mineral Creek Road, Identified as Portions of USS 698 and USS 687.

SUMMARY STATEMENT:

The City of Valdez has recently been made aware of the University of Alaska's desire to sell some of

their property within the boundaries of Valdez. The 120 acres that the City is looking to purchase consists of two adjacent parcels located alongside Mineral Creek, north of the main Valdez town site (see attached map).

A significant portion of the City of Valdez's Mineral Creek ski trails are located on these parcels. The City has maintained a Land Use Permit with UAA for the use and maintenance of these trails since 1993. This is a 5 year permit, with a cost of \$500 per renewal, and offers no guarantee that the permit will not be revoked or the land sold to a private entity (see attached UAA-posting).

The purchase of this property, and the continued maintenance and use of these trails is consistent with the City of Valdez Comprehensive Plan's overall goal - to create an atmosphere that will encourage stable economic development in Valdez while enhancing the quality of life. Improvements should be made to all elements that give the community its' character. This would include enhancing the economic productivity and diversification of the region to assure continued economic prosperity; providing for public safety and the economic welfare of the community when siting future industrial, commercial, residential, and public land uses; enhancing the scenic beauty, uniqueness and historic significance of the Valdez area.

The purchase of this land is also consistent with the Comprehensive Plan's goal - Community Facilities and Services: Provide for the maximum range of community services and facilities in appropriate locations consistent with the community's desire and ability to fund these.



City of Valdez
Parks, Recreation and Cultural Services
PO Box 307
Valdez, AK 99686

February 17, 2018

City of Valdez
Attn: City Council
PO Box 307
Valdez, AK 99686

Subject: Support of Recommendation to Approve the Purchase of 120 Acres of UAA Land Located Along Mineral Creek Road, Identified as Portions of USS 698 and 687.

Dear Mayor Knight,

The Parks & Recreation Commission would like to express their support of the above purchase. Having ownership of this property would make available its year round use. City ownership would allow the Parks Department to identify needs and address them without being tied to a very restrictive permit. We encourage the council to move forward with the purchase of this area before it is made available for others to buy, as that could take away the possibility of our residents' use of it in the future and could diminish our ski trail system by nearly half.

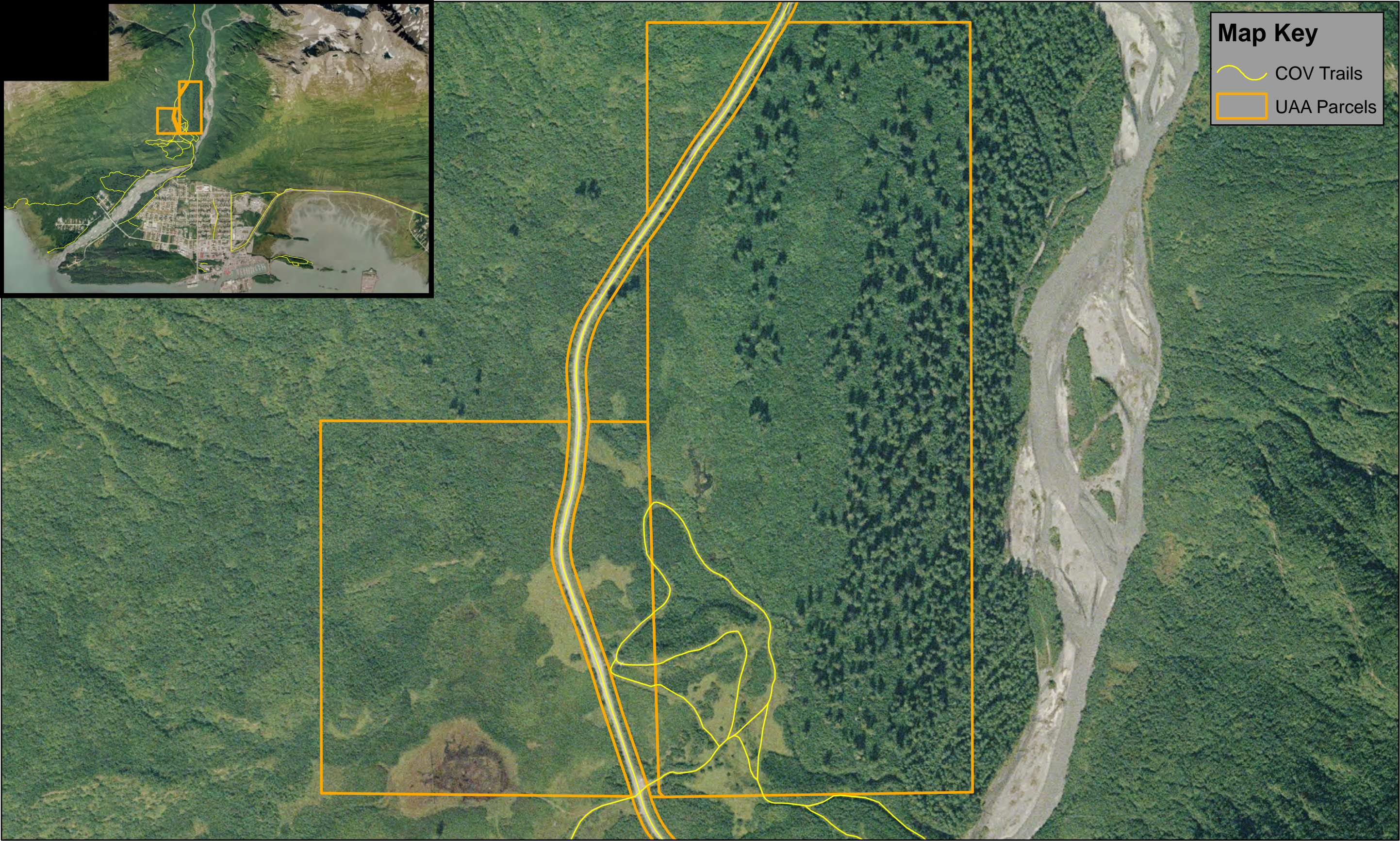
Please let us know if there are any further actions required of the Commission to facilitate this request. I can be reached at: mattsmelcer111@hotmail.com or (907) 830-4330.

Sincerely,


Matt Smelcer
Valdez Parks & Recreation Commission Chair


CC: Marcie Robertson, Acting Director of Parks, Recreation & Cultural Services

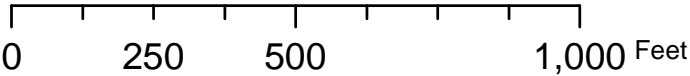
UAA Land - Mineral Creek Canyon



Map Key

 COV Trails

 UAA Parcels



All features associated with this map
are subject to the COV Disclaimer
for Accuracy and Use.



APPRAISAL REPORT

Described as VZ.VZ.0005

A ±5,227,200 SF (120 Acres) Site

Located along a portion of Mineral Creek Trail, on Mineral Creek Rd, in Valdez, Alaska 99686



FOR

University of Alaska
1815 Bragaw Street #101
Anchorage, Alaska 99508

Attn.: **Stephan Lauzier**

Director Facilities & Land Management

Report Date

September 2, 2016

Effective Date

August 30, 2016

B-SBC File #

16-057

BY

Brian Bethard, MAI
General Real Estate Appraiser (Cert. #281)

Zack Rall, Appraiser

BLACK-SMITH, BETHARD & CARLSON, LLC

1199 E. Dimond Blvd., Ste. 200, Anchorage, Alaska 99515

Appraisers
1199 E. Dimond Blvd. Ste. 200
Anchorage, Alaska 99515
Phone: 907-274-4654
Fax: 907-274-0889
E-mail: bsr@ak.net

BLACK-SMITH, BETHARD & CARLSON, LLC

September 2, 2016

Client: University of Alaska
1815 Bragaw Street #101
Anchorage, Alaska 99508

Attention: Mr. Stephan Lauzier, Director Facilities & Land Management

Re: Located along a portion of Mineral Creek Trail, on Mineral Creek Rd, in
Valdez, Alaska 99686
Legal Description: 120.00 AC; U.S. Survey No's. 697 & 698

Dear Mr. Lauzier:

We are submitting an appraisal report estimating the market value of the fee simple interest in the property identified above. Our opinion of value, as of August 30, 2016, (the date of inspection), is: **\$186,000.**

The value opinion is stated in terms of cash. The market exposure period (looking backward) and the marketing time (looking forward) are both estimated at one year. The value opinion reported is qualified by certain definitions, assumptions, limiting conditions, and certifications.

The report is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. It presents summary discussions of the data, reasoning, and analyses that were used to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the client's intended use.

Sincerely,
BLACK-SMITH, BETHARD & CARLSON, LLC



Brian Bethard, MAI
General Real Estate Appraiser (Cert. #281)



Zack Rall, Appraiser

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SUMMARY OF FACTS, DATA, & VALUE CONCLUSIONS

Appraisal Date:	September 2, 2016
Inspection Date:	August 30, 2016
Ownership:	University of Alaska
Legal Description:	120.00 AC; U.S. Survey No's. 697 & 698
Location/Address:	The subject is located along a portion of Mineral Creek Trail, on Mineral Creek Rd, in Valdez, Alaska 99686
Shape, Size, and Area:	The site is an irregular "L" shaped assemblage of 2 parcels (USS 697 & 698) totaling ±5,227,200 SF or 120.00 AC.
Access:	Access is via Mineral Creek Road – dirt. The rough gravel road runs ±5.5 miles before ending at a gate (north of the subject), after which the trail becomes a dirt footpath. The narrow road offers few turn around spots and overall access is considered fair.
Topography:	<p>USS 698 (40 AC) – fairly level, slightly sloping from S to N, lightly treed/predominately shrubs and bushes.</p> <p>USS 697 (80 AC) – rolling topography with a gradual slope from the S to N. The E border of the parcel also has a slight slope towards Mineral Creek. ±50% treed, predominately shrubs and bushes.</p>
Soils Conditions:	The soils outside the flood zones are assumed to be adequate for improved uses. A significant portion of USS 697 is in a high risk flood zone and not likely developable.
Utilities:	None; Telephone, electricity, water, and sewer ±3/4 mile south in Mineral Creek Heights subdivision.
Zoning & Restrictions:	Unclassified.
Site Improvements:	N/A
Easements:	None noted
Current Use:	Vacant (cross-country skiing trail system)
Highest and Best Use:	Speculation
Description:	Appraised as vacant land.
Market Value of Land:	\$186,000

We certify that, to the best of our 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 report assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

Our compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.

Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.

This appraisal assignment was not based on a requested minimum valuation or specific valuation or approval of a loan. Our employment was not conditioned upon the appraisal producing a specific value or a value within a given range.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Brian Bethard is currently certified by the State of Alaska as a General Real Estate Appraiser (Certificate No. 281).

Zack Rall made a personal inspection of the property for this assignment.

Brian Bethard and Zack Rall have the appropriate knowledge and experience necessary to complete this appraisal assignment competently.

I have performed no service as an appraiser or in any other capacity regarding the subject property within the three year period preceding the acceptance of this assignment.

Dated September 2, 2016



Brian Bethard, MAI
General Real Estate Appraiser (Cert. #281)



Zack Rall, Appraiser

PURPOSE OF THE APPRAISAL and INTEREST APPRAISED

The purpose of this appraisal is to estimate the *as-is market value*¹ of the *fee simple*² interest as of August 30, 2016, the date of inspection. The property is appraised as vacant, according to the extraordinary assumption that the site is environmentally clean. The value opinions are stated in terms of cash and a market exposure period (looking backward) of one year. We estimate the marketing time (looking forward) at one year.

INTENDED USE OF THE REPORT

The intended use is for asset evaluation for a potential sale or land trade involving the subject property.

INTENDED USERS OF THE REPORT

The intended users include the client (University of Alaska), City of Valdez and appropriate regulatory agencies.

SCOPE OF WORK

The client provided an aerial exhibit depicting the subject property. Zack Rall inspected the property on August 30, 2016. Brian Bethard has viewed the subject on prior occasions.

In order to identify significant trends and indicators, we spoke with local property owners, real estate agents, and appraisers. We obtained a community profile from the State of Alaska Department of Community and Regional Affairs. We also reviewed various publications, reports, and surveys including *Alaska Economic Trends*, *Alaska Business Monthly*, and the *Alaska Journal of Commerce*.

Alaska is a non-disclosure state. Comparable data was obtained by searching the local multiple listing service records, surveying real estate agents/brokers, property managers and other appraisers.

The Appraisal Institute recognizes two categories of market analysis: *inferred* and *fundamental*. For the purposes of this appraisal, demand is inferred from general market conditions and the available data.³

We developed an opinion of value by the direct sales comparison approach. This *summary* appraisal report is a brief recapitulation of the appraiser's data, analyses, and conclusions. Supporting documentation is retained in the appraiser's file.

¹ The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, and knowledgeably, and for self-interest, and assuming that neither is under undue duress. *Appraisal Institute, The Appraisal of Real Estate 13th Edition*.

² Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. *Appraisal Institute 1993; Dictionary of Real Estate Appraisal*.

³ Inferred analyses (levels A and B) are basic methods by which future supply and demand conditions are inferred by current and general market conditions (secondary data). In fundamental analyses (levels C and D), general information is supplemented by detailed data in order to forecast supply and demand as well as subject-specific absorption, and capture (primary data).

ASSUMPTION AND LIMITING CONDITIONS

General assumptions and limiting conditions are contained in the addenda of the report. Extraordinary assumptions,⁴ hypothetical conditions,⁵ and limiting conditions are noted:

- We developed our opinion of value according to the extraordinary assumption that the site is environmentally clean.
- The site is appraised as vacant.
- A soils report was not provided. It is assumed the areas outside of the flood zone have adequate soils to support development.

4 "An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions." Uniform Standards of Professional Practice.

5 "That which is contrary to what exists, but is supposed for the purpose of analysis." Uniform Standards of Professional Practice.

ALASKA⁶

Alaska's economy faces significant headwinds in 2016, largely due to sustained low oil prices. The state is forecast to lose about 2,500 jobs in 2016, a 0.7 percent decline, after gaining 1,700 jobs in 2015.

This would be the first year of job losses since 2009, when Alaska felt the wake from the national recession. The state's job growth rebounded quickly in 2010 and remained relatively strong through 2012, buoyed by the federal stimulus package, large capital budgets, and high oil prices. Growth slowed to a crawl in 2013, and employers added jobs at a yearly rate of half a percentage point or less between 2013 and 2015.

Anticipated job losses are tied directly to low oil prices, which averaged close to \$53 per barrel in 2015, and to a lesser extent to declining oil production. Sustained low oil prices impinge Alaska's economy on two fronts: directly, through cuts to oil industry investment and employment, and indirectly, through state government budget deficits that lead to spending cuts. Consequently, job losses will be concentrated in the oil and gas industry and state government as well as the construction on industry, which will be hit by reduced investment from oil companies and capital budgets. Despite downward pressure, 2016's job losses are anticipated to be fairly isolated. The ripple effects of lower employment and spending aren't likely to extend into other industries this year.

VALDEZ

The City of Valdez 2015 population is currently estimated at 4,011 by the State of Alaska, Department of Labor slightly below the 2003 estimate of 4,060. The outlook is for little growth.

Economy

Valdez has one of the highest municipal tax bases in Alaska as the southern terminus and off-loading point of oil extracted from Prudhoe Bay on the North Slope. Four of the top ten employers in Valdez are directly connected to the oil terminus. Alyeska Pipeline Service Company employs nearly 300 persons. Valdez is a major seaport, with a \$48 million cargo and container facility. City, state, and federal agencies combined provide significant employment.

"The City has also a developed tourism economy, with between 150,000 and 180,000 people visiting Valdez annually, primarily in the summer time. Sport fishing and sightseeing are significant sectors of the economy. Although commercial fishing was only a minor player in Valdez economy, the closure of fish processing plants has negatively impacted the industry. As a result of its abundant snowfall and proximity to the Chugach Mountains, Valdez is developing winter tourism by promoting its winter sports. Heli-skiing is a fast growing sport in the Valdez area, and Valdez is the birthplace of the World Extreme Skiing Championships. Abundant snow-mobile opportunities have resulted in championship competitions in Valdez as well."⁷

⁶ Alaska Economic Trends, January 2016

⁷ City of Valdez Alaska – Gateway to the Interior – Valdez Economy.

Facilities

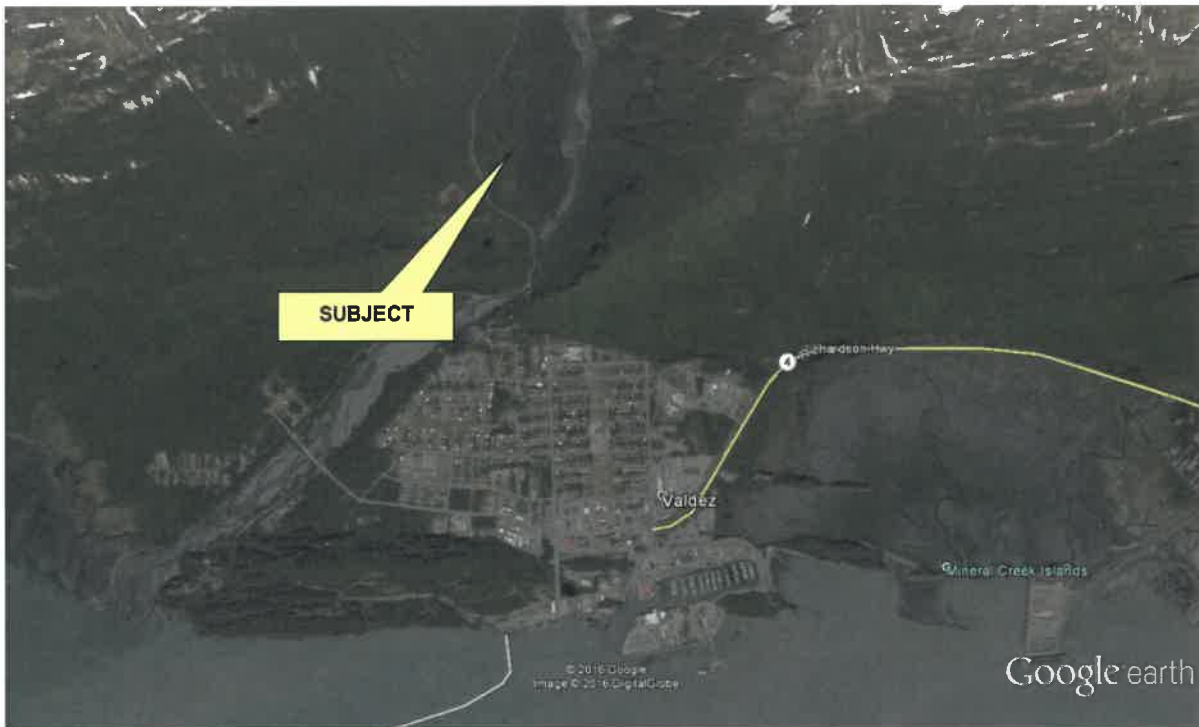
Water is derived from four primary wells and is stored in five 750,000-gallon reservoirs prior to piped distribution throughout Valdez. Water storage capacity is 2.24 million gallons. The sewage treatment plant is capable of processing 1.25 million gallons a day. Sewage is deposited in a secondary treatment lagoon. Over 95% of homes are fully plumbed. Many homes use individual wells and septic tanks. The Class 2 landfill uses a bale fill system. An oil and hazardous waste recycling center was completed in 1998. Electricity is provided by Copper Valley Electric Association.

Transportation

The Richardson Highway connects Valdez to Anchorage, Fairbanks and Canada. Port Valdez is ice-free year round and is navigated by hundreds of ocean-going oil cargo vessels each year. The State Ferry provides transport to Whittier, Cordova, Kodiak, Seward and Homer in the summer; Cordova only in the winter. Valdez has the largest floating concrete dock in the world, with a 1,200' front and water depth exceeding 80'. Numerous cargo and container facilities are present in Valdez. A small harbor accommodates 546 commercial fishing boats and recreational vessels. Boat launches and haul-out services are available. Both barges and trucking services deliver cargo to the City. The airport is operated by the state, with a 6,500' long by 150' wide paved runway, instrument landing system and control tower. A State-owned seaplane base is available at Robe Lake.

In summary, the Valdez economy is relatively stable, with nominal population or employment change noted. The outlook is for little change.

NEIGHBORHOOD



Neighborhood	Recreational area near Mineral Creek, +/- 1.5 miles north of the Valdez Harbor District
Infrastructure	Access is adequate via a network of paved arterials and neighborhood streets. Public utilities generally available include electricity and telephone. The subject is $\pm 3/4$ of a mile north of any infrastructure development.
Land Use	Improved parcels developed with owner-user and commercial/residential uses. Vacant land is available.
Land Developed	$\pm 50\%$ Developed – Central Valdez; 0% developed – immediate neighborhood.
Life Cycle	Stable
Proximity	The area contains no negative externalities.
Suitability	Suitable for owner-users

Valdez

VZ.VZ.0005
120 Acres

Legend

-VZ.VZ.0005.001 City of Valdez Winter Ski and Hiking Trail L.U.P.



500
Feet

**UA FACILITIES and
LAND MANAGEMENT
November 2014**

Photo Source : Aerometric, Inc.
Photo Date : 8/3/2009

Meridian Township Range
C 8S 6W

Valdez A-7 (USGS)

SUBJECT PHOTOGRAPHS (USS 698)

Taken by Zack Rall (August 30, 2016)



Looking N down Mineral Creek Road



Looking NW from SE corner of subject



Looking W from near SE corner of subject



Looking SW from near SE corner of subject



Looking northerly from near SE corner of subject



Looking at subject from mound across Mineral Creek Road

SUBJECT PHOTOGRAPHS (USS 697)

Taken by Zack Rall (August 30, 2016)



Looking northerly from near SW corner of subject



Looking northerly from near SW corner of subject



Looking northerly from high vantage point



Looking E towards Mineral Creek from high vantage point



Looking NE towards Mineral Creek from high vantage



Looking NW from high vantage point

LOCATION

The subject is located along a portion of Mineral Creek Trail, on Mineral Creek Road, in Valdez, Alaska 99686. The subject is $\pm \frac{1}{4}$ miles north of City of Valdez infrastructure.

SITE AREA & DIMENSIONS

The site is an irregular "L" shaped assemblage of 2 parcels totaling $\pm 5,227,200$ SF (120 AC).

STREET IMPROVEMENTS & ACCESS

Access via Mineral Creek Road – dirt. The rough gravel road runs ± 5.5 miles before ending at a gate (north of the subject), after which the trail becomes a dirt footpath. The narrow road offers few turn around spots and overall access is considered fair.

UTILITIES

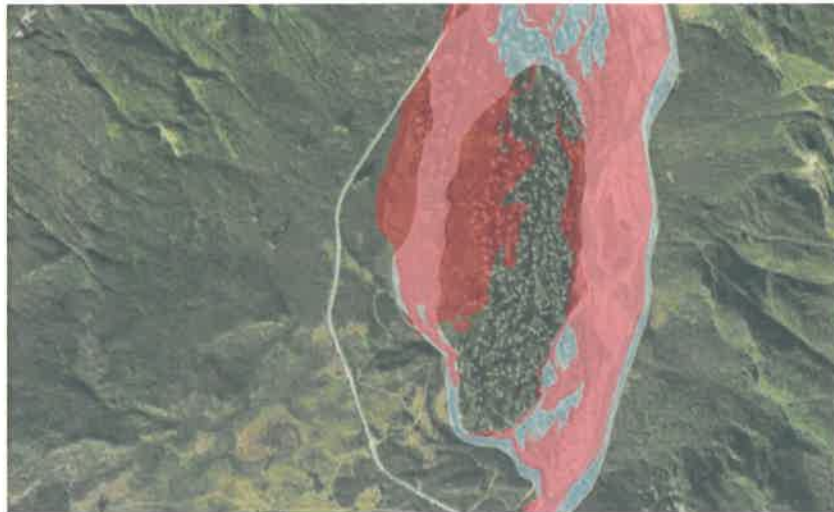
None; Telephone, electricity, water, and sewer $\pm \frac{3}{4}$ miles south in Mineral Creek Heights subdivision.

TOPOGRAPHY & SOILS

USS 698 (40 AC) – fairly level, slightly sloping from S to N, lightly treed/predominately shrubs and bushes. Soils are assumed adequate.

USS 697 (80 AC) – rolling topography with a gradual slope from the S to N. The E border of the parcel also has a slight slope towards Mineral Creek. $\pm 50\%$ treed with similar shrubs and bushes as USS 698.

Soils are assumed adequate in areas outside the flood zone.



**FLOOD PLAINS;
WETLANDS**

A flood map from the city of Valdez shows $\pm 50\%$ of USS 697 is susceptible to high flood risk, shown in red. A wetlands map was unavailable, however we acknowledge possible wetlands within the area of the floodplain. USS 698 is not located within a designated floodplain and no wetlands were identified during the inspection.

EASEMENTS

None noted

ZONING

Unclassified

OTHER RESTRICTIONS

None

ENVIRONMENTAL ISSUES

We developed our appraisal according to the extraordinary assumption that the site is environmentally clean.

CURRENT USE

Vacant (cross-country skiing trail system)

PROPERTY HISTORY

The subject is owned by the University of Alaska. There have been no sales of the fee simple interest within the five years preceding the date of valuation.

REAL ESTATE TAXES

The subject is owned by the University of Alaska and is tax exempt. A tax history is not available. The subject is identified by 2 tax identification numbers and the assessed value for the past 8 years are reported as:

USS 697 (80AC): 0697-000-000-0 \$240,000

USS 698 (40AC): 0698-000-000-0 \$101,700

MARKET ANALYSIS

The Valdez real estate market is flat with limited sales or listings of parcels over 2 AC. Private land development and demand for sub-dividable sized parcels is somewhat weakened by land development completed by the City of Valdez. It is difficult for the private sector to compete with city development given the small size of the community.

Only a handful of sales and listings are reported on the State MLS system, with most properties selling via word of mouth or through local real estate agents websites. Regardless, for properties appropriately priced and professionally marketed a market time of +/- one year is reasonable.

HIGHEST AND BEST USE ⁸

As-Vacant

Access is fair and public utilities are not readily available. The soils and topography appear adequate for improved uses in the areas outside the flood zone.

Permitted uses are not defined; the immediate area is largely vacant. Given the character of the area, the most probable use is for residential or recreation when feasible. Speculative new development is not feasible at this time. The highest and best use is speculation.

As-Improved

N/A

⁸ "The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, and financially feasible and that results in the highest value." – Appraisal Institute, The Appraisal of Real Estate, 13th Edition.

SUMMARY OF COMPARABLE LAND SALES

#	Property	Date	Zoning	Sale Price	AC	SF	\$/AC
COMP #1	Mile 5.5 Old Edgerton Highway	10-15	UNZ	\$100,000	142.00	6,185,520	\$704
COMP #2	100 SE Willow Lake	5-13	UNZ	\$200,000	104.00	4,530,240	\$1,923
COMP #3	3 adjoining parcels near Airport Rd	12-07	I-2	\$150,000	99.36	4,328,122	\$1,510
COMP #4	Tract F-1, ASLS No. 79-116	4-06	CR*	\$144,642	18.818	819,712	\$7,686
COMP #5	U.S. Survey No.455 S. Richardson Hwy	2-98	CR*	\$185,000	20.00	871,200	\$9,250
Subj.	Located along Mineral Creek Road	---	UNZ	---	120.00	±5,227,200	---

*general commercial

**DESCRIPTION OF COMPARABLES**

The comparables are identified in the previous table and on the map. This is a *summary* report; details are retained in the office files.

CORRELATION (EXPLANATION OF THE ADJUSTMENTS)

All of the comparables reflect arm's length sales/acquisitions of the fee simple interest. No undue stimulus was reported. Atypical motivations, if any, are recognized in the reconciliation. The indicated unit values are already adjusted to a cash equivalent value (if required) and for expenditures immediately after purchase (e.g. demolition or the cost-to-cure known defects/deficiencies).

QUANTITATIVE ADJUSTMENTS

Market Conditions – While a general upward trend in market prices is evident, a universal appreciation rate is not applicable to all submarkets. There is no measurable appreciation in the time period analyzed. We did not develop a percentage adjustment for market conditions; the impact of change is recognized in the final reconciliation.

Size - Paired sales analyses retained in our work file establish that the market recognizes a general range of discounts (downward adjustments) from 25% to 50% for each size increment resulting from simple subdivisions of homestead and Native allotments (halving and quartering ± 160 acres).⁹ For the purpose of our appraisal, the range is distributed as follows:

<i>if subject is:</i>	<i>and the comparable's area is (\pm):</i>	<i>adjust the comparable</i>
160 acres	20 acres	-65%
160 acres	40 acres	-50%
160 acres	80 acres	-25%
80 acres	40 acres	-20%
40 acres	80 acres	+25%
80 acres	160 acres	+33%
40 acres	160 acres	+100%
20 acres	160 acres	+186%

Rough interpolations are used to correlate sizes other than those listed in the table.

Utilities Adjustment

#	Description	AC	Access	Utilities	\$/SF	Adj.
1	L1/B6 Airport Ind. Sub.	2.25	Gravel	E,T	\$.29	+131%
2	Tr.2 Blk 105 Valdez Twn Site #2	1.857	Gravel/but Richardson Frontage	E,T	\$.50	+34%
3	L1/B2 Airport. Ind. Sub	4.46	Gravel	E,T	\$.30	+123%
4	Parcel 3, USS 3682	2.058	Paved/Mineral Creek Lp	W,S,E,T	\$.67	

In general, parcels with more utilities available to the site sell for higher unit values than similar parcels without utilities. The sales analyzed indicate a wide range of adjustment for sales lacking frontage, paved access and water/sewer availability. Pairs 1 and 3 may overstate the adjustment due to fair quality access. Giving weight to the Pair 2 indicator, which fronts on the Richardson Highway, an adjustment of 30% is a reasonable water / sewer adjustment. However, we recognize industrial uses such as storage and warehousing may not require utilities to the site and no premium is recognized. Considering the data available, we have adjusted the comparables by 10% to 20% to account for differences in utilities if applicable.

Paved Access/Frontage/Exposure Adjustment

In general, an industrial or commercial site with paved access and exposure to traffic sells for a higher unit value than a similar site without these characteristics. Comparing Pairs 1 and 3 to Pair 2 indicates an upward adjustment of over 60% for exposure to a major arterial. The adjustment may be overstated due to differences in size and general neighborhood characteristics. We recognize that industrial users may not require exposure, and no premium would be paid. There are a limited number of sales in Valdez and buyers

⁹ Confidential data for size adjustments obtained in our work file.

are forced to purchase what is available. In this case, we recognize an adjustment of 10% to 30% for parcels with exposure and paved access, depending on the quality of exposure and access.

Zoning - The zoning types permit a wide variety of uses. The most probable use of the subject and the comparables is determined more by location and neighborhood characteristics. The data does not support an adjustment for zoning.

QUALITATIVE ADJUSTMENTS

A sufficient number of paired-sales are not available from which to extract reliable adjustments for other inequalities. We correlated physical inequalities with qualitative adjustments (superior, inferior, approximately equal).

RELATIVE COMPARISON ANALYSIS

Comparable	SUBJECT	COMP #1	COMP #2	COMP #3	COMP #4	COMP #5
\$/AC	---	\$704/AC	\$1,923/AC	\$1,510/AC	\$7,686/AC	\$9,250/AC
Sale Date	---	Oct 2015	May 2013	Dec 2007	April 2006	Feb 1998
Zoning	UNZ	UNZ	UNZ	I-2	CR	CR
LOCATION	Mineral Creek Road	Copper Center, AK	Willow Lake	Near airport road, Valdez	West side of Richardson Hwy, north of Robe River	South side of Richardson between M.C Lp & Airport Rd
Suitability	Recreational	(inferior) Rural residential/commercial	(inferior) Rural residential/recreational	(approx. =) Commercial/Industrial	(superior) Commercial/Residential	(superior) Commercial/Residential
Corner Characteristic	Interior lot	Interior lot	Interior lot	Interior lot	Interior lot	Interior lot
Access	Fair access from Mineral Creek Road (Dirt)	Gravel road extending from Edgerton hwy. Access if fair (approx. =)	Adequate access (gravel); float plane accessible (slightly sup.)	Fair via trail (Old Alpecto Road) (approx. =)	Adequate access from Richardson (paved). (superior)	Good access from Richardson (paved). (superior)
Size (AC)	120.00 AC	142.00 AC No Adj.	104.00 AC No Adj.	99.36 AC No Adj.	18.818 AC (-60%)	20.00 AC (-60%)
Adj. \$/AC		\$704/AC	\$1,923/AC	\$1,510/AC	\$3,074/AC	\$3,700/AC
Shape	Irregular "L" shape with adequate frontage to depth	Irregular with unusual dimensions (inferior)	Irregular with adequate frontage to depth (approx. =)	Rectangular (approx. =)	Rectangular, narrow & deep (inferior)	Irregular with adequate frontage to depth (approx. =)
Utilities	None; T,E,W/S ¼ mile south	E & T in area (-10%)	E & T (-10%)	None No Adj.	E & T (-10%)	E & T W/S 700' (-10%)
Frontage	N/A	N/A (approx. =)	N/A (approx. =)	N/A (approx. =)	Richardson Highway (-30%) (superior)	Richardson Highway (-30%) (superior)
Topography & Soils	Treed, fairly level to rolling, +/- 40 AC in flood zone Soils outside of flood zone are assumed adequate	Fairly level, densely treed, some cleared; Soils appear to be adequate for improved uses. (superior)	Level, some wetlands, partially cleared; Soils appear to be adequate for improved uses. (slightly sup.)	Rolling, wooded but partially cleared Soils appear to be adequate for improved uses. (superior)	Level, part cleared Soils appear to be adequate for improved uses. (approx. =)	Fairly level, below road grade, wooded. Soils are adequate but requires fill (slightly sup)
Other		N/A	Willow lake frontage	Intended use as ski resort	Had small home & cabins with permit for RV park	Small stream cuts across back corner of site
Indicated \$/AC	---	> \$634	+/- \$1,731	+/- \$1,510	< \$1,844	< \$2,220

RECONCILIATION

The analysis generates an overall range of unit values from \$634 to \$2,220/SF.

The relative market position of the subject is reconciled as follows:

Ref No.	Adj. \$/AC	Adjustment	Reconciliation
COMP #5	\$2,220	(↓) Negative	Dated sale, most weight given to Richardson Hwy.
COMP #4	\$1,844	(↓) Negative	Most weight given to location on Richardson Hwy.
COMP #2	\$1,731	(±) Approx. =	Recent sale with off-setting characteristics
Subj.			
COMP #3	\$1,510	(±) Approx. =	Generally similar, large parcel in Valdez
COMP #1	\$634	(↑) Positive	Most weight on inferior location

The data supports a value for the subject between \$1,510 and \$1,731. The subject is larger than these comparables. It is also noted that a large portion of USS 697 is within a high risk flood plain, limiting the sites useable area. Therefore, market value of the subject is concluded near the low end of the bracketing range at \$1,550/AC, or **\$186,000** rounded. (\$1,550 x 120.00 AC)

The value estimate is stated in terms of cash with a market exposure period (looking backward) and the marketing time (looking forward) both estimated at one year.

ADDENDA

LIMITING CONDITIONS AND ASSUMPTIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.
2. The property is appraised free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent property management are assumed.
4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
5. All engineering studies (if any) are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
8. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence hazardous materials may affect the value of the property. The value estimated is predicated on the assumption that there is no such material on the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

This appraisal report has been made with the following general limiting conditions:

1. Possession of this report, or a copy thereof, does not carry with it the right of publication.
2. The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
3. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

Additional Assumptions and Limiting Conditions:

1. Any opinions of value provided in the report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the opinion of value, unless such proration or division of interests has been set forth in the report.

QUALIFICATIONS OF BRIAN BETHARD, MAI – ALASKA STATE CERTIFICATION #281

General Education

Service High School, Anchorage, Alaska - Graduate 1989
The Colorado College, Colorado Springs, CO - Bachelor of Arts, Economics 1993
University of Alaska, Anchorage, Anchorage, AK - MBA May 1996

Employment History

Black-Smith and Richards, Inc. -	Fee Appraiser -	1995 to Current
Randal, Hayes, and Henderson, Inc. -	Fee Appraiser -	1993 to 1995

Appraisal Courses/Seminars Taken

Residential Case Study, University of Alaska Anchorage - 1994
Uniform Residential Appraisal Report, Appraisal Institute - 1993
Standards of Professional Practice, Part A, Appraisal Institute - 1996
Standards of Professional Practice, Part B, Appraisal Institute - 1996
Advanced Sales Comparison & Cost Approaches, Appraisal Institute - 1997
Appraisal Principles, Appraisal Institute - 1998 (challenge exam)
Appraisal Procedures, Appraisal Institute - 1998 (challenge exam)
Highest and Best Use Market Analysis - Appraisal Institute, 1998
Advanced Applications and Market Analysis - Appraisal Institute, 1998
Report Writing and Valuation Analysis - Appraisal Institute, 1998
Advanced Income Capitalization – Course 510 – Appraisal Institute, 2000
Intro to Statistics & Supporting Adjustments, Appraisal Institute, 2002

Certifications

Alaska State Certification: General Real Estate Appraiser #281

Affiliations

Member Appraisal Institute (Member No. 11857)

Typical Clients

Northrim Bank
Alaska Housing Finance Corp.
The Blomfield Company
The Municipality of Anchorage
The City of Valdez
Alaska Industrial Development & Export Authority
National Bank of Alaska
Key Bank
State of Alaska Department of Natural Resources
First National Bank Alaska

Typical Appraisal Assignments

Village Inn Hotel, Valdez AK
Alaska Fish & Game Building, Anch., AK
Highlands Luxury Apartments, Anch., AK
The Veco Building, Anch., AK
Charter North Hospital, Anch., AK
Eagle Pointe Subdivision, Eagle River, AK
The School District Building, Anch., AK
Alaska DOT Building, Juneau, AK
Golden Heights Apartments, Juneau, AK
Royal Suite Annex, Anch., AK

No. 281

Effective: 05/27/2015

Expires: 06/30/2017

STATE OF ALASKA

DEPARTMENT OF COMMERCE, COMMUNITY, & ECONOMIC DEVELOPMENT
Division of Corporations, Business and Professional Licensing
P.O. Box 110806, Juneau, Alaska 99811-0806

BOARD OF CERTIFIED REAL ESTATE APPRAISERS

Certifies that

BRIAN ZANE BETHARD

Is a Certified

GENERAL REAL ESTATE APPRAISER

Commissioner: Chris Hladick

Zack P. Rall
Appraiser

General Education

University of Alaska Anchorage, Business Administration, Business Management,
2012- Present
South Anchorage High School, Anchorage, Alaska – Graduate 2010

Business Experience

Black-Smith, Bethard and Carlson, LLC, Appraiser, 2013 +

Appraisal Courses Taken

Basic Appraisal Principles, Appraisal Institute, September 2014
Basic Appraisal Procedures, Appraisal Institute, August 2015

**THIS PROPERTY IS OWNED BY THE
UNIVERSITY OF ALASKA**

**IT IS BEING USED
TEMPORARILY
BY THE CITY OF VALDEZ
AND ITS RESIDENTS.**

**IT MAY NOT ALWAYS BE AVAILABLE
FOR ITS CURRENT USE**

**UNIVERSITY OF ALASKA
STATEWIDE OFFICE OF LAND MANAGEMENT
272-5380**



Agenda Statement

File #: 18-0065 **Version:** 1

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

File created: 1/30/2018 **In control:** Parks and Recreation Commission

On agenda: 2/13/2018 **Final action:**

Title: Discussion Item: Parks & Recreation Fee Schedule

Sponsors:

Indexes:

Code sections:

Attachments: [Current P&R Fee Schedule.pdf](#)

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

ITEM TITLE:

Discussion Item: Parks & Recreation Fee Schedule

SUBMITTED BY: Marcie Robertson, Acting PRCS Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

[Click here to enter text.](#)

SUMMARY STATEMENT:

Marcie Robertson will lead the discussion on the status of the current fee schedule.

CITY OF VALDEZ, ALASKA

RESOLUTION NO. 11-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AMENDING USER FEES FOR PARKS AND RECREATION PROGRAMS AND FACILITIES TO ESTABLISH A REGISTRATION FEE FOR THE SALMONBERRY SKI HILL AND REPEALING RESOLUTION NO. 09-03 FORMERLY SETTING RATES AND FEES

WHEREAS, the City of Valdez has many parks and recreation programs and facilities for use by the citizens of Valdez and visitors to the community; and

WHEREAS, the City of Valdez has established another opportunity for our community to enjoy the outdoors, through the restoration of the Salmonberry Ski Hill; and

WHEREAS, the City of Valdez would like to establish a seasonal registration fee for Salmonberry Ski Hill users which will serve as a mechanism to gather use statistics and also provide notification and required acknowledgement by users of the inherent risk associated with skiing and sledding.

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


Section 1. Resolution 09-03 is hereby repealed.

Section 2. The schedule of Parks and Recreation Programs and Facilities Rates and Fees, attached and incorporated herein as Attachment A, is amended to include Section 7, Salmonberry Ski Hill.

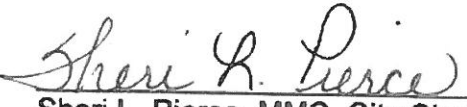
Section 3. This resolution shall take effect upon adoption.

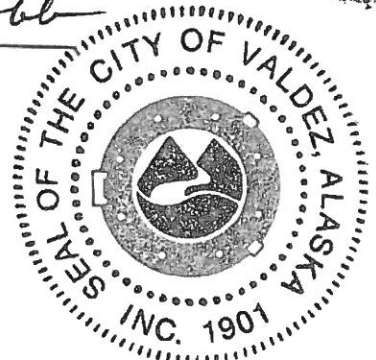
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 3rd day of October, 2011.

CITY OF VALDEZ, ALASKA


David C. Cobb, Mayor

ATTEST:


Sheri L. Pierce, MMC, City Clerk



RESOLUTION 11-64

ATTACHMENT A

SCHEDULE OF PARKS AND RECREATION PROGRAMS AND FACILITIES
RATES AND FEES

I. GENERAL STIPULATIONS:

1. A family rate shall be established for all instructional programs. This rate shall be full price for the first two children, one-half price for the third child and no additional charge for four or more children. A family shall be defined as mother and/or father and dependent children 18 years of age or younger.
2. The City Manager shall have the authority to waive the user fee in cases of demonstrated need by an individual so as to ensure that participation is not limited because of financial constraints.

II. SWIMMING POOL:

- | | |
|---|--|
| 1. Non-Instructional Hourly Swims that are structured activities but have limited space (examples: lap swim, open kayaking, etc) | <u>Free</u> |
| 2. Non-Instructional Hourly Swims that are open activities but do not have limited space (examples: open swim, family swim, etc.) | <u>Free</u> |
| 3. Non-Instructional Hourly Swims - Family Rate | <u>Free</u> |
| 4. Instructional Swims that are structured per hour (example: lessons, aquacise, etc)..... | \$3.50 per hour/Youth
\$4.50 per hour/Adult |
| 5. Senior Citizen Discount..... | \$1.00 off lowest rate
for all activities |

CLUB FEES:

1. \$15.00 per pool/per hour during non-peak hours
 2. Competitive Rent-By-Lane = \$4.00 per lane/per hour if scheduled with a shared activity
- Res. # 09-03 - Schedule of Parks and Recreation Programs and Facilities Rates and Fees – page 2

GENERAL POOL RENTALS:

- | | |
|------------------------------------|------------------|
| 1. Scheduling Fee – Non-refundable | \$10.00 |
| 2. Multi-Purpose Room | \$10.00 per hour |
| 3. Small Pool with 1 Lifeguard | \$15.00 per hour |
| 4. Small Pool with 2 Lifeguards | \$25.00 per hour |
| 5. Large Pool with 1 Lifeguard | \$20.00 per hour |
| 6. Large Pool with 2 Lifeguards | \$30.00 per hour |

III. RECREATION PROGRAMS AND CLASSES:

- | | | |
|----|---|-------------------------------------|
| 1. | Instructional programs for children..... | not to exceed \$4.00 per hour |
| 2. | Instructional programs for adults..... | not to exceed \$7.00 per hour |
| 3. | Adult Sports Leagues..... | actual cost of providing
program |
| 4. | General Recreation Programs for children
(Non-Instructional) | not to exceed \$3.00 per hour |
| 5. | General Recreation Programs for adults.....
(Non-Instructional) | not to exceed \$4.00 per hour |

IV. WOODY WOODMAN TEEN CENTER:

- | | | |
|----|--|---|
| 1. | Single-Use Party/Meeting Rentals | |
| a. | Package 1 | Includes room rental and tables and chairs |
| | | Per room \$20.00 per hour |
| | | Whole Building \$40.00 per hour |
| b. | Package 2 | Includes rental, tables & chairs, plus lights and music |
| | | Per room \$30.00 per hour |
| | | Whole Building \$55.00 per hour |
| c. | Package 3 | Includes above, plus kitchen or BBQ pit use |
| | | Per room \$40.00 per hour |
| | | Whole building \$65.00 per hour |
| 2. | Extended Term Class Rentals (minimum of 6 rentals) | \$15.00 per hour / per room |
| 3. | Miscellaneous Services/supplies | Not to exceed \$3.00 per person |
| 4. | Refundable Cleaning/Damage Deposit | \$50.00 |

V. PARK SHELTERS AND FACILITIES AND EQUIPMENT:

- | | | |
|----|---|---|
| 1. | Picnic Shelter/Park Reservation (6 hours) | \$25.00 |
| | Each additional hour | \$10.00 / not to exceed \$150 per calendar day |
| 2. | Goldfields Softball Complex (6 hours) | \$50.00 |
| | Each additional hour | \$20.00 / not to exceed \$150 per calendar day |
| 3. | Commercial events with an admission fee | \$20.00 per hour / not to exceed \$300 per
calendar day |
| 4. | Refundable cleaning / damage deposit | \$50.00 / Shelters
\$100 / Goldfields |
| 5. | Equipment rental and relocation | Fee to be set by the Director based
on equipment value and personnel costs |

VI. CLIMBING WALL

- | | | |
|----|-------------------|----------------------------|
| 1. | Single Use | <u>Free</u>
<u>Free</u> |
| 2. | Single-Use Rental | \$20.00 per hour |

VII. SALMONBERRY SKI HILL

- | | | |
|----|----------------------------|---------|
| 1. | Seasonal Registration Pass | \$10.00 |
|----|----------------------------|---------|



Agenda Statement

File #: 18-0066 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 1/30/2018 **In control:** Parks and Recreation Commission

On agenda: 2/13/2018 **Final action:**

Title: Recreation Supervisor Report

Sponsors:

Indexes:

Code sections:

Attachments: [Rec Supervisor Report - December 2017.pdf](#)
[Rec Supervisor Report - January 2018.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Recreation Supervisor Report

SUBMITTED BY: Wendy Clubb, Recreation Supervisor

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

It is recommended that the Commission review the Recreation Supervisor's report and discuss as necessary.

SUMMARY STATEMENT:

[Click here to enter text.](#)



Parks and Recreation Commission –
December 2017
Wendy Clubb, Recreation Supervisor

Swimming Pool Programs-

The pool hosted a family holiday swim in which patrons could donate non-perishable items to the Valdez Food Bank.

New scheduling was introduced which included Family swim and more lap/rehab swims.

Teen & Community Center –

We hosted Santa's Workshop on December 9th. We had 14 children make different crafts as gifts to take home. We also had a visit from Santa, and over 35 people came to have pictures with the Jolly man.

We hosted our annual New Year's Eve Nachos on December 31st. We had a handful of kids and a couple of families. We had arranged and planned to take any kids that had registered to the Civic Center to watch the Fireworks, however they all ended up going with their families.

Gyms-

Valdez Rock Wall is open Tuesdays and Thursdays. Family Climb is from 6:30pm-8:00pm. Adult Climb 8:00pm-9:30pm.

Rock Wall attendance for the month of December includes;

Family Climb = 223

Adult Climb = 98

Total Rock Wall Attendance = 321

P&R continues to search for additional Rock Wall and Gym Attendants.

Walk with a Doc. at Hermon Hutchens Elementary School Gym, Saturday, December 2nd and 9th from 9:00am -10:00am. A total of 14 individuals participated in WWAD in December.

Gym attendance for the month of December includes;

Adult Basketball = 100

Adult Volleyball = 62

Open Gym = 154

Total Gym Attendance = 316

General-

We have been continuing work on transitioning the Teen & Community Center to the Recreation Center. We will be looking towards repainting the interior of the facility, getting new furniture in 2018, and new programming. We are also looking at all of our policies and procedures for the facility as well as department wide to find efficiencies and streamline processes.

Looking to the Future-

Our next events/programs coming up:



Parks and Recreation Commission –
January 2018
Wendy Clubb, Recreation Supervisor

Swimming Pool Programs-

- Aquatics Coordinator and Shift Supervisor attended Ellis and Associates Aquatic Safety School conference in Phoenix, Arizona.
- 4 new lifeguards have been added to the staff.
- Preparing to introduce new Jeff Ellis Swimming lesson curriculum in March/April.

Recreation Center –

- Our name has officially been changed to Ike Woody Woodman Recreation Center.
- The interior of the facility has received a new paint job; we are still working on getting new furniture and hope to give the exterior a facelift this summer.
- No programming other than Mighty Mites has taken place due to the painting.
- New programming to start in February with classes like Felting, Knitting, and DIY Bath & Body.

Rock Wall & Gyms-

- Valdez Rock Wall is open Tuesdays and Thursdays, however, the times have changed in January. Family Climb is now from 6:00pm-7:30pm. Adult Climb is 7:30pm-9:00pm. The Rock Wall is now open on Saturdays for Open Climb 1:00pm-4:00pm. Open Climb is for all ages! Starting in February, Open Climb hours on Saturdays at the Rock Wall will change to 2:00pm-4:00pm. P&R continue to search for additional Rock Wall Attendants.
 - Six individuals (5 Adults and 1 Youth) have completed the Climb Denali program at the Rock Wall. There are 86 total participants.
 - Total Rock Wall Attendance for the month of January = 496 includes;
 - Family Climb = 294
 - Adult Climb = 86
 - Open Climb = 116
- Walk with a Doc. at Hermon Hutchens Elementary School Gym, Saturday, January 5th and 26th from 5:30pm-6:30pm. A total of 36 individuals participated in WWAD in January.

- Family Gym was added to the January Gym schedule, Sundays at HHES from 2:30pm-3:30pm. Family Gym is for immediate family members with children. A perfect time to get your family out of the house! Spend time shooting hoops, working on volleyball skills or bring an indoor soccer ball to kick around. The kiddos will definitely love the miniature rock climbing wall, great for bouldering practice. This activity is FREE to the public.
 - Total Gym attendance for the month of January = 349 includes;
 - Adult Basketball = 154
 - Adult Volleyball = 54
 - Family Gym = 80
 - Open Gym = 61

General-

- We are still looking at all of our policies and procedures for the Recreation Center as well as department wide to find efficiencies and streamline processes.
- Starting February 1st, our ages have been redefined for our programs and facilities as part of transitioning focus towards the Recreation Center.
- Many of our new programming will require pre-registration – trying to determine best method of advertising and communication with the public to ensure they know about what we are offering and that they understand they must pre-register.
- We have been working to open the ski hill. Staff was hired and training has been taking place. We had our inspection.
- We are planning a few things for Frosty Fever.

Parks & Rec Age Requirements have changed!

"Adult" - Ages 15+
"Youth" - Ages 14 and Under

(Unless otherwise specified on event & activity advertisements.)

Rock Wall Adult Climb:
 All spectators under the age of 15 must be accompanied by an adult/guardian.

Open Gym:
 Ages 8 and under must be accompanied by an adult/guardian.

Valdez City Pool:
 Children under the age of 11 must be accompanied by an adult/guardian. Children 6 years of age and under must have an adult/guardian in the pool, within arms reach.

All ages must behave in an appropriate and safe manner at all times.

If any participant is unable to do so, they may be asked by a Parks & Recreation staff member to be accompanied by a parent/guardian or may be suspended from participating in Parks & Recreation activities and events.



Questions?
 Call the Parks & Rec Office at 835-2531
 Visit: www.ci.valdez.ak.us/parks
 Facebook: [ValdezAlaskaFun](https://www.facebook.com/ValdezAlaskaFun)

Looking to the Future-

Our next events/programs coming up:

- Inflate-A-Swim – Friday, February 23rd 7:00pm @ the Pool; Frosty Fever Event.
- Build a Sled & Hope it Shreds – Sunday, Feb 25th 3:00pm @ Salmonberry Ski hill; Frosty Fever Event
- Wax & Tune Clinic – Monday Feb 26th 7:30pm @ the Rec Center; pre-register by Feb 22nd.
- Ice Bowling – Tuesday Feb 27th 6:30pm @ the Rec Center; Frosty Fever Event
- Headlamp Hustle – Friday, March 2nd 8:00pm @ Mineral Creek Canyon, meet at the Water tower to snowshoe, ski, walk up to Skyline look out; Frosty Fever Event



Agenda Statement

File #: 18-0067 **Version:** 1

Type: Report **Status:** Agenda Ready

File created: 1/30/2018 **In control:** Parks and Recreation Commission

On agenda: 2/13/2018 **Final action:**

Title: Director & Park Maintenance Supervisor Report

Sponsors:

Indexes:

Code sections:

Attachments: [Director & Park Maint Commission report Master 2018.pdf](#)

Date	Ver.	Action By	Action	Result
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ITEM TITLE:

Director & Park Maintenance Supervisor Report

SUBMITTED BY: Marcie Robertson, Acting PRCS Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

It is recommended that the Commission review the Director's report and discuss as necessary.

SUMMARY STATEMENT:

[Click here to enter text.](#)

Parks and Recreation Commission

Director's and Maintenance Report

Date Submitted: January 31, 2018

For the Month of: January, 2018 and Year End report for 2017

Submitted by: Marcie Robertson,
Parks Maintenance Supervisor/Acting PRCS Director

Director's report for December/January:

Year End report: See attachment #1

Events Coordinator: Mr. Doug Decorsie has been moved under Economic Development Dept.

Recreation Center Update:

Painting is complete, and the removal of ceiling carpet will be completed by end of March

Purging of old items has taken place since October, staff removed five dump bed loads of old supplies

New barn was delivered and cold storage has been made available. A new heater system is being installed in the existing storage unit behind the facility to provide the Recreation Center with both warm and cold storage options.

Trails Update: Land Acquisition of UAA Property in mineral creek trails system will be presented for commission support ; see attachment #2

Ski Hill update: The ski hill camera has been made operational again. The lift line stop gate and phone line breaks have been repaired and all necessary items on the inspection punch list have been performed and signed off on by the state

Frosty Fever Programs: The recreation staff will be providing activities as part of the frosty fever events and have increased programming throughout the department.

ICS: Training has been completed by most of the staff

Fee Schedule update and on line registration: The fee schedule is in need of revisions and must be updated to accommodate new facilities and programs. We are working with IT to get online registration in the near future.

Budget Documents: available via your email from Krystal

Glacier Campground: Contract renewal is being updated for MWR and City of Valdez Approval

Upcoming Commissioners training: Ms Sheri Pierce will be organizing training for all commissions and boards in the near future. Please watch for notification from her.

Recreation Center Grand re-opening: We will accomplish this as soon as we update the fee schedule and operations manual.

Library Closure: The library will be closed to the public beginning of February 19th through the end of May and is working cooperatively working with Park Maintenance and Recreation to move items into a storage unit in order to empty the facility for the remodel.

New monthly calendar format: Ms Krystal Moulton has developed a cleaner version of our monthly calendar and the staff is distributing them in more areas of town.

Program Posters provided: Ms Krystal Moulton has take on the overall production of advertisements for the recreation section in order to provide the highest quality and consistency in advertising. Her willingness to take on this task is commendable.

Junior Olympic Rifle Competition update: Please see attached #3

Parks and Recreation Commission

Annual Park Maintenance Report

2017

Events: **Park Maintenance was a part of many successful community events this year. Department participation varies widely, involving; logistics, trail grooming, brush cutting, placing signage, pressure washing, construction projects and mobilizing event items. Some exciting involvement for 2017 included the:**

Quaniq Ski Race	Frosty Fever	Giant Ski Race
Raven Art Contest	Valdez Fly-In	4th of July Celebration
Valdez Rodeo	Military Appreciation Day	Pink Salmon Derby
Fireweed 400 Bike Race	Gold Rush Days	Silver Salmon Derby
RHR Music and Art Fest	Christmas Tree Lighting	New Year Display
Ice classic	Mayors Cup preparation	

Volunteer Coordination: City parks received some spring cleaning in May as the Gilson Junior High student volunteers swept facilities, picked up rocks and trash, cut brush with loppers and prepped areas for flower planting. In September, an Eagle Scouts pitched in at the Overlook Trail in town by re-constructing the picnic table, installing a new bench, painting and installing a new interpretive sign. October saw the Salmonberry Ski Hill getting a hair cut as volunteers utilized brush cutters, loppers and chain saws to trim brush in preparation for the winter season.

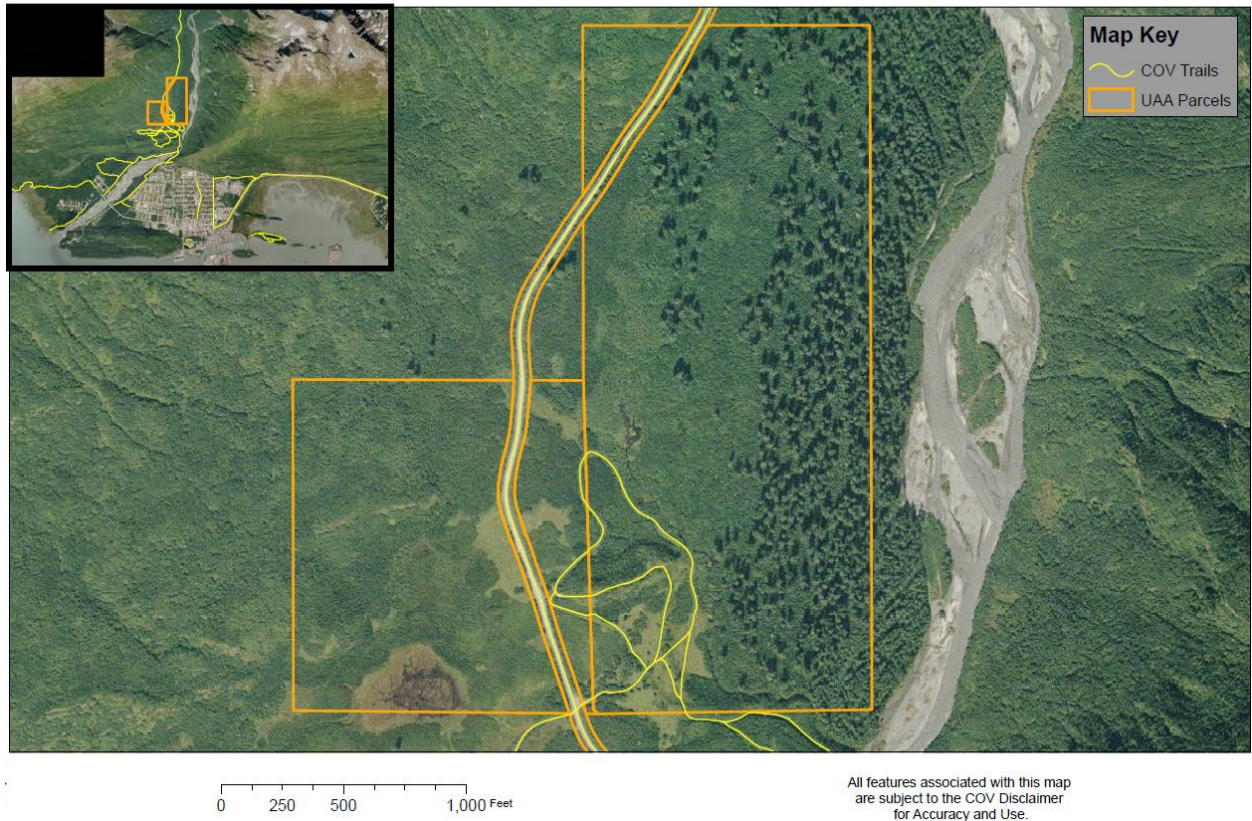
Beautification and Improvements:

- **Trail maintenance on Spiral Mountain at the dog park; weed whipping, gravel enhancement and distribution of woodchip material from tree cutting activities to suppress foliage growth on the trail.**
- **All in-town and out of town trails were weed-whipped and pruned, all fire pits excavated, new benches and trash cans with wild life emblems distributed**
- **CPSI maintenance on playground structures; leveling of resilient materials, tightening and replacement of worn bolts, components, swivels and swings**
- **New landscaping was performed, new grass hydro-seeding was completed at Wonder Plaza and around the French drain at the tennis courts at North Meyring Park**
- **Temporary re-enforcement construction of North Meyring and Civic Center structures**

- Remodeling of Senior Ball Field dug-outs; rotten siding and boards along the walls of structures were removed/replaced and painted
- Major upgrades to the Pioneer Cemetery; trees and brush were cleared to open up the area and provide better line-of-site for bear safety/view potential, a parking area was groomed and D1 gravel spread, the gate/archway/fence were repaired and painted, old cedar headstones were re-furbished and new ones constructed/installed for gravesites established by the research project conducted last spring
- A large clearing/seeding project was completed at Memorial Cemetery; a new walking path around the B section was constructed, the over-grown drainage swath between sections B and C was cut/cleared to provide open space that is visually pleasing and provides better line-of-site to avoid bear encounters
- South Meyring Playground enhancement project; large boulders surrounding the playground were removed, the ground was tilled and a new fence was installed around the playground
- A fence was constructed around the upper Ruth Pond trail as a safety precaution to prevent users from stepping off the abrupt edge
- Permanent “No Life Guard on Duty” signs installed at Ruth Pond and new sign posts with “No Motor Vehicles” concreted in at Pioneer Cemetery
- Soil tilling operations; Memorial and Pioneer Cemeteries, T-Ball Field, Gold Fields, Senior Field and Corbin Playground to up-root foliage
- New tennis rebounder installation completed at North Meyring tennis courts
- Trail improvements and site enhancements/brush clearing at Goldfield ponds area
- Construction of Book Barns for the new book exchange program in kiosks at the harbor
- A new rock art piece with the City Emblem was completed and moved to City Hall
- New Bean Bag tossing game bases constructed and placed at Ruth Pond
- New Aeration Housing constructed and hard wired for an air pump at Ruth Pond to help negate algae problem
- Replaced several Russian Orthodox wooden grave markers broken by bears. Initial install of concrete replacements has been completed and three more have been poured for summer 2018 installation
- New Cottonwood playground constructed and fenced at Shoup Bay Trail Head
- The Tillie Wonder Plaza project was completed and dedicated on October 22nd

- An Arborist completed the removal of many very large trees at Pioneer /Memorial Cemeteries and at Robe River Playground-staff shredded the limbs and used them as weed suppressant at several areas, including Dock Point
- The Snowshoe Trail Project was completed with the entire trail and parking area being re-surfaced with gravel provided by the State of Alaska
- Staff completed the organizing, painting and furniture/desk moves for several offices at the new Community Center
- Permanent trail-use sign kiosks were constructed for the East River Dike and Mineral Creek Canyon
- Repairs on the top railing of the Dog Park fence were completed
- Staff completed the painting and furniture/desk moves for several offices at the Civic Center
- The north end of the old harbor shop was cleaned out and reorganized-FEMA materials stored
- Handles were installed on the Ski Hill lift line and the annual inspection completed
- Trails from Allison Point campgrounds to the ocean were improved and the fences repaired
- Re-wiring of Salmonberry ski hill stop gate was completed and broken phone and stop gate wires were found and repaired
- 4 months of groomed ski and multi use trails were provided

UAA Land - Mineral Creek Canyon



JORC Results December 11 & 12 2017 (Junior Olympic Rifle Competition)

The kids had a great time competing in Fairbanks again this year! The final results of the Valdez Competitors are below:

Standing 40 Air Rifle @ TVSA Fairbanks Range Dec. 11th

Tiffany Larcom	370 points with 13 shots 10.25 or higher	11 th Place
Ashlee Schaeffer	365 points with 9 shots 10.25 or higher	18 th Place
Sara Bauman	350 points with 6 shots 10.25 or higher	27 th Place
Sydney McKay	313 points with 1 shot 10.25 or higher	35 th Place

3 x 20 (3 position 20 record shots in prone, standing, and kneeling) @

UAF Range Dec.12th

Tiffany Larcom	545 points with 14 shots 10.25 or higher	4 th Place
Ashlee Schaeffer	536 points with 11 shots 10.25 or higher	10 th Place
Sara Bauman	527 points with 7 shots 10.25 or higher	13 th Place
Sydney McKay	515 points with 10 shot 10.25 or higher	15 th Place

We have some amazing young competitors and are looking forward to the next three competitions in Anchorage, Valdez, and Delta. The Valdez Junior Rifle Club thanks the Valdez Parks and Recreation for sponsoring our club by providing us with a safe place to practice and compete.



Agenda Statement

File #: 17-0665 **Version:** 1
Type: New Business **Status:** Passed
File created: 12/6/2017 **In control:** Parks and Recreation Commission
On agenda: 12/12/2017 **Final action:** 12/12/2017
Title: Approval to Change the Name of the Woody Woodman Teen Center to the Woody Woodman Recreation Center

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/12/2017	1	Parks and Recreation Commission		

ITEM TITLE:

Approval to Change the Name of the Woody Woodman Teen Center to the Woody Woodman Recreation Center

SUBMITTED BY: Marcie Robertson, Interim PRCS Director & Park Maintenance Supervisor

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

to approve the re-naming of the Woody Woodman Teen Center to the Woody Woodman Recreation Center.

SUMMARY STATEMENT:

In the early 2000's the Black Gold Recreation Hall, located adjacent to the elementary school, was demolished. Prior to that time, the Recreation Hall was utilized for all of the recreation staff offices and as a hub for child, youth and adult activities. The Teen Center was the venue for all teen activities. Once The Recreation Hall was gone, the Recreation staff and administrative staff were placed at multiple, different facilities. Programs for kids and adults were greatly diminished due to lack of facility options.

Over the last ten years there has been a continued decline in the use of the Woody Woodman Teen Center by teen user groups. We believe that much of this can be attributed to the increase in social media, computer usage, the internet, and smart phones. Also, without having a facility to foster child and youth activities, we are unable to develop "feeder programs" which involve younger kids in

activities who could later transition into teen programs.

These are just a couple of the reasons why the facility is frequently vacant of users. Programs offered to teens are not well attended, yet the younger age groups and adults alike are yearning for a facility that can offer a multitude of programs for their age range. Currently, the Teen Center has been remodeled to accommodate all of the recreation staff offices with the exception of the PRCS director. Now that the staff is available on-site, the use of the Teen Center must evolve to accommodate the needs and desires of our community as a whole. By renaming this facility the “Woody Woodman Recreation Center”, it would open up the opportunity to provide a broader spectrum of programming and allow the Parks & Recreation Department to develop activities appropriate for all ages.

The Parks & Recreation Department would like the Commission’s support in changing the name from, “Woody Woodman Teen Center” to the “Woody Woodman Recreation Center”.



Agenda Statement

File #: 17-0666 **Version:** 1

Type: Report **Status:** Filed

File created: 12/4/2017 **In control:** Parks and Recreation Commission

On agenda: 12/12/2017 **Final action:** 12/12/2017

Title: Recreation Supervisor Report

Sponsors:

Indexes:

Code sections:

Attachments: [November 2017 Rec Supervisor Report.pdf](#)

Date	Ver.	Action By	Action	Result
12/12/2017	1	Parks and Recreation Commission		

ITEM TITLE:

Recreation Supervisor Report

SUBMITTED BY: Wendy Clubb, Recreation Supervisor

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

It is recommended that the Commission review the Recreation Supervisor's report and discuss as necessary.

SUMMARY STATEMENT:

[Click here to enter text.](#)



Agenda Statement

File #: 17-0667 **Version:** 1

Type: Report **Status:** Filed

File created: 12/4/2017 **In control:** Parks and Recreation Commission

On agenda: 12/12/2017 **Final action:** 12/12/2017

Title: Director & Park Maintenance Supervisor Report

Sponsors:

Indexes:

Code sections:

Attachments: [Park Maint Commision Report Oct Nov 2017.pdf](#)

Date	Ver.	Action By	Action	Result
12/12/2017	1	Parks and Recreation Commission		

ITEM TITLE:

Director & Park Maintenance Supervisor Report

SUBMITTED BY: Marcie Robertson, Interim PRCS Director and Park Maintenance Supervisor

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

It is recommended that the Commission review the Director and Park Maintenance Supervisor's report and discuss as necessary.

SUMMARY STATEMENT:

[Click here to enter text.](#)