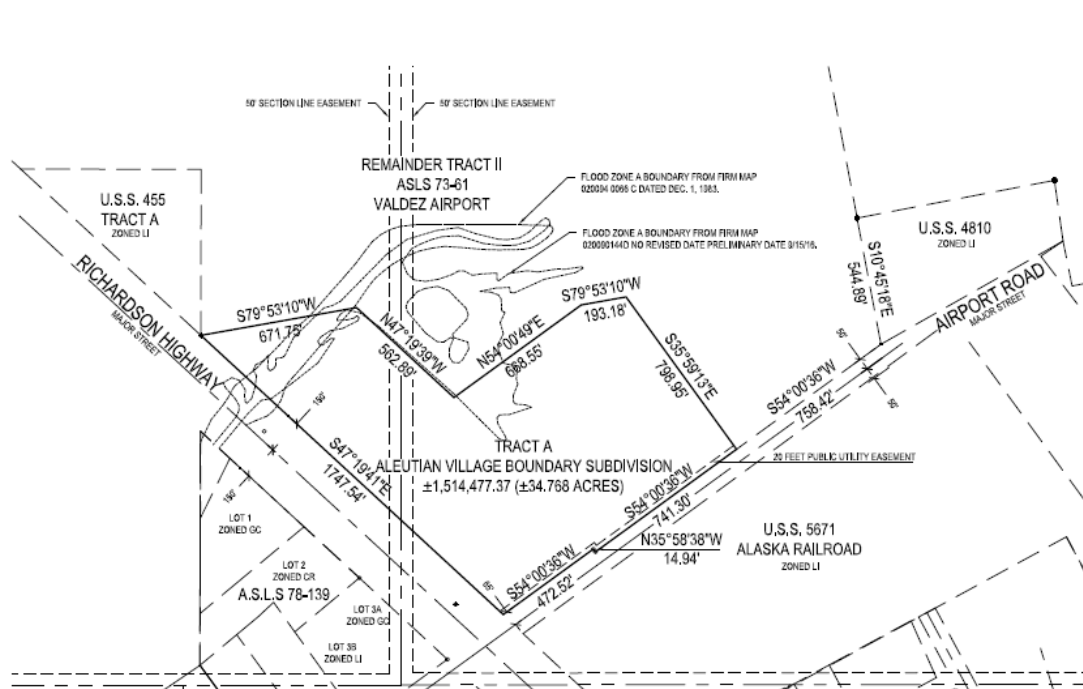


February 14, 2017

To: Mayor Knight & Valdez City Council Members
From: Lisa Von Bargen, Community & Economic Development Director
CC: Sheri Pierce, Interim City Manager
Re: Aleutian Village Progress Report

Preliminary Plat: The preliminary plat is complete. It will remain in preliminary status until the surveyor returns in March from being out of the country. An image of the survey is shown below. A copy of the plat is attached for the Council's review.



Appraisal: Clint Lentfer with Alaska Appraisal & Consulting Group has been retained to conduct the appraisal. He has been provided with the following items to assist in developing the property value: City of Valdez Tax Card (copies); Electrical System Evaluation; Water System Evaluation; Preliminary Plat; and Environmental Assessment (to be provided when written report is complete – approximately 2 weeks). Given the timeline for the environmental assessment, it is likely it will be about a month before the appraisal is complete.

Environmental Assessment: Rhonda Wade is in the process of completing the preliminary written report. She anticipates having that finished in approximately two weeks. She will follow up with additional historical research to confirm the property was not subject to a previous use that warrants more formal environmental core testing.

Budget Update:

| | |
|--------------------|--|
| \$ 7,800.00 | Socio-Economic Resident Survey |
| \$ 3,969.00 | Water System Assessment |
| \$ 4,796.00 | Electrical System Assessment |
| \$46,695.00 | Record of Improvement Survey |
| \$12,000.00 | Environmental Assessment |
| \$ 900.00 | Electrical Shut-Off Labeling |
| \$ 116.35 | Electrical Panel Flags |
| \$ 200.00 (Est.) | Electrical Panel Flags Installation |
| \$ 3,000.00 | Plat of Boundary Survey |
| \$12,500.00 (Est.) | Appraisal (Land, Park Infrastructure and Triangle City Property) |
| | |
| \$91,976.35 | Total |

This budget number does not include the following: a) advertising for Aleutian Village Meetings; b) mailer Notifications for Aleutian Village Meetings; c) staff travel expenses for meetings with the Aleut Corporation; d) staff time.

ADOT Land Status: ADOT staff, Nanette Pineault, was finally able to meet with the Director about the City's request for an increased area of land to purchase. ADOT offered to sell the City the land shown below that is colored in yellow, along with the area noted as A, B and C.



The City requested the following amount of land attempting to “square off” the property proposed for acquisition.



The Director at ADOT has declined to approve the additional land requested by the City due to concerns raised by the FAA. ADOT is concerned divesting itself of more land, closer to the runway apron and the active landing approach area would trigger additional work and cost due to FAA concerns. The top diagram in this report reflects the land ADOT is willing to sell.

Staff has contracted with Allen Minish of Wrangell Mountain Technical Services to complete the boundary survey of the area identified by ADOT. The cost of the survey is \$3,000. The preliminary plat is expected to be completed the first week of February. The final plat will come several weeks later due to

the contractor being out of the country through a portion of March. The preliminary plat should be sufficient to give to an appraiser so an appraisal can be completed.

ADOT has agreed to allow the City to contract directly with an appraiser, rather than paying ADOT to hire the appraiser. Staff is hopeful this can be accomplished in February.

As a matter of interest, ADOT will be retaining what is call and "Avigation Easement" over the property proposed for acquisition by the City. An Avigation Easement limits encroachment on the air space to maintain safe flight. In this case it has been determined that ADOT needs an Avigation Easement of 150 feet above the Runway 6 threshold elevation of 50.50 feet. ADOT will be allowed into the easement to remove obstructions (such as trees above the 150 feet) and limits buildings to below this threshold. This restriction is being noted on the plat and will be taken into consideration as part of the appraisal. Additionally, AnnMarie Lain (Certified Floodplain Manager) has overlaid the preliminary Flood Insurance Rate Maps on the area. A small portion of land (within the area shown above as A) sits within Flood Zone A. Staff has asked for this to be included on the plat. This too will be taken into consideration by the appraiser. To be clear, the preliminary flood maps do not impact any of the existing structures within Aleutian Village Trailer Park.

Electrical Shut-Off Location Identifiers: A few weeks ago there was a fire in Aleutian Village. Although all of the individual electrical shut-offs were labeled early this fall, Fire Department staff/volunteers had a difficult time finding the panels where the individual shut-offs are located. This issue did not hamper fire response in any way during the incident, but it did raise a concern. To alleviate this from happening again reflective flags have been ordered. The flags should arrive in Valdez between February 2 and 9. Jim Parkman, the electrician who labeled the individual shut-offs, is available to install the flags on the panels the week of February 13th.

Record of Improvement Survey: Staff continues to work on the evaluation of the survey identifying the separation distance violations between mobile homes and fuel and propane tanks. As previously reported staff anticipates having this report finished by the end of February with a report to Council hopefully at the first meeting in March. This report will give the City a clear understanding of what code violations exist, and greater information on how to move forward in developing a long term solution for Council to consider.