



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda Ports and Harbor Commission

Tuesday, February 11, 2025

5:00 PM

Council Chambers

Regular Meeting (Rescheduled from 2/3/25)

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [Approval of Port and Harbor Commission regular meeting minutes for November 4th, 2024.](#)
2. [Approval of Port and Harbor Commission regular meeting minutes for November 18th, 2024.](#)

V. PUBLIC BUSINESS FROM THE FLOOR

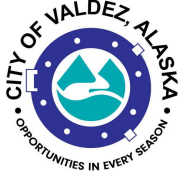
VIII. NEW BUSINESS

1. [Approval of a Recommendation to City Council to Authorize a Lease with Crowley Fuels, LLC for a 6,230 Square Foot Portion of USS 495 Tidelands \(North Fuel Dock\)](#)
2. [Approval of a Recommendation to City Council to Authorize a Lease with Crowley Fuels, LLC for aN 8,400 Square Foot Portion of USS 495 Tidelands \(South Fuel Dock\)](#)
3. [Approval of Recommendation of City Council to Adopt a Resolution Authorizing the City Manager to Request Federal Funding for Waterfront Infrastructure Permitting and Design of New Capital Infrastructure Identified in the Valdez Comprehensive Waterfront Master Plan as Sea Otter Park.](#)
4. [DISCUSSION ITEM: CITY COUNCIL JOINT STRATEGIC PLANNING WORK SESSION](#)

VI. REPORTS

VII. COMMISSION BUSINESS FROM THE FLOOR

VIII. ADJOURNMENT



Legislation Text

File #: 25-0052, **Version:** 1

ITEM TITLE:

Approval of Port and Harbor Commission regular meeting minutes for November 4th, 2024.

SUBMITTED BY: Sarah Cox, Harbor Administrative Assistant

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

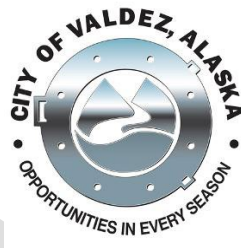
RECOMMENDATION:

Approve

SUMMARY STATEMENT:

Port and Harbor Commission regular meeting minutes of November 4th, 2024, are attached for review and approval.

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - DRAFT

Monday, November 4, 2024

7:00 PM

Regular Meeting

Council Chambers

Ports and Harbor Commission

Regular Meeting – 7:00 PM

I. CALL TO ORDER

Commission member Alan Steed acting as Chair called the meeting to order at 7:02pm in the Council Chambers.

II. ROLL CALL

Present 5 - Commission Member Alan Steed Acting as Chair
Commission Member Neil "Vince" Kelly
Commission Member Jamie Pierce
Commission Member Edward Day
Commission Member Andrea West

Excused 1 - Chairman Colleen Stephens

Also Present 5 - Administrative Assistant Sarah Cox
Administrative Assistant Tenisha Hunt
Director of Ports and Harbors Jeremy Talbott
Port Operations Manager Andrew Doherty
Harbormaster Sarah Von Bargaen

III. APPROVAL OF MINUTES**1. Approval of Port and Harbor Commission regular meeting minutes for August 19th, 2024.**

MOTION: Commission Member Kelly moved, seconded by Commission Member Day, to Approve. The motion carried by the following vote after the following discussion occurred.

VOTE ON THE MOTION:

Yays: 5 – Commission Member Steed, Commission Member West, Commission Member Kelly, Commission Member Pierce, and Commission Member Day.

Motion passed.

IV. PUBLIC BUSINESS FROM THE FLOOR

Nikki Newcome spoke in opposition to sewage and water fees.

V. NEW BUSINESS**1. Approval of Recommendation to City Council to Name Rates and Fees for Use of Facilities in the Valdez Harbors and Repeal Resolution No. 23-75 Naming Such Rates and Fees.**

MOTION: Commission Member Day moved, seconded by Commission Member West, to approve.

Commissioner Day asked for clarification about some of the rates and fees which Harbormaster Von Bargaen provided.

Commissioner West discussed storage rates with Harbormaster Von Bargaen.

MOTION TO AMEND: Commission Member Day moved, seconded by Commission Member Pierce, to amend the recommendation to the Valdez City Council to name rates and fees for use of facilities in the Valdez Harbors and repeal Resolution 23-75 by changing the verbiage on page 13, section D to read "Upland storage of vessels, vessels on trailers, cradles, or vessels on cradles staying past the nine (9) month allotted time on both basins, and no active work is being performed, shall be charged a fee that doubles each additional nine (9) months. At the discretion of the Harbormaster, and there is an active and approved work plan, the doubling of fees may be waived. In the event no active work is being performed, the Harbormaster has the right to revoke the work plan and back charges may apply.", and to correct a typo on page 14, section 3.

VOTE ON THE MOTION TO AMEND:

Yays: 5 – Commission Member Steed, Commission Member West, Commission Member Kelly, Commission Member Pierce, and Commission Member Day.

Motion to amend passed.

VOTE ON MAIN MOTION AS AMENDED

Yays: 5 – Commission Member Steed, Commission Member West, Commission Member Kelly, Commission Member Pierce, and Commission Member Day.

Main motion as amended passed.

VI. REPORTS

Port & Harbor Director Jeremy Talbott spoke about the approval of new equipment and gave an update on the Kelsey Dock dolphin replacement project and an airline service.

VII. COMMISSION BUSINESS FROM THE FLOOR

Commission Member Day spoke on commercial fishing devastation.

VIII. ADJOURNMENT

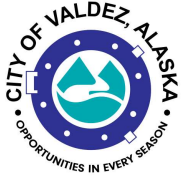
There being no further business, Commission Member Steed adjourned the meeting at 7:56pm.

CITY OF VALDEZ, ALASKA
PORTS AND HARBOR COMMISSION

Alan Steed, Commission Member acting as Chairman

ATTEST:

Sarah Cox, Harbor Administrative Assistant



Legislation Text

File #: 25-0053, **Version:** 1

ITEM TITLE:

Approval of Port and Harbor Commission regular meeting minutes for November 18th, 2024.

SUBMITTED BY: Sarah Cox, Harbor Administrative Assistant

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

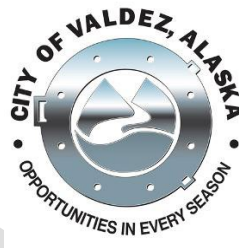
RECOMMENDATION:

Approve

SUMMARY STATEMENT:

Port and Harbor Commission regular meeting minutes of November 18th, 2024, are attached for review and approval.

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - DRAFT

Monday, November 18, 2024

7:00 PM

Regular Meeting

Council Chambers

Ports and Harbor Commission

Regular Meeting – 7:00 PM

I. CALL TO ORDER

Chair Colleen Stephens called the meeting to order at 7:06pm in the Council Chambers.

II. ROLL CALL

Present 4 - Commission Member Colleen Stephens
Commission Member Alan Steed
Commission Member Neil "Vince" Kelly
Commission Member Jamie Pierce

Excused 1 - Commission Member Andrea West

Absent 1 - Commission Member Edward Day

Also Present 5 - Director Ports and Harbors Jeremy Talbott
Harbormaster Sarah Von Barga
Administrative Assistant Tenisha Hunt
Administrative Assistant Sarah Cox
Port Operations Manager Andrew Doherty

III. APPROVAL OF MINUTES**1. Approval of Port and Harbor Commission regular meeting minutes for October 21st, 2024.**

MOTION: Commission Member Kelly moved, seconded by Commission Member Pierce, to Approve. The motion carried by the following vote after the following discussion occurred.

VOTE ON THE MOTION:

Yays: 4 – Commission Member Stephens, Commission Member Steed, Commission Member Kelly, and Commission Member Pierce.

Motion Passed.

IV. ELECTION OF CHAIR

MOTION: Commission Member Kelly moved, seconded by Commission Member Steed, to approve the election of Commission Member Stephens to Ports and Harbors commission chair. The motion carried by the following vote after the following discussion occurred.

Commission Member Kelly nominated Commission Member Stephens.

Commission Member Stephens voiced her concern about being the chair of two different boards within the City of Valdez.

Director Ports and Harbors Jeremy Talbott voiced that her concern would not be an issue.

There being no further discussion, Commission Member Stephens invited a vote on the motion.

Yays: 4 – Commission Member Stephens, Commission Member Steed, Commission Member Kelly, and Commission Member Pierce.

MOTION PASSED.

V. ELECTION OF CHAIR PRO TEMPORE

MOTION: Commission Member Kelly moved, seconded by Commission Member Steed, to approve the election of Commission Member Day to Ports and Harbors commission chair pro tempore. The motion carried by the following vote after the following discussion occurred.

Commission Member Kelly nominated Commission Member Day.

There being no further discussion, Commission Member Stephens invited a vote on the motion.

Yays: 4 – Commission Member Stephens, Commission Member Steed, Commission Member Kelly, and Commission Member Pierce.

MOTION PASSED.

VI. PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

VII. NEW BUSINESS

1. Approval of Recommendation to Ports and Harbor Commission to Update the Existing Fee Structure of the Harbor Residential Surcharge and Repeal Resolution No. 23-18 Establishing a Residential Surcharge for Residential Vessels in the Valdez Harbors.

MOTION: Commission Member Steed moved, seconded by Commission Member Kelly, to Approve recommendation to Ports and Harbor Commission to update the existing fee structure of the Harbor Residential Surcharge and repeal Resolution No. 23-18 formerly naming such fees. The motion carried by the following vote after the following discussion occurred.

Commission Member Steed and Chair Stephens asked Harbormaster Von Barga that the changes were still in line with the discussion at our previous meeting.

Yays: 4 – Chair Stephens, Commission Member Steed, Commission Member Kelly, and Commission Member Pierce.

MOTION PASSED.

2. Approval of Recommendation to the Valdez City Council to Waive or Credit 2025 Annual Moorage Fees for Valdez Resident Owned Commercial Fishing Vessels.

MOTION: Commission Member Kelly moved, seconded by Commission Member Pierce, to Approve recommendation to the Valdez City Council to waive or credit 2025 annual moorage fees for Valdez resident owned commercial fishing vessels. The motion failed by the following vote after the following discussion occurred.

Commission Member Steed asked where the idea for waiving moorage fees came from.

Ports & Harbors Director Talbott stated that it was Mayor directive and brought before the City Council.

Commission Member Peirce posed the question that if the future salmon runs are disastrous, is the City of Valdez going to provide relief each year.

Commission Member Steed wonders if future silver salmon charters and tourist operations are affected, will the same relief be provided.

There being no further discussion, Chair Stephens invited a vote on the motion.

Yays: 1 – Commission Member Kelly

Nays: 3 – Chair Stephens, Commission Member Steed, and Commission Member Pierce.

MOTION FAILED.

VIII. REPORTS

Harbormaster Von Bargaen asked the Commissioners if they want to change the time of our regular meetings.

Ports and Harbors Director Talbott informed the board that he will be out of office December 8th until mid-January.

VIII. COMMISSION BUSINESS FROM THE FLOOR

Commission Member Steed asked Port Operations Manager Doherty for an update on the Kelsey Dock dolphin project.

X. ADJOURNMENT

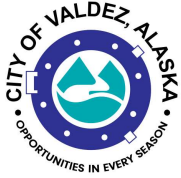
There being no further business, Chair Stephens adjourned the meeting at 7:27pm.

CITY OF VALDEZ, ALASKA
PORTS AND HARBOR COMMISSION

Colleen Stephens, Chair

ATTEST:

Sarah Cox, Harbor Administrative Assistant



Legislation Text

File #: 25-0054, **Version:** 1

ITEM TITLE:

Approval of a Recommendation to City Council to Authorize a Lease with Crowley Fuels, LLC for a 6,230 Square Foot Portion of USS 495 Tidelands (North Fuel Dock)

SUBMITTED BY: Nicole Chase, Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve a recommendation to approve a lease with Crowley Fuels, LLC for a 6,230 square foot portion of USS 495 Tidelands (North Fuel Dock)

SUMMARY STATEMENT:

The City of Valdez entered into a lease for a 6,230 square foot portion of USS 495 Tidelands, with Westmark Hotels, Inc. in 2001 for twenty-one years, expiring July 31, 2022 with six additional, five-year options to renew. This lease was partially assigned to separate out the fuel dock portion and assign it to Valdez Fuels, LLC in 2002. Valdez Fuels was acquired by Crowley Fuels, LLC, and the lease was assigned to Crowley in 2012.

The lease was amended via resolution #22-76 to extend the term of the lease, expiring July 31, 2024. The lease has been in holdover with all terms and conditions continuing on a monthly basis since the expiration while the recommended new lease terms were negotiated between staff and Crowley.

Crowley Fuels, LLC has applied to continue to lease this property for use of fuel dock. The new lease is proposed for an initial term of 10 years, with four five-year options to renew the lease. The rent for this lease is subject to fair rental value pursuant to Valdez Municipal Code 14.04.020 which is determined to be 10% of appraised value annually which amounts to \$1,500.00 annually for use of this property according to the most recent appraisal for the location. In addition to the baseline annual rent, staff proposes that lessee pay a fuel surcharge of \$00.04 cents per gallon of fuel sold. The lessee should provide lessor access to meters and other records necessary to determine the annual volume of fuel sold at this location. Staff proposes this negotiated rate since the fair rental value of \$1,500.00 does not adequately capture the true value of this property. The fuel surcharge would be based on annual throughput of fuel in 2024 for the first five years of the lease and adjusted based on the most recent fuel flow every five years following.

Another notable proposed change for this lease is that it sets forth proposed minimum operating hours in response to community feedback regarding call-out fees, and hours of operations. The draft lease establishes the following minimum operating hours:

“LESSEE shall use the Property for fueling related purposes and for no other purposes. LESSEE shall not conduct any illegal activities on the Property or maintain any nuisances on the Property. LESSEE shall provide fueling services at the South Fuel Dock Premises or at the North Fuel Dock as depicted on Exhibit B so long as LESSOR is leasing the North Fuel Dock from LESSOR as follows:

- (a) November 1 - April 13 (by Appointment Only)
- (b) April 15 - Thursday before Memorial Day, 7 days a week from 9am-5pm
- (c) Friday of Memorial Day weekend - Labor Day

South Fuel Dock - 7 days a week from 6am-10pm

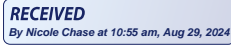
North Fuel Dock - 7 days a week from 10am-6pm

- (d) Day after Labor Day - October 15, Monday-Friday 9am-5pm”

The proposed lease sets forth that at least one of the two Crowley fuel locations in the Small Boat Harbor needs to maintain these hours at a given time.

Pursuant to Valdez Municipal Code, 14.04.090, the Planning and Zoning Commission will also vote on a recommendation to approve this lease.

All other terms and conditions of the proposed lease agreement follow the standard lease language applied to all tideland lessees. Pending Council approval, staff will work with the City Attorney and Crowley Fuels to execute a new agreement.



APPLICATION FOR LEASE OF CITY OWNED LAND

FEE WAIVED FOR 2017 PER RES# 12-72

Relationship to other applicant(s) _____

b) Organization's name Crowley Fuels LLC

Address 201 Arctic Slope Ave, Anchorage, AK 99518

Primary Contact: Jenny Silva / Nick Kuhlman

Title: Director, Contract Compliance & Pricing / Program Manager of Facilities, Engineering & Maintenance

Daytime Phone #: 907-777-5510 / 907-830-3966

3. TYPE OF ORGANIZATION: (Check one)

Individuals_____	Business Corporation_____X
General Partnership_____	Non-Profit Corporation_____
Limited Partnership_____	Non-Profit Association_____
Other_____	

If non-profit, has IRS Tax Exempt Status been obtained? Yes____ No____

If yes, attach letter of determination.

Note: Please submit, as appropriate, the following items with this application:

1. Current Alaska business license; Attached
2. Designation of signatory authority to act for organization of other individuals; Attached
3. Certificate and articles of incorporation; Not considered necessary
4. Partnership agreement and amendments; N/A
5. Charter/by-laws for non-profits; N/A
6. Most recent annual financial statement; Separately available upon request

4. Legal Description AFFECTED BY APPLICATION:

Located in Township_____Range_____Section_, _____Meridian

Lot/ Block/ Tract/ Subd. _____Plat # _____

Other Description Portion of USS 495 Tidelands - Approximately 6,230 sq ft rectangular light industrial zoned / tideland site with frontage, visibility and access via N. Harbor Dr. & Valdez Harbor, just south of downtown Valdez. the site is 80%+/- tidelands and improved with a storage / boat dock.

Tax # _____No. of Acres 6,320 sq ft; 0.14 acres

5. DESCRIBE PROPOSAL. ATTACH NARRATIVE FOR FURTHER

DESCRIPTION AND A SITE PLAN (the description should include the use; value and nature of improvements to be constructed; the type of construction; and, the estimated dates for construction to commence and be completed).

Crowley currently owns and operates the existing "North Harbor Fuel Dock", a 14' x 80' floating fuel dock with an attached 8' x 12' dock house. The site includes an 80' x 4' ramp with an approach that connects onshore. Crowley just completed over \$1MM in site improvements in July 2024, including new low-flow / high-flow fuel dispensers with remote monitoring capability, stainless steel piping down the gangway and along the new tourist float to the fuel dock, all new electrical systems including motorized control valves and emergency stops.

6. WHAT IS THE TERM OF THE LEASE DESIRED?

Initial term of 10 years commencing August 1, 2024, with four (4) each five-year renewal options.

7. IF THE REQUEST FOR A LEASE AT LESS THAN FAIR MARKET VALUE, PROVIDE JUSTIFICATION.

N/A

8. PLEASE STATE WHY YOU BELIEVE IT WOULD BE IN THE "BEST INTEREST OF THE CITY" TO APPROVE YOUR PROPOSAL AND PROCESS YOUR APPLICATION.

See attached Exhibit A

9. CURRENT STATUS OF LAND. DESCRIBE ANY EXISTING IMPROVEMENTS, PROVIDE PHOTOGRAPHS IF POSSIBLE.

Crowley currently owns and operates the "North Harbor Fuel Dock", a 14' x 80' floating fuel dock with an attached 8' x 12' dock house. The site includes an 80' ramp with an approach that connects onshore. As noted in Section 5, substantial improvements were completed in July 2024, including featuring a local artist's work on the new above ground fuel storage tank on Best Western property. There are no other current plans for additional construction with the exception of maintenance and in-kind replacement of parts and/or materials. See attached Exhibits B.1, B.2, B.3 and B.4 for photos.

10. HAS APPLICANT PREVIOUSLY PURCHASED OR LEASED CITY LAND OR RESOURCES? X YES NO. IF YES, PROVIDE LEGAL DESCRIPTION, TYPE OR PURCHASE OR LEASE, AND STATUS.

In addition to prior long term leases of both the North and South Harbor Fuel Docks, Crowley currently owns and operates the 'South Harbor Fuel Dock' whose legal description is: Portion of USS 495 Tidelands beginning at the Corner of No. 2 of ATS 621 thence N 10 00'00" W, 49.72 feet to the point of beginning; thence N 10 W, 105 feet; then S 80 W, 80 feet; S 10, 105 feet; thence N 800 00'00"24. This lease is currently in the renewal process for a term that will align with this lease of the "North Harbor Fuel Dock". We have planned capital improvements in 2025 for the South Harbor Fuel Dock very similar to those completed in 2023/2024 at the North Harbor Fuel Dock.

11. IF APPLICANT IS A BUSINESS OPERATION, LIST PRESENT BUSINESS ACTIVITIES.

12. IF REQUIRED, ARE YOU PREPARED TO SPEND FUNDS FOR THE FOLLOWING:

YES

NO

<u> X </u>	<u> </u>	a) Performance bond
<u> X </u>	<u> </u>	b) Damage deposit
<u> X </u>	<u> </u>	c) General liability insurance
<u> X </u>	<u> </u>	d) Worker's compensation insurance
<u> X </u>	<u> </u>	e) Survey and platting
<u> X </u>	<u> </u>	f) Appraisal fee
<u> X </u>	<u> </u>	g) Closing fees, which may include title insurance, document preparation, escrow closing, and recording
<u> X </u>	<u> </u>	h) Any federal, state and local permits required
<u> X </u>	<u> </u>	I) Maintenance costs (present or future)

13. LIST THREE (3) CREDIT OR BUSINESS REFERENCES:

Name

Address

Phone #

Tesoro Corp, 300 Concord Plaza Dr., San Antonio, TX 78216 (210) 626-4063 Beverly Gee

Kenworth Northwest, Inc., 20220 International Blvd., SeaTac, WA 98198 (206) 433-5911 Credit Dept

Seneca Tank, Inc., 5585 NE 16th Street, Des Moines, IA 50313 (515) 262-5900 Greg Qunit

14. HAS APPLICANT, OR AFFILIATED ENTITY, EVER FILED A PETITION FOR BANKRUPTCY, BEEN ADJUDGED BANKRUPT OR MADE AN ASSIGNMENT FOR THE BENEFIT OF CREDITORS?

No

15. IS APPLICANT, OR AFFILIATED ENTITY, NOW IN DEFAULT ON ANY OBLIGATION TO, OR SUBJECT TO ANY UNSATISFIED JUDGEMENT OF LIEN? YES X NO IF YES, EXPLAIN:

COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT
FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION.
ATTACH ADDITIONAL STATEMENTS IF NEEDED.

APPLICANT QUALIFICATION STATEMENT

I, Jenny Silva
(Individual Name)

I, _____
(Individual Name)

I, Kollin Fencil On Behalf of Crowley Fuels LLC
(Representative's Name) (Organization's Name)

201 Arctic Slope Ave
(Address)

Anchorage, Alaska 99518
(City, State) (Zip)

do hereby swear and affirm for myself as applicant or as representative for the
organization noted above that:

The Applicant is a citizen of the United States, over the age of nineteen;
and

If a group, association or corporation, is authorized to conduct business
Under the laws of the State of Alaska; and

Has not failed to pay a deposit or payment due the City in relation to
City-owned real property in the previous five (5) years; and

Is not currently in breach or default on any contract or lease for real
Property transactions in which the City has an interest; and

Has not failed to perform under or is not in default of a contract with the
City; and

Is not delinquent in any tax payment to the City.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE
TO MY KNOWLEDGE.

Jenny Silva 8/26/24 [Signature] 8/26/24
Applicant Signature Date Applicant Signature Date

Jenny Silva
Print Name

Kollin Fencil
Print Name

Comdev/data/forms/LandLease&SalesForms/AppforLeaseofCityLand



CITY OF VALDEZ
APPLICATION FOR LEASE OF CITY OWNED LAND

EXHIBIT A

Additional Response for Sections 8 and 11

Crowley has a longstanding record of providing superior levels of customer service at Alaska ports and harbors. Since 1953, Crowley has provided unique solutions to petroleum distribution, and today, with 18 tank farms in Alaska and a storage capacity of nearly 30 million gallons, we are a leader in the Alaska fuel industry.

Since 1989, Crowley has reliably served the City of Valdez and surrounding communities with local delivery of marine, aviation, and motor vehicle fuels, heating oil for homes and businesses, lubricants, and propane. Our local predecessor, Valdez Fuel Company, built our first fuel dock (the “South Dock”) in Valdez in 1999, and Crowley acquired a second fuel dock (the “North Dock”) in the Valdez harbor in 2002. The South Dock fuels vessels with over a 10,500-gallon fuel capacity and is a U.S. Coast Guard regulated facility subject to Code of Federal Regulation (CFR) compliance requirements of 33 CFR Part 154. For over a decade, we have successfully operated both docks, providing fuel for a range of customers, including the cruise industry, commercial fishing fleets, the U.S. Coast Guard, small-charter fisherman, and recreational fisherman and boaters. Crowley has continuously met the growing needs of the boating community by supplying over 800,000 gallons of fuel directly into vessels annually at these facilities. For more than a decade, Crowley has built a proven record of maintaining its existing Valdez dock facilities in a safe, accessible, and customer-focused manner to meet the community’s needs.

Long Term Operations

Crowley has a long history of providing excellent customer service and enjoys a positive reputation in the Valdez community with our competitively priced fuel products and responsive service. We are keenly aware of the boating community’s needs and staff our existing facilities accordingly. Our docks are staffed from 6 a.m. to 10 p.m. during the long days of the peak summer season and seasonally adjust based on demand through the shoulder seasons and winter months. Crowley ensures there is always someone on call to respond to after-hours fuel needs and constantly looks for ways to improve reliability and service.

Crowley’s Valdez workforce and management are all members of the local community. Each summer season, Crowley recruits local high school graduates or returning college students to operate the North and South fuel docks. We are pleased to provide steady, full-time seasonal employment to young people in the community.

Environmental/Regulatory

All federal, state, and local regulations concerning aboveground storage tanks will be followed, including spill prevention control and countermeasure regulations. Crowley is proud of our record of meeting all

regulatory requirements for the two marine fuel docks we currently operate in the Valdez harbor. One of the tenets of Crowley's Safety, Security, Quality and Environmental Stewardship is, "Operate our vessels and facilities in compliance with regulations and best practices." To achieve this goal all Crowley operations are reviewed by the Operations Integrity Department to ensure all requirements are met. Therefore, we understand that although all marine fuel dock activity is regulated by the USCG, including fuel transfer, record keeping, and dock maintenance, the USCG is not the only regulatory agency that has oversight. The USEPA and ADEC also have oversight. In addition to the USCG's annual inspection of our docks and records, which Crowley has always passed, we internally audit our own operations at least twice a year to ensure compliance.

We are cognizant of the fact that there are multiple regulatory agencies with oversight responsibility and Crowley is well versed in meeting the regulatory requirements of multiple agencies. We have in-house subject matter experts who develop environmental compliance policy and procedures for Crowley operations. Crowley also performs job hazard analysis for each new operation/task to ensure that worker and operational risks are identified prior to the operations and that the appropriate controls are put in place to safeguard both personnel and operations.

EXHIBIT B.1

South Harbor Fuel Dock



EXHIBIT B.2

North Harbor Fuel Dock



EXHIBIT B.3

Both Harbor Fuel Docks – North Dock in foreground and South Dock in background



EXHIBIT B.4

New 4K Gallon Storage Tank installed on Best Western Property



Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing
PO Box 110806, Juneau, AK 99811-0806

This is to certify that

CROWLEY FUELS LLC

201 ARCTIC SLOPE AVE, ANCHORAGE, AK 99518-3033

owned by

CROWLEY FUELS LLC

is licensed by the department to conduct business for the period

October 17, 2022 to December 31, 2024
for the following line(s) of business:

42 - Trade; 53 - Real Estate, Rental and Leasing



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

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

Julie Sande
Commissioner

November 1, 2023
Officer Appointments

JOINT UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF MANAGERS OF
CROWLEY FUELS LLC AND
THE BOARD OF DIRECTORS OF
CROWLEY PETROLEUM DISTRIBUTION, INC.

The undersigned, constituting all of the managers of the Board of Managers of Crowley Fuels LLC, a Delaware limited liability company (the “CF Board”) and all the directors of the Board of Directors of Crowley Petroleum Distribution, Inc., an Alaska corporation (the “CPD Board”), hereby adopt the following resolutions by unanimous written or electronic consent on behalf of Crowley Fuels LLC (“CF”), pursuant to the laws of the State of Delaware and its amended and restated operating agreement, and Crowley Petroleum Distribution, Inc. (“CPD”), pursuant to the laws of the State of Alaska and its organizational documents, as if duly adopted at a meeting of the CF Board and the CPD Board, effective as of the date set forth above.

WHEREAS, the CF Board has the authority to remove and appoint the officers of CF; and

WHEREAS, the CPD Board has the authority to remove and appoint the officers of CPD.

NOW, THEREFORE, IT IS RESOLVED, that the CF Board does hereby appoint the following persons to serve as the Officers of the Company, and each such person shall serve until his successor is elected:

Kollin S. Fencil - Senior Vice President & General Manager
Reece B. Alford - Corporate Secretary
Arthur F. Mead, III - Assistant Corporate Secretary
Daniel L. Warner - Chief Financial Officer
Norman S. Himes, Jr. - Vice President and Treasurer
Tony R. Otero - Assistant Treasurer
Robert C. Jefferson - Assistant Treasurer
Richard D. Lamb, Jr. - Assistant Treasurer

FURTHER RESOLVED, that the CPD Board does hereby appoint the following persons to serve as the Officers of the Corporation, and each such person shall serve until his successor is elected:

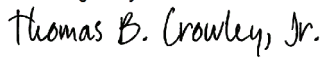
Kollin S. Fencil - President and General Manager
Reece B. Alford - Corporate Secretary
Arthur F. Mead, III - Assistant Corporate Secretary
Daniel L. Warner - Chief Financial Officer
Norman S. Himes, Jr. - Vice President and Treasurer

Tony R. Otero - Assistant Treasurer
Robert C. Jefferson - Assistant Treasurer
Richard D. Lamb, Jr. - Assistant Treasurer


FURTHER RESOLVED, that the officers of the Companies, their designees or other authorized representatives, are hereby directed and authorized, individually, to do and perform any and all such acts and to execute and deliver any and all documents, as they deem necessary or appropriate to accomplish and carry out the intent and purposes of these resolutions; and

FURTHER RESOLVED, that any prior actions and documents previously executed by or at the direction of any officer of the Companies, their designees or other authorized representatives, consistent with the intent and purposes of these resolutions are hereby ratified, affirmed, confirmed and approved in all respects.


IN WITNESS WHEREOF, the CF Board and the CPD Board have adopted the foregoing resolutions on behalf of each of CF and CPD respectively, effective as of the date first set forth above.

DocuSigned by:

0DA10D2C3A49407...

Thomas B. Crowley, Jr.

DocuSigned by:

3832392F632B4AC...

Raymond F. Fitzgerald

DocuSigned by:

A710183459084A3...

Kollin S. Fencil



Legislation Text

File #: 25-0055, **Version:** 1

ITEM TITLE:

Approval of a Recommendation to City Council to Authorize a Lease with Crowley Fuels, LLC for an 8,400 Square Foot Portion of USS 495 Tidelands (South Fuel Dock)

SUBMITTED BY: Nicole Chase, Planner

FISCAL NOTES:

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

RECOMMENDATION:

Approve a recommendation to approve a lease with Crowley Fuels, LLC for an 8,400 square foot portion of USS 495 Tidelands (South Fuel Dock)

SUMMARY STATEMENT:

The City of Valdez entered into a lease for an 8,400 square foot portion of USS 495 Tidelands, with Max and Betty Wells in 2001 for seventeen years, commencing on December 1, 2001 and ending the last day of November, 2018 with an additional six, five year options to renew. City Council approved an assignment of leasehold interest from the Estate of Betty J. Wells to Crowley Fuels LLC. The lease was renewed with approval of resolution #18-30 for an additional five-year term expiring November 30, 2023.

The lease has been in holdover with all terms and conditions continuing on a monthly basis since the expiration while the recommended new lease terms were negotiated between staff and Crowley.

Crowley Fuels, LLC has applied to continue to lease this property for use of fuel dock. The new lease is proposed for an initial term of 10 years, with four five-year options to renew the lease. The rent for this lease is subject to fair rental value pursuant to Valdez Municipal Code 14.04.020 which is determined to be 10% of appraised value annually which amounts to \$1,500.00 annually for use of this property according to the most recent appraisal for the location. In addition to the baseline annual rent, staff proposes that lessee pay a fuel surcharge of \$00.04 cents per gallon of fuel sold. The lessee should provide lessor access to meters and other records necessary to determine the annual volume of fuel sold at this location. Staff proposes this negotiated rate since the fair rental value of \$1,500.00 does not adequately capture the true value of this property. The fuel surcharge would be based on annual throughput of fuel in 2024 for the first five years of the lease and adjusted based on the most recent fuel flow every five years following.

Another notable proposed change for this lease is that it sets forth proposed minimum operating hours in response to community feedback regarding call-out fees, and hours of operations. The draft lease establishes the following minimum operating hours:

“LESSEE shall use the Property for fueling related purposes and for no other purposes. LESSEE shall not conduct any illegal activities on the Property or maintain any nuisances on the Property. LESSEE shall provide fueling services at the South Fuel Dock Premises or at the North Fuel Dock as depicted on Exhibit B so long as LESSOR is leasing the North Fuel Dock from LESSOR as follows:

- (a) November 1 - April 13 (by Appointment Only)
- (b) April 15 - Thursday before Memorial Day, 7 days a week from 9am-5pm
- (c) Friday of Memorial Day weekend - Labor Day

South Fuel Dock - 7 days a week from 6am-10pm

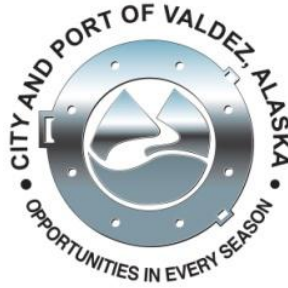
North Fuel Dock - 7 days a week from 10am-6pm

- (d) Day after Labor Day - October 15, Monday-Friday 9am-5pm”

Additionally, Silver Bay Seafoods-Valdez, LLC approached Community Development staff about potentially constructing a fish transfer pipe under the Lease property and the City Attorney recommended including a non-conflicting use clause in the Lease.

Pursuant to Valdez Municipal Code, 14.04.090, the Planning and Zoning Commission will also vote on a recommendation to approve this lease.

All other terms and conditions of the proposed lease agreement follow the standard lease language applied to all tideland lessees. Pending Council approval, staff will work with the City Attorney and Crowley Fuels to execute a new agreement.



Received 11/28/2023 -NL

CITY OF VALDEZ

APPLICATION FOR LEASE OF CITY OWNED LAND

Application Fee: \$50.00 (Non-refundable)

FEE WAIVED FOR 2017 PER RES# 12-72

This form is to be completed by an individual or an organization proposing to lease City-owned land. Complete in full and to the best of your knowledge. Please explain any omissions and use additional pages where appropriate. If requested, proprietary and financial information of applicants that is so marked will be kept confidential.

The completed application shall be returned to the Valdez Community & Economic Development Department located in City Hall along with the Application fee.

A deposit of \$3,000 will be required prior to the City initiating any required appraisal or land survey. The deposit will be used to offset the cost of the appraisal and land survey. If additional funds are necessary, the applicant will be billed as part of the lease. If there is a balance, it will be applied to the first year's lease payment. This deposit will be the cumulative amount of any required appraisal, land survey or Phase I environmental analysis according to the following schedule:

- | | |
|---|---------|
| * If a survey and/or appraisal are required: | \$3,000 |
| * If a Phase I Environmental Analysis only is required: | \$3,000 |
| * If a survey or appraisal and Environmental Analysis are required: | \$5,000 |
| (Required on all industrial land) | |

1. Name of Individual Completing Application Form:

Name: _____ Phone: _____
Daytime/ Message

Mailing Address: _____

2. If other individual(s) or an organization(s) will be a party to this application, indicate below. Attach additional pages as needed:

a) Name _____ Phone: _____

Mailing Address _____

Relationship to other applicant(s) _____

b) Organization's name _____

Address _____

Primary Contact: _____

Title: _____

Daytime Phone #: _____

3. TYPE OF ORGANIZATION: (Check one)

Individuals _____

Business Corporation _____

General Partnership _____

Non-Profit Corporation _____

Limited Partnership _____

Non-Profit Association _____

Other _____

If non-profit, has IRS Tax Exempt Status been obtained? Yes ____ No ____

If yes, attach letter of determination.

Note: Please submit, as appropriate, the following items with this application:

1. Current Alaska business license; Attached
2. Designation of signatory authority to act for organization of other individuals; Attached
3. Certificate and articles of incorporation; Not considered necessary
4. Partnership agreement and amendments; N/A
5. Charter/by-laws for non-profits; N/A
6. Most recent annual financial statement; Separately available upon request

4. Legal Description AFFECTED BY APPLICATION:

Located in Township _____ Range _____ Section, _____ Meridian

Lot/ Block/ Tract/ Subd. _____ Plat # _____

Other Description Portion of USS 495 Tidelands - Legal description beginning at Corner No. 2 of ATS 621
thence N 10 00'00 W, 49.72 feet to the point of beginning; thence N 10 W, 105 feet;
thence S 80 W, 80 feet; S 10 , 105 feet; thence N 80 00'0024 , 80 feet returning to
the point of beginning.

Tax # _____ No. of Acres _____

5. DESCRIBE PROPOSAL. ATTACH NARRATIVE FOR FURTHER

DESCRIPTION AND A SITE PLAN (the description should include the use; value and nature of improvements to be constructed; the type of construction; and, the estimated dates for construction to commence and be completed).

Crowley currently owns and operates the existing 'South Harbor Fuel Dock', a 12' x 70' floating fuel dock with an attached 16' x 20; dock house. The site includes a 55' x 4' ramp with an approach that connects on shore. There are no current plans for additional construction with the exception of maintenance and in-kind replacement and/or parts/materials. Crowley acquired two parcels of adjacent land from Wells Trust in 2018 located at 211 and 213 S. Harbor Drive to facilitate the safe operation of the fuel dock. See attached exhibits C.1 and C.2 for most recent site plans.

6. WHAT IS THE TERM OF THE LEASE DESIRED?

Initial term of 8 months to 7/31/24 to align this 'South Harbor Fuel Dock Tideland Lease' with the timing of the current 'North Harbor Fuel Dock Tideland Lease' with six (6) each five year options to renew.

7. IF THE REQUEST FOR A LEASE AT LESS THAN FAIR MARKET VALUE, PROVIDE JUSTIFICATION.

8. PLEASE STATE WHY YOU BELIEVE IT WOULD BE IN THE "BEST INTEREST OF THE CITY" TO APPROVE YOUR PROPOSAL AND PROCESS YOUR APPLICATION.

9. CURRENT STATUS OF LAND. DESCRIBE ANY EXISTING IMPROVEMENTS, PROVIDE PHOTOGRAPHS IF POSSIBLE.

10. HAS APPLICANT PREVIOUSLY PURCHASED OR LEASED CITY LAND OR RESOURCES? _____ YES _____ NO. IF YES, PROVIDE LEGAL DESCRIPTION, TYPE OR PURCHASE OR LEASE, AND STATUS.

Approx 6,230 sq ft, a Portion of USS 4956 Tidelands for the 'North Harbor Fuel Dock'. The original lease term was 21 yrs 8/6/01 - 7/31/22 w/ 6 add'l 5 yr options for renewal periods. We executed Amendment No 2 to extend the term 2 yrs to 7/31/24. IDuring the summer of 2023, Crowley converted from two USTs to a single, dual compartment above ground tank; and installed new underground piping and all new electrical system. The plan for 2024 is to to upgrade to all new stainless steel piping down the gangway and along the new tourist float to the fuel dock, to include motorized control valves, emergency stops, and new low-flow and high-flow dispensers with remote monitoring capability.

11. IF APPLICANT IS A BUSINESS OPERATION, LIST PRESENT BUSINESS ACTIVITIES.

12. IF REQUIRED, ARE YOU PREPARED TO SPEND FUNDS FOR THE FOLLOWING:

YES

NO

- | | | |
|-------|-------|--|
| _____ | _____ | a) Performance bond |
| _____ | _____ | b) Damage deposit |
| _____ | _____ | c) General liability insurance |
| _____ | _____ | d) Worker's compensation insurance |
| _____ | _____ | e) Survey and platting |
| _____ | _____ | f) Appraisal fee |
| _____ | _____ | g) Closing fees, which may include title insurance,
document preparation, escrow closing, and recording |
| _____ | _____ | h) Any federal, state and local permits required |
| _____ | _____ | i) Maintenance costs (present or future) |

13. LIST THREE (3) CREDIT OR BUSINESS REFERENCES:

Name

Address

Phone #

14. HAS APPLICANT, OR AFFILIATED ENTITY, EVER FILED A PETITION FOR BANKRUPTCY, BEEN ADJUDGED BANKRUPT OR MADE AN ASSIGNMENT FOR THE BENEFIT OF CREDITORS?

15. IS APPLICANT, OR AFFILIATED ENTITY, NOW IN DEFAULT ON ANY OBLIGATION TO, OR SUBJECT TO ANY UNSATISFIED JUDGEMENT OF LIEN? _____ YES _____ NO IF YES, EXPLAIN:

COMPLETE THE FOLLOWING APPLICANT QUALIFICATION STATEMENT
FOR EACH INDIVIDUAL APPLICANT OR ORGANIZATION.
ATTACH ADDITIONAL STATEMENTS IF NEEDED.

APPLICANT QUALIFICATION STATEMENT

I, Jenny Silva
(Individual Name)

I, _____
(Individual Name)

I, Kollin Fencil On Behalf of Crowley Fuels LLC
(Representative's Name) (Organization's Name)

201 Arctic Slope Ave
(Address)
Anchorage, AK 99518
(City, State) (Zip)

do hereby swear and affirm for myself as applicant or as representative for the
organization noted above that:

The Applicant is a citizen of the United States, over the age of nineteen;
and
If a group, association or corporation, is authorized to conduct business
Under the laws of the State of Alaska; and
Has not failed to pay a deposit or payment due the City in relation to
City-owned real property in the previous five (5) years; and
Is not currently in breach or default on any contract or lease for real
Property transactions in which the City has an interest; and
Has not failed to perform under or is not in default of a contract with the
City; and
Is not delinquent in any tax payment to the City.

I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE
TO MY KNOWLEDGE.

Jenny Silva 11/17/23
Applicant Signature Date

[Signature] 11/27/23
Applicant Signature Date

Jenny Silva
Print Name

Kollin Fencil
Print Name



CITY OF VALDEZ
APPLICATION FOR LEASE OF CITY OWNED LAND

EXHIBIT A

Additional Response for Sections 8 and 11

Crowley has a longstanding record of providing superior levels of customer service at Alaska ports and harbors. Since 1953, Crowley has provided unique solutions to petroleum distribution, and today, with 18 tank farms in Alaska and a storage capacity of nearly 30 million gallons, we are a leader in the Alaska fuel industry.

Since 1989, Crowley has reliably served the City of Valdez and surrounding communities with local delivery of marine, aviation, and motor vehicle fuels, heating oil for homes and businesses, lubricants, and propane. Our local predecessor, Valdez Fuel Company, built our first fuel dock (the “South Dock”) in Valdez in 1999, and Crowley acquired a second fuel dock (the “North Dock”) in the Valdez harbor in 2002. The South Dock fuels vessels with over a 10,500-gallon fuel capacity and is a U.S. Coast Guard regulated facility subject to Code of Federal Regulation (CFR) compliance requirements of 33 CFR Part 154. For over a decade, we have successfully operated both docks, providing fuel for a range of customers, including the cruise industry, commercial fishing fleets, the U.S. Coast Guard, small-charter fisherman, and recreational fisherman and boaters. Crowley has continuously met the growing needs of the boating community by supplying over 800,000 gallons of fuel directly into vessels annually at these facilities. For more than a decade, Crowley has built a proven record of maintaining its existing Valdez dock facilities in a safe, accessible, and customer-focused manner to meet the community’s needs.

Long Term Operations

Crowley has a long history of providing excellent customer service and enjoys a positive reputation in the Valdez community with our competitively priced fuel products and responsive service. We are keenly aware of the boating community’s needs and staff our existing facilities accordingly. Our docks are staffed from 6 a.m. to 10 p.m. during the long days of the peak summer season and seasonally adjust based on demand through the shoulder seasons and winter months. Crowley ensures there is always someone on call to respond to after-hours fuel needs and constantly looks for ways to improve reliability and service.

Crowley’s Valdez workforce and management are all members of the local community. Each summer season, Crowley recruits local high school graduates or returning college students to operate the North and South fuel docks. We are pleased to provide steady, full-time seasonal employment to young people in the community.

Environmental/Regulatory

All federal, state, and local regulations concerning aboveground storage tanks will be followed, including spill prevention control and countermeasure regulations. Crowley is proud of our record of meeting all

regulatory requirements for the two marine fuel docks we currently operate in the Valdez harbor. One of the tenets of Crowley's Safety, Security, Quality and Environmental Stewardship is, "Operate our vessels and facilities in compliance with regulations and best practices." To achieve this goal all Crowley operations are reviewed by the Operations Integrity Department to ensure all requirements are met. Therefore, we understand that although all marine fuel dock activity is regulated by the USCG, including fuel transfer, record keeping, and dock maintenance, the USCG is not the only regulatory agency that has oversight. The USEPA and ADEC also have oversight. In addition to the USCG's annual inspection of our docks and records, which Crowley has always passed, we internally audit our own operations at least twice a year to ensure compliance.

We are cognizant of the fact that there are multiple regulatory agencies with oversight responsibility and Crowley is well versed in meeting the regulatory requirements of multiple agencies. We have in-house subject matter experts who develop environmental compliance policy and procedures for Crowley operations. Crowley also performs job hazard analysis for each new operation/task to ensure that worker and operational risks are identified prior to the operations and that the appropriate controls are put in place to safeguard both personnel and operations.

EXHIBIT B.1

South Harbor Fuel Dock



EXHIBIT B.2

North Harbor Fuel Dock



EXHIBIT B.3

Both Harbor Fuel Docks – North Dock in foreground and South Dock in background



Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

CROWLEY FUELS LLC

201 ARCTIC SLOPE AVE, ANCHORAGE, AK 99518-3033

owned by

CROWLEY FUELS LLC

is licensed by the department to conduct business for the period

October 17, 2022 to December 31, 2024
for the following line(s) of business:

42 - Trade; 53 - Real Estate, Rental and Leasing



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

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

Julie Sande
Commissioner

November 1, 2023
Officer Appointments

JOINT UNANIMOUS WRITTEN CONSENT OF
THE BOARD OF MANAGERS OF
CROWLEY FUELS LLC AND
THE BOARD OF DIRECTORS OF
CROWLEY PETROLEUM DISTRIBUTION, INC.

The undersigned, constituting all of the managers of the Board of Managers of Crowley Fuels LLC, a Delaware limited liability company (the “CF Board”) and all the directors of the Board of Directors of Crowley Petroleum Distribution, Inc., an Alaska corporation (the “CPD Board”), hereby adopt the following resolutions by unanimous written or electronic consent on behalf of Crowley Fuels LLC (“CF”), pursuant to the laws of the State of Delaware and its amended and restated operating agreement, and Crowley Petroleum Distribution, Inc. (“CPD”), pursuant to the laws of the State of Alaska and its organizational documents, as if duly adopted at a meeting of the CF Board and the CPD Board, effective as of the date set forth above.

WHEREAS, the CF Board has the authority to remove and appoint the officers of CF; and

WHEREAS, the CPD Board has the authority to remove and appoint the officers of CPD.

NOW, THEREFORE, IT IS RESOLVED, that the CF Board does hereby appoint the following persons to serve as the Officers of the Company, and each such person shall serve until his successor is elected:

Kollin S. Fencil - Senior Vice President & General Manager
Reece B. Alford - Corporate Secretary
Arthur F. Mead, III - Assistant Corporate Secretary
Daniel L. Warner - Chief Financial Officer
Norman S. Himes, Jr. - Vice President and Treasurer
Tony R. Otero - Assistant Treasurer
Robert C. Jefferson - Assistant Treasurer
Richard D. Lamb, Jr. - Assistant Treasurer

FURTHER RESOLVED, that the CPD Board does hereby appoint the following persons to serve as the Officers of the Corporation, and each such person shall serve until his successor is elected:

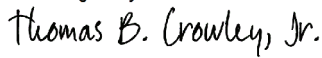
Kollin S. Fencil - President and General Manager
Reece B. Alford - Corporate Secretary
Arthur F. Mead, III - Assistant Corporate Secretary
Daniel L. Warner - Chief Financial Officer
Norman S. Himes, Jr. - Vice President and Treasurer

Tony R. Otero - Assistant Treasurer
Robert C. Jefferson - Assistant Treasurer
Richard D. Lamb, Jr. - Assistant Treasurer


FURTHER RESOLVED, that the officers of the Companies, their designees or other authorized representatives, are hereby directed and authorized, individually, to do and perform any and all such acts and to execute and deliver any and all documents, as they deem necessary or appropriate to accomplish and carry out the intent and purposes of these resolutions; and

FURTHER RESOLVED, that any prior actions and documents previously executed by or at the direction of any officer of the Companies, their designees or other authorized representatives, consistent with the intent and purposes of these resolutions are hereby ratified, affirmed, confirmed and approved in all respects.

IN WITNESS WHEREOF, the CF Board and the CPD Board have adopted the foregoing resolutions on behalf of each of CF and CPD respectively, effective as of the date first set forth above.

DocuSigned by:

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Thomas B. Crowley, Jr.

DocuSigned by:

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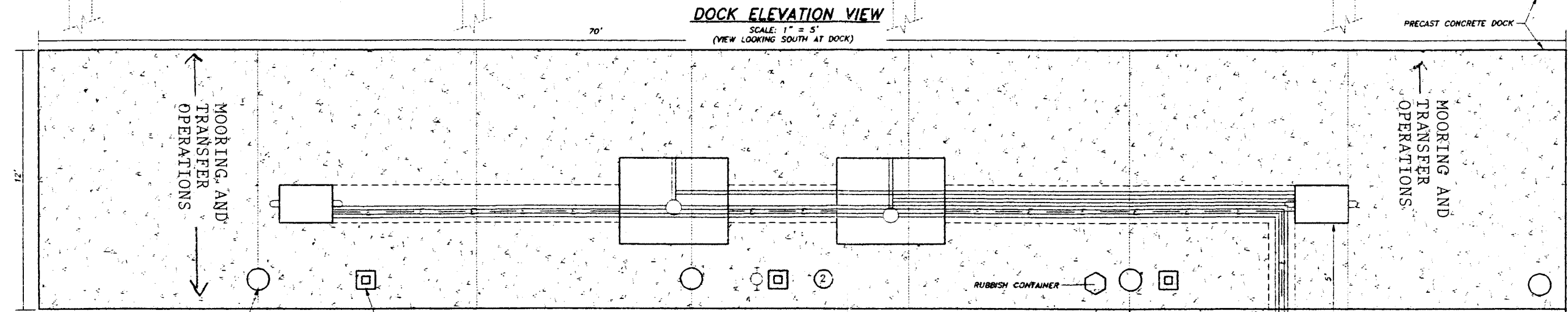
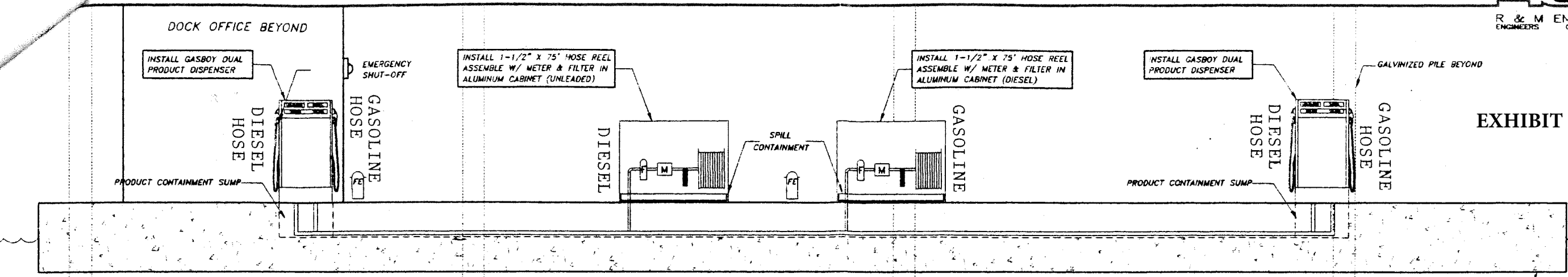
Raymond F. Fitzgerald

DocuSigned by:

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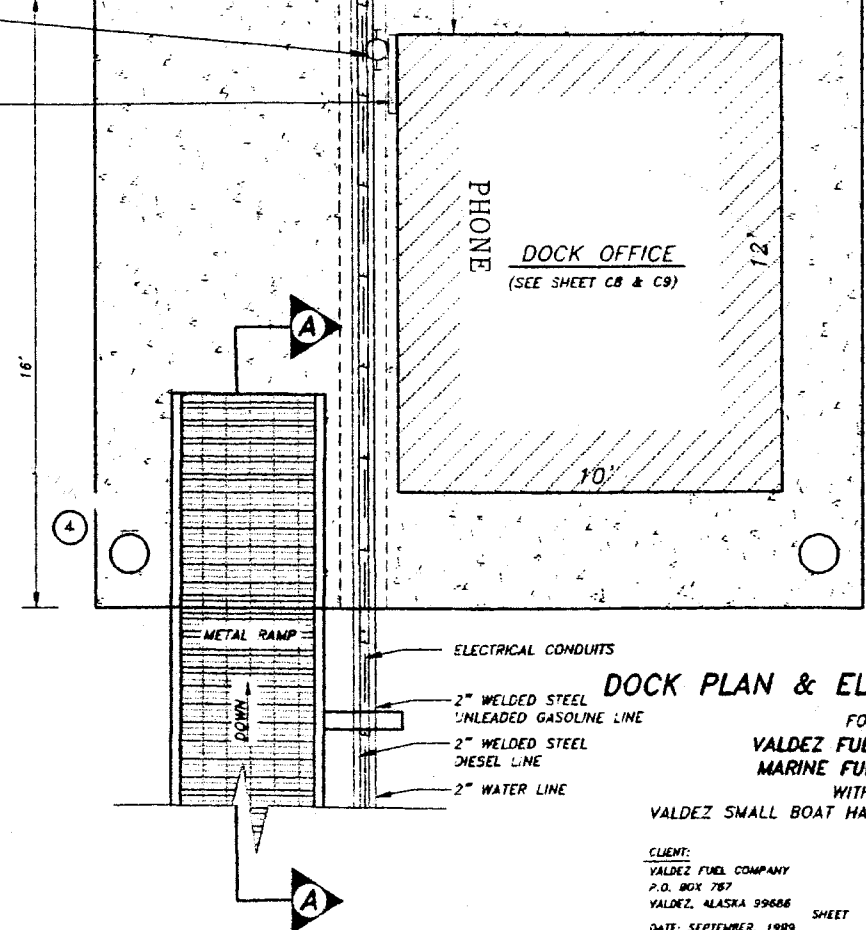
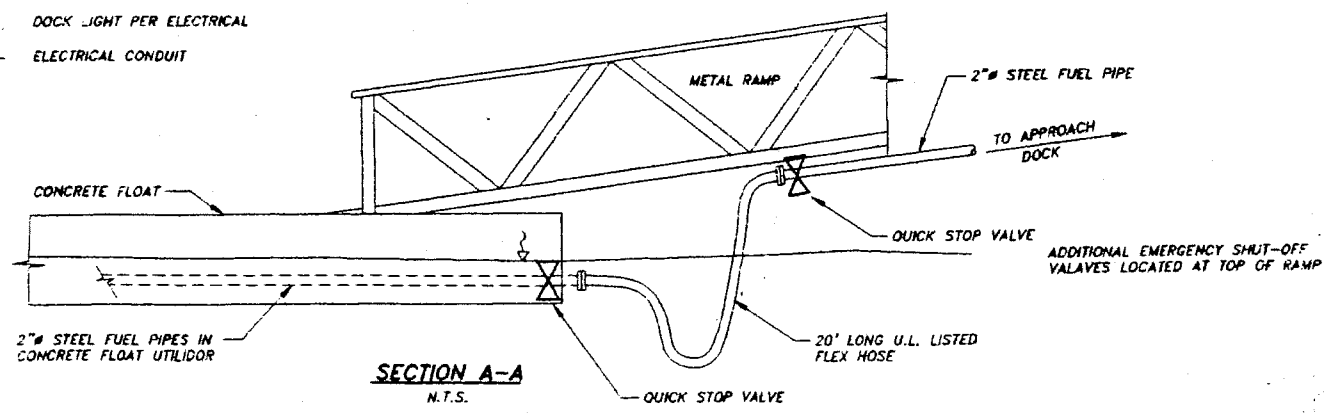
Kollin S. Fencil

EXHIBIT C.1



SYMBOLS

- 30# A-B-C FIRE EXTINGUISHER
- FUEL FILTER
- FUEL METER
- GROUNDING REEL
- REQUIRED WARNING SIGN PER DETAIL ON SHEET C6
- DOCK LIGHT PER ELECTRICAL
- ELECTRICAL CONDUIT



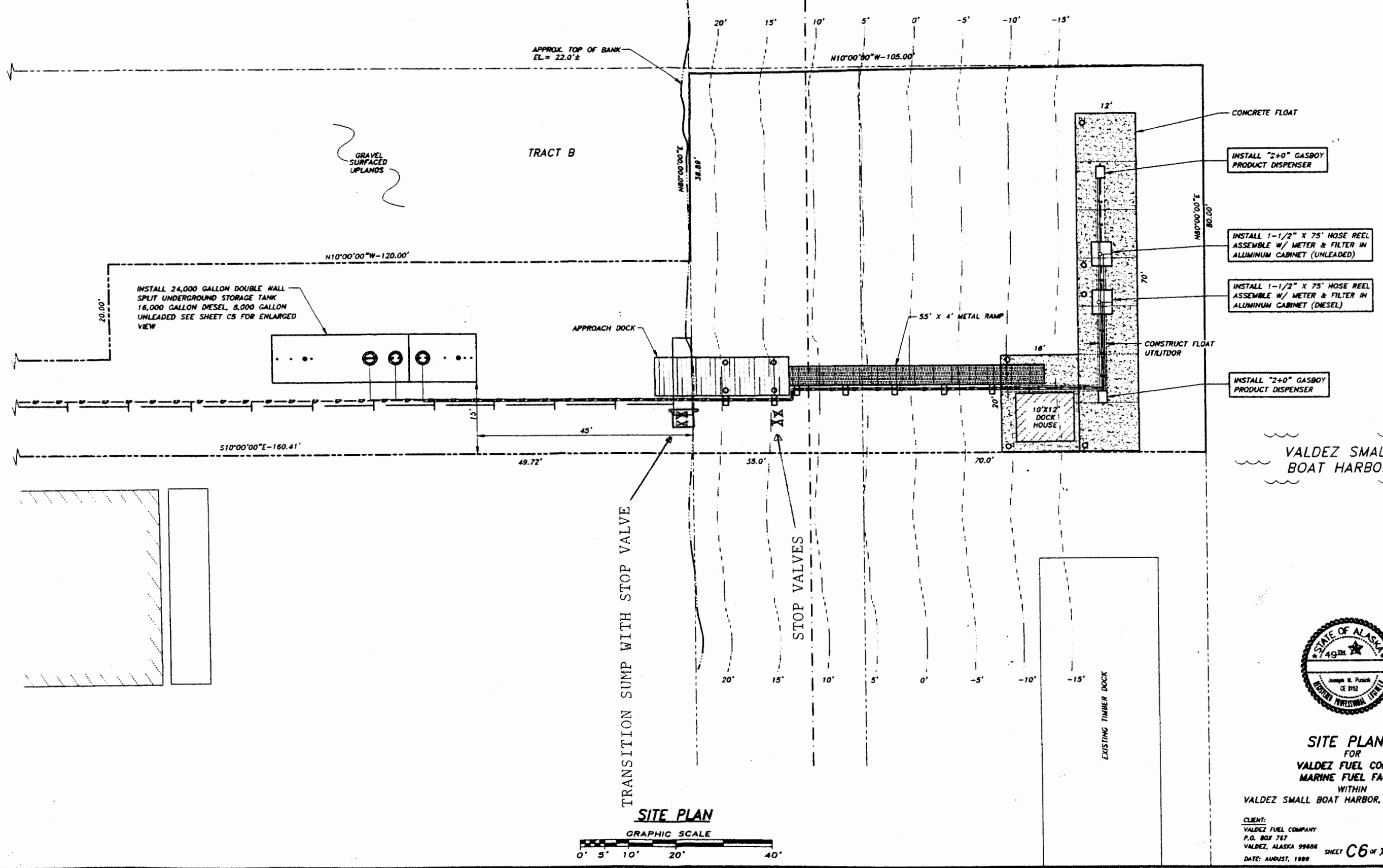
CLIENT:
VALDEZ FUEL COMPANY
P.O. BOX 787
VALDEZ, ALASKA 99686
DATE: SEPTEMBER, 1989

ENGINEER:
R & M ENGINEERING, INC.
P.O. BOX 34278
JUNEAU, ALASKA 99803
R&M PROJ. NO. 991403

SHEET **C4**

PLOT: 9/16/89, 3:10 PM, BY: JNP

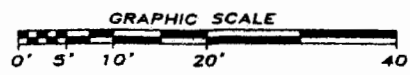
EXHIBIT C.2



TRANSITION SUMP WITH STOP VALVE

STOP VALVES

SITE PLAN



SITE PLAN 1
FOR
VALDEZ FUEL COMPANY
MARINE FUEL FACILITY
WITHIN
VALDEZ SMALL BOAT HARBOR, VALDEZ ALASKA

CLIENT:
VALDEZ FUEL COMPANY
P.O. BOX 767
VALDEZ, ALASKA 99686
DATE: AUGUST, 1989

ENGINEER:
R & M ENGINEERING, INC.
P.O. BOX 34278
JUNEAU, ALASKA 99803
R&M PROJ. NO. 991401.3

SHEET C6 OF X



Legislation Text

File #: 25-0056, **Version:** 1

ITEM TITLE:

Approval of Recommendation of City Council to Adopt a Resolution Authorizing the City Manager to Request Federal Funding for Waterfront Infrastructure Permitting and Design of New Capital Infrastructure Identified in the Valdez Comprehensive Waterfront Master Plan as Sea Otter Park.

SUBMITTED BY: Jeremy Talbott, Ports & Harbors Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

The Ports & Harbors Director recommends the Commission approve a motion to support City Council Resolution No. _____, authorizing the City Manager to request and pursue federal funding up to \$4,000,000 for the permitting and design of waterfront infrastructure projects.

SUMMARY STATEMENT:

Consideration and Vote on Supporting City Council Resolution No. _____ Authorizing the City Manager to Request and Pursue Federal Funding up to \$4,000,000 for the Permitting and Design of New Capital Waterfront Infrastructure Identified in the Valdez Comprehensive Waterfront Master Plan as Sea Otter Park.

BACKGROUND: The Valdez Comprehensive Waterfront Master Plan highlights strategic infrastructure priorities necessary to sustain and enhance the City's waterfront operations. These priorities include improvements to port facilities, docks, and supporting infrastructure critical to economic development, trade, and transportation.

The permitting and design phase is an essential early step to ensure compliance with environmental and regulatory standards while creating detailed plans for construction. Federal funding opportunities exist to cover these preliminary costs, reducing the financial burden on local resources. The City Council will be considering Resolution No. _____ to authorize the City Manager to request and pursue up to \$4,000,000 in federal funding for these efforts.

DISCUSSION:As Representative stakeholders in the development and future of Valdez's waterfront infrastructure, the Ports & Harbors Commission is being asked to formally support this resolution. Supporting this action aligns with the Commission's Purpose 11.05.010 and 2.56.020 Powers and Duties B The commission shall review and advise the city council on the following areas of public interest and concern: 7 Valdez small boat harbor: development, design, operation, maintenance,

tariffs and fees.

A formal endorsement from the Ports & Harbors Commission would strengthen the City's position in pursuing federal funding and demonstrate community-wide stakeholder alignment on the importance of these projects.

SUGGESTED MOTION: "I move that the Valdez Ports & Harbors Commission support City Council Resolution No. _____, authorizing the City Manager to request and pursue up to \$4,000,000 in federal funding for the permitting and design of new capital waterfront infrastructure as identified in the Valdez Comprehensive Waterfront Master Plan as Sea Otter Park."

CITY OF VALDEZ, ALASKA

RESOLUTION # 25-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING THE VALDEZ CITY MANAGER TO REQUEST AND PURSUE FEDERAL FUNDING UP TO \$4,000,000 FOR THE PERMITTING AND DESIGN OF NEW CAPITAL WATERFRONT INFRASTRUCTURE IN THE AREA IDENTIFIED IN THE VALDEZ COMPREHENSIVE WATERFRONT MASTER PLAN AS SEA OTTER PARK.

WHEREAS, the City of Valdez recognizes the importance of its waterfront as a critical asset for economic development, commerce, transportation, and recreation and

WHEREAS, the Valdez Comprehensive Waterfront Master Plan identifies specific areas for the development and improvement of waterfront infrastructure to support the needs of the community and foster long-term growth and sustainability; and

WHEREAS, new capital waterfront infrastructure is necessary to address current and future needs, including but not limited to improvements in port facilities, commercial docks, and related infrastructure; and

WHEREAS, the permitting and design of such infrastructure is a crucial initial step in advancing these projects and ensuring they are implemented in a strategic and efficient manner; and

WHEREAS, federal funding opportunities are available to support local infrastructure projects that contribute to regional and national priorities, such as enhancing trade, commerce, transportation, and resiliency; and

WHEREAS, securing federal funding will allow the City of Valdez to advance these critical projects without overburdening local taxpayers and ensure alignment with federal and state planning initiatives; and

WHEREAS, the City Manager has the expertise and capacity to manage the application process, coordinate with federal agencies, and administer funds in compliance with all applicable laws and regulations.

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

Section 1. The City Manager is hereby authorized to request, apply for, and pursue federal funding opportunities up to \$4,000,000 for the permitting and design of new capital

waterfront infrastructure in the area identified in the Valdez Comprehensive Waterfront Master Plan as Sea Otter Park.

Section 2. The City Manager is authorized to take all necessary actions, including but not limited to preparing and submitting grant applications, providing required documentation, engaging consultants, and coordinating with federal, state, and local entities to secure funding.

Section 3. The City Manager is further authorized to execute any agreements, contracts, or documents necessary to accept and administer awarded funds, subject to review and approval by the City Attorney.

Section 4. This resolution shall take effect immediately upon adoption.

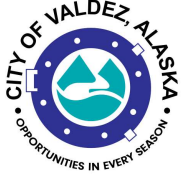
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, this _____ day of _____, 2024

CITY OF VALDEZ, ALASKA

Dennis Fleming, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk



Legislation Text

File #: 25-0058, **Version:** 1

ITEM TITLE:

DISCUSSION ITEM: CITY COUNCIL JOINT STRATEGIC PLANNING WORK SESSION

SUBMITTED BY: Jeremy Talbott, Ports & Harbors Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Discussion and Update Only

SUMMARY STATEMENT:

Background:

The City of Valdez is preparing for its upcoming **Joint Strategic Planning Work session** involving the **Valdez City Council and key advisory commissions**, including the Ports & Harbors Commission. This session serves as an opportunity for collaborative discussion on the city's long-term strategic goals, priorities, and policy direction.

Discussion Overview:

City Clerk **Sheri Peirce** will lead the discussion, providing an overview of the **purpose, format, and key objectives** of the upcoming joint strategic planning session. Commissioners will have the opportunity to:

- **Review the agenda** and expected discussion topics for the work session.
- **Identify key issues** related to Ports & Harbors that should be prioritized.
- **Discuss commission goals** and recommendations to present to the City Council.
- **Consider potential opportunities** for collaboration with other city departments and commissions.

Action Items:

- Commissioners are encouraged to **provide input** on specific challenges, initiatives, and long-term strategies to be included in the strategic planning conversation. Feedback from this discussion will help **shape the Ports & Harbors Commission's contributions** to the City's broader strategic initiatives.

- **Next Steps:**

Following this discussion, staff will compile input and incorporate key takeaways into the planning process. Commissioners may also be asked to participate in follow-up discussions or provide additional recommendations leading up to the joint work session.

Conclusion:

- This discussion and future joint work session ensure that the Ports & Harbors Commission's perspectives are represented in the City's strategic planning process, aligning with Valdez's long-term vision for economic development, infrastructure improvements, and port and harbor sustainability.