



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Agenda

### City Council

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Tuesday, November 20, 2018

6:00 PM

Council Chambers

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#### Budget Public Hearing & Regular Meeting

#### BUDGET PUBLIC HEARING - 6:00 pm

1. [Public Hearing: 2019 Proposed City Budget](#)

**Sponsors:** City Council

**Attachments:** [2019 Budget - Public Hearing Ledgers](#)

#### REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC APPEARANCES

1. [David Mitchell, Conservation Director - Great Land Trust](#)

V. PUBLIC BUSINESS FROM THE FLOOR

VI. CONSENT AGENDA

1. [Proclamation: Christmas Tree Lighting Ceremony](#)

**Attachments:** [Christmas Tree Lighting Ceremony](#)

2. [Approval to Go Into Executive Session Regarding Personnel Matter Relating to Arbitration Decision](#)

VII. ORDINANCES

1. [#18-05 - Amending the Zoning Map to Effect a Change to Lot 1, ASLS 78-139 from General Commercial to Commercial Residential. First Reading.](#)

**Attachments:**     [Rezone #1801 Ordinance 18-05](#)  
                              [Rezone 1801 Application](#)  
                              [Zoning Map](#)  
                              [Rezone 1801 Findings and Conclusions](#)

#### VIII. RESOLUTIONS

1. [#18-35 - Amending the City of Valdez Personnel Regulations and Creating an Effective Date \(Postponed from the November 7, 2018 Regular Meeting\)](#)

**Attachments:**     [#18-35 Adopting Revised Personnel Regulations](#)  
                              [Attachment A Amendments to Personnel Regs](#)  
                              [ERT Arbitration Statement \(Added for November 20, 2018 meeting\)](#)

2. [#18-38 - Authorizing a Lease with Harris Sand & Gravel for a 45,000 Square Foot Portion of Blocks 7 & 8, Valdez Townsite](#)

**Attachments:**     [HS&G Resolution](#)  
                              [Old Town Lease Application](#)  
                              [Harris 2003 LUP](#)  
                              [Harris 2009 LUP](#)  
                              [Exhibit A](#)

3. [#18-39 - Authorizing a Lease with Silver Bay Seafoods, LLC for Tract E Harbor Subdivision. Postponed 11/20/18.](#)

**Attachments:**     [New Silver Bay Council Resolution](#)  
                              [Silver Bay Seafoods Lease](#)  
                              [Exhibit A](#)  
                              [210 S Harbor Drive](#)

#### IX. REPORTS

1. [October 2018 New Harbor Report](#)

**Attachments:**     [2018 October New Harbor Report](#)

2. [Report: Kimley Horn Project Update](#)

**Attachments:**     [Valdez City Council Update November 2018 compiled](#)

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

1. City Manager Report

2. City Clerk Report

3. City Attorney Report

4. City Mayor Report

XI. COUNCIL BUSINESS FROM THE FLOOR

XII. EXECUTIVE SESSION

XIII. RETURN FROM EXECUTIVE SESSION

XIV. ADJOURNMENT

XV. APPENDIX

1. [City Council Calendars - November & December 2018](#)

**Attachments:**      [Council Calendar - November 2018](#)  
                                 [Council Calendar - December 2018](#)



## Legislation Text

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**File #:** 18-0409, **Version:** 1

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**ITEM TITLE:**

Public Hearing: 2019 Proposed City Budget

**SUBMITTED BY:** Brian Carlson, Finance Director

**FISCAL NOTES:**

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

**RECOMMENDATION:**

Conduct Public Hearing pursuant to City Code 3.08.050 and City Charter Section 6.3

**SUMMARY STATEMENT:**

- The Proposed 2019 City Budget reflects Council consensus on requested appropriations as presented during the series of budget workshops during October/November, with the exception of the following revisions:
  - Port Fund personnel expenses are increased by \$7,700 to reflect COLA adjustments that Finance staff had not fully calculated. This increase impacts the General Fund transfer to Port Fund by the same amount, which represents the “subsidy” for Port operations.
  - To balance this \$7,700 revision, the General Fund transfer to Reserve Fund is reduced, and the appropriation to Leave Liability Reserve is reduced, each by \$7,700.
  - 1.5% Permanent Fund Appropriation is increased by \$35,000 to \$3,081,000 to reflect the audited 2017 ending fund value. This impacts the General Fund/Permanent Fund transfers, and increases the related Reserve Fund appropriation.
- The agenda item includes summary and detail ledgers for all fund and department appropriations, and transfer appropriations.





## 2019 Budget - Public Hearing Ledgers

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## Summary of General Fund

Expenses	Actual			Estimate		Adopted	
	2015	2016	2017	2018	2018	2019	
FTE Payroll	10,631,953	10,933,246	12,378,281	12,979,756	13,895,428	15,020,082	
Education	10,707,990	10,644,412	10,486,453	10,444,634	10,444,634	10,478,000	
Transfer	21,533,822	25,271,537	29,266,522	-	10,492,799	8,466,618	
Other Operating	1,976,876	2,216,141	2,366,035	2,786,239	3,106,233	3,328,604	
Contracts	1,610,612	1,569,619	1,739,554	1,844,714	1,858,194	2,660,957	
CSO	2,089,525	2,356,118	2,471,473	2,642,099	2,422,099	2,659,567	
Other Personnel	1,562,349	1,545,160	1,522,744	1,807,233	1,928,289	2,059,704	
Legal	3,192,127	2,103,288	1,050,060	1,500,000	1,500,000	1,650,000	
Operating Subsidy	1,328,002	1,086,929	1,159,855	-	1,186,216	1,464,651	
Maintenance	600,235	563,873	694,771	784,000	842,264	850,468	
UTILITIES	712,716	653,222	727,112	834,710	917,010	811,410	
EXTRAORDINARY	-	7,308,500	-	-	-	-	
CSOs and Events	130,733						
<b>Grand Total</b>	<b>56,076,941</b>	<b>66,252,046</b>	<b>63,862,858</b>	<b>35,623,385</b>	<b>48,593,166</b>	<b>49,450,062</b>	

Revenues	Actual			Estimate		Adopted	
	2015	2016	2017	2018	2018	2019	
TAXES	(48,989,111)	(44,097,788)	(44,303,752)	(44,352,307)	(43,425,100)	(44,327,100)	
Transfer From Permanent Fund	(2,704,803)	(2,606,458)	(2,600,000)	-	(2,800,000)	(3,081,000)	
PILT	(744,474)	(741,695)	(751,532)	(769,054)	(704,397)	(731,300)	
SERVICE CHARGES AND SALES	(460,750)	(422,141)	(476,433)	(411,463)	(411,200)	(378,050)	
FEDERAL AND STATE GRANTS	(522,224)	(382,260)	(393,449)	(377,449)	(377,449)	(377,449)	
STATE SHARED REVENUE	(3,986,356)	(2,101,251)	(231,160)	(1,619,174)	(195,000)	(350,711)	
MISC REVENUE	(405,084)	(683,915)	(762,358)	(330,322)	(249,441)	(258,750)	
UTILITIES	(160,306)	(175,776)	(166,333)	(153,600)	(138,800)	(150,000)	
RECREATIONAL ACTIVITIES	(35,532)	(40,285)	(46,488)	(35,265)	(33,500)	(28,000)	
FINES AND FORFEITURES	(16,729)	(14,924)	(11,592)	(13,746)	(19,900)	(20,000)	
LICENSES AND PERMITS	(14,830)	(17,682)	(15,100)	(19,600)	(13,500)	(12,500)	
Transfer	(500,000)	-	(228,009)	-	-	-	
EXTRAORDINARY	-	(32,796,418)	-	-	-	-	
Carry Forward (Budget Only)	-	-	-	-	-	-	
<b>Grand Total</b>	<b>(58,540,200)</b>	<b>(84,080,594)</b>	<b>(49,986,205)</b>	<b>(48,081,980)</b>	<b>(48,368,287)</b>	<b>(49,714,860)</b>	

Transfer From	Transfer To	Amount
General Fund	Reserve	5,385,618
General Fund	Airport	264,798
General Fund	Port	360,472
General Fund	Utility	839,381
Harbor	Reserve	500,000
Permanent Fund	General Fund	3,081,000

**Reserve Fund Appropriations: \$5.89MM**

<b>Account/Activity Name</b>	<b>Purpose</b>	<b>2019 Budget</b>
<b>Major Equipment Reserve</b>	scheduled purchases of items exceeding \$10K per. Budget is based on ten-year future average.	2,842,874
<b>Energy Assistance Program</b>	annual public program; expanded in 2019 to included commercial accounts	880,000
<b>Technology Reserve</b>	scheduled purchases of IT hardware, software, licenses; average of five years future purchases	702,298
<b>Harbor Major Maint &amp; Replace</b>	long term maintenance of exisiting Harbor. Brings balance to \$6.5MM	500,000
<b>Leave Liability Reserve</b>	termination leave time and comp balances; cash-outs for current employees	332,208
<b>Dike Repairs</b>	Replenish rip-rap supply, Maintenance	250,000
<b>Road and Sidewalk Repairs</b>	smaller rights-of-way projects that don't need design; ongoing/annual	250,000
<b>Major Maintenance Reserve</b>	Alpine Woods Playground. Does not obligate CapFacil staff. Recommended by Parks Maint.	60,000
<b>Council Contingency</b>	unforseen unbudgeted Council priorities	58,238
<b>SHARP III</b>	Physician Assistance program; \$60K annually per physician. Brings balance to \$300K.	10,000

## Summary of Airport Fund

Expenses	Actual			Estimate	Adopted	
	2015	2016	2017	2018	2018	2019
<b>Airport</b>	<b>249,926</b>	<b>239,046</b>	<b>244,388</b>	<b>354,582</b>	<b>375,118</b>	<b>377,498</b>
FTE Payroll	72,432	72,241	71,856	131,000	133,975	139,751
UTILITIES	96,501	78,158	80,783	114,500	117,000	117,000
Other Operating	42,975	41,717	52,840	59,279	73,615	66,825
Contracts	34,453	42,335	35,242	43,815	43,040	47,220
Maintenance	1,946	3,448	2,558	3,500	4,500	4,150
Other Personnel	1,618	1,146	1,109	2,488	2,988	2,552
<b>Total Expenses</b>	<b>249,926</b>	<b>239,046</b>	<b>244,388</b>	<b>354,582</b>	<b>375,118</b>	<b>377,498</b>

Revenues	Actual			Estimate	Adopted	
	2015	2016	2017	2018	2018	2019
<b>Airport</b>	<b>(159,633)</b>	<b>(138,200)</b>	<b>(130,674)</b>	<b>(141,136)</b>	<b>(124,470)</b>	<b>(112,700)</b>
Property Rentals	(154,113)	(126,793)	(122,918)	(123,800)	(123,818)	(104,600)
Administration	(4,814)	(10,539)	(7,070)	(1,350)	-	(7,400)
Services	(706)	(869)	(652)	(15,986)	(652)	(700)
Other	-	-	(35)	-	-	-
<b>Total Revenues</b>	<b>(159,633)</b>	<b>(138,200)</b>	<b>(130,674)</b>	<b>(141,136)</b>	<b>(124,470)</b>	<b>(112,700)</b>
<b>Total Subsidy</b>	<b>90,293</b>	<b>100,846</b>	<b>113,714</b>	<b>213,446</b>	<b>250,648</b>	<b>264,798</b>

## Summary of Harbor Fund

Expenses	Actual			Estimate	Adopted	
	2015	2016	2017	2018	2018	2019
<b>Harbor</b>	<b>1,111,467</b>	<b>1,001,266</b>	<b>1,039,700</b>	<b>1,169,029</b>	<b>1,360,092</b>	<b>1,566,352</b>
FTE Payroll	584,010	538,015	558,099	619,936	695,920	737,631
UTILITIES	151,495	176,658	190,522	223,532	235,000	272,000
Other Personnel	131,223	133,566	135,238	114,849	183,181	219,994
Other Operating	154,355	91,809	75,096	123,626	141,491	198,228
Contracts	66,025	43,183	57,423	61,001	66,000	100,000
Maintenance	24,358	18,036	23,321	26,085	38,500	38,500
<b>Total Expenses</b>	<b>1,111,467</b>	<b>1,001,266</b>	<b>1,039,700</b>	<b>1,169,029</b>	<b>1,360,092</b>	<b>1,566,352</b>

Revenues	Actual			Estimate	Adopted	
	2015	2016	2017	2018	2018	2019
<b>Harbor</b>	<b>(1,555,433)</b>	<b>(1,635,620)</b>	<b>(1,539,682)</b>	<b>(1,796,500)</b>	<b>(1,807,743)</b>	<b>(2,157,053)</b>
Wet Slips	(890,741)	(943,641)	(897,418)	(1,049,535)	(1,040,340)	(1,378,503)
Capital	(268,818)	(318,751)	(239,997)	(324,303)	(334,928)	(327,024)
Upland	(198,332)	(187,329)	(181,082)	(201,727)	(225,740)	(199,896)
UTILITIES	(125,113)	(136,590)	(164,343)	(171,307)	(154,805)	(199,189)
Services	(46,800)	(17,160)	(19,785)	(17,511)	(26,950)	(27,041)
Administration	(25,551)	(32,150)	(36,520)	(32,117)	(24,980)	(25,400)
Property Rentals	-	-	-	-	-	-
Other	(78)	-	(537)	-	-	-
<b>Total Revenues</b>	<b>(1,555,433)</b>	<b>(1,635,620)</b>	<b>(1,539,682)</b>	<b>(1,796,500)</b>	<b>(1,807,743)</b>	<b>(2,157,053)</b>
<b>Total Subsidy (Profit)</b>	<b>(443,967)</b>	<b>(634,354)</b>	<b>(499,982)</b>	<b>(627,471)</b>	<b>(447,651)</b>	<b>(590,701)</b>

## Summary of Port Fund

Expenses	Actual			Estimate	Adopted	
	2015	2016	2017	2018	2018	2019
<b>Port</b>	<b>719,895</b>	<b>665,166</b>	<b>791,312</b>	<b>800,785</b>	<b>880,345</b>	<b>1,044,072</b>
FTE Payroll	329,867	322,553	296,994	372,000	381,974	409,466
Other Operating	53,601	117,591	125,273	103,443	106,878	256,560
UTILITIES	193,958	144,754	263,311	190,600	248,600	251,000
Other Personnel	54,890	56,553	75,585	90,052	92,408	101,676
Maintenance	7,952	7,077	10,983	20,100	22,895	13,935
Contracts	79,627	16,637	19,165	24,590	27,590	11,435
<b>Total Expenses</b>	<b>719,895</b>	<b>665,166</b>	<b>791,312</b>	<b>800,785</b>	<b>880,345</b>	<b>1,044,072</b>

Revenues	Actual			Estimate	Adopted	
	2015	2016	2017	2018	2018	2019
<b>Port</b>	<b>(706,730)</b>	<b>(470,308)</b>	<b>(855,792)</b>	<b>(726,382)</b>	<b>(696,107)</b>	<b>(683,400)</b>
VCT Dock Services	(302,385)	(208,174)	(367,206)	(301,326)	(283,320)	(292,300)
VCT Upland Services	(234,792)	(128,991)	(336,362)	(279,934)	(270,228)	(233,200)
Property Rentals	(70,174)	(64,522)	(64,522)	(60,000)	(57,600)	(66,400)
Kelsey Dock Services	(46,671)	(31,936)	(44,837)	(31,900)	(32,040)	(41,000)
Services	(41,973)	(27,540)	(33,938)	(38,400)	(38,410)	(34,400)
Administration	(10,175)	(8,735)	(8,309)	(14,322)	(14,000)	(15,700)
Events	(460)	(410)	(618)	(500)	(509)	(400)
Other	(101)	-	-	-	-	-
Discontinued	-	-	-	-	-	-
<b>Total Revenues</b>	<b>(706,730)</b>	<b>(470,308)</b>	<b>(855,792)</b>	<b>(726,382)</b>	<b>(696,107)</b>	<b>(683,400)</b>
<b>Total Subsidy</b>	<b>13,165</b>	<b>194,858</b>	<b>(64,480)</b>	<b>74,403</b>	<b>184,238</b>	<b>360,672</b>



## Summary of Utility Fund

Expenses	Actual			Estimate		Adopted	
	2015	2016	2017	2018	2018	2019	
<b>Sewer</b>	<b>513,034</b>	<b>515,400</b>	<b>547,640</b>	<b>561,909</b>	<b>571,171</b>	<b>598,120</b>	
FTE Payroll	315,440	326,429	333,036	348,128	348,128	367,810	
UTILITIES	113,196	103,736	117,911	121,000	121,000	121,000	
Other Operating	48,283	43,410	44,109	50,775	45,503	46,370	
Contracts	16,149	25,316	30,760	21,300	32,300	37,500	
Other Personnel	18,698	15,489	20,388	19,206	22,740	23,940	
Maintenance	1,269	1,019	1,437	1,500	1,500	1,500	
<b>Water</b>	<b>649,272</b>	<b>673,308</b>	<b>735,174</b>	<b>722,016</b>	<b>735,171</b>	<b>755,461</b>	
FTE Payroll	315,443	326,433	333,040	348,129	348,129	367,810	
UTILITIES	251,179	268,407	307,521	297,000	295,000	297,000	
Other Operating	54,842	48,183	59,941	50,692	49,189	50,615	
Other Personnel	22,073	23,617	22,008	15,995	27,353	24,736	
Contracts	5,735	6,668	12,664	10,200	15,500	15,300	
Maintenance	-	-	-	-	-	-	
<b>Grand Total</b>	<b>1,162,307</b>	<b>1,188,708</b>	<b>1,282,814</b>	<b>1,283,925</b>	<b>1,306,342</b>	<b>1,353,581</b>	

## Summary of Utility Fund

Revenues	Actual			Estimate		Adopted	
	2015	2016	2017	2018	2018	2019	
<b>Sewer</b>	<b>(290,036)</b>	<b>(283,143)</b>	<b>(267,089)</b>	<b>(280,500)</b>	<b>(280,500)</b>	<b>(280,100)</b>	
Sewer User Fees	(288,536)	(283,143)	(265,589)	(280,000)	(280,000)	(280,000)	
Sewer Connect Fees	(1,500)	-	(1,500)	(500)	(500)	(100)	
Wastewater Clean Up Fees	-	-	-	-	-	-	
<b>Water</b>	<b>(260,334)</b>	<b>(249,064)</b>	<b>(276,386)</b>	<b>(259,450)</b>	<b>(259,450)</b>	<b>(234,100)</b>	
Water Service Fee	(254,873)	(235,067)	(264,775)	(255,000)	(255,000)	(230,000)	
Water/ Meter Fees	(4,671)	(9,521)	(6,703)	(4,000)	(4,000)	(4,000)	
VCT Water Service	(564)	-	(4,332)	(250)	(250)	(100)	
Reimbursment of Expenditu	-	-	(232)	-	-	-	
VCT Water Waiver	-	-	-	-	-	-	
City Dock Water	(228)	(4,176)	(345)	(200)	(200)	-	
Other Misc Revenue	1	-	-	-	-	-	
City Dock Water Waiver	-	-	-	-	-	-	
Other Services & Sales	-	(300)	-	-	-	-	
<b>Grand Total</b>	<b>(550,369)</b>	<b>(532,207)</b>	<b>(543,475)</b>	<b>(539,950)</b>	<b>(539,950)</b>	<b>(514,200)</b>	
<b>Subsidy Total</b>	<b>611,937</b>	<b>656,501</b>	<b>739,339</b>	<b>743,975</b>	<b>766,392</b>	<b>839,381</b>	

## Summary of Clinic Fund

Expenses	Actual			Estimate		Adopted	
	2015	2016	2017	2018	2018	2019	
<b>Gilson Medical Clinic</b>	<b>93,102</b>	<b>74,436</b>	<b>90,522</b>	<b>79,450</b>	<b>108,642</b>	<b>88,450</b>	
Contracts	-	-	-	-	-	-	-
FTE Payroll	9,983	692	-	-	-	-	-
Maintenance	55,570	53,352	58,011	52,000	66,611	55,000	
Other Operating	4,940	2,814	5,844	6,000	8,138	7,000	
Other Personnel	656	26	-	-	-	-	-
UTILITIES	21,952	17,552	26,667	21,450	33,893	26,450	
<b>Grand Total</b>	<b>93,102</b>	<b>74,436</b>	<b>90,522</b>	<b>79,450</b>	<b>108,642</b>	<b>88,450</b>	

Revenues	Actual			Estimate		Adopted	
	2015	2016	2017	2018	2018	2019	
<b>Gilson Medical Clinic</b>	<b>(143,839)</b>	<b>(147,448)</b>	<b>(145,747)</b>	<b>(144,000)</b>	<b>(142,524)</b>	<b>(144,200)</b>	
Interest Charges on AR	(105)	(280)	(347)	(800)	(200)	(200)	
Interest Gilson Medical C	(1,340)	(2,515)	(2,914)	(1,200)	(423)	(2,000)	
Property Rentals	(142,394)	(144,653)	(142,486)	(142,000)	(141,901)	(142,000)	
<b>Grand Total</b>	<b>(143,839)</b>	<b>(147,448)</b>	<b>(145,747)</b>	<b>(144,000)</b>	<b>(142,524)</b>	<b>(144,200)</b>	

## Summary of Housing Fund

Expenses	2015	Actual 2016	2017	Estimate 2018	2018	Adopted 2019
<b>VHIA</b>	-	-	-	-	-	-
Contracts	-	-	-	-	-	-
FTE Payroll	-	-	-	-	-	-
Other Operating	-	-	-	-	-	-
Other Personnel	-	-	-	-	-	-
<b>Grand Total</b>	-	-	-	-	-	-

## Summary of Debt Service Fund

Expenses	2015	Actual	2017	Estimate	Adopted	
		2016		2018	2018	2019
<b>Debt Service</b>	<b>9,088,740</b>	<b>4,387,950</b>	<b>4,109,230</b>	<b>1,791,651</b>	<b>1,791,651</b>	<b>1,785,401</b>
Contracts		-	-			
Debt Service	9,088,740	4,387,950	4,109,230	1,791,651	1,791,651	1,785,401
<b>Transfer</b>	<b>500,000</b>	<b>2,700,000</b>				
Transfer	500,000	2,700,000				
<b>Grand Total</b>	<b>9,588,740</b>	<b>7,087,950</b>	<b>4,109,230</b>	<b>1,791,651</b>	<b>1,791,651</b>	<b>1,785,401</b>

Revenues	2015	Actual	2017	Estimate	Adopted	
		2016		2018	2018	2019
<b>Finance</b>	<b>(1,870,037)</b>	<b>(1,783,078)</b>	<b>(1,609,113)</b>	<b>(1,522,397)</b>	<b>(1,467,126)</b>	<b>(1,185,798)</b>
Harbor Debt Repayment	(205,850)	(210,650)	(210,050)	(207,150)	(184,250)	(210,375)
Interest Income	9,374	(17,148)	(191,146)	(66,000)	(33,629)	(90,000)
Mid-School Bond Repayr	(1,580,220)	(1,480,839)	(1,117,610)	(1,190,138)	(1,190,138)	(804,423)
School Debt Repayment	(93,340)	(74,441)	(90,307)	(59,109)	(59,109)	(81,000)
<b>Transfer</b>	<b>(7,328,076)</b>	<b>(13,364,101)</b>	<b>(41,833)</b>			
Transfer from General Fu	(7,328,076)	(13,364,101)	(41,833)			
<b>Grand Total</b>	<b>(9,198,113)</b>	<b>(15,147,179)</b>	<b>(1,650,946)</b>	<b>(1,522,397)</b>	<b>(1,467,126)</b>	<b>(1,185,798)</b>

## Summary of Permanent Fund

Expenses	2015	Actual	2017	Estimate	Adopted	
		2016		2018	2018	2019
<b>Permanent Fund</b>	<b>149,697</b>	<b>143,475</b>	<b>248,246</b>	<b>301,000</b>	<b>303,000</b>	<b>310,000</b>
Contracts	149,526	143,246	247,481	300,000	300,000	300,000
Other Operating	171	230	765	1,000	3,000	10,000
<b>Transfer</b>	<b>2,606,458</b>	<b>2,568,677</b>	<b>2,600,000</b>	<b>-</b>	<b>2,800,000</b>	<b>3,081,000</b>
Transfer	2,606,458	2,568,677	2,600,000	-	2,800,000	3,081,000
<b>Grand Total</b>	<b>2,756,155</b>	<b>2,712,152</b>	<b>2,848,246</b>	<b>301,000</b>	<b>3,103,000</b>	<b>3,391,000</b>

Revenues	2015	Actual	2017	Estimate	Adopted	
		2016		2018	2018	2019
Permanent Fund	(1,711,466)	(12,876,367)	(25,481,693)	(3,000,000)	(3,000,000)	(3,081,000)
<b>Grand Total</b>	<b>(1,711,466)</b>	<b>(12,876,367)</b>	<b>(25,481,693)</b>	<b>(3,000,000)</b>	<b>(3,000,000)</b>	<b>(3,081,000)</b>

<b>FUND NAME</b>	General Fund
<b>DEPT NAME</b>	(All)
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-0000-30001	Carry Forward (Budget Only)	-	-	-	-	-	-
001-0000-31100	Real Property Taxes - Current	(48,529,359)	(43,602,321)	(43,842,159)	(43,920,497)	(43,000,000)	(43,900,000)
001-0000-31126	Real Property Prior Years	-	-	-	-	-	-
001-0000-31400	Hotel & Motel Tax	(409,848)	(426,549)	(398,262)	(400,000)	(400,000)	(400,000)
001-0000-31410	Hotel & Motel Tax Penalty & In	(101)	(8,921)	(1,043)	(100)	(100)	(100)
001-0000-31600	Telephone & Electric Coop Tax	(198,965)	(200,095)	(202,890)	(207,247)	(195,000)	(200,000)
001-0000-31700	Cruise Ship Passenger Tax	-	-	-	(1,710)	-	(2,000)
001-0000-31900	Penalty & Interest on Delinque	(49,803)	(59,996)	(58,759)	(30,000)	(25,000)	(25,000)
001-0000-31920	P&I TAPS Supplemental 07-09	-	-	-	-	-	-
001-0000-31950	Reimbursement of Foreclosure C	-	-	(3,529)	-	-	-
001-0000-32100	City Business Licenses	(10)	(10)	-	-	(1,000)	-
001-0000-32110	Liquor Licenses	(12,300)	(15,050)	(10,800)	(16,700)	(10,000)	(10,000)
001-0000-32200	Other Licenses	(335)	(335)	(2,351)	(100)	(200)	(200)
001-0000-32210	Building Permits	(2,145)	(2,227)	(1,659)	(2,500)	(2,000)	(2,000)
001-0000-32212	Septic Reviews	-	-	-	-	-	-
001-0000-33111	Homeland Security	-	-	-	-	-	-
001-0000-33114	Homeland Security Hazard Mitig	-	-	-	-	-	-
001-0000-33115	LEPC Grant 06	-	-	-	-	-	-
001-0000-33119	USDA Economic Recovery Grant	-	-	-	-	-	-
001-0000-33120	Marine First Responder Grant	-	-	-	-	-	-
001-0000-33302	PILT - Federal	(739,897)	(732,147)	(741,041)	(763,562)	(700,000)	(725,000)
001-0000-33401	ACMP Special Project Grant	-	-	-	-	-	-
001-0000-33402	AK Cadastral Survey	-	-	-	-	-	-
001-0000-33407	Citizen Corp Grant/EMPG Grant	-	-	-	-	-	-
001-0000-33408	Coastal Zone Management Grant	-	-	-	-	-	-

<b>FUND NAME</b>	General Fund
<b>DEPT NAME</b>	(All)
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-0000-33409	Day Care Grant	-	-	-	-	-	-
001-0000-33410	Emergency Mgmt Grant	-	-	-	-	-	-
001-0000-33413	Fire Department Grant	-	-	-	-	-	-
001-0000-33416	Jail Grant	(499,874)	(354,749)	(363,249)	(354,749)	(354,749)	(354,749)
001-0000-33417	Misc Library Grants	-	-	-	-	-	-
001-0000-33418	Library Consortium Grant	(13,500)	(13,500)	(13,500)	(13,500)	(13,500)	(13,500)
001-0000-33419	Library Grant	(6,650)	(6,860)	(7,000)	(7,000)	(7,000)	(7,000)
001-0000-33420	Litter Prevention Grant (ALPAR	(2,200)	(2,000)	(2,200)	(2,200)	(2,200)	(2,200)
001-0000-33427	Police Grant	-	(5,151)	-	-	-	-
001-0000-33430	SOA DNR Forestry Grant	-	-	(7,500)	-	-	-
001-0000-33550	State Revenue Sharing Program	(274,118)	(181,620)	-	(174,372)	-	(150,711)
001-0000-33592	National Forest Receipts	(1,579,352)	(1,332,631)	(28,270)	(1,237,555)	-	-
001-0000-33620	PILT - North Pacific Rim Housi	(1,052)	(4,856)	(4,984)	(2,166)	-	(2,000)
001-0000-33640	PILT - Alaska Housing Finance	-	(975)	(1,949)	-	(1,000)	(1,000)
001-0000-33920	Harbor Residential Surcharge	(3,525)	(3,718)	(3,558)	(3,326)	(3,397)	(3,300)
001-0000-34020	Civic Center Rental Fees	(49,217)	(35,463)	(45,279)	(40,000)	(55,000)	(40,000)
001-0000-34034	Civic Center Catering	(32,071)	(11,539)	(16,578)	(15,000)	(20,000)	(19,000)
001-0000-34036	Civic Center Movies	(88,824)	(93,754)	(94,723)	(79,000)	(80,000)	(80,000)
001-0000-34038	Civic Center Concessions	(60,980)	(67,103)	(72,602)	(57,000)	(53,000)	(54,000)
001-0000-34040	Fuel	(782)	(782)	-	-	-	-
001-0000-34100	Ordinance Violations	(10,046)	(10,002)	(8,016)	(10,000)	(15,000)	(15,000)
001-0000-34122	Appraisal Reimbursement	-	-	(1,500)	-	-	-
001-0000-34130	Planning & Zoning Application	-	-	-	-	-	-
001-0000-34132	Land Lease Application Fee	-	-	-	-	-	-
001-0000-34133	Copy Sales (BlueLine Only)	(797)	(256)	(731)	(550)	(500)	(500)



<b>FUND NAME</b>	General Fund
<b>DEPT NAME</b>	(All)
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-0000-34136	Gravel Sales	(9,155)	(9,029)	(45,908)	(9,600)	(9,000)	(9,000)
001-0000-34140	Pay Phone Commisions	-	-	-	-	-	-
001-0000-34150	Gas Line Reimbursement	-	-	-	-	-	-
001-0000-34160	Other Services & Sales	(7,931)	-	(26)	-	-	-
001-0000-34204	Police Donations	-	(100)	-	-	-	-
001-0000-34206	Inmate Medical Payments	(2,189)	-	-	(18,562)	-	-
001-0000-34210	Police Misc Revenue	(165)	(103)	(80)	(50)	(250)	(100)
001-0000-34212	Police Fingerprint/Pictures	(2,170)	(2,455)	(2,780)	(2,300)	(2,250)	(2,300)
001-0000-34214	Vehicle Inspection Fee	-	(4,000)	-	-	(2,500)	-
001-0000-34216	Police Process Service	(170)	(75)	-	-	-	-
001-0000-34218	911 Surcharge	(18,039)	(18,011)	(27,498)	(7,492)	-	-
001-0000-34220	Fire Misc Training Revenue	(17,265)	(340)	(540)	(200)	-	-
001-0000-34222	EMS - Seat Belt Citation	(15)	-	-	-	-	-
001-0000-34430	Dumpsters	(50,372)	(54,875)	(50,405)	(49,500)	(53,000)	(50,000)
001-0000-34434	Port Refuse VCT Domestic	(3,360)	(480)	(240)	-	(500)	-
001-0000-34438	Port Refuse City Dock	(1,080)	-	-	-	-	-
001-0000-34442	Solid Waste Revenue	(104,233)	(119,619)	(115,464)	(104,100)	(85,000)	(100,000)
001-0000-34444	Recycling	(480)	(20)	(224)	-	(300)	-
001-0000-34515	Ambulance Service	(44,620)	(32,787)	(20,774)	(35,000)	(25,000)	(25,000)
001-0000-34544	Animal Shelt Engraving	-	-	(1,020)	(1,000)	(1,000)	(750)
001-0000-34550	Animal Adoption Fees	(2,755)	(2,880)	(3,280)	(3,200)	(3,000)	(3,000)
001-0000-34551	Animal Boarding	-	(7,965)	(19,543)	(7,000)	(15,500)	-
001-0000-34552	Animal Fines/Impounds	(4,108)	(2,655)	(1,595)	(2,600)	(1,900)	(2,000)
001-0000-34553	Animal Cremations	-	(795)	(1,990)	(2,000)	(2,000)	(2,000)
001-0000-34554	Animal Licenses	(40)	(60)	(290)	(300)	(300)	(300)

<b>FUND NAME</b>	General Fund
<b>DEPT NAME</b>	(All)
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-0000-34556	Animal Maintenance Fees		(75)	(885)	(1,000)	(800)	(800)
001-0000-34702	Glacier Campground Revenue	-	-	-	-	-	-
001-0000-34704	Alison Point Camping Fees	(3,569)	(5,535)	-	-	(2,000)	(2,000)
001-0000-34706	Parks & Rec - Rental Fees	-	(360)	-	-	(1,000)	(1,000)
001-0000-34708	Park & Recraetion Special Even	-	-	-	-	-	-
001-0000-34710	Park & Recraetion Misc.	-	-	-	-	-	-
001-0000-34713	Teen Center Snak Bar/Vending	(4,083)	(3,777)	(3,347)	(2,000)	(4,500)	(4,500)
001-0000-34714	Teen Center Rentals	(5,743)	(6,877)	(3,937)	(6,000)	(4,500)	(4,500)
001-0000-34715	Park & Recreation Revenue	(10,755)	(12,325)	(25,974)	(16,000)	(11,000)	(11,000)
001-0000-34716	Teen Council Revenue	-	-	-	-	-	-
001-0000-34720	Pool Revenue	(11,382)	(11,412)	(13,230)	(11,000)	(11,000)	(6,000)
001-0000-34722	Ski Hill Revenue	-	(360)	-	(265)	(500)	-
001-0000-34725	Valdez Cemetery Fees	-	(200)	-	-	-	(200)
001-0000-34760	Library Sales	(3,161)	(3,575)	(3,237)	(3,500)	(3,700)	(3,700)
001-0000-34766	Library Donations	(11,275)	(11,561)	(10,049)	(6,000)	(6,000)	(6,000)
001-0000-34950	Misc Sales	-	(1,200)	(30)	(1)	-	-
001-0000-34952	Civic Center Misc.	-	-	(1,060)	-	-	-
001-0000-35120	Library Fines	(2,560)	(2,267)	(1,982)	(1,146)	(3,000)	(3,000)
001-0000-35200	PVMC Reserve Transfer	-	-	-	-	-	-
001-0000-35510	Bremner Street Assessments	-	-	(3,128)	-	-	-
001-0000-35520	Harbor Area LID (Water/ Sewer)	-	-	-	-	-	-
001-0000-36110	Interest Income	(97,946)	189,665	(644,284)	(300,000)	(238,941)	(250,000)
001-0000-36112	Interest Income TAPS Sup 07-09	(200,028)	(289,193)	-	-	-	-
001-0000-36113	Interest Income TAPS 06	-	-	-	-	-	-
001-0000-36130	Gains/Losses on Investments	-	-	-	-	-	-

<b>FUND NAME</b>	General Fund
<b>DEPT NAME</b>	(All)
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-0000-36140	Interest Charges on A/R and Ci	(2,307)	(1,614)	(2,038)	(1,700)	(1,500)	(1,700)
001-0000-36200	Property Rentals	(134,380)	(137,350)	(144,752)	(137,500)	(137,500)	(137,500)
001-0000-36210	Equipment Rental						-
	Equipment Rental	(4,900)	-	-	-	-	
001-0000-36440	Animal Control Donations/ Misc	(1,549)	(1,160)	(1,063)	(150)	(500)	(250)
001-0000-39200	Land Sales	-	-	-	-	-	-
001-0000-39210	Sale of Equipment	-	(10,910)	-	-	-	-
001-0000-39352	PY Property Tax Adj	-	-	-	-	-	-
001-0000-39360	TAPS Settlement		(32,796,418)				
001-0000-39500	Revenue/Expense Clearing	(67,831)	(13,112)	(3,164)	(3,000)	-	-
001-0000-39510	Other Misc Revenue	(3,421)	(53,638)	(1,765)	(7,500)	(1,000)	-
001-0000-39520	Reimbursements of Expenditures	(1,979)	(483,855)	(67,531)	(3,437)	-	-
001-0000-39600	Recovery of Written Off Accoun	(740)	(1,399)	(1,220)	(177)	(1,000)	-
001-0000-39610	Cash Over/Short	31	139	267	134	300	-
001-0050-39150	Transfer From Permanent Fund	(2,704,803)	(2,606,458)	(2,600,000)	-	(2,800,000)	(3,081,000)
	<b>Grand Total</b>	<b>(56,106,278)</b>	<b>(83,693,689)</b>	<b>(49,758,196)</b>	<b>(48,081,980)</b>	<b>(48,368,287)</b>	<b>(49,714,860)</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Administration</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-5100-41100	Salaries and Wages	314,841	423,743	403,136	210,000	292,313	298,597
001-5100-41150	Temporary Wages	83,250	9,244	-	-	-	-
001-5100-41200	Overtime	135	226	133	1,777	1,777	2,693
001-5100-41300	Benefits	154,269	199,852	128,525	115,000	169,438	175,538
001-5100-41550	Wellness Program	-	14,500	14,833	43,250	43,250	43,250
001-5100-43200	Professional Fees & Services	6,512	5,769	-	-	-	-
001-5100-43400	Contractual Services	-	-	-	-	-	-
001-5100-45300	Communications/Postage	38,965	35,462	39,487	38,000	38,855	39,000
001-5100-45400	Advertising & Promotion	31,534	26,687	23,747	24,000	24,475	24,600
001-5100-45500	Reproduction & Copying	13,833	12,080	11,143	12,500	12,500	13,000
001-5100-45800	Travel & Transportation	65,426	21,312	13,990	26,000	26,000	26,000
001-5100-45900	Training	3,432	8,677	1,333	6,000	6,000	6,000
001-5100-46100	Office Supplies	20,173	12,523	14,332	15,000	15,000	15,000
001-5100-46120	Operating Supplies	-	-	1,162	-	-	-
001-5100-46200	Heating	42,113	30,900	47,154	40,000	65,000	55,000
001-5100-46220	Electricity	94,779	101,864	115,256	105,000	115,000	105,000
001-5100-46260	Vehicle & Equipment Fuels	344	-	63	500	500	500
001-5100-46400	Dues & Subscriptions	1,340	2,820	440	2,000	2,000	2,000
001-5100-46500	Clothing	(90)	200	-	150	150	225
001-5100-47300	Other Capital Equipment	-	-	5,715	-	-	-
001-5100-47430	Office/Capital Expense	-	2,187	4,149	-	-	2,000
001-5100-48500	Contingencies	19,400	33,782	463	5,000	15,000	15,000
<b>Grand Total</b>		<b>890,256</b>	<b>941,829</b>	<b>825,062</b>	<b>644,177</b>	<b>827,258</b>	<b>823,403</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Animal Control</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-3400-41100</b>	Salaries and Wages	85,598	110,518	153,294	164,085	164,085	181,314
<b>001-3400-41150</b>	Temporary Wages	21,801	30,042	23,863	19,500	19,500	19,699
<b>001-3400-41200</b>	Overtime	9,990	14,795	8,188	12,267	9,267	12,940
<b>001-3400-41300</b>	Benefits	48,380	60,753	96,296	137,837	137,837	153,437
<b>001-3400-43200</b>	Professional Fees & Services	2,087	2,465	1,219	2,725	2,725	2,725
<b>001-3400-43400</b>	Contractual Services	2,000	1,876	2,232	2,500	2,500	5,500
<b>001-3400-43404</b>	Volunteer Services	1,279	2,488	1,021	2,500	2,500	2,500
<b>001-3400-43424</b>	Permits	-	-	-	-	-	-
<b>001-3400-45300</b>	Communications/Postage	3,034	2,474	3,078	2,500	2,700	3,000
<b>001-3400-45400</b>	Advertising & Promotion	3,049	2,423	4,542	4,500	4,500	4,500
<b>001-3400-45500</b>	Printing	260	883	770	3,300	3,300	5,800
<b>001-3400-45800</b>	Travel & Transportation	2,115	7,817	4,502	8,000	7,000	11,000
<b>001-3400-45900</b>	Training	250	1,274	850	1,450	2,450	2,150
<b>001-3400-46120</b>	Operating Supplies	25,032	19,840	20,681	21,500	21,500	25,000
<b>001-3400-46200</b>	Heating	19,255	22,553	27,140	28,500	28,500	28,500
<b>001-3400-46220</b>	Electricity	15,782	13,535	16,308	17,500	17,500	17,500
<b>001-3400-46260</b>	Vehicle & Equipment Fuels	3,437	2,174	2,571	4,500	5,000	5,000
<b>001-3400-46400</b>	Dues & Subscriptions	125	125	195	485	485	490
<b>001-3400-46420</b>	Public Awareness	-	145	-	400	400	400
<b>001-3400-46500</b>	Clothing	3,352	2,131	2,292	3,000	3,000	4,000
<b>001-3400-47300</b>	Other Capital Equipment	-	-	-	-	-	21,100
<b>001-3400-47430</b>	Office/Capital Expense	-	1,769	10,338	6,000	13,500	11,200
<b>Grand Total</b>		<b>246,826</b>	<b>300,079</b>	<b>379,378</b>	<b>443,049</b>	<b>448,249</b>	<b>517,755</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Building Maintenance</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-4200-41100	Salaries and Wages	428,117	429,210	468,400	556,858	556,858	575,296
001-4200-41150	Temporary Wages	51,108	54,343	31,567	88,605	88,605	73,305
001-4200-41200	Overtime	18,600	20,971	27,788	35,000	37,300	38,717
001-4200-41300	Benefits	284,246	278,255	333,461	417,627	417,627	454,225
001-4200-43400	Contractual Services	173,713	143,117	199,840	254,000	255,704	267,704
001-4200-43424	Permits	-	-	50	-	-	-
001-4200-44230	Janitorial Services	139,391	160,944	183,540	200,000	207,264	233,468
001-4200-44420	Equipment Rental	1,413	1,253	170	2,000	3,100	3,100
001-4200-45300	Communications/Postage	14,796	14,575	19,080	23,000	25,340	25,340
001-4200-45400	Advertising & Promotion	2,125	490	-	-	-	-
001-4200-45500	Reproduction & Copying	3,383	2,951	2,182	3,500	4,736	4,736
001-4200-45800	Travel & Transportation	2,390	4,289	4,071	7,900	7,900	12,900
001-4200-45900	Training	3,906	6,778	8,559	9,000	9,000	10,800
001-4200-46100	Office Supplies	1,130	1,301	1,921	3,000	2,050	2,500
001-4200-46120	Operating Supplies	122,711	109,625	130,189	180,000	182,469	185,092
001-4200-46200	Heating	19,854	16,576	22,620	32,960	32,960	22,960
001-4200-46220	Electricity	13,537	15,382	15,058	15,450	15,450	15,450
001-4200-46260	Vehicle & Equipment Fuels	13,243	9,283	11,711	12,000	27,000	15,600
001-4200-46400	Dues & Subscriptions	430	1,483	1,346	1,900	1,900	1,900
001-4200-46500	Clothing	2,418	2,143	2,704	4,075	4,075	4,075
001-4200-46700	Parts & Supplies for Equipment	7,221	19,821	14,371	15,000	15,000	15,000
001-4200-46950	Miscellaneous Supplies	-	2,324	-	-	-	-
001-4200-47300	Other Capital Equipment	-	5,953	15,809	15,000	15,000	-
001-4200-47430	Office/Capital Expense	-	12,417	18,585	30,000	35,400	35,900
001-4200-48500	Contingencies	-	-	-	-	-	-
<b>Grand Total</b>		<b>1,303,732</b>	<b>1,313,487</b>	<b>1,513,021</b>	<b>1,906,875</b>	<b>1,944,739</b>	<b>1,998,068</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>City Clerk</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-5350-41100</b>	Salaries and Wages	220,088	232,721	324,229	324,424	342,424	347,695
<b>001-5350-41150</b>	Temporary Wages	-	-	10,912	2,807	-	-
<b>001-5350-41200</b>	Overtime	10,387	4,344	3,983	6,289	6,289	6,161
<b>001-5350-41300</b>	Benefits	131,230	130,436	212,551	235,426	235,426	251,122
<b>001-5350-43200</b>	Professional Fees & Services	2,421	2,509	1,611	3,000	3,000	3,000
<b>001-5350-43350</b>	Elections	6,062	14,662	7,160	7,500	7,500	16,000
<b>001-5350-43400</b>	Contractual Services	-	-	7,510	7,510	7,510	7,510
<b>001-5350-45300</b>	Communications/Postage	1,650	1,583	2,378	1,900	1,900	1,900
<b>001-5350-45400</b>	Advertising & Promotion	-	-	-	-	-	2,000
<b>001-5350-45500</b>	Reproduction & Copying	-	-	-	-	-	-
<b>001-5350-45800</b>	Travel & Transportation	20,222	17,204	16,657	18,000	18,000	18,000
<b>001-5350-45900</b>	Training	8,158	7,247	5,044	6,000	6,000	6,000
<b>001-5350-46100</b>	Office Supplies	1,226	461	823	2,600	2,600	2,600
<b>001-5350-46400</b>	Dues & Subscriptions	1,395	1,224	1,314	1,500	1,500	1,500
<b>001-5350-46500</b>	Clothing	150	150	150	250	250	250
<b>001-5350-46950</b>	Records Management	2,073	2,244	4,284	5,000	5,000	5,000
<b>001-5350-47300</b>	Other Capital Equipment	-	-	-	9,800	9,800	-
<b>001-5350-47430</b>	Office/Capital Expense	1,000	531	989	2,000	2,000	3,500
<b>Grand Total</b>		<b>406,063</b>	<b>415,317</b>	<b>599,597</b>	<b>634,006</b>	<b>649,200</b>	<b>672,238</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>City Council</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-5300-43200</b>	Professional Fees & Services	145,753	153,241	164,395	172,000	172,000	172,000
<b>001-5300-43302</b>	Professional Fees: Gas Line De	9,921	13,462	1,120	-	20,000	10,000
<b>001-5300-43400</b>	Contractual Services	-	-	-	-	-	-
<b>001-5300-45300</b>	Communications/Postage	3,649	3,812	3,940	3,500	3,500	3,500
<b>001-5300-45400</b>	Advertising & Promotion	60,834	58,048	56,491	55,500	55,500	55,500
<b>001-5300-45800</b>	Travel & Transportation	37,842	11,985	11,337	20,000	20,000	20,000
<b>001-5300-45900</b>	Training	900	2,250	1,859	5,000	5,000	5,000
<b>001-5300-46100</b>	Office Supplies	1,033	1,303	986	1,500	1,500	1,500
<b>001-5300-46200</b>	Heating	2,893	2,687	2,950	4,000	4,000	3,000
<b>001-5300-46220</b>	Electricity	-	-	-	-	-	-
<b>001-5300-46400</b>	Dues & Subscriptions	8,021	6,587	6,447	7,500	7,500	7,500
<b>001-5300-46500</b>	Clothing	-	-	-	1,000	1,000	1,000
<b>001-5300-46950</b>	Stipened	-	-	6,300	11,250	11,250	11,250
<b>001-5300-47300</b>	Other Capital Equipment	-	-	-	-	-	-
<b>001-5300-47430</b>	Office/Capital Expense	-	-	-	-	-	-
<b>001-5300-48500</b>	Contingencies	5,652	6,362	13,351	60,000	60,000	60,000
<b>Grand Total</b>		<b>276,498</b>	<b>259,736</b>	<b>269,176</b>	<b>341,250</b>	<b>361,250</b>	<b>350,250</b>



FUND NAME	General Fund						
DEPT NAME	Civic Center						
REV/EXP	EXP						
Account Number	Account Title						
		Actual			Estimate	Adopted Budget	
GL ACCOUNT	CODE NAME	2015	2016	2017	2018	2018	2019
001-6400-41100	Salaries and Wages	207,505	243,026	219,106	240,000	245,797	249,547
001-6400-41150	Temporary Wages	51,089	40,939	54,562	50,000	51,170	65,925
001-6400-41200	Overtime	7,728	7,284	6,681	12,000	12,383	12,109
001-6400-41300	Benefits	150,170	168,832	158,810	195,000	201,600	217,793
001-6400-43200	Professional Fees & Services	1,169	672	1,278	1,168	1,168	1,795
001-6400-43400	Contractual Services	4,120	12,484	9,324	12,250	12,250	12,800
001-6400-43424	Permits	-	-	-	-	-	-
001-6400-44320	Building & Grounds Maintenance	-	-	-	-	-	-
001-6400-44410	Lease Expense	-	-	-	-	-	-
001-6400-44425	Movie Rental & Freight	42,284	57,504	47,191	50,000	54,000	54,000
001-6400-45300	Communications/Postage	6,937	7,539	7,515	8,500	8,925	9,885
001-6400-45400	Advertising & Promotion	3,800	3,212	5,910	5,000	5,500	5,500
001-6400-45500	Reproduction & Copying	1,461	1,571	1,775	1,925	1,925	1,925
001-6400-45800	Travel & Transportation	462	622	-	2,500	2,500	2,500
001-6400-45900	Training	100	217	1,233	1,200	1,200	1,200
001-6400-46100	Office Supplies	862	876	937	1,155	1,155	1,155
001-6400-46120	Operating Supplies	27,457	18,495	17,641	12,500	12,500	12,500
001-6400-46200	Heating	55,841	42,150	42,800	50,000	75,000	67,500
001-6400-46220	Electricity	87,062	83,780	72,543	95,000	100,000	87,500
001-6400-46350	Concessions	32,432	28,071	40,570	31,500	31,500	31,500
001-6400-46400	Dues & Subscriptions	470	470	212	580	580	580
001-6400-46500	Clothing	476	773	491	500	500	500
001-6400-46700	Parts & Supplies for Equipment	882	928	1,732	1,100	1,100	1,100
001-6400-47300	Other Capital Equipment	-	16,941	6,139	-	-	8,800
001-6400-47430	Office/Capital Expense	12,069	3,932	3,235	-	-	-
001-6400-49550	Civic Events Ins Clearing				-	-	-
Grand Total		694,377	740,318	699,683	771,878	820,753	846,114

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Community Development</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-5500-41100	Salaries and Wages	365,324	376,308	400,627	362,908	486,793	548,821
001-5500-41150	Temporary Wages	-	-	9,642	34,000	-	33,129
001-5500-41200	Overtime	3,871	2,364	6,401	2,865	5,000	7,206
001-5500-41300	Benefits	215,766	215,422	246,306	235,000	337,645	379,385
001-5500-43200	Professional Fees & Services	33,636	62,818	59,651	115,000	90,000	488,900
001-5500-43310	ACMP Special Project Grant	-	-	-	-	-	-
001-5500-43400	Contractual Services	26,537	20,475	51,338	85,929	60,000	90,000
001-5500-43402	Contractual Cadastral Survey	-	-	-	-	-	-
001-5500-43424	Permits	-	-	-	-	-	-
001-5500-44410	Lease Expense	-	-	-	-	-	-
001-5500-45300	Communications/Postage	1,252	1,536	1,731	1,500	1,600	1,800
001-5500-45400	Advertising & Promotion	1,233	8,699	10,086	3,000	8,500	3,400
001-5500-45500	Reproduction & Copying	4,619	6,632	3,152	4,000	10,000	5,000
001-5500-45800	Travel & Transportation	14,755	20,508	20,018	24,850	24,850	24,850
001-5500-45900	Training	6,041	2,733	10,536	8,787	8,787	8,500
001-5500-46100	Office Supplies	476	929	1,638	2,280	1,300	2,900
001-5500-46120	Operating Supplies	4,758	3,247	15,946	7,288	11,000	9,000
001-5500-46260	Vehicle & Equipment Fuels	869	453	427	400	1,800	1,500
001-5500-46400	Dues & Subscriptions	1,101	1,275	2,294	1,625	1,625	1,200
001-5500-46500	Clothing	-	100	618	750	750	350
001-5500-46700	Parts & Supplies for Equipment	-	-	-	-	-	-
001-5500-46950	Unreimbursed Grant Expense	80	-	-	-	-	-
001-5500-47300	Other Capital Equipment				-	-	7,000
001-5500-47430	Office/Capital Expense	-	5,445	-	-	1,800	1,500
001-5500-49520	Marine First Responder Grant	-	-	-	-	-	-
<b>Grand Total</b>		<b>680,321</b>	<b>728,944</b>	<b>840,412</b>	<b>890,182</b>	<b>1,051,450</b>	<b>1,614,441</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>CSO</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-0150-48600</b>	Dual Credit Program	-	-	60,936	65,000	70,000	70,000
<b>001-0500-48600</b>	Prince William Sound College	743,243	758,273	810,000	750,000	750,000	820,000
<b>001-0700-48600</b>	Valdez Arts Council	15,000	15,000	15,000	15,000	15,000	15,000
<b>001-0710-48600</b>	Valdez Youth Court						7,700
<b>001-0730-48600</b>	Levitation 49	-	150,000	150,000	83,450	83,450	77,675
<b>001-0750-48600</b>	Stepping Stones Daycare						91,030
<b>001-0810-48600</b>	Valdez Conv. and Vis. Bureau	488,782	446,245	446,245	446,245	446,245	446,245
<b>001-0820-48600</b>	Valdez Senior Center	250,000	290,000	264,000	489,000	264,000	265,000
<b>001-0830-48600</b>	Advocates for Victims of Violence	40,000	40,000	45,000	45,000	45,000	45,000
<b>001-0840-48600</b>	Valdez Fisheries Dvlp. Assoc.	-	110,000	110,000	110,000	110,000	214,417
<b>001-0850-48600</b>	Connecting Ties	7,000	-	-	62,904	62,904	32,000
<b>001-0855-48600</b>	KCHU	-	-	5,000	-	-	-
<b>001-0860-48600</b>	Food Bank	49,000	49,500	45,292	35,000	35,000	35,000
<b>001-0870-48600</b>	Copper River Basin Child Adv Ctr	-	-	10,400	10,900	10,900	10,900
<b>001-0880-48600</b>	Avalanche Center	20,000	40,000	52,500	52,500	52,500	52,500
<b>001-0890-48600</b>	Valdez Imagination Library	1,500	2,100	2,100	2,100	2,100	2,100
<b>001-6800-48600</b>	Valdez Museum	475,000	455,000	455,000	475,000	475,000	475,000
<b>Grand Total</b>		<b>2,089,525</b>	<b>2,356,118</b>	<b>2,471,473</b>	<b>2,642,099</b>	<b>2,422,099</b>	<b>2,659,567</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Economic Development</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-5400-41100	Salaries and Wages	-	24,615	61,601	140,000	155,443	175,156
001-5400-41200	Overtime	1,494	5,947	580	2,000	-	4,434
001-5400-41300	Benefits	1,062	16,203	32,898	95,000	103,927	123,509
001-5400-43400	Contractual Services	205,131	215,391	96,621	31,327	-	95,000
001-5400-45300	Communications/Postage	-	-	1,027	1,000	1,400	6,000
001-5400-45400	Advertising & Promotion	3,431	954	1,087	5,000	5,000	20,000
001-5400-45500	Reproduction & Copying	-	-	255	-	1,000	2,000
001-5400-45800	Travel & Transportation	38,894	19,111	17,298	20,000	12,000	25,000
001-5400-45900	Training	200	1,095	3,830	4,250	4,250	-
001-5400-46100	Office Supplies	90	105	1,089	750	750	750
001-5400-46120	Operating Supplies	1,381	12,519	6,133	14,000	14,000	20,000
001-5400-46260	Vehicle & Equipment Fuels	-	-	354	-	-	2,000
001-5400-46400	Dues & Subscriptions	385	299	620	2,000	2,000	2,000
001-5400-46500	Clothing	-	-	50	100	100	200
001-5400-46950	Events	-	145,669	45	268,500	268,500	239,408
001-5400-47430	Office/Capital Expense	-	-	-	50,000	50,000	53,000
001-5400-48500	Contingencies	-	10,000	330	-	5,000	5,000
<b>Grand Total</b>		<b>252,069</b>	<b>451,907</b>	<b>223,818</b>	<b>633,927</b>	<b>623,370</b>	<b>773,457</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Education</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

		<b>Actual</b>			<b>Estimate</b>	<b>Adopted Budget</b>	
<b>GL ACCOUNT</b>	<b>CODE NAME</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2018</b>	<b>2019</b>
<b>001-0100-48600</b>	Contributions	10,707,990	10,644,412	10,486,453	10,444,634	10,444,634	10,478,000
	<b>Grand Total</b>	<b>10,707,990</b>	<b>10,644,412</b>	<b>10,486,453</b>	<b>10,444,634</b>	<b>10,444,634</b>	<b>10,478,000</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Engineering</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-5780-41100</b>	Salaries and Wages	295,979	331,845	337,377	310,000	379,650	553,550
<b>001-5780-41150</b>	Temporary Wages	4,326	642	-	-	-	-
<b>001-5780-41200</b>	Overtime	7,359	11,851	15,038	14,679	14,679	20,754
<b>001-5780-41300</b>	Benefits	141,880	162,833	211,830	215,000	264,817	394,026
<b>001-5780-43200</b>	Professional Fees & Services	-	-	-	-	-	-
<b>001-5780-43400</b>	Contractual Services	45,642	52,545	108,626	65,000	100,000	400,000
<b>001-5780-43424</b>	Permits	-	-	-	-	-	-
<b>001-5780-44410</b>	Lease Expense	-	-	-	-	-	-
<b>001-5780-45300</b>	Communications/Postage	3,652	4,556	4,604	4,000	5,000	7,183
<b>001-5780-45400</b>	Advertising & Promotion	-	-	415	-	-	-
<b>001-5780-45500</b>	Reproduction & Copying	5,646	5,635	7,468	4,000	6,600	5,660
<b>001-5780-45800</b>	Travel & Transportation	1,034	2,669	2,413	2,500	7,000	5,800
<b>001-5780-45900</b>	Training	647	2,631	1,819	1,000	6,000	3,800
<b>001-5780-46100</b>	Office Supplies	5,480	2,650	1,346	1,500	3,000	2,500
<b>001-5780-46120</b>	Operating Supplies	1,144	2,865	501	5,200	4,000	3,200
<b>001-5780-46260</b>	Vehicle & Equipment Fuels	2,549	2,624	2,238	2,000	5,000	4,200
<b>001-5780-46400</b>	Dues & Subscriptions	129	440	440	500	1,300	1,000
<b>001-5780-46500</b>	Clothing	1,212	1,496	1,550	1,800	1,800	1,800
<b>001-5780-47300</b>	Other Capital Equipment	-	-	-	-	-	-
<b>001-5780-47430</b>	Capital Equipment	-	1,161	-	-	-	-
<b>Grand Total</b>		<b>516,679</b>	<b>586,443</b>	<b>695,664</b>	<b>627,179</b>	<b>798,846</b>	<b>1,403,474</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Finance</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-5200-41100</b>	Salaries and Wages	416,353	442,666	422,701	456,796	456,796	452,906
<b>001-5200-41150</b>	Temporary Wages	-	-	-	-	-	-
<b>001-5200-41200</b>	Overtime	9,176	8,210	5,305	4,600	6,500	6,867
<b>001-5200-41300</b>	Benefits	261,863	278,027	254,732	290,000	291,968	308,089
<b>001-5200-43200</b>	Professional Fees & Services	104,605	114,855	110,888	82,000	118,000	93,000
<b>001-5200-43212</b>	Professional fees 07-09 TAPS	-	-	-	-	-	-
<b>001-5200-43400</b>	Contractual Services	140,531	182,382	253,429	70,000	105,000	125,500
<b>001-5200-45300</b>	Communications/Postage	824	812	1,220	850	876	850
<b>001-5200-45400</b>	Advertising & Promotion	329	1,195	2,582	1,500	5,200	6,200
<b>001-5200-45500</b>	Reproduction & Copying	3,061	4,865	3,599	8,466	8,466	7,780
<b>001-5200-45800</b>	Travel & Transportation	5,726	4,834	845	3,500	5,100	8,000
<b>001-5200-45900</b>	Training	7,278	1,369	9,627	2,000	13,600	11,794
<b>001-5200-46120</b>	Operating Supplies	2,813	3,055	2,372	5,400	3,600	5,100
<b>001-5200-46400</b>	Dues & Subscriptions	1,113	219	634	750	969	1,029
<b>001-5200-46500</b>	Clothing	-	-	-	300	300	350
<b>001-5200-47300</b>	Other Capital Equipment	-	-	-	-	-	-
<b>001-5200-47430</b>	Office/Capital Expense	3,753	3,000	1,403	-	-	-
<b>Grand Total</b>		<b>957,426</b>	<b>1,045,488</b>	<b>1,069,337</b>	<b>926,162</b>	<b>1,016,375</b>	<b>1,027,465</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Fire/EMS</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-3200-41100</b>	Salaries and Wages	791,528	794,880	836,614	880,000	883,121	905,769
<b>001-3200-41150</b>	Temporary Wages	19,684	36,553	33,070	45,000	62,737	7,902
<b>001-3200-41200</b>	Overtime	79,351	89,811	102,213	90,000	94,118	99,847
<b>001-3200-41201</b>	Overtime Homeland Security	-	-	-	-	-	-
<b>001-3200-41300</b>	Benefits	494,013	486,785	550,941	585,000	587,672	643,289
<b>001-3200-43200</b>	Professional Fees & Services	13,540	12,174	6,401	18,000	15,500	34,250
<b>001-3200-43400</b>	Contractual Services	11,905	8,876	7,203	20,000	31,450	16,500
<b>001-3200-43404</b>	Volunteer Services	51,924	51,288	19,338	44,000	44,855	106,000
<b>001-3200-43424</b>	Permits	-	-	-	-	-	-
<b>001-3200-44310</b>	Vehicle Maintenance	1,008	1,297	2,788	1,500	1,500	1,000
<b>001-3200-44410</b>	Lease Expense	-	-	-	-	-	-
<b>001-3200-45300</b>	Communications/Postage	4,687	4,904	5,283	5,000	5,820	8,400
<b>001-3200-45400</b>	Advertising & Promotion	715	672	-	750	750	3,000
<b>001-3200-45500</b>	Printing	3,503	3,333	3,658	3,600	4,884	5,000
<b>001-3200-45800</b>	Travel & Transportation	22,798	21,453	35,885	33,000	35,000	35,000
<b>001-3200-45900</b>	Training	26,495	22,044	22,420	20,000	32,000	32,000
<b>001-3200-45910</b>	DNR Fire Assist Training Grant	-	-	7,500	6,750	-	-



<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Fire/EMS</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-3200-46100	Office Supplies	598	859	672	600	600	600
001-3200-46120	Operating Supplies	53,238	69,350	87,487	90,000	92,950	94,800
001-3200-46200	Heating	9,101	8,530	9,247	9,000	14,000	10,000
001-3200-46220	Electricity	6,579	6,944	6,444	7,000	8,000	7,000
001-3200-46260	Vehicle & Equipment Fuels	11,677	11,401	12,769	12,000	12,000	15,000
001-3200-46400	Dues & Subscriptions	-	2,065	2,180	2,450	2,450	2,450
001-3200-46420	Public Awareness	1,874	1,859	1,793	2,500	3,000	4,500
001-3200-46500	Clothing	3,268	7,196	4,692	5,500	5,500	5,500
001-3200-46700	Parts & Supplies for Equipment	-	-	349	-	-	-
001-3200-46950	Misc Supplies	-	1,580	395	3,000	8,000	8,000
001-3200-47300	Other Capital Equipment	6,966	6,080	41,200	24,700	24,900	7,000
001-3200-47430	Office/Capital Expense	6,380	36,522	24,320	11,000	11,000	15,500
<b>Grand Total</b>		<b>1,620,828</b>	<b>1,686,456</b>	<b>1,824,861</b>	<b>1,920,350</b>	<b>1,981,807</b>	<b>2,068,307</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Hospital</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-0200-41100	Salaries and Wages	125,597	15,677	-			
001-0200-41150	Temporary Wages	-	-	-			
001-0200-41200	Overtime	12,476	892	-			
001-0200-41300	Benefits	72,770	12,578	-			
001-0200-43400	Contractual Services	-	-	-			
001-0200-44225	Rural Snow Removal	-	-	-			
001-0200-45300	Communications/Postage	-	-	-			
001-0200-45800	Travel & Transportation	-	-	-			
001-0200-45900	Training	-	-	-			
001-0200-46120	Operating Supplies	-	-	-			
001-0200-46950	PVMC Partnership Program	-	-	20,000			
001-0200-47300	Other Capital Equipment	-	-	-			
001-0200-48600	Contributions	130,000	130,000	130,000	130,000	130,000	130,000
<b>Grand Total</b>		<b>340,843</b>	<b>159,147</b>	<b>150,000</b>	<b>130,000</b>	<b>130,000</b>	<b>130,000</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Human Resources</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-5150-41100	Salaries and Wages	-	-	184,101	189,158	189,158	189,180
001-5150-41200	Overtime	-	-	208	1,500	3,000	1,616
001-5150-41300	Benefits	-	-	102,660	110,455	110,455	115,723
001-5150-43200	Professional Fees & Services	-	-	7,039	9,000	9,000	9,000
001-5150-43400	Contractual Services	-	-	-	12,000	-	6,000
001-5150-45300	Communications/Postage	-	-	441	300	1,000	1,000
001-5150-45400	Advertising & Promotion	-	-	-	-	1,000	1,000
001-5150-45500	Reproduction & Copying	-	-	-	-	11,000	9,500
001-5150-45800	Travel & Transportation	-	-	1,277	5,000	10,250	8,500
001-5150-45900	Training	-	-	11,393	3,000	7,900	5,000
001-5150-46100	Office Supplies	-	-	1,897	2,000	5,000	3,000
001-5150-46120	Operating Supplies	-	-	4,061	-	-	-
001-5150-46400	Dues & Subscriptions	-	-	199	400	400	450
001-5150-46500	Clothing	-	-	-	100	100	100
001-5150-46950	Recruitment	-	-	37,798	40,500	30,000	40,000
001-5150-47300	Other Capital Equipment	-	-	-	-	-	-
001-5150-47500	Employee Recognition	-	-	3,390	5,000	5,000	5,000
001-5150-48500	Contingencies	-	-	5,633	7,000	10,000	10,000
<b>Grand Total</b>		<b>-</b>	<b>-</b>	<b>360,096</b>	<b>385,413</b>	<b>393,263</b>	<b>405,069</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Information Services</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-5050-41100	Salaries and Wages	328,454	328,819	425,359	400,000	500,378	453,153
001-5050-41150	Temporary Wages	-	-	-	-	-	-
001-5050-41200	Overtime	2,691	3,620	120	3,600	3,600	1,805
001-5050-41300	Benefits	188,907	182,618	250,957	230,000	316,658	288,536
001-5050-43400	Contractual Services	16,635	11,389	94,304	175,000	20,885	21,375
001-5050-45300	Communications/Postage	82,292	123,033	113,720	125,000	136,457	251,800
001-5050-45400	Advertising & Promotion	-	756	-	50	50	50
001-5050-45800	Travel & Transportation	13,380	24,165	6,972	23,000	23,090	26,220
001-5050-45900	Training	11,721	10,518	12,319	8,100	15,215	20,000
001-5050-46110	Data Processing	10,358	9,980	6,352	10,000	10,300	10,000
001-5050-46120	Operating Supplies	1,200	1,322	4,155	1,275	1,275	2,635
001-5050-46260	Vehicle & Equipment Fuels	160	153	181	300	300	300
001-5050-46500	Clothing	112	191	248	300	300	1,500
001-5050-46700	Parts & Supplies for Equipment	17,417	9,911	7,367	10,800	10,800	16,000
001-5050-47300	Other Capital Equipment	-	-	-	-	-	-
001-5050-47430	Office/Capital Expense	-	4,152	-	-	-	7,000
001-5050-48500	Contingencies	-	-	-	-	6,000	6,000
<b>Grand Total</b>		<b>673,326</b>	<b>710,626</b>	<b>922,054</b>	<b>987,425</b>	<b>1,045,308</b>	<b>1,106,374</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Insurance</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-5700-43200</b>	Professional Fees & Services	30,000	30,000	15,000	-	30,000	
<b>001-5700-45200</b>	Insurance	164,362	164,690	190,609	250,666	250,066	273,575
<b>001-5700-45210</b>	Insurance Contingencies	12,363	28,222	23,234	15,000	18,000	18,000
<b>Grand Total</b>		<b>206,725</b>	<b>222,912</b>	<b>228,843</b>	<b>265,666</b>	<b>298,066</b>	<b>291,575</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Law</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

		<b>Actual</b>			<b>Estimate</b>	<b>Adopted Budget</b>	
<b>GL ACCOUNT</b>	<b>CODE NAME</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2018</b>	<b>2019</b>
<b>001-5600-43200</b>	Professional Fees & Services	3,192,127	2,103,288	1,050,060	1,500,000	1,500,000	1,650,000
<b>001-5600-49525</b>	TAPS Settlement Payment		7,308,500	-			
<b>Grand Total</b>		<b>3,192,127</b>	<b>9,411,788</b>	<b>1,050,060</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,650,000</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Law Enforcement</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-3500-41100</b>	Salaries and Wages	938,476	904,915	1,008,177	1,050,000	1,068,108	1,171,814
<b>001-3500-41150</b>	Temporary Wages	4,170	4,563	-	500	5,550	7,561
<b>001-3500-41200</b>	Overtime	141,315	150,286	98,026	110,000	129,458	137,370
<b>001-3500-41300</b>	Benefits	521,901	512,674	589,159	670,000	678,545	789,915
<b>001-3500-43200</b>	Professional Fees & Services	7,355	7,592	4,866	9,450	9,450	15,500
<b>001-3500-43308</b>	K-9 Maintenance	-	-	-	-	-	-
<b>001-3500-43400</b>	Contractual Services	4,402	3,436	4,963	5,000	14,000	18,000
<b>001-3500-43424</b>	Permits	-	-	-	-	-	-
<b>001-3500-45300</b>	Communications/Postage	7,401	9,344	14,046	23,594	23,594	26,300
<b>001-3500-45400</b>	Advertising & Promotion	11,069	8,539	9,526	7,000	9,375	8,375
<b>001-3500-45500</b>	Reproduction & Copying	4,754	2,659	5,707	6,000	6,600	6,600
<b>001-3500-45800</b>	Travel & Transportation	28,014	23,363	24,910	28,000	40,000	35,500
<b>001-3500-45900</b>	Training	5,473	8,962	9,436	18,500	20,400	29,950
<b>001-3500-46120</b>	Operating Supplies	37,904	38,073	38,633	38,550	38,550	38,550
<b>001-3500-46260</b>	Vehicle & Equipment Fuels	25,259	22,338	26,704	35,000	40,000	40,000
<b>001-3500-46400</b>	Dues & Subscriptions	1,282	1,519	1,605	1,715	1,715	1,715
<b>001-3500-46500</b>	Clothing	11,550	15,546	10,049	10,000	10,000	10,000
<b>001-3500-46950</b>	Miscellaneous Supplies	15,039	17,050	1,405	15,000	15,000	15,000
<b>001-3500-47300</b>	Other Capital Equipment	-	-	3,838	14,000	14,000	5,000
<b>001-3500-47430</b>	Office/Capital Expense	20,492	12,879	-	5,000	5,000	5,000
<b>Grand Total</b>		<b>1,785,858</b>	<b>1,743,737</b>	<b>1,851,050</b>	<b>2,047,309</b>	<b>2,129,345</b>	<b>2,362,150</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Library</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-6100-41100	Salaries and Wages	194,396	207,259	218,323	276,000	276,533	288,380
001-6100-41150	Temporary Wages	6,117	7,596	6,541	12,700	12,739	8,531
001-6100-41200	Overtime	-	-	956	963	963	1,084
001-6100-41300	Benefits	111,467	115,551	117,316	210,000	210,918	227,758
001-6100-43400	Contractual Services	8,488	8,679	9,016	9,200	9,200	9,555
001-6100-43424	Permits	-	-	-	-	-	-
001-6100-45300	Communications/Postage	5,881	6,496	6,661	6,710	6,710	7,340
001-6100-45400	Advertising & Promotion	1,255	1,633	910	1,750	1,750	1,750
001-6100-45500	Reproduction & Copying	2,699	2,735	2,782	2,800	2,800	2,300
001-6100-45800	Travel & Transportation	936	2,255	1,859	1,500	1,500	2,500
001-6100-45900	Training	693	354	716	1,000	1,000	1,500
001-6100-46100	Office Supplies	3,075	3,462	4,454	7,300	7,300	5,000
001-6100-46120	Operating Supplies	32,205	33,686	35,961	31,950	31,950	34,000
001-6100-46200	Heating	15,043	12,627	21,001	16,000	25,000	18,000
001-6100-46220	Electricity	30,036	31,006	31,991	30,000	39,000	32,000
001-6100-46400	Dues & Subscriptions	375	375	375	375	375	375
001-6100-46500	Clothing	-	-	210	300	300	350
001-6100-47300	Other Capital Equipment	-	-	-	-	-	-
001-6100-47430	Office/Capital Expense	-	-	-	-	-	-
<b>Grand Total</b>		<b>412,666</b>	<b>433,714</b>	<b>459,072</b>	<b>608,548</b>	<b>628,037</b>	<b>640,423</b>



<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Park Maintenance</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-6500-41100	Salaries and Wages	107,030	114,305	108,876	105,000	127,064	173,026
001-6500-41150	Temporary Wages	50,142	60,411	98,019	77,000	77,234	78,401
001-6500-41200	Overtime	8,834	8,638	9,124	10,300	10,298	11,649
001-6500-41300	Benefits	88,148	112,088	107,128	77,000	104,695	147,529
001-6500-43400	Contractual Services	159,894	156,142	174,346	218,000	218,000	233,535
001-6500-43404	Volunteer Services	492	2,466	38	1,500	1,500	1,000
001-6500-44320	Building & Grounds Maintenance	35,653	25,647	30,482	5,000	36,000	38,000
001-6500-44420	Equipment Rental	2,839	4,982	4,114	11,000	11,000	11,000
001-6500-45300	Communications/Postage	-	2,602	500	900	900	900
001-6500-45400	Advertising & Promotion	252	2,568	5,001	6,500	6,500	2,000
001-6500-45550	Reproduction & Copying	-	-	-	900	900	900
001-6500-45800	Travel & Transportation	-	-	993	900	1,800	2,200
001-6500-45900	Training	-	1,554	486	600	1,200	1,200
001-6500-46100	Office Supplies	548	1,468	589	600	600	600
001-6500-46120	Operating Supplies	20,104	27,184	25,685	16,650	16,650	18,775
001-6500-46200	Heating	1,152	5,652	7,176	3,300	6,000	6,000
001-6500-46220	Electricity	4,088	3,000	2,791	35,000	5,600	6,000
001-6500-46260	Vehicle & Equipment Fuels	6,998	6,068	7,546	7,000	7,000	7,000
001-6500-46400	Dues & Subscriptions	-	-	-	-	-	-
001-6500-46500	Clothing	1,533	3,581	3,677	1,700	1,700	1,700
001-6500-46700	Parts & Supplies for Equipment	2,755	3,505	1,443	3,000	3,000	3,000
001-6500-47300	Other Capital Equipment	37,205	15,074	36,772	29,500	29,500	23,000
001-6500-47430	Office/Capital Expense	1,955	19,129	2,690	4,000	4,000	4,000
<b>Grand Total</b>		<b>529,624</b>	<b>576,064</b>	<b>627,475</b>	<b>615,350</b>	<b>671,141</b>	<b>771,415</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Parks &amp; Recreation</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-6200-41100	Salaries and Wages	244,767	271,488	328,126	295,000	333,486	342,371
001-6200-41150	Temporary Wages	187,352	188,280	267,014	265,000	288,600	315,026
001-6200-41200	Overtime	5,958	8,213	13,913	12,095	12,095	6,284
001-6200-41300	Benefits	162,047	173,445	232,974	243,000	276,575	299,703
001-6200-43400	Contractual Services	6,116	5,446	51,241	7,675	7,675	25,095
001-6200-43404	Volunteer Services	472	200	343	600	600	1,250
001-6200-43424	Permits	325	-	325	325	325	400
001-6200-44410	Lease Expense	-	-	-	-	-	-
001-6200-44420	Equipment Rental	752	1,332	2,179	2,270	2,270	4,700
001-6200-45300	Communications/Postage	8,281	8,810	10,030	13,740	13,740	13,200
001-6200-45400	Advertising & Promotion	13,039	12,163	11,434	19,740	19,740	18,380
001-6200-45500	Reproduction & Copying	4,383	4,713	5,324	4,740	4,740	4,740
001-6200-45800	Travel & Transportation	7,876	11,311	4,631	9,925	9,925	10,223
001-6200-45900	Training	4,680	4,991	6,877	5,950	5,950	6,128
001-6200-46100	Office Supplies	4,802	2,991	4,011	4,750	4,750	4,750
001-6200-46120	Operating Supplies	34,641	27,896	37,618	38,000	43,750	45,000
001-6200-46200	Heating	18,500	9,223	12,743	13,000	15,000	18,000
001-6200-46220	Electricity	11,256	11,405	14,880	13,000	15,000	18,000
001-6200-46260	Vehicle & Equipment Fuels	29	82	161	700	700	5,000
001-6200-46350	Concessions	4,705	3,036	3,086	3,600	3,600	4,500
001-6200-46400	Dues & Subscriptions	1,525	1,560	1,914	2,060	2,060	2,060
001-6200-46500	Clothing	2,603	1,694	4,414	2,000	2,000	4,050
001-6200-46950	Teen Council Expense	579	350	135	500	500	-
001-6200-47300	Other Capital Equipment	4,046	921	9,572	5,000	5,000	6,000
001-6200-47430	Office/Capital Expense	6,572	-	13,646	20,000	20,000	39,550
001-6200-47500	Events	-	-	156,341			-
<b>Grand Total</b>		<b>735,305</b>	<b>749,548</b>	<b>1,192,929</b>	<b>982,670</b>	<b>1,088,081</b>	<b>1,194,410</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Public Safety</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-3150-41100</b>	Salaries and Wages	609,436	542,923	620,279	600,000	623,210	628,152
<b>001-3150-41150</b>	Temporary Wages	8,280	26,762	3,195	-	-	-
<b>001-3150-41200</b>	Overtime	56,820	72,087	70,618	105,000	91,938	87,919
<b>001-3150-41300</b>	Benefits	397,166	352,190	393,157	450,000	460,224	493,307
<b>001-3150-43200</b>	Professional Fees & Services	4,144	2,454	4,982	3,140	3,140	3,260
<b>001-3150-43400</b>	Contractual Services	2,686	3,255	2,668	3,840	3,840	3,770
<b>001-3150-43424</b>	Permits	-	-	-	-	-	-
<b>001-3150-44320</b>	Building & Grounds Maintenance	-	-	-	-	-	-
<b>001-3150-45300</b>	Communications/Postage	13,097	13,809	13,604	15,700	176,490	176,340
<b>001-3150-45400</b>	Advertising & Promotion	-	2,218	1,624	2,300	2,300	2,400
<b>001-3150-45800</b>	Travel & Transportation	23,806	17,178	19,620	21,200	21,200	25,000
<b>001-3150-45900</b>	Training	2,353	4,618	6,747	7,512	7,512	8,412
<b>001-3150-46100</b>	Office Supplies	1,261	106	1,030	2,000	2,000	2,000
<b>001-3150-46120</b>	Operating Supplies	32,464	31,885	24,970	32,150	32,150	28,350
<b>001-3150-46400</b>	Dues & Subscriptions	138	331	662	331	335	335
<b>001-3150-46500</b>	Clothing	5,124	3,736	2,799	4,000	4,000	4,000
<b>001-3150-46700</b>	Parts & Supplies for Equipment	-	-	-	-	-	-
<b>001-3150-47400</b>	Other Capital Equipment	-	-	-	-	-	23,000
<b>001-3150-47430</b>	Office/Capital Expense	5,430	2,717	-	-	-	3,600
<b>Grand Total</b>		<b>1,162,206</b>	<b>1,076,268</b>	<b>1,165,954</b>	<b>1,247,173</b>	<b>1,428,339</b>	<b>1,489,846</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Solid Waste</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>001-7300-41100</b>	Salaries and Wages	364,741	419,294	432,676	433,479	433,479	453,466
<b>001-7300-41150</b>	Temporary Wages	37,420	35,687	34,656	38,342	38,342	39,108
<b>001-7300-41200</b>	Overtime	84,170	93,069	81,700	94,852	94,852	100,649
<b>001-7300-41300</b>	Benefits	273,778	291,676	329,246	355,031	355,031	380,568
<b>001-7300-43200</b>	Professional Fees & Services	-	-	-	-	-	-
<b>001-7300-43400</b>	Contractual Services	175,231	309,105	265,924	440,000	509,197	462,683
<b>001-7300-43424</b>	Permits	3,413	3,413	3,528	5,000	5,000	5,000
<b>001-7300-44420</b>	Equipment Rental	-	-	-	-	-	-
<b>001-7300-45300</b>	Communications/Postage	5,969	5,490	5,374	5,835	5,835	5,835
<b>001-7300-45400</b>	Advertising & Promotion	536	645	-	800	1,000	1,000
<b>001-7300-45500</b>	Reproduction & Copying	-	-	-	-	-	-
<b>001-7300-45800</b>	Travel & Transportation	5,472	1,654	4,912	3,800	10,245	5,480
<b>001-7300-45900</b>	Training	2,646	573	6,884	2,950	3,950	1,200
<b>001-7300-46100</b>	Office Supplies	276	189	300	300	300	300
<b>001-7300-46120</b>	Operating Supplies	50,245	77,398	73,370	87,500	97,500	87,500
<b>001-7300-46200</b>	Heating	3,735	-	5,104	9,000	10,000	9,000
<b>001-7300-46220</b>	Electricity	45,905	45,092	44,464	48,000	48,000	48,000
<b>001-7300-46260</b>	Vehicle & Equipment Fuels	50,370	45,666	44,885	54,000	58,000	54,000
<b>001-7300-46400</b>	Dues & Subscriptions	1,007	1,002	1,323	1,410	1,910	1,910
<b>001-7300-46500</b>	Clothing	2,785	3,297	4,278	4,900	4,900	5,000
<b>001-7300-46700</b>	Parts & Supplies for Equipment	8,446	17,378	18,737	15,000	18,000	17,000
<b>001-7300-46950</b>	Miscellaneous Supplies	17,847	20,876	14,079	20,000	28,000	28,000
<b>001-7300-47300</b>	Other Capital Equipment	4,075	-	-	-	-	-
<b>001-7300-47430</b>	Office/Capital Expense	74,900	32,300	4,016	33,150	34,000	55,250
<b>Grand Total</b>		<b>1,212,965</b>	<b>1,403,804</b>	<b>1,375,454</b>	<b>1,653,349</b>	<b>1,757,541</b>	<b>1,760,950</b>

<b>FUND NAME</b>	<b>General Fund</b>
<b>DEPT NAME</b>	<b>Streets/Shop</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
001-4400-41100	Salaries and Wages	528,069	583,956	636,009	651,845	651,845	675,360
001-4400-41150	Temporary Wages	5,615	16,528	16,057	22,542	22,542	30,171
001-4400-41200	Overtime	78,651	85,916	63,002	90,000	101,814	101,912
001-4400-41300	Benefits	365,413	384,861	440,325	467,827	467,827	513,077
001-4400-43200	Professional Fees & Services	-	-	-	-	-	-
001-4400-43400	Contractual Services	50,321	27,010	22,518	10,000	27,000	27,000
001-4400-43424	Permits	9,060	9,159	9,984	10,000	10,145	10,145
001-4400-44225	Rural Snow Removal	425,192	377,282	480,748	579,000	599,000	579,000
001-4400-44420	Equipment Rental	270	796	2,134	2,000	3,000	3,000
001-4400-45300	Communications/Postage	22,959	22,201	18,628	20,500	21,000	21,000
001-4400-45400	Advertising & Promotion	625	247	670	540	725	725
001-4400-45500	Reproduction & Copying	874	874	874	1,125	1,125	1,125
001-4400-45800	Travel & Transportation	3,998	6,295	5,236	6,000	9,469	13,016
001-4400-45900	Training	186	840	800	40	9,650	8,150
001-4400-46100	Office Supplies	806	824	432	850	850	850
001-4400-46120	Operating Supplies	155,355	127,819	134,526	137,000	137,000	142,000
001-4400-46200	Heating	127,902	108,285	125,496	170,000	185,000	145,000
001-4400-46220	Electricity	44,336	38,012	36,971	46,000	46,000	43,000
001-4400-46225	Street Lights	43,968	44,019	46,974	47,000	47,000	49,000
001-4400-46260	Vehicle & Equipment Fuels	10,062	9,681	9,672	11,000	12,000	12,000
001-4400-46400	Dues & Subscriptions	270	384	485	380	512	512
001-4400-46500	Clothing	2,697	2,947	3,000	3,000	3,000	4,500
001-4400-46700	Parts & Supplies for Equipment	82,238	87,502	93,138	93,500	93,500	103,500
001-4400-47300	Other Capital Equipment	-	-	7,880	-	-	-
001-4400-47430	Office/Capital Expense	4,000	-	-	4,565	4,995	-
<b>Grand Total</b>		<b>1,962,868</b>	<b>1,935,438</b>	<b>2,155,559</b>	<b>2,374,714</b>	<b>2,454,999</b>	<b>2,484,043</b>

<b>FUND NAME</b>	Airport Fund
<b>DEPT NAME</b>	(All)
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
510-0000-34132	Land Lease Application Fee - A	-	-	-	-	-	-
510-0000-34134	Airport Vending Leases	(706)	(869)	(652)	(15,986)	(652)	(700)
510-0000-34160	Other Services & Sales	-	-	(35)	-	-	-
510-0000-34950	Airport Misc.	-	-	-	-	-	-
510-0000-36110	Interest Income	(2,681)	(7,524)	(4,622)	-	-	(4,900)
510-0000-36140	Interest Charges on A/R and Ci	(2,133)	(3,015)	(2,448)	(1,350)	-	(2,500)
510-0000-36200	Property Rentals	(154,113)	(126,793)	(122,918)	(123,800)	(123,818)	(104,600)
510-0000-39510	Other Misc Revenue	-	-	-	-	-	-
510-0050-39125	Transfer from Capital Facility	-	-	-	-	-	-
510-0050-39140	Transfer from Reserve	-	-	-	-	-	-
<b>Grand Total</b>		<b>(159,633)</b>	<b>(138,200)</b>	<b>(130,674)</b>	<b>(141,136)</b>	<b>(124,470)</b>	<b>(112,700)</b>

<b>FUND NAME</b>	Airport Fund
<b>DEPT NAME</b>	Airport
<b>REV/EXP</b>	EXP
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
510-4600-41100	Salaries and Wages	44,384	45,273	44,944	75,000	76,662	79,512
510-4600-41150	Temporary Wages	-	-	-	-	-	-
510-4600-41200	Overtime	1,618	1,146	1,109	2,488	2,988	2,552
510-4600-41201	Overtime Homeland Security	-	-	-	-	-	-
510-4600-41300	Benefits	28,048	26,969	26,913	56,000	57,314	60,240
510-4600-41301	Benefits-Homeland Security	-	-	-	-	-	-
510-4600-43200	Professional Fees & Services	-	-	-	-	-	-
510-4600-43400	Contractual Services	34,453	42,335	35,242	43,815	43,040	47,220
510-4600-43424	Permits	-	-	-	-	-	-
510-4600-44320	Building & Grounds Maintenance	1,946	3,448	2,558	3,500	4,500	4,150
510-4600-44400	Rent	34,103	33,932	36,237	40,828	40,829	40,829
510-4600-44420	Equipment Rental	-	-	-	1,000	3,000	3,000
510-4600-45300	Communications/Postage	1,742	1,781	1,418	1,500	4,860	1,500
510-4600-45500	Reproduction & Copying	852	531	928	1,300	3,100	3,100
510-4600-46120	Operating Supplies	1,711	2,269	9,041	6,851	13,000	9,350
510-4600-46200	Heating	48,378	27,220	34,110	52,000	52,000	52,000
510-4600-46220	Electricity	48,124	50,938	46,673	62,500	65,000	65,000
510-4600-46260	Vehicle & Equipment Fuels	3,405	2,194	3,198	4,000	5,000	5,000
510-4600-47300	Other Capital Equipment	-	-	-	-	-	-
510-5700-45200	Insurance	1,162	1,011	2,018	3,800	3,826	4,046
<b>Grand Total</b>		<b>249,926</b>	<b>239,046</b>	<b>244,388</b>	<b>354,582</b>	<b>375,118</b>	<b>377,498</b>

<b>FUND NAME</b>	Harbor Fund
<b>DEPT NAME</b>	Harbor
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
402-0000-34000	Berth Rental	(565,055)	(558,934)	(530,511)	(678,286)	(710,225)	(970,129)
402-0000-34002	Transient Berth Fees	(325,686)	(384,707)	(366,907)	(371,249)	(330,115)	(408,374)
402-0000-34004	Grid Use	(2,815)	(3,884)	(1,147)	(828)	(2,500)	(2,169)
402-0000-34006	Boat Lift Fees	(66,735)	(64,305)	(70,155)	(71,710)	(84,240)	(68,227)
402-0000-34008	Shower Fees	(9,520)	(9,736)	(9,604)	(9,936)	(13,200)	(11,426)
402-0000-34010	Electricity	(120,013)	(132,470)	(160,123)	(167,747)	(150,125)	(192,909)
402-0000-34012	Electric Installation Fees	(5,100)	(4,120)	(4,220)	(3,560)	(4,680)	(6,280)
402-0000-34024	Slip Listing Fee	(11,519)	(12,588)	(13,814)	(14,150)	(6,900)	(7,350)
402-0000-34030	Launch Fees	(19,910)	(18,094)	(20,153)	(22,238)	(25,000)	(21,000)
402-0000-34032	Hoist and Crane Fees	(12,970)	(9,370)	(10,830)	(18,825)	(21,000)	(21,000)
402-0000-34040	Boat Storage	(82,183)	(72,211)	(64,302)	(72,906)	(80,000)	(73,000)
402-0000-34050	Maintenance Pad Fee	(13,720)	(19,465)	(14,495)	(15,220)	(13,000)	(14,500)
402-0000-34160	Other Services & Sales	-	-	(108)	-	-	-
402-0000-34950	Other Harbor Revenue	(37,280)	(7,424)	(10,181)	(7,575)	(13,750)	(15,615)
402-0000-36110	Interest Income	(11,930)	(17,452)	(18,670)	(16,145)	(16,145)	(16,050)
402-0000-36140	Harbor A/R Int/ Late Charges	(2,103)	(2,110)	(4,036)	(1,822)	(1,935)	(2,000)
402-0000-36226	Tideland Lease	-	-	-	-	-	-
402-0000-36240	Waterfront Commercial Work Per	-	-	-	-	-	-
402-0000-39100	Recvd from General Fund	-	-	-	-	-	-
402-0000-39510	Harbormaster Convention Revenu	-	-	-	-	-	-
402-0000-39520	Reimbursement of Expenditures	-	-	(19)	-	-	-



<b>FUND NAME</b>	Harbor Fund
<b>DEPT NAME</b>	Harbor
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>402-0000-39530</b>	Restitutions/Insurance Settlem	-	-	-	-	-	
<b>402-0000-39600</b>	Recovery of Written Off Accoun	(78)	-	(460)	-	-	
<b>402-0000-39610</b>	Cash Over/Short	(0)	-	50	-	-	
<b>402-0000-39955</b>	Other Misc Revenue	-	-	-	-	-	-
<b>402-3340-33530</b>	Raw Fish Tax	(230,134)	(290,247)	(200,438)	(301,159)	(301,159)	(293,964)
<b>402-3340-33540</b>	Shared Fisheries Business Tax	(38,684)	(28,504)	(39,559)	(23,144)	(33,769)	(33,060)
<b>Grand Total</b>		<b>(1,555,433)</b>	<b>(1,635,620)</b>	<b>(1,539,682)</b>	<b>(1,796,500)</b>	<b>(1,807,743)</b>	<b>(2,157,053)</b>

<b>FUND NAME</b>	Harbor Fund
<b>DEPT NAME</b>	Harbor
<b>REV/EXP</b>	EXP
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>402-4300-41100</b>	Salaries and Wages	351,099	319,334	319,135	345,975	387,740	401,624
<b>402-4300-41150</b>	Temporary Wages	110,735	104,780	98,854	87,039	122,755	155,871
<b>402-4300-41200</b>	Overtime	7,664	12,525	18,755	12,658	20,706	22,509
<b>402-4300-41300</b>	Benefits	232,911	218,682	238,964	273,961	308,180	336,007
<b>402-4300-43200</b>	Professional Fees & Services	-	-	-	-	-	-
<b>402-4300-43400</b>	Contractual Services	66,025	43,183	57,423	61,001	66,000	100,000
<b>402-4300-43404</b>	Volunteer Services	-	-	-	-	-	-
<b>402-4300-43424</b>	Permits	-	-	-	-	-	-
<b>402-4300-44110</b>	Water	-	-	-	-	-	-
<b>402-4300-44120</b>	Sewer	-	-	-	-	-	-
<b>402-4300-44225</b>	Rural Snow Removal	-	-	-	-	-	-
<b>402-4300-44310</b>	Vehicle Maintenance	443	375	103	104	500	600
<b>402-4300-44320</b>	Building & Grounds Maintenance	24,358	18,036	23,321	26,085	38,500	38,500
<b>402-4300-44420</b>	Equipment Rental	-	-	535	300	500	500
<b>402-4300-45210</b>	Insurance Contingencies	-	-	-	-	-	-
<b>402-4300-45300</b>	Communications/Postage	10,764	8,602	8,118	14,304	14,860	12,680
<b>402-4300-45400</b>	Advertising & Promotion	2,326	2,969	2,138	14,816	20,500	22,000
<b>402-4300-45500</b>	Reproduction & Copying	3,807	3,267	3,140	3,454	4,300	4,300
<b>402-4300-45650</b>	Harbormaster Conference	-	-	-	-	-	-
<b>402-4300-45800</b>	Travel & Transportation	9,063	9,547	10,169	7,996	18,000	21,000
<b>402-4300-45900</b>	Training	1,499	4,448	4,529	1,577	12,200	14,450

<b>FUND NAME</b>	Harbor Fund
<b>DEPT NAME</b>	Harbor
<b>REV/EXP</b>	EXP
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
402-4300-46100	Office Supplies	4,646	3,649	2,728	3,967	5,600	5,500
402-4300-46110	Data Processing	-	-				
402-4300-46120	Operating Supplies	10,871	10,694	8,563	11,875	15,000	20,725
402-4300-46200	Heating	7,627	6,222	7,002	12,900	16,250	22,000
402-4300-46220	Electricity	143,867	170,435	183,520	210,632	218,750	250,000
402-4300-46260	Vehicle & Equipment Fuels	1,582	4,497	3,967	5,193	7,000	10,000
402-4300-46400	Dues & Subscriptions	930	800	1,249	2,845	6,520	3,165
402-4300-46500	Clothing	1,332	1,466	1,683	2,734	3,000	3,000
402-4300-46610	Hazmat Supplies	2,802	364	1,740	2,269	3,000	3,000
402-4300-46700	Parts & Supplies for Equipment	18,608	23,825	18,273	24,113	28,000	29,600
402-4300-46950	Miscellaneous Supplies	-	-	-	-	-	-
402-4300-47300	Other Capital Equipment	-	7,967	-	7,500	6,500	50,935
402-4300-47430	Office/Capital Expense	5,223	-	4,416	3,000	3,000	4,076
402-4300-48600	Contributions				-	-	-
402-5700-45200	Insurance	93,282	25,602	21,376	32,731	32,731	34,312
402-5700-48500	Contingencies - Harbor Ins	-	-	-			-
<b>Grand Total</b>		<b>1,111,467</b>	<b>1,001,266</b>	<b>1,039,700</b>	<b>1,169,029</b>	<b>1,360,092</b>	<b>1,566,352</b>

<b>FUND NAME</b>	Port Fund
<b>DEPT NAME</b>	Port
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
401-0000-33118	Remote Thermal Imaging Project	-	-	-	-	-	-
401-0000-34210	Unarmed Security Guard	(5,493)	(2,080)	(3,348)	(3,700)	(3,700)	(3,600)
401-0000-34220	Armed Security Guard	(36,480)	(25,460)	(30,590)	(34,700)	(34,710)	(30,800)
401-0000-36110	Interest Income	(4,734)	(12,191)	(6,939)	-	-	(7,900)
401-0000-36140	Interest-A/R Pen	(1,968)	(1,367)	(551)	(322)	-	(1,200)
401-0000-36200	Property Rentals	-	-	-	(2,400)	-	-
401-0000-36204	KD Plaza Rentals	(460)	(410)	(618)	(500)	(509)	(400)
401-0000-36220	VCT Use Agreement	(27,274)	(35,722)	(35,722)	(28,800)	(28,800)	(32,900)
401-0000-36222	VCT Wharfage Discount VCT 20%	36,337	26,299	49,176	35,000	35,800	37,200
401-0000-36224	Warehouse Rent	(42,900)	(28,800)	(28,800)	(28,800)	(28,800)	(33,500)
401-0000-36226	Tideland Lease	-	-	-	-	-	-
401-0000-36228	VCT Water Connect	(135)	(45)	(270)	(250)	(190)	(100)
401-0000-36230	VCT Vendor Permit Fee	-	-	-	-	-	-
401-0000-36240	Waterfront Commercial Work Per	-	-	-	-	-	-
401-0000-36250	Stevedoring Permit	-	-	-	(6,800)	(6,800)	(6,800)
401-0000-36310	VCT Port Dockage	(160,857)	(85,340)	(136,039)	(141,201)	(124,000)	(127,400)
401-0000-36320	VCT Dockage Surcharge	(396)	(715)	(373)	(1,008)	(500)	(400)
401-0000-36322	VCT Dockage Discount 20%	22,363	12,789	25,031	25,333	24,800	20,000
401-0000-36330	VCT Dockage Waiver	-	-	-	-	-	-
401-0000-36332	KD Dockage	(46,291)	(31,367)	(42,986)	(31,200)	(31,200)	(40,200)
401-0000-36334	KD Dockage Discount 20%	-	-	-	-	-	-
401-0000-36336	KD Dockage Waiver	-	-	-	-	-	-
401-0000-36338	VCT Wharfage-Board Feet	-	-	-	-	-	-
401-0000-36340	VCT Wharfage	(176,261)	(133,569)	(253,263)	(179,000)	(179,000)	(187,600)
401-0000-36342	VCT Wharfage - Pulp Logs	-	-	-	-	-	-
401-0000-36344	VCT Wharfage - Wood Chips	-	-	-	-	-	-

<b>FUND NAME</b>	Port Fund
<b>DEPT NAME</b>	Port
<b>REV/EXP</b>	REV

<b>Account Number</b>	<b>Account Title</b>	<b>Actual</b>			<b>Estimate</b>	<b>Adopted Budget</b>	
<b>GL ACCOUNT</b>	<b>CODE NAME</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2018</b>	<b>2019</b>
401-0000-36346	VCT Wharfage -HazMat	(23,436)	(27,496)	(49,566)	(40,200)	(40,200)	(33,400)
401-0000-36348	VCT Wharfage - Petro Product	-	(16)	-	-	-	-
401-0000-36350	VCT Wharfage Wood Chip Discoun	-	-	-	-	-	-
401-0000-36352	VCT Wharfage Waiver	-	-	-	-	-	-
401-0000-36354	KD Wharfage	-	-	-	-	-	-
401-0000-36356	KD Wharfage Waiver	-	-	-	-	-	-
401-0000-36358	VCT Electricity Billed	(32,522)	(29,660)	(34,205)	(32,000)	(32,000)	(32,100)
401-0000-36360	VCT Parking with Electric	(146,588)	(41,520)	(243,160)	(180,000)	(180,000)	(143,700)
401-0000-36362	VCT Parking	-	-	-	(9,734)	-	-
401-0000-36364	VCT Demurrage	(54,452)	(56,889)	(57,719)	(57,000)	(57,000)	(56,300)
401-0000-36366	VCT Storage	(1,229)	(922)	(1,229)	(1,200)	(1,228)	(1,100)
401-0000-36368	VCT Pulp Logs Storage	-	-	-	-	-	-
401-0000-36370	VCT Long Term Storage	-	-	-	-	-	-
401-0000-36372	VCT Water Connect Waiver	-	-	-	-	-	-
401-0000-36374	KD Water Connect	-	(90)	(90)	-	(90)	-
401-0000-36376	KD Water Connect Waiver	-	-	-	-	-	-
401-0000-36378	VCT Fuel	-	(81)	(1,853)	-	(30)	(600)
401-0000-36380	VCT Fuel Waiver	-	-	-	-	-	-
401-0000-36382	KD Fuel	(381)	(479)	(1,761)	(700)	(750)	(800)
401-0000-36384	KD Fuel Waiver	-	-	-	-	-	-
401-0000-36386	Port Lease NPI	-	-	-	-	-	-
401-0000-36388	VCT Fire Personnel	-	-	-	-	-	-
401-0000-36390	VCT Apparatus	-	-	(99)	-	-	-
401-0000-39510	Other Misc Revenue - Port	(8,207)	(7,367)	(7,758)	(7,200)	(7,200)	(7,700)
401-0000-39520	Reimbursements of Expenditures	(101)	-	-	-	-	-
<b>Grand Total</b>		<b>(711,464)</b>	<b>(482,499)</b>	<b>(862,732)</b>	<b>(726,382)</b>	<b>(696,107)</b>	<b>(691,300)</b>

<b>FUND NAME</b>	Port Fund
<b>DEPT NAME</b>	Port
<b>REV/EXP</b>	EXP
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>401-4500-41100</b>	Salaries and Wages	192,788	196,584	175,743	210,000	215,548	227,561
<b>401-4500-41101</b>	Wages Homeland Sec	-	-	-	-	-	-
<b>401-4500-41150</b>	Temporary Wages	19,900	27,840	39,286	31,874	32,130	46,355
<b>401-4500-41200</b>	Overtime	21,249	18,292	21,259	30,475	30,475	24,106
<b>401-4500-41201</b>	Overtime Homeland Security	-	-	-	-	-	-
<b>401-4500-41300</b>	Benefits	137,079	125,969	121,252	162,000	166,425	181,905
<b>401-4500-41301</b>	Benefits-Homeland Security	-	-	-	-	-	-
<b>401-4500-43200</b>	Professional Fees & Services	-	-	-	-	-	-
<b>401-4500-43400</b>	Contractual Services	79,627	16,637	19,165	24,590	27,590	11,435
<b>401-4500-43424</b>	Permits	-	-	-	-	-	-
<b>401-4500-44225</b>	Rural Snow Removal	-	-	-	-	-	-
<b>401-4500-44310</b>	Vehicle Maintenance	150	24	189	700	750	2,000
<b>401-4500-44320</b>	Building & Grounds Maintenance	7,952	7,077	10,983	20,100	22,895	13,935
<b>401-4500-45300</b>	Communications/Postage	6,545	6,706	7,814	7,900	7,900	7,900
<b>401-4500-45400</b>	Advertising & Promotion	1,260	1,011	1,745	1,400	1,900	8,075
<b>401-4500-45500</b>	Reproduction & Copying	3,990	3,431	3,173	3,000	3,000	3,000
<b>401-4500-45800</b>	Travel & Transportation	9,540	7,639	9,256	17,000	18,700	19,400
<b>401-4500-45900</b>	Training	2,638	1,179	3,601	6,800	7,200	6,975

<b>FUND NAME</b>	Port Fund
<b>DEPT NAME</b>	Port
<b>REV/EXP</b>	EXP
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>401-4500-46100</b>	Office Supplies	524	268	387	400	400	500
<b>401-4500-46120</b>	Operating Supplies	12,495	12,257	13,080	20,372	26,685	50,910
<b>401-4500-46200</b>	Heating	1,964	1,316	2,066	600	3,600	1,000
<b>401-4500-46220</b>	Electricity	191,994	143,437	261,245	190,000	245,000	250,000
<b>401-4500-46260</b>	Vehicle & Equipment Fuels	3,454	2,637	2,677	4,000	5,000	5,000
<b>401-4500-46400</b>	Dues & Subscriptions	1,063	1,141	1,396	1,843	1,843	2,780
<b>401-4500-46500</b>	Clothing	500	462	787	2,060	2,060	2,060
<b>401-4500-46700</b>	Parts & Supplies for Equipment	1,026	750	656	1,000	1,000	1,000
<b>401-4500-46950</b>	Miscellaneous Supplies	-	-	-	-	-	-
<b>401-4500-47300</b>	Other Capital Equipment	-	4,110	-	5,900	5,900	9,800
<b>401-4500-47430</b>	Office/Capital Expense	949	5,468	3,829	9,228	4,300	9,900
<b>401-4500-54000</b>	Misc. Marketing	1,982	2,070	3,833	18,000	18,500	125,070
<b>401-5700-45200</b>	Insurance	21,226	78,859	87,889	31,543	31,543	33,405
<b>Grand Total</b>		<b>719,895</b>	<b>665,166</b>	<b>791,312</b>	<b>800,785</b>	<b>880,345</b>	<b>1,044,072</b>

<b>FUND NAME</b>	Utility Fund
<b>DEPT NAME</b>	(All)
<b>REV/EXP</b>	REV

<b>Account Number</b>	<b>Account Title</b>	<b>Actual</b>			<b>Estimate</b>	<b>Adopted Budget</b>	
<b>GL ACCOUNT</b>	<b>CODE NAME</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2018</b>	<b>2019</b>
<b>403-0000-34014</b>	Water/ Meter Fees	(4,671)	(9,521)	(6,703)	(4,000)	(4,000)	(4,000)
<b>403-0000-34016</b>	Water Service Fee	(254,873)	(235,067)	(264,775)	(255,000)	(255,000)	(230,000)
<b>403-0000-34030</b>	Wastewater Clean Up Fees	-	-	-	-	-	-
<b>403-0000-34110</b>	VCT Water Service	(564)	-	(4,332)	(250)	(250)	(100)
<b>403-0000-34111</b>	VCT Water Waiver	-	-	-	-	-	-
<b>403-0000-34160</b>	Other Services & Sales	-	(300)	-	-	-	-
<b>403-0000-34220</b>	City Dock Water	(228)	(4,176)	(345)	(200)	(200)	-
<b>403-0000-34221</b>	City Dock Water Waiver	-	-	-	-	-	-
<b>403-0000-34410</b>	Sewer Connect Fees	(1,500)	-	(1,500)	(500)	(500)	(100)
<b>403-0000-34420</b>	Sewer User Fees	(288,536)	(283,143)	(265,589)	(280,000)	(280,000)	(280,000)
<b>403-0000-36110</b>	Interest Income	(8,884)	(23,035)	(12,498)	(10,000)	(1,425)	(10,000)
<b>403-0000-36140</b>	Interest Charges on A/R and Ci	(1,155)	(1,215)	(1,344)	(1,000)	-	(1,000)
<b>403-0000-39510</b>	Other Misc Revenue	1	-	-	-	-	-
<b>403-0000-39520</b>	Reimbursement of Expenditures	-	-	(232)	-	-	-
<b>403-0050-39125</b>	Transfer from Capital Facility	-	-	-	-	-	-
<b>403-0050-39140</b>	Transfer from Reserve Fund	-	-	-	-	-	-
<b>Grand Total</b>		<b>(560,408)</b>	<b>(556,457)</b>	<b>(557,317)</b>	<b>(550,950)</b>	<b>(541,375)</b>	<b>(525,200)</b>



<b>FUND NAME</b>	Utility Fund
<b>DEPT NAME</b>	Sewer
<b>REV/EXP</b>	EXP
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
403-5700-45200	Insurance	5,226	6,872	6,013	7,105	1,603	
403-7200-41100	Salaries and Wages	194,640	203,851	203,551	207,266	207,266	216,091
403-7200-41150	Temporary Wages	-	-	-	-	-	-
403-7200-41200	Overtime	12,755	12,699	13,901	13,000	14,308	14,908
403-7200-41300	Benefits	120,800	122,578	129,484	140,862	140,862	151,719
403-7200-43200	Professional Fees & Services	70	140	400	300	300	500
403-7200-43400	Contractual Services	16,079	25,176	30,360	21,000	32,000	37,000
403-7200-43424	Permits	2,121	2,271	1,930	5,220	5,450	7,920
403-7200-44310	Vehicle Maintenance	-	-	-	-	-	-
403-7200-44320	Building & Grounds Maintenance	1,269	1,019	1,437	1,500	1,500	1,500
403-7200-44420	Equipment Rental	-	-	-	-	-	-
403-7200-45300	Communications/Postage	10,010	10,674	10,808	11,050	11,050	11,050
403-7200-45400	Advertising & Promotion	75	200	200	200	200	200
403-7200-45500	Reproduction & Copying	-	-	-	-	-	-
403-7200-45800	Travel & Transportation	3,206	-	3,233	3,000	5,120	5,320
403-7200-45900	Training	1,400	1,400	1,650	1,700	1,700	1,700
403-7200-46100	Office Supplies	100	100	100	100	100	100
403-7200-46120	Operating Supplies	8,869	10,078	11,828	12,600	12,600	12,600
403-7200-46200	Heating	716	1,236	210	1,000	1,000	1,000
403-7200-46220	Electricity	112,480	102,500	117,702	120,000	120,000	120,000
403-7200-46260	Vehicle & Equipment Fuels	3,857	3,395	3,660	4,500	4,500	4,500
403-7200-46400	Dues & Subscriptions	-	204	204	106	212	212
403-7200-46500	Clothing	1,337	1,187	1,400	1,400	1,400	1,800
403-7200-46700	Parts & Supplies for Equipment	9,025	9,820	9,570	10,000	10,000	10,000
403-7200-47300	Other Capital Equipment	9,000	-	-	-	-	-
403-7200-47430	Office/Capital Expense	-	-	-	-	-	-
<b>Grand Total</b>		<b>513,034</b>	<b>515,400</b>	<b>547,640</b>	<b>561,909</b>	<b>571,171</b>	<b>598,120</b>

<b>FUND NAME</b>	Utility Fund
<b>DEPT NAME</b>	Water
<b>REV/EXP</b>	EXP
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
403-5700-45200	Insurance	5,226	6,872	6,013	7,105	5,502	6,928
403-7100-41100	Salaries and Wages	194,641	203,853	203,553	207,267	207,267	216,091
403-7100-41150	Temporary Wages	-	-	-	-	-	-
403-7100-41200	Overtime	12,755	12,699	13,901	13,000	14,308	14,908
403-7100-41300	Benefits	120,802	122,580	129,486	140,862	140,862	151,719
403-7100-43200	Professional Fees & Services	140	70	200	200	500	300
403-7100-43400	Contractual Services	5,595	6,598	12,464	10,000	15,000	15,000
403-7100-43424	Permits	841	691	1,768	2,382	2,382	2,382
403-7100-44310	Vehicle Maintenance	-	-	-	-	-	-
403-7100-44320	Building & Grounds Maintenance	-	-	-	-	-	-
403-7100-44420	Equipment Rental	27	-	-	-	-	-
403-7100-45300	Communications/Postage	12,194	8,395	9,480	11,805	11,805	11,805
403-7100-45400	Advertising & Promotion	78	275	273	250	250	250
403-7100-45500	Reproduction & Copying	600	625	625	550	650	650
403-7100-45800	Travel & Transportation	5,215	7,069	5,149	1,055	6,815	5,930
403-7100-45900	Training	2,290	2,200	1,375	350	4,640	2,240
403-7100-46100	Office Supplies	96	100	100	100	100	100
403-7100-46120	Operating Supplies	11,611	16,448	25,978	12,000	12,000	12,000
403-7100-46200	Heating	4,739	3,420	4,113	7,000	5,000	7,000
403-7100-46220	Electricity	246,440	264,987	303,408	290,000	290,000	290,000
403-7100-46260	Vehicle & Equipment Fuels	3,834	3,420	3,660	4,500	4,500	4,500
403-7100-46400	Dues & Subscriptions	935	890	683	690	690	758
403-7100-46500	Clothing	879	760	900	900	900	900
403-7100-46700	Parts & Supplies for Equipment	11,540	11,358	12,044	12,000	12,000	12,000
403-7100-47300	Other Capital Equipment	8,796	-	-	-	-	-
403-7100-47430	Office/Capital Expense	-	-	-	-	-	-
<b>Grand Total</b>		<b>649,272</b>	<b>673,308</b>	<b>735,174</b>	<b>722,016</b>	<b>735,171</b>	<b>755,461</b>

<b>FUND NAME</b>	Gilson Med Clinic Fund
<b>DEPT NAME</b>	Gilson Medical Clinic
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
515-0000-36110	Interest Gilson Medical Clinic	(1,340)	(2,515)	(2,914)	(1,200)	(423)	(2,000)
515-0000-36140	Interest Charges on AR	(105)	(280)	(347)	(800)	(200)	(200)
515-0000-36200	Property Rentals	(142,394)	(144,653)	(142,486)	(142,000)	(141,901)	(142,000)
<b>Grand Total</b>		<b>(143,839)</b>	<b>(147,448)</b>	<b>(145,747)</b>	<b>(144,000)</b>	<b>(142,524)</b>	<b>(144,200)</b>

<b>FUND NAME</b>	Gilson Med Clinic Fund
<b>DEPT NAME</b>	Gilson Medical Clinic
<b>REV/EXP</b>	EXP
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
515-5260-41100	Salaries and Wages	6,445	449	-	-	-	-
515-5260-41150	Temporary Wages	-	-	-	-	-	-
515-5260-41200	Overtime	656	26	-	-	-	-
515-5260-41300	Benefits	3,538	243	-	-	-	-
515-5260-43200	Professional Fees & Services	-	-	-	-	-	-
515-5260-43400	Contractual Services	-	-	-	-	-	-
515-5260-44110	Water	340	339	337	450	450	450
515-5260-44225	Rural Snow Removal	-	-	-	-	-	-
515-5260-44230	Janitorial Services	54,823	53,352	58,011	52,000	66,611	55,000
515-5260-44320	Building & Grounds Maintenance	746	-	-	-	-	-
515-5260-45300	Communications/Postage	-	-	-	-	-	-
515-5260-46120	Operating Supplies	4,940	2,814	5,844	6,000	8,138	7,000
515-5260-46200	Heating	9,784	7,489	11,303	10,000	16,643	12,000
515-5260-46220	Electricity	11,828	9,723	15,027	11,000	16,800	14,000
515-5260-46260	Vehicle & Equipment Fuels	-	-	-	-	-	-
515-5260-46500	Clothing	-	-	-	-	-	-
515-5260-46700	Parts & Supplies for Equipment	-	-	-	-	-	-
<b>Grand Total</b>		<b>93,102</b>	<b>74,436</b>	<b>90,522</b>	<b>79,450</b>	<b>108,642</b>	<b>88,450</b>

<b>FUND NAME</b>	VHIA Fund
<b>DEPT NAME</b>	(All)
<b>REV/EXP</b>	EXP
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
360-0050-49111	Transfer out to Reserve	-	-	500,000	-	-	-
360-5450-41100	Salaries and Wages	-	-	-	-	-	-
360-5450-41300	Benefits	-	-	-	-	-	-
360-5450-43400	Contractual Services	-	-	-	-	-	-
360-5450-45400	Advertising & Promotion	-	-	-	-	-	-
360-5450-45800	Travel & Transportation	-	-	-	-	-	-
360-5450-46950	Weatherization Program	-	-	-	-	-	-
360-5450-48500	Contingency/Program Funding	-	-	-	-	-	-
<b>Grand Total</b>		-	-	<b>500,000</b>	-	-	-

<b>FUND NAME</b>	Debt Service Fund
<b>DEPT NAME</b>	(All)
<b>REV/EXP</b>	REV
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>205-0000-33580</b>	School Debt Repayment	(93,340)	(74,441)	(90,307)	(59,109)	(59,109)	(81,000)
<b>205-0000-33581</b>	Mid-School Bond Repayment	(1,580,220)	(1,480,839)	(1,117,610)	(1,190,138)	(1,190,138)	(804,423)
<b>205-0000-33582</b>	Harbor Debt Repayment	(205,850)	(210,650)	(210,050)	(207,150)	(184,250)	(210,375)
<b>205-0000-36110</b>	Interest Income	9,374	(17,148)	(191,146)	(66,000)	(33,629)	(90,000)
<b>Grand Total</b>		<b>(1,870,037)</b>	<b>(1,783,078)</b>	<b>(1,609,113)</b>	<b>(1,522,397)</b>	<b>(1,467,126)</b>	<b>(1,185,798)</b>

<b>FUND NAME</b>	<b>Debt Service Fund</b>
<b>DEPT NAME</b>	<b>Debt Service</b>
<b>REV/EXP</b>	<b>EXP</b>
<b>Account Number</b>	<b>Account Title</b>

GL ACCOUNT	CODE NAME	Actual			Estimate	Adopted Budget	
		2015	2016	2017	2018	2018	2019
<b>205-2050-43200</b>	Professional Services		-	-			
<b>205-2050-47110</b>	Principal	1,450,000	2,135,000	2,220,876	941,264	941,264	961,658
<b>205-2050-47113</b>	Prepayment and Defeasance	5,501,215	-				
<b>205-2050-47120</b>	Interest	2,137,525	2,252,950	1,888,354	850,387	850,387	823,743
<b>Grand Total</b>		<b>9,088,740</b>	<b>4,387,950</b>	<b>4,109,230</b>	<b>1,791,651</b>	<b>1,791,651</b>	<b>1,785,401</b>

<b>FUND NAME</b>	Permanent Fund
<b>DEPT NAME</b>	Permanent Fund
<b>REV/EXP</b>	REV

<b>Account Number</b>	<b>Account Title</b>	<b>Actual</b>			<b>Estimate</b>	<b>Adopted Budget</b>	
<b>GL ACCOUNT</b>	<b>CODE NAME</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2018</b>	<b>2019</b>
607-0000-36110	Interest Income	(7,490)	6,635	(25,481,693)	(3,000,000)	(3,000,000)	(3,081,000)
607-0000-36120	Settlement - Prior Years		(14,666)				
607-0000-39520	Reimbursement of Expenditures	(12,274)					
607-1001-36110	Realized Gains - APCM	(1,268,596)	(739,494)				
607-1001-36130	Gains/Losses APCM	884,029	(50,910)				
607-1002-36110	Realized Earnings - Baird		(515,312)				
607-1002-36130	Unrealized Gains - Baird		(18,168)				
607-1003-36110	Realized Gains - Vanguard	(3,294,240)	(3,286,741)				
607-1003-36112	Realized Gains- Vanguard Int'l	(1,090,694)	(391,222)				
607-1003-36114	Realized Gains- Vanguard Int'l	(1,425,217)	(456,870)				
607-1003-36116	Realized Gains TIPS	(131,865)	8,607				
607-1003-36130	Gains/Losses Vanguard	2,600,445	(964,262)				
607-1003-36132	Gains/Losses Vanguard Int'l Va	1,610,335	(327,038)				
607-1003-36134	Gains/Losses Vanguard Int'l Gr	995,322	82,722				
607-1003-36136	Gains/losses TIPS	271,384	(397,920)				
607-1004-36110	Realized Gains - Morgan Stanle		(142,739)				
607-1004-36114	Realized Gains/Loss RBC	(176,140)	(10,432)				
607-1004-36116	Realized Mid Cap Vanguard	(155,208)	(317,296)				
607-1004-36120	Unrealized - Morgan Stanley		(258,287)				
607-1004-36134	Unrealized Gain/Loss RBC	565,908	(1,290,795)				
607-1004-36136	Unrealized Gain/Loss Mid Cap V	389,916	(1,696,600)				
607-1005-36111	Realized Gains Loss - Brandes	(188,845)	(360,313)				
607-1005-36130	Unrealized Gains/Losses Brande	317,866	(345,764)				
607-1006-36110	Realized earnings - UBS-TPF	(641,563)	(605,922)				
607-1006-36130	Unrealized Revenue	(967,035)	(314,335)				
607-1007-36110	Realizaed Gain/Loss Standish	(51,330)					
607-1007-36130	Unrealized Gain/Loss Standish	63,827	(469,242)				
	<b>Grand Total</b>	<b>(1,711,466)</b>	<b>(12,876,367)</b>	<b>(25,481,693)</b>	<b>(3,000,000)</b>	<b>(3,000,000)</b>	<b>(3,081,000)</b>

<b>FUND NAME</b>	Permanent Fund
<b>DEPT NAME</b>	Permanent Fund
<b>REV/EXP</b>	EXP

<b>Account Number</b>	<b>Account Title</b>	<b>Actual</b>			<b>Estimate</b>	<b>Adopted Budget</b>	
<b>GL ACCOUNT</b>	<b>CODE NAME</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2018</b>	<b>2019</b>
<b>607-1050-43200</b>	Professional Fees & Services	149,526	143,246	247,481	300,000	300,000	300,000
<b>607-1050-46950</b>	Misc Meetings Exp	171	230	765	1,000	3,000	10,000
<b>Grand Total</b>		<b>149,697</b>	<b>143,475</b>	<b>248,246</b>	<b>301,000</b>	<b>303,000</b>	<b>310,000</b>

## 2018 Technology Reserve Capital Equipment Detail

Description	Quantity	Cost Each	Technology Life Cycle	2018	2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023
Desktop Computers	170	1,200	3	68,000	68,000	68,000	68,000	68,000	68,000
High-end Computers	4	2,000	3	2,667	2,667	2,667	2,667	2,667	2,667
PD Laptops	6	3,000	4	4,500	4,500	4,500	4,500	4,500	4,500
Checkout Laptops	3	1,500	3	1,500	1,500	1,500	1,500	1,500	1,500
High-end Laptops	3	1,800	3	1,800	1,800	1,800	1,800	1,800	1,800
iPhones	50	400	2	10,000	10,000	10,000	10,000	10,000	10,000
iPads	60	350	3	7,000	7,000	7,000	7,000	7,000	7,000
iPads - cellular	30	500	4	3,750	3,750	3,750	3,750	3,750	3,750
UPS	150	140	5	4,200	4,200	4,200	4,200	4,200	4,200
<b>Computers Subtotal</b>				<b>103,417</b>	<b>103,417</b>	<b>103,417</b>	<b>103,417</b>	<b>103,417</b>	<b>103,417</b>
<b>Servers</b>									
VM HOSTS	3	8,500	3	25,500			25,500		
Backup Host	1	13,000	4	13,000				13,000	
VM Storage	1	51,000	4	51,000				51,000	
Domain Controller - Physical	1	3,000	4	3,000				3,000	
Disaster Recovery	1	16,000	4	16,000				16,000	
Granicus Encoder	1	4,500	3		4,500			4,500	
Records Servers	1	20,500	3						
Tsunami warning computer console	1	1,800	4	1,800				1,800	
Camera DVR system	1	15,500	3		15,500			15,500	
Port Camera DVR/PC system	1	15,500	4		15,500				15,500
Public Safety Recording	1	122,000	5	122,000					80,000
Public Safety Video server	1	11,000	3	11,000			11,000		
<b>Server subtotal</b>				<b>243,300</b>	<b>35,500</b>	<b>-</b>	<b>36,500</b>	<b>104,800</b>	<b>95,500</b>
<b>Network</b>									
Firewall	2	15,000	4		30,000	30,000			
Host / Storage Cisco Switches	2	12,312		24,624				24,624	
Camera	20	500		10,000	10,000		15,000		
Wifi Aps	18	400	4	7,200	7,200	7,200			14,000
<b>Network Subtotal</b>				<b>387,793</b>	<b>47,200</b>	<b>37,200</b>	<b>15,000</b>	<b>160,249</b>	<b>215,508</b>



## 2018 Technology Reserve Capital Equipment Detail

Annual Software Maintenance	Dept	Renewal Date	Technology Life Cycle	2018	2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023
MS Volume Agreement	IT	May		64,973	64,973	64,973	40,000	35,000	35,000
Virtualization	IT			49,641			49,641		
Backup Software	IT			22,528			22,528		
Spillman - CAD/Fire/LRMS System	PS	May		27,700	61,000	61,000	61,000	61,000	61,000
Emergency Reporting - Fire Package	FD			2,128	2,200				
Fingerprint Scanner	PS	Nov		2,262	2,262	2,262	2,262	2,262	2,262
PD Voice Recorder	PS	June		2,470	2,470	2,470	2,470	2,470	2,470
Radio Maintenance	PS	Jan		3,650	3,650	3,650	3,650	3,650	3,650
911 Monitoring	PS	Sept		41,932	40,000	40,000	40,000	40,000	40,000
Pet Health Services	PS	June		1,800	1,800	1,800	1,800	1,800	1,800
Mobile Forecsics Software	PS	June		4,400	4,400	4,400	4,400	4,400	4,400
GIS Software	IT	March		16,250	16,250	16,250	16,250	16,250	16,250
Financial System w/ Tax	FIN	Jan		35,400	40,000	40,000	40,000	40,000	40,000
File Sharing	IT	Sept		2,050	2,050	2,050	2,050	2,050	2,050
Website Software	IT	Feb		5,475	5,600	5,600	5,600	5,600	5,600
Switch Warranty	IT	Feb		21,826					
Spam Filtering	IT	Feb		1,298	3,600	3,600	3,600	3,600	3,600
Firewall Warranty & Features	IT	May		10,800	12,900	12,900	12,900	12,900	12,900
Mobile Device Management	IT	Feb		3,550	4,000	4,000	4,000	4,000	4,000
Adobe Creative Cloud	IT	Feb		3,400	3,400	3,400	3,400	3,400	3,400
IT Ticket System	IT	Dec		597	3,500	3,500	3,500	3,500	3,500
Human Resource Management System	HR	Feb		14,900	24,500	24,500	24,500	24,500	24,500
PRCS Scheduling	PR	May		2,778	5,225	5,225	5,225	5,225	5,225
PRCS Meeting Matrix	CIV	Oct		360	370	370	370	370	370
PRCS Movie	CIV	March		1,000	1,500	1,500	1,500	1,500	1,500
Maintenance Connection	ENG	Sept		53,620	27,500	27,852	27,852	27,852	27,852
AutoCAD Lite	ENG	April		1,550	1,550	1,550	1,550	1,550	1,550
Marina Software support	HARB	Aug		900	13,000	13,000	13,000	13,000	13,000
Crane Software	HARB	June		500	500	500	500	500	500
Large Scanner/Plotter Support	CD	Jan		1,380	1,380	1,380	1,380	1,380	1,380
Library Patron Software	LIB	July		1,840	1,840	1,840	1,840	1,840	1,840
Doors Support	PORT	Nov		6,690	6,690	6,690	6,690	6,690	6,690
Adobe Professional Upgrade	IT	March		34,000			34,000		
Records Management	CLRK	July		23,481	23,481	23,481	23,481	23,481	23,481
DVR Software	PD			4,900	2,000				
Agenda Management	CLRK	Aug		12,900	12,900	12,900	12,900	12,900	12,900
<b>Software Maintenance Subtotal</b>				<b>484,928</b>	<b>396,491</b>	<b>392,643</b>	<b>473,839</b>	<b>362,670</b>	<b>362,670</b>

## 2018 Technology Reserve Capital Equipment Detail

			2018	2019	Projected 2020	Projected 2021	Projected 2022	Projected 2023
<b>Grand Total</b>			<b>1,219,438</b>	<b>582,607</b>	<b>533,259</b>	<b>628,756</b>	<b>731,136</b>	<b>777,095</b>
				2.5%	5.0%	7.5%	10.0%	12.5%
	Average	702,298	1,219,438	597,172	559,922	675,912	804,249	874,232
New departmental IT Requests for 2019			151,931					
Total 2019 contribution to Reserve Fund								
		<b>702,298</b>						
Impact on 2018-2022 Budgets			<b>1,371,369</b>	<b>597,172</b>	<b>559,922</b>	<b>675,912</b>	<b>804,249</b>	<b>874,232</b>

## MAJOR EQUIPMENT 2019

Item Description	yr p	Purch \$	Yr	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Civic Center 6400</b>													
26' SCISSOR LIFT 1930		14,800	05										
GRAND PIANO		100,000	83										
RANGE		14,000	07										
RANGE		14,000	07										
CONVECTION OVEN		16,000	07										
WALKIN FRIGERATOR		10,000	07										
DISHWASHER		17,203	10		20,000								
STEAMER OVEN		19,000	07										
STACKING CHAIR REPLACEMENT	13	30,000	14										
REACH -IN FREEZER SYSTEM		16,226	10		20,000								
SPEAKERS		13,916	08										
CONSOLE/PROJECTOR		44,994	15				47,000						
SERVER	14	21,000	14				21,000						
LENSES <i>Moved to their budget 9000</i>		5,233	08										
SOUND SYSTEM		9,763	08					20,000					
3D DIGITAL CINEMA PROJECTION		26,777	10		28,000								
SCREEN <i>was in 2018 46,440</i>		35,730	08										
CATERING DISHWARE SET		22,000	11								27,500		
DANCE FLOOR		17,898	14										
STAGING		36,501	14										
<b>TOTAL CIVIC CENTER</b>		<b>485,041</b>			<b>-</b>	<b>68,000</b>	<b>-</b>	<b>68,000</b>	<b>20,000</b>	<b>-</b>	<b>-</b>	<b>27,500</b>	<b>-</b>
<b>Fire Department 3200</b>													
TANKER -Pierce/Peterbilt <b>T4</b> (1110)	12	399,915	12										
PUMPER /TANKER -Pierce <b>E4</b> (2625)	11	595,677	12										
PUMPER /TANKER-Pierce/Velocity <b>E2</b> (0666)		511,671	10										
AMBULANCE -Ford 350 4X4 <b>EMS4</b> (2858)		149,639	07				200,000						
AMBULANCE -Ford F 550 <b>EMS 2</b> (5267)		179,286	16										
TRUCK, Ford 4X4 CREW CAB <b>UTL1</b> (8123)	07	34,238	06	60,000									
RESCUE/PUMPER TRUCK <b>ENG-1</b> (6768)	15	758,235	16										
<b>PUMPER TRUCK ENG 14 E-One (4886) 17 money 2018</b>		271,169	95										
AMBULANCE, Ford 350 4X4 <b>EMS1</b> (7226)	10	167,290	10							200,000			
BREATHING AIR COMPRESSOR W.STATS		15,951	06			21,000							
REPEATER/PAGER SYSTEM <i>had 40,000</i>		33,795	10						40,000				
THERMAL IMAGING DETECTOR UT		25,000	98			30,000							
EXPEDITION, CHIEF (5697)	11	56,000	12				75,000						
INTUBATION MANNEKIN		13,966	16										
TRUCK GMC Squad One (3886)		110,580	05		210,000								
TANKER /PUMPER Peterbilt <b>T-3</b> (7057)	08	237,534	09										
JAWS OF LIFE		64,992	14										
WASHER/DRYER		18,977	14										
AIR PACK FILLING STATION		14,511	14										
SCBA		265,386	16										
DEFIBRILLATORS		58,232	13					69,000					
MOTOROLA RADIO SYSTEM		446,270	15/16/17										
<b>TOTAL FIRE DEPARTMENT</b>		<b>4,428,314</b>			<b>60,000</b>	<b>210,000</b>	<b>51,000</b>	<b>275,000</b>	<b>69,000</b>	<b>40,000</b>	<b>200,000</b>	<b>-</b>	<b>-</b>

## MAJOR EQUIPMENT 2019

Item Description	yr p	Purch \$	Yr	FY2019	FY2020	FY2021	FY2022	FY 2023	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Police Department 3500</b>													
CHEVY TAHOE PATROL -142 (6386)	14	54,640	15			72,000						72,000	
CHEVY TAHOE PATROL -141 (5049)	14	58,028	15			72,000						72,000	
EXPEDITION PATROL -132 (6549)		54,999	13	72,000						72,000			
CHEVY EXPRESS VAN -Jailer (3457)		82,952	17										
CHEVY CREWCAB 2500 182 (4505)		69,800	18						72,000				
EXPEDITION- 261 CSO (1836)		45,838	06										
EXPEDITION- 131 PATROL (6548)		54,999	13	72,000						72,000			
EXPEDITION ANIMAL CONTROL (6834)		39,697	11		75,000								
DUP BASE STATION		9,834	00										
DISPATCH CONSOLE UPDATE		400,000	18										
RANGE TRAILER (0783)		35,000	04						35,000				
MURV VAN (4751)		91,120	03					100,000					
CHEVY TAHOE PATROL 181 (3844)		69,740	18						72,000				
CHEVY TAHOE Chief #171 (0686)		69,314	17					72,000					
CHEVY TAHOE-161 PATROL (3636)	15	65,114	16				72,000						72,000
MED ENG LLC EOD TAC 6 SUIT		13,127	18										
MED ENG LLC EOD 10 SUIT		32,776	18										
CELLEBRITE UNIV FORENSIC EXTRACTION DEVICE		26,283	18										
CAT TOWER CAGE BANKS				27,000									
BEAR TRAP REPLACEMENT				14,500									
TRUCK- 1/2 TON CREW CAB- CODE ENFORCEMENT				49,869									
SPEED AWARENESS RADAR TRAILER				25,000									
<b>TOTAL POLICE DEPARTMENT</b>		<b>1,201,075</b>		<b>260,369</b>	<b>75,000</b>	<b>144,000</b>	<b>72,000</b>	<b>172,000</b>	<b>179,000</b>	<b>144,000</b>	<b>-</b>	<b>144,000</b>	<b>72,000</b>

## MAJOR EQUIPMENT 2019

Item Description	yr p	Purch \$	Yr	FY2019	FY2020	FY2021	FY2022	FY 2023	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Streets 4400</b>													
LOADER 966K #170 (1200)		368,893	13		394,600							394,600	
BACKHOE LOADER 450F (0567)		183,469	15										
COMPACTOR BOMAG (1290)	10	46,500	06		65,000								
TRUCK-FUEL Ford F250 4X4 (0519)	10	24,302	11			35,000							
TRUCK Ford SUPERCAB 4X4 Joe (3453)		23,432	09		38,000								
TRUCK Ford F250 4X4 Service Body (8556)	14	28,185	15							43,500			
TRUCK Ford F150 Ed (3902)		28,412	14						35,000				
TRUCK Ford F350 W/UTILITY BODY (8795)	12	67,355	12				67,355						
TRUCK CHEVROLET 3500 SERVICE TRUCK Dan (6594)		49,431	15							50,000			
TRUCK International VACTOR 2100 (6200)	12	350,440	13							350,440			
SNOW BLOWER - mounted on 1997 966F		176,200	05										
SNOW BLOWER - Mounted on 1998 966F		153,800	04										
LOADER 966F - (2231) With 2005 Blower #114		226,138	97										
LOADER 966F - (2863) With 2004 Blower #111		232,000	98										
LOADER 966K - (0456) #166	11	336,203	12	350,000							394,600		
LOADER 966M -(0784) #174	14	382,465	15				394,600						
LOADER 966M (1067) #178		308,031	15				394,600						
LOADER 966M -(2633) #181		326,097	17						394,600				
LOADER 966K (0804) #168	12	368,564	13		394,600							394,600	
LOADER 966K - (0455) #167	11	336,203	12	350,000							394,600		
LOADER 966G - (1206) #150 Mower unit		260,648	05										
GRADER 14M -(1323) #173		480,845	14								547,000	547,000	
GRADER 14M- (0884) #169		466,056	12						547,000				
GRADER 14H - (1937) #152 (new in 19) 547,000.		327,940	06										
EXCAVATOR 319 DLW/ TRAILER (1099) #163		281,994	09						300,000				
AIR COMPRESSOR W/1000 HOSE		14,155	99					22,000					
TRAILER MESSAGE BOARD		11,226	13						13,000				
TRAILER MESSAGE BOARD		11,226	13						13,000				
DOZER CAT D7 (1001) # 146	02	250,000	00		300,000								
ROLLER PULL BEHIND/ Woobley		18,000	04										
LOADER 966H (1739) #156 Ordered		295,709	08								394,600		
GRADER 14M (0716) # 157		370,215	08		547,000								547,000
SWEEPER, Whirlwind (1423)	16	305,728	17									325,000	
TRUCK Peterbilt W/ STELLER (7259)	09	228,262	10	275,000									
EXPEDITION- Ford PW (6906)		47,765	10										
GRADER 14M (1044) #162		404,000	09			547,000							
FORKLIFT MITSUBUSHI		35,000	15										
TRUCK International W/ STELLAR (water)	11	98,330	12				130,000						
EXPEDITION - Ford (Admin) (8198)			03										
CRANE OVERHEAD BRIDGE		36,149	13										
LOADER MOWER -Diamond Boom		61,877	14							61,877			
TRACKLESS SIDEWALK MACHINE		148,199	14						150,000				
TRAILER- Asphalt Patch Spaulding		48,984	15										
TRAILER-TILT TRAILKING TKT24		25,090	15										
ESCAPE Ford (0833) (Red Loaner)		18,023	05										
ASPHALT RECYCLER		138,463	18										
COMPACTOR-Volvo Double drum	16	38,102	16										
SNOW BLADES (2)	16	33,813	17										
TILT TRAILERTrail King (2975)	16	12,800	17										
EXCAVATOR pending	16	335,000											
FECON BRUSH HEAD		45,620	18										
GRADE BUCKET Ordered		13,500											
SANDER-HENDERSEN				60,000									
<b>TOTAL STREET/Streets/Shop DEPARTMENT</b>		<b>8,648,889</b>		<b>1,035,000</b>	<b>1,739,200</b>	<b>582,000</b>	<b>986,555</b>	<b>22,000</b>	<b>1,452,600</b>	<b>505,817</b>	<b>1,730,800</b>	<b>1,661,200</b>	<b>547,000</b>

## MAJOR EQUIPMENT 2019

Item Description	yr p	Purch \$	Yr	FY2019	FY2020	FY2021	FY2022	FY 2023	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Harbor 4300</b>													
TRUCK Ford F-350 FLATBED (6139)		37,128	12				40,000						
EXPEDITION Ford (4920)			01										
BOBCAT S-100 (0462)		34,985	11		50,000								
BOBCAT S-100 (1105)		37,705	13				50,000						
BOAT Munson 21'		10,000	86										
VAC TRAILER Surplus 18		28,000	97										
TRUCK -GMC 3500 CREW CAB (1026)		57,685	15							60,000			
MARINE TRAVELLIFT (0505)		275,250	05							350,000			
BOAT Southern Skimmer		8,641	97	34,000									
BOAT - Landing Craft		98,151	15										
LOADER 908		134,669	18										165,000
BOAT-CONVEYER/DEBRIS-TRASH													
BOAT-PUMP OUT/SUPPORT SKIFF				157,650									
VAN-EXPRESS VAN				44,000									
MAN LIFT-GENIE Z45/25J				85,000									
<b>TOTAL HARBOR DEPARTMENT</b>		<b>834,267</b>		<b>320,650</b>	<b>50,000</b>	<b>-</b>	<b>90,000</b>	<b>-</b>	<b>-</b>	<b>410,000</b>	<b>-</b>	<b>-</b>	<b>165,000</b>
<b>Port 4500</b>													
BOBCAT S-100 (0460)		34,589	11		50,000								
BOBCAT S-100 Move to Harbor (1106)		37,392	13				50,000						
TRUCK Ford F-250 (1698)		27,537	12						45,000				
TRUCK Ford F-150 (0902)		31,074	08		50,000								
LIGHT PLANT Wacker Neuson (1731)		10,300	17										
LOADER- 906M Ordered													120,000
<b>TOTAL PORT DEPARTMENT</b>		<b>130,592</b>		<b>-</b>	<b>100,000</b>	<b>-</b>	<b>50,000</b>	<b>-</b>	<b>45,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>120,000</b>
<b>Capital Facilities 5780</b>													
ESCAPE Ford Green (0518)		24,453	13					27,000					
ESCAPE Ford Blue (7799)		23,385	18										27,000
ESCAPE Ford White (3851)		24,787	15							27,000			
ESCAPE-Ford				28,000									
CHEVY TAHOE				45,000									
Ford F-150 Scott (2763)		26,775	11			39,000							
<b>TOTAL CAPITAL FACILITIES DEPARTMENT</b>		<b>99,400</b>		<b>73,000</b>	<b>-</b>	<b>39,000</b>	<b>-</b>	<b>27,000</b>	<b>-</b>	<b>27,000</b>	<b>-</b>	<b>-</b>	<b>27,000</b>
<b>Building &amp; Maint 4200</b>													
TRUCK-Chevy 2500 Mike (8537)		48,061	18										50,000
TRUCK Chevy With Bugger (1365)		13,893	92	50,000									
TRUCK-Ford F-350 Crew Cab (0282)		39,005	13					47,000					
VAN- Chevy Express (7220)		39,992	14						45,000				
TRUCK Ford F-350 (2318)		31,812	08	50,000									
BOBCAT-5600 TOOL CAT (4081)		66,140	09	75,000									
LOADER 906M #179 (0861)		94,662	16					120,000					
MAN LIFT-GENIE Z45/25J (4900)		77,235	15							85,000			
FORKLIFT FG25		29,630	14										
<b>TOTAL BUILDING MAINT DEPARTMENT</b>		<b>440,430</b>		<b>175,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>167,000</b>	<b>45,000</b>	<b>85,000</b>	<b>-</b>	<b>-</b>	<b>50,000</b>
<b>Community Development 5500</b>													
ESCAPE Ford (3850)		24,787	15							27,000			
<b>COMMUNITY DEVELOPMENT DEPARTMENT</b>		<b>24,787</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,000</b>	<b>-</b>	<b>-</b>	<b>-</b>

## MAJOR EQUIPMENT 2019

Item Description	yr p	Purch \$	Yr	FY2019	FY2020	FY2021	FY2022	FY 2023	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Parks &amp; Rec 6200 &amp; 6500</b>													
CHIPPER PORTABLE WOOD/BRUSH	13	27,950	08							27,950			
TRUCK, Ford F-350 CrewCab (8236)		39,837	15							45,000			
GROOMER PISTEN BULLY (0668)		151,263	05	280,000									
GROOMER PISTEN BULLY / Trailer (1711)		236,200	12								280,000		
EXPEDITION Ford 122 in 19 (7769)			00										
TRUCK Chevy 2500 CrewCab (9923)		40,202	18										47,000
TRUCK Ford F-350 (1697)		33,624	12				47,000						
TRACTOR John Deere (2051)		43,843	09						55,000				
TRAILER, Trail King TKT14 (6613)		12,800	15							12,800			
TRUCK Ford F-350 Crew Cab shared (9924)		45,867	16								47,000		
EXCAVATOR, 304E Mini (2134)	15	54,174	14								57,000		
TRAILER DUMP -BigTex 14,000LB (6781)		10,794	17									12,000	
VAN-FORD TRANSIT 15 PASSENGER				60,000									
<b>TOTAL PARKS &amp; REC</b>		<b>696,554</b>		<b>340,000</b>	-	-	<b>47,000</b>	-	<b>55,000</b>	<b>85,750</b>	<b>384,000</b>	<b>12,000</b>	<b>47,000</b>
<b>Water 7100</b>													
ENGINE 195 BHP		24,000	81										
TURBINE LINE SHAFT 4 ST		12,000	89										
ENGINE 250 BHP John Deere DIESEL		30,000	99										
TURBINE 150 HP ELECTRIC		20,000	03										
MOTOR 200 HP ELECTRIC		10,000	81										
GENERATOR 60KW MD60R0781		15,000	75										
GENERATOR UNIT - 60KW RR Well House		21,543	05										
PUMP 6" PORTABLE GODWIN		13,000	96										
TRUCK GMC 3500 DOUBLECAB (8981)		48,351	15							55,000			
<b>TOTAL WATER DEPARTMENT</b>		<b>193,894</b>		-	-	-	-	-	-	<b>55,000</b>	-	-	-
<b>Sewer 7200</b>													
GENERATOR Luggar DIESEL		20,000	00										
GENERATOR		16,000	99										
GENERATOR		20,000	99										
VAN Chevy Express (6584)		55,965	17									57,000	
LOADER 906H (0421) #161		72,409	09										
PUMP Godwin (6241)		32,722	10										
HOSE REEL SYSTEM LOW PROFILE		94,896	10										
SEWER TRACK CAMERA		51,650	17										
<b>TOTAL SEWER DEPARTMENT</b>		<b>363,642</b>		-	-	-	-	-	-	-	-	<b>57,000</b>	-

## MAJOR EQUIPMENT 2019

Item Description	yr p	Purch \$	Yr	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
<b>Solid Waste 7300</b>													
TRUCK CAT 730 EJECTOR	13	318,500	08					320,000					
TRASH TRUCK -HEIL/MAC REARLOAD (4995)		218,129	11	250,000								250,000	
TRUCK-Chevy 2500 crewCab (7840)		40,910	18										48,000
TRASH TRUCK-Labrie/Whittke Front load		293,300	18								308,000		
TRASH TRUCK- Labrie/ Peterbilt Front load (3774)	14	279,262	15					308,000					
LOADER 904B #160 (0912)		83,111	07										
TRUCK Ford F-250 Super cab (8237)		34,985	15							45,000			
CONVEYOR CB-72-47.5-10		63,159	14						70,000				
BALER-L100S BADGER		483,602	09						550,000				
TRASH TRUCK- CCC/HEIL REAR LOADING (6568)		202,980	04										
BALER-TC-710		11,132	10										
TRASH TRUCK- HEIL/PETERBILT FRONT LOAD (8458)		211,700	08										
DOZER D8L #158 (0977) order 18 Compactor	08	110,000	84										
TRUCK Ford F-550W/ STELLER (4941) Mini Heil 45000		41,885	08	120,000									
TRUCK Peterbilt W/ STELLER (1533)		158,829	09			240,000							
COLLECTION BOX ON F550 45,000 to Mini		43,190	10										
LOADER- 906H2 - #175 (2617)		87,143	14			120,000							
BALER- Cardboard PTR		21,235	15										
OIL/WATER/SOLIDS SEPARATOR		39,235	16								40000		
INCINERATOR		19,923	16								22000		
LOADER FORKS		17,100	17										
<b>TOTAL SOLID WASTE DEPARTMENT</b>		<b>2,276,174</b>		<b>370,000</b>	<b>-</b>	<b>360,000</b>	<b>-</b>	<b>628,000</b>	<b>620,000</b>	<b>45,000</b>	<b>370,000</b>	<b>250,000</b>	<b>48,000</b>



77



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

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**File #:** 18-0410, **Version:** 1

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**ITEM TITLE:**

David Mitchell, Conservation Director - Great Land Trust

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

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

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

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

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

Mr. David Mitchell with Great Land Trust will provide an update on the Meals Hill land acquisition.



# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Legislation Text

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**File #:** 18-0411, **Version:** 1

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**ITEM TITLE:**

Proclamation: Christmas Tree Lighting Ceremony

**SUBMITTED BY:** Sheri Pierce, City Clerk

**FISCAL NOTES:**

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

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

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

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

Please see attached proclamation.



## PROCLAMATION

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A PROCLAMATION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA SETTING SUNDAY, NOVEMBER 25, 2018, AS THE “36<sup>th</sup>” ANNUAL COMMUNITY CHRISTMAS TREE LIGHTING CEREMONY

WHEREAS, since 1982, the community Christmas Tree Lighting Ceremony has been an annual event for the community of Valdez; and

WHEREAS, as a long time resident of Valdez and former member of the Parks and Recreation Commission, it was Patricia Haltness’ desire to establish an annual community Christmas tree lighting ceremony as a way of bringing the citizens of Valdez together to celebrate and share in the warmth of the coming Holiday season; and

WHEREAS, this Community event has grown in stature and tradition as to be part of the fabric of the Valdez Community; and

WHEREAS, the city invites the community to join together in this moment of united celebration and create holiday memories for generations to come.

NOW, THEREFORE, I, Jeremy O’Neil, Mayor of the City of Valdez, do hereby proclaim Sunday, November 25<sup>th</sup>, 2018 as:

“THE 36<sup>th</sup> ANNUAL COMMUNITY CHRISTMAS TREE LIGHTING CEREMONY”

And urge all citizens to join in the start of the Holiday Season by attending the ceremony on Sunday, November 25<sup>th</sup> at 6:00 p.m. outside the Valdez Museum.

Dated this 20<sup>st</sup> day of November, 2018.

CITY OF VALDEZ, ALASKA

ATTEST:

\_\_\_\_\_  
Jeremy O’Neil, Mayor

\_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk



## Legislation Text

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**File #:** 18-0412, **Version:** 1

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**ITEM TITLE:**

Approval to Go Into Executive Session Regarding Personnel Matter Relating to Arbitration Decision

**SUBMITTED BY:** Sheri Pierce, MMC, City Clerk

**FISCAL NOTES:**

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

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

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

**RECOMMENDATION:**

[Click here to enter text.](#)

**SUMMARY STATEMENT:**

Alaska Statute AS 44.62.310 provides an exception to the Alaska Open Meetings law (AS 44.62.310) which allows the City Council to meet in executive session for the purpose of discussion related to:

1. Matters which involve litigation and where matters of which the immediate knowledge would clearly have an adverse effect upon the finances of the City.
2. Matters which by law, municipal charter, or ordinance are required to be confidential.

**Any formal action related to the discussion requiring a motion and vote of the governing body must be done in open session.**



## Legislation Text

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**File #:** ORD 18-0005, **Version:** 1

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**ITEM TITLE:**

#18-05 - Amending the Zoning Map to Effect a Change to Lot 1, ASLS 78-139 from General Commercial to Commercial Residential. Second Reading. Adoption.

**SUBMITTED BY:** Kate Huber, Community Development Senior Planner

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Adopt Ordinance #18-05, amending the zoning map to effect a change to Lot 1, ASLS 78-139 from general commercial to commercial residential.

**SUMMARY STATEMENT:**

On August 7, 2018, the City of Valdez received rezone application #18-01 from Richard and Latosha Frye. The applicants desire to rezone their lot at 1780 Richardson Highway (Lot 1, ASLS 78-139) to the commercial residential zoning district (CR). The lot is currently within the general commercial zoning district (G). The Frye's plan to construct a single family home on the lot, but may consider one of the allowed commercial uses for the lot in the future.

Lot 1, ASLS 78-139 meets the requirements within Valdez Municipal Code 17.54.020 for a zoning district change. The lot is greater than two acres in size with a total area of 3.91 acres and is a continuation of an existing zoning district. The required notice for the October 24, 2018 public hearing in front of the Planning & Zoning Commission was published in the online Valdez Star for two weeks and posted on the City Hall bulletin board. In addition to the posted notice, a letter was mailed on October 10, 2018 to the property owners of parcels within 300 feet of the lot, informing them of the requested zoning change and the accompanying public hearing.

During the October 24, 2018 public hearing for rezone #18-01, only one member of the public provided comment. Mr. Allen Minish, the owner of the adjacent Lot 2, ASLS 78-139, expressed his support for the rezone, stating that his parcel was similarly rezoned from general commercial to commercial residential in 2016 and has had no issues with the zoning change.

The Planning & Zoning Commission voted on October 24, 2018 to approve a recommendation that

this ordinance for rezone #18-01 be adopted.

When reviewing any proposed zoning change for a parcel within the City of Valdez, it is important to consider the zoning of the surrounding parcels and the intent of each zoning district. Lot 1, ASLS 78-139 borders an area zoned multi-family residential (RC), as well as the parcel mention above that was previously rezoned to commercial residential. See attached zoning map.

A rezone to the commercial residential district fits well with the intent of the surrounding zoning districts and with the goals of the Valdez Comprehensive Plan. Please see the attached findings and conclusions document for more detail.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 18-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AUTHORIZING AN AMENDMENT TO THE ZONING MAP TO EFFECT A CHANGE ON LOT 1, ASLS 78-139 FROM GENERAL COMMERCIAL TO COMMERCIAL RESIDENTIAL

WHEREAS, Richard & Latosha Frye are the owners of Lot 1, ASLS 78-139; and

WHEREAS, Mr. & Mrs. Frye desire to rezone said property from general commercial (G) to commercial residential (CR) for the purpose of having a residence; and

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

WHEREAS, the subject parcel is 3.91 acres in compliance with the minimum size standard for a rezone, and it is adjacent to another parcel zoned commercial residential, an extension of an existing zoning district; and

WHEREAS, the Planning & Zoning Commission held a public hearing on this matter on October 24, 2018; and following public input and discussion, approved a recommendation to Council on October 24, 2018 to approve this rezone; and

WHEREAS, city staff and the Planning & Zoning Commission find this rezone in conformance with the Comprehensive Plan.

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

Section 1: The Zoning Map is amended to effect a change to Lot 1, ASLS 78-139, from general commercial (G) to commercial residential (CR).

Section 2: This ordinance becomes effective immediately upon passage and approval.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF VALDEZ, ALASKA

\_\_\_\_\_  
Jeremy O'Neil, Mayor

ATTEST:

\_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk



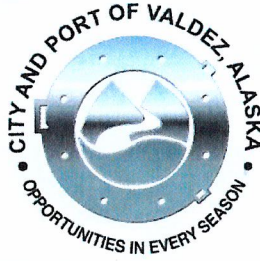
City of Valdez, Alaska  
Ordinance #18-05  
Page 2

APPROVED AS TO FORM:

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Brena, Bell & Clarkson, P.C.

First Reading:  
Second Reading:  
Yeas:  
Nays:  
Absent:  
Abstain:



FEE: \$50.00  
SITE PLAN  
WAIVED 2013 PER  
RESOLUTION #12-72

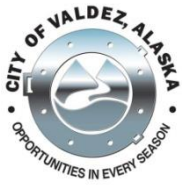
**CITY OF VALDEZ**  
**APPLICATION FOR REZONE**

APPLICATION NUMBER	DATE
NAME OF APPLICANT	7/16/2018
ADDRESS OF APPLICANT	Richard and Latosha Frye
	PO Box 553
	Valdez, AK 99686
DAYTIME PHONE	907-830-5912 or 907-831-0895
LEGAL OWNER	Richard and Latosha Frye
ADDRESS	Same
PHONE NUMBER	Same
LOCATION OF PROPERTY AND/OR LEGAL DESCRIPTION/STREET ADDRESS	
1780 Richardson Highway / Lot 1 of AK Survey 78-	
139, filed under plat number 98-2	
CURRENT ZONING	
PROPOSED ZONING Residential-Commercial	
DESCRIPTION OF PROPERTY, INCLUDING SQUARE FOOTAGE OR ACREAGE.	
3.91 acres Triangle shape	
WHY IS THE PROPERTY MORE SUITED FOR THE PROPOSED ZONING DISTRICT THAN FOR THE PRESENT ZONING?	
Located next to Multi Family & other Residential-Commercial lots.	
SIGNATURE	DATE
Richard Frye	8-7-18









City of Valdez

**ALASKA**

Community Development Department

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## Findings and Conclusions – Rezone #18-01

**Date:** October 10, 2018

**File:** Rezone #18-01

**Property Owner:** Richard and Latosha Frye

**Property Address:** 1780 Richardson Highway

**Legal Description:** Lot 1, ASLS 78-139

**Parcel Size:** 3.91 acres

**Zoning Request:** From general commercial (G) to commercial residential (CR)

**Existing Land Use:** Undeveloped parcel

**Access:** Richardson Highway

**Surrounding Land Use:** Commercial residential (CR), light industrial (LI) and multi-family residential (RC)

**Summary:** The request for this zoning amendment was submitted because the applicant would like to use the property for residential purposes, while maintaining the option for a commercial use in the future. The existing zoning district does not allow for residential uses. See the intent of the existing and proposed zoning districts below.

***VMC 17.54.020 C states that “except for the extension of existing district boundaries, no change in any use district classification or an official zoning map shall be considered which contains an area less than two acres, not including street or alley rights-of-way.***

If rezoned to commercial residential, Lot 1, ASLS 78-139 will be an extension of an already existing zoning district. In 2016, the neighboring parcel to the South (Lot 2, ASLS 78-139) was rezoned as commercial residential. Lot 1 is 3.91 acres in area and could be considered for a zoning change, regardless of the extension of the already existing district.

### **Existing Zoning District – General Commercial (G)**

#### **17.30.010 Intent.**

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

### **Proposed Zoning District – Commercial Residential (CR)**

#### **17.26.010 Intent**

The C-R (commercial residential) district is intended to allow commercial and light industrial uses of land which do not detract from the residential use of the land by introducing excess noise, increased safety hazards, air pollution or water pollution.

## Findings

The Planning and Zoning Commission shall review and adopt the findings unless it finds by a preponderance of the evidence that the findings are in error.

### **1. Is the requested permit proper given the allowable uses in the proposed new zoning district?**

The applicants have not yet submitted a building permit application for the property but plan to apply for a building permit for a single-family dwelling, if the rezone is approved. A single-family dwelling is an allowable use under the commercial residential zoning district.

**VMC 17.26.020 O. Permitted principal uses and structures - Single-family homes**

### **2. Is the application complete?**

Yes. The submitted application was complete. Staff met with Richard Frye after receipt of the application and confirmed details regarding the planned development(s) for the property.

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

The applicants have agreed to follow the appropriate land use code for the development and will be required to submit building permit applications for any future project at the site. Those applications will be subject to a zoning plan review to determine compliance with the City of Valdez land use code. The applicants have demonstrated familiarity with the requirements of the commercial residential zoning district.

### **4. Will the proposed zoning change materially endanger the public health or safety?**

The change to a residential district (with limited allowable commercial uses) will not materially endanger the public health or safety.

### **5. Will the proposed zoning change substantially decrease the value of or be out of harmony with property in the neighboring area?**

The current zoning of the neighboring areas includes multi-family residential, commercial residential and light industrial districts. This rezone is in harmony with the zoning mix currently in place and simply extends an already existing district. This parcel is bordered by multi-family housing units on one side. The parcel across the Richardson Highway is zoned light industrial and is currently used for residential purposes, as the site of the Aleutian Village mobile home park.

### **6. Will the proposed project be in general conformity with the land use plan, thoroughfare plan, or other officially adopted plans?**

Staff finds this application to be in conformance with the Comprehensive Plan as reviewed below:

**Goal - Land Use:** *Provide a community land use pattern that is compatible with existing land use patterns in the community, which is physically safe, environmentally sensitive, and consistent with the provisions and requirements of the Valdez Coastal Management Program.*

*Objective – Provide for the adequate separation of incompatible land uses.*

The parcels immediately to the North are used for residential purposes. The parcels immediately to the South are zoned commercial residential and are bordered by general commercial parcels. Please see the attached zoning map for more detail.

**Goal – Residential Land Use:** *Provide safe, convenient, and attractive residential areas that protect and enhance property values while encouraging economies in necessary community expenditures for required community infrastructure and utilities.*

**Objective –** *Encourage residential construction and expansion in those areas of the community where necessary community facilities and utilities are already in place and/or can easily be extended*

By changing the zoning district for Lot 1, ASLS 78-139 from general commercial (G) to commercial residential (CR) the City would be encouraging residential construction in an area where residential housing already exists. At the time of this report, we do not have a confirmation that the owner will be able to hook up to city utilities. The neighboring multi-family residential development is on city sewer and water. Staff will work to get more information regarding this question before the public hearing.

**7. Are any of the following criteria such to materially endanger the public health or safety: topography, slope and soil stability, geophysical hazards, surface and subsurface drainage and water quality?**

No.

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

At this time we do not have the set plans for the proposed residential development. Staff will work to get more information regarding public utilities before the Planning & Zoning commission considers this rezone.



## Legislation Text

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**File #:** RES 18-0035, **Version:** 1

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**ITEM TITLE:**

#18-35 - Amending the City of Valdez Personnel Regulations and Creating an Effective Date

**SUBMITTED BY:** Elke Doom, City Manager

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

The City Manager supports the proposed amendments to the city personnel regulations.

**SUMMARY STATEMENT:**

The City of Valdez Personnel Policy has a progressive disciplinary process that addresses employee performance in the workplace. Some years ago the sitting council agreed to provide an arbitration option for employees. This was created to provide another level of security for employees following the grievance process for an employment action such as demotion or termination.

Upon careful review of our progressive disciplinary process and the many options it provides for employee improvement, it is my recommendation that the right to arbitrate is removed from our Personnel Regulations.

The Employee Relations Team (ERT) has expressed concerns that the progressive disciplinary process has not been followed consistently across all departments. The ERT has requested that HR develop in-house training for all Managers and Supervisors. Administration agrees that training and consistent application of our personnel regulations is imperative to improve employee improvement strategies. Administration will provide regular training and guidance to supervisors and managers.

Amendments to Section 7.3 through Section 9.5 of the personnel regulations are attached. ~~Strikeout~~ indicates removal of existing language, red line indicates new language.

*This resolution was postponed by City Council during the October 16, 2018 and November 7, 2018 regular Council meetings. As part of the November 7<sup>th</sup> postponement, the City Council requested formal input from the City Employee Relations Team (ERT) on the City Manager's proposed revisions. Please find a memo from the ERT attached as requested.*

CITY OF VALDEZ, ALASKA

RESOLUTION NO. 18-35

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AMENDING THE "CITY OF VALDEZ PERSONNEL REGULATIONS" AND CREATING AN EFFECTIVE DATE

WHEREAS, Valdez Municipal Code Chapter 2.08 – City Manager, mandates that "The City Manager shall have the power, subject to council approval, to make or amend rules and regulations relating to...all of the employees of the city; except that no rule or regulation shall contravene the principles that the employment of city personnel shall be on the basis of merit and fitness..." and,

WHEREAS, Section 2.08.040 (B) "Regulation of Personnel", mandates these rules and regulation to be on file and available for inspection in the offices of the City Clerk and shall also be available in pamphlet form entitled, "City of Valdez-Personnel Regulations; and,

WHEREAS, Resolution No. 08-79 adopted the most recent version of the Personnel Regulations in 2008; and,

WHEREAS, the Employee Relations Team was notified by the City Manager as required in Section 1.2 of the personnel regulations and provided the opportunity for review and input on the proposed amendments.

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

Section 1. The City does hereby approve and adopt the amended City of Valdez Personnel Regulations as attached.

Section 2. This Resolution is affective upon adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF VALDEZ ALASKA

\_\_\_\_\_  
Jeremy O'Neil, Mayor

ATTEST:

\_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk



### **7.3 Annual Performance Evaluation Reports:**

7.301 Annual performance evaluations are used for the following purposes:

- A. to provide a basis for informed decisions on such matters as promotion, work assignments, training, recognition, and continuation of employment;
- B. to keep employees advised of what is expected of them and how well they are meeting these expectations;
- C. to stimulate improved work performance and commitment to City and departmental goals and objectives;
- D. to provide a basis for meeting employee needs for growth and development
- E. to foster an effective working partnership between supervisor and employee; and
- F. to determine the effectiveness of placement and promotion actions.

7.302 Preparation. An annual performance evaluation report shall be prepared for all employees as set forth below. Each department head, with assistance and approval of the City Manager, shall develop standards of performance to be used as a basis for personnel evaluation and shall reference quality and quantity of work, the manner in which service is rendered, and such characteristics as will measure the value of the employee to the City. Employees should be informed of such standards.

7.303 Nature and Form of Reports. The City Manager shall prescribe the nature and form of annual evaluation reports, shall investigate the accuracy of challenged evaluation reports, and shall, when justified, take any necessary action required to ensure that the evaluation report accurately reflects the facts. The City Manager shall provide for reasonably uniform application of evaluation standards. Performance evaluation reports shall be made before completion of each introductory period, annually before anniversary dates, and upon demotion or transfer. Performance evaluation reports may also be completed at any other time at the discretion of a department head with approval of the City Manager. In addition to yearly evaluations, the City Manager encourages supervisors to hold quarterly feedback sessions with employees to increase feedback opportunities (positive, as well as negative) and provide more performance milestones leading up to the annual evaluation.

7.304 Review of Performance Evaluation with employees. The supervisor or department head shall prepare the evaluation report and discuss it privately with the employee to whom it pertains. The employee may comment on the content of the performance evaluation report; such written comments shall be attached to the report and become part of it.

7.305 Merit Increases. If an employee is due a merit increase associated with his/her annual evaluation and their supervisor does not complete the evaluation by the employee's annual evaluation date; all scheduled merit increases will be awarded on time. A personnel officer will notify the supervisor of the supervisor who did not get the evaluation done on time.

7.306 Distribution of Reports. Once the performance evaluation has been signed by all required reviewers, administration shall furnish the employee with a copy of the performance evaluation report. The original shall be filed in the employee's personnel file.

7.307 The substance of a performance evaluation report shall not be the subject of a grievance. ~~or arbitration.~~

## **Section 8 – Disciplinary Actions**

### **8.1 General:**

The personnel officer will advise department heads in the handling of all disciplinary matters. The personnel officer shall approve all disciplinary actions other than oral or written reprimands, prior to the completion of the action, unless, in the judgment of the department head, immediate disciplinary action is required. The basis for taking immediate action shall be limited to those instances involving the possibility of immediate danger to health, safety, and welfare of city employees or the public, or destruction of property. In such instance, the department head shall have the authority to immediately place the employee on administrative leave pending investigation by the personnel officer.

### **8.2 Procedure:**

8.201 A Working Day is defined as normal city business days, which are Monday through Friday, 8:30 am to 5:00 pm, excluding weekends and holidays..

#### **8.202 Notice and Pre-Disciplinary Conference**

Prior to approving a department head's recommendation for disciplinary action resulting in pay loss or dismissal, the personnel officer shall give the affected employee written notice of the intent to discipline containing a reasonably specific statement of the basis for the intended discipline and an explanation of the employee's right to file a grievance pursuant to Section 9. Upon receipt of the notice, the employee shall be given an informal opportunity to respond to the personnel officer, in person or in writing, to present reasons why the proposed action should not be taken against him/her. After considering the employee's response, the personnel officer shall determine whether there are reasonable grounds to believe that the charges against the employee are true and make a decision on whether or not to support the proposed action.

#### **8.203 Investigation of Charges**

The personnel officer or other person designated by the City Manager is authorized to investigate charges against an employee. The employee and other witnesses may be questioned and readily available evidence collected. Searches of offices, desks, lockers and other storage devices shall not be undertaken without the express permission of the

personnel officer. Such searches will be authorized only when there are reasonable grounds for suspecting that such a search will turn up evidence that an employee is guilty of work related misconduct, negligence, or unsatisfactory performance. If the charges involve criminal conduct, the investigation will be conducted by the Police Department in the same manner as any other criminal investigation.

#### 8.204 Investigative Administrative Leave

The employee may be placed on investigative administrative leave pending investigation of charges. Placement on investigative administrative leave is not subject to grievance review.

#### 8.205 Effective Date of Disciplinary Action

Upon the personnel officer's determination that a disciplinary action is warranted, the discipline will be imposed and the employee will be removed from investigative administrative leave status. Should the disciplinary action be reversed or modified during the grievance process, the employee will be compensated for lost pay from the effective date of the personnel officer's decision up through the date of reversal or modification.

#### 8.206 Citizen Complaints Regarding City Employees

Citizen complaints, which are submitted in writing and signed by the complainant, about City employees should be directed to the employee's department head. Complaints about department heads should be directed to the City Manager. The employee should be given an opportunity to respond to the charge. If warranted, an investigation may be conducted pursuant to Section 8.202. The department head or City Manager shall inform the complainant as to the resolution of the matter.

### **8.3 Forms of Discipline & Just Cause:**

#### 8.301 Progressive Discipline.

Progressive discipline shall be followed when practicable. Supervisors should impose discipline in steps of increasing severity. The number of steps to be employed may vary in accordance with the severity of the conduct. Generally, when the severity of the inappropriate conduct warrants, and it is in the best interest of the City, any of the following forms of discipline may be imposed at any time so long as such discipline is supported by just cause:

- A. Oral reprimand
- B. Written reprimand
- C. Disciplinary Probation
- D. Step Reduction
- E. Transfer
- F. Demotion

- G. Suspension
- H. Dismissal

Other sanctions may be imposed as warranted by the City Manager for particular situations or to address particular problem areas.

#### 8.302 Just Cause.

Proof of any one of the following by a preponderance of the evidence shall constitute just cause for disciplinary action:

- A. Poor performance;
- B. Inefficiency;
- C. Lack of the qualifications required of the position held;
- D. Insubordination;
- E. Excessive or unexcused absenteeism;
- F. Excessive or unexcused tardiness;
- G. Harassment of other employees, to include sexual harassment and/or other threatening, intimidating, coercive or abusive conduct;
- H. Failure to work harmoniously with other employees or the public;
- I. Violation of a rule, policy, procedure or regulation, which was known or reasonably should have been known to the employee;
- J. Violation of an oral or written directive which was known or reasonably should have been known to the employee;
- K. The consumption, use, possession of or being under the influence of intoxicating beverages or illegal drugs during the employee's work shift, including meal or other breaks, or while on City property;
- L. Dishonesty;
- M. Any other conduct commonly recognized by reasonable persons as justification for discipline.

### **8.4 Disciplinary Reports:**

#### 8.401 Disciplinary Action Reports.

All disciplinary actions shall be documented. When an oral reprimand is given, a record of the date, time and subject of the oral reprimand shall be prepared. Employees shall be given an opportunity to review the reports of oral reprimands and any written reprimands with the supervisor. If the employee disagrees with the facts or conclusions contained in the report, the employee shall be permitted to submit, within three working days after reviewing the report with the supervisor, a statement of disagreement. The statement shall clearly and concisely set forth the employee's reasons for disagreement. One copy of the employee's statement shall be appended to the report and shall become a part of it. If the employee has no comment or has not responded within the required time frame, it shall be so noted and the report shall be filed in the employee's personnel file.

#### 8.402 Periodic Reviews.

The supervisor will complete periodic reviews of the employee's progress in correcting the cause of the original discipline. Such reports will be made a part of the employee's personnel file.

#### 8.403 Written Statement.

A supervisor at any time may require a written statement from a subordinate explaining the employee's conduct or omissions.

### **8.5 Disciplinary Probation:**

#### 8.501 General.

For just cause, an employee may be placed on disciplinary probation. The duration of disciplinary probation may not exceed 26 weeks. During a period of disciplinary probation, an employee:

- (A) retains regular status,
- (B) may not use scheduled personal leave,
- (C) may not use leave without pay,
- (D) may not accrue or use comp time
- (E) shall provide evidence satisfactory to the department head of the reasons for using any unscheduled leave,
- (F) must comply with all requirements and conditions of the probation.

#### 8.502 Failure to Correct Deficiencies.

An employee who fails to correct less than acceptable performance or repeats unacceptable behavior during a period of disciplinary probation is subject to further disciplinary action.

#### 8.503 Application.

Disciplinary probation may be used as an independent disciplinary measure or in conjunction with another disciplinary measure.

### **8.6 Step Reductions:**

#### 8.601 General.

For just cause, the salary of a regular employee who is placed at other than step A may be reduced by one step. The period the employee serves at the lower step may not exceed 26 weeks without review.

#### 8.602 Failure to Correct Deficiencies.

An employee is subject to further step reduction or other disciplinary action if the employee fails to correct less than acceptable performance or repeats unacceptable behaviors during the period of step reduction.

#### 8.603 Restoration of Salary.

The salary step(s) shall be restored when, upon review, it is determined that the unacceptable behavior has been corrected.

### **8.7 Transfer:**

An employee may be transferred to a different section or department for just cause. A transfer may or may not also include a demotion.

### **8.8 Demotion:**

For just cause, an employee may be demoted in position status and/or pay status. An employee demoted for disciplinary reasons shall be placed in Step A of the lower range unless otherwise determined by the City Manager

### **8.9 Suspensions:**

#### 8.901 General.

An employee may be suspended for just cause without pay for a period of not over four full workweeks for disciplinary reasons. Further disciplinary action may be cause for dismissal.

#### 8.902 Special Rules for Exempt Employees.

Suspension of employees exempt from overtime pay requirements shall be subject to the following provisions:

A. Suspensions of less than one (1) full workweek shall be paid except as set forth in subsection B. However, a deduction equivalent to the paid suspension may be taken from the amount of the accrued paid leave the exempt employee has accumulated.

B. If the suspension of an exempt employee results from the violation of a safety rule or rule of major significance intended to protect life and property, the suspension may be without pay even if it is less than a full workweek.

C. All other unpaid suspensions of exempt employees must be for a full workweek or some multiple of a full workweek.

#### **8.10 Dismissal:**

An employee may be dismissed from employment for just cause. Except in a case involving a hazard, or when the best interests of the city will not be served, two weeks' notice of dismissal will be given the employee.

#### **8.11 Non-Disciplinary Termination:**

City employees may be terminated when it is necessary to reduce the number of employees because of lack of funds or work or when related persons are employed in violation of Section 4.102. Two weeks written notice shall be provided. Terminations under this section are not subject to grievance review or arbitration.

### **Section 9. ~~Grievance and Arbitration~~ Procedures**

#### **9.1 General Policy:**

9.101 Sole and Exclusive Remedy. Employees shall have the right individually, as a group, or through a designated representative, to present grievances, and shall be free from restraint, interference, discrimination, or reprisal in this regard. Grievances shall be presented through the established lines of authority. It is the policy of the City to require its employees to utilize an exclusive, final, and binding mechanism for the adjustment of any and all workplace controversies, including controversies concerning the meaning or application of the provisions of the Personnel Regulations.

9.102 Representation. The employee may select a fellow employee, supervisor or other representative to assist in the presentation of a grievance or appeal.

#### **9.2 Grievance Defined:**

A grievance is a contention that a specific action or specific failure to act by the City violates a specific right established by constitutional guarantee, statutory law, common law, or the city's Personnel Regulations. The substance of a performance evaluation report, or placement on investigative administrative leave status are among the types of administrative actions not included within the definition of "grievance."

#### **9.3 General Grievance Procedure:**

An employee with a grievance regarding working conditions or qualifying employment policies may initiate the grievance process at the appropriate supervisory level as set forth in subsection (A) subject to the limitations set forth in subsection (B):

(A) Procedures.

1. The employee shall present the grievance to the immediate supervisor within five working days of becoming aware of the action or matter being grieved. If the immediate supervisor is not available, the employee will be allowed up to an additional five (5) working days for their supervisor to become available. If the supervisor is not available within this time, the employee will present the grievance to the next supervisor in the chain of command.
2. The supervisor and the employee shall attempt to informally resolve the grievance within five working days of the presentation of the grievance. If the resolution of the grievance is not acceptable to the employee, then;
3. The employee shall, within five working days of the informal discussion, present the grievance, including the relief sought, in writing to the department head.
4. The department head shall respond to the grievance in writing within ten working days of personal receipt of the grievance. If the decision of the department head is not acceptable to the employee, then;
5. The employee shall have the option to present the grievance to the City Manager within five working days of the department head's decision, to include a written statement explaining why the decision is not acceptable.
6. The City Manager shall respond to the grievance within 15 working days of personal receipt of the grievance. The decision must be in writing and include the City Manager's findings, conclusions, and disposition of the grievance.
7. The City Manager may designate an officer to investigate the grievance and recommend to the City Manager findings, conclusions, and the disposition of the grievance. At the City Manager's discretion, the officer may be a department head; the assistant City Manager or an independent officer experienced in personnel matters.
8. If the City Manager is the immediate supervisor or the primary decision maker in the matter being grieved, the employee within five working days of the decision may request an independent grievance review officer (GRO) to review the grievance. The request shall include a written statement explaining why the decision is not acceptable. The GRO shall respond to the grievance within 15 working days from the time the GRO is appointed. The City attorney shall provide a list of 3 Grievance Review Officers. The employee may strike one and the City Manager may strike one. The remaining Grievance Review Officer shall be the one appointed. Upon



concurrence by both the employee and the City Manager, the City Clerk may serve as the GRO.

9. If the employee fails to meet the time limits set out in this grievance procedure, the grievance will not be considered further.
10. If the City fails to meet the time limits set out in this grievance procedure, the employee may advance the grievance to the next step in the procedure.
11. The parties may agree to extend the time limits at any step of this procedure. Any agreement to extend the time limits must be in writing signed by both parties.

B. Limitations

1. This section shall be used for all qualifying employment related matters except those actions that result in a dismissal, demotion, or suspension without pay (see Section 9.4).
2. Temporary, Limited Seasonal, and Limited Part-time employees may not use this section.
3. The decision of the City Manager or when applicable, the GRO, shall be final and binding.

**9.4 Dismissal, Demotion, or Suspensions Without Pay:**

Only employees with regular status who are dismissed, demoted in pay, or suspended without pay may pursue the following grievance procedure:

- A. The employee shall, within five working days of receipt of written notification of the action, file a written grievance with the City Manager setting forth the reasons for the grievance and stating the relief sought. If the employee fails to file a written grievance within that period, the grievance will not be considered further. If the City Manager is the immediate supervisor or the primary decision maker in the matter being grieved, the employee within the same five working days referenced above may request that an independent grievance review officer (GRO) be appointed by the City Attorney. The request shall include a written statement explaining why the decision is not acceptable. The GRO shall respond to the grievance within 15 working days from the time the GRO is retained. The City attorney shall provide a list of 3 individuals. The employee may strike one and the City Manager may strike one. The remaining individual shall be the one GRO appointed. Upon concurrence by both the employee and the City Manager, the City Clerk may serve as the GRO.
- B. If the City Manager considers the grievance the City Manager may designate an officer to investigate the grievance and recommend to the City Manager findings,

conclusions, and the disposition of the grievance. At the City Manager's sole discretion, the officer may be a department head, the assistant City Manager, or an independent officer experienced in personnel matters.

- C. The City Manager or GRO, whichever is considering the grievance, shall respond to the grievance within 15 working days of personal receipt of the grievance. The decision must be in writing and include the City Manager's or GRO's findings, conclusions, and disposition of the grievance. The City Manager or GRO may recommend a lesser form of discipline.
- ~~D. If the decision of the City Manager is not acceptable to the employee, the employee may within 5 working days of receipt of the decision, file a written request with the City Manager to submit the grievance to binding arbitration.~~
- ~~E. If the City Manager is the immediate supervisor or the primary decision maker in the matter being grieved, the employee within five working days may request that an independent grievance review officer (GRO) be appointed by the City Attorney. The request shall include a written statement explaining why the decision is not acceptable. The GRO shall respond to the grievance within 15 working days from the time the GRO is retained. The City attorney shall provide a list of 3 individuals. The employee may strike one and the City Manager may strike one. The remaining individual shall be the one GRO appointed. Upon concurrence by both the employee and the City Manager, the City Clerk may serve as the GRO.~~
- ~~F. If the decision of the GRO is not acceptable to the employee, the employee may within 5 working days of receipt of the decision, file a written request with the City Manager to submit the grievance to binding arbitration.~~
- DH. The parties may agree to extend the time limits at any step of this procedure. Any agreement to extend the time limits must be in writing signed by both parties.
- E. The decision of the City Manager or when applicable, the GRO, shall be final and binding.

## **9.5 Arbitration:**

~~The employee(s), within five working days of receiving the City Manager's decision, or alternatively, the grievance review officer's decision, may file with the City Manager a notice of intent to submit the grievance to binding arbitration.~~

### **9.501 Procedure:**

~~The following procedure shall be followed:~~

- A. ~~The employee shall within five working days of filing the notice of intent to arbitrate, notify the American Arbitration Association, which shall appoint a single neutral arbitrator from within the State of Alaska to hear and determine the case unless the grievant and the city mutually agree to another arbitrator or a panel of three (3) arbitrators.~~
- B. ~~The arbitration proceedings shall be governed by the Uniform Arbitration Act (AS 09.43), the Expedited Employment Arbitration Rules of the American Arbitration Association Employment Dispute Resolution Rules, and the city laws and regulations. Conflicts shall be governed by reference to these authorities in this order: (i) City of Valdez laws and regulations; (ii) Expedited Employment Arbitration Employment Dispute Resolution Rules of the American Arbitration Association; (iii) Uniform Arbitration Act.~~
- C. ~~The arbitrator shall promptly hear and decide the case. Both parties shall be permitted to present any evidence and to cross-examine witnesses. Either party may be represented by an attorney.~~
- D. ~~The arbitrator shall have no right to amend, modify, nullify, or ignore provisions of the aforementioned governing authorities and shall consider and decide only the specific issue(s) submitted and has no authority to decide issues not submitted.~~
- E. ~~The standard of review to be applied by the arbitrator shall be whether the decision, action, or inaction of the City was reasonable in view of the City's responsibilities and obligations, both fiscal and political, as a public entity deriving its powers from and existing to serve the purposes of the people. The arbitrator's decision shall not be based on whether the decision, action or inaction of the city was "the best" or "fairest" decision, action, or inaction, but rather, in order for the grievant to prevail, the arbitrator must find that the City's decision, action or inaction was unreasonable in view of the city's responsibilities and obligations outlined above, the City Charter, the City code, or these Personnel Regulations.~~
- F. ~~The arbitrator's decision must determine who the losing party is. Upon such determination, the arbitrator may assess the arbitrator's fee and costs against the losing party or otherwise apportion the costs between the parties as deemed reasonable in the arbitrator's sole discretion. Costs relating to attorney's fees and those associated with any witnesses, including expert witnesses, will be assessed against the party who incurred them.~~

**The Employee Relations Team (ERT) held our regular meeting on Thursday November 8<sup>th</sup> and discussed the ongoing arbitration conversation. Many members of the ERT were present at the work session with City Council and appreciated the opportunity for Council to hear from the ERT. The Employee Relations Team members remain committed to the opinion that arbitration *should not* be removed as a final and binding appeal option during an employee dispute.**

As discussed in the legal memorandum provided by the city attorneys, eliminating arbitration will not eliminate employee claims. Instead those claims will be directed into a court of law. Sending employee claims into a court of law can mean a more expensive and lengthy process with the potential of additional delays to a resolution caused by the appeal process.

The arbitration section of our current personnel regulations provides the City with a more efficient option for the resolution of any disputes with a professionally trained and non-biased outside arbitrator.

It is our understanding that the arbitration process has only been used a handful of times and, as stated by the Human Resources Director during the work session, is common in union, partial union and non-union municipalities around Alaska.

We appreciate the steps that have been taken to begin the process of revising the entire personnel regulations document but believe that individual changes to the regulations would be premature. Instead, we should continue in the process of updating the entire personnel regulations document. The ERT Chair and Chair Pro tem are currently assisting in the initial revisions by the HR department and the entire ERT is ready to review the draft revisions when they are completed.

It is the opinion of the ERT that proper training for supervisors in handling disciplinary actions will be the most effective to reduce employee disputes that are escalated to the level of binding arbitration. The online training currently required for employees covers the subjects of sexual harassment, controlled substance abuse and workplace violence. The further training options that are currently being pursued by our Human Resources Department are a good step towards preventing arbitration in the future and should be fully implemented before this change to the regulations is considered. We hope to see management and disciplinary training for executive staff and supervisors, as well as separate training for all employees to ensure that everyone understands the personnel regulations and disciplinary processes.



## Legislation Text

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**File #:** RES 18-0038, **Version:** 1

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**ITEM TITLE:**

#18-38 - Authorizing a Lease with Harris Sand & Gravel for a 45,000 Square Foot Portion of Blocks 7 & 8, Valdez Townsite

**SUBMITTED BY:** Nicole LeRoy, Community Development Planning Technician

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Approve Resolution 18-38 Authorizing a Lease with Harris Sand & Gravel for a 45,000 Square Foot Portion of Blocks 7 & 8, Valdez Townsite

**SUMMARY STATEMENT:**

On June 17, 2003 the City of Valdez approved a Land Use Permit with Harris Sand & Gravel for a 45,000 square foot portion of Blocks 7 & 8 Valdez Townsite. The purpose of the permit was to authorize use of City land for Harris to complete the refurbishing of the Harris tugboat and to do maintenance work on his barge. The original term of the agreement was two years. Council approved amendments to extend the lease for one year periods in 2005, 2006, and 2007. A new Land Use Permit for the site was approved in 2009 for a one year period and was extended in 2010, 2011, 2012, and 2013 and in 2014 for a two year period terminating on June 30, 2016. The permit has been expired since June 30, 2016 and there is no holdover provision in the agreement. However, Harris has been continually using the land for marine repair. In light of this, Staff feels it is prudent to retroactively execute a new agreement commencing July 1, 2016 through the last day of June 2020 to bring Harris's land use into compliance. Staff contacted Mr. Bill Harris with regard to this permit and Mr. Harris submitted an application to lease City property which is attached.

It should be noted that the original agreement between the City and Harris was a "Land Use Permit." Land Use Permits were used by former Staff in place of leases for some parcels. However, they are not a legal mechanism within Valdez Municipal Code to authorize use of City land. Council approval of this resolution will remedy this violation and allow Staff to execute a new lease agreement with Harris Sand & Gravel.

The original 2003 Land Use Permit required soil testing to be completed at the commencement and termination of each term. The second 2009 Land Use Permit agreement, contained a section stating "Permittee shall have the soil in the Permit area tested prior to locating any personal property on the

property and the soil will be tested at the expiration of the Permit. A Phase I ESA will be conducted as soon as the snow is gone this spring and at the termination of the Permit. The ground will be covered with any approved environmentally safe cover when sand blasting to prevent any contamination of the soil.” In addition, the lease required proof of environmental bonding to be maintained for the length of the Land Use Permit. Staff has record of DRO, RRO and lead testing completed in 2007, 2014 and 2016, however, we do not have record of a Phase I Environmental Site Assessment being completed.

Staff recommends keeping these conditions in place for the new agreement due to the relatively high risk of contamination at the site.

In addition, the new lease will calculate fair rental value as ten percent of the appraised value per Valdez Municipal Code 4.08.010. Pending Council approval of this lease, Staff will order an appraisal of the site.

This agenda item went before the Ports and Harbor Commission on Friday, November 9, 2018 and the Planning and Zoning Commission on Wednesday, November 14, 2018 and both commissions approved a recommendation to City Council to authorize this lease. Pending Council approval of this resolution, Staff will work with the City Attorney and Harris Sand & Gravel to execute a new lease agreement.

CITY OF VALDEZ, ALASKA

RESOLUTION #18-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING A LEASE WITH HARRIS SAND & GRAVEL FOR A 45,000 SQUARE FOOT PORTION OF BLOCKS 7 & 8 VALDEZ TOWNSITE

WHEREAS, in 2003, the City of Valdez approved a Land Use Permit for a 45,000 square foot portion of Blocks 7 & 8 Valdez Townsite with Harris Sand & Gravel for one year terminating May 31, 2005; and

WHEREAS, a first extension to the agreement was granted commencing June 1, 2005 and terminating May 31, 2006; and

WHEREAS, a second extension was granted commencing June 1, 2006 and terminating October 31, 2007; and

WHEREAS, a third extension was granted on June 18, 2007 from June 1, 2007 to October 31, 2007; and

WHEREAS, soil testing was completed upon the termination of the Land Use Permit per Section 9 of the 2003 Land Use Permit; and

WHEREAS, a new Land Use Permit was approved by City Council in 2009 for marine repair work and was extended four times; and

WHEREAS, the Land Use Permit expired June 30, 2016 and was not renewed and does not contain a holdover provision; and

WHEREAS, Community Development Staff sought to correct this discrepancy by renewing the lease and approached Mr. Bill Harris who provided application to lease the site.

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

Section 1. The City Council of the City of Valdez, Alaska authorizes a Lease with Harris Sand & Gravel for a 45,000 square foot portion of Block 7 & 8 Valdez

Townsite and authorizes the City Manager or her designee to negotiate said lease.

Section 2. The term of the lease shall be from July 1, 2016 terminating the last day of June 2020.

Section 3. The use of the land shall be for marine repair and storage.

Section 4. The rental rate will be based on 10% of the fair market appraised value. Upon approval of this lease, the property will be appraised. Harris Sand & Gravel is responsible for the cost of the appraisal.

Section 5. A Phase I Environmental Site Assessment will be completed at the commencement and termination of this lease.

Section 5. In conformance with Valdez Municipal Code Section 4.08.160 this lease shall not become effective until public notice has been given for at least thirty days. This resolution shall be posted twice in a newspaper in the city and shall be posted on the official city bulletin board and two other public places in the city for thirty days prior to the effective date of the lease.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF  
VALDEZ, ALASKA, this 20th day of November, 2018.

CITY OF VALDEZ, ALASKA

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Jeremy O'Neil, Mayor

ATTEST:

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Sheri L. Pierce, MMC, City Clerk





## 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: Bill Harris Phone: 835-4756  
Daytime/ Message

Mailing Address: P.O. Box 6

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 Harris Sand and Gravel Phone: 835-4756

Mailing Address P.O. Box 6  
Valdez, AK 99686

Relationship to other applicant(s) \_\_\_\_\_

b) Organization's name Harris Sand and Gravel  
Address 260 Airport Rd.  
Primary Contact: Bill Harris  
Title: President  
Daytime Phone #: 835-4756

3. TYPE OF ORGANIZATION: (Check one)

Individuals _____	Business Corporation <u>✓</u>
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;
- 2. Designation of signatory authority to act for organization of other individuals;
- 3. Certificate and articles of incorporation;
- 4. Partnership agreement and amendments;
- 5. Charter/by-laws for non-profits;
- 6. Most recent annual financial statement;

4. Legal Description AFFECTED BY APPLICATION:

Located in Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_ Meridian \_\_\_\_\_

Lot/ Block/ Tract/ Subd. Block 7 and 8 Plat # \_\_\_\_\_

Other Description Old Valdez Townsite

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).

Boat Repair Yard

6. WHAT IS THE TERM OF THE LEASE DESIRED?

Maximum

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.

Further economic development

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

Boat/Storage Yard

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.

Boat Yard and Several other Leases

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

Construction, Marine/Civil etc.

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

YES

NO

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

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

Name

Address

Phone #

First National Bank Inc - Valdez Branch  
See Attached

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 ✓ 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, \_\_\_\_\_  
(Individual Name)

I, \_\_\_\_\_  
(Individual Name)

I, Bill Harris On Behalf of Harris Sand and Gravel  
(Representative's Name) (Organization's Name)

P.O. Box 6 260 Airport Rd.  
(Address)

Valdez, AK 99686  
(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.

Bill Harris 8/29/18  
Applicant Signature Date

\_\_\_\_\_  
Applicant Signature Date

Bill Harris  
Print Name

\_\_\_\_\_  
Print Name

Comdev\data/forms/LandLease&SalesForms/AppforLeaseofCityLand

## CREDIT APPLICATION

<b>To Company:</b>		<b>Date:</b>	07/30/18
<b>Attention of: Credit Department</b>			
<b>Credit Dept. Email</b>			
<b>Name:</b>	Harris Sand and Gravel, Inc. P.O. Box 6 / 260 Airport Rd. Valdez, AK 99686-006	<b>Years in Business:</b>	40 plus
		<b>EIN:</b>	92-0056819
<b>Business License:</b>	60497 (State of Alaska)	<b>Phone:</b>	(907) 835-4756
<b>General</b>			
<b>Contractor License:</b>	5976 (State of Alaska)	<b>Fax:</b>	(907) 835-2049
<b>Business Form:</b>	Harris Sand and Gravel, Inc. is incorporated in the State of Alaska, 1976.		
<b>Nature of Business:</b>	Hardware and building products, Redi-Mix Concrete, Asphalt Concrete, Metal - Fabrication, Heavy Equipment repair, and general contractor.		
<b>Officer</b>	<b>Address</b>	<b>Phone No.:</b>	
Bill Harris	P.O. Box 1127	(907) 835-4327	
President	Valdez, AK 99686		
<b>Bank Name:</b>	First National Bank of Alaska Valdez Branch P.O. Box 37 Valdez, AK 99686	<b>Phone:</b>	(907) 834-4800
		<b>Fax :</b>	(907) 834-4825
<b>Bonding Co.:</b>	Ohio Casualty Insurance Company 62 Maple Avenue Keene, NH 03431	<b>Attn: Kelly Laymen</b>	(907) 947-4557
<b>Insurance Agent:</b>	Marsh & McLennan Agency, LLC 1031 West 4th Avenue, Suite 400 Anchorage, AK99510	<b>Attn: Susan Spindler</b>	(907) 257-6340
<b>Trade References</b>	<b>Address</b>	<b>Fax No.:</b>	<b>Phone No.:</b>
General Hardware Distributors	2192 Viking Drive Anchorage, AK 99502	(907) 279-1543	(907) 279-6691
Air Liquide America Corporation	6415 Arctic Blvd. Anchorage, AK 99518	(907) 564-9752	(907) 564-9722 Attn: Karen M. Boyd
Alaska Steel Co.	1200 West Dowling Road Anchorage, AK 99518-1517	(907) 561-2935	(907) 561-1188
FEI/Ferguson Enterprises	151 E 95th Avenue Anchorage, AK 99518-1803	(907) 273-2100	(907) 273-2110

This information is confidential and proprietary information of Harris Sand and Gravel, Inc. and is submitted solely for the consideration of Harris Sand and Gravel's credit application, and acceptance of this application form is agreement that this information will not be used for any other purpose or disclosed to any other party.

**Alaska Department of Commerce, Community, and Economic Development**

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

This is to certify that

**HARRIS SAND & GRAVEL INC**

**EIN: 920056819**

**P O BOX 6 VALDEZ AK 99686**

owned by

**HARRIS SAND & GRAVEL INC**

<p align="center"><b>State of Alaska</b></p> <p align="center">Department of Commerce, Community, and Economic Development Division of Corporations, Business, and Professional Licensing Regulation of Construction Contractors and Home Inspectors HARRIS SAND &amp; GRAVEL INC DBA: HARRIS SAND &amp; GRAVEL INC As General Contractor Without Residential Contractor Endorsement</p>		
License CONE5976	Effective 01/06/2017	Expires 12/31/2018

is licensed by the department to conduct business for the period

**November 10, 2016 through December 31, 2018**  
for the following line of business:

**23 - Construction**

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.

Chris Hladick



FEB 11 1976

ARTICLES OF INCORPORATION  
OF

HARRIS SAND & GRAVEL, INCORPORATED  
DEPARTMENT OF COMMERCE  
& ECONOMIC DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned natural persons of the age of nineteen (19) years or more, acting as incorporators of a corporation under the Alaska Business Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE I.

The name of the corporation is:

HARRIS SAND & GRAVEL, INCORPORATED

ARTICLE II.

The period of its duration is perpetual.

ARTICLE III.

The purpose or purposes for which the Corporation is organized are:

To carry on all and any of the businesses of manufacturing of and dealers and workers in cement, lime, plasters, whiting, clay, gravel, sand, minerals, earth, fuel, artificial stone, and builders' requisites, conveniences, and supplies of all kinds.

To carry on and conduct a general contracting business, including the designing, constructing, enlarging, repairing, remodeling or otherwise engaging in any work upon buildings,



roads, sidewalks, highways, bridges, or manufacturing plants; to engage in iron, steel, wood, brick, concrete, stone, cement, masonry and earth construction; to execute contracts or to receive assignment of contracts therefore, or relating thereto; also, to manufacture and furnish the building materials and supplies connected therewith. To conduct and engage in any and all legal business activities.

To acquire or purchase the goodwill, property rights, franchises and assets of businesses of every kind and, in connection with such acquisition, to assume liability of any persons, firms, associations or corporations, either in whole or in part, and pay for the same in cash, bonds, stock of the Corporation, or otherwise.

To incur debts in the purchase and acquisition of property, business rights or franchises, or for any other object in or about any business affair, and to have authority to raise, borrow and secure the payment of money in any lawful manner, including the issue and sale or other disposition of bonds, warrants, debentures, obligations, negotiable and transferable instruments, and evidences of indebtedness of all kinds, whether secured by mortgage, pledge, deed of trust, or otherwise.

To do any and all things herein set forth, and, in addition, such other acts and things as are necessary or convenient to the attainment of the purposes of this Corporation, or any of them, to the same extent as natural persons

lawfully might or could do, in any part of the world, insofar as such acts are permitted to be done by a corporation organized under the Alaska Business Corporation Act.

In addition to the foregoing, the Corporation shall have and exercise all the general powers enumerated in AS 10.05.009 as heretofore or hereafter amended.

#### ARTICLE IV.

The aggregate number of shares which this Corporation shall have authority to issue shall be 100,000 of no par value.

#### ARTICLE V.

The registered office of this Corporation is at:

Box 72, Valdez, AK 99686

and the Registered Agent at that address is:

FRANCES G. HARRIS

#### ARTICLE VI.

The number of Directors of this Corporation shall be not less than three (3) nor more than nine (9). The names and addresses of the initial Directors, who shall serve as Directors until the first annual meeting of shareholders or until their successors are elected and qualified are as follows:

Leo P. Harris  
Box 72  
Valdez, AK 99686

Frances G. Harris  
Box 72  
Valdez, AK 99686

William P. Harris  
Box 72  
Valdez, AK 99686

The names and addresses of the incorporators are as follows:

Beatrice E. Watts  
717 K Street  
Anchorage, AK 99501

Nadya Rodlessny  
717 K Street  
Anchorage, AK 99501

Darice Roesner  
717 K Street  
Anchorage, AK 99501

#### ARTICLE VII.

No holder of any stock of the Corporation shall be entitled to purchase, subscribe for or otherwise acquire, as a matter of right, any of the following:

1. new or additional shares of stock, of any class, in the Corporation; or
2. options or warrants to purchase, subscribe for or otherwise acquire any new or additional shares in the Corporation; or
3. shares, bonds, notes, debentures, or other securities convertible into or carrying options or warrants to purchase, subscribe for or otherwise acquire any such new or additional shares in the Corporation.

#### ARTICLE VIII.

The name and address of each affiliate (as defined in AS 10.05.825), which is a nonresident alien or a corpo-

ration whose place of incorporation is outside the United States is as follows:

NONE

IN WITNESS WHEREOF, we have hereunto set our hands this 16<sup>th</sup> day of February, 1976.

Nadya A. Rodlessney

Beatrice E. Watts

Naive Rosner

STATE OF ALASKA )  
: ss.:  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that before me, the undersigned Notary Public in and for the State of Alaska, duly sworn and commissioned as such, personally appeared BEATRICE E. WATTS, being by me first duly sworn, and declared that she is the person who signed the foregoing ARTICLES OF INCORPORATION as an incorporator, and acknowledged that the statements therein contained are true.

WITNESS MY HAND AND NOTARIAL SEAL at Anchorage, Alaska, the day and year last above written.

Ray Zimmert  
Notary Public in and for Alaska  
My Commission Expires: 2/23/78

STATE OF ALASKA )  
: ss.:  
THIRD JUDICIAL DISTRICT )

THIS IS TO CERTIFY that before me, the undersigned Notary Public in and for the State of Alaska, duly sworn and commissioned as such, personally appeared NADYA RODLESSNEY, being by me first duly sworn, and declared that she is the



# STATE OF ALASKA

## DEPARTMENT OF COMMERCE & ECONOMIC DEVELOPMENT

### Certificate of Incorporation

The undersigned, as Commissioner of Commerce & Economic Development of the State of Alaska, hereby certifies that duplicate originals of the Articles of Incorporation of HARRIS SAND & GRAVEL, INCORPORATED

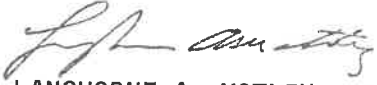
duly signed and verified pursuant to the provisions of the Alaska Business Corporation Act, have been received in this office and are found to conform to law.

ACCORDINGLY the undersigned, as such Commissioner of Commerce & Economic Development, and by virtue of the authority vested in him by law hereby issues this Certificate of Incorporation of

HARRIS SAND & GRAVEL, INCORPORATED

and attaches hereto a duplicate original of the Articles of Incorporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand  
and affixed my official seal, at Juneau, the Capital, this  
11th day of February A.D. 19 76

  
LANGHORNE A. MOTLEY  
COMMISSIONER OF COMMERCE  
& ECONOMIC DEVELOPMENT



## LAND USE PERMIT

This LAND USE PERMIT (hereinafter referred to as Permit) and entered into this 17<sup>th</sup> day of June, 2003 by and between the **CITY OF VALDEZ**, an Alaska municipal corporation (hereinafter referred to as "Valdez") whose address is P.O. Box 307, Valdez, Alaska, 99686, and **HARRIS SAND & GRAVEL, INC.**, (hereinafter referred to as "Permittee") whose address is P.O. Box 6, Valdez, Alaska 99686.

### WITNESSETH:

1. Permit. Valdez hereby grants to Permittee the right and privilege to be present upon the following described real property belonging to Valdez pursuant to the terms of this Permit agreement:

Approximately 45,000 square feet of Block 7 & 8, Valdez Townsite (Pipeyard)

### SEE EXHIBIT "A"

2. Term. Permittee may use the Property for the purposes herein set forth for twentyfour months, beginning on the 1st day of June, 2003 and ending on May 31, 2005 unless this permit is terminated pursuant to the terms hereof. This permit can be terminated by Valdez at any time for any reason with a maximum of thirty days' (30) written notice to Permittee.

3. Use. Permittee shall use the Property to refurbishing of a tugboat and for no other purpose whatsoever without prior written consent of the City of Valdez.

4. Permittee Not a Lessee. No legal title or leasehold interest in the Property shall be deemed or construed to have been created or vested in Permittee by anything contained herein. The purpose of this permit is to convey a non-possession interest by Valdez to Permittee in that certain property described in Exhibit "A", which can be terminated by Valdez at any time for any reason. Valdez shall maintain all right, title and interest in that Property as fee simple owner thereof, and Permittee by virtue of this Permit has only the right and privilege to be present upon the Property and to make use of it for the purpose set forth in paragraph 3 above.

5. Royalty. In consideration for use of land owned by Valdez, Permittee agrees to pay a royalty of one hundred twenty-eight dollars and seventy-five cents (\$128.75) per month or \$1,545.00 annually.

6. Insurance Requirement. The Permittee during the term of this Permit, shall carry at its expense comprehensive general liability insurance covering the Property in an amount of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit to protect against liability for personal injury, death or property damage which might arise from the use of the Property and the operations conducted on it. The Permittee shall deposit with Valdez a copy or copies of such insurance coverage together

with appropriate evidence that the premiums thereupon have been paid. All such insurance of the Permittee shall name Valdez as an additional insured party and contain a waiver of subrogation endorsement and provide that Valdez shall be notified at least thirty days (30) prior to any termination, cancellation or material change in such insurance coverage. Such requirement for insurance coverage shall not relieve that Permittee of any of its other obligations under this Permit.

7. Maintenance. Permittee agrees to maintain the property in a neat and orderly fashion. Upon termination of this Permit, Permittee agrees to leave the premises in a neat and clean condition.

8. Structures. Permittee shall not construct or locate any structure of any kind on the Property pursuant to this Permit.

9. Soils Testing. Permittee shall have the soil in the Permit area tested prior to locating the boat on the property and the soil will be tested at the expiration of the Permit.

10. Environmental Remediation. Permittee shall report any hazardous substance spills to Valdez and appropriate regulatory authorities. Permittee shall clean up any such spills to the satisfaction of Valdez and other regulatory agencies and will be solely responsible for any associated fines that may be levied by any regulatory authority.

11. Exculpation of Valdez. Valdez shall not be liable to Permittee for any damage to Permittee or Permittee's property from any cause. Permittee waives all claims against Valdez for damage to persons or property arising from any reason.

12. Indemnity. Permittee shall hold Valdez harmless from and against any and all damages arising out of any damage to any persons or property occurring in, on or about the Property.

13. Condemnation. If during the term of this Permit there is any taking by condemnation of the Property or any interest in this Permit, this Permit shall terminate on the date of taking.

14. Default. The occurrence of any of the following shall constitute a default under this Permit by Permittee:

- (a) Failure to pay rent when due, if the failure continues for 15 (15) days after written notice to do so;
- (b) Any default in or failure to perform any term, covenant or condition of this Permit;
- (c) The cancellation of Permittee's insurance coverage;
- (d) The making of any assignments for the benefit of creditors of Permittee, the appointment of a receiver for Permittee's business, the entry of an Order for Relief as to Permittee under the United States



Bankruptcy Code as now in effect or hereinafter amended, the insolvency of Permittee, or similar situation.

15. Remedies. In the event of any default by Permittee under the provisions of paragraph 12 of this Permit all of Permittee's rights hereunder shall immediately terminate and Valdez any, in addition to any rights and remedies that it may be given by statute, common law, express agreement, or otherwise, enter and take sole possession and control of the Property.

16. Valdez' Entry on Premises. Valdez shall have right to enter the Property at any time and, in view of the fact this Permit constitutes a license on real property rather than a lease, shall at all times remain in possession of the property.

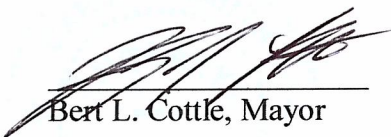
17. Notices. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by certified mail, return receipt requests, and shall be addressed to the other party at the address set forth in the introductory paragraph of this Permit. Either party may change this address by notifying the other party of the change of address. Such notices shall be deemed given when mailed irrespective of whether or not they are received.

18. Waiver. No delay or omission in the exercise of any right or remedy of Valdez on any default by Permittee shall impair such a right or remedy or be construed as a waiver. Any waiver by Valdez of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Permit.

19. Miscellaneous. Time is of the essence with respect to each provision of the Permit, and it shall be binding upon and inure to the benefit of the parties, their heirs, assigns and successors in interest. This Permit contains all of the agreements signed by both parties. This Permit shall be construed and interpreted in accordance with the laws of the State of Alaska. The enforceability, invalidity or illegality of any provisions of this Permit shall not render the other provisions of this Permit unenforceable, invalid or illegal.


IN WITNESS WHEREOF, the parties have duly executed this Agreement this 13<sup>th</sup> day of June, 2003.

CITY OF VALDEZ

  
Bert L. Cottle, Mayor

Date 6/13/03

HARRIS SAND & GRAVEL, INC.

  
Bill Harris, President

Date 6/11/03

JOB \_\_\_\_\_

RECEIVED

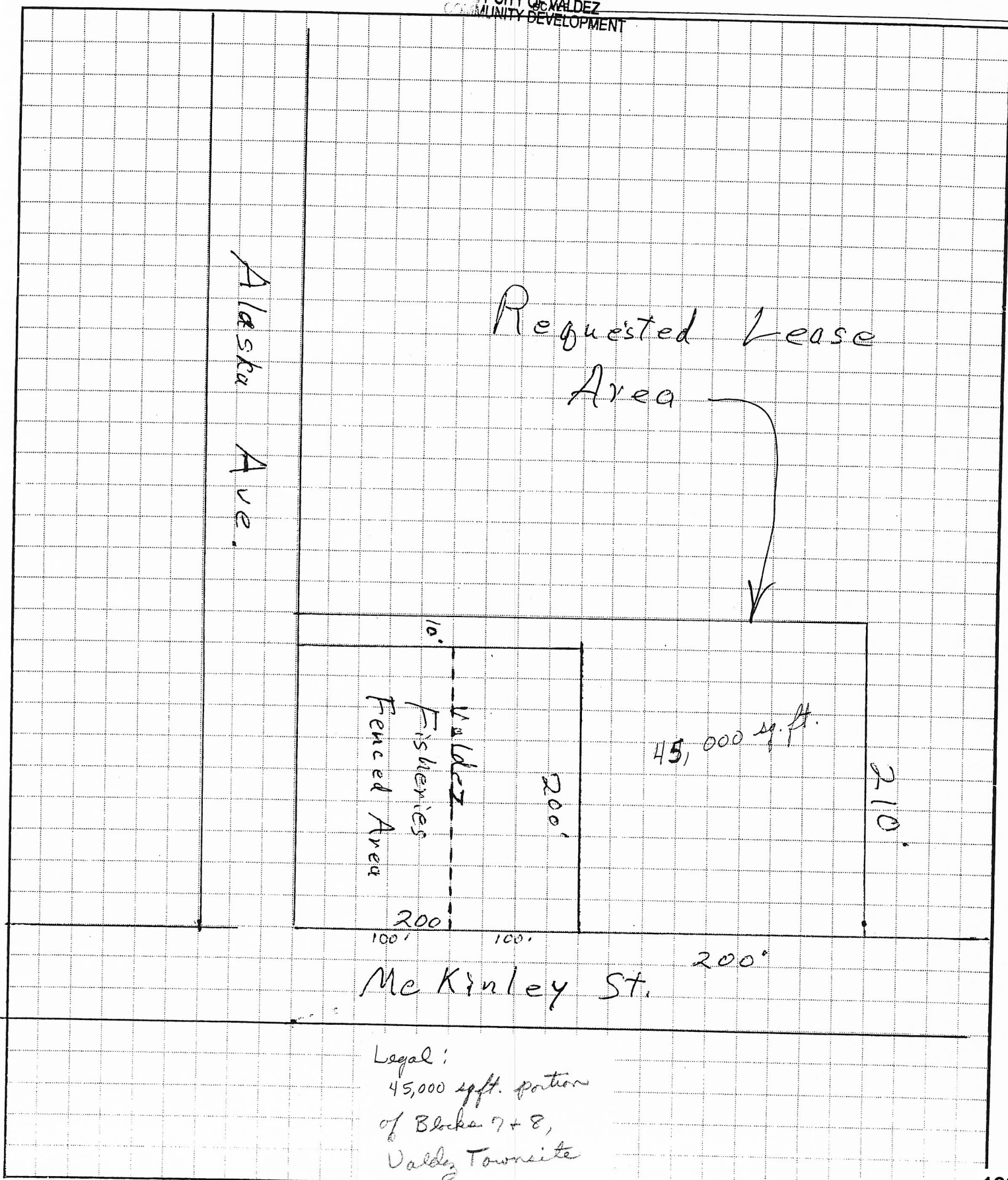
SHEET NO. \_\_\_\_\_

CALCULATED BY \_\_\_\_\_

JAN 23 2003

CHECKED BY \_\_\_\_\_

BY CITY OF VALDEZ  
COMMUNITY DEVELOPMENT



## LAND USE PERMIT

This LAND USE PERMIT (hereinafter referred to as Permit) and entered into this 28<sup>th</sup> day of April, 2009 by and between the **CITY OF VALDEZ**, an Alaska municipal corporation (hereinafter referred to as "Valdez") whose address is P.O. Box 307, Valdez, Alaska, 99686, and **HARRIS SAND & GRAVEL, INC.**, (hereinafter referred to as "Permittee") whose address is P.O. Box 6, Valdez, Alaska 99686.

### WITNESSETH:

1. Permit. Valdez hereby grants to Permittee the right and privilege to be present upon the following described real property belonging to Valdez pursuant to the terms of this Permit agreement:

Approximately 45,000 square feet of Block 7 & 8, Valdez Townsite (Pipeyard)

SEE EXHIBIT "A"

2. Term. Permittee may use the Property for the purposes herein set forth for one year, beginning on the 1st day of March, 2009 and ending on February 28, 2010 unless this permit is terminated pursuant to the terms hereof. This permit can be terminated by Valdez at any time for any reason with a maximum of thirty days' (30) written notice to Permittee.

3. Use. Permittee shall use the Property for marine repair work and for no other purpose whatsoever without prior written consent of the City of Valdez.

4. Permittee Not a Lessee. No legal title or leasehold interest in the Property shall be deemed or construed to have been created or vested in Permittee by anything contained herein. The purpose of this permit is to convey a non-possession interest by Valdez to Permittee in that certain property described in Exhibit "A", which can be terminated by Valdez at any time for any reason. Valdez shall maintain all right, title and interest in that Property as fee simple owner thereof, and Permittee by virtue of this Permit has only the right and privilege to be present upon the Property and to make use of it for the purpose set forth in paragraph 3 above.

5. Royalty. In consideration for use of land owned by Valdez, Permittee agrees to pay a royalty of one thousand five hundred forty-five dollars and no cents (\$1,545.00) annually.

6. Insurance Requirement. The Permittee during the term of this Permit, shall carry at its expense comprehensive general liability insurance covering the Property in an amount of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit to protect against liability for personal injury, death or property damage which might arise from the use of the Property and the operations conducted on it. The Permittee shall deposit with Valdez a copy or copies of such insurance coverage together

with appropriate evidence that the premiums thereupon have been paid. All such insurance of the Permittee shall name Valdez as an additional insured party and contain a waiver of subrogation endorsement and provide that Valdez shall be notified at least thirty days (30) prior to any termination, cancellation or material change in such insurance coverage. Such requirement for insurance coverage shall not relieve that Permittee of any of its other obligations under this Permit.

Proof of environmental bonding must also be provided to the City and maintained for the length of the Land Use Permit.

7. Maintenance. Permittee agrees to maintain the property in a neat and orderly fashion. Upon termination of this Permit, Permittee agrees to leave the premises in a neat and clean condition.

8. Structures. Permittee shall not construct or locate any structure of any kind on the Property pursuant to this Permit.

9. Soils Testing/Phase I Environmental Site Assessment. Permittee shall have the soil in the Permit area tested prior to locating any personal property on the property and the soil will be tested at the expiration of the Permit. A Phase I Environmental Site Assessment will be conducted as soon as the snow is gone this spring and at the termination of the Permit. The ground will be covered with an approved environmentally safe cover when sand blasting to prevent any contamination of the soil.

10. Environmental Remediation. Permittee shall report any hazardous substance spills to Valdez and appropriate regulatory authorities. Permittee shall clean up any such spills to the satisfaction of Valdez and other regulatory agencies and will be solely responsible for any associated fines that may be levied by any regulatory authority.

11. Exculpation of Valdez. Valdez shall not be liable to Permittee for any damage to Permittee or Permittee's property from any cause. Permittee waives all claims against Valdez for damage to persons or property arising from any reason.

12. Indemnity. Permittee shall hold Valdez harmless from and against any and all damages arising out of any damage to any persons or property occurring in, on or about the Property.

13. Condemnation. If during the term of this Permit there is any taking by condemnation of the Property or any interest in this Permit, this Permit shall terminate on the date of taking.

14. Default. The occurrence of any of the following shall constitute a default under this Permit by Permittee:

- (a) Failure to pay rent when due, if the failure continues for 15 (15) days after written notice to do so;



- (b) Any default in or failure to perform any term, covenant or condition of this Permit;
- (c) The cancellation of Permittee's insurance coverage;
- (d) The making of any assignments for the benefit of creditors of Permittee, the appointment of a receiver for Permittee's business, the entry of an Order for Relief as to Permittee under the United States Bankruptcy Code as now in effect or hereinafter amended, the insolvency of Permittee, or similar situation.

15. Remedies. In the event of any default by Permittee under the provisions of paragraph 12 of this Permit all of Permittee's rights hereunder shall immediately terminate and Valdez any, in addition to any rights and remedies that it may be given by statute, common law, express agreement, or otherwise, enter and take sole possession and control of the Property.

16. Valdez' Entry on Premises. Valdez shall have right to enter the Property at any time and, in view of the fact this Permit constitutes a license on real property rather than a lease, shall at all times remain in possession of the property.

17. Notices. Any notice, demand, request, consent, approval or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by certified mail, return receipt requests, and shall be addressed to the other party at the address set forth in the introductory paragraph of this Permit. Either party may change this address by notifying the other party of the change of address. Such notices shall be deemed given when mailed irrespective of whether or not they are received.

18. Waiver. No delay or omission in the exercise of any right or remedy of Valdez on any default by Permittee shall impair such a right or remedy or be construed as a waiver. Any waiver by Valdez of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of this Permit.

19. Miscellaneous. Time is of the essence with respect to each provision of the Permit, and it shall be binding upon and inure to the benefit of the parties, their heirs, assigns and successors in interest. This Permit contains all of the agreements signed by both parties. This Permit shall be construed and interpreted in accordance with the laws of the State of Alaska. The enforceability, invalidity or illegality of any provisions of this Permit shall not render the other provisions of this Permit unenforceable, invalid or illegal.

IN WITNESS WHEREOF, the parties have duly executed this Agreement this  
20<sup>th</sup> day of April, 2009.

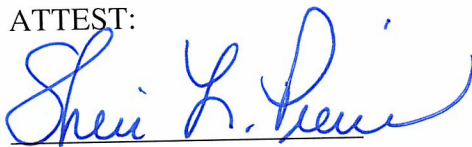
“CITY”:

CITY OF VALDEZ

  
Bert L. Cottle, Mayor


Date 4/28/09

ATTEST:



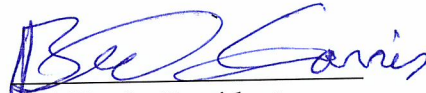
Sheri L. Pierce,  
CMC, City Clerk

Approved as to Form:  
Walker & Levesque, LLC

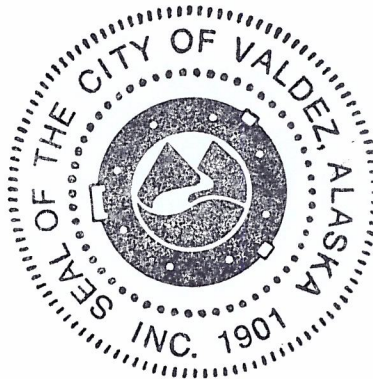
  
William M. Walker

“PERMITTEE”:

HARRIS SAND & GRAVEL, INC.

  
Bill Harris, President

Date 4/20/09



STATE OF ALASKA

)

) SS.

THIRD JUDICIAL DISTRICT

)

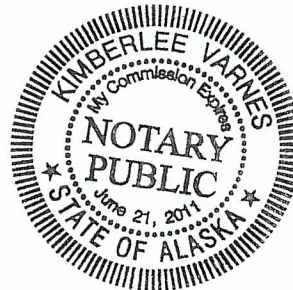
THIS IS TO CERTIFY that on this 20<sup>th</sup> day of April 2009, before me, the undersigned, a Notary Public in and for the State of Alaska, duly commissioned and sworn as such, personally appeared Bill Harris, known to me and to me know to be the President of Harris Sand & Gravel, Inc., and the individual named in and who executed the foregoing instrument, and he acknowledged to me that he did sign and seal the same as his voluntary act and deed and was authorized to do so by Harris Sand & Gravel, Inc. for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal  
the day and year first hereinabove written.

Kimberlee Varnes  
Notary Public in and for Alaska  
My Commission expires: June 21, 2011

Notary Public in and for Alaska

My Commission expires: June 21, 2011





# Exhibit A: Harris Sand & Gravel Land Use Permit





# Exhibit A: Harris Sand & Gravel Land Use Permit







## Legislation Text

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**File #:** RES 18-0039, **Version:** 1

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**ITEM TITLE:**

#18-39 - Authorizing a Lease with Silver Bay Seafoods, LLC for Tract E Harbor Subdivision

**SUBMITTED BY:** Nicole LeRoy, Community Development Planning Technician

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Approve resolution 18-39 authorizing a lease with Silver Bay Seafoods, LLC for Tract E Harbor Subdivision

**SUMMARY STATEMENT:**

On September 2, 1969 the City of Valdez entered into a lease for Tract E Harbor Subdivision with Financial Land Investment Corporation, which became Sea Hawk Seafoods. The term of the original lease was for 21 years commencing July 1, 1969 and terminating June 30, 1990 with six additional five-year options to renew. Sea Hawk Seafoods sold adjacent parcels to PS, Acquisitions, LLC in 2009 and wished to assign leasehold interest for Tract E to PS Acquisitions. On August 17, 2009, City Council approved the assignment of lease from Sea Hawk Seafoods to PS Acquisitions, LLC. PS Acquisitions, LLC wished to assign leasehold interest to Silver Bay Seafoods and City Council approved assignment of leasehold interest from PS Acquisitions to Silver Bay Seafoods on February 1, 2010.

Renewal options one through four of the original lease were exercised, with the fifth option expiring on June 30, 2010. City Council approved the fifth renewal period from July 1, 2010 through June 30, 2015. While the original lease contained six, five-year options to renew, the lease was amended at this time to add an additional five, five-year options to renew. The sixth five-year renewal option was not utilized and the lease is expired as of June 30, 2015 and has been in holdover subject to all terms of conditions on a month to month basis.

Silver Bay Seafoods, LLC approached former Community Development staff with a request to execute a new lease agreement with an initial term of twenty-five years, commencing July 1, 2015 and ending on June 30, 2040 with five, five- year options to renew *plus* the remaining five successive

five year options to renew under the prior lease as amended in 2014. Silver Bay Seafoods is interested in securing the lease long term for the purposes of operating their fish processing plant including temporary housing in conjunction with the plant. This request has been in process since the lease expired in 2015 and is now being moved forward by current Community Development staff.

Pursuant to Valdez Municipal Code 4.08.010, the annual rental rate of the lease will be calculated as ten percent of the fair market appraised value of the Property. The Property will be reappraised for the purposes of determining fair rental value every five years (VMC 4.08.150) The Lease was appraised for the purposes of determining fair rental value in 2015 at \$585,000.00 and is due to be reappraised in 2020. Staff will reorder an appraisal at that time and the rent will be adjusted accordingly.

This agenda item went before the Ports and Harbor Commission on November 9, 2018 and the Planning and Zoning Commission on November 14, 2018 and both commissions voted to recommend approval of this lease. Pending Council approval of this lease, Community Development Staff will work with the City Attorney to execute a new lease agreement.

CITY OF VALDEZ, ALASKA

RESOLUTION #18-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ,  
ALASKA, AUTHORIZING A LEASE WITH SILVER BAY SEAFOODS, LLC  
FOR TRACT E, HARBOR SUBDIVISION

WHEREAS, on September 2, 1969 the City of Valdez entered into a lease for Tract E Harbor Subdivision with Financial Land Investment Corporation, which became Sea Hawk Seafoods; and

WHEREAS, the term of the original lease was for 21 years commencing July 1, 1969 terminating June 30, 1990 with six additional five-year options to renew; and

WHEREAS, Sea Hawk Seafoods sold adjacent parcels to PS, Acquisitions, LLC in 2009 and wished to assign leasehold interest for Tract E to PS Acquisitions; and

WHEREAS, on August 17, 2009, City Council approved the assignment of lease from Sea Hawk Seafoods to PS Acquisitions, LLC; and

WHEREAS, PS Acquisitions, LLC wished to assign leasehold interest to Silver Bay Seafoods, LLC and City Council approved assignment of leasehold interest from PS Acquisitions, LLC to Silver Bay Seafoods, LLC on February 1, 2010; and

WHEREAS, renewal options one through four of the original lease were exercised, with the fifth option expiring on June 30, 2010; and

WHEREAS, in 2014 City Council approved the fifth renewal period from July 1, 2010 through June 30, 2015 and amended the original lease to add five additional five-year renewal options; and

WHEREAS, the sixth renewal option was not utilized and the lease is expired and has been in holdover since June 30, 2015 subject to all terms of conditions on a month to month basis; and

WHEREAS, Silver Bay Seafoods, LLC approached Community Development staff with request to execute a new lease agreement extending the initial term of the lease for twenty-five years, commencing July 1, 2015 and ending on June 30, 2040 with five, five-year options to renew plus the additional five, five-year options to renew as amended in 2014; and

WHEREAS, Silver Bay Seafoods, LLC agrees to pay an annual rent of ten percent (10%) of the fair market appraised value of the Property, in quarterly installments to be made not later than January 1st, April 1st, July 1st, and October 1st,

respectively, during each year of the term of this Lease, including any Extension Period;  
and

WHEREAS, Silver Bay Seafoods, LLC shall use the Property for the purpose of operating a seafood processing plant, including housing used in conjunction therewith.

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

Section 1. The City Manager or her designee is authorized to negotiate a lease with Silver Bay Seafoods, LLC for Tract E Harbor Subdivision

Section 2. The initial term of the lease will be commencing July 1, 2015 and terminating June 30, 2040 with ten additional, five-year options to renew.

Section 3. The rental rate will be based on 10% of the fair market appraised value. Upon approval of the lease, the property will be appraised. The rental rate for the first five years will be 10% of the appraised value. The property will be re-appraised every five years and the rental rate adjusted accordingly. The prior lease was appraised in 2015 and is not due for reappraisal until 2020. Pursuant to Valdez Municipal Code Section 4.08.100, Silver Bay Seafoods, LLC is responsible for the cost of appraisal for the purposes of determining fair rental value.

Section 4. The use of the property will be for the purpose of operating a seafood processing plant, including housing used in conjunction therewith.

Section 5. In conformance with Valdez Municipal Code Section 4.08.160 this lease shall not become effective until public notice has been given for at least thirty days. This resolution shall be posted twice in a newspaper in the city and shall be posted on the official city bulletin board and two other public places in the city for thirty days prior to the effective date of the lease.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 20th day of November, 2018.

CITY OF VALDEZ, ALASKA

\_\_\_\_\_  
Jeremy O'Neil, Mayor

ATTEST:

\_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk

## LEASE AGREEMENT

THIS LEASE is effective as of this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between the **CITY OF VALDEZ**, a municipal corporation organized under the laws of the State of Alaska, whose address is P.O. Box 307, Valdez, Alaska 99686, hereinafter referred to as “LESSOR”, and **SILVER BAY SEAFOODS, LLC**, a Alaska limited liability company whose address is 208 Lake Street, Suite 2E, Sitka, Alaska 99835, hereinafter referred to as “LESSEE”.

Based upon the foregoing recitals LESSOR and LESSEE agree as follows:

### I- PROPERTY

1.01. Lease of Property. LESSOR leases to LESSEE and LESSEE leases from LESSOR the following property described as follows:

From Corner No.2 of Alaska Tideland Survey 621, South 10° 00' 00" East, a distance of 210.28 feet to the true point of beginning; thence North 80° 00' 00" East, a distance of 460 feet; thence South 10° 00' 00" East, a distance of 389.72 feet; thence South of 80° 00' 00" West, a distance of 460 feet; thence North 10° 00' 00" West, a distance of 389.72 feet to true point of beginning, containing 3.668 acres more or less, the legal description of the foregoing having been designated as Tract E, Harbor Subdivision pursuant to Plat No. 86-4, located in the Valdez Recording District, Third Judicial District, State of Alaska.

- A. LESSOR and LESSEE (including LESSEE's predecessors in interest in the Property, by way of an assignment) entered into a lease of the Property dated September 2, 1969, which was recorded in Book 63, Page 85, of the official records of the Valdez Recording District, Third Judicial District, State of Alaska; and subsequently, LESSOR and LESSEE, executed seven (7) amendments to such lease (said lease and all amendment thereto are hereinafter collectively referred to as the “Prior Lease”).
- B. Pursuant to the terms of the Prior Lease, LESSEE had previously exercised five (5) of the ten (10) options to renew the Prior Lease (each option covering a five (5) year additional term), leaving an additional five (5) unexercised five (5) year options to extend.
- C. LESSEE has requested that LESSOR grant LESSEE an additional five (5) successive five (5) year options to extend the term of the Lease, exercisable following the exercise of the five (5) successive five (5) year options which existed under the Prior Lease. LESSOR has agreed to LESSEE's request, to the extent provided herein, subject to the execution of this Lease which is intended to replace and supersede the Prior Lease.
- D. Based upon the foregoing Recitals which are incorporated herein by reference, and for good and valuable consideration the amount and sufficiency of which is hereby acknowledged,

LESSOR and LESSEE agree as follows, and that the Prior Lease is hereby terminated and superseded by this Lease.

1.02. Quiet Enjoyment, Restrictions, Easements, Etc. LESSOR covenants and agrees that LESSEE, upon paying rent and other charges herein provided for and observing and keeping the covenants, conditions and terms of this Lease on LESSEE'S part to be kept of performed, shall lawfully and quietly hold, occupy and enjoy the Property during the term of this Lease without hindrance or molestation, subject, however, to the rights and reservations expressed in this Lease, the U.S. Patent to the Property, the State of Alaska Patent to the Property, existing easements for roads, gas, electric, water, sewer and other utility lines, restrictions of record and to encroachments ascertained by physical inspection of the Property.

Excepting and reserving therefrom, to LESSOR and its assigns during the term of this Lease, the following specific interests, which shall be in addition to and not in derogation of any general reservations to LESSOR which are required by law and which may be stated elsewhere in this Lease:

- (a) If at any time during the Lease, LESSEE attempts to assign this Lease or transfer control over the Property to another or the Property is devoted to another use, without the consent of LESSOR, this Lease shall automatically terminate.
- (b) The Alaska Constitution guarantees any citizen of the United States or resident of the state the right of access to navigable waters and the land beneath them for navigation, commerce, fishing and other purposes. This tide and submerged land Lease is subject to the principles of the Public Trust Doctrine. LESSOR reserves the right to grant other interests to the Property consistent with the Public Trust Doctrine as long as said interests will not unreasonably interfere with the use of the Property by LESSEE.
- (c) All survey monuments, witness corners, reference monuments and bearing trees shall be protected by LESSEE against damage, destruction, or obliteration. Any damages, destroyed or obliterated markers shall be reestablished by LESSEE at LESSEE'S expense in accordance with accepted survey practices of the State of Alaska Department of Natural Resources.
- (d) All fuel petroleum and other toxic products maintained, stored or used at the Property shall be stored no less than 100 feet away from the nearest surface waterbody, and contained and confined in a manner which prevents any spillage from entering the Property, including without limitation any surface waters. In the event of a fuel or other toxic product spill, LESSEE shall immediately notify the Valdez office of the Department of Environmental Conservation of the same.
- (e) LESSEE must maintain on hand at all times sorbent materials in sufficient quantity to handle operational spills for use in the event of a fuel or other toxic product spill.
- (f) LESSEE is responsible for all aspects of the maintenance and operation of the Property and the leasehold

- (g) LESSEE is responsible for survey and environmental assessment costs as deemed necessary by LESSOR.

1.03. Property Accepted "As Is". LESSEE acknowledges that it has inspected the Property and accepts the same "as is" and without reliance on any representations or warranties of LESSOR, its agents, representatives, or employees, as to the physical condition of the Property, including, but not limited to, subsurface and soil conditions, or as to its fitness or habitability or for any particular purpose, or otherwise.

1.04. No Subsurface Rights. This Lease confers no mineral rights or rights with regard to the subsurface of the land below the level necessary for the use of the Property as stated in this Lease. LESSOR makes no warranty or representation, as whether the Property is open or closed to mineral claims or leases under state or federal law.

1.05. Appraisal. LESSEE is responsible for the cost of appraisal for the purposes of determining fair rental value.

## II - TERM

2.01. Lease Term. The initial term of this Lease shall be twenty-five (25) years commencing on July 1, 2015, and ending on the last day of June 2040. The Lease term may be extended by LESSEE in accordance with the provisions of paragraph 2.06 below for five (5) five (5) year extensions.

2.02. Preference Rights to Re-Lease. LESSEE shall upon expiration of this Lease, and pursuant to Section 4.08.250 of the Valdez Municipal Code, as may be amended from time-to-time, be allowed a preference right to re-lease the Property, provided the LESSEE is not in breach or default of any of the terms or conditions of the Lease at the time of Lease expiration, unless it shall be determined by LESSOR that the renewal of this Lease is not in the best interests of LESSOR.

2.03. Application to Re-lease. If, at the expiration of this Lease, the LESSEE desires to re-lease the Property, LESSEE shall, not sooner than ninety calendar days and not later than sixty calendar days prior to the expiration, make application to re-lease the Property. The re-lease application shall certify the character and value of all improvements placed by LESSEE on the Property, the purpose and lengths for which the re-lease is desired, and any other information that LESSOR may require. Applications to re-lease shall be submitted to the same application review as new applications for lease, pursuant to Section 4.08.250 of the Valdez Municipal Code as may be amended from time-to-time.

2.04. Hold-Over. If LESSEE shall holdover after the expiration of the term of this Lease such tenancy shall be from month to month, subject to all the terms, covenants and conditions of this Lease.

2.05. Surrender of Possession. Upon expiration of the term of this Lease, whether by lapse of time or otherwise, LESSEE shall promptly and peaceably surrender the Property, and all buildings and improvements thereon, except as provided in Article XVII of this Lease, and LESSEE shall execute, acknowledge and deliver to LESSOR a proper instrument in writing, releasing and quitclaiming to LESSOR all right, title and interest of LESSEE in and to the Property and all such improvements thereon.



2.06. LESSEE'S Option to Extend Lease Term. Provided that this Lease has not been terminated and LESSEE is not in default of LESSEE's obligations under this Lease at the time of exercise, LESSEE shall have the right to extend the term of this Lease for five (5) additional periods (each period being an "Option") of five (5) years each (each being an "Extension Period"). To exercise of the Option not less than ninety (90) days prior to the end of the then expiring Lease term. Rent and the adjustment thereof for any Extension Period for which an Option has been exercised shall be as set forth in Article III below.

### III - RENT, TAXES, ASSESSMENTS AND UTILITIES

3.01. Rent. The LESSEE shall pay to LESSOR an annual rent of ten percent (10%) of the fair market appraised value of the Property, which value, subject to the adjustment provisions set forth below, is determined to be FIVE HUNDRED EIGHTY-FIVE THOUSAND DOLLARS (\$585,000) resulting in an annual rent of FIFTY-EIGHT THOUSAND FIVE HUNDRED DOLLARS (\$58,500) per year, to be paid in quarterly installments of FOURTEEN THOUSAND SIX HUNDRED TWENTY-FIVE (\$14,625.00). An annual payment of rent shall be made in advance not later than the first day of June of each year of the Lease. Rent for any partial year shall be prorated at the rate of 1/12th of the annual rent per month or portion thereof. Rent shall be payable at the office of the City of Valdez, P.O. Box 307, Valdez, Alaska 99686, or at such other place as LESSOR may designate in writing. Delinquent rent shall bear interest at the maximum rate of interest allowed per annum.

3.02. Adjustment of Rent. The Property will be reappraised and the annual rent accordingly adjusted every five (5) years thereafter during the term of this Lease. Such appraisal will be based on the value of the Property and shall not include the value of buildings or improvements placed on the Property by LESSEE. The appraised value of the Property for the purposes of determining the annual rental amount shall be by an appraisal done by a State of Alaska license appraiser of LESSOR'S selection. In no event, however, shall the annual rent be less than the original annual rent set forth in paragraph 3.01. Nothing in this paragraph shall prevent the annual reassessment of the leased premises for tax purposes to determine its true value as provided by law.

3.03. LESSEE to Pay Taxes. LESSEE shall pay prior to delinquency and directly to the taxing authorities in which the Property is located all real property taxes on the Property and all personal property taxes levied on personal property situated on the Property and placed thereon by LESSEE, its agents, authorized representatives, or employees. LESSEE shall further pay prior to delinquency any other taxes for which it may be liable. LESSEE shall, within thirty (30) days after such tax, assessment or other charge, whether or not constituting a lien on the Property, shall become due and payable, produce and exhibit to LESSOR satisfactory evidence or payment thereof.

3.04. LESSEE to Pay Assessments. LESSEE during the term of this Lease shall pay directly to the public authorities charged with collection thereof any and all assessments levied on the Property for any part or all of the costs of any public work or improvement assessed according to benefit found by levying authority to accrue therefrom to the Property, provided, however, that if an option is given to pay such assessment(s) in installments, LESSEE may elect to pay the same in installments, and in such case LESSEE shall be liable only for such installments as shall accrue during the term of this Lease. LESSOR warrants and represents

that there are currently no outstanding assessments levied on the Property for any part or all of the cost of any public work or improvement constructed by LESSOR.

3.05. Proration of Taxes and Assessments. If LESSEE'S obligation to pay taxes or assessment commences or ends during a tax year, such obligation shall be prorated between LESSOR and LESSEE.

3.06. Contest. LESSEE shall have the right to contest any taxes or assessments, which LESSEE is obligated to pay under paragraphs 3.03 or 3.04 of this Lease. Such proceedings shall, if instituted, be conducted promptly at LESSEE's own expense and free from all expense to LESSOR. Before instituting any such proceedings, LESSEE shall pay under protest any such taxes or assessments, or shall furnish to LESSOR a surety bond written by a company acceptable to LESSOR or other security acceptable to LESSOR, sufficient to cover the amount of such taxes or assessments, with interest for the period which such proceedings may reasonably be expected to take, and costs, securing the payment of such taxes or assessments, interest and costs in connection therewith when finally determined. Notwithstanding the furnishing of any such bond or security, LESSEE shall pay any such taxes or assessments at least thirty (30) days before the time when the Property or any part thereof, might be forfeited. The proceedings referred to in this paragraph 3.06 shall include appropriate appeals from any order or judgements therein, but all such proceedings shall be begun as soon as reasonably possible after the imposition or assessment of any such taxes or assessments and shall be prosecuted to final adjudication promptly. In the event of any reduction, cancellation or discharge, LESSEE shall pay the amount that shall be finally levied or assessed against the Property or adjudicated to be due and payable, and, if there shall be any refund payable by the governmental authority with respect thereto, LESSEE shall be entitled to receive and retain the same, subject, however, to apportionment as provided in paragraph 3.05 of this Lease. LESSOR, at LESSOR's option and expense, may, but shall not be obligated to, contest any such taxes or assessments. In such event, LESSOR shall be entitled to receive and retain any refund payable by any governmental authority with respect thereof.

3.07. LESSEE to Pay Utility Charges. LESSEE shall pay or cause to be paid all charges for gas, oil, electricity, water, sewer, heat, snow removal refuse removal and any and all other utilities or services used upon the Property throughout the term of this Lease, including any connection fees.

3.08. Additional Rent and LESSOR's Right to Cure LESSEE's Default. All costs and expenses which LESSEE assumes or agrees to pay pursuant to this Lease shall, at LESSOR's election, be treated as additional rent, and, in the event of nonpayment, LESSOR shall have all rights and remedies provided in this Lease in the case of nonpayment of rent or of a breach of condition, at LESSOR's election. If LESSEE shall default in making any payment required to be made by LESSEE or shall default in performance of any term, covenant or condition of this Lease on the part of LESSEE to be kept, performed or observed which shall involve the expenditure of money by LESSEE, LESSOR at LESSOR's option may, but shall not be obligated perform or observe such term, covenant or condition, and any and all sums to expended by LESSOR, with interest thereon at the maximum allowable rate of interest per year from the date of such expenditure until repaid, shall be, and shall be deemed to be, additional rent and shall be repaid by LESSEE to LESSOR, on demand, provided, however, that no such payment or expenditure by LESSOR shall be deemed a waiver of LESSEE's default, nor shall it affect any remedy of LESSOR by reason of such default.

#### IV - USE

4.01. Use. LESSEE shall use the Property for the purpose of operating a seafood processing plant, including housing used in conjunction therewith and for no other purposes. LESSEE shall not conduct any illegal activities on the Property or maintain any nuisances on the Property.

4.02 Radio Interference. At the LESSOR'S request, the LESSEE shall discontinue the use of any machine or device which interferes with any government operated transmitter, receiver, or navigation aid until the cause of the interference is eliminated provided that such a request is based upon a reasonable belief that LESSEE's machine or device is the source of the interference.

#### V - IMPROVEMENTS

5.01. Notice of Construction. No improvements may be made to the Property without first obtaining LESSOR'S written consent and required permit(s) from the Alaska Corps of Engineers and any other permits required by other city, state and/or federal agencies. After obtaining the appropriate permits, LESSEE shall give LESSOR no less than five (5) days written notice prior to the commencement of any construction, alteration or repair of any improvements constructed or made by LESSEE on the Property so that LESSOR may, if it so elects, give notice of nonresponsibility pursuant to Alaska Statute 34.35, as may be amended from time-to-time.

5.02. Development Requirements. Not applicable.

5.03. LESSEE's Ownership of Buildings and Improvements. It is expressly understood and agreed that any and all buildings and improvements of any nature whatsoever constructed or maintained on the Property by LESSEE shall be and retain the property of LESSEE and may be removed or replaced by LESSEE at any time during the term of this Lease, subject, however, to paragraph 17.01 of this Lease.

5.04. Construction Prerequisites. No construction shall be commenced unless the following events have occurred:

- (a) LESSEE shall furnish to LESSOR certificates of insurance in the amounts and for the purposes specified in Article X.
- (b) LESSEE shall from time to time deliver to LESSOR satisfactory proof that worker's compensation insurance has been procured to cover all persons employed in connection with the construction. Notice of any deficiency in this area to LESSEE will be cured immediately and no work will be performed on the project until the LESSOR has satisfactory proof that proper worker's compensation insurance is in place.
- (c) LESSEE shall obtain all necessary city, state, federal or other required building permits.

5.05. LESSEE to Use the Port of Valdez. LESSEE agrees that LESSEE will use all reasonable efforts to have all materials and equipment which LESSEE or LESSEE's contractors ship by water from points of

origin outside of the State of Alaska, and which are incorporated into or used in the construction or operations on the Property, shipped by water directly to Valdez and unloaded in the Port of Valdez.

5.06 Landscaping. LESSEE shall landscape the areas surrounding any buildings or improvements constructed or maintained on the Property in a pleasing and aesthetic manner consistent with the scenic nature and natural vegetation of the Property and the surrounding land, and shall maintain such landscaping in good condition.

## VI - TRADE FIXTURES

6.01. LESSEE's Ownership of Trade Fixtures, Machinery and Equipment. It is expressly understood and agreed that any and all trade fixtures (including electrical fixtures), machinery, equipment or any nature whatsoever and other personal property of LESSEE at any time placed or maintained upon the Property by LESSEE shall be and remain property of the LESSEE and may be removed or replaced at any time during the term of this Lease.

## VII - ASSIGNMENT AND SUBLETTING

7.01. Assignment/Encumbrances/Subletting. LESSEE shall not voluntarily assign or encumber its interest in this Lease or in the Property, or sublet all or any part of the Property, or allow any other person or entity (except LESSEE's authorized representatives) to occupy or use all or any part of the Property without first obtaining LESSOR's consent. Any assignment, encumbrance or sublease without LESSOR's consent shall be voidable and, at LESSOR's election, shall constitute default. No consent to any assignment, encumbrance, or sublease shall constitute a further waiver of the provisions of this paragraph. If LESSEE is a partnership, a withdrawal or change, voluntary, involuntary or by operation of law, of any partner or partners owning fifty percent (50%) or more of the partnership, or the dissolution of the partnership, shall be deemed a voluntary assignment. If LESSEE is a corporation, any dissolution, merger, consolidation or other reorganization of LESSEE, or the sale or other transfer of a controlling percentage of the capital stock of LESSEE, or the sale of fifty-one percent (51%) of the value of the assets of LESSEE, shall be deemed a voluntary assignment. The phrase "controlling percentage" means the ownership of, and the right to vote, stock possessing at least fifty-one percent (51%) of the total combined voting power of all classes of LESSEE's capital stock issued, outstanding and entitled to vote for the election of directors. As to a corporation the stock of which is traded through an exchange or over the counter, a sale or other transfer of a controlling percentage of the capital stock of such LESSEE's corporation will not be deemed to be a voluntary assignment. Any assignment affected pursuant to this paragraph 7.01 shall require the assignee to assume the LESSEE's obligations hereunder. LESSEE shall promptly deliver to LESSOR a copy of any assignment instrument. Any assignment shall not release the LESSEE from liability hereunder.

7.02. Assignment of Rents to LESSOR. LESSEE immediately and irrevocably assigns to LESSOR, as security for LESSEE's obligations under this Lease, all rent from any subletting of all or part of the Property as permitted by this Lease, and LESSOR, as assignee and attorney-in-fact for LESSEE or a receiver for LESSEE appointed on LESSOR's application, may collect such rent and apply it toward LESSEE's obligations under this Lease, except that, until the occurrence of an act of default by LESSEE, LESSEE shall have the right to collect such rent.

7.03. Costs of LESSOR'S Consent to Be Borne by LESSEE. LESSEE shall pay to LESSOR, on demand, reasonable costs, including attorney's fees, incurred by LESSOR in connection with any request by LESSEE for LESSOR to consent to any assignment subletting by LESSEE.

#### VIII - LIENS

8.01. Prohibition of Liens. LESSEE shall not suffer or permit any liens, including without limitation, mechanic's or materialman's liens, to be recorded against the Property. If any such liens shall be recorded against the Property, LESSEE shall cause the same to be removed, or, in the alternative, if LESSEE in good faith desires to contest the same, LESSEE shall be privileged to do so, but in such case LESSEE shall indemnify and hold LESSOR harmless from all liability for damages occasioned thereby and shall, in the event of a judgement of foreclosure of such liens, cause the same to be discharged and removed prior to any attempt at execution of such judgement. Nothing contained in this Lease shall be construed to be a waiver of the provisions of AS 09.38.015(c), as may be amended from time to time.

#### IX - INDEMNITY

9.01. Indemnity. Except for claims arising solely out of acts or omissions of LESSOR, its agents, authorized representatives, employees or contractors, LESSEE agrees to protect, defend, indemnify and hold LESSOR, its agents, authorized representatives and employees (collectively "LESSOR's Indemnities") harmless from and against any and all liability arising from acts or omissions of any person and of any nature whatsoever occurring on or relating to the Property, causing injury to, or death of persons, or loss of, or damage to, property, and from any expense, including attorney's fees, incident to the defense of and by LESSOR's Indemnities therefrom. If any action or proceeding is brought against LESSOR's Indemnities by reason of any such occurrences, LESSOR's Indemnities shall promptly notify LESSEE in writing of such action or proceeding.

#### X - INSURANCE

10.01. Liability Insurance. LESSEE, during the term of this Lease, shall carry at its expense comprehensive general liability insurance covering the Property in an amount of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit to protect against liability for personal injury, death or property damage, which might arise from the construction occupancy or use of the Property and the operations conducted on it. Said insurance shall insure the performance by LESSEE of the indemnity provisions of paragraph 9.01. LESSOR may increase the amount of insurance required at five (5) year intervals. LESSOR agrees that any such increase shall be reasonable.

10.02. Named Insured, Notice to LESSOR, and Waiver of Subrogation. All insurance policies required to be maintained by LESSEE under paragraph 10.01 shall name LESSOR, and its officers, employees and agents, as additional insured. All policies issued under paragraph 10.01 shall contain an agreement by the insurers that such policies shall not be cancelled without at least twenty (20) days prior written notice to LESSOR, and certificates or copies of all such insurance policies shall be furnished to LESSOR promptly upon LESSOR's request therefor. All policies issued under paragraph 10.01 shall contain a waiver of any subrogation rights any insurer might have against LESSOR.

10.03. Fire and Extended Coverage Insurance. LESSEE may at its own expense and in its own name obtain insurance against loss or damage by fire and such other risks as it determines to cover improvements, equipment, inventory, fixtures, personal property and improvements made to the Property by LESSEE subsequent to LESSEE's taking possession of the Property under this Lease.

## XI - CARE OF PROPERTY

11.01. Care of the Property. LESSEE at its own cost and expense shall keep the Property and all buildings and improvements, which at any time may be situated thereon, in good condition and repair during the term of this Lease, ordinary wear and tear expected. The Property shall always be kept by LESSEE neat, clean, and free of litter. Vehicles, equipment, supplies, materials or other items or personal property shall be stored on the Property in a neat, orderly, and safe manner. LESSOR reserves the right to cause LESSEE to change the manner of storage if potential for hazard or public nuisance is found. Nothing in this paragraph shall prevent the temporary placement of building materials and equipment necessary for the construction of the structures permitted under this Lease in the areas where the structures are to be constructed, nor shall this section be applicable to general parking for guests and employees.

11.02. Restoration or Removal of Damaged Buildings and Improvements. In the event any buildings or improvements situated on the Property by LESSEE are damaged or destroyed by fire or other casualty, LESSEE shall at LESSEE's expense restore the same to good and tenantable conditions or shall, at LESSOR's option remove the same as soon as is reasonably possible, but in no event shall the period of restoration exceed eighteen (18) months nor shall the period of removal exceed forty-five (45) days.

11.03. Access Rights of LESSOR. LESSOR, its agents, authorized representatives or employees, shall have the right to enter into and upon the Property and all buildings or improvements situated thereon upon 24 hour notice to LESSEE and during normal business hours (defined as 9:00 a.m. to 5:00 p.m. Monday through Friday except for holidays as defined in paragraph 15.05 of this Lease) for the purpose of inspecting the Property and all buildings or improvements situated thereon for compliance with the terms of this Lease.

11.04. Nuisances Prohibited. LESSEE shall immediately remove from the Property any abandoned or junk vehicles, improvements, equipment, machinery or fixtures. LESSEE shall not permit any nuisance or public nuisance to exist or to be created or maintained on the Property. LESSEE agrees that any nuisance or public nuisance as defined by the Valdez Municipal Code or any other code or regulations incorporated therein or otherwise adopted by ordinance or resolution of the City of Valdez, may, after five (5) days written notice to LESSEE, be removed by LESSOR without LESSEE's further permission, with use of force if necessary, and without incurring any civil or criminal liability therefor, all the costs of such removal to be paid by LESSEE to LESSOR as additional rent under the terms of this Lease. This paragraph shall not be construed as any limitation on any other legal rights or remedies available to the City of Valdez to abate any nuisance or to prosecute any violation of the Valdez Municipal Code.

## XII - LAWS

12.01. Compliance with Laws. LESSEE shall comply with all applicable laws, ordinances and regulations of duly constituted public authorities now or thereafter in any manner affecting LESSEE's activities on the Property or any buildings or other improvements which may be situated thereon, whether or not any such laws, ordinances or regulations which may be thereafter enacted involve a change of policy on the part of the governmental body enacting the same. In the event of a conflict between the provisions of this Lease and the City of Valdez Municipal Code, the latter shall control.

### XIII - CONDEMNATION

13.01. Condemnation. In the event the Property, or any part thereof or interest therein, shall be taken for public purposes by condemnation as a result of any action or proceeding in eminent domain, or shall be transferred in lieu of condemnation to any authority entitled to exercise the power of eminent domain, the interests of LESSOR and LESSEE in the award or consideration for such transfer and the effect of the taking or transfer upon this Lease shall be as provided in this Article XIII.

13.02. Total Taking. If all of the Property is taken or so transferred, this Lease and all the right, title and interest thereunder of LESSEE shall cease on the date title to the Property vests in the condemning authority, subject to the removal provisions in Article XVII if applicable.

13.03. Partial Taking - Termination of Lease. In the event the taking or transfer of part of the Property leaves the remainder of the Property in such location, or in such form, shape or reduced size, or so inaccessible as to be not effectively and proactively usable in the reasonable opinion of LESSEE for the purpose of operation thereon of LESSEE's business, then this Lease and all of the right, title and interest thereunder of LESSEE shall cease on the date title to the Property vests in the condemning authority, and the condemning authority enters into possession, subject to the removal provisions of Article XVII if applicable.

13.04. Partial Taking - Continuation of Lease. In the event the taking or transfer of part of the Property leaves a portion of the remainder of the Property in such location and in such form, shape or size, or so accessible as to be effectively and proactively usable in the reasonable opinion of LESSEE for the purpose of operation thereon of LESSEE's business, this Lease shall terminate and end as to the portion of the Property so taken or transferred as of the date title to such portion vests in the condemning authority and the condemning authority enters into possession, but shall continue in full force and effect as to the portion of the Property not so taken or transferred. If there is a partial taking and this Lease is not terminal, then the annual rent payable under this Lease shall abate for the portion of the Property taken in the proportion that such portion bears to all of the Property.

13.05. Compensation. Compensation received or payable as a result of eminent domain proceedings or a transfer in lieu thereof shall belong to LESSOR, if such compensation be awarded or paid as compensation for diminution in value for the leasehold or of the fee, and LESSEE shall make no claim against LESSOR for damages for termination of the leasehold or interference with LESSEE's business unless LESSOR is the condemning authority or responsible for condemnation. Compensation received or payable as a result of eminent domain proceedings or a transfer in lieu thereof shall belong to the LESSEE, if such compensation be awarded or paid as compensation for LESSEE's moving expense, for interference with

LESSEE's business, and for damages relating to any trade fixtures, machinery or equipment owned by the LESSEE. Upon award each party shall be responsible for pro-rata share of the attorney's fees incurred in direct proportion to the total amount recovered for their respective losses.

#### XIV - DEFAULT

14.01. Default. Each of the following events shall be deemed an event of default by the LESSEE under this Lease and a breach of the terms, covenants and conditions of this Lease.

- (a) Failure to perform as required and when required any of the development requirements contained in paragraph 5.02 of this Lease.
- (b) A default in the payment of the rent and additional sums due under this Lease, or any part thereof, for a period of sixty (60) days from the due date for the payment of such rent or additional sums.
- (c) A default in the performance of any other term, covenant or condition on the part of the LESSEE to be kept, performed or observed for a period of sixty (60) days after LESSOR gives to LESSEE a written notice specifying the particular default or defaults; provided, however, that any default on the part of the LESSEE in the performance of work or acts required by LESSEE to be done, or conditions to be modified, shall be deemed to be cured if steps have been taken promptly by LESSEE to rectify the same and prosecuted to completion with diligence and continuity.
- (d) The making by LESSEE of an assignment for the benefit of creditors, unless given written consent by LESSOR.
- (e) The appointment of a receiver by a court of competent jurisdiction for LESSEE's business.
- (f) The levy under execution or attachment by process of law of the leasehold interest of LESSEE in the Property if not cured within sixty (60) days.
- (g) The use of the Property or buildings and improvements thereon for purposes other than those enumerated herein, to which LESSOR has not given its written consent.
- (h) The abandonment of the Property by LESSEE.
- (i) The occurrence of any event giving rise to cancellation or forfeiture of this Lease as stated in section 4.08.190 of the Valdez Municipal Code, as may be amended from time-to-time.

14.02. LESSOR's Remedies. In the event of any default by LESSEE's recited in paragraph 14.01 of this Lease, LESSOR shall have all of the below enumerated rights and remedies, all in addition to any rights



and remedies that LESSOR may be given by statute, common law or otherwise. All rights of LESSOR shall be cumulative, and none shall exclude any other right or remedy. LESSOR's rights and remedies include the following:

- (a) LESSOR may declare the term of this Lease ended by written notice to LESSEE. Upon termination of this Lease, LESSEE shall surrender possession and vacate the Property immediately, and deliver possession thereof to LESSOR, and LESSEE hereby grants to LESSOR full and free license to enter into and upon the Property in such event with or without process of law and to reprocess the Property and to expel or remove any and all property therefrom, using such force as may be necessary, and without being deemed in any manner guilty of trespass, eviction or forcible entry or detainer, and without relinquishing LESSOR's right to rent or any other right given to LESSOR hereunder or by operation of law.
- (b) LESSOR may by written notice declare LESSEE's right to possession of the Property terminated without terminating this Lease. Upon such termination of LESSEE's right to possession, LESSOR shall have all the rights to repossess the Property and remove LESSEE and LESSEE's property that are enumerated in paragraph 14.02(a), subject to LESSEE's rights under Article XVII. Should LESSOR elect to terminate LESSEE's right to possession without terminating this Lease, LESSEE shall have the right to re-possession upon cure of the default or upon written waive by the LESSOR of the default claimed.
- (c) LESSOR may relet the Property in whole or in part for any period equal to or greater or less than the remainder of the term of this Lease, for any period equal to or greater or less than the remainder of the term of this Lease, for any sum which LESSOR may deem reasonable, except as provided in subparagraph (e) of this paragraph, subject to the applicable sections of Chapter 4.08 of Valdez Municipal Code and LESSEE's rights under Article XVII. Any sums collected shall be credited to any indebtedness of LESSEE pursuant to the conditions described in paragraph 14.02(e) (ii).
- (d) LESSOR may collect any and all rents due or to become due from subtenants or other occupants of the Property. Any sums collected shall be credited to any indebtedness of LESSEE pursuant to the conditions described in paragraph 14.02(e) (ii) with any excess amounts being paid to LESSEE.
- (e) LESSOR may recover, whether this Lease be terminated or not, from LESSEE, damages provided for below consisting of items (i), and (ii), or, in lieu of (ii), item (iii);
  - (i) Actual attorney's fees and other expenses incurred by LESSOR by reason of the breach or default by LESSEE; and
  - (ii) An amount equal to the amount of all rent and additional sums reserved under this Lease, less the net rent, if any, collected buy LESSOR on reletting the Property and less any amounts recovered from the sale of

attached personal property or improvements on the Property, which shall be due and payable by LESSEE to LESSOR on the days on which the rent and additional sums reserved in this Lease would have become due and payable; that is to say, upon each of such days LESSEE shall pay to LESSOR the amount of deficiency then existing. Such net rent collected all expenses incurred by LESSOR in connection with the reletting of the Property, or any part thereof, including broker's commission and the cost of removing any improvements made by LESSEE in order to return the property to its pre-rent condition, however, LESSOR must take diligent effort in reletting the Property to obtain a rental rate as close to or above that required of LESSEE under this Lease or else LESSOR will not have access to the remedy set out in this paragraph 14.01(e)(ii); or

- (iii) An amount to be due immediately on the breach, equal to the difference between the rent and the fair and reasonable rental value of the Property for the same period. In the computation of such damages the difference between any installment of rent thereafter becoming due and the fair and reasonable value of the Property for the period for which such installment was payable shall be discounted to the date of such breach at the rate of eight percent (8%) per year.
- (f) Reentry or reletting of the Property or any part thereof, shall not be deemed a termination of this Lease, unless expressly declared to be so by LESSOR.
- (g) If this Lease shall be deemed terminated, LESSEE's liabilities shall survive and LESSEE shall be liable for damages as provided in this paragraph 14.02.

#### XV - GENERAL PROVISIONS

15.01. Estoppel Certificates. Either party shall at any time and from time to time upon not less than thirty (30) days prior written request by the other party, execute, acknowledged and deliver to such party, or to its designee, a statement in writing certifying that this Lease is unamended and in full force and effect (or, if there has been any amendment thereof, that the same is in full force and effect as amended and stating the amendment or amendments), that there are no defaults existing, (or, if there is any claimed default, stating the nature and extent thereof); and stating the dates to which the rent and other charges have been paid in advance.

15.02. Conditions and Covenants. All the provisions of this Lease shall be deemed as running with the land, and shall be construed to be "conditions" as well as "covenants" as though the words specifically expressing or imparting covenants and conditions were used in each separate provision.

15.03. No Waiver of Breach. No failure by either LESSOR or LESSEE to insist upon the strict performance by the other of any term, covenant or condition of this Lease or to exercise any right or remedy consequent upon a breach thereof shall constitute a waiver of any such breach or of such terms, covenants

or conditions. No waiver of any breach shall affect or alter this Lease, but each and every term, covenant and condition of this Lease shall continue in full force and effect with respect to any other than existing or subsequent breach.

15.04. Time of Essence. Time is of the essence of this Lease and of each provision.

15.05. Computation of Time. The time in which any act provided by this Lease is to be done is computed by excluding the first (1st) day and including the last, unless the last day is a Saturday, Sunday, or a holiday and then it is also excluded. The term “holiday” shall mean all holidays as defined by the statutes of Alaska.

15.06. Successors in Interest. Each and all of the terms, covenants and conditions in this Lease shall insure to the benefit of and shall be binding upon the successors in interest of LESSOR and LESSEE.

15.07. Entire Agreement. This Lease contains the entire agreement of the parties with respect to the matters covered by this Lease, and no other agreement, statement or promise made by any party which is not confined in this Lease shall be binding or valid.

15.08. Governing Law/Jurisdiction/Venue. This Lease shall be governed by, construed and enforced in accordance with the laws of the State of Alaska. Any litigation arising out of the enforcement of rights or performance of the parties under this Lease, or its interpretation, shall be brought in the courts of the State of Alaska, Third Judicial District at Valdez.

15.09. Partial Validity. If any provision of this Lease is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the provisions shall remain in full force and effect and shall in no way be affected, impaired or invalidated, unless such provisions are considered by LESSEE to be integral to LESSEE’s use of the Property for the purposes stated therein in which case LESSEE will have the authority to terminate this Lease upon thirty (30) days written notice to LESSOR.

15.10. Relationship of Parties. Nothing contained in this Lease shall be deemed or construed by the parties or by any third person to create the relationship of principal and agent or of partnership or of joint venture or of any association between LESSOR and LESSEE; and neither the method of computation of rent, nor any other provision contained in this Lease nor any acts of the parties, shall be deemed to create any relationship between LESSOR and LESSEE other than the relationship of LESSOR and LESSEE.

15.11. Interpretation. The language in all parts of this Lease shall in all cases be simply construed according to its fair meaning and not for or against LESSOR or LESSEE as both LESSOR and LESSEE have had opportunity for the assistance of attorneys in drafting and reviewing this Lease.

15.12. Number and Gender. In this Lease, the neuter gender includes the masculine and the feminine, and the singular number includes the plural; the word “person” includes corporation, partnership, firm or association wherever the context so requires.

15.13. Mandatory and Permissive. “Shall”, “will” and “agrees” are mandatory; “may” is permissive.

15.14. Captions. Captions of the paragraphs of this Lease are for convenience and reference only, and the words contained therein shall in no way be held to explain, modify, amplify or aid in the interpretation, construction or meaning of the provisions of this Lease.

15.15. Amendment. This Lease is not subject to amendment except in writing executed by all parties hereto.

15.16. Delivery of Notices - Method and Time. All notices, demands or request from one party to another shall be delivered in person or be sent by mail, certified or registered, postage prepaid, to the addresses states in paragraph 15.17 and shall be deemed to have been given at the time of delivery or, if mailed, three (3) days after the date of mailing.

15.17. Notices. All notices, demands and requests from LESSEE to LESSOR shall be given to LESSOR at the following address:

City Manager  
City of Valdez  
P.O. Box 307  
Valdez, Alaska  
99686

All notices, demands or requests from LESSOR to LESSEE shall be given to LESSEE at the following address:

General Counsel  
Silver Bay Seafoods, LLC  
208 Lake Street, Suite 2E  
Sitka, Alaska 99835

15.18. Change of Address or Agent. Each party shall have the right, from time to time, to designate a different address or different agent for service of process by notice given in conformity with paragraph 15.16.

15.19. Furnishing of Information. LESSEE shall provide LESSOR with copies of articles of incorporation and bylaws, partnership agreements, joint venture agreements or other documents which shall define the manner of organization and the ownership of any business or activities to be conducted upon the Property, together with all future amendments thereto. LESSEE and LESSEE's assignee or sublessee shall also provide the same information regarding any assignee or sublessee of LESSEE.

15.20. Recordation. This Lease or a memorandum thereof may be recorded by LESSEE at LESSEE's expense with the Valdez Recorder's Office.

## XVI - LESSOR'S LIEN

16.01. LESSOR'S Lien and Security Interest. LESSOR shall have a lien on, and LESSEE hereby grants LESSOR a security interest on, improvements, equipment and fixtures, which are or may be put on the premises by LESSEE, to secure the payment of the rent and additional sums reserved under this Lease. If LESSEE shall default in the payment of such rent, LESSOR may, at its option, without notice or demand, take possession of and sell such property in accordance with the Uniform Commercial Code of Alaska or other applicable law. LESSOR shall apply the proceeds of sale as follows:

- (a) To the expense of sale, including all costs, fees and expenses of LESSOR and LESSOR's reasonable attorney's fees in connection with such sale;
- (b) To the payment of such rent; and
- (c) The surplus, if any, to LESSEE.

## XVII - OWNERSHIP OF IMPROVEMENTS AND FIXTURES ON TERMINATION

17.01. LESSEE May Remove Improvements, Fixtures, Machinery and Equipment. Improvements, fixtures, machinery and equipment owned by LESSEE may be removed by LESSEE from the Property within sixty (60) days after the expiration or termination of this Lease; provided that such removal will not cause injury or damage to the Property, or if it does, LESSEE shall indemnify LESSOR for the full amount of such damage; and further provided that any improvements, fixtures, machinery or equipment left on the property by LESSEE shall be in good, safe and tenantable or operable condition; and further provided that LESSEE shall not commit, create, leave or allow to exist on the Property any nuisance or public nuisance. The LESSOR may extend the time for such removal in case hardship is shown to LESSOR's satisfaction, provided application for extension has been made in writing and received by LESSOR within said sixty (60) day period.

17.02. Property Not Removed. Any buildings, improvements, fixtures, machinery, equipment or other items of real or personal property, which are not removed from the Property within the time allowed in paragraph 17.01 of this Lease, shall immediately become the property of LESSOR and title hereto shall vest in LESSOR without further action on the part of LESSEE or LESSOR. LESSOR may use, sell, destroy, or otherwise dispose of any such property in any manner that it sees fit, without further obligation to LESSEE.

## XVIII - NONDISCRIMINATION

18.01. LESSEE Will Not Discriminate. LESSEE agrees that in its use and occupancy of the Property it will not, on the ground of race, color, religion, national origin, ancestry, marital status, age, disability or sex, discriminate or permit discrimination against any prospective occupant, patron, customer, employee, application for employment or other person or group of persons in any manner prohibited by federal, state or local law or regulations promulgated thereunder.

## XIX - HAZARDOUS MATERIALS

19.01. Condition of Property. LESSEE has had full opportunity to visually examine the Property for the presence of any Hazardous Material. LESSOR states that it is unaware of any current or past problems with the Property. LESSEE acknowledges that LESSOR, its agents, authorized representatives or employees have made no representations as to the physical conditions of the Property, including but not limited to the subsurface and soil conditions. LESSEE accepts the Property in an "as is" condition. LESSEE does not accept or assume responsibility or liability for pre-existing subsurface and/or soil conditions, including, but not limited to Hazardous Materials and/or Environmental contamination that is unknown and/or undisclosed to LESSEE at the time of execution of this Lease.

19.02. Release of LESSOR. Any other provision of this Lease to the contrary notwithstanding, LESSEE releases LESSOR from any and all claims, demands, penalties, fines, judgements, liabilities, settlements, damages, costs or expenses (including, without limitation, a decrease in the value of the Property, damages due to loss or restriction of usable space, and attorney's fees, court costs, litigation expenses, and consultant and expert fees) arising, during or after the term of this Lease, and resulting from LESSEE's use, keeping, storage or disposal of HAZARDOUS MATERIAL on the Property. This release includes, without limitation, any and all costs incurred due to any investigation of the site or any cleanup, removal or restoration mandated by a federal, state or local agency or policy subdivision or by law, relating to LESSEE's use, keeping, storage or disposal of Hazardous Materials on the Property.

19.03. Use of Hazardous Materials on the Property.

- (a) LESSEE shall not cause or permit any Hazardous Material to be brought upon, kept or used in or about the Property by LESSEE or its authorized representatives or invitees, except for such Hazardous Material as is necessary or useful to LESSEE's use of the Property.
- (b) Any Hazardous Material permitted on the Property as provided in this paragraph, and all containers therefor, shall be used, kept, stored and disposed of in a manner that complies with all laws or regulations applicable to any such Hazardous Material.
- (c) LESSEE shall not discharge, leak or emit, or permit to be discharged, leaked or emitted, any material into the atmosphere, ground, sewer system or any body of water, if such material (as reasonably determined by the LESSOR, or any governmental authority) does or may, pollute or contaminate the same, or may adversely affect (a) the health, welfare or safety of persons, whether located on the Property or elsewhere, or (b) the condition, use or enjoyment of the Property or any other real or personal property.
- (d) LESSEE shall be fully liable for all costs and expenses related to the use, storage and disposal of Hazardous Material kept on the Property by the LESSEE, its authorized representatives and invitees, and the LESSEE shall give immediate notice to the LESSOR of any violation or potential violation of the provisions of subparagraphs 19.03 (a), (b) and (c).

19.04. Indemnification of LESSOR. LESSEE shall forever protect, defend, indemnify and hold harmless LESSOR from and against any and all losses, claims, investigations, assertions, liens, demands and causes of action of every kind and character (including without limitation any assertions or claims made against LESSOR, LESSEE or third parties, by government agencies or third parties, alleging the release or threatened release of hazardous substances or environmental contamination of any kind on or in connection with the Property) and all costs thereof (including without limitation costs of removal action, remedial action other “response costs” as that term is defined under applicable federal and state law, attorney’s fees, penalties, damages, interest and administrative/court costs incurred by LESSOR in response to and defense of the same) arising in favor any party, including LESSOR, and arising from or connected with LESSEE’s activities under this Lease or LESSEE’s use of or presence on the Property, whether such activities, use or presence are those of LESSEE or LESSEE’s agents, subcontractors or other representatives. LESSEE acknowledges that this indemnification clause shall survive termination of this Lease, and that it applies regardless of the basis of liability alleged by or against any party, including strict liability under Alaska Statute 46.03.822 or federal law. LESSEE’s obligations under this paragraph may be discharged however, by performance of whatever degree of site investigation for environmental contamination (in LESSOR’s sole discretion) is necessary to render the Property suitable for LESSOR to release LESSEE from these obligations, which release must be granted in writing by LESSOR.

19.05. Hazardous Material Defined. Hazardous Material/Substance is any substance which is toxic, ignitable, reactive, or corrosive and which is regulated by any local government, the State of Alaska, or the United States government. Hazardous Material includes any and all material or substances which are defined as “hazardous waste”, “extremely hazardous waste”, “hazardous material” or a “hazardous substance” pursuant to local, state or federal law, including without limitation, the Resource Conservation and Recovery Act of 1976, as amended from time to time, and regulations promulgated thereunder, and the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended from time to time, and regulations promulgated thereunder. “Hazardous Material” includes but is not restricted to asbestos, polychlorobiphenyls (“PCB’s”) and petroleum and petroleum products.

19.06. Liability for Release/Threatened Releases of Hazardous Materials. LESSEE shall at all times while this Lease is in effect, for purposes of potential liability under Alaska Statute 46.03.822.:

1. LESSEE, not LESSOR, shall be deemed the owner of and person having control over any hazardous substances used by LESSEE or on the Property for business reasons of LESSEE; and
2. LESSEE, not LESSOR, shall be deemed the owner of the possessory interest under this Lease, and the operator of the Property as a facility under Alaska Statute 46.03.822(a)(2); and
3. LESSEE, not LESSOR, shall be deemed the generator, transporter, or both, of any hazardous substances generated or transported by LESSEE in connection with the enjoyment of its right under this Lease.

For purposes of this paragraph 19.06., “LESSEE” shall include LESSEE’s agents, employees, sub-contractors, subsidiaries, affiliates and representatives or any kind.

19.07. Compliance with Environmental Laws. Lessee covenants full compliance with any applicable federal, state or local environmental statute, regulations or ordinance presently in effect or that may be amended or effective in the future.

19.08. Due Diligence. At LESSOR's recommendation, LESSEE has investigated the Property for potential environmental contamination, which may have occurred before the date of this Lease; LESSEE accept the Property in its current environmental condition. After such investigation, LESSEE agrees that the Property:

- (a) Has not been subject to the use, generation, manufacture, storage, treatment, disposal release or threatened release or hazardous substances.
- (b) Has not been subject to any actual or threatened assertions, claims or litigation of any kind by government agencies or any other persons relating to such matters.

19.09. Access to Property. LESSEE authorizes LESSOR to enter upon the Property to make such inspections and tests as LESSOR may deem appropriate to determine compliance with this Lease; any such investigations or tests shall be for LESSOR's purposes only, and shall not be construed to create any responsibility or liability on LESSOR's part to LESSEE or any person.

19.10. Release from Future Claims. LESSEE hereby releases and freely waives any future claims against LESSOR for contribution or indemnity (whether under AS 46.03.822. other state law, or federal law) in the event LESSEE incurs or becomes liable for response costs, damages or costs of any kind because of the release, threatened release or presence of hazardous substances on or about the Property.

19.11. Report of Events. LESSEE specifically agrees to report all releases, threatened releases, discharges, spills or disposal of hazardous substances in whatever quantity, immediately to the appropriate regulatory authorities and simultaneously to LESSOR, and to keep LESSOR fully informed of any communication between LESSEE and any person or agency concerning potential or actual environmental contamination and hazardous substances.

IN WITNESS WHEREOF, the parties hereto have set their hands and seal the dates herein below set forth.

**LESSOR:**  
CITY OF VALDEZ

By: \_\_\_\_\_  
Jeremy, O'Neil, Mayor

Date: \_\_\_\_\_



Attest: \_\_\_\_\_  
Sheri L. Pierce, MMC, City Clerk

Date: \_\_\_\_\_

**LESSEE:**  
SILVER BAY SEAFOODS, LLC

By: \_\_\_\_\_  
Larsen Mettler. Chief Financial Officer

APPROVED AS TO FORM:

BRENA, BELL & CLARKSON, P.C.  
Attorneys for City of Valdez

By: \_\_\_\_\_  
Jon S. Wakeland

STATE OF ALASKA                    )  
  )ss.  
THIRD JUDICIAL DISTRICT        )

THIS IS TO CERTIFY that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared **Larsen Mettler** known to me and to me known to be the individual named in and who executed the foregoing document and executed the foregoing document as free and voluntary act and deed for the uses and purposes therein set forth.

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

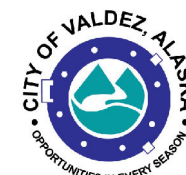
\_\_\_\_\_  
Notary Public in and for Alaska  
My Commission Expires:\_\_\_\_\_









# 210 S. Harbor Drive



## Map Key

-  Parcel Boundary
-  210 S. Harbor Dr.

0 125 250 500 Feet

THE DATA CONTAINED HEREIN IS COMPILED FROM SEVERAL SOURCES,  
SOME UNRELATED TO THE CITY OF VALDEZ, WITH DIFFERENT LEVELS OF PRECISION.  
PLEASE NOTE, WHILE THE INFORMATION IN OUR GIS IS BELIEVED TO BE RELIABLE,  
IT IS NOT GUARANTEED TO BE ACCURATE.



## Legislation Text

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**File #:** 18-0413, **Version:** 1

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**ITEM TITLE:**

October 2018 New Harbor Report

**SUBMITTED BY:** Nathan Duval, Capital Facilities Director

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive and File.

**SUMMARY STATEMENT:**

See the Attached Report for the Current Status of the New Boat Harbor Project Through October, 2018.



OCTOBER 2018

# VALDEZ NEW BOAT HARBOR

## CONSTRUCTION

### Phase 2 Uplands Facilities and Inner Harbor Facilities

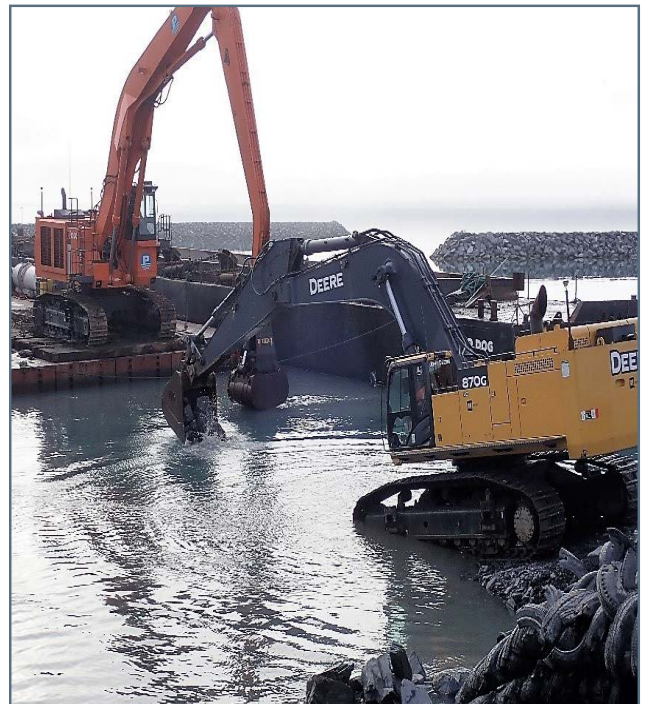
The contractors corrected Punchlist items noted during the Architectural Substantial Completion inspection for the building and prepared for Electrical and Mechanical inspections. Concrete sidewalk with bronze fish inlay was placed in the plaza area east of the Warehouse Building. F&W installed hardwood over the metal flashing cap on the stone wainscot for the buildings. Zastrow started erecting structural timbers for the east picnic canopy.

Pacific Pile and Marine (PPM) repaired major equipment malfunctions and finished breaking and dredging bedrock at the Drive-Down (DD) basin. The post-dredge survey was performed, and review of final quantities is in process.

Engineer and City representatives inspected the head floats and the four main and finger floats (T, U, V, W) for the west two-thirds of the Mooring Basin. PPM corrected the deficiencies and Harris Sand and Gravel started at the west end installing piping for water systems. Drive-down float modules, transfer bridge and related items that were stored in the Seattle area were loaded on a supply barge and towed to Valdez in late-October. Mechanical failure on PPM's 450-ton crane delayed demobilization of dredging equipment and off-loading the materials from the supply barge. Drive-down and mooring floats will be assembled and staged in the water. Piling for the DD bridge abutment (on uplands) and the mooring frame (at bottom of bridge) will be installed, and DD floats will be assembled and placed during November. The concrete bridge abutment and wing walls will be constructed, and 140-foot long bridge and support pontoon will be lifted in place during December.

## PROJECT ACHIEVEMENTS

- Installed sidewalk with fish inlays at the Warehouse plaza
- Started installing brackets and piping for water systems at the west mooring floats
- Completed dredging the bedrock and surveyed the DD Float basin
- Revised the Rock Anchor Pile Installation Plan for the DD bridge mooring frame



Dredging last of the shot rock at the Drive-down basin

## OCTOBER 2018 PROJECT UPDATE (CONT.)

### DESIGN TEAM - CONSTRUCTION SUPPORT

R&M continued reviewing submittals, including final revisions for the Rock Anchor Pile Installation Plan, responded to Requests for Information (RFIs), clarifications of construction documents and conflicts in the field. When drilling and driving piling and installation of floats resumes in November, R&M will resume inspections and documentation of the work. R&M revised the design for water services from the Uplands to the floats and submitted the plans to ADEC for review and approval.

### USACE NAVIGATION IMPROVEMENTS

The USACE indicated they are closing out the Western Marine Construction contract for dredging the navigation channel and float basin and construction of the breakwaters. The USACE and the City have scheduled a meeting in early November to discuss the contract closeout process and open items. Arcadis and the City will continue coordinating with the USACE for closeout of the contract.

### FUTURE MILESTONES

- Perform Substantial Completion inspections for building electrical and mechanical systems
- Start electrical and finish installing mechanical systems on the mooring floats T, U, V and W
- Install piling and piling cap for DD bridge abutment
- Install piling and tension anchors for mooring frame for bottom of the DD bridge
- Construct the concrete abutment and wing walls
- Place the DD floats, bridge and support pontoon
- Closeout City's contract with USACE for the dredging and breakwater work
- Commission and test the Bilge Treatment equipment (after the mooring floats are completed)



Loading dredging equipment on supply barge to be towed back to Seattle

### PROJECT TEAM

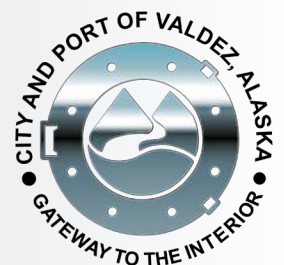
Nate Duval, Capital Facilities Project Manager, City of Valdez || 907.835.5478 ext. 1

Ronnie Barcak, Project Manager, USACE || 907.753.5755

Kim Nielsen, Group Manager, Waterfront Engineering, R&M Consultants || 907.646.9602

Andy Romine, Project Manager, Pacific Pile and Marine || 907.360.4580

Ron Rozak, Construction Manager, Arcadis || 907.382.2933







Finishing concrete with fish inlays east of Warehouse Building



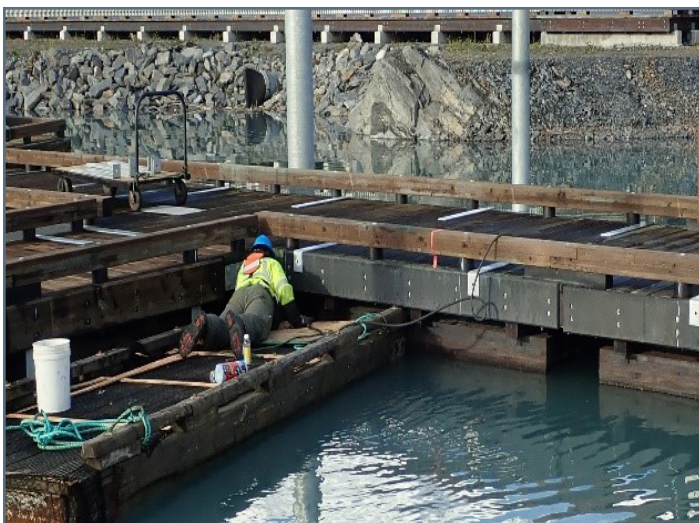
Typical bronze fish inlay in sidewalk east of Warehouse Building



Connecting timbers with brackets for the east Picnic Canopy



Partially erected timber structure for east Picnic Canopy



Installing hangers to support water piping on side of floats



Gangway with metal roof and nonslip transition to the float



# PROJECT SCHEDULE

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

\*Solid lines reflect PPM's September 2018 schedule and PPM's recent communications about potential changes; PPM's October update was not available for this report.

\*\* WMC finished dredging and breakwater; contract closeout continues. \*\*\* Contract requires Phase 2 work to be completed by October 1, 2019.

# BUDGET SUMMARY

Description	Original Budget	Revised Budget	Committed	Expenditures 10/31/18	% Spent	Estimate at Completion
<b>DESIGN</b>	\$ 2,451,971	\$ 3,659,047	\$ 3,659,047	\$ 3,379,659	92%	\$ 3,659,047
Design	\$ 1,851,971	\$ 2,215,983	\$ 2,215,983	\$ 2,231,917	101%	\$ 2,231,917
Design Team Services During Construction	\$ 600,000	\$ 1,443,064	\$ 1,443,064	\$ 1,147,742	80%	\$ 1,427,130
<b>PROJECT MANAGEMENT</b>	\$ 2,340,548	\$ 2,919,405	\$ 2,919,405	\$ 2,645,982	91%	\$ 2,919,405
Project Management	\$ 1,740,548	\$ 2,547,868	\$ 2,547,868	\$ 2,274,445	89%	\$ 2,547,868
Inspection/Testing	\$ 600,000	\$ 371,537	\$ 371,537	\$ 371,537	100%	\$ 371,537
<b>USACE CONSTRUCTION - CITY PORTION</b>	\$ 9,345,453	\$ 7,645,453	\$ 7,525,453	\$ 5,141,258	67%	\$ 7,525,453
Initial Basin	\$ 7,145,453	\$ 7,145,453	\$ 7,145,453	\$ 4,761,258	67%	\$ 7,145,453
Other Basin Modifications	\$ 2,200,000	\$ 500,000	\$ 380,000	\$ 380,000	76%	\$ 380,000
<b>CITY CONSTRUCTION</b>	\$ 39,023,904	\$ 44,738,748	\$ 44,661,583	\$ 39,047,117	87%	\$ 44,738,748
Phase 1 Uplands	\$ 19,013,040	\$ 19,191,437	\$ 19,191,437	\$ 19,191,437	100%	\$ 19,191,437
Phase 2 Base/Drivedown Floats, Uplands Fac.	\$ 8,976,100	\$ 25,090,832	\$ 25,090,832	\$ 19,538,467	78%	\$ 25,090,832
Upland Facilities (with Phase 2)	\$ 4,046,643	\$ -	\$ -	\$ -	0%	\$ -
Drive Down Float (with Phase 2)	\$ 4,951,721	\$ -	\$ -	\$ -	0%	\$ -
Drive-Down Float In-water Mods (with Phase 2)	\$ 1,342,500	\$ -	\$ -	\$ -	0%	\$ -
Hotel Hill Clearing	\$ 64,900	\$ 64,900	\$ 64,900	\$ 64,900	100%	\$ 64,900
Fish Cleaning	\$ 324,000	\$ -	\$ -	\$ -	0%	\$ -
Electric Primary	\$ 225,000	\$ 311,579	\$ 311,579	\$ 252,312	81%	\$ 311,579
CCTV/Security/Head End Equipment	\$ 80,000	\$ 80,000	\$ 2,834	\$ -	0%	\$ 80,000
<b>ADMINISTRATION</b>	\$ 60,000	\$ 100,000	\$ 99,245	\$ 92,554	93%	\$ 100,000
FFE	\$ 100,000	\$ 100,000	\$ -	\$ -	0%	\$ 100,000
<b>CONTINGENCY (@ 15% original budget)</b>	\$ 7,998,281	\$ 2,157,504				\$ 2,277,504
<b>TOTAL CITY FUNDED</b>	\$ 61,320,158	\$ 61,320,158	\$ 58,864,733	\$ 50,306,571	82%	\$ 61,320,158
<b>USACE FUNDED**</b>	\$ 21,277,761	\$ 21,277,761	\$ 21,277,761	\$ 20,558,716	97%	\$ 21,277,761
<b>TOTAL CITY/USACE FUNDING</b>	\$ 82,597,919	\$ 82,597,919	\$ 80,142,494	\$ 70,865,286	86%	\$ 82,597,919

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

\*\* Reconciliation with USACE is in process; updates are anticipated.





## Legislation Text

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**File #:** 18-0414, **Version:** 1

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**ITEM TITLE:**

Report: Kimley Horn Project Update

**SUBMITTED BY:** Martha Barberio, Economic Development Director

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive and file

**SUMMARY STATEMENT:**

Attached is the most recent update on the Kimley Horn Project. They will be here the week of December 10<sup>th</sup>. They will be meeting with various community members and also holding a CPAC committee meeting on December 12, 2018 at 7 pm in the conference room at the Civic Center.



November 9, 2018

Valdez City Council Members  
City of Valdez  
212 Chenega Avenue  
Valdez, AK 99686

**RE:     *Update on the Valdez Comprehensive Plan Project***

Dear Members of the Valdez City Council:

The purpose of this memo is to update Mayor O'Neil and Council Members on the status of the Valdez Comprehensive Plan project. Since the September visit to Valdez, Kimley-Horn has established weekly Friday conference calls with City staff in order to update them on the current project status, facilitate information and data request, and coordinate CPAC and Plan meetings.

### ***Community Workshop***

A Community Workshop to discuss the Elements of a Comprehensive Plan took place on September 11, 2018 at the Valdez Civic Center. Approximately 40-50 community members were in attendance. The workshop included an informational presentation and an interactive exercise to gather community feedback about each element as the project team begins to draft the Comprehensive Plan. A copy of the workshop attendance sheet was made available to the City Council immediately following the September Outreach Week.

**Attachment A (Community Workshop Summary – September 11, 2018)** provides a full summary on the Community Workshop and feedback from the workshop attendees. This document is available on the project website as well.

### ***Comprehensive Plan Advisory Committee (CPAC)***

On September 18, 2018, City Council appointed eighteen community members to the Valdez Comprehensive Plan Advisory Committee (CPAC). The purpose of the CPAC is to assist in the development and review of the Valdez Comprehensive Plan Update with the goal of providing the City decision makers with policy recommendations that support the community's vision for the future of Valdez.

Since then, the CPAC has had one formal meeting on October 17, 2018 in the Valdez City Council Chambers. The purpose of the meeting was to discuss the role and organization of the committee and establish operating procedures for the remainder of the Comprehensive Plan process. Kimley-Horn also developed a CPAC Handbook for use by CPAC members that covers the full extent of the roles, responsibilities, and plan materials. This handbook will be continuously updated over the course of the Comprehensive Plan process. Other components, such as an internal file sharing and review website, have been created as a standard practice for these types of committees.

**Attachment B (CPAC Meeting Minutes – October 17, 2018)** provides both the agenda and meeting minutes from that meeting. This document is available on the project website as well.

### ***Website***

The project website ([www.visionvaldez.com](http://www.visionvaldez.com)) completed development and was made active the week following our September visit. The website allows community members to:

- Get information, including a project fact sheet and schedule, on the current status of the project and the overall purpose of the Comprehensive Plan;
- Sign up for email updates to be informed about upcoming meetings and other important Comprehensive Plan correspondence;
- View the time, date, and location of the next Comprehensive Plan meeting or workshop;
- Contact the Project Team with questions;
- Download past workshop summaries and presentations; and
- See when and where past meetings occurred.

The project website is continuously updated and most recently includes the information for the December 11, 2018 CPAC meeting which is open to the public.

### ***Upcoming Site Visit and CPAC Meeting #2***

Since the September site visit, the Project Team has been focused on developing components of the Housing and Land Use elements of the Comprehensive Plan. These materials will be made available to the CPAC and City staff prior to the December site visit for the purposes of discussion and further development of these two elements.

As mentioned above, the next CPAC meeting will take place on December 11, 2018 at the Valdez Civic Center. The Kimley-Horn team will be in town for most of that week. This meeting is open to the public and the CPAC has established that time be set aside during the meeting for public comment.

### ***Attachments***

Attachment A: Community Workshop Summary – September 11, 2018

Attachment B: CPAC Meeting Minutes – October 17, 2018

# COMMUNITY WORKSHOP SUMMARY

**DATE:** September 11, 2018

**TIME:** 6:30p - 8:00p

**LOCATION:** Valdez Civic Center

Kimley»Horn



## Meeting Summary

On September 11, 2018, the City of Valdez held a Community Workshop for the Comprehensive Plan at the Valdez Civic Center. The purpose of the Workshop was to share information on the Valdez Comprehensive Plan, including its contents, timeline, and the process by which the City will be developing the Plan. The informational PowerPoint shown at the Workshop can be found in the “Resources” section of the Project Website ([www.visionvaldez.com](http://www.visionvaldez.com)). In addition to the PowerPoint, workshop attendees participated in an interactive planning exercise with ten stations, each focusing on a different potential topical area to be addressed in the Comprehensive Plan. The topical areas included:

- Tourism & Visitor Services
- Ports & Harbor
- Community Facilities
- Public Safety & Emergency Services
- Parks & Recreation
- Land Use
- Housing
- Economic Development
- Transportation
- Infrastructure



The “open house” style format of the workshop allowed attendees to float freely to whichever topic interested them. Each topic station asked workshop attendees to consider and respond to three questions about that particular topical area:

- What should we consider?
- What are your concerns?
- What are your wishes/needs?

Maps were available to help with discussion and provide a place for attendees to locate important areas in the community related to that topic. Project team members actively engaged attendees in discussion to learn more about their thoughts on the Plan and dig deeper into comments provided at each station. The goal of the interactive exercise was to understand what potential issues and concerns within Valdez the Comprehensive Plan should look to address. This input will help to tailor the Comprehensive Planning process to be a living, working document that fits the City of Valdez and responds to the goals and wishes that residents and other stakeholders have for their City.

The following information was offered by workshop attendees at each station and provided verbatim in this summary. Repetitive listing of items/ideas or check marks (✓) next to an item/idea represent their multiple occurrences on individual station report sheets. These items/ideas are listed repeatedly or with check marks to fully represent all workshop participants’ views and input.

## Station 1: Tourism & Visitor Services

### Board Comments

#### Topics to Address

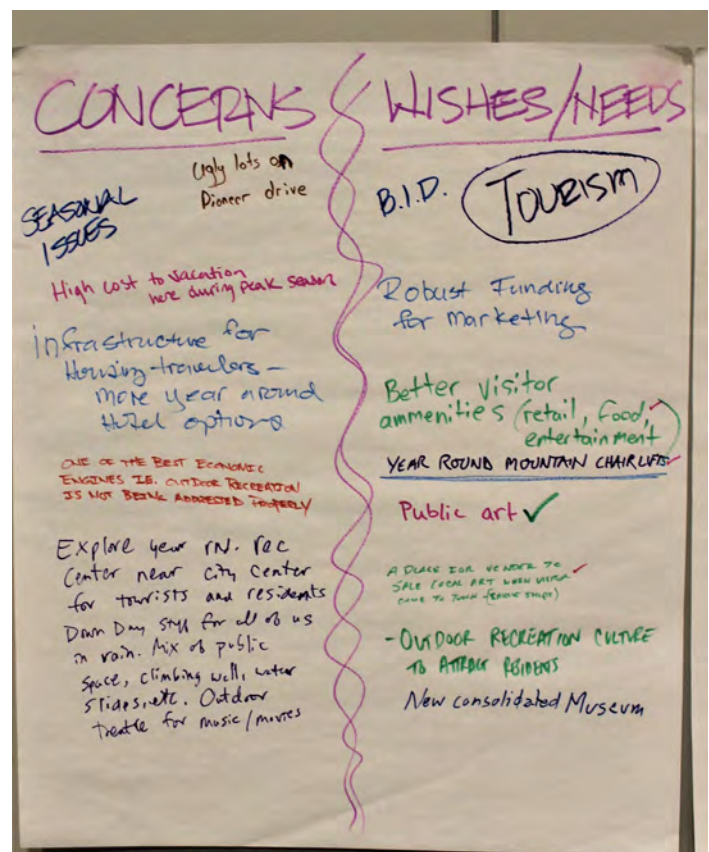
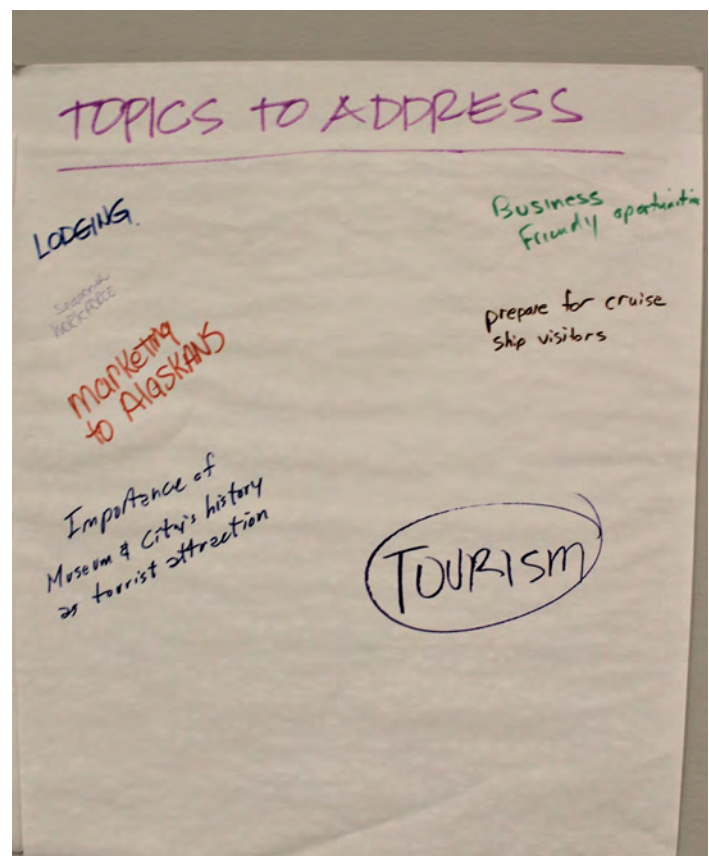
- Lodging
- Seasonal workforce
- Marketing to Alaskans
- Importance of Museum & City's history as tourist attraction
- Business friendly opportunities
- Prepare for cruise ship visitors

#### Concerns

- Seasonal issues
- Ugly lots on Pioneer Drive
- High cost to vacation here during peak season
- Infrastructure for housing travelers – more year-round hotel options
- One of the best economic engines, ie: outdoor recreation is not being addressed properly
- Explore year-round Recreation center near city center for tourists and residents; down day stuff for all of us in rain. Mix of public space, climbing wall, water slides, etc. outdoor theatre for music/movies

#### Wishes / Needs

- Business Improvement District (B.I.D.)
- Robust fundraising for marketing
- Better visitor amenities (retail, food, entertainment) (✓)
- Year-round mountain chair lifts (✓)
- Public art (✓)
- A place for vendor to sale local art when visitor come to town (cruise ships) (✓)
- Outdoor recreation culture to attract residents
- New consolidated museum





## Station 2: Ports & Harbor

### Board Comments

#### Topics to Address

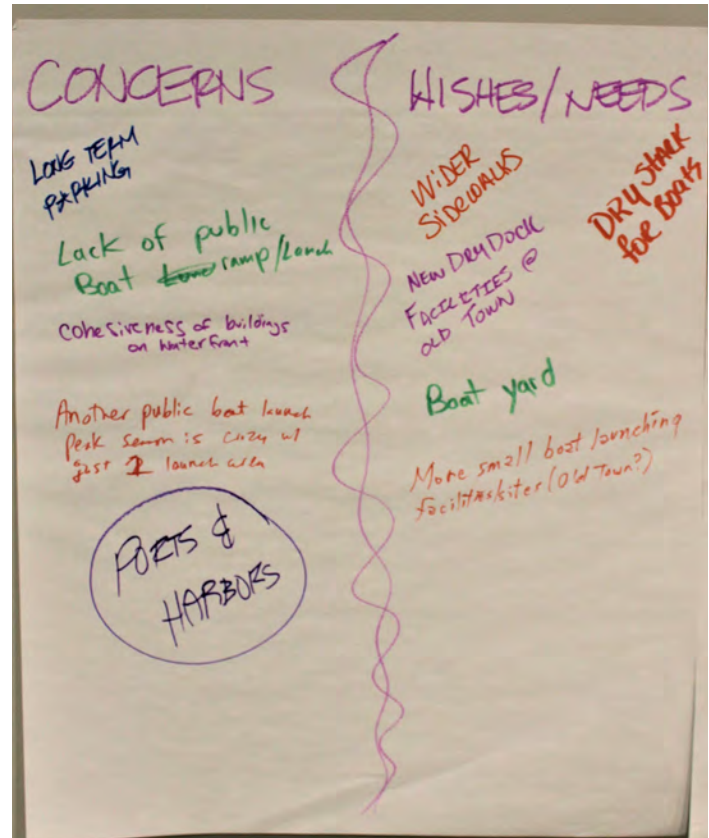
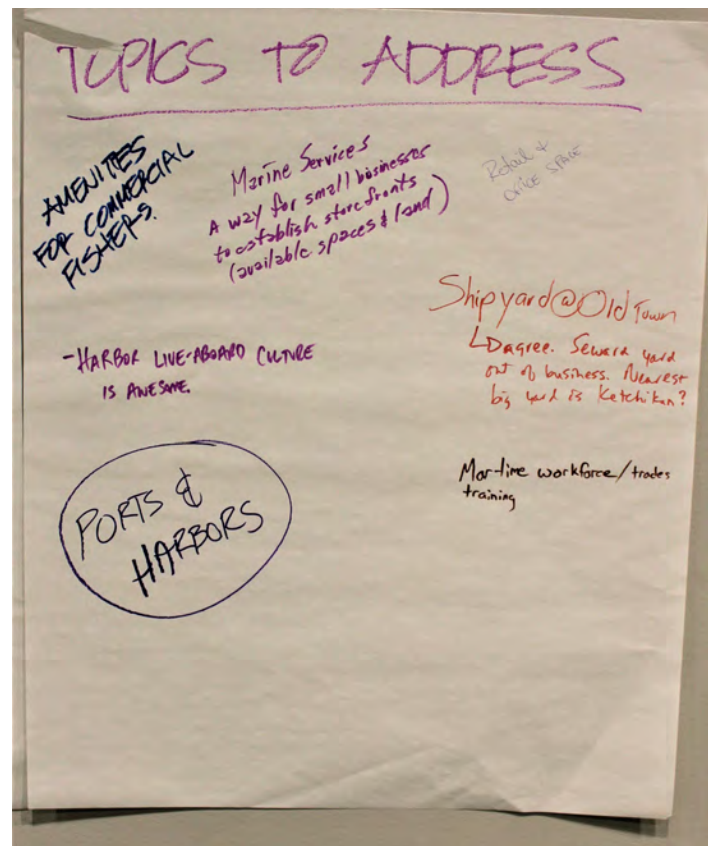
- Amenities for commercial fishers
- Marine services a way for small businesses to establish store fronts (available spaces and land)
- Retail and office space
- Harbor live-aboard culture is awesome
- Shipyard at old town
  - » Agree. Seward yard out of business. Nearest big yard is Ketchikan?
- Maritime workforce/trades training

#### Concerns

- Long-term parking
- Lack of public boat ramp/launch
- Cohesiveness of buildings on waterfront
- Another public boat launch peak season is crazy with just 1 launch area

#### Wishes / Needs

- Wider sidewalks
- New dry dock facilities at old town
- Dry stack for boats
- Boat yard
- More small boat launching facilities (old town)



## Station 3: Community Facilities

### Board Comments

#### Topics to Address

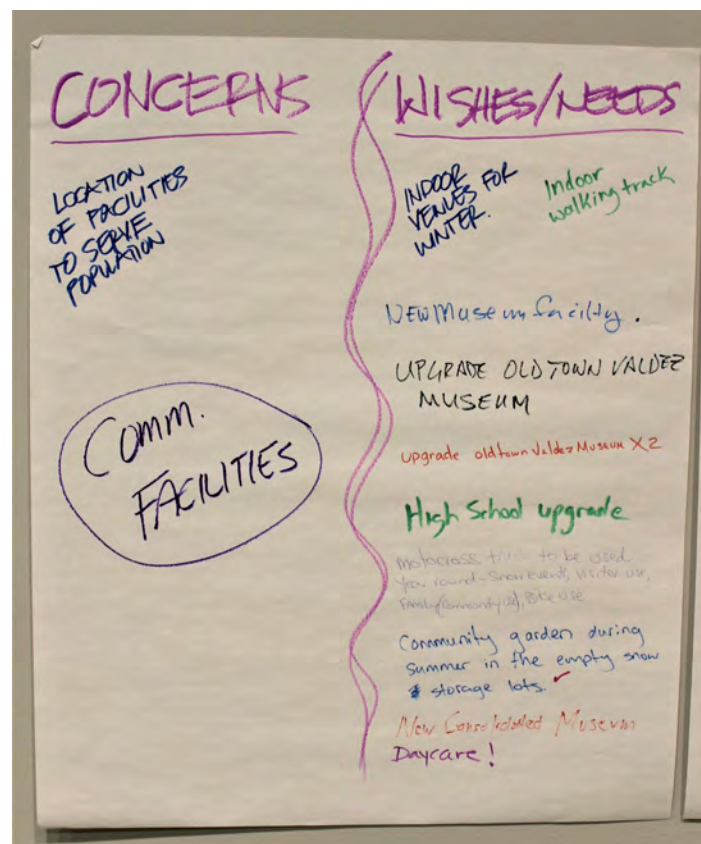
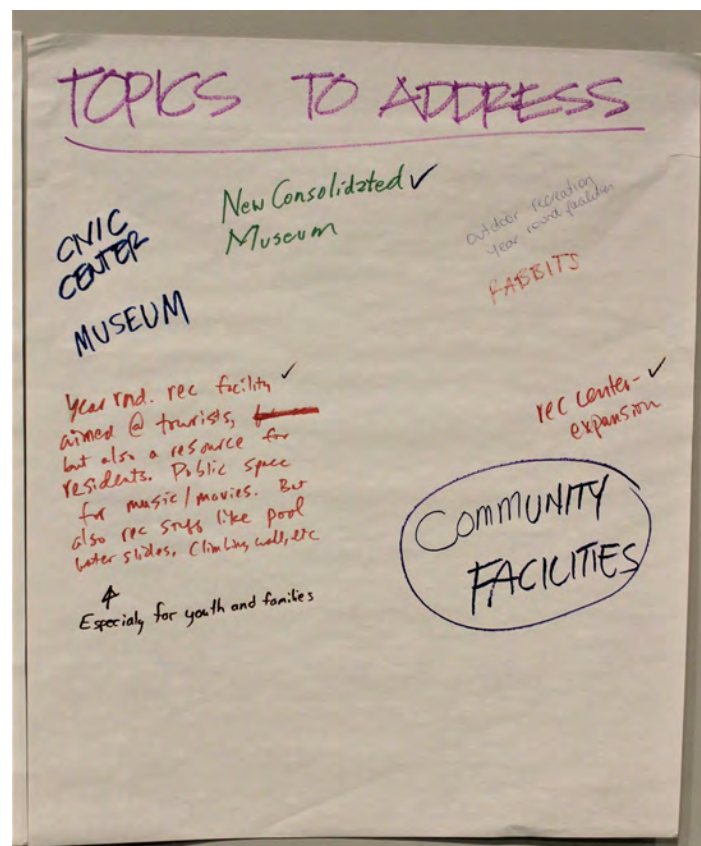
- Civic Center
- Museum
- New consolidated museum (✓)
- Outdoor recreation year-round facilities
- Rabbits
- Year-round recreation facilities aimed at tourists, but also a resource for residents. Public space for music/movies. But also recreation stuff like pool water slides, climbing wall, etc. (✓)
  - » Especially for youth and families
- Recreation center expansion (✓)

#### Concerns

- Location of facilities to serve population

#### Wishes / Needs

- Indoor venues for winter
- Indoor walking track
- New museum facility
- Upgrade old town Valdez museum (✓)
- High school upgrade
- Motocross track to be used year-round – snow events, visitor use, family (community use), bike use
- Community garden during summer in the empty snow storage lots (✓)
- New consolidated museum
- Daycare!





## Station 4: Public Safety & Emergency Services

### Board Comments

#### Topics to Address

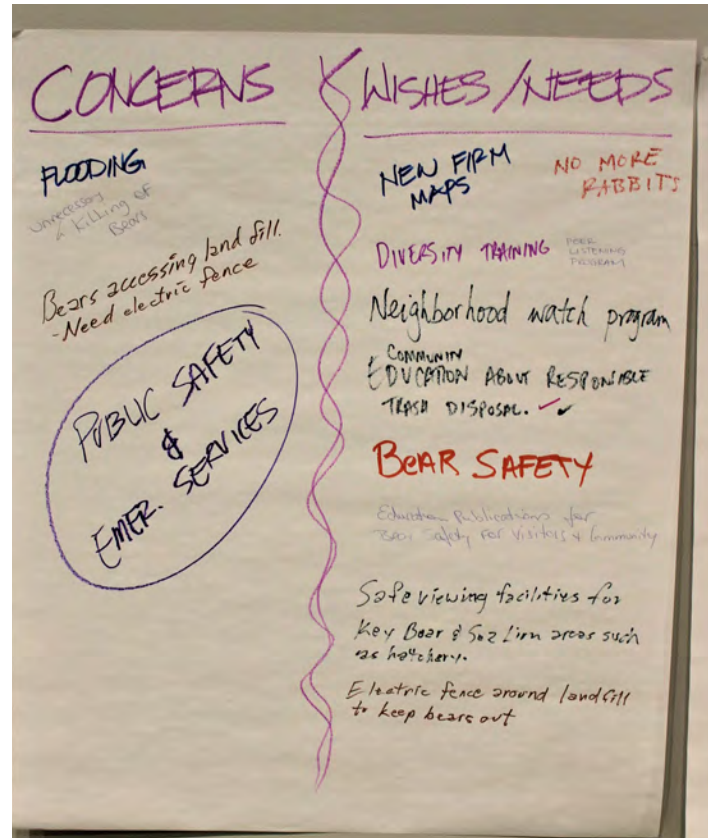
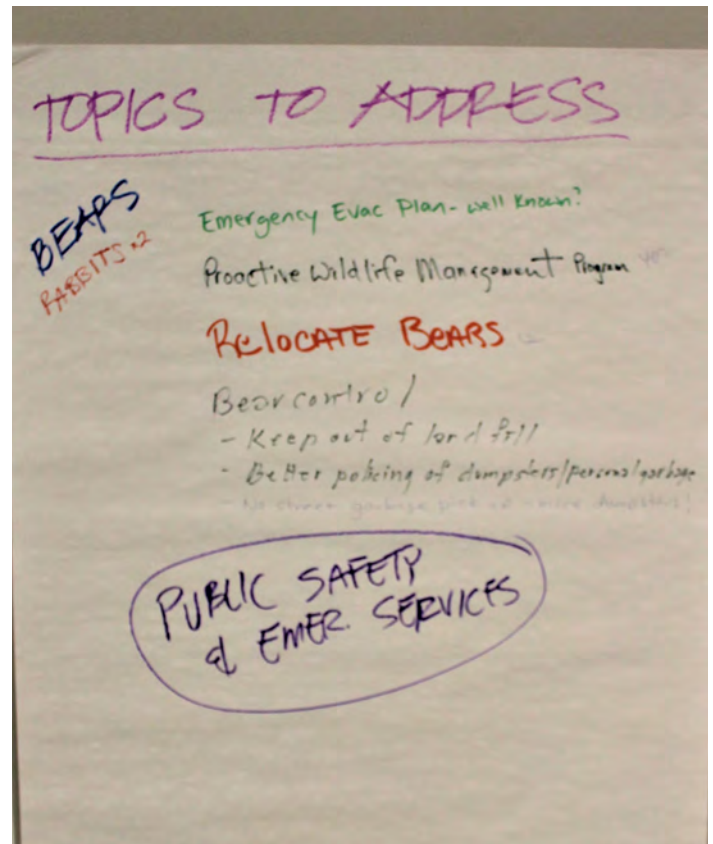
- Bears
- Rabbits (✓)
- Emergency evacuation plan – well known?
- Proactive wildlife management program
- Relocate bears
- Bear control
  - » Keep out of land fill
  - » Better policing of dumpsters/persons/garbage
  - » No street garbage pick-up – more dumpsters!

#### Concerns

- Flooding
- Unnecessary killing of bears
- Bears accessing land fill – need electric fence

#### Wishes / Needs

- New Flood Insurance Rate Maps (FIRM)
- No more rabbits
- Diversity training
- Peer listening program
- Neighborhood watch program
- Community education about responsible trash disposal (✓ ✓)
- Bear safety
- Education publications for bear safety for visitors and community
- Safe viewing facilities for key bear and sea lion areas such as hatchery
- Electric fence around landfill to keep bears out





## Station 5: Parks & Recreation

### Board Comments

#### Topics to Address

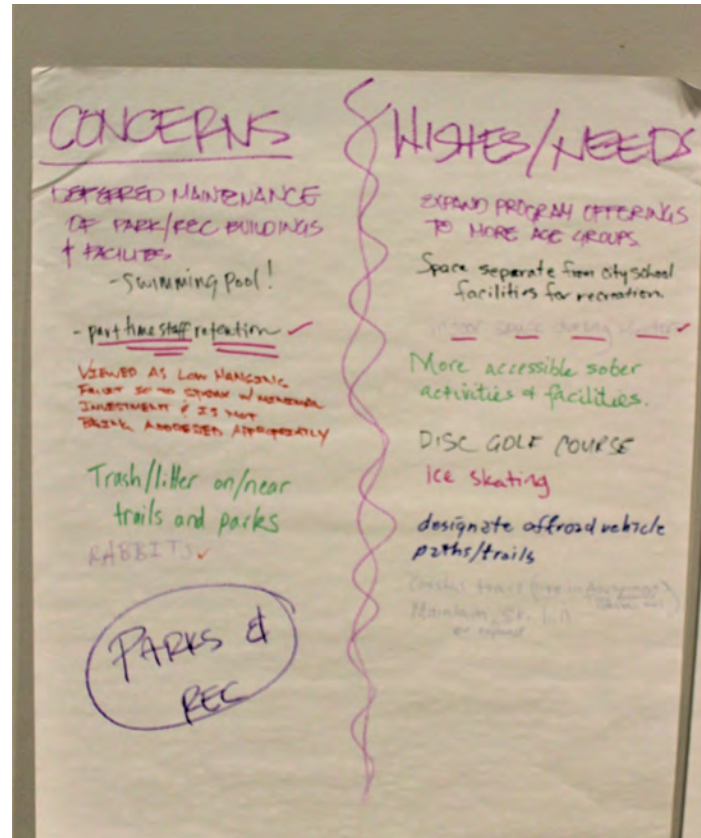
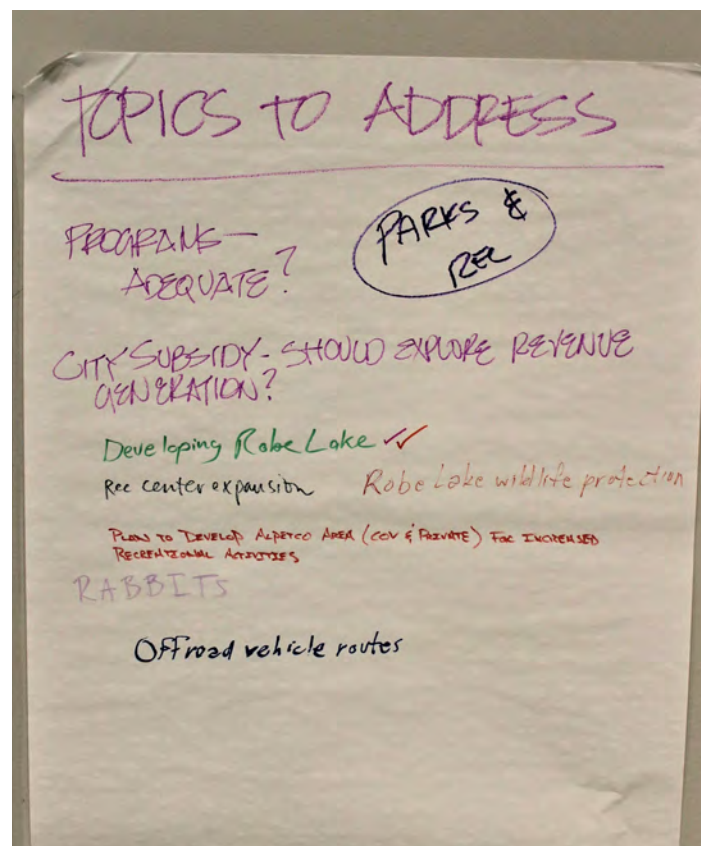
- Programs – adequate?
- City subsidy – should explore revenue generation?
- Developing Robe Lake (✓ ✓)
- Recreation center expansion
- Robe Lake wildlife protection
- Plan to develop Alpetco area (cove and private) for increased recreational activities
- Rabbits
- Off-road vehicle routes

#### Concerns

- Deferred maintenance of park/recreation buildings and facilities
- Swimming pool!
- Part-time staff retention (✓)
- Viewed as low hanging fruit so to speak w/ minimal investment and is not being addressed appropriately
- Trash/litter on/near trails and parks
- Rabbits (✓)

#### Wishes / Needs

- Expand program offerings to more age groups
- Space separate from city school facilities for recreation
- Indoor space during winter (✓)
- More accessible sober activities and facilities
- Disc golf course
- Ice skating
- Designate off-road vehicle paths/trails
- Coastal trail (like Anchorage – Tony Knowles coastal trail)
- Maintain or expand ski hill



## Station 6: Land Use

### Board Comments

#### Topics to Address

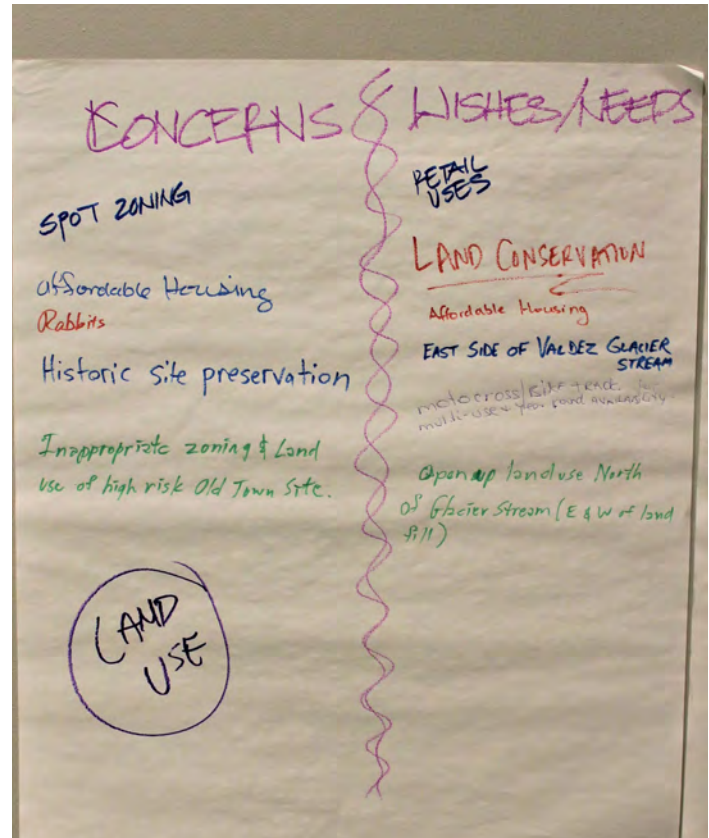
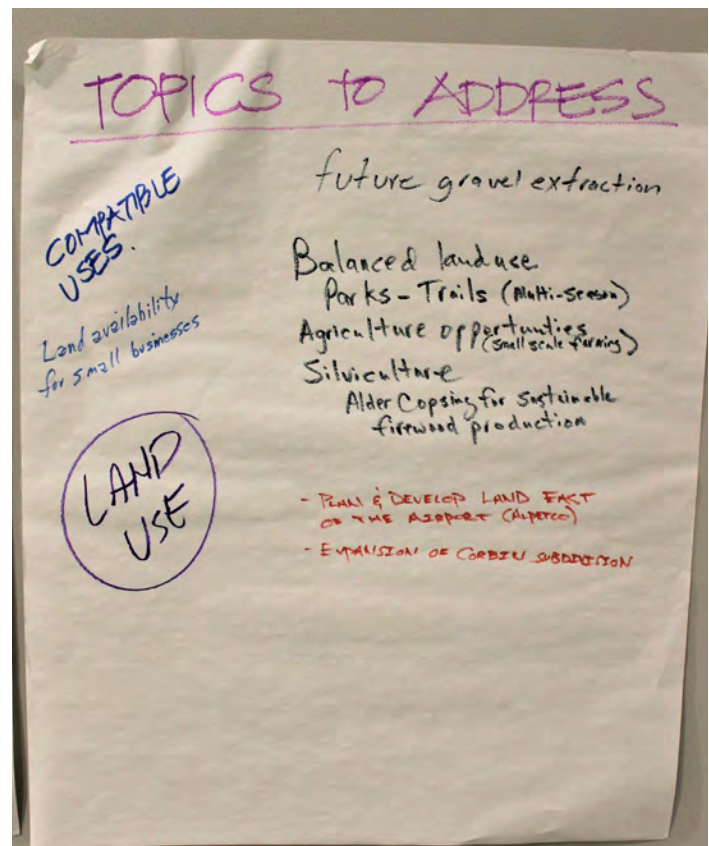
- Compatible uses
- Land availability for small businesses
- Future gravel extraction
- Balance land use
  - » Parks-trails (multi-season)
  - » Agriculture opportunities (small scale farming)
  - » Silviculture (Alder Copsing for sustainable firewood production)
- Plan and develop land east of the airport (Alpetco)
- Expansion of Corbin subdivision

#### Concerns

- Spot zoning
- Affordable housing
- Rabbits
- Historic site preservation
- Inappropriate zoning and land use of high risk old town site

#### Wishes / Needs

- Retail uses
- Land conservation
- Affordable housing
- East side of Valdez Glacier Stream
- Motocross/bike track for multi-use and year-round availability
- Open up land use north of Glacier Stream (E & W of land fill)





## Station 7: Housing

### Board Comments

#### Topics to Address

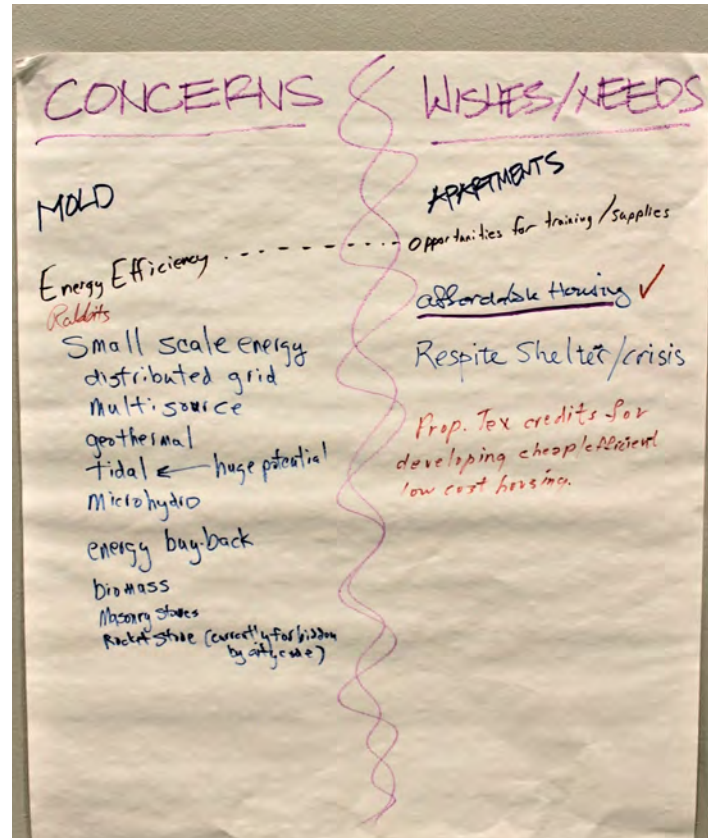
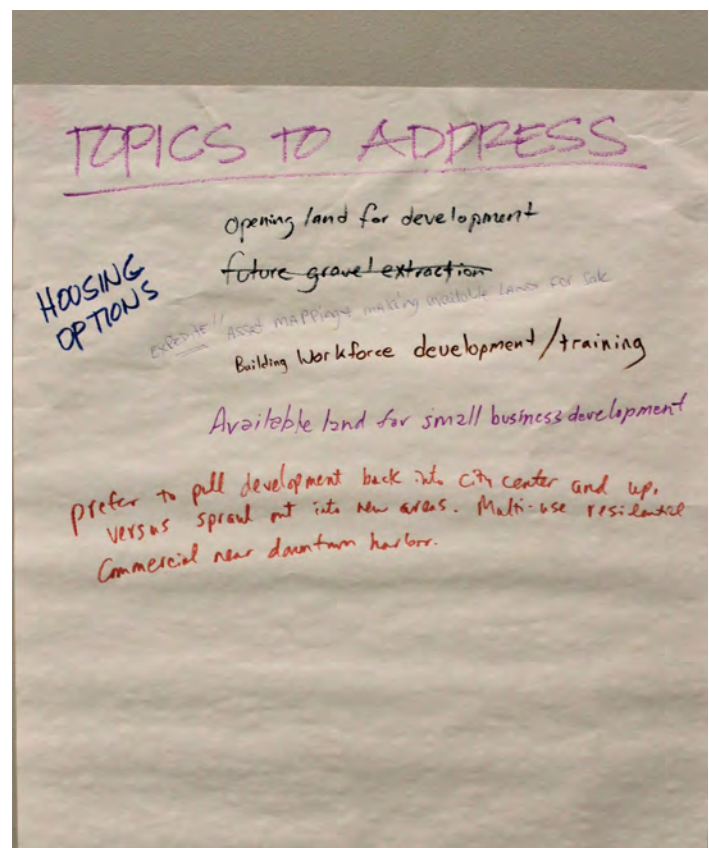
- Housing options
- Opening land for development
- Expedite!! Asset mapping and making available land for sale
- Building workforce development/training
- Available land for small business development
- Prefer to pull development back into city center and up versus sprawl put into new areas. Multi-use residential, Commercial near downtown harbor

#### Concerns

- Mold
- Energy efficiency
- Rabbits
- Small scale energy
- Distributed grid
- Multi-source
- Geothermal
- Tidal – huge potential
- Micro-hydro
- Energy buyback
- Biomass
- Masonry stores
- Rocket stove (currently forbidden by city code)

#### Wishes / Needs

- Apartments
- Opportunities for training/supplies
- Affordable housing (✓)
- Respite shelter/crisis
- Property Tax credits for developing cheap/efficient low-cost housing



## Station 8: Economic Development

### Board Comments

#### Topics to Address

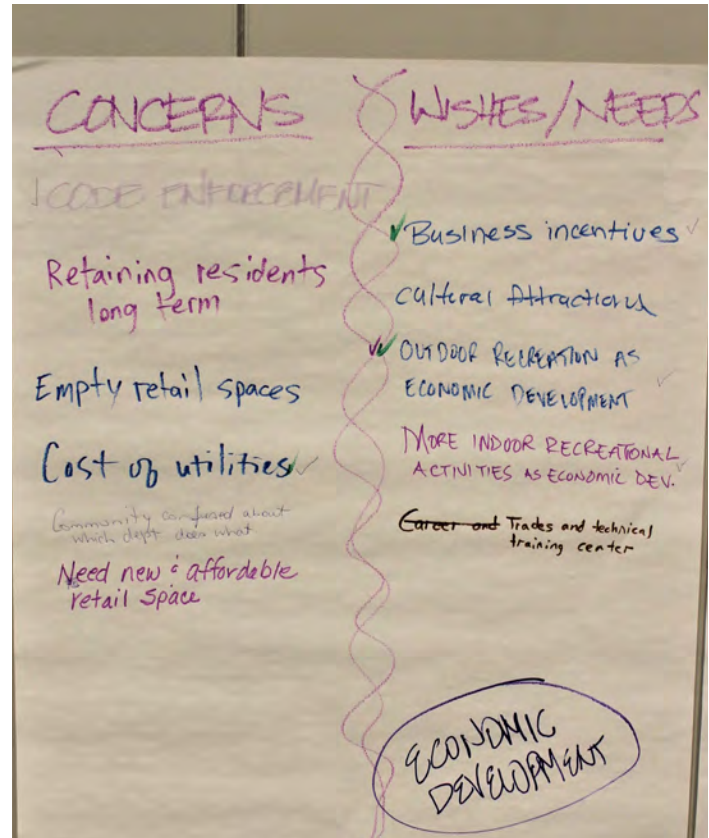
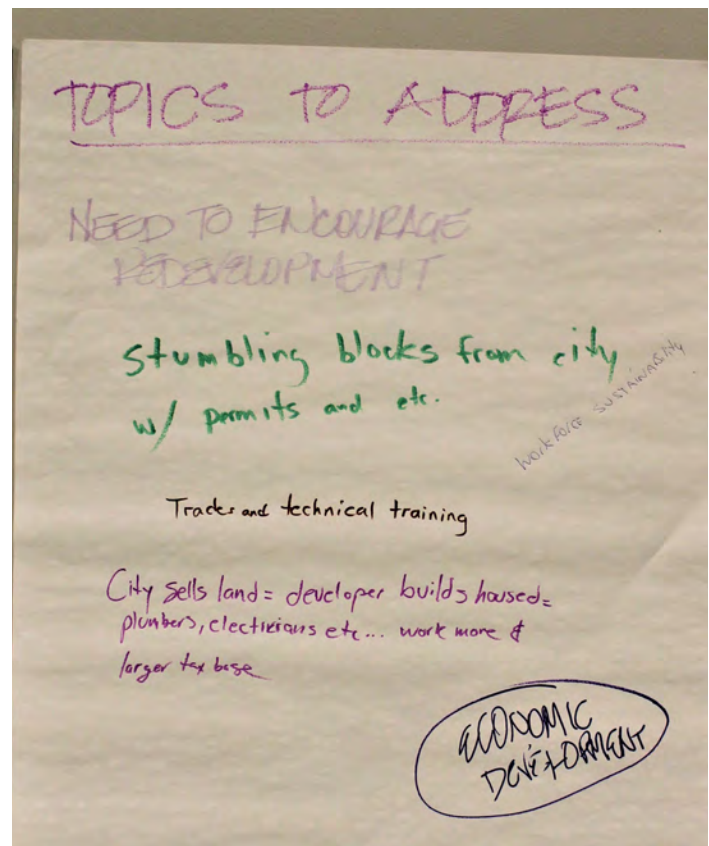
- Need to encourage redevelopment
- Stumbling blocks from city with permits and etc.
- Workforce sustainability
- Trades and technical training
- City sells land = developer builds houses = plumbers, electricians, etc..... work more and larger tax base

#### Concerns

- Code enforcement
- Retaining residents long-term
- Empty retail spaces
- Cost of utilities
- Community confused about which department does what
- Need new and affordable retail space

#### Wishes / Needs

- Business incentives (✓ ✓)
- Cultural attraction
- Outdoor recreation as economic development (✓ ✓ ✓)
- More indoor recreational activities as economic development
- Trades and technical training center





## Station 9: Transportation

### Board Comments

#### Topics to Address

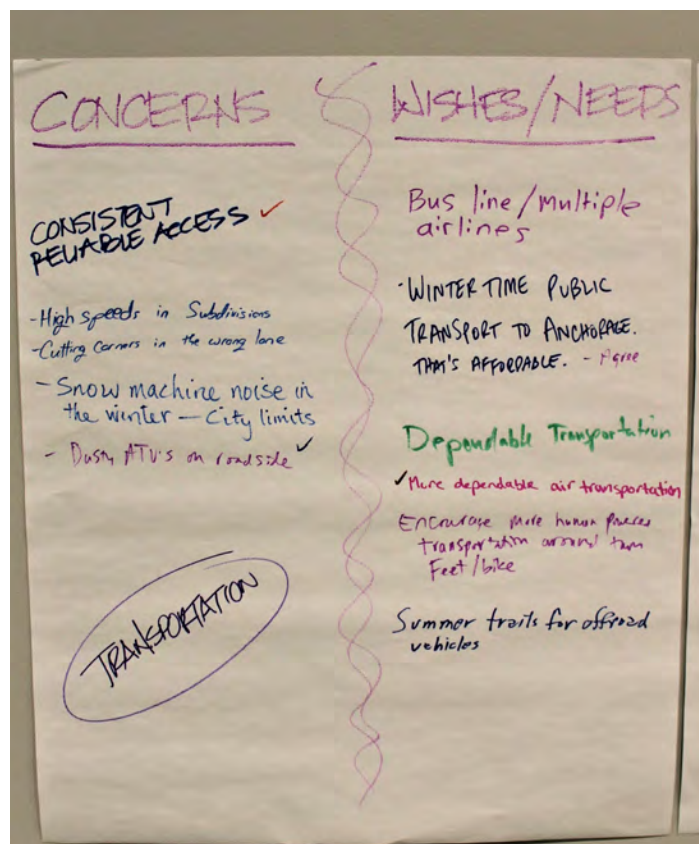
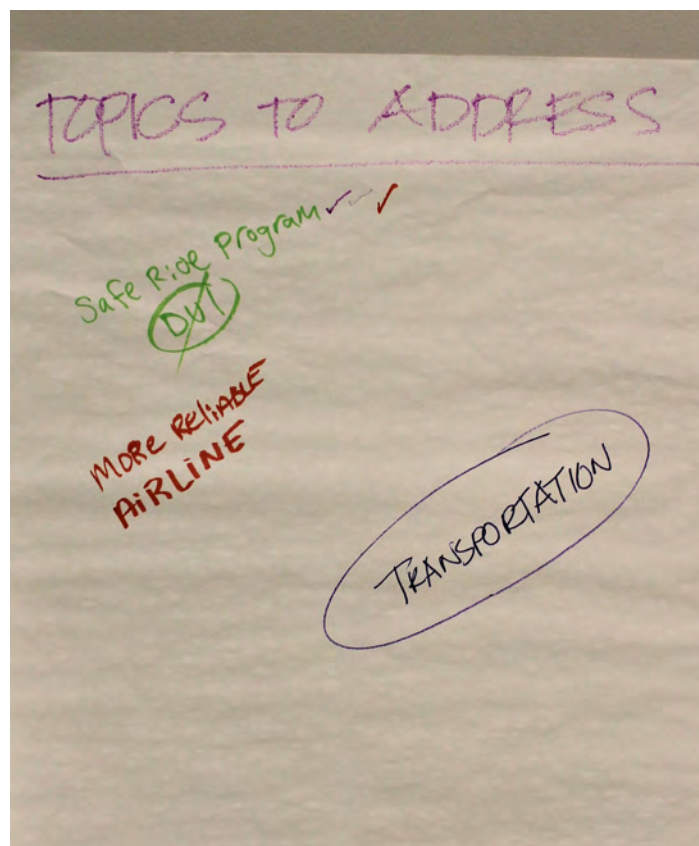
- Safe ride program (no DUI) (✓ ✓ ✓)
- More reliable airline

#### Concerns

- Consistent reliable access (✓)
- High speeds in subdivisions
- Cutting corners in the wrong lane
- Snow machine noise in the winter – city limits
- Dusty ATVs on roadside (✓)

#### Wishes / Needs

- Bus line / multiple airlines
- Winter time public transportation to Anchorage that's affordable (✓)
- Dependable transportation
- More dependable air transportation (✓)
- Encourage more human-powered transportation around town feet/bike
- Summer trails for off-road vehicles



## Station 10: Infrastructure

### Board Comments

#### Topics to Address

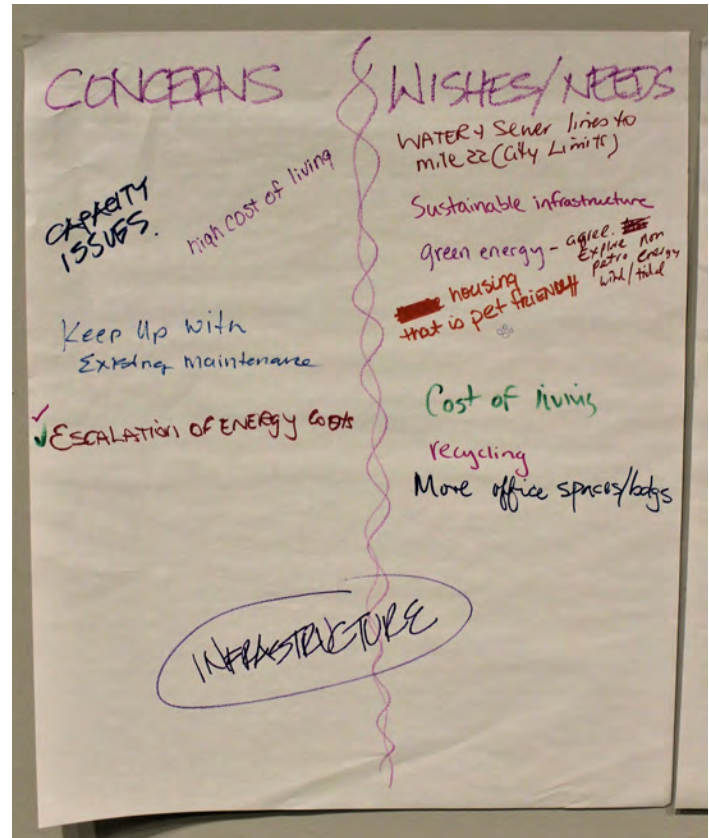
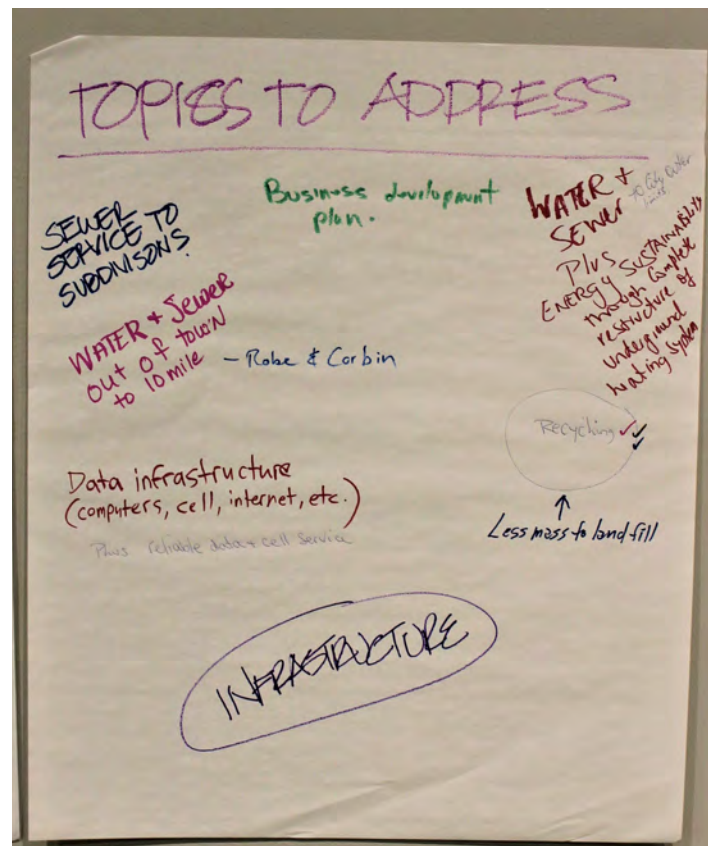
- Sewer service to subdivisions
- Water and sewer out of town to 10 mile
  - » Robe & Corbin
- Data infrastructure (computers, cell, internet, etc.)
- Plus reliable data and cell service
- Business development plan
- Water and sewer
- Water and sewer to city outer limits
- Plus energy sustainability through complete restructure of underground heating system
- Recycling (✓ ✓ ✓)
  - » Less mess to land fill

#### Concerns

- Capacity issues
- High cost of living
- Keep up with existing maintenance
- Escalation of energy costs (✓ ✓)

#### Wishes / Needs

- Water and sewer lines to mile 22 (city limits)
- Sustainable infrastructure
- Green energy
  - » Agree. Explore non-petro energy wind/tidal
- Housing that is pet friendly
- Cost of living
- Recycling
- More office spaces/building





## Workshop Photos









# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686

## Meeting Minutes - Final

### Comprehensive Plan Advisory Committee (CPAC)

Wednesday, October 17,  
2018

7:00 PM

Council Chambers

#### Meeting #1

#### REGULAR AGENDA - 7:00 PM

#### I. CALL TO ORDER

1. Meeting called to order by Rochelle Rollenhagen

#### II. ROLL CALL / INTRODUCTIONS

CPAC Members					
	Angela Alfaro	X	Rod Morrison	X	Colleen Stephens
X	James Dunn	X	Kathy Nielsen		Keith Thomas
X	John Engles	X	Dahlia O'Neil	X	Grant Uren
X	Mary Jo Evans	X	Jesse Passin		Rhonda Wade
X	Lee Hart	X	Jeremy Robida		Mike Wells
X	Jessie McKay	X	Donna Shantz		Susan Love
Project Team					
X	Martha Barberio	P	Dave Barquist	P	Keith Pelan
X	Rochelle Rollenhagen	P	Nicholas Chen		
X = Attended in person					
P = Attended via conference call					

1. Contact List.
  - Please update contact information following this meeting

#### III. ELECTION OF CPAC CHAIRPERSON AND VICE-CHAIRPERSON

1. Chair selected – Colleen Stephens
2. Vice-chair selected – Kathy Nielsen
3. Commission approved the appointments via a voice vote

#### IV. ROLE OF THE COMMITTEE

1. Background
  - Handbook needed at each meeting, additional materials will be added at each meeting

resulting in a complete guide of the process

- Comprehensive Plan discussions began a few years ago
- History of plans/studies/work efforts that have failed to launch
- CPAC appointed in September 2018 – diverse group representing a number of different topical groups
  - Bring different backgrounds and ideas to the table for a well-rounded plan

## 2. Purpose

- Voice of the community, looking at the plan as an US
- Provide City staff and decision makers with the information to make good decisions
  - Ultimate decision is whether or not to adopt the Comprehensive Plan

## 3. Responsibilities

- Meet as a group on an on-going basis
  - Not going to meet every month as to not overburden the team
  - Most meetings will be face-to-face and interactive
  - Meetings are assumed to be 2-3 hours
  - Workshop style where the consultant team and staff provides information, background materials, and policies and programs for your discussion
- Provide direction-setting for the team on in-progress work documents
  - Topical discussions at each meeting
- Ambassadors for the community, representative of the best interests of the community
- Provide recommendations to City Council and Planning Commission
  - Do not need to agree on everything
  - Provide best context for City Council to make decisions
- Serve through Summer/Fall 2019
- Is there any method to the madness on the meeting order?
  - Intertwine this effort with other existing master plans/studies
  - Need to be internally consistent
- If new information comes up, we can adjust or change course away from the proposed schedule
  - Document is direction-setting, not building a specific project
- Will specialists from the community be invited to speak at individual meetings?
  - Yes, these are public meetings and members of the community are invited to speak
  - Meetings will be noticed similar to all other committee or Council meetings
- What is the goal of this comprehensive plan
  - Set a consistent vision to guide all future decisions within Valdez
- Who is responsible for implementing the Comprehensive Plan and making sure they are followed?
  - Comp plans provide implementing tools for how to actually create the vision
  - Each implementing plan can have champions who are responsible for completing that item
  - The ultimate decision/responsibility is with City Council

## V. COMMITTEE GROUND RULES

1. Does the committee accept and agree upon the general ground rules?
2. Are there any changes?
  - Something in the way that meeting is run that addresses how to take public comment in order to keep the meetings more efficiently run
  - Communication chain – email is preferred and will go through City staff and distributed to the project team
  - Set up email group for discussion related to the CPAC
3. Ground rules were read and explained to the committee
4. How will communications happen between staff, the consultant, and the committee
  - Make sure communications don't happen in a vacuum
  - All communications will be shared with all members of the project team
  - Ideal scenario is for communications to go through staff first
  - One of the primary methods of communication will be emails
    - Martha to create a group and send out a tester email tomorrow (10/18)
    - Protocols set related to email titles and naming conventions

## VI. OVERVIEW OF THE COMPREHENSIVE PLAN – PURPOSE AND CONTENT

1. A few people are familiar with the concept of a Comprehensive plan
2. Overall policy and direction-setting document
3. Dave provided and explanation of the Comprehensive plan and the specific elements
  - Plan does not create a specific project
  - Sets the guidelines by which someone who has a project can follow the community vision
4. Questions
  - Healthcare and education are not addressed as part of the plan currently
    - Healthy community elements are expressed throughout land use, economic development, and other elements
    - There is the option to have a separate healthy community element
  - Trend to group parks, wellness, and cultural components together... where will cultural aspects be addressed?
  - Looking through the input for past plans (Comp plan and strategic plan)
    - What was missing was having this document be a working plan for who is responsible
    - May be able to pull a lot of good information from previous plans
    - Is the strategic plan available on the City of Valdez's website?
  - Is there a schedule for completing different sections of the plan
  - If we are focused on all the different parts of the Comprehensive Plan, we don't have focuses to catch

## VII. MEETING SCHEDULE

1. Will there be the opportunity to call in?
  - ~~There will be the ability to call in when the meeting space permits it~~

- Will 2-3 hours of impact every other month be meaningful?
  - Group decided to proceed as recommended and make adjustments if needed to the process along the way.
- Is there access to create a google document to show real-time input and feedback?
- Willing to give it a try as we envision it
  - Each topic could be a full-day
- Potentially have “brain-storming” sessions between the formal meetings
  - Agreement to have discussions on potential topic areas

## VIII. COMMITTEE RESOURCES

1. Comprehensive Plan Resources
2. Other Planning Resources
3. Community Outreach Efforts to Date
4. Additional Materials
  - Questions
    - Will meeting materials be available online
    - Will the previous work be available online and by email? Yes
    - Links will be provided by email
  - Homework
    - Review previous Comprehensive Plan
    - Update contact information
    - Review community outreach summaries
      - Is there anything that is missing?
    - Have the process be as electronic as possible
  - Committee stresses that we embrace a collaborative work environment through the use of technology

## IX. Adjourn



## Legislation Text

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**File #:** 18-0415, **Version:** 1

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**ITEM TITLE:**

City Council Calendars - November & December 2018

**SUBMITTED BY:** Allie Ferko, CMC, Deputy City Clerk

**FISCAL NOTES:**

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

**RECOMMENDATION:**

Receive and file

**SUMMARY STATEMENT:**

November and December 2018 City Council Calendars attached for Council reference.

# November

2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 6pm Council Work Session (Joint Meeting with ERT re: Personnel Regs - Arbitration)	2	3
4	5 6pm Council Work Session (2019 Budget) 7pm Ports & Harbor Commission	6 Election Day GET OUT AND VOTE!	7 7pm City Council Meeting	8 7pm Economic Diversification Commission	9 11am – Mayor, CM, & Clerk Standing Meeting	10
11	12 AML CONFERENCE HOLIDAY 6:30 pm School Board	13 AML CONFERENCE 5:30pm – Library Board Meeting (@ Library) 6:30pm – PVMC HAC Meeting (@ Hospital) 7pm Parks and Rec Commission	14 AML CONFERENCE 7pm Planning & Zoning Commission	15 AML CONFERENCE	16 AML CONFERENCE 11am – Mayor, CM, & Clerk Standing Meeting	17
18	19 7pm Ports & Harbor Commission	20 6pm Budget Public Hearing 7pm City Council Meeting	21 7pm Economic Diversification Commission	22 HOLIDAY 6:30pm – VMHA Board Meeting (@ Museum)	23 11am – Mayor, CM, & Clerk Standing Meeting	24
25	26 Noon – Beautification Task Force Meeting 6:30 pm School Board	27 Noon – City Permanent Fund Committee Meeting	28 7pm Planning & Zoning Commission	29	30 11am – Mayor, CM, & Clerk Standing Meeting	

Note 1: This calendar is subject to change. Contact the City Clerk's Office for the most up-to-date information.

Note 2: Strike-thru indicates cancellation of standing meeting.

Updated 11.08.18

Note 1: This calendar is subject to change. Contact the City Clerk’s Office for the most up-to-date information.  
Note 2: Strike-thru indicates cancellation of standing meeting.



# December

2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 7pm Ports & Harbor Commission	4 7pm City Council Meeting	5 7pm Economic Diversification Commission	6 6pm – City Council Work Session (Code Enforcement)	7 11am – Mayor, CM, & Clerk Standing Meeting	8
9	10 6:30 pm School Board	11 5:30pm – Library Board Meeting (@ Library) 6:30pm – PVMC HAC Meeting (@ Hospital) 7pm Parks and Rec Commission	12 7pm Planning & Zoning Commission	13 6pm – City Council Work Session (Local Govt Role in Childcare)	14 11am – Mayor, CM, & Clerk Standing Meeting	15
16	17 7pm Ports & Harbor Commission	18 7pm City Council Meeting	19 7pm Economic Diversification Commission	20	21 11am – Mayor, CM, & Clerk Standing Meeting	22
23	24 <b>HOLIDAY</b> 6:30 pm School Board	25 <b>HOLIDAY</b>	26 7pm Planning & Zoning Commission	27	28 11am – Mayor, CM, & Clerk Standing Meeting	29
30 Noon – Beautification Task Force Meeting 5pm - Deadline for Energy Assistance Applications	31					

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Note 2: Strike-thru indicates cancellation of standing meeting.

Updated 11.08.18