



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda

City Council

Tuesday, June 21, 2022

7:00 PM

Council Chambers

Regular Meeting

WORK SESSION AGENDA - 6:00 PM

Transcribed minutes are not taken for Work Sessions. Audio is available upon request.

1. [Fire/EMS Department Comprehensive Operations Assessment](#)

Attachments: [Valdez Comprehensive Operations Assessment exec summary](#)
[Valdez Fire Department Operations Assessment Final Report Presentation \(06-](#)

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. PUBLIC BUSINESS FROM THE FLOOR

V. CONSENT AGENDA

1. [Approval of Executive Session Re: Barton v. Valdez Litigation](#)

VI. NEW BUSINESS

1. [Acceptance of Final Plat for SUBD #22-04 Medical Park Subdivision Senior Addition Creating Lots 1, 2, 3 and Tracts A and B](#)

Attachments: [SUBD #22-04 Medical Park Subdivision Senior Addition Final Plat- P&Z - 2022](#)

2. [Approval of the City's Annual Property and Casualty Insurance Renewal for the Period Beginning July 1, 2022](#)

Attachments: [FY23 City of Valdez Proposal](#)
[Signature Pages](#)
[FY23 Valdez City Schools Proposal](#)

VII. ORDINANCES

1. [#22-08 - Amending the Zoning Map to Effect a Change to Lots 2 and 3, Medical Park Subdivision Senior Addition to Multiple-Family Residential. Second Reading. Adoption.](#)

Attachments: [Ordinance 22-xx Medical Park Rezone](#)
[P&Z Packet - Medical Park Rezone](#)

2. [#22-09 - Amending Section 2.24 of the Valdez Municipal Code Titled Code of Ethics. First Reading. Public Hearing.](#)

Attachments: [#22-09 -Amending Chapter 2.24 Titled Code of Ethics](#)

VIII. RESOLUTIONS

1. [#22-39 - Authorizing the Purchase of Nine Lots Within the Old Valdez Townsite to Include Lots 1, 2, 9-12, Block 43 and Lots 4-6, Block 55, US Survey 439 from Steve Alley in the Amount of 36,000](#)

Attachments: [Resolution 22-XX](#)
[Alley Old Town Property](#)
[Map of Privately Held Parcels Valdez Townsite](#)
[Plat Valdez Townsite USS 439](#)
[840 Klutina Street -- Final Report](#)
[Chapter 4.10 Acquisition of Real Property](#)

2. [#22-40 - Approving the Housing Incentive Plan for the Purpose of Constructing New Residential Dwelling Units, Including Commitment of \\$10,000 Per Dwelling Incentive Payment for Property Owners Complying With the Terms of the Plan and Rescinding Resolution #22-18](#)

Attachments: [Resolution Housing Incentive Plan Revised](#)
[Revised Housing Development Plan](#)

IX. REPORTS

1. [Report: Temporary Land Use Permit 22-06 for the Roadside Potatohead Too, LLC for Six Months on 369 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision](#)

Attachments: [TLUP 22-06 Potatohead Application](#)
[TLUP 22-06 Potatohead Exhibit A](#)

2. [Report: Approval of Temporary Land Use Permit 22-05 The Loves Kitchen for use of Lot 15, Block 35, Mineral Creek Subdivision](#)

Attachments: [22-05 Loves Kitchen Application](#)
[22-05 Loves Kitchen Exhibit A](#)

3. [Quarterly Financial Summary Reports: March 31, 2022](#)

Attachments: [Q1 2022 Financial Summary Statement](#)

4. [Report: Coast Guard City Sign Update](#)

Attachments: [Coast Guard City Sign - Final Drawings](#)

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

1. City Manager Report

1. [City Manager's Report June 21, 2022](#)

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



Legislation Text

File #: 22-0288, **Version:** 1

ITEM TITLE:

Fire/EMS Department Comprehensive Operations Assessment

SUBMITTED BY: Tracy Raynor, Fire Chief

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and File.

SUMMARY STATEMENT:

In July of 2021 the City of Valdez approved an agreement with Citygate Associates, LLC to conduct a Fire/EMS Department Comprehensive Operations Assessment. The purpose of the assessment is to evaluate current fire operations and their alignment with industry best practices.

Citygate and staff will present the assessment at the City Council Work Session on June 21, 2022. A digital copy of the executive summary and PowerPoint Presentation is attached to for Council's review in advance of the work session. Staff will utilize the findings to make future recommendations to Council over the next few months.

FIRE/EMS DEPARTMENT COMPREHENSIVE OPERATIONS ASSESSMENT

CITY OF VALDEZ, AK

JUNE 8, 2022

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Appendix A—Community Risk Assessment

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

The City of Valdez, Alaska (City) retained Citygate Associates, LLC (Citygate) to conduct a comprehensive Fire/EMS Department Operations Assessment with the goal to review current organizational conditions, analyze future service demands and service delivery options, and provide a plan to guide the Department over the next three to five years.

This assessment is presented in several parts, including this Executive Summary outlining the most significant findings and recommendations; the Standards of Coverage (SOC) deployment and staffing review, along with a community risk assessment supported by response and staffing statistics; and an administrative systems and management capacity assessment. Overall, there are 20 findings and four recommendations.

POLICY CHOICES FRAMEWORK

There are no mandatory federal or state regulations directing the level of fire service staffing, response times, or outcomes. Thus, the level of fire protection services provided is a *local policy decision*. Communities have the level of fire services they can afford and choose to purchase, which may not always be the level desired. However, if services are provided at all, local, state, and federal regulations relating to firefighter and citizen safety must be followed.

OVERALL FIRE/EMS DEPARTMENT SUMMARY

Citygate finds that the Department is well organized to accomplish its mission to serve a diverse population and set of risks in an isolated setting. The Department is using best practices and data as necessary to guide its programs. The backbone and strength of the Department is in its personnel, both career and volunteer. There is not enough of either to fully deliver the needed fire and emergency medical services. The community should be proud of both groups, who know that, on or off duty, when something serious happens, *everyone is needed*.

Simply stated, fire service deployment is about the *speed* and *weight* of the response. *Speed* refers to initial response (first due) of all-risk intervention resources (engines, ambulances, rescue units) strategically deployed across a jurisdiction for response to emergencies within a time interval to facilitate desired outcomes. *Weight* refers to multiple-unit Effective Response Force (ERF, also commonly referred to as a First Alarm) responses to more serious emergencies, such as building fires, wildland fires, multiple-patient medical emergencies, vehicle collisions with extrication required, or technical rescue incidents. In these situations, enough firefighters must be assembled within a reasonable time interval to safely control the emergency and prevent it from escalating into a more serious event.

As this study will describe, the weight of the response staffing, both career and volunteer, in the City is thin and fragile, being dependent on a small number of fully credentialed people who give an enormous amount of time to be their community's first responders. They know that, due to the City's physical isolation, there is no nearby mutual aid that can come to the rescue in a short time frame. The City's fire/EMS force is it, for hours or days, depending on the scope of the emergency and, worse, if weather interferes with help from a distance. Small, isolated communities in North America all share these challenges and live the reality that "it takes a village."

The Department's fire station locations and apparatus types are appropriate to protect against the hazards likely to impact the City. The risk assessment section of this study identifies the risks to be protected and discusses the likely desired outcomes to keep emergencies as small as possible.

The City has not adopted fire department response time policies. Doing so, which is a best practice, helps guide the provision of fire services where desired emergency outcomes drive the response force and response times needed. If the City's desired outcomes include limiting building fire damage to only part of the inside of an affected building and minimizing permanent impairment resulting from a medical emergency, then the first unit in the City's *core* should arrive within 10:30 minutes from 9-1-1 call receipt and a multiple-unit Effective Response Force (ERF) in core and outer rural areas should arrive within 15:30 minutes of 9-1-1 call receipt at the Valdez Police Department communications center, all at 80/90 percent or better reliability. Total response time to emergency incidents includes three distinct components: (1) 9-1-1 call processing/dispatch time; (2) crew turnout time; and (3) travel time. These best practice goal measures can be visualized in the following table:

Table 1—Response Time Goals for Valdez-Type Fire Departments

City Location	Response Component	Best Practice Goal Time	Best Practice Percent Completion
Core and Rural	Call Processing/Dispatch	1:30	90%
Core and Rural	Crew Turnout	2:00	90%
Core City	<u>First-Due</u> Travel	7:00	90%
Core City	<u>First-Due</u> Call to Arrival	10:30	90%
Core City	ERF <u>Response Group</u> Call to Arrival	10:30	90%
Rural	<u>First-Due</u> Travel	12:00	80%
Rural	<u>First-Due</u> Call to Arrival	15:30	80%
Rural	ERF <u>Response Group</u> Call to Arrival	15:30	80%

The current City response system has been providing response performance as summarized in the following table. Current response time data has been collected as a Citywide measure. The core City, however, is where most of the emergency incidents occur.

Table 2—Department-Wide Response Performance (Taken from Tables 19–23)

Response Component	2020 90th-Percentile Performance	Best-Practice Goal (Minutes)
Call Processing/Dispatch	2:28	1:30
Crew Turnout	3:11	2:00
First-Due Travel	7:48	7:00
First-Due Call-to-Arrival	11:22	10:30
First Alarm Call-to-Arrival	16:56	15:30

All three of the Department’s response time steps of dispatch, crew turnout, and travel time performance are slightly slower than best practice recommendations. While call processing and crew turnout performance can be improved a small amount with training and on-going measurement, travel time cannot, in Citygate’s opinion, be improved due to the terrain and road network layout in the City.

The fire station placements are adequate. The main fire station in the core of the City is new and provides all the needed spaces for a main station. The City’s fire engines, ambulances, and rescue units are of the appropriate design and age and are maintained. The Department does not operate an aerial ladder truck. The career and volunteer workforce is well trained and equipped to best practices and safety regulations. The two outer area fire stations provide the ability for career and volunteers living in those areas to have quick access to stored fire apparatus.

CORE CHALLENGE – STAFFING

In Citygate’s review of station/apparatus deployment and personnel, the only cause for concern is the Department’s ability to provide the staffing needed reliably and in the quantity needed.

The career staffing is stretched thin given that two on-duty personnel are staffing the only ambulance in the region. When they are committed to an EMS call, and worse, committed well outside the core City, all other responses fall to the volunteer force. As the volunteer staffing review identifies, there are only a small number of fully certified volunteers, and they cannot always all respond. Though serious fires are infrequent, an emerging serious fire needs an adequate force to keep the problem small. In **Section 2.5.4**, the personnel counts to emergency staffing for both career and volunteers is reported.

The volunteer certifications review over the three data years of this study data shows:

- ◆ Eleven, or about 46 percent, are certified for structural firefighting.
- ◆ Eleven, or about 46 percent, are either one of the two Alaska Emergency Medical Technician (EMT) levels capable of providing Basic Life Support (BLS) pre-hospital emergency medical care.
- ◆ Volunteer service years range from two to 20 years, with the average being 10 years.
- ◆ Only four of the 24 volunteers are qualified to drive fire apparatus.
- ◆ Eleven of the volunteers are under the age of 40.
- ◆ Eight of the volunteers are 40 to 50 years old.
- ◆ Five of the volunteers are 50 or more years old.

In 2020, the national leading causes of death in firefighters were in the category of overexertion, stress, and medical.¹ Of this number, sudden cardiac death was 47 percent of the total. While firefighting is very infrequent, it is a very physically taxing event. The fewer the personnel at a serious fire, the more physically demanding it is on the few who do arrive. Dedication can result in trying to do too much, which can lead to injury.

- ◆ At building fires, where the total personnel needed is 14 including a chief officer, only zero to five volunteers and several career firefighters (two of whom are on duty) arrived. Across the 16 building fires in three years, total arriving personnel only exceeded 10 (career and volunteer) on two incidents.
- ◆ Four of the 11 structure fire volunteers are handling 60 percent of all structure fire responses. The remaining seven structure-fire-qualified volunteers only responded 25 or fewer times over a three-year period.
- ◆ At EMS incidents, four of the 24 volunteers are responding to 64 percent of the incident requests.

It is very difficult to give up the time to be a qualified volunteer firefighter. The state minimum training for new volunteer totals 370 hours for Firefighter 1, EMT-1, and Basic Hazardous Materials Operations. If the City has enough applicants to schedule, and if all the courses can be delivered in 12 months, the training burden averages 31 hours per month, or almost four eight-hour days or eight four-hour sessions. This is a lot to ask, assuming an applicant only has evenings and weekends off from their regular job(s). Plus, this takes a year or more of commitment before

¹ Source: NFPA, “Firefighter Fatalities in the US in 2020,” pages 5–6.

they ever get the satisfaction of helping on a call. For the tenured volunteers to maintain certifications, there is then still an annual refresher training burden averaging several dozen hours per year on top of emergency call outs.

In the City, a positive result to a serious building fire rests on a total force of six career plus 11 volunteer firefighters qualified for building firefighting. While 17 total sounds like a capable number, that is *all there is for the entire City 24/7/365*, and they cannot all show up all the time. In addition, of the 16 building fires in this study's three years, eight, or 50 percent, were in mobile homes, which burn far faster than a traditional home or apartment. In these types of structure fires, the speed and weight of the response force is critical to a positive outcome.

The community is also asking the volunteers to risk injury or worse, possibly affecting their work and families. The Department has tried all the best practices for recruitment over the years, and there has never been a large quantity of fully qualified volunteers. One large challenge is the small year-round population in the City, only 26.8 percent of which is between a target group of 25 to 44 years of age to start training. This puts the population of potential recruits at approximately 1,000 residents. Some cannot or never will volunteer. Others have volunteered and left the program. In Citygate's experience in other small to middle-size communities with larger populations and few volunteers, there will never be enough volunteers in the City.

In summary, the volunteer program is valuable and critical to the City's safety; it needs to be maintained. However, it is thinly staffed and should not be expected, at current counting, to almost entirely shoulder the City's complex risks for fire, EMS, and technical incident response needs. Because the City operates an ambulance program that handles over two-thirds of the emergency incidents annually, frequently tying up the only two on-duty firefighters, an off-duty career and volunteer response is essential for emergencies.

Staffing Enhancement

Based on all the metric assessments in this study, the risks to be protected in the City, and the City's location that limits quick mutual aid, Citygate believes a staffing enhancement should be considered. There should be a slightly larger guaranteed daily staffing to bridge an immediate response force to the arrival of the small volunteer force.

The two on-duty career force is primarily an ambulance crew. Even if they are available for another type of emergency, building firefighting safety laws requires four firefighters on scene before two can enter the burning building. This is the OSHA *two-in/two-out* rule that when the inside conditions require the use of breathing apparatus, inside personnel must be in pairs, with at least one outside pair immediately available and already suited up to rescue the inside two if necessary.

If the ambulance crew is committed to an EMS incident, then one or two of the only four qualified volunteer apparatus drivers must show up. Or, if the two on-duty career firefighters can respond with the fire apparatus, then two to all 11 of the structure-fire-qualified volunteers must show up.

Even with 13 firefighters and one chief officer all available, that is a modest force for a serious fire or rescue incident.

The staffing numbers are very small and are exposed to absences or injury time losses. With six career line staff, one loss-time injury drives up overtime and adds further strain when others need to take normal time off. Not all career and volunteer personnel are always in town and available to respond if off duty or off work. Not all volunteers work a traditional 40-hour schedule.

Given the diverse risks present in a small, isolated community, Citygate believes there should be a minimum 24/7/365 response force of four personnel. Doing so would provide the ability to:

- ◆ Deliver four firefighters immediately to a building fire capable of meeting *two-in/two-out* requirements.
- ◆ If the ambulance is already committed, two firefighters could respond two units to the incident without needing a volunteer driver.
- ◆ Deliver four firefighters, increasing the tactics possible if all the qualified volunteers cannot respond.
- ◆ Have slightly more firefighters, reducing the burden on the others to backfill absences when a career position is injured or off on leave.

Slightly improving staff could be accomplished a variety of ways.

1. Add two more career personnel per day for a total of four. On a three-platoon schedule, that requires six new personnel. This increase provides more depth to cover injury, sick, and vacation time off.
2. Add one more career person per day, for three new personnel total. If the ambulance is committed when a fire call occurs, the third career person could at least drive the engine to the scene. Or staff the third position via the 11 fully qualified structure fire volunteers on a non-benefited hourly wage. On average, that is asking each of 11 volunteers to work 2.75 24-hour shifts per month, year-round, year after year.
3. Staff the fourth position with a fully qualified volunteer on call from home or business. They must be in the core City when on call and be able to respond as quickly as if they are in a fire station.

FINDINGS AND RECOMMENDATIONS

Following are Citygate's findings and recommendations relative to deployment and administrative systems and management capacity. A full sequential list of all findings and recommendations contained in this report is included in **Section 4**.

Key Deployment Findings and Recommendations

- Finding #1:** The Department's apparatus types consisting of engines, ambulances, and rescue units are appropriate to protect against the hazards likely to impact the City. The Department does not have an aerial ladder truck.
- Finding #2:** The Department and City have not established response performance goals consistent with best practice recommendations as published by the Commission on Fire Accreditation International and the National Fire Protection Association. Doing so will guide future fire crew sizing, apparatus types, and deployment methods.
- Finding #3:** The Department has a standard response plan that considers risk and establishes an appropriate initial response for each incident type; each type of call for service receives the combination of ambulance, fire engines, specialty units, and a command chief, customarily needed to effectively control that type of incident based on Department experience.
- Finding #4:** The VMT Fire Department is a good mutual aid partner but is not close enough or able to leave the plant immediately. Therefore, the VMT Fire Department does not replace the need for adequate and timely staffing for the City's Fire/EMS Department in the City's core area.
- Finding #5:** Citygate would not recommend the purchase of an aerial ladder truck until the Department's staffing is increased and stable enough to safely take on the responsibility. In the meantime, at least there is the one ladder truck across the fjord for dire circumstances.
- Finding #6:** Of the current volunteer force, only 11 of 24 are certified and trained for firefighting inside buildings.
- Finding #7:** Of the current volunteer force, only 11 of 24 are under the age of 40.
- Finding #8:** The quantity of fully qualified volunteers is too small to support all the Department's needs.
- Finding #9:** Too few volunteers carry most of the responses. If only a few get ill, injured, or leave the program, then the force is critically short to meet the City's needs.
- Finding #10:** The daily staffing of two career personnel is minimally sufficient to staff one ambulance or provide a "first-aid-level" firefighting effort if many volunteers cannot arrive promptly.

- Finding #11:** The combined career and volunteer staffing programs are too thin and prone to failure if just a few personnel are not available. Both staffing plans need modest strengthening to be more effective and resilient for the diverse risks to be protected in remote Valdez.
- Finding #12:** Given the Federal wage and hour regulations for firefighter staffing, the 24-hour rotating shift plan used by the City is the least expensive and, as such, is the national norm.
- Finding #13:** The City's three fire stations located in the core and outer more-populated areas are appropriately located to house the City's fire apparatus.
- Finding #14:** Two or more simultaneous calls for service occur only 3.65 percent of the time. When they do, the two-person career staff cannot respond, and the City totally relies on the volunteers.
- Finding #15:** While mid-day hours are the busiest, the need for the ambulance is 24 hours per day.
- Finding #16:** At 2:28 minutes in 2020, call processing performance is *slower* than a Citygate and national best practices recommendation of 1:30 minutes 90 percent of the time.
- Finding #17:** Crew turnout performance is slower than a Citygate-recommended 2:00-minute best practice.
- Finding #18:** At 7:48 minutes in 2020, first-unit travel performance to 90 percent of the incidents Citywide is *slightly slower* than a best practice goal of 7:00 minutes to achieve desired outcomes in combination-department suburban areas. The travel time goal being a minute longer reflects the incidents just outside the town core, such as the airport area.
- Finding #19:** At 11:22 minutes in 2020, the Department's overall call-to-arrival performance to 90 percent of the fire and EMS incidents is *slower* than Citygate's recommended goal of 10:30 minutes to provide desired outcomes in areas such as the core of the City. The longer times are mostly due to travel outside the core City.
- Finding #20:** At 16:56 minutes in 2020, the City's ERF (First Alarm) total response performance is *slower* than the Citygate-recommended goal of 10:30 minutes in the core City and 15:30 minutes in rural areas to provide desired outcomes. The longer times are mostly due to travel outside the core City and waiting for volunteers to respond to a fire station and then drive the appropriate apparatus to the incident location.

- Recommendation #1:** **Adopt Updated Deployment Policies:** The City Council should adopt *updated*, complete performance measures to aid deployment planning and to monitor performance. The measures of time should be designed to deliver outcomes that will save patients when possible upon arrival and to keep small but serious fires from becoming more serious. With this in mind, Citygate recommends the following measures:
- 1.1 First Response Unit:** To treat pre-hospital medical emergencies and control small fires, the first-due unit should arrive within 10:30 minutes 90 percent of the time in the core City and 15:30 minutes in rural areas from the receipt of the 9-1-1 call in the Valdez Police Department communications center; this equates to a 90-second dispatch time, a 2:00-minute career crew turnout time, and a 7:00-minute travel time in the core City and 12:00-minute travel time in rural areas.
 - 1.2 Multiple-Unit Effective Response Force for Serious Emergencies:** To confine building fires near the room of origin, keep outdoor fires small, and treat multiple medical patients at a single incident, a multiple-unit ERF of at least 14 career and volunteer personnel, including at least one command chief, should arrive within 10:30 minutes in the core of the City from the time of 9-1-1 call in the Police communications center 90 percent of the time. This equates to a 90-second dispatch time, 2:00-minute company turnout time, and 7:00-minute travel time. For rural areas, this goal should be 15:30 minutes 80 percent of the time with a 12:00-minute travel time.
 - 1.3 Hazardous Materials Response:** To provide hazardous materials response designed to protect the City from the hazards associated with uncontrolled release of hazardous and toxic materials, the fundamental mission of the Department's response is to isolate the hazard, deny entry into the hazard zone, and to minimize impacts on the community. This can be achieved with a first-due total response time of 10:30 minutes or less in both core City and rural areas to provide initial hazard evaluation and/or mitigation actions. After the initial evaluation is completed, a determination can be made whether to request additional resources to mitigate the hazard.

1.4 Technical Rescue: To respond to technical rescue emergencies as efficiently and effectively as possible with enough trained personnel to facilitate a successful rescue, respond with a first-due total response time of 10:30 minutes or less to the core City and rural areas to evaluate the situation and initiate rescue actions; additional resources should assemble as needed within a total response time of 15:30 minutes in both the core City and rural areas to safely complete rescue/extrication and delivery of the victim to the appropriate emergency medical care facility.

Recommendation #2: Increase the staffing at Station 1 daily from two to four fully certified firefighter/EMT personnel.

Recommendation #3: Continue to support and maintain a volunteer force forever that is large enough, along with a small career crew, to staff serious emergencies with 14 personnel including one chief officer.

Recommendation #4: After the City increases and stabilizes its staffing, and if it can provide the maintenance, the City should add an aerial ladder truck appropriate to Valdez.

Key Administrative Systems and Management Capacity Findings and Recommendations

Finding #21: The City could choose to locally manage fire prevention code enforcement instead of the State. It would come at the cost of adding a 40-hour credentialed Fire Prevention position as well as the City assuming the liability to enforce the Uniform Fire Code.

Finding #22: The City's ambulance fee has not kept pace with Federal, state, or private sector health care reimbursements having not been raised in 15-years. The City is unnecessarily underwriting from local revenues what the health care providers are willing to pay.

Finding #23: Citygate finds the Department's current two-person headquarters team is the bare minimum and lacks an appropriate training/oversight person and second-in-command. The single office support professional has no backup for earned leave absences. There is no backup chief officer/Incident Commander.

Recommendation #5: The City should establish an ambulance fee based on its current costs for an ambulance transport and accept assignment as payment in full

for Medicare and Medicaid patients. The fee should be updated at least every three years.

Recommendation #6: The Department should add a second-in-command chief officer to backfill the Fire Chief when absent, and program manage either training/EMS quality assurance or be credentialed as a fire prevention officer if the City should choose to operate a full-service fire prevention program. Having one mid-manager position would also allow for succession plan training for the next Fire Chief.

NEXT STEPS

Recommendations take time and fiscal capacity; as such, Citygate offers the following suggested sequential steps.

Near-Term

- ◆ Review and absorb the content, findings, and recommendations of this report.
- ◆ Adopt revised response performance goals as recommended.
- ◆ Fund a plan to increase on-duty firefighter staffing from two to four, 24/7/365.
- ◆ Conduct an ambulance fee study to update the City's 15-year-old fee.
- ◆ Add a second chief officer for training/quality programs or fire prevention.

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FIRE/EMS DEPARTMENT COMPREHENSIVE OPERATIONS ASSESSMENT PROJECT BRIEFING CITY OF VALDEZ, AK

JUNE 21, 2022



Today's Briefing

- How the study was conducted
- Risk Assessment summary
- Operational workload review
- Staffing system abilities
- Findings and recommendations
- Questions and discussion



Scope of Work Performed

- Electronic incident data and City/Department documentation reviewed
- Internal and external stakeholder interviews
- Comprehensive Community Risk Assessment
- Incident Response Statistical Analysis
 - Service demand and response performance
 - Staffing capacity and response time review



Scope of Work Performed (cont.)

- Station area coverage and mutual aid analysis
- Headquarters support staffing and organizational assessment
- Multiple progress briefings
- 85-page Final Report evaluating deployment and headquarters services
- 27-page Community Risk Assessment Appendix



Strengths

- Very committed career and volunteer staff
- The Department is the center of their lives
- Technically competent
- Excellent safety and training programs
- Excellent facility, apparatus, tools, and equipment
- Staff feels the pressure of being isolated without deep mutual aid support



Risk Assessment

Risk Assessment Methodology

- Use of geographic **planning sub-zones**
- Identify/quantify **values at risk** to be protected
- Identify **hazards** likely to impact City
- Determine **probability** of a hazard occurrence
 - Based on prior years' service demand by hazard type
- Identify probable **impact severity** of a hazard occurrence
- Determine **overall risk** by hazard and planning zone



Values at Risk

- People
 - 3,729 residents
 - ≈15,000 more during peak fishing and tourism season
- Buildings
 - 1,800 dwelling units
 - 300 businesses
- Economic Resources
 - Port of Valdez
 - Valdez Marine Terminal
 - Commercial/sport fishing industry



Values at Risk (cont.)

- 64 high/maximum risk building occupancies
- 61 Critical facilities/infrastructure
- Numerous natural resources
 - Port Valdez
 - Valdez Glacier Lake
 - Lowe River
 - Robe Lake
 - Solomon Lake
 - Jack Bay
 - Jack Bay State Marine Park



Hazards Evaluated

1. Building Fire
2. Vegetation/Wildfire
3. Medical Emergency
4. Hazardous Material Release/Spill
5. Technical Rescue
6. Marine Incident
7. Aviation Incident



Impact Severity Factors

- Population density
- Building density
- Critical facilities
- Service capacity
- Vehicle traffic
- Hazard mitigation
- Demographics
- High-risk occupancies
- Economic resources
- Natural resources
- Cultural resources
- Water supply
- Historic service demand
- Response performance



Overall Risk Assessment

Hazard		Risk Rating
1	Building Fire	<i>Moderate</i>
2	Vegetation/Wildfire	<i>Low</i>
3	Medical Emergency	<i>High</i>
4	Hazardous Materials	<i>Moderate</i>
5	Technical Rescue	<i>Moderate</i>
6	Marine Incident	<i>Moderate</i>
7	Aviation Incident	<i>Moderate</i>

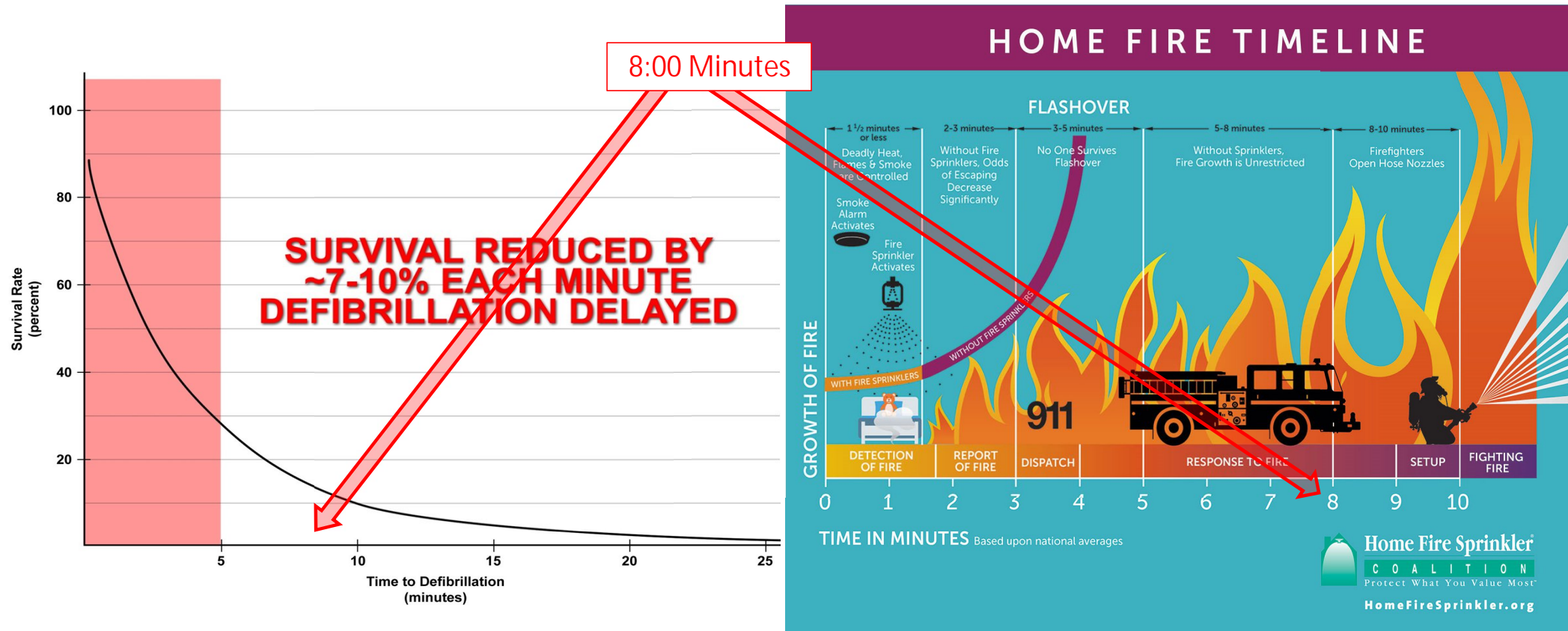


Overall Risk Assessment (cont.)

- In addition to previous hazard assessment, Valdez is at **significant risk** of a **catastrophic** event resulting from an earthquake, oil spill, or tsunami due to its:
 - Remoteness
 - Topography
 - Geology
 - Climate
 - Crude oil industry

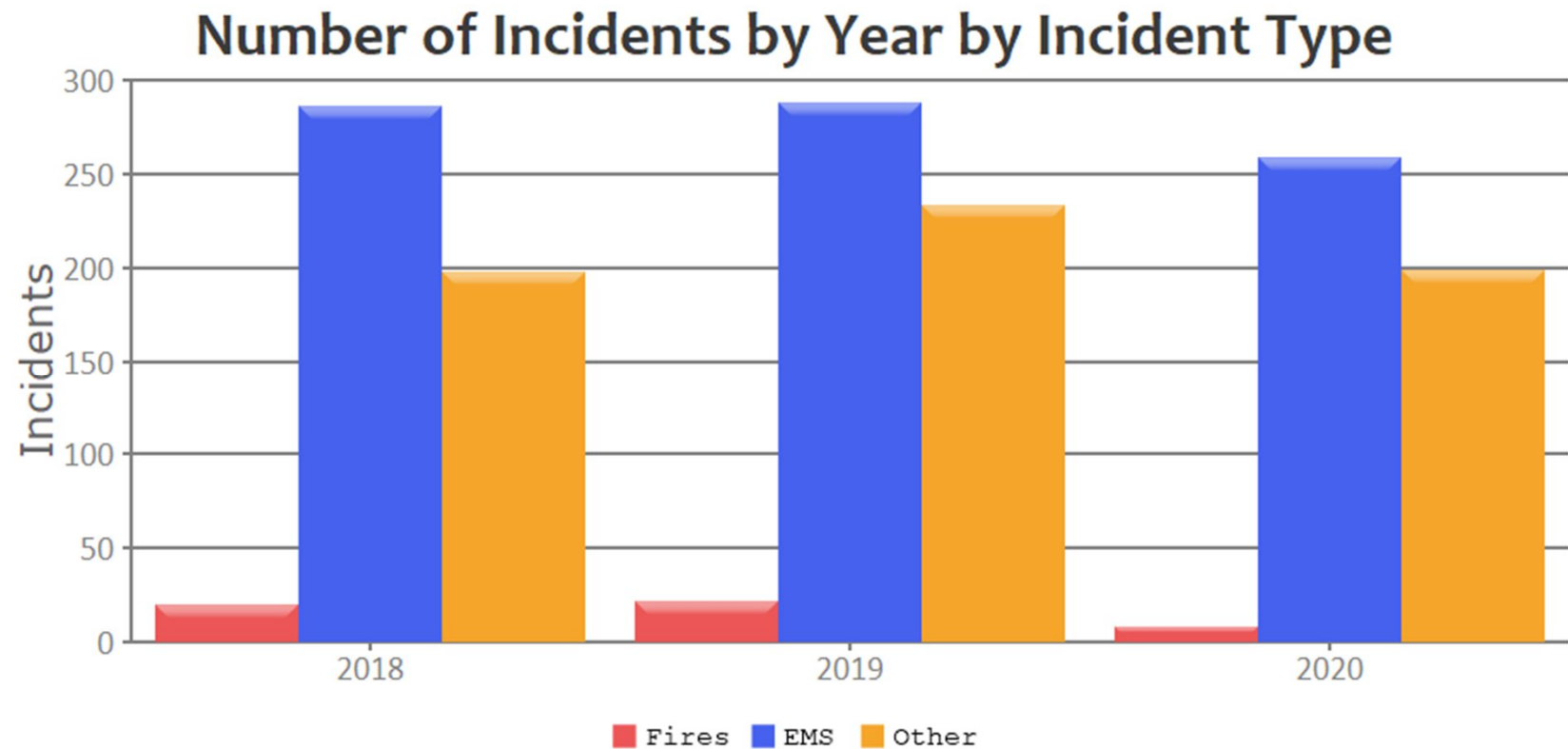


Emergency Timeline Targets



Service Demand

Service Demand by Incident Type

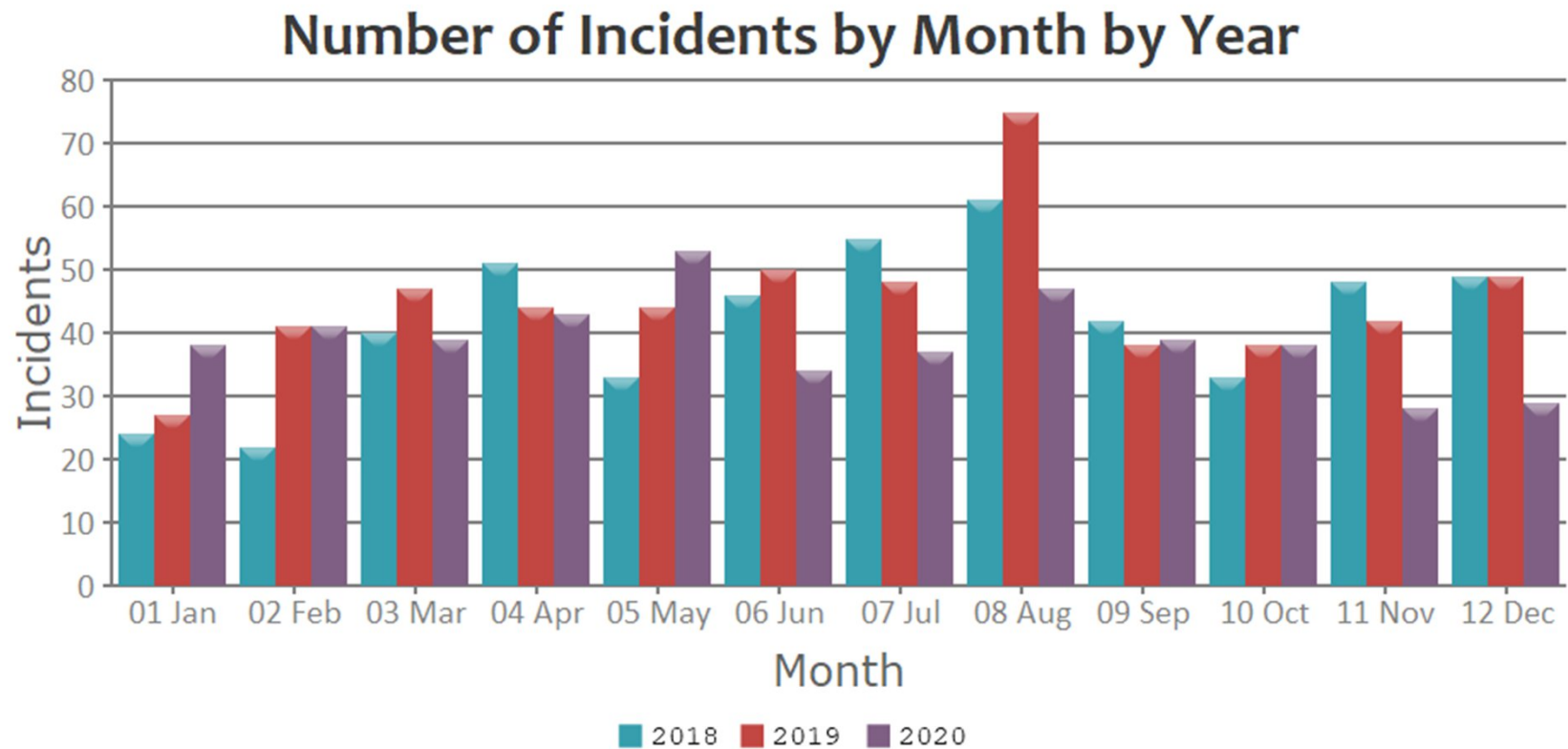


Types of Incidents and Properties

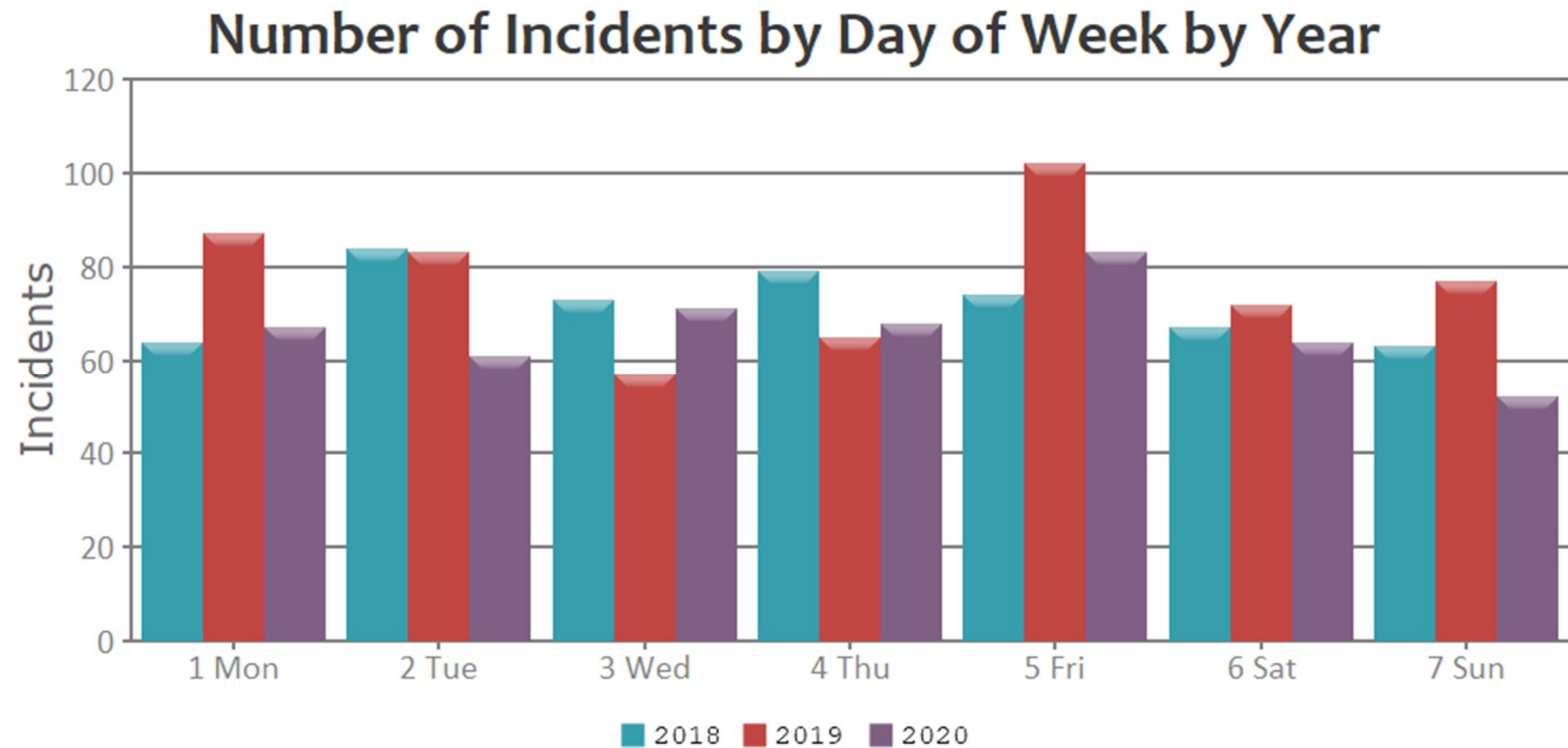
- 466 total incidents in 2020
- Daily demand of 1.27 incidents
 - 1.72% were fire
 - 55.58% were EMS
 - 42.7% were other incident types
- 48% of all incidents occurred in residential dwellings
- Three building fires each in 2018 and 2019; one in 2020
- 3.65% of the incidents occurred while another was underway



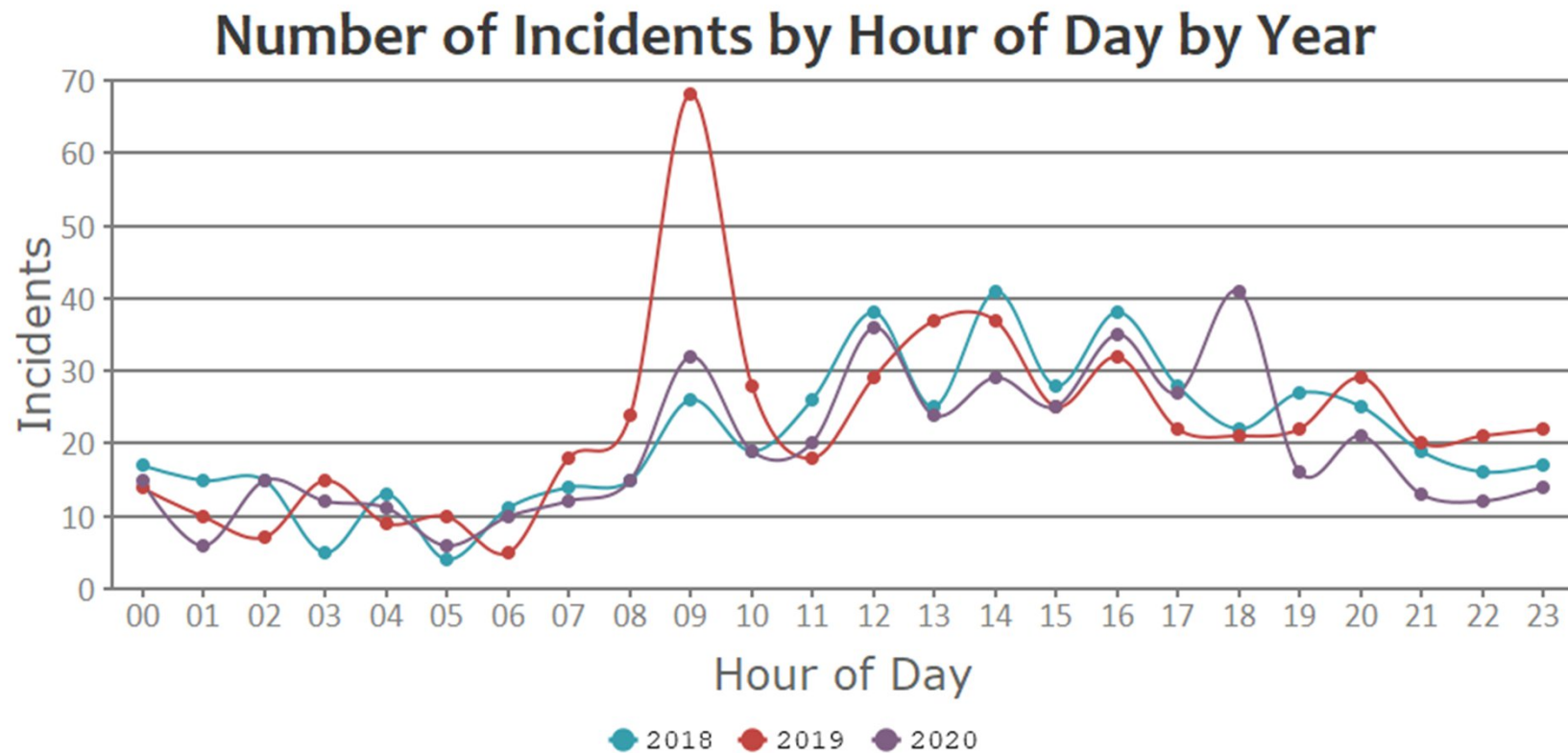
Service Demand by Month



Service Demand by Day of Week



Service Demand by Time of Day



Demand by Hour of Day (2020)

Hour	1 Mon	2 Tue	3 Wed	4 Thu	5 Fri	6 Sat	7 Sun	Total
00:00	1	2	1	3	2	1	5	15
01:00	3	1	2	0	0	0	0	6
02:00	3	3	4	0	1	2	2	15
03:00	0	1	4	3	3	0	1	12
04:00	1	2	3	0	1	1	3	11
05:00	0	1	0	2	2	0	1	6
06:00	1	0	1	1	1	4	2	10
07:00	5	2	0	3	2	0	0	12
08:00	0	4	3	2	3	1	2	15
09:00	7	3	7	4	6	4	1	32
10:00	5	5	2	1	5	1	0	19
11:00	3	3	2	1	5	4	2	20
12:00	5	4	7	6	3	6	5	36
13:00	0	1	1	8	7	5	2	24
14:00	3	6	4	5	8	2	1	29
15:00	6	1	4	3	6	2	3	25
16:00	2	4	3	8	6	6	6	35
17:00	5	2	4	1	3	9	3	27
18:00	9	4	5	5	10	4	4	41
19:00	2	2	6	1	3	1	1	16
20:00	3	5	2	4	0	4	3	21
21:00	0	3	2	3	1	3	1	13
22:00	1	1	1	2	2	3	2	12
23:00	2	1	3	2	3	1	2	14
Total	67	61	71	68	83	64	52	466



Response Performance



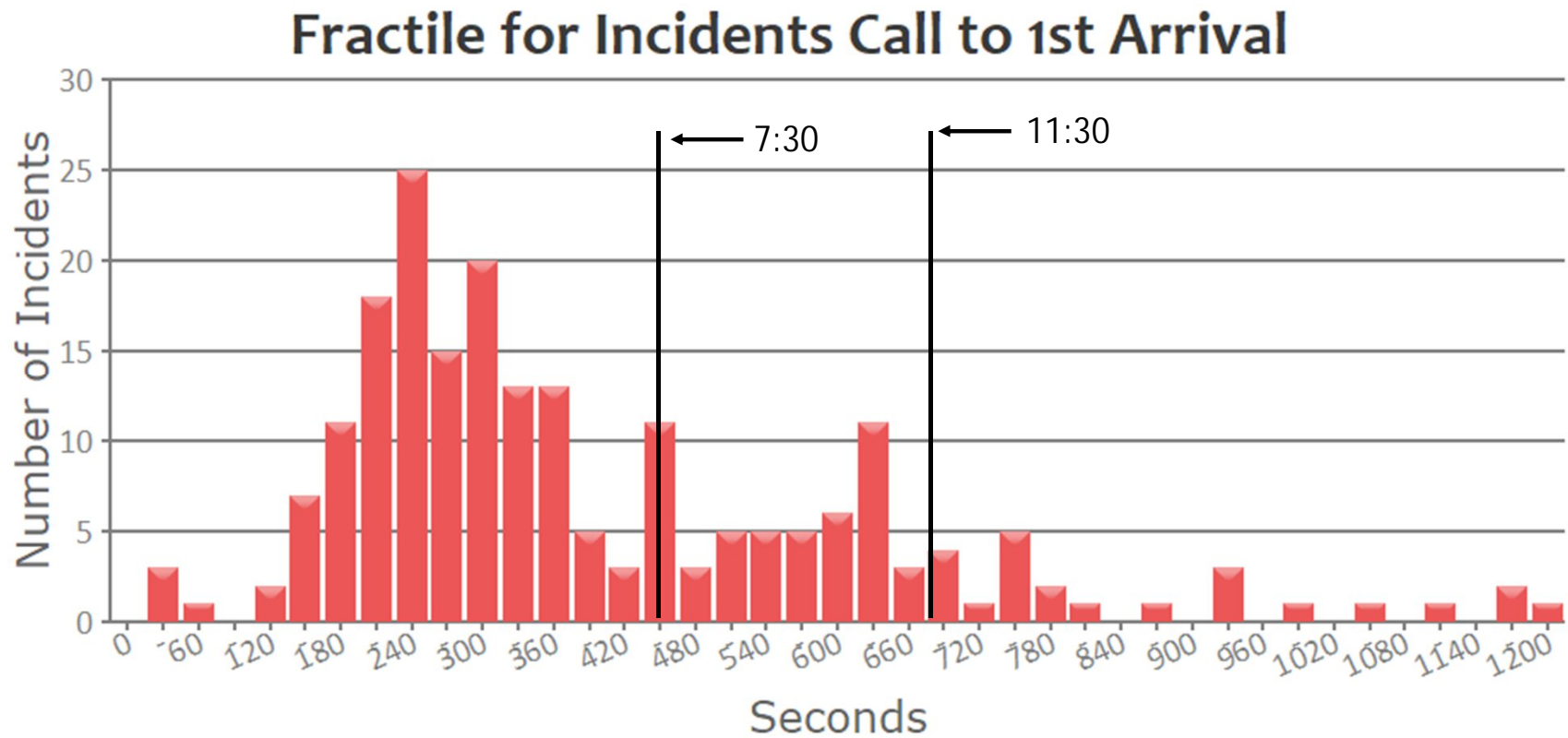
Response Time to 90% of Fire & EMS Calls

Station	2018	2019	2020	Best Practice Suburban
Call to Arrival	12:48	12:22	11:22	11:30
Dispatch Process	1:58	2:28	2:28	1:30
Crew Turnout	-	-	2:18	2:00
Travel Time	8:45	8:01	7:48	8:00

Best practice is based on NFPA 1720 for combination departments in suburban areas with a population of 500–1,000 per square mile



Call to Arrival by Minute



Staffing Capacity Review

Volunteer Summary Statistics

- 24 currently active
 - 11 are age 40 or under
 - 8 are age 40–50
 - 5 are age 50 or over
- 11 (46%) are structure fire-qualified
- 4 (17%) are Driver/Operator-qualified
- 11 (46%) are EMT-qualified

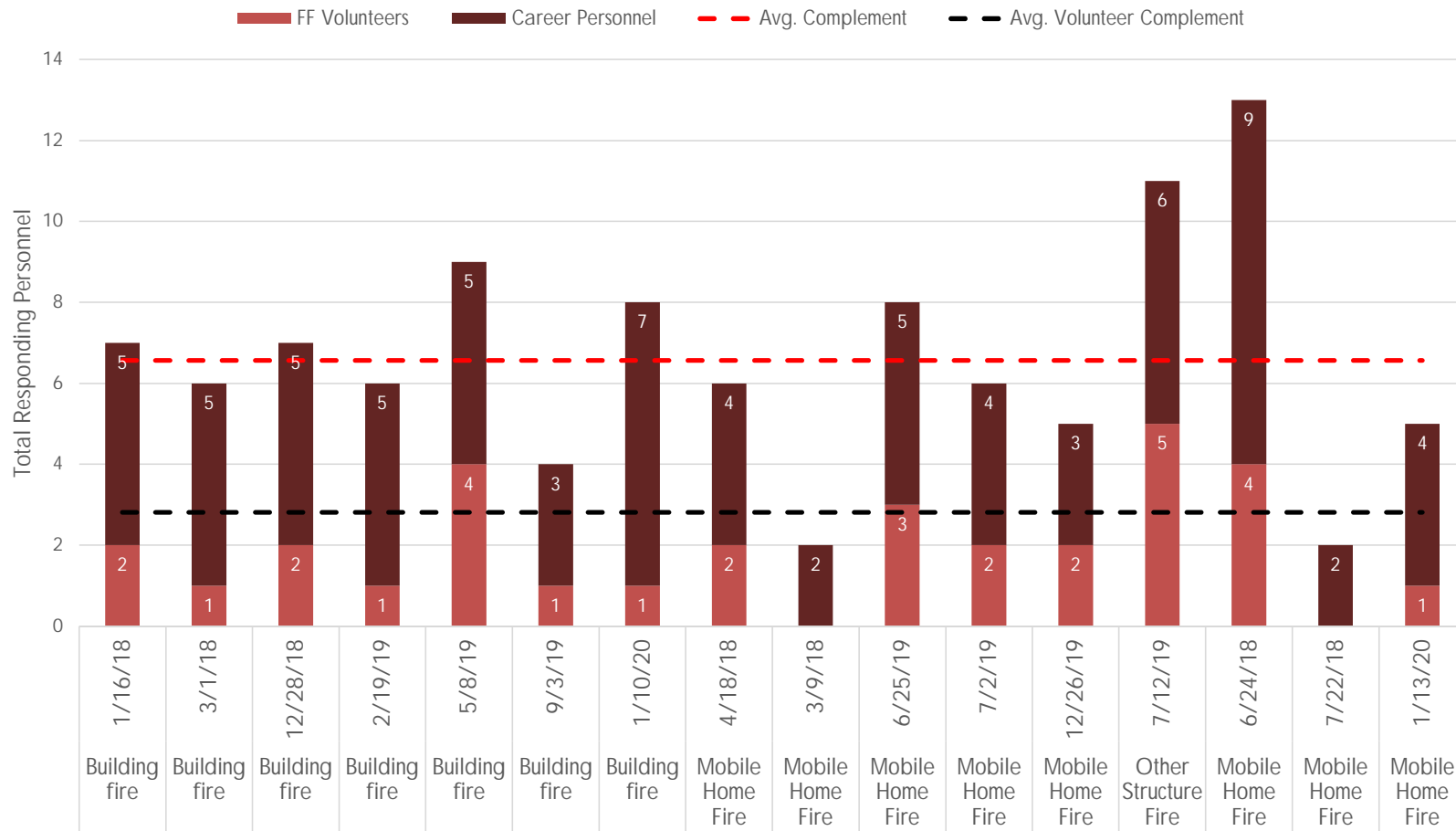


Structure Firefighting Personnel Needed – Residence

- 15 total personnel including a certified Incident Commander needed:
 - OSHA two-in/two-out fire attack (4)
 - Pump operator (1)
 - Water supply (1)
 - Rescue (2)
 - Utilities/safety/EMS treatment (2)
 - Ventilation (4)
 - Command (1)
- 2 Career + 1 chief + all 11 structure fire volunteers = 14



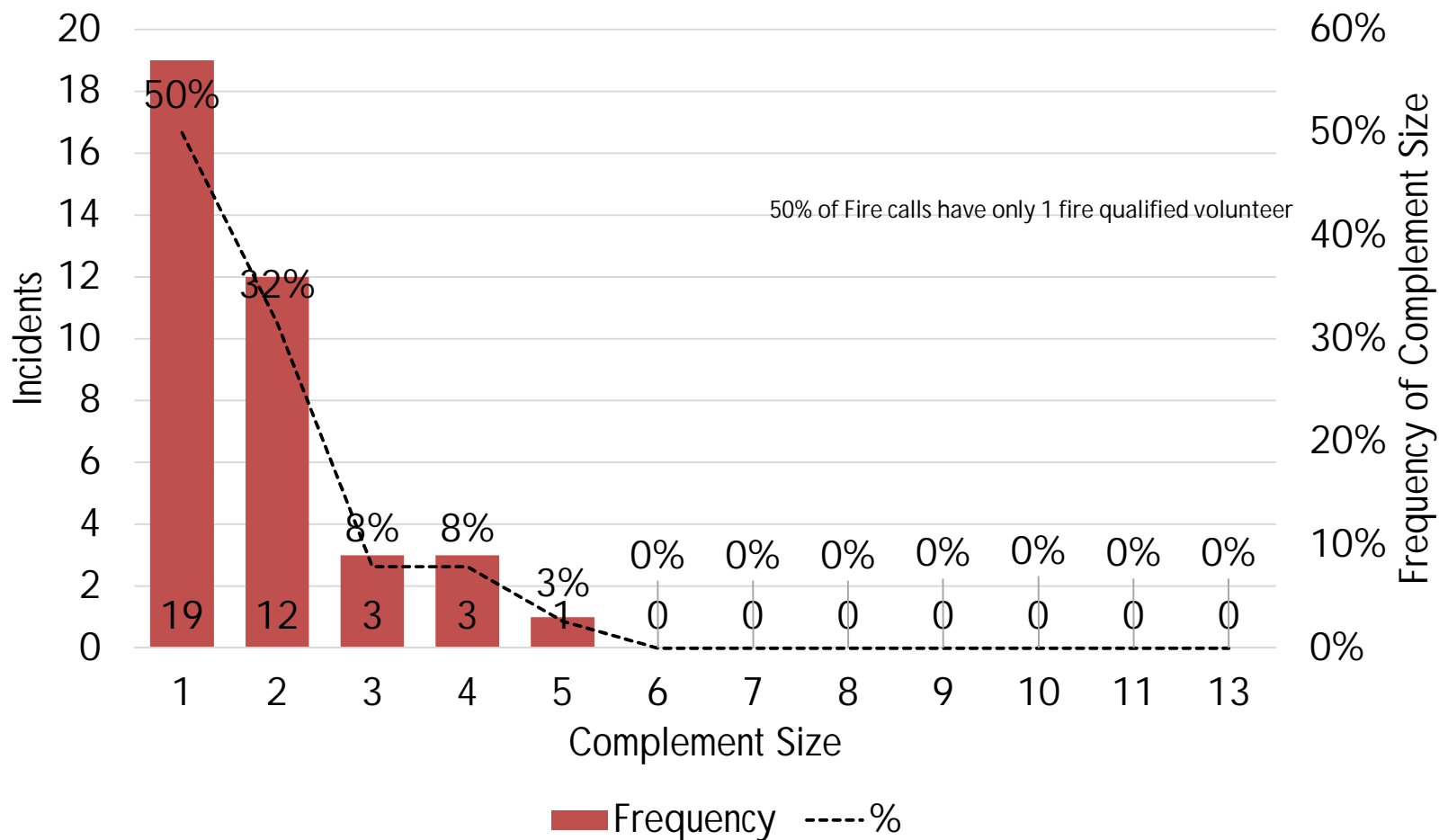
Career Plus Volunteers – Structure Fires



Across all 16 structure fires, total personnel only exceeded 10 during two incidents.



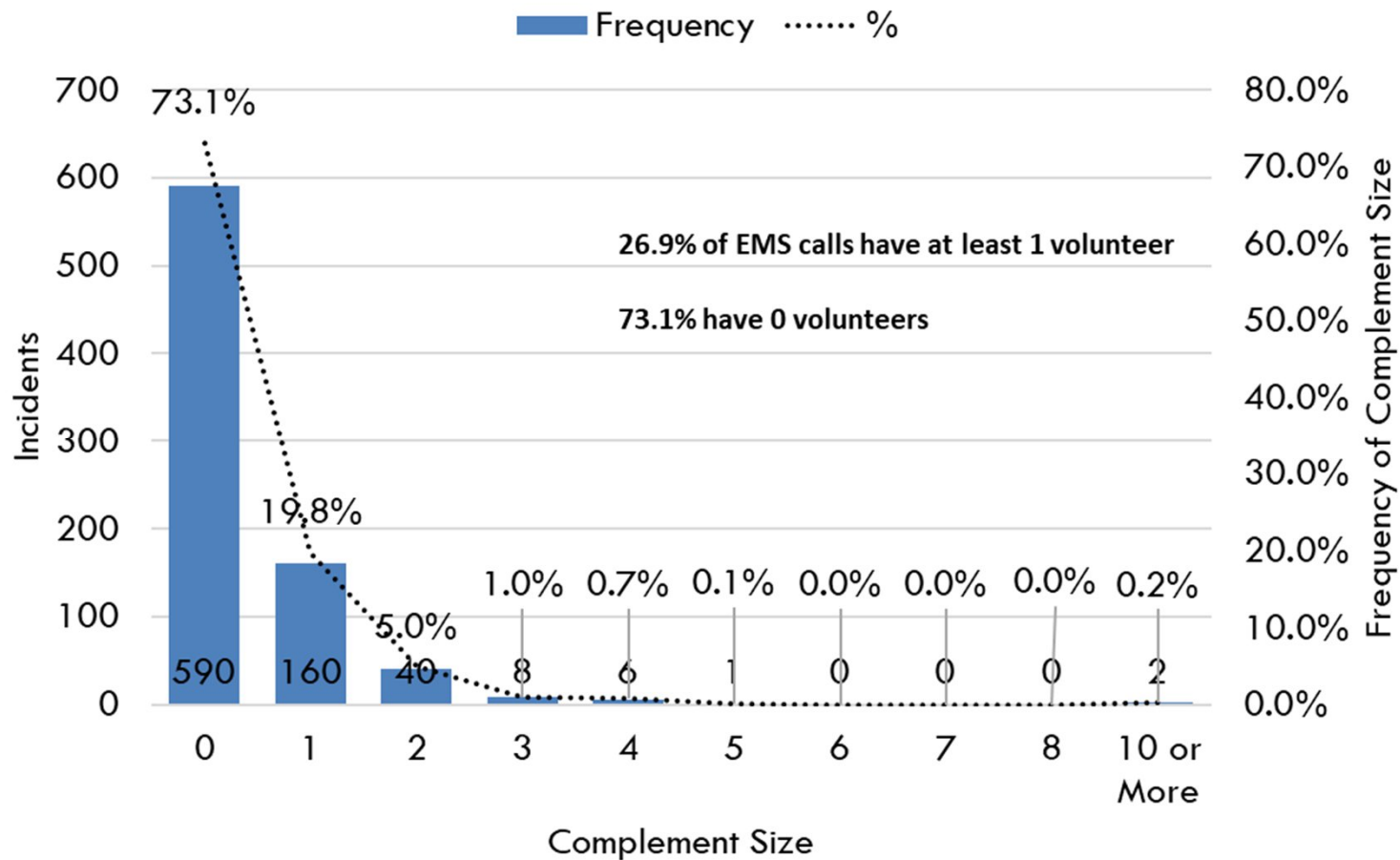
Structure Fire-Qualified Volunteers



90% of any type of fire incidents only receive three or fewer fire-qualified volunteers.



EMS-Qualified Volunteers

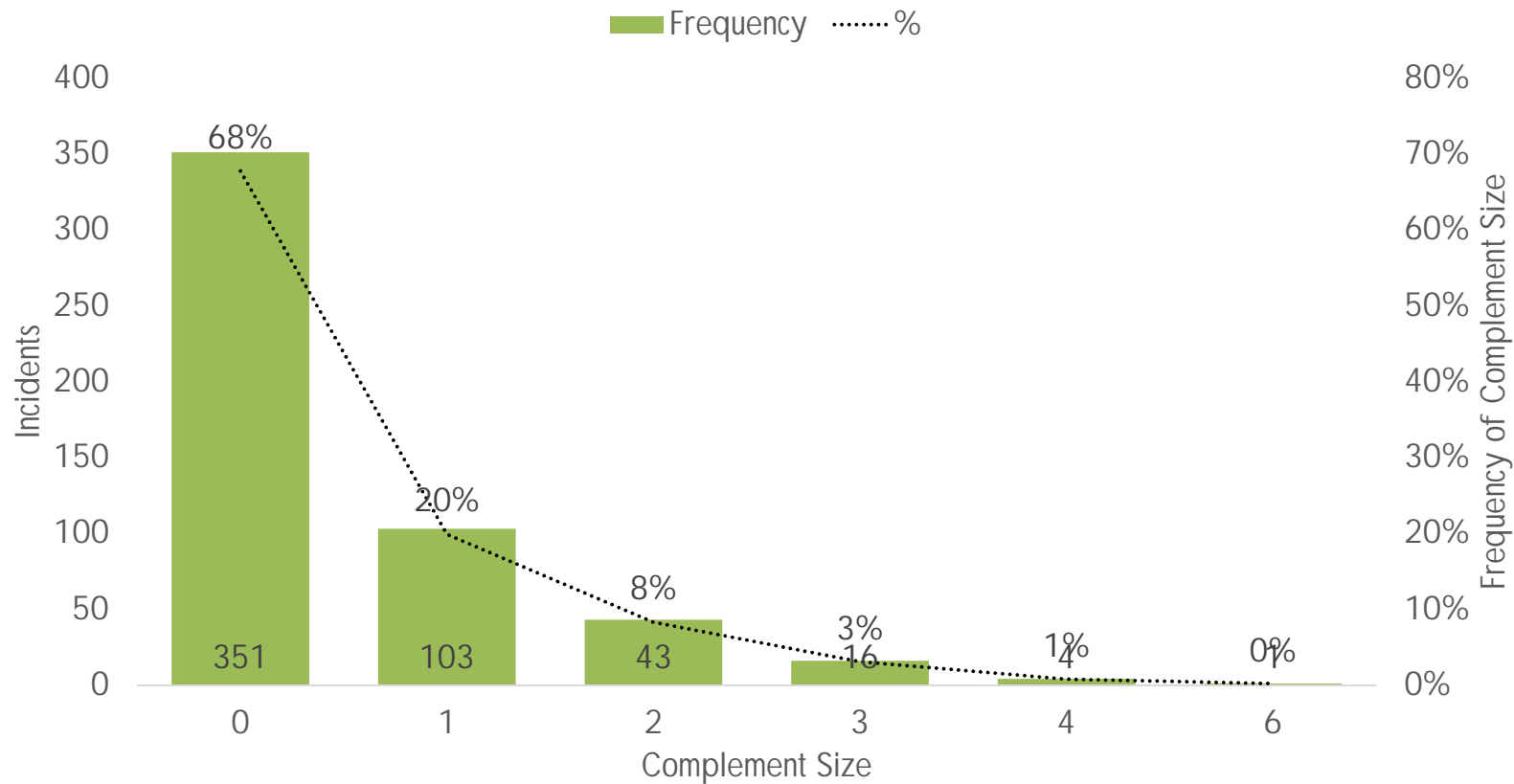


For nearly three quarters of EMS events, no volunteers will respond; less than 7% of incidents have two or more volunteers.



Volunteers on "Other" Incidents

Volunteer Frequency by Complement Size
Excludes Fire & EMS Calls



68% of other incidents receive no volunteer assistance; another 31% only receive one to three volunteers.



Volunteer Response by Time and Day

Hour	Mon	Tue	Wed	Thu	Fri	Sat	Sun
0		1.0			2.0		1.5
1		1.5		1.0	2.0	1.0	
2		1.0	3.0	2.0	1.0		
3			1.0	1.0			
4	1.0			1.5		1.0	2.0
5	1.0			1.0	3.0	1.0	
6	2.0				2.0		
7	1.5	1.0	1.0	2.0	1.0		2.0
8		1.0		0.8	1.8	1.3	1.0
9	0.5	1.0	1.4	0.7	0.7	1.1	1.0
10	1.0	1.0	1.3	1.5	1.3	1.5	1.0
11		1.6	1.0	0.5	1.0	1.7	1.8
12	0.5	1.0	1.1	2.3	1.0	0.7	0.8
13	1.0	1.0		0.9	1.8	1.4	1.8
14	1.0	1.5	1.5	1.0	0.8	1.5	1.6
15	1.0	1.4	1.5	3.0	1.3	1.0	2.5
16	0.6	1.0	1.7	1.3	1.2	2.0	1.1
17	1.5	1.8	1.3	1.5	1.0	1.0	1.2
18	2.0	2.5	1.7	1.0	0.8	1.3	1.5
19	0.9	0.6	2.8	1.7	1.2	1.7	1.5
20	1.3	1.1	1.4	0.7	1.3	1.5	1.3
21	1.5	2.5	1.5	1.0	1.0		1.3
22	4.0	1.5	1.0	1.3	1.5	1.5	
23	2.5	1.2	1.0	1.0	1.0		1.0

Quantities are highest between 7:00 PM and 12:00 AM, and there is need seven days per week.



Response by Person – Building Fire-Qualified

Four volunteers are responding to 60% of incidents.

Volunteer	2018	2019	2020	Grand Total
Volunteer 1	4	53	12	69
Volunteer 2	10	19	13	42
Volunteer 3	12	23	5	40
Volunteer 4	11	15	6	32
Volunteer 5	10	13	2	25
Volunteer 6	7	12	2	21
Volunteer 7	7	12	1	20
Volunteer 8	12	6	1	19
Volunteer 9	13	3	1	17
Volunteer 10	-	10	2	12
Volunteer 11	2	7	-	9



Response by Person – EMS-Qualified

Four volunteers are responding to 64% of the EMS incidents.

Volunteer	2018	2019	2020	Grand Total
Volunteer 1	39	53	11	103
Volunteer 2	8	10	23	41
Volunteer 3	12	23	5	40
Volunteer 4	11	15	6	32
Volunteer 5	10	13	2	25
Volunteer 6	7	12	2	21
Volunteer 7	7	12	1	20
Volunteer 8	12	6	1	19
Volunteer 9	13	3	1	17
Volunteer 10	6	4	-	10
Volunteer 11	-	7	-	7



Volunteer Training Commitment

- Minimum **370 hours** required for new volunteer firefighters
 - Firefighter 1, EMT, and basic hazmat operations
 - State requirement
 - Average of **31 hours** per month
 - Nearly **four eight-hour days** per month, or **eight half-days** per month
 - If there are enough students to schedule, otherwise longer
 - Ongoing monthly training as required by Department



Deployment Summary

- **Minimum** service level needed 24/7/365
 - Calls for service occur all hours of the day, every day of the week
- Dispatch time to serious incidents **needs improvement**
- Travel time varies by location; **only City core meeting suburban and volunteer agency goals**
- Serious incident staffing **too dependent** on career callback and a few volunteers



Risk to Outcome Exposure

- Even two on-duty personnel cannot handle all EMS events without help
- When the two on-duty staff are out of town with the ambulance, the next emergency is totally dependent on recall of off-duty and volunteers
- Two on-duty personnel cannot perform interior firefighting (two-in/two-out)



Risk to Outcome Exposure (cont.)

- Current staffing is six full-time career personnel (two per shift)
 - Even one lost-time injury drives up overtime costs, AND
 - Adds further strain when others need/want to take normal time off
- Off-duty career and volunteers are not always in town and available for a call
 - Not all volunteers work a traditional 40-hour schedule
 - Too few volunteers to support Department's needs



Deployment Recommendation

- Goal: **Four** immediately available firefighters for building fires or serious EMS emergencies
 - Meets OSHA two-in/two-out requirement
 - If the ambulance is committed, remaining two personnel could respond to a new incident without needing a volunteer driver
 - Minimum number of firefighters needed to initiate a search & rescue or suppression if enough volunteers are not available
 - Reduces backfill burden if an employee is injured or on extended leave



Deployment Recommendation (cont.)

- Goal: **Four** immediately available firefighters for building fires or serious EMS emergencies; options are:
 1. **Two additional full-time** firefighters per shift (six total)
 2. **One additional full-time** firefighter per shift (three total)
 - Or use structure fire-qualified volunteer firefighters on hourly non-benefitted stipend, which would require each volunteer firefighter to work 2.75 24-hour shifts per month, or 5.5 12-hour shifts per month
 3. **Continue to rely** on volunteer firefighter availability from home/work for the third or fourth firefighter position



Headquarters Programs Review

Current Staffing and Programs

- Current administrative staff to oversee and support all Department programs and responsibilities
 - Fire Chief
 - Administrative Assistant
- No backup or redundancy
- Fire Chief is on-call for incident command 24/7/365 with no backup when he is out of town
- Ambulance fees have not been updated in 15 years
- Very limited local fire prevention program



Fire Prevention Program

- State Fire Marshal's office telling applicants plan checks will take three weeks
 - State Fire Marshal must do complex on-site inspections
- State law mandates state program, with possible local agency exemptions
 - Deferment to local agency requires application and renewal every three years
 - Requires a full program, with Council-adopted ordinance and certified personnel; Council must also commit to enforcing codes



Headquarters Program Recommendation

- Add a **second-in-command Chief Officer**
 - Backfill for Fire Chief when absent
 - Manage either training/EMS quality assurance or be credentialed as a Fire Prevention Officer if the City elects to operate a full-service fire prevention program
 - Allows for succession plan training for the next Fire Chief
- Update **ambulance fees** pursuant to a required study



Next Steps

Deployment Next Steps

- Adopt **response time goals** tied to risk outcomes
- Increase **daily minimum staffing** to four firefighters
- Continue to support and maintain a **volunteer force**
- Add an **aerial ladder truck**
 - After staffing is increased
 - If City can provide maintenance
 - Appropriate apparatus type and size for the City's needs



Headquarters Next Steps

- Add a **second Chief Officer** for training/quality programs or fire prevention
- Conduct an **ambulance fee study** to update the City's 15-year-old fee
- Monitor **State Fire Marshal plan review and inspection timeliness**
 - If severely deficient, bring inspection in-house and contract for plan reviews



Discussion



Legislation Text

File #: 22-0289, **Version:** 1

ITEM TITLE:

Approval To Go Into Executive Session Re: Barton v. City of Valdez Litigation

SUBMITTED BY: Jake Staser, City Attorney

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

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

File #: 22-0290, **Version:** 1

ITEM TITLE:

Acceptance of Final Plat for SUBD #22-04 Medical Park Subdivision Senior Addition Creating Lots 1, 2, 3 and Tracts A and B, and Authorization of Mayor's signature on the Plat to be Recorded.

SUBMITTED BY: Paul Nylund - Senior Planner/GIS Technician

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

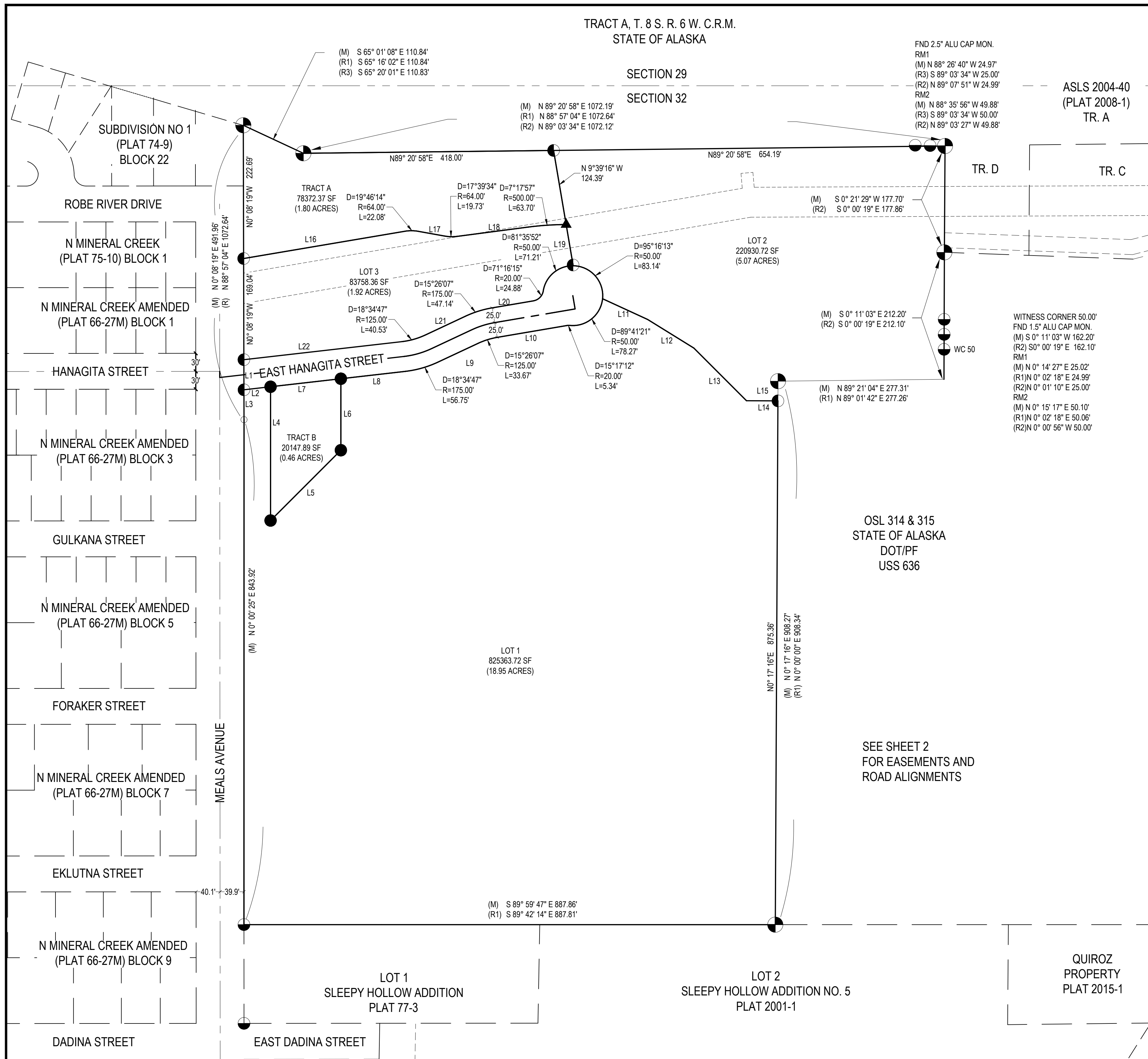
RECOMMENDATION:

Accept Final Plat for Subdivision #22-04, Medical Park Subdivision Senior Addition. A Re-Plat of Medical Park, Plat # 2006-2. Located Within Surveyed Section 32, Township 8 South, Range 6 West, Copper River Meridian, Alaska. Creating Lots 1, 2, 3 and Tracts A and B.

SUMMARY STATEMENT:

At their regularly scheduled public meeting on June 8th, 2022, the Planning and Zoning Commission of The City of Valdez approved the final plat of Subdivision #22-04, Medical Park Subdivision Senior Addition. The purpose of this subdivision is to create separate lots for the Hospital Campus, Valdez Senior Center, Valdez Senior Village Apartments, snow lots, and codify existing utility easements.

The Planning and Zoning Commission serves as the Platting Authority of the Valdez Recording District and has the final say in approving changes of property boundaries within the City of Valdez. However, since the Medical Park Subdivision Senior Addition exists on property that is owned by the City, the acceptance of the final plat by the City Council is a part of the procedure required in order to authorize the Mayor to sign the final plat on behalf of the City of Valdez.



NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
2. BASIS OF BEARING IS FROM HIGH ACCURATE GPS DERIVED USING ALASKA SPC ZONE 3 AND THE DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REF. PLATS: 84-3, 96-12, 2004-1, 2006-2 VALDEZ R.D.
4. REF. FIELD BOOK: 22-01.
5. UTILITY EASEMENTS ARE OF MAIN LINES ONLY. LOCATION DETERMINED FROM ACTUAL SURVEY DATA, LOCATES, OLDER AS-BUILTS FROM TIME OF CONSTRUCTION OR THE CITY OF VALDEZ UTILITY BOOK.
6. ALL SNOW REMOVAL FROM LOTS 1 THROUGH 3 MUST BE IN ACCORDANCE WITH THE CITY OF VALDEZ CURRENT OR FUTURE CODES.
7. PER VMC 16.24.070 THIS LOTS 1 AND 2 OF THIS SUBDIVISION FALLS WITHIN TSUNAMI WAVE RUN UP ZONE AND IS IDENTIFIED AND LABELED AS "TIDAL WAVE RUN UP AREA".
8. EAST HANAGITA STREET IS DESIGNATED AS A LOCAL ROAD AND DESIGN LIMITED TO 10 MPH SPEED LIMIT TO MATCH EXISTING HOSPITAL AND SENIOR CENTER EXISTING SPEED LIMIT. THE TANGENT BETWEEN TWO OF THE CURVES IS LESS THAN VMC 16.16.170 (3B) ALLOWS. INSTALLING A SHORTER DISTANCE BETWEEN TWO CURVES IS AN ACCEPTABLE PRACTICE TO REDUCE TRAFFIC SPEED AND AIDS IN THE ENFORCING THE REDUCED SPEED LIMIT TO 10 MPH (REFERENCE: NATIONAL ASSOCIATION OF CITY TRANSPORTATION OFFICIALS; FEDERAL HIGHWAY ADMINISTRATION AND AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS).
9. NORTH BOUNDARY OF LOT 3 AND SOUTH BOUNDARY OF TRACT A WILL BE THE CENTERLINE OF THE BIKE PATH REROUTE.
10. SEE ADDITIONAL NOTES ON SHEET 2.

MAGNETIC DECLINATION
 18/22 PER NGDC.NOAA.GOV
 6.38° ± 0.46° CHANGING BY
 0.24° W PER YEAR

LINES		
NUMBER	BEARING	DISTANCE
L1	N 0°08'19" W	50.31'
L2	N 83°29'24" E	44.79'
L3	N 0°08'19" W	49.91'
L4	S 0°00'00" E	223.54'
L5	N 45°00'00" E	166.13'
L6	N 0°00'00" E	119.48'
L7	N 83°29'24" E	118.24'
L8	N 83°29'24" E	108.46'
L9	N 64°54'37" E	74.10'
L10	N 80°20'44" E	117.76'
L11	S 65°17'49" E	82.92'
L12	S 58°13'16" E	90.71'
L13	S 45°00'00" E	124.42'
L14	S 89°42'56" E	52.56'
L15	N 0°17'16" E	32.91'
L16	N 80°24'52" E	273.88'
L17	S 79°48'54" E	45.75'
L18	N 82°31'31" E	120.10'
L19	N 9°39'16" W	69.84'
L20	N 80°20'44" E	70.00'
L21	N 64°54'37" E	74.10'
L22	N 83°29'24" E	265.90'

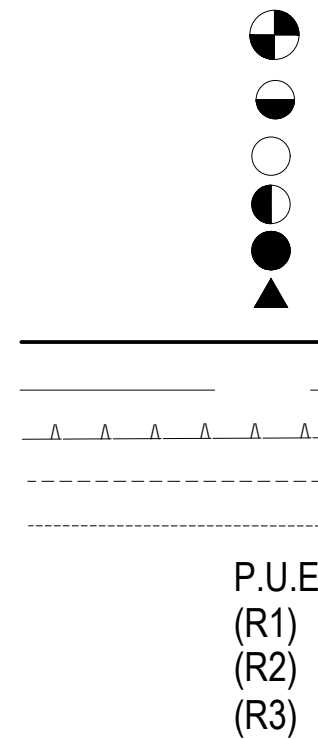
WITNESS CORNER 50.00'
FND 1.5" ALU CAP MON.
(M) S 0° 11' 03" W 162.20'
(R2) S0° 00' 19" E 162.10'
RM1
(M) N 0° 14' 27" E 25.02'
(R1) N 0° 02' 18" E 24.99'
(R2) N 0° 01' 10" E 25.00'
RM2
(M) N 0° 15' 17" E 50.10'
(R1) N 0° 02' 18" E 50.06'
(R2) N 0° 00' 56" W 50.00'

OSL 314 & 315
STATE OF ALASKA
DOT/PF
USS 636

SEE SHEET 2
FOR EASEMENTS AND
ROAD ALIGNMENTS

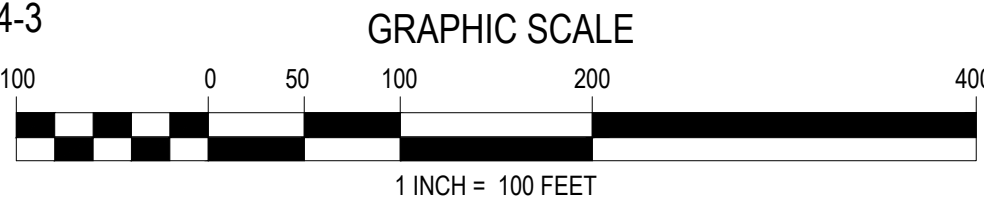
QUIROZ
PROPERTY
PLAT 2015-1

LEGEND



FOUND PRIMARY MONUMENT ALUM CAP ON REBAR OR BRASS CAP ON PIPE
FOUND SECONDARY MONUMENT
FOUND REBAR
SET SECONDARY MONUMENT 2 1/2" ALCAP ON 5/8" X 30" REBAR
SET SECONDARY MONUMENT 1" YELLOW PLASTIC CAP ON 5/8" X 30" REBAR
SET 6" MAG NAIL WITH WMTS BRASS WASHER CENTER OF BIKE PATH
SUBDIVISION BOUNDARY
SUBDIVISION BOUNDARY MEANDER LINES
ACCESS EASEMENTS
ADL EASEMENT
UTILITY EASEMENTS
PUBLIC UTILITY EASEMENT
RECORD PLAT 2006-2
RECORD PLAT 2004-40
RECORD PLAT 1984-3

GRAPHIC SCALE



SURVEYOR'S CERTIFICATE

I CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE: _____ REGISTRATION No. 8205 S

ALLEN MINISH
REGISTERED LAND SURVEYOR

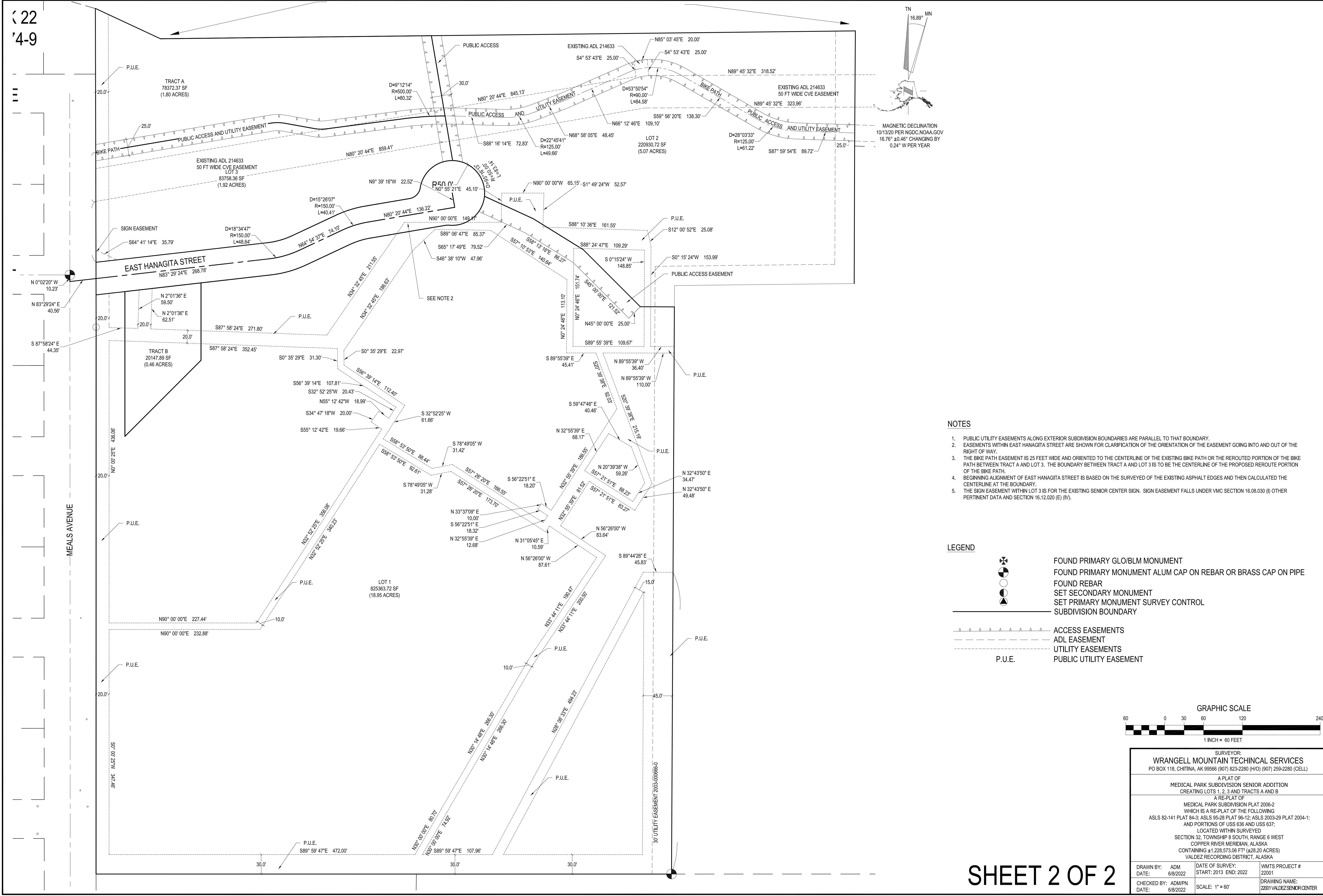


SURVEYOR:
WRANGELL MOUNTAIN TECHNICAL SERVICES
PO BOX 118, CHITINA, AK 99566 (907) 823-2280 (H/O) (907) 259-2280 (CELL)

A PLAT OF
MEDICAL PARK SUBDIVISION SENIOR ADDITION
CREATING LOTS 1, 2, 3 AND TRACTS A AND B
A RE-PLAT OF
MEDICAL PARK SUBDIVISION PLAT 2006-2
WHICH IS A RE-PLAT OF THE FOLLOWING:
ASLS 82-141 PLAT 84-3; ASLS 95-28 PLAT 96-12; ASLS 2003-29 PLAT 2004-1;
AND PORTIONS OF USFS 636 AND USFS 637;
LOCATED WITHIN SURVEYED
SECTION 32, TOWNSHIP 8 SOUTH, RANGE 6 WEST
COPPER RIVER MERIDIAN, ALASKA
CONTAINING ± 1,228,573.06 FT² (±28.20 ACRES)
VALDEZ RECORDING DISTRICT, ALASKA

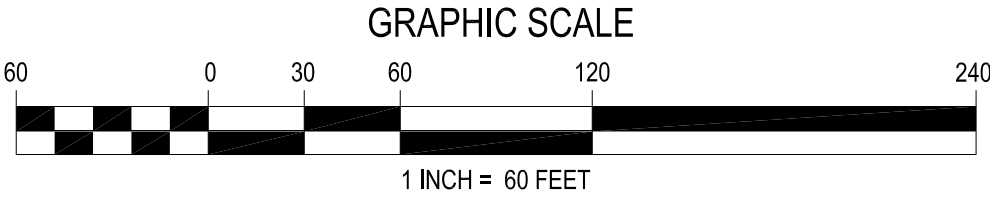
DRAWN BY: ADM DATE: 6/8/2022	DATE OF SURVEY: START: 2013 END: 2022	WMTS PROJECT # 22001
CHECKED BY: ADM/PN DATE: 6/8/2022	SCALE: 1" = 100'	DRAWING NAME: 22001 VALDEZ SENIOR CENT

SHEET 1 OF 2



- NOTES
- PUBLIC UTILITY EASEMENTS ALONG EXTERIOR SUBDIVISION BOUNDARIES ARE PARALLEL TO THAT BOUNDARY.
 - EASEMENTS WITHIN EAST HANAGITA STREET ARE SHOWN FOR CLARIFICATION OF THE ORIENTATION OF THE EASEMENT GOING INTO AND OUT OF THE RIGHT OF WAY.
 - THE BIKE PATH EASEMENT IS 25 FEET WIDE AND ORIENTED TO THE CENTERLINE OF THE EXISTING BIKE PATH OR THE REROUTED PORTION OF THE BIKE PATH BETWEEN TRACT A AND LOT 3. THE BOUNDARY BETWEEN TRACT A AND LOT 3 IS TO BE THE CENTERLINE OF THE PROPOSED REROUTE PORTION OF THE BIKE PATH.
 - BEGINNING ALIGNMENT OF EAST HANAGITA STREET IS BASED ON THE SURVEYED OF THE EXISTING ASPHALT EDGES AND THEN CALCULATED THE CENTERLINE AT THE BOUNDARY.
 - THE SIGN EASEMENT WITHIN LOT 3 IS FOR THE EXISTING SENIOR CENTER SIGN. SIGN EASEMENT FALLS UNDER VMC SECTION 16.08.030 (I) OTHER PERTINENT DATA AND SECTION 16.12.020 (E) (IV).

- LEGEND
- FOUND PRIMARY GLO/BLM MONUMENT
 - FOUND PRIMARY MONUMENT ALUM CAP ON REBAR OR BRASS CAP ON PIPE
 - FOUND REBAR
 - SET SECONDARY MONUMENT
 - SET PRIMARY MONUMENT SURVEY CONTROL
 - SUBDIVISION BOUNDARY
 - ACCESS EASEMENTS
 - ADL EASEMENT
 - UTILITY EASEMENTS
 - P.U.E. PUBLIC UTILITY EASEMENT



SURVEYOR: WRANGELL MOUNTAIN TECHNICAL SERVICES PO BOX 118, CHITINA, AK 99566 (907) 823-2280 (H/O) (907) 259-2280 (CELL)		
A PLAT OF MEDICAL PARK SUBDIVISION SENIOR ADDITION CREATING LOTS 1, 2, 3 AND TRACTS A AND B		
A RE-PLAT OF MEDICAL PARK SUBDIVISION PLAT 2006-2 WHICH IS A RE-PLAT OF THE FOLLOWING ASLS 82-141 PLAT 84-3; ASLS 95-28 PLAT 96-12; ASLS 2003-29 PLAT 2004-1; AND PORTIONS OF USS 636 AND USS 637; LOCATED WITHIN SURVEYED SECTION 32, TOWNSHIP 8 SOUTH, RANGE 6 WEST COPPER RIVER MERIDIAN, ALASKA CONTAINING ±1,228,573.06 FT² (±28.20 ACRES) VALDEZ RECORDING DISTRICT, ALASKA		
DRAWN BY: ADM DATE: 6/8/2022	DATE OF SURVEY: START: 2013 END: 2022	WMTS PROJECT # 22001
CHECKED BY: ADM/PM DATE: 6/8/2022	SCALE: 1" = 60'	DRAWING NAME: 22001 VALDEZ SENIOR CENTER

SHEET 2 OF 2



Legislation Text

File #: 22-0291, **Version:** 1

ITEM TITLE:

Approval of the City's Annual Property and Casualty Insurance Renewal for the Period Beginning July 1, 2022

SUBMITTED BY: Jordan Nelson, Finance Director

FISCAL NOTES:

Expenditure Required: \$849,335 for annual renewal; \$424,668 (50%) in 2022 Budget

Unencumbered Balance: \$405,573

Funding Source: Allocated among five funds and all staffed departments

RECOMMENDATION:

Approve

SUMMARY STATEMENT:

- Policy-Year (July-June) Premium Comparison
 - Property/General Liability: increase \$48K, 10%
 - Workers Comp: increase \$40K, 18%
 - Broker Fee: unchanged; \$36K
 - Discounts: decrease \$1K, -21%

- 2022 Budget to Actual-Estimate Comparison.

(adopted budgets span two insurance policy-years, and reflect half of each)

- Property/General Liability: Estimate exceeds budget by \$3,864
- Workers Comp: Estimate exceeds budget by \$15,231
- Broker Fee: Budget matches estimate
- Staff will evaluate funding and budget needs, and may present council with a budget resolution for potential overages.

- City's insurance broker will be in attendance during Council meeting to provide background and field questions
- A professional services agreement with Hale & Associates will be on the next Regular Council Meeting Agenda.

***City of Valdez
Valdez City School District
BROKERAGE SERVICES PROPOSAL***

*Effective
From: 07/01/2022 To: 07/01/2023*

Presented by:

David R. Hale
President



100 Cushman Street, Suite 200
Fairbanks, AK 99701

Phone: (907) 456-6671
Fax: (907) 452-5214

Executive Summary

This quote has been based on the information you provided to us and on which we have relied and is subject to the terms and conditions of the policy forms. In the event the information provided to the underwriters/(re)insurers is not complete and accurate, it may allow the underwriters/(re)insurers to avoid liability for a particular claim or to void the policy entirely. If any material information has been excluded or if any of the information provided is now inaccurate please advise us immediately in order that we can seek revalidation of terms with underwriters/(re)insurers.

This quote is valid until 07/01/2022 after which the pricing, terms, and conditions are subject to change. It does not constitute confirmation of full or further support of the placement at these terms; it is recommended, therefore, that you respond to us as soon as possible. We will not be responsible for any consequences that may arise from any delay or failure by you to respond to us by 06/25/2021.

You are requested to review this indication to confirm that it accurately reflects the coverage conditions, limits and other terms that you require. If the indication of coverage and terms does not accord with your instructions please kindly advise us immediately by contacting David Hale at (907) 456-6671.

Client Service Team

Hale & Associates is committed to not only meeting your unique business demands, but to exceeding your expectations as a first class insurance broker and risk management partner. We know your value:

- a personal relationship with an increased access to your account team
- state-of-the-art market knowledge and expertise
- enhanced claims advocacy
- quicker, more streamlined processes (e.g., claims filing, certificate issuance)

The following is your Service Team:

Hale & Associates

Phone: (907) 456-6671

Fax: (907) 452-5214

David Hale

President

david@hale-ins.com

Brittany Hale Sokolow

Vice President

brittany@hale-ins.com

JoAnna Lewis

Account Executive

joanna@hale-ins.com

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Account Executive

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Account Executive

lindsay@hale-ins.com

Shana Pilkinton

Account Executive

shana@hale-ins.com

Nancy Harcourt

Account Executive

nancy@hale-ins.com

Tabatha Wilson

Account Executive

tabatha@hale-ins.com

**CITY OF VALDEZ / VALDEZ CITY SCHOOL DISTRICT
PREMIUM SUMMARY**

	City - AMLJIA		
	2022-23	2021-22	Change
Coverage	AML/JIA	AML/JIA	
GL & Public Officials	\$68,766	\$64,756	\$4,010
Workers' Compensation	\$258,761	\$218,539	\$40,222
Business Auto	\$43,997	\$43,339	\$658
Mobile Equipment (Drone)	\$195	\$195	\$0
Police Professional	\$23,328	\$19,286	\$4,042
Loss Control Discount	(\$8,184)	(\$6,741)	(\$1,443)
3-Year Agreement	(\$19,752)	(\$17,148)	(\$2,604)
Sub Total	\$367,111	\$322,226	\$44,885
Marine - Zurich American	\$91,280	\$91,280	\$0
Property & Boiler & Machinery- Affiliated FM Ins.Co.	\$344,588	\$300,935	\$43,653
Public Employee Crime	\$5,356	\$5,356	\$0
Bonds (est.)	\$5,000	\$5,000	\$0
Brokerage Fee	\$36,000	\$36,000	\$0
Grand Total	\$849,335	\$760,797	\$88,538

City:

Renewal:

Expiring:

Reported Payroll:	\$11,738,562	\$10,597,171
Auto Count:	92	87
Workers' Compensation Experience Mod:	1.01	1.10
Marine: Est Gross Receipts	\$1,900,000	\$1,900,000
Property Values:	\$254,454,885	\$239,758,994
Property Loss Limit:	\$90,000,000	\$85,000,000
Propoerty Rate per \$100 values	\$0.180	\$0.172
Total Property Premium (City + S.D.):	\$457,686	\$412,085

Optional Terrorism Insurance Coverage:

Marine: Premium shown includes additional premium charge of \$1,800

Property: Premium shown includes additional premium charge of \$8,000.

City of Valdez
AMLJIA Package



MEMORANDUM

DATE: May 3, 2022

TO: AMLJIA Members

FROM: Paul J. Ewers and Joseph W. Evans, AMLJIA Trustees

RE: Renewal

In the mid 1980's, the private insurance market abandoned Alaska's municipalities and refused to provide liability coverage going forward. The Alaska Municipal League jumped into the fray and worked with the Alaska Legislature to enact legislation permitting a self-insurance/risk management program for cities, boroughs, and school districts. The AMLJIA was formed when 37 cities joined in 1988. Today, 157 cities, boroughs, and school districts belong to the AMLJIA.

For the past 34 years, the AMLJIA has provided affordable, reliable coverage, claims handling and risk management services for its members. The focus of the AMLJIA has been to maximize services to members and minimize the wide swings in premium contributions experienced in the traditional insurance market.

The AMLJIA covers claims up to a certain amount in the lines of coverage provided to our members and then purchases reinsurance for claim amounts above the AMLJIA's retention. Due to a nationwide/ world-wide "hard" reinsurance market – unprecedented large property damage payouts in Alaska, the United States, and world-wide in the past several years – the reinsurance industry has substantially raised its property reinsurance rates. Members with property coverage will see these increases in their premium contribution invoices attached to this memo. However, without the hard work and resourcefulness of our broker, Doug Wozniak and his team at Alliant Insurance Services, these increases would have been significantly higher.

No one can predict how long this "hard" reinsurance market will last. However, members can mitigate such future increases by entering a Three-Year Agreement with the AMLJIA which caps any premium contributions increase at 10% per year. The Board of Trustees recently reapproved the Three-Year Agreement option. If you are interested in more information about a Three-Year Agreement, please contact Paul Bryner at (800) 337-3682/(907) 258-2625 or e-mail at paulb@amljia.org.

Your Board of Trustees will continue to closely monitor this market situation and will report to our members via future correspondence and at the AMLJIA Annual Membership Meeting during the AML Local Government Conference in Anchorage on December 7 – 9 at the Dena'ina Center.

Your continued support and membership in the thirty-four-year-old AMLJIA is much needed and very much appreciated. We are stronger together and as set forth in our MISSION STATEMENT: *"The AMLJIA is a member-driven pool dedicated to providing stable, cost effective risk financing and quality claims and loss control services to meet the needs of local governments and school districts."*



FY 2023 NOTICE OF DEPOSIT CONTRIBUTION

City of Valdez

Jordan Nelson (Interim Finance Director)
PO Box 307
Valdez, AK, 99686 Fax: (907) 835-2992
Phone (907) 835-4313

Broker: David Hale
Brokerage Firm: Hale & Associates
Phone (907) 456-667 Fax (907) 452-5214
Joined AMLJIA: 7/1/1996

ANNUAL CONTRIBUTION

1. GENERAL LIABILITY

General Liability Limits: \$15,000,000
General Liability Deductible: \$0
Reported Payroll: \$11,738,562
Average Daily Membership (School only) 0
General Liability Broker Fees: \$0

\$68,766

2. PUBLIC OFFICIALS LIABILITY / School Leaders E and O

Included in General Liability

3. WORKERS' COMPENSATION

Reported Payroll: \$11,738,562
Workers' Comp Broker Fees: \$0

\$258,761

4. AUTO LIABILITY

Auto Liability Limits: \$15,000,000
Auto Liability Deductible: \$0
Auto Liability Broker Fees: \$0
Total Number of Vehicles: 92
Scheduled Values: \$3,662,271
Comp. and Collision Premium: \$24,217
Comp. and Collision Broker Fees: \$0

\$19,780

\$24,217

5. PROPERTY

Deductibles and Rates are listed on your Property Detail Report

Total Values: \$0
Total Mobile Equipment Values: \$39,000
Mobile Equipment Broker Fees: \$0
Property Broker Fees: \$0

\$0
\$195

Earthquake and Flood Coverage: (see Property Detail Report for coverage and limits.)

6. POLICE PROFESSIONAL LIABILITY

PPL Limits: \$15,000,000
PPL Deductible: \$0
PPL Broker Fees: \$0
Reported Police Payroll: \$1,403,808
Accreditation Discount Percent: 0%

\$23,328

\$0

THIS IS NOT A BILL - Actual Invoices are sent out June 2022

807 G Street, Suite 356
Anchorage, Alaska 99501

Tel: 907.258.2625
Fax: 907.279.3615

Toll Free: 1.800.337.3682
www.amljia.org

7. TOTAL ENHANCEMENT CONTRIBUTION		\$0
Crime Coverage Limits:	\$100,000	
EC Broker Fees:	\$0	
Loss Control Incentive Program Discount:		(\$8,184)
Rate Stablization Fund Used:		\$0
TOTAL CONTRIBUTION		\$386,863
3 Year Agreement Rate Discount:		(\$19,752)
TOTAL CONTRIBUTION WITH 3 YEAR AGREEMENT		\$367,111

THIS IS NOT A BILL - Actual Invoices are sent out June 2022

FY 2023 GENERAL LIABILITY DETAIL REPORT

15-Jun-22

City of Valdez

GL Limits:	\$15,000,000	GL Deductible:	\$0
GL Rate	\$0.481	GL Variable	\$0
POL/E and O Rate	\$0.190	GL Contri.	\$56,462
ADM*	0	POL/E and O Contri.	\$22,303
<i>*School Districts Only</i>		Base GL Contribution	\$68,766
Total Payroll	\$11,738,562	GL Broker Fee	\$0
GL Experience Modifier	0.708	General Liability Contribution	\$68,766

FY 2023 WORKERS' COMPENSATION DETAIL REPORT

15-Jun-22

City of Valdez

Code	Description	# Vol	Payroll	Rate	Contribution
9410	General Municipal Employees	0	\$2,128,485	\$2.18	\$46,401
9403	Refuse	0	\$495,443	\$4.66	\$23,088
9154	Theater NOC - Operations and Management Staff	0	\$288,248	\$1.55	\$4,468
9102	Parks/Recreation/Ice Rinks	0	\$681,540	\$3.32	\$22,627
9015	Building/Maintenance/Operations	0	\$570,663	\$3.26	\$18,604
8831	Animal Control Officer	0	\$201,580	\$1.46	\$2,943
8810	Clerical/Professional Employees	0	\$3,365,356	\$0.23	\$7,740
7720	Police Officers/Public Safety	0	\$1,403,808	\$3.03	\$42,535
7711	Fire Fighters and Drivers - Volunteers	15	\$0	\$3.55	\$1,065
7710	Fire Fighters and Drivers	0	\$951,635	\$3.55	\$33,783
7580	Sewage Disposal Plant	0	\$225,887	\$2.59	\$5,850
7520	Water Works	0	\$225,887	\$2.34	\$5,286
6836	Harbor Employees	0	\$558,013	\$3.43	\$19,140
5509	Street/Road Excavation/Paving	0	\$642,017	\$3.93	\$25,231

WORKER'S COMPENSATION CONTRIBUTION CALCULATION

Total Payroll	\$11,738,562	WC Variable	\$0
WC Experience Modifier	1.01	Base WC Contribution	\$258,761
Employee Federal ID #	926000143	WC Broker Fee	\$0
		Total WC Contribution	\$258,761

FY 2023 AUTOMOBILE LIABILITY/COMP AND COLLISION DETAIL REPORT

15-Jun-22

City of Valdez

Veh#	Year	Make	Model	Serial/Vin#	Value	C/C ?	C/C Ded.	C/C Rate	C/C Contri.	AL Contri.	Date Start	Date End
397539	2013	Ford	Escape	1FMCU9GX7DUC80518	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397549	2015	Chevrolet	Tahoe 1500	1GNSK3EC8FR296386	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397529	2011	Ford	F250	1FTBF2B6XBEB00519	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397530	2011	Mack/HEIL	Garbage Truck	1M2AU02C4BM004995	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397531	2012	Ford	Expedition	1FMJK1J50CEF05697	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397532	2012	Ford	Expedition	1FMJU1G52CEF52246	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397533	2012	Ford	F250	1FT7X2B65CEC31698	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397534	2012	Ford	F350	1FD8X3G6XCEC98795	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397535	2012	Ford	F350	1FDRF3H60CEC56139	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397536	2012	Ford	F350	1FT8W3B67CEC31697	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397527	2011	Ford	Expedition	1FMJU1G52BEF46834	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397538	2013	Ford	Escape	1FMCU9GX5DUC80517	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397526	2010	Peterbilt	367 Truck w/ Dumpbox, sander, hook	1NPTL40X7AD797259	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397540	2013	Ford	Expedition	1FMJU1G55DEF33725	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397541	2013	Ford	Expedition	1FMJU1G58DEF46548	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397542	2013	Ford	Expedition	1FMJU1G5XDEF46549	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397543	2013	Ford	F350	1FT8W3B68DEB30282	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397544	2013	International	Vactor 2100 Plus	1HTWNAZT3DJ296200	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397545	2014	Chevrolet	3500 Express	1GB0G2CG8E1117220	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397546	2014	Ford	F150	1FTFX1EF7EKE73902	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397547	2015	Chevrolet	Silverado	1GB3KYCG4FF556594	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397504	1992	Chevrolet	Pickup	121365	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397537	2012	International	Truck W/ STELLAR	1HTWCAAR4CJ086628	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397516	2008	Ford	F350	1FTWX315X8EC22318	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397505	1997	Ford	Pickup F350	42814	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397506	2003	Ford	Expedition	98198	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397507	2003	North Star	Murv	64751	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397508	2004	Crane Carrier Co	Trash Truck	1CYCAK4864T046568	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397509	2004	Ford	F150 Pickup	63723	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397510	2005	Ford	Escape	30833	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023

397511	2005	GMC	2WD Crew Cab	1GDE4E1285F523886	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397512	2006	Ford	Expedition	1FMPU165X6LA31836	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397513	2006	Ford	F250 Super Duty	54058	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397528	2011	Ford	F150	1FTVX1EF9BKD92763	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397515	2007	Ford	Ambulance	42858	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397550	2015	Ford	Crew Cab	1FT8W3B66FED18236	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397517	2008	Ford	F550	1FDAX57Y58EE24941	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397518	2008	Ford	Pickup	1FTVX14528KE70902	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397519	2008	Peterbilt/Heil	Front End Loader w/ Hopper	18458	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397520	2009	Elgin/NISSIAN	Sweeper	JNAPC81L79AF75061	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397521	2009	Ford	F150	1FTVX14V99KC73453	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397522	2009	Peterbilt	Truck	INPTL40X49D781533	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397523	2010	Ford	Ambulance-Ems 1	1FDWF3HRXAEB17226	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397524	2010	Ford	Expedition	1FMJU1G53AEB56906	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397525	2010	Heil /Peterbilt	28 Yd Trash Truck	3BPZL00X2AF719460	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397514	2006	Ford	Pickup	68123	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397585	2021	Ford	F150	1FTFW1E59MFB63848	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397548	2015	Chevrolet	Tahoe 1500	1GNSK3EC7FR295049	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397575	2019	Chevrolet	Silverado 1500	1GCUYAE9KZ310787	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397576	2019	Chevrolet	Tahoe SSV	1GNSKFEC2KR355220	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397577	2019	Chevrolet	Tahoe SSV	1GNSKFEC6KR347198	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397578	2019	Chevrolet	Tahoe SSV	1GNSKFCK0KR355091	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397579	2019	Ford	Escape SE	1FMCU9GD2KUB64579	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397580	2019	Ford	Quigley Pass Van	1FBZX2YM1KKB26031	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397581	2019	Ford	Transit Connect XL	NM0LE7E2XK1430517	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397582	2019	Peterbilt	520 Trash Truck	3BPDL70X9LF106760	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397573	2019	Chevrolet	Silverado	2GB2KZREG6K1187866	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397584	2021	Ford	F150	1FTFW1E52MFA54597	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397572	2019	Chevrolet	Silverado	2GB2KREG5K1186773	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397586	2021	Ford	F150	1FTFX1E50MEK06628	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
398449	2012	Pierce	Pumper/Velocity Chassis-E4	4P1CV01D2CA012625	\$595,526	Yes	\$500	\$1.50	\$4,466	\$215	7/1/2022	7/1/2023
398450	2013	Peterbilt	Tanker Truck-T4	1NPTL4EX1DD201110	\$399,915	Yes	\$500	\$1.50	\$2,999	\$215	7/1/2022	7/1/2023
398976	2009	Peterbilt	Fire Truck-T3	1NPTLU0X09D777057	\$227,426	Yes	\$1,000	\$1.20	\$1,365	\$215	7/1/2022	7/1/2023
398977	2010	Pierce	Pump Tanker-E2	4P1CV01H6AA010666	\$511,671	Yes	\$1,000	\$1.20	\$3,070	\$215	7/1/2022	7/1/2023
398978	2016	Ford	Ambulance	1FDUF5HT3GEC75267	\$177,196	Yes	\$1,000	\$1.20	\$1,063	\$215	7/1/2022	7/1/2023

398979	2016	Pierce	Rescue Pumper	4P1BAHGF5GA016768	\$758,235	Yes	\$1,000	\$1.20	\$4,549	\$215	7/1/2022	7/1/2023
398980	2018	Pierce	Velocity Pumper	4P1BAAGF0KA019593	\$703,217	Yes	\$1,000	\$1.20	\$4,219	\$215	7/1/2022	7/1/2023
398981	2021	Peterbilt	567 w/ Steller Henderson San	1NPCL40X0ND780650	\$289,085	Yes	\$1,000	\$1.20	\$1,735	\$215	7/1/2022	7/1/2023
397583	2021	Ford	Exploere	1FM5K8AB8MGB46850	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397562	2017	Chevrolet	Tahoe	1GNSKFECXHR330686	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397551	2015	Ford	Escape	1FMCU9GX6FUC13850	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397552	2015	Ford	Escape	1FMCU9GX8FUC13851	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397553	2015	Ford	F250	1FT7X2B64FED18237	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397554	2015	Ford	F250	1FT7X2B68FEA88556	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397555	2015	GMC	Sierra	1GD421CG2FF511026	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397556	2015	GMC	Sierra 3500	1GD521CG0FZ128981	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397557	2015	Peterbilt	Labrie/Wittke	3BPZL70X7FF273774	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397558	2016	Chevrolet	Tahoe	1GNSKFEC6GR323636	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397559	2016	GMC	Sierra 3500HD	1GD42VCG9GF169924	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397574	2019	Chevrolet	Silverado 1500	1GCUYAEF7KZ310044	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397561	2017	Chevrolet	Express	1HA3GSCG4HN006584	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
399470	2021	Peterbilt	520 Labrie ASL Refuse Body	3BPDLK0X1NF112624	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397563	2017	Elgin	Vacuum Street Sweeper	MV41024	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397564	2018	Chevrolet	2500 D/C W/T	1GB2KUEG2JZ328537	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397565	2018	Chevrolet	2500 HD Crew	1GB1KUEG2JF257840	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397566	2018	Chevrolet	2500 HD Crew	1GB1KUEG5JF259923	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397567	2018	Chevrolet	Silverado 2500	1GC1KUEG8JF284505	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397568	2018	Chevrolet	Tahoe	1GNSKFECXR353844	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397569	2018	Ford	Escape	1FMCU9GD0JU37799	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397570	2018	GMC	3500 Savana	1GD07RFG2J1160540	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397571	2018	Peterbilt	520 Truck	3BPDL70X8JF160774	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023
397560	2017	Chevrolet	Express	1GCZGGFG2H1283457	\$0	No	\$0	\$0.00	\$0	\$215	7/1/2022	7/1/2023

AUTOMOBILE CONTRIBUTION CALCULATION - AUTO LIABILITY/COMP. AND COLLISION

Auto Liability Limit	\$15,000,000	Auto Liability Deductible	\$0
Scheduled Values	\$3,662,271	Total Number of Vehicles	92
Non-Owned/Hired	\$750	Base AL Contribution	\$19,780
Base C/C Contribution	\$24,217	AL Brokerage Fee	\$0
C/C Brokerage Fee	\$0		
Auto C/C Contribution	\$24,217	Auto Liability Contribution	\$19,780

NOTE: Only those vehicles that are covered under Comp. and Collision have recorded scheduled values.

FY 2023 MOBILE EQUIPMENT DETAIL REPORT

15-Jun-22

City of Valdez

Cov	Year	Make	Model	Serial/Vin#	Location	Valuation	Ded	Rate	Contribution	Date Start	Date End
Yes	0	DJI	Matrice 210 Drone	FA3WY4C9XP	Valdez	\$39,000	\$5,000	\$0.50	\$195	7/1/2022	7/1/2023

MOBILE EQUIPMENT CONTRIBUTION CALCULATION

Total ME Scheduled Values:	\$39,000
Base ME Contribution:	\$195
ME Broker Fee:	\$0
Total Mobile Equipment Contribution:	\$195

FY 2023 POLICE PROFESSIONAL LIABILITY DETAIL REPORT

15-Jun-22

City of Valdez

Chiefs Name:	Bart Hinkle	PPL Limit:	\$15,000,000
No. of Officers :	12	PPL Deductible:	\$0
No. of Guards:	10	Reported Police Payroll:	\$1,403,808
No. of Volunteers:	0		
Holding Facilities:	<input checked="" type="checkbox"/>	Police Dogs:	<input type="checkbox"/>
Firearms:	<input checked="" type="checkbox"/>		

POLICE PROFESSIONAL LIABILITY CALCULATIONS

PPL Variable:	(\$116,000)
PPL Base Contribution:	\$23,328
PPL Broker Fee:	\$0
Total Police Professional Liability Contribution:	\$23,328

FY 2023 ENHANCEMENT COVERAGE REPORT

15-Jun-22

City of Valdez

Coverage Type		Coverage Policy #	Eff Date/Beg	Eff Date/End	
Crime Coverage			7/1/2022	7/1/2023	
Limits	Basis	Notes			
\$100,000	Included				
Deductible					
\$1,000					
		Brokerage Fee:			\$0
		Contribution:			\$0
		TOTAL SUPPLEMENTAL COVERAGES:			\$0

City of Valdez

Marine

Marine Comprehensive Liability Quotation CITY OF VALDEZ

Producer: Haydee Andujo
Amwins Insurance Brokerage, LLC
Date: 6/14/2022



Policy Period: July 01, 2022 to July 01, 2023

Coverage Marine Comprehensive Liability

Limit of Liability

\$1,000,000	Each occurrence
\$2,000,000	General Aggregate
\$ 50,000	Fire Damage Legal Liability
\$ 5,000	Medical Expense

Deductible \$5,000 per occurrence

Terms & Conditions

- Cyber Endorsement
- No Flat Cancellations
- Zurich Marine Comprehensive Liability (MCL) Form
- MCL Wharfinger's Liability Coverage
- MCL Stevedore's Liability Coverage
- Lift Liability
- Premises Medical Payment Coverage
- Fire Legal Liability for Real Property
- Personal Injury and Advertising Injury Liability Coverages
- Time Element Pollution – Maritime Operations only
- Inclusion of Additional Insureds or Loss Payees
- In-Rem
- X-C-U
- Detention
- Personal Injury
- Host Liquor Liability
- Traveling Workman
- Alaska Law Suit
- Incidental Medical Malpractice
- Workboat Protection and Indemnity (excluding crew)
- AIMU: Chemical, Biological, Biochemical, and Electromagnetic Exclusion Clause
- AIMU: Extended Radioactive Contamination Exclusion Clause with U.S.A. Endorsement
- AIMU: U.S. Economic and Trade Sanctions Clause
- AIMU Communicable Disease Exclusion
- Warranted that the rated capacity of Lifts, Dry-Docks, Cranes – not to be exceeded.

Premium

Flat Annual Premium: \$89,195
 A/I with WOS: \$285
 TRIA offered for an additional premium of 1,800

Security Zurich American Insurance Company

Zurich Participation 100%

Quotation valid for 30 days from: 6/14/2022

Zurich Marine Account Services Team

Regional Claims Manager:

Deborah Pruitt

1001 Summit Blvd

Atlanta, GA 30319

Telephone number: 877-355-6200

Fax number: 866-732-5351

E-mail: deb.pruitt@zurichna.com

Claims can also be reported to the Claims Reporting Care Center. Our highly trained customer care specialists are available 24 hours a day 7 days a week.

Telephone number: 917-534-4565

Fax number: 866-593-5577

E-mail: usz_carecenter@zurichna.com

Online: <https://webclaims.zurichna.com/mainpage.aspx>

ZURICH VALUE PROPOSITION

We have a customer-centric culture that is focused on partnership.

Zurich has offices in more than 50 countries with strategic partners in another 130 countries. Our customers and brokers have access to marine insurance specialists globally that can manage your insurance needs to the highest professional level.

We custom fit teams of underwriting, claims and risk engineering professionals for each account's needs.

We have an information technology platform that provides up-to-date premium and claims reports as required.

MARINE UNDERWRITING SOLUTIONS

Zurich is one of the world's leading underwriters of marine insurance solutions, serving customers in domestic and international trade, marine construction, terminal operations or other marine-related businesses.

Zurich's marine specialists can create customized insurance programs for companies with even the most challenging risks.

MARINE CLAIMS SERVICES

Companies involved in marine businesses face unique challenges. The ability to manage and quickly respond to claims, whether they occur locally or on the other side of the world, is critical. Zurich can respond to all aspects of the customer's claims needs.

Zurich can handle the full spectrum of marine claims. From small to large, simple to complex, Zurich maximizes the skill set of our adjusters to deliver results. In North America our claims specialists average in excess of 25 years of experience. Included on our claims team are both a full general average adjustor and a maritime attorney.

Our claims organization is driven to provide an unparalleled customer experience, loss cost management excellence world class efficiency.

MARINE RISK ENGINEERING SERVICES

Our Marine risk engineering specialists recognize that mitigating losses and managing a profitable and cost effective loss control program is very important to our customers. We recognize that asset protection should be a pro-active approach. We regularly meet with our customers to review their operations.

**THIS DISCLOSURE DOES NOT GRANT ANY COVERAGE OR CHANGE THE
TERMS AND CONDITIONS OF ANY COVERAGE UNDER ANY POLICY.**

DISCLOSURE OF IMPORTANT INFORMATION RELATING TO TERRORISM RISK INSURANCE ACT

SCHEDULE*

Premium attributable to risk of loss from certified acts of terrorism for lines of insurance subject to TRIA:
\$1,800.

*Any information required to complete this Schedule, if not shown above, will be shown in the quote or proposal.

A. Disclosure of Premium

In accordance with the federal Terrorism Risk Insurance Act ("TRIA"), as amended, we are required to provide you with a notice disclosing the portion of your premium, if any, attributable to the risk of loss from terrorist acts certified under that Act for lines subject to TRIA. That portion of premium attributable is shown in the Schedule above. The premium shown in the Schedule above is subject to adjustment upon premium audit, if applicable.

B. Disclosure of Federal Participation in Payment of Terrorism Losses

You should know that where coverage is provided by this policy for losses resulting from certified acts of terrorism, the United States Government may pay up to 80% of insured losses exceeding the statutorily established deductible paid by the insurance company providing the coverage.

C. Disclosure of \$100 Billion Cap on All Insurer and Federal Obligations

If aggregate insured losses attributable to terrorist acts certified under TRIA exceed \$100 billion in a calendar year (January 1 through December 31) and an insurer has met its deductible under the program, that insurer shall not be liable for the payment of any portion of the amount of such losses that exceeds \$100 billion, and in such case insured losses up to that amount are subject to pro rata allocation in accordance with procedures established by the Secretary of Treasury.

D. Availability

As required by TRIA, we have made available to you for lines subject to TRIA coverage for losses resulting from acts of terrorism certified under TRIA with terms, amounts and limitations that do not differ materially from those for losses arising from events other than acts of terrorism.

E. Definition of Act of Terrorism under TRIA

TRIA defines "act of terrorism" as any act that is certified by the Secretary of the Treasury, in accordance with the provisions of the federal Terrorism Risk Insurance Act ("TRIA"), to be an act of terrorism. The Terrorism Risk Insurance Act provides that the Secretary of Treasury shall certify an act of terrorism:

1. To be an act of terrorism;
2. To be a violent act or an act that is dangerous to human life, property or infrastructure;
3. To have resulted in damage within the United States, or outside of the United States in the case of an air carrier (as defined in section 40102 of Title 49, United States Code) or a United States flag vessel (or a vessel based principally in the United States, on which United States income tax is paid and whose insurance coverage is subject to regulation in the United States), or the premises of a United States mission; and
4. To have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

No act may be certified as an "act of terrorism" if the act is committed as part of the course of a war declared by Congress (except for workers' compensation) or if losses resulting from the act, in the aggregate for insurance subject to TRIA, do not exceed \$5,000,000.

***City of Valdez and Valdez City Schools
Property and Boiler & Machinery***



Amwins Insurance Brokerage, LLC
725 S Figueroa Street
19th Floor
Los Angeles, CA 90017

amwins.com

May 19, 2022

Hale & Associates
100 Cushman Street
Suite 200
Fairbanks, AK 99701

RE: City of Valdez and Valdez City Schools

PROPERTY QUOTATION

Please find the attached quotation for City of Valdez and Valdez City Schools. Here is a summary of the terms and conditions:

INSURED:	City of Valdez and Valdez City Schools				
MAILING ADDRESS:	PO Box 307 Valdez, AK 99686-0				
CARRIER:	Affiliated FM Insurance Company (Admitted)				
PROPOSED POLICY PERIOD:	From 7/1/2022 to 7/1/2023 12:01 A.M. Standard Time at the Mailing Address shown above				
POLICY PREMIUM:	<table><tr><td>Premium</td><td>\$449,686.00</td></tr><tr><td>Total</td><td>\$449,686.00</td></tr></table>	Premium	\$449,686.00	Total	\$449,686.00
Premium	\$449,686.00				
Total	\$449,686.00				
TRIA OPTIONS:	TRIA can be purchased for an additional premium of \$8,000 plus applicable fees. Signed acceptance/rejection required at binding.				
MINIMUM EARNED PREMIUM:	25%				
COMMISSION:	0.000% of premium excluding fees and taxes				
REQUIRED AT BINDING:	SIGNED AND DATED TRIA FORM COMPLETED AND SIGNED APPLICATION OR STATEMENT OF VALUES				
PER THE UNDERWRITER:	The combined TIV at 319 & 357 Robe River Drive is \$87.5m and our engineer reported that the high school and middle school are connected. Therefore, to provide more adequate protection for this single amount subject area, we've increased the policy limit from \$85m to \$90m.				

The attached Quotation from the carrier sets forth the coverage terms and conditions being offered. Please review carefully with your client as terms and conditions may differ from those requested in your submission. It is your responsibility to ensure the quoted coverage terms and conditions are sufficient to meet your client's coverage needs.

If after reviewing you should have any questions or requested changes, please let us know as soon as possible so we can discuss with the carrier prior to the effective date of coverage.

Thank you for the opportunity to provide this Quotation and I look forward to hearing from you.

Sincerely,

Sara Carranza

Associate Broker | Amwins Insurance Brokerage, LLC

T 213.236.4606 | **F** 213.254.2238 | sara.carranza@amwins.com

725 S Figueroa Street | 19th Floor | Los Angeles, CA 90017 | amwins.com

On behalf of,

Kyle Jansen

Senior Vice President | Amwins Insurance Brokerage, LLC

T 213.236.4535 | **M** 805.907.2372 | **F** 213.254.2238 | kyle.jansen@amwins.com

725 S Figueroa Street | 19th Floor | Los Angeles, CA 90017 | amwins.com

License 0F19710

INSURANCE PROPOSAL FOR City of Valdez and Valdez City Schools

To: Kyle Jansen

From: Elvis Stewart

At: Worldwide Facilities, An AmWINS Company

Date: 18 May 2022

A. POLICY TERM

FROM: 1 July 2022 12:01 a.m. Standard Time

TO: 1 July 2023 12:01 a.m. Standard Time

B. NAMED INSURED

City of Valdez and Valdez City Schools, and its wholly or majority owned subsidiaries and any interest which may now exist or hereinafter be created or acquired which are owned, controlled or operated by any one or more of those named insureds.

C. POLICY LIMIT

This Company's total limit of liability, including any insured Business Interruption loss, will not exceed the Policy Limit of USD 90,000,000 as a result of any one **occurrence** subject to the respective sub-limits of liability shown elsewhere in this Policy.

D. POLICY TERRITORY

Coverage provided by this Policy is limited to property while located within the United States of America.

Cyber Coverage Territory

Coverage provided in Data Restoration; Data Service Provider Property Damage and Business Interruption; and Owned Network Interruption is limited to anywhere in the world except Cuba; Iran; North Korea; Russian Federation; Sudan; Syria; and Crimea, Donetsk People's Republic (DPR) and Luhansk People's Republic (LPR) regions of Ukraine.

E. INSURANCE PROVIDED

Location Schedule

This Policy covers property, as described in this Policy, against ALL RISKS OF PHYSICAL LOSS OR DAMAGE, except as hereinafter excluded, while located as follows:

See attached Schedule of Locations

F. SUB-LIMITS

Unless otherwise stated below or elsewhere in this Policy, the following sub-limits of liability, including any insured Business Interruption loss, will be the maximum payable and will apply on a per **occurrence** basis.

The sub-limits stated below or elsewhere in this Policy are part of and not in addition to the Policy Limit.

When a limit of liability applies to a **location** or property, such limit of liability will be the maximum amount payable for all loss or damage.

There shall be no liability under this Policy when “NOT COVERED” is shown as a sublimit.

Accounts Receivable	USD 1,000,000
Arson or Theft Reward	USD 100,000
Attraction Property	USD 100,000
boiler and machinery	Policy Limit
Brand Protection	Policy Limit
Change of Temperature	USD 100,000
Civil or Military Authority	30 days
Communicable Disease - Property Damage and Communicable Disease - Business Interruption combined	USD 1,000 annual aggregate , not to exceed 12 months
Contractual Penalties	USD 100,000
Crisis Management	USD 100,000, not to exceed 30 days
cyber event	<ol style="list-style-type: none"> 1. USD 1,000 annual aggregate for Data Restoration and Owned Network Interruption combined 2. USD 1,000 annual aggregate for Data Service Provider - Property Damage and Data Service Provider - Business Interruption combined 3. USD 1,000 annual aggregate for loss or damage to stock in process or finished goods manufactured by or for the Insured caused by or resulting from cyber event that impacts the processing, manufacturing, or testing of such property or while it is otherwise being worked on.
Data Restoration	USD 500,000 annual aggregate
Data Service Provider - Property Damage and Data Service Provider - Business Interruption combined	USD 50,000 annual aggregate

Debris Removal	Policy Limit
Decontamination Costs	Policy Limit
Deferred Payment	USD 100,000
Demolition and Increased Cost of Construction	Policy Limit
Earth Movement	USD 20,000,000 annual aggregate , not to exceed USD 50,000 annual aggregate for Data Service Provider - Business Interruption, Data Service Provider - Property Damage, Errors and Omissions, Off-Premises Service Interruption - Property Damage, Supply Chain and Unnamed Property, combined
Errors and Omissions	USD 1,000,000
Expediting Expenses	USD 250,000
Extended Period of Liability	90 days
Extra Expense	USD 3,090,000
fine arts	USD 250,000, not to exceed USD 10,000 per item for irreplaceable fine arts
Flood	USD 10,000,000 annual aggregate , not to exceed USD 50,000 annual aggregate for Data Service Provider - Business Interruption, Data Service Provider - Property Damage, Errors and Omissions, Off-Premises Service Interruption - Property Damage, Supply Chain and Unnamed Property, combined
Green Coverage	USD 50,000 not to exceed 25% of the amount of the property damage loss
Gross Earnings	NOT COVERED
Gross Profits	NOT COVERED
Ingress/Egress	USD 500,000
Land and Water Clean Up Expense	USD 50,000 annual aggregate
Leasehold Interest	USD 250,000
Locks and Keys	USD 100,000
Logistics Extra Cost	USD 100,000
Money and Securities	USD 100,000
Newly Acquired Property	USD 2,500,000

Off-Premises Service Interruption - Business Interruption	NOT COVERED
Off-Premises Service Interruption - Property Damage	USD 500,000
Owned Network Interruption	Included in cyber event limit
Professional Fees	USD 100,000
Property Removed from a Location	Policy Limit
Protection and Preservation of Property - Business Interruption	Policy Limit
Protection and Preservation of Property - Property Damage	Policy Limit, not to exceed USD 250,000 for security costs
Rental Income	NOT COVERED
Research and Development	Policy Limit
School Buses and Vehicles in Storage applicable at Bus Barn	for Location No. 028, 613 West Egan Street, Valdez, Alaska, 99686, USA: USD 150,000
Soft Costs	USD 100,000
Supply Chain	USD 500,000
Tax Treatment	USD 100,000
Tenants Legal Liability	USD 100,000
Terrorism	USD 100,000 annual aggregate , not to exceed USD 100,000 annual aggregate for Flood and Property Removed from a Location combined
Terrorism: Supplemental United States Certified Act of Terrorism Endorsement(s)	USD 100,000 for property located in the United States of America
Transit	USD 500,000, not to exceed USD 250,000 for Business Interruption
Unnamed Property	USD 1,000,000
valuable papers and records	USD 500,000, not to exceed USD 10,000 per item for irreplaceable valuable papers and records

G. QUALIFYING PERIODS AND DEDUCTIBLES

QUALIFYING PERIODS

This Company will not be liable for loss or damage unless the Qualifying Period below is exceeded. When the Qualifying Period is exceeded, the loss will be calculated beginning from the time of loss or damage. The Qualifying Periods for the following coverages are as follows:

Communicable Disease - Property Damage and Communicable Disease - Business Interruption	48 hours
Data Restoration	48 hours
Data Service Provider - Property Damage and Data Service Provider - Business Interruption	48 hours
Off-Premises Service Interruption - Property Damage	24 hours
Owned Network Interruption	48 hours

DEDUCTIBLES

This Company will not be liable for loss or damage, including any insured Business Interruption loss, in any one **occurrence** until the amount of loss or damage exceeds the deductible amount shown below and then this Company will only be liable for its share of the loss or damage in excess of the deductible amount.

The following deductible amounts shall apply per **occurrence**, unless otherwise stated, for insured loss or damage under this Policy.

When two or more deductibles apply to a single **occurrence**, then no more than the largest deductible amount will apply. However, this Policy allows for the application of separate and distinct deductibles and deductibles for specific loss or damage as shown below.

When a day equivalent deductible is stated below it is calculated as follows. The 100% daily actual annual Business Interruption value that would have been earned had no loss occurred at the **location** where the physical damage happened plus that proportion of the 100% annual business interruption value at all other **locations** where Business Interruption loss ensues, divided by the number of annual working days.

When a % percent deductible is stated below it is calculated as follows:

1. The value of property at the time such loss or damage at the **location** where loss or damage occurs, in accordance with the valuation section of this Policy.
2. The annual Business Interruption value that would have been earned at the **location** where loss or damage occurs plus that proportion of the 100% Business Interruption value at all other **locations** where Business Interruption loss ensues, in accordance with the Business Interruption section of this Policy (if any).

earthquake	for Location No. 021, 911 Meals Avenue, Valdez, Alaska, 99686, USA: 5% for Property Damage and Business Interruption combined subject to a minimum of USD 100,000 per location
Flood	for Location No. 021, 911 Meals Avenue, Valdez, Alaska, 99686, USA: USD 100,000 per location
All Other Losses	USD 100,000

H. ADDITIONAL EXCLUSIONS

In addition to the exclusions elsewhere in this Policy, the following exclusions apply unless otherwise stated:

1. Specific Earth Movement Exclusion - PRO 126 (01/17)

ADDITIONAL COVERAGES, Earth Movement, does not apply to any property in the following state(s), province(s) or region(s):

Alaska, USA

Except at the following location(s):

Loc. No.	Title	Address
021		911 Meals Avenue, Valdez, Alaska, 99686, USA

2. Specific Flood Exclusion - PRO 128 (01/17)

ADDITIONAL COVERAGES, Flood, does not apply to any property in the following state(s), province(s) or region(s):

Alaska, USA

Except at the following location(s):

Loc. No.	Title	Address
021		911 Meals Avenue, Valdez, Alaska, 99686, USA

I. SPECIAL TERMS AND CONDITIONS

1. United States Certified Act of Terrorism - PRO 207 (01/20)

As respects the United States, its territories and possessions and the Commonwealth of Puerto Rico, the definition of **terrorism** is declared null and void and it is agreed that a **Certified Act of Terrorism** under the terms of the SUPPLEMENTAL UNITED STATES CERTIFIED ACT OF TERRORISM ENDORSEMENT attached to this Policy shall be considered **terrorism** within the terms of this Policy.

Notwithstanding anything contained in this Policy to the contrary, this Policy provides coverage for direct physical loss or damage to insured property and any resulting BUSINESS INTERRUPTION loss, as provided in the Policy, caused by or resulting from a **Certified Act of Terrorism** only to the extent coverage is provided under the terms and conditions of the SUPPLEMENTAL UNITED STATES CERTIFIED ACT OF TERRORISM ENDORSEMENT attached to this Policy. Any difference in limit between loss recoverable under the SUPPLEMENTAL UNITED STATES CERTIFIED ACT OF TERRORISM ENDORSEMENT and this Policy is not recoverable under this Policy.

2. Motor Vehicle Coverage at the Insured's Locations - PRO 143 (06/21)

This Policy covers motor vehicles, trucks and trailers owned, leased or rented by the Insured licensed for highway use while at a **described location**.

PROPERTY EXCLUDED, item 7., is amended to:

7. Motor vehicles licensed for highway use except such motor vehicles owned, leased or rented by the Insured while at a **described location**.

Motor Vehicle Coverage Exclusion: With respect to Motor Vehicle Coverage, the following additional exclusions apply:

This Policy does not cover loss or damage resulting from:

- a) Collision; or
- b) Overturn;

While such motor vehicles, trucks, and trailers are being operated under their own power; or being towed (whether or not in motion at the time of loss).

Motor Vehicle Coverage Valuation: On property insured under this coverage, the loss amount will not exceed the **actual cash value**.

J. INDEX OF FORMS

The following forms are made part of this Policy:

<u>Title</u>	<u>Form No.</u>	<u>Edition</u>
Declarations Page	PRO DEC 4100	(04/15)
Declarations	PRO S-1 4100	(01/20)
All Risk Coverage	PRO AR 4100	(06/21)
Supplemental United States Certified Act of Terrorism Endorsement	AFM 7312	(06/21)
Alaska Amendatory Endorsement	AFM 6505	(06/21)

PREMIUM, FEES AND TAXES

<u>2022 City of Valdez and Valdez City Schools</u>	<u>Premium</u>
Total Premium including the United States Certified Act of Terrorism coverage	USD 457,686
Total Premium excluding the United States Certified Act of Terrorism coverage	USD 449,686
Total Premium for the United States Certified Act of Terrorism	USD 8,000

If the option to purchase coverage for the Supplemental United States Certified Act of Terrorism is elected, the Sub-Limit for Supplemental United States Certified Act of Terrorism will be amended to Policy Limit.

Applicable state taxes, surcharges and fees are not included in this proposal. Applicable state taxes, surcharges and fees will be added to the invoice.

Any variations between this proposal letter and AFM forms versus your application are not provided.

This proposal expires 1 July 2022.

SCHEDULE OF LOCATIONS

Location Schedule

Loc. No.	Title	Address
001		212 Chenega Avenue, Valdez, Alaska, 99686, USA
002		212 Pioneer Drive, Valdez, Alaska, 99686, USA
003		212 Tatitlek Street, Valdez, Alaska, 99686, USA
004		212 Fairbanks Drive, Valdez, Alaska, 99686, USA
005		217 Egan Drive, Valdez, Alaska, 99686, USA
006		211 Fairbanks Drive, Valdez, Alaska, 99686, USA
007		314 Clifton Drive, Valdez, Alaska, 99686, USA
008		1465 Mineral Creek Loop Road, Valdez, Alaska, 99686, USA
009		311 Dylon Drive, Valdez, Alaska, 99686, USA
010		USS 411 Mineral Creek Canyon & USS 641 West Egan, Valdez, Alaska, 99686, USA
011		436 South Hazelet, Valdez, Alaska, 99686, USA
012		300 Valdez Airport Road, Valdez, Alaska, 99686, USA
013		1109 Meals Ave, Valdez, Alaska, 99686, USA
014		5040 Richardson Highway, Valdez, Alaska, 99686, USA
015		124 River Drive, Valdez, Alaska, 99686, USA
016		414 West Hanagita Street, Valdez, Alaska, 99686, USA
017		1001 Meals Avenue, Valdez, Alaska, 99686, USA
018		319 Robe River Drive, Valdez, Alaska, 99686, USA
019		1109 West Klutina Street, Valdez, Alaska, 99686, USA
020		1112 West Klutina Street, Valdez, Alaska, 99686, USA
021		911 Meals Avenue, Valdez, Alaska, 99686, USA
022		1104 West Egan, Valdez, Alaska, 99686, USA
023		1555 Mineral Creek Loop Road, Valdez, Alaska, 99686, USA
024		500 South Sawmill Drive, Valdez, Alaska, 99686, USA
025		276 East Egan, Valdez, Alaska, 99686, USA
026		597 East Egan Drive, Valdez, Alaska, 99686, USA
027		602 West Egan, Valdez, Alaska, 99686, USA
028		613 West Egan Street, Valdez, Alaska, 99686, USA
029		357 Robe River Drive, Valdez, Alaska, 99686, USA
030		555 West Egan, Valdez, Alaska, 99686, USA
031		407 W Pioneer Drive, Valdez, Alaska, 99686, USA

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

Insured Name: City of Valdez and Valdez City Schools

Date: 18 May 2022

Account Number: 60939

Insurer Name: Affiliated FM Insurance Company

The Terrorism Risk Insurance Act of 2002, as amended and extended, gives you the right as part of your property insurance program to elect or reject insurance coverage for locations within the United States or any territory or possession of the United States for losses arising out of acts of terrorism, as defined and certified in accordance with the provisions of the act.

You should know that where coverage is provided for losses resulting from certified acts of terrorism, such losses may be partially reimbursed by the United States government under a formula established by federal law. Under this formula, the United States government generally pays 80% of covered terrorism losses exceeding a statutorily established deductible paid by the insurer referenced above. The Terrorism Risk Insurance Act, as amended, contains a USD 100 billion cap that limits the U.S. government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses in any one program year exceeds USD 100 billion. If the aggregate insured losses for all insurers exceed USD 100 billion, your coverage may be reduced.

The premium charged for this coverage is provided below and does not include any charges for the portion of loss covered by the federal government under the act.

Acceptance or rejection of terrorism insurance coverage: under federal law, you have the right to accept or reject this offer of coverage for terrorist acts covered by the act as part of your property insurance program. If we do not receive this signed disclosure form prior to property insurance program inception date of 1 July 2022, then your property insurance program will reflect your decision not to purchase the terrorism coverage provided by the act.

_____ I hereby elect to purchase coverage for terrorist acts covered by the act for a premium of **USD 8,000**. This premium does not include applicable taxes or surcharges.

_____ I hereby decline this offer of coverage for terrorist acts covered by the act.

Policyholder/Applicant Signature

Date

Print Name

City of Valdez and Valdez City Schools

Locations And Values Report

Policy Term: 07/01/2022 - 07/01/2023

ID	Street Address	City	State	Property Value	Time Element	Total TIV	Total Premium	
001	212 Chenega Avenue	Valdez	Alaska	4,380,663	3,090,000	7,470,663	9,402	
002	212 Pioneer Drive	Valdez	Alaska	1,440,007	0	1,440,007	1,505	
003	212 Tatitlek Street	Valdez	Alaska	343,375	0	343,375	423	
004	212 Fairbanks Drive	Valdez	Alaska	4,603,250	0	4,603,250	5,745	
005	217 Egan Drive	Valdez	Alaska	2,510,615	0	2,510,615	3,067	
006	211 Fairbanks Drive	Valdez	Alaska	643,036	0	643,036	673	
007	314 Clifton Drive	Valdez	Alaska	10,757,142	0	10,757,142	8,945	
008	1465 Mineral Creek Loop Road	Valdez	Alaska	1,394,134	0	1,394,134	2,012	
009	311 Dylen Drive	Valdez	Alaska	1,373,384	0	1,373,384	1,982	
010	USS 411 Mineral Creek Canyon & USS 641 West Egan	Valdez	Alaska	920,087	0	920,087	960	
011	436 South Hazelet	Valdez	Alaska	1,387,850	0	1,387,850	2,038	
012	300 Valdez Airport Road	Valdez	Alaska	6,656,194	0	6,656,194	19,179	
013	1109 Meals Ave	Valdez	Alaska	6,396,200	0	6,396,200	5,131	
014	5040 Richardson Highway	Valdez	Alaska	325,358	0	325,358	337	
015	124 River Drive	Valdez	Alaska	359,162	0	359,162	379	
016	414 West Hanagita Street	Valdez	Alaska	1,268,723	0	1,268,723	1,020	
017	1001 Meals Avenue	Valdez	Alaska	1,717,451	0	1,717,451	1,342	
018	319 Robe River Drive	Valdez	Alaska	52,287,525	0	52,287,525	41,673	School District
019	1109 West Klutina Street	Valdez	Alaska	42,097,879	0	42,097,879	35,834	School District
020	1112 West Klutina Street	Valdez	Alaska	3,793,821	0	3,793,821	3,234	School District
021	911 Meals Avenue	Valdez	Alaska	36,988,487	0	36,988,487	238,375	
022	1104 West Egan	Valdez	Alaska	1,297,614	0	1,297,614	1,873	
023	1555 Mineral Creek Loop Road	Valdez	Alaska	1,308,085	0	1,308,085	1,888	
024	500 South Sawmill Drive	Valdez	Alaska	1,566,578	0	1,566,578	1,636	
025	276 East Egan	Valdez	Alaska	1,870,506	0	1,870,506	2,626	
026	597 East Egan Drive	Valdez	Alaska	585,373	0	585,373	964	
027	602 West Egan	Valdez	Alaska	1,636,680	0	1,636,680	2,031	

028	613 West Egan Street	Valdez	Alaska	3,086,840	0	3,086,840	2,976	School District
029	357 Robe River Drive	Valdez	Alaska	35,252,312	0	35,252,312	27,404	School District
030	555 West Egan	Valdez	Alaska	4,389,356	0	4,389,356	5,452	
031	407 W Pioneer Drive	Valdez	Alaska	18,727,200	0	18,727,200	19,579	
				251,364,887	3,090,000	254,454,887	449,686	
						TRIA	8,000	
						Grand Total	457,686	

***City of Valdez and
Valdez City Schools
Crime***

Crime Coverage

Carrier Name: Hartford Fire Insurance Company
Policy Number: 52 FA 0233687 22
Effective Date: 7/1/2022 at 12:01 a.m. standard time, at location of property insured
Expiration Date: 7/1/2023 at 12:01 a.m. standard time, at location of property insured
Coverage: Coverage for employee theft of money, securities, or property.
Option 1 – As Expiring

CrimeSHIELD for Governmental Entities	Limit of Insurance	Deductible
1.A. Employee Theft - Per Loss	\$1,000,000	\$10,000
1.B. Employee Theft - Per Employee	N/A	N/A
2. Depositors Forgery or Alteration	\$1,000,000	\$10,000
3. Theft, Disappearance and Destruction - Money, Securities and Other Property	N/A	N/A
4. Robbery and Safe Burglary - Money and Securities	N/A	N/A
5. Computer and Funds Transfer Fraud	\$1,000,000	\$10,000
6. Money Orders and Counterfeit Currency	N/A	N/A
Total Premium:	\$5,356	

**Computer & Funds Transfer Fraud
Insuring Agreement 5:**

We will pay for loss of and loss from damage to “money”, “securities” and “other property” following and directly related to the use of any computer to fraudulently cause a transfer of that property from inside the “premises” or “banking premises”

1. to a person (other than a “messenger”) outside those “premises”; or
2. to a place outside those “premises”.

And, we will pay for loss of “money” or “securities” through “funds transfer fraud” resulting directly from “fraudulent transfer instructions” communicated to a “financial institution” and instructing such institution to pay, deliver, or transfer “money” or “securities” from your “transfer account”.

Optional Services

OPTIONAL SERVICES LIST	
Return to Work Program	
Business Continuity Planning	
Experience Mod Reduction & Management	
Employee Manuals & Handbooks	
OSHA Benchmarking, Compliance Guides & Programs	
Toolbox Talks (Safety Meetings)	
Fleet & Driver Safety Policies	
Workplace Visitor Guides	
Ergonomics Policies	
Drug Free Workplace Policies	
Whistleblower Policies	
Industry Specific Risk Insight	
Data Breach Response Policy	
Telecommuting Policy	
Policy & Coverage Review	
SubContract Agreement	
Bonding	
Consulting	

Acknowledgement Statement

This proposal is not to be construed as an exact or complete analysis of the policies, or as legal evidence of insurance. The provisions of the actual policies in current use by the insurance company(ies) being quoted or proposed will prevail.

We have attempted to identify for your consideration the coverages available, subject to the terms and conditions of the applicable policy in accordance with your instructions. Please review this proposal and its attachments carefully, and if our understanding meets with your approval, please sign and return a copy of this acknowledging your approval.

Very truly yours,

David R. Hale
President
Hale & Associates

Name: _____

Title: _____

Acknowledged and approved on:

Date: _____

IMPORTANT – PREMIUM/COMPENSATION INFORMATION

General Liability premiums are subject to annual audit and adjustment; increases or decreases in annual premium may result. The adjustment will be based upon the rating plan of your policy.

Workers Compensation premiums are subject to annual audit and adjustment; increases or decreases in annual premium may result. The adjustment will be based upon your actual payroll and other variables such as the rules, rates, classification, and experience modification as promulgated by the various state rate bureaus and the Interstate Rate Bureau.

Signature Pages

Date: July 1, 2022

Policy Reference Number: 122 Policy Period From: July 1, 2022 To July 1, 2023

On your instruction, coverage has been negotiated with the Alaska Municipal League Joint Insurance Association, Inc. (AML/JIA), which is an assessable self-insurance fund or risk retention pool for Alaska municipalities and school districts rather than an insurance company.

As a professional insurance broker it has been our established policy to make every effort to place coverages only with insurance companies having, at the time of placing a risk, a Best's rating of A++, A+, A or A-, which are the four highest ratings available, and a minimum of A.M. Best Financial Size Category VII in Policyholders' Surplus.

As AML/JIA is not an insurance company, is not rated by AM Best's, and is not evaluated by Hale & Associates, we will be unable to proceed without your authorization.

Please note that Hale & Associates does not guarantee the financial position and solvency of any insurer, self-funded pool or risk retention pool utilized. Please also note that participants in the AML/JIA risk retention pool are subject to assessment for pool liabilities.

A statement of AML/JIA's latest financial position can be made available to you if you wish to examine it.

If you wish us to proceed to place this coverage with the AML/JIA, please so indicate by signing the authorization below and returning one copy of your authorization for our records.

A new authorization will be required for each new placement and for each renewal.

Best regards,

David R. Hale
President

AUTHORIZATION – TO BE RECEIVED FROM CLIENT

To: Hale & Associates, Inc.

Policy Reference Number: 122

Policy Period From July 1, 2022 To July 1, 2023

I refer to the above request and approve the use of AML/JIA and hereby authorize you to complete the placement of my coverages with this assessable risk retention pool.

Signed _____

Name _____

Title _____

Company CITY OF VALDEZ

Date _____

Acknowledgement Statement

This proposal is not to be construed as an exact or complete analysis of the policies, or as legal evidence of insurance. The provisions of the actual policies in current use by the insurance company(ies) being quoted or proposed will prevail.

We have attempted to identify for your consideration the coverages available, subject to the terms and conditions of the applicable policy in accordance with your instructions. Please review this proposal and its attachments carefully, and if our understanding meets with your approval, please sign and return a copy of this acknowledging your approval.

Very truly yours,

David R. Hale
President
Hale & Associates

Name: _____

Title: _____

Acknowledged and approved on:

Date: _____

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

Insured Name: City of Valdez and Valdez City Schools

Date: 18 May 2022

Account Number: 60939

Insurer Name: Affiliated FM Insurance Company

The Terrorism Risk Insurance Act of 2002, as amended and extended, gives you the right as part of your property insurance program to elect or reject insurance coverage for locations within the United States or any territory or possession of the United States for losses arising out of acts of terrorism, as defined and certified in accordance with the provisions of the act.

You should know that where coverage is provided for losses resulting from certified acts of terrorism, such losses may be partially reimbursed by the United States government under a formula established by federal law. Under this formula, the United States government generally pays 80% of covered terrorism losses exceeding a statutorily established deductible paid by the insurer referenced above. The Terrorism Risk Insurance Act, as amended, contains a USD 100 billion cap that limits the U.S. government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses in any one program year exceeds USD 100 billion. If the aggregate insured losses for all insurers exceed USD 100 billion, your coverage may be reduced.

The premium charged for this coverage is provided below and does not include any charges for the portion of loss covered by the federal government under the act.

Acceptance or rejection of terrorism insurance coverage: under federal law, you have the right to accept or reject this offer of coverage for terrorist acts covered by the act as part of your property insurance program. If we do not receive this signed disclosure form prior to property insurance program inception date of 1 July 2022, then your property insurance program will reflect your decision not to purchase the terrorism coverage provided by the act.

_____ I hereby elect to purchase coverage for terrorist acts covered by the act for a premium of **USD 8,000**. This premium does not include applicable taxes or surcharges.

_____ I hereby decline this offer of coverage for terrorist acts covered by the act.

Policyholder/Applicant Signature

Date

Print Name

STATEMENT OF VALUES

CITY OF VALDEZ AND VALDEZ CITY SCHOOLS

Policy Year: 07/01/2022 to 07/01/2023

<u>Occupancy/Desc</u>	<u>Location</u>	<u>City</u>	<u>Zip</u>	<u>Building/ Structures</u>	<u>Contents</u>	<u>EDP</u>	<u>Extra Expense</u>	<u>Fine Arts</u>	<u>Bus Int</u>	<u>Gar Veh</u>	<u>Total Value</u>
City Hall	212 Chenega	Valdez	99686	\$1,303,768			\$3,090,000				\$4,393,768
Old City Hall	212 Chenega	Valdez	99686	\$634,664							\$634,664
Police Station	212 Chenega	Valdez	99686	\$1,942,231							\$1,942,231
Fire Station	212 Pioneer	Valdez	99686	\$708,584							\$708,584
Old Fire Station	212 Pioneer	Valdez	99686	\$731,423							\$731,423
Police Station Parking Garage	212 Tatitlek	Valdez	99686	\$343,375							\$343,375
Library	212 Fairbanks	Valdez	99686	\$4,103,250							\$4,103,250
Museum	217 Egan	Valdez	99686	\$2,510,615							\$2,510,615
Council Chambers-Admin Complex	211 Fairbanks Drive	Valdez	99686	\$643,036							\$643,036
Valdez Civic Center (Theater)	110 Clifton	Valdez	99686	\$10,257,142							\$10,257,142
Waterwell #5- Pub.W.Bldg & Tank											
1- 500,000 Gallon Tank	1465 Mineral Creek Loop	Valdez	99686	\$1,394,134							\$1,394,134
Waterwell - Pub.W.Bldg & Tank											
1- 500,000 gal Tank	311 Dylen Drive	Valdez	99686	\$1,373,384							\$1,373,384
Hillside Tank Farms- Water Dept											
1- 750,000 gal Tank	USS 411 Mineral Creek	Valdez	99686	\$920,087							\$920,087
Maint. Shop #2 - Pub.W.Bld. & Tanks											
Pub Works Bldg & Tanks	602 W. Egan	Valdez	99686	\$1,257,365							\$1,257,365
Maint. Shop #1 - Warehouse/Storage	602 W. Egan	Valdez	99686	\$379,315							\$379,315
Warehouse #1- Warehouse	436 South Hazelet	Valdez	99686	\$1,387,850							\$1,387,850
Airport Term Bldg W/Ctrl Tower	300 Valdez Airport Road	Valdez	99686	\$6,156,194							\$6,156,194
Senior Ctr/Housing/Greenhse/St	1109 Meals	Valdez	99686	\$5,896,200							\$5,896,200
Fire Station #4- Volunteer	5040 Richardson Highway	Valdez	99686	\$325,358							\$325,358
Fire Station #3- Volunteer	124 River Drive	Valdez	99686	\$359,162							\$359,162
Recreation Center (Teen Center)	414 W. Hanagita	Valdez	99686	\$1,268,723							\$1,268,723
Medical Facility	1001 Meals Ave.	Valdez	99686	\$1,717,451							\$1,717,451

<u>Ded</u>	<u>PCT</u>	<u>Valuation</u>	<u>Sq Ft</u>	<u>Yr Built</u>	<u>Const Type</u>	<u>Sprinkler</u>	<u>Prot</u>	<u>Stories</u>	<u>Latitude</u>	<u>Longitude</u>	<u>GPS Elev</u>
	100%	RC	6035		Joisted Masonry	Y	4				
	100%	RC	2475		Frame		4				
	100%	RC	7502		Joisted Masonry	Y	4				
	100%	RC	1900		Joisted Masonry	Y	4				
	100%	RC	2880		Frame		4				
	100%	RC	2256		Frame		4				
	100%	RC	9300		Joisted Masonry	Y	4				
	100%	RC	6130		Frame		4				
	100%	RC	2536		Frame		4				
	100%	RC	28658		Joisted Masonry	Y	4				
	100%	RC	1600		Frame		4				
	100%	RC	720		Frame		4				
	100%	RC					4				
	100%	RC	6000				4				
	100%	RC	4000				4				
	100%	RC	20780				4				
	100%	RC	25772		Joisted Masonry		4				
	100%	RC	16548		Frame	Y	4				
	100%	RC	2500				4				
	100%	RC	3000				4				
	100%	RC	6272		Frame	Y	4				
	100%	RC	6000		Frame	Y	4				

High School	319 Robe River Drive	Valdez	99686	\$42,899,698								\$42,899,698
Pool				\$5,121,041								\$5,121,041
High School Generator Building	319 Robe River Drive	Valdez	99686	\$231,786								\$231,786
Elementary School	1109 W. Klutina Street	Valdez	99686	\$41,863,613								\$41,863,613
Elementary Generator Building	1109 W. Klutina Street	Valdez	99686	\$234,266								\$234,266
School Dist. Admin Building	1112 W. Klutina Street	Valdez	99686	\$3,793,821								\$3,793,821
Bus Barn (Contents= Veh in Storage)	613 W. Egan Street	Valdez	99686	\$2,924,837	\$162,003							\$3,086,840
Gilson Middle School	357 Robe River Dr.	Valdez	99686	\$35,252,312								\$35,252,312
Hospital	911 Meals	Valdez	99686	\$36,122,966	\$865,521							\$36,988,487
Pump Stat #4												
1-750,000 gal tank	1104 West Egan	Valdez	99686	\$1,297,614								\$1,297,614
S. Central Pump												
1-500,000 gal tank	1555 Mineral Cr. Loop Road	Valdez	99686	\$1,308,085								\$1,308,085
Baler Building	500 South Sawmill Drive	Valdez	99686	\$1,566,578								\$1,566,578
Animal Shelter	276 E. Egan	Valdez	99686	\$1,791,864	\$78,642							\$1,870,506
Log Cabin at Salmon View	597 East Egan Drive	Valdez	99686	\$585,373								\$585,373
Maintenance Building	555 W. Egan	Valdez	99686	\$4,389,356								\$4,389,356
New Fire Station	407 W. Pioneer	Valdez	99686	\$18,727,200								\$18,727,200
Blanket City Contents				\$0	\$2,500,000							\$2,500,000
Blanket School Contents				\$0	\$3,000,000							\$3,000,000
EDP Hardware/Media				\$0		\$1,035,000						\$1,035,000
				\$243,723,721	\$6,606,166	\$1,035,000						\$254,454,887

INSURED

All values submitted are correct to the best of my knowledge and belief.

Signed_____

Title_____

Date_____

	100%	RC	104603		Joisted Masonry	Y	4					
	100%	RC					4					
	100%	RC	667				4					
	100%	RC	96000			Y	4					
	100%	RC	667				4					
	100%	RC	7056		Frame	Y	4					
	100%	RC	8100				4					
	100%	RC	56,759	2014	Struc St/Metal Side	Y	4					
	100%	RC	68,948			Y	4					
	100%	RC					4					
	100%	RC					4					
	100%	RC	16560				4	1				
	100%	RC	5068		Masonry Non-Combustible		4					
	100%	RC					4					
	100%	RC	13,000	2014	Structural Steel		4					
	100%	RC	18,313	2021	Non-Combustible	Y	4	2				

Date: July 1, 2022

Policy Reference Number: 122 Policy Period From: July 1, 2022 To July 1, 2023

On your instruction, coverage has been negotiated with the Alaska Municipal League Joint Insurance Association, Inc. (AML/JIA), which is an assessable self-insurance fund or risk retention pool for Alaska municipalities and school districts rather than an insurance company.

As a professional insurance broker it has been our established policy to make every effort to place coverages only with insurance companies having, at the time of placing a risk, a Best's rating of A++, A+, A or A-, which are the four highest ratings available, and a minimum of A.M. Best Financial Size Category VII in Policyholders' Surplus.

As AML/JIA is not an insurance company, is not rated by AM Best's, and is not evaluated by Hale & Associates, we will be unable to proceed without your authorization.

Please note that Hale & Associates does not guarantee the financial position and solvency of any insurer, self-funded pool or risk retention pool utilized. Please also note that participants in the AML/JIA risk retention pool are subject to assessment for pool liabilities.

A statement of AML/JIA's latest financial position can be made available to you if you wish to examine it.

If you wish us to proceed to place this coverage with the AML/JIA, please so indicate by signing the authorization below and returning one copy of your authorization for our records.

A new authorization will be required for each new placement and for each renewal.

Best regards,

David R. Hale
President

AUTHORIZATION – TO BE RECEIVED FROM CLIENT

To: Hale & Associates, Inc.

Policy Reference Number: 122

Policy Period From July 1, 2022 To July 1, 2023

I refer to the above request and approve the use of AML/JIA and hereby authorize you to complete the placement of my coverages with this assessable risk retention pool.

Signed _____

Name _____

Title _____

Company CITY OF VALDEZ

Date _____

SIGN HERE

Acknowledgement Statement

This proposal is not to be construed as an exact or complete analysis of the policies, or as legal evidence of insurance. The provisions of the actual policies in current use by the insurance company(ies) being quoted or proposed will prevail.

We have attempted to identify for your consideration the coverages available, subject to the terms and conditions of the applicable policy in accordance with your instructions. Please review this proposal and its attachments carefully, and if our understanding meets with your approval, please sign and return a copy of this acknowledging your approval.

Very truly yours,

David R. Hale
President
Hale & Associates

Name: _____



Title: _____

Acknowledged and approved on:

Date: _____

POLICYHOLDER DISCLOSURE NOTICE OF TERRORISM INSURANCE COVERAGE

Insured Name: City of Valdez and Valdez City Schools

Date: 18 May 2022

Account Number: 60939

Insurer Name: Affiliated FM Insurance Company

The Terrorism Risk Insurance Act of 2002, as amended and extended, gives you the right as part of your property insurance program to elect or reject insurance coverage for locations within the United States or any territory or possession of the United States for losses arising out of acts of terrorism, as defined and certified in accordance with the provisions of the act.

You should know that where coverage is provided for losses resulting from certified acts of terrorism, such losses may be partially reimbursed by the United States government under a formula established by federal law. Under this formula, the United States government generally pays 80% of covered terrorism losses exceeding a statutorily established deductible paid by the insurer referenced above. The Terrorism Risk Insurance Act, as amended, contains a USD 100 billion cap that limits the U.S. government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses in any one program year exceeds USD 100 billion. If the aggregate insured losses for all insurers exceed USD 100 billion, your coverage may be reduced.

The premium charged for this coverage is provided below and does not include any charges for the portion of loss covered by the federal government under the act.

Acceptance or rejection of terrorism insurance coverage: under federal law, you have the right to accept or reject this offer of coverage for terrorist acts covered by the act as part of your property insurance program. If we do not receive this signed disclosure form prior to property insurance program inception date of 1 July 2022, then your property insurance program will reflect your decision not to purchase the terrorism coverage provided by the act.

_____ I hereby elect to purchase coverage for terrorist acts covered by the act for a premium of **USD 8,000**. This premium does not include applicable taxes or surcharges.

_____ I hereby decline this offer of coverage for terrorist acts covered by the act.

SIGN HERE

Policyholder/Applicant Signature

Date

Print Name

STATEMENT OF VALUES

CITY OF VALDEZ AND VALDEZ CITY SCHOOLS

Policy Year: 07/01/2022 to 07/01/2023

<u>Occupancy/Desc</u>	<u>Location</u>	<u>City</u>	<u>Zip</u>	<u>Building/ Structures</u>	<u>Contents</u>	<u>EDP</u>	<u>Extra Expense</u>	<u>Fine Arts</u>	<u>Bus Int</u>	<u>Gar Veh</u>	<u>Total Value</u>
City Hall	212 Chenega	Valdez	99686	\$1,303,768			\$3,090,000				\$4,393,768
Old City Hall	212 Chenega	Valdez	99686	\$634,664							\$634,664
Police Station	212 Chenega	Valdez	99686	\$1,942,231							\$1,942,231
Fire Station	212 Pioneer	Valdez	99686	\$708,584							\$708,584
Old Fire Station	212 Pioneer	Valdez	99686	\$731,423							\$731,423
Police Station Parking Garage	212 Tatitlek	Valdez	99686	\$343,375							\$343,375
Library	212 Fairbanks	Valdez	99686	\$4,103,250							\$4,103,250
Museum	217 Egan	Valdez	99686	\$2,510,615							\$2,510,615
Council Chambers-Admin Complex	211 Fairbanks Drive	Valdez	99686	\$643,036							\$643,036
Valdez Civic Center (Theater)	110 Clifton	Valdez	99686	\$10,257,142							\$10,257,142
Waterwell #5- Pub.W.Bldg & Tank											
1- 500,000 Gallon Tank	1465 Mineral Creek Loop	Valdez	99686	\$1,394,134							\$1,394,134
Waterwell - Pub.W.Bldg & Tank											
1- 500,000 gal Tank	311 Dylen Drive	Valdez	99686	\$1,373,384							\$1,373,384
Hillside Tank Farms- Water Dept											
1- 750,000 gal Tank	USS 411 Mineral Creek	Valdez	99686	\$920,087							\$920,087
Maint. Shop #2 - Pub.W.Bld. & Tanks											
Pub Works Bldg & Tanks	602 W. Egan	Valdez	99686	\$1,257,365							\$1,257,365
Maint. Shop #1 - Warehouse/Storage	602 W. Egan	Valdez	99686	\$379,315							\$379,315
Warehouse #1- Warehouse	436 South Hazelet	Valdez	99686	\$1,387,850							\$1,387,850
Airport Term Bldg W/Ctrl Tower	300 Valdez Airport Road	Valdez	99686	\$6,156,194							\$6,156,194
Senior Ctr/Housing/Greenhse/St	1109 Meals	Valdez	99686	\$5,896,200							\$5,896,200
Fire Station #4- Volunteer	5040 Richardson Highway	Valdez	99686	\$325,358							\$325,358
Fire Station #3- Volunteer	124 River Drive	Valdez	99686	\$359,162							\$359,162
Recreation Center (Teen Center)	414 W. Hanagita	Valdez	99686	\$1,268,723							\$1,268,723
Medical Facility	1001 Meals Ave.	Valdez	99686	\$1,717,451							\$1,717,451

<u>Ded</u>	<u>PCT</u>	<u>Valuation</u>	<u>Sq Ft</u>	<u>Yr Built</u>	<u>Const Type</u>	<u>Sprinkler</u>	<u>Prot</u>	<u>Stories</u>	<u>Latitude</u>	<u>Longitude</u>	<u>GPS Elev</u>
	100%	RC	6035		Joisted Masonry	Y	4				
	100%	RC	2475		Frame		4				
	100%	RC	7502		Joisted Masonry	Y	4				
	100%	RC	1900		Joisted Masonry	Y	4				
	100%	RC	2880		Frame		4				
	100%	RC	2256		Frame		4				
	100%	RC	9300		Joisted Masonry	Y	4				
	100%	RC	6130		Frame		4				
	100%	RC	2536		Frame		4				
	100%	RC	28658		Joisted Masonry	Y	4				
	100%	RC	1600		Frame		4				
	100%	RC	720		Frame		4				
	100%	RC					4				
	100%	RC	6000				4				
	100%	RC	4000				4				
	100%	RC	20780				4				
	100%	RC	25772		Joisted Masonry		4				
	100%	RC	16548		Frame	Y	4				
	100%	RC	2500				4				
	100%	RC	3000				4				
	100%	RC	6272		Frame	Y	4				
	100%	RC	6000		Frame	Y	4				

High School	319 Robe River Drive	Valdez	99686	\$42,899,698							\$42,899,698
Pool				\$5,121,041							\$5,121,041
High School Generator Building	319 Robe River Drive	Valdez	99686	\$231,786							\$231,786
Elementary School	1109 W. Klutina Street	Valdez	99686	\$41,863,613							\$41,863,613
Elementary Generator Building	1109 W. Klutina Street	Valdez	99686	\$234,266							\$234,266
School Dist. Admin Building	1112 W. Klutina Street	Valdez	99686	\$3,793,821							\$3,793,821
Bus Barn (Contents= Veh in Storage)	613 W. Egan Street	Valdez	99686	\$2,924,837	\$162,003						\$3,086,840
Gilson Middle School	357 Robe River Dr.	Valdez	99686	\$35,252,312							\$35,252,312
Hospital	911 Meals	Valdez	99686	\$36,122,966	\$865,521						\$36,988,487
Pump Stat #4											
1-750,000 gal tank	1104 West Egan	Valdez	99686	\$1,297,614							\$1,297,614
S. Central Pump											
1-500,000 gal tank	1555 Mineral Cr. Loop Road	Valdez	99686	\$1,308,085							\$1,308,085
Baler Building	500 South Sawmill Drive	Valdez	99686	\$1,566,578							\$1,566,578
Animal Shelter	276 E. Egan	Valdez	99686	\$1,791,864	\$78,642						\$1,870,506
Log Cabin at Salmon View	597 East Egan Drive	Valdez	99686	\$585,373							\$585,373
Maintenance Building	555 W. Egan	Valdez	99686	\$4,389,356							\$4,389,356
New Fire Station	407 W. Pioneer	Valdez	99686	\$18,727,200							\$18,727,200
Blanket City Contents				\$0	\$2,500,000						\$2,500,000
Blanket School Contents				\$0	\$3,000,000						\$3,000,000
EDP Hardware/Media				\$0		\$1,035,000					\$1,035,000
				\$243,723,721	\$6,606,166	\$1,035,000					\$254,454,887

INSURED

All values submitted are correct to the best of my knowledge and belief.

Signed _____

Title _____

Date _____



	100%	RC	104603		Joisted Masonry	Y	4					
	100%	RC					4					
	100%	RC	667				4					
	100%	RC	96000			Y	4					
	100%	RC	667				4					
	100%	RC	7056		Frame	Y	4					
	100%	RC	8100				4					
	100%	RC	56,759	2014	Struc St/Metal Side	Y	4					
	100%	RC	68,948			Y	4					
	100%	RC					4					
	100%	RC					4					
	100%	RC	16560				4	1				
	100%	RC	5068		Masonry Non-Combustible		4					
	100%	RC					4					
	100%	RC	13,000	2014	Structural Steel		4					
	100%	RC	18,313	2021	Non-Combustible	Y	4	2				

Valdez City School District

BROKERAGE SERVICES PROPOSAL

Effective
From: 07/01/2022 To 07/01/2023

Presented by:

David R. Hale
President



100 Cushman Street, Suite 200
Fairbanks, AK 99701

Phone: (907) 456-6671
Toll Free: (800) 570-6671
Fax: (907) 452-5214

Executive Summary

This quote has been based on the information you provided to us and on which we have relied and is subject to the terms and conditions of the policy forms. In the event the information provided to the underwriters/(re)insurers is not complete and accurate, it may allow the underwriters/(re)insurers to avoid liability for a particular claim or to void the policy entirely. If any material information has been excluded or if any of the information provided is now inaccurate please advise us immediately in order that we can seek revalidation of terms with underwriters/(re)insurers.

This quote is valid until 07/01/2022 after which the pricing, terms, and conditions are subject to change. It does not constitute confirmation of full or further support of the placement at these terms; it is recommended, therefore, that you respond to us as soon as possible. We will not be responsible for any consequences that may arise from any delay or failure by you to respond to us by 06/28/2022.

You are requested to review this indication to confirm that it accurately reflects the coverage conditions, limits and other terms that you require. If the indication of coverage and terms does not accord with your instructions please kindly advise us immediately by contacting David Hale at (907) 456-6671.

Client Service Team

Hale & Associates is committed to not only meeting your unique business demands, but to exceeding your expectations as a first class insurance broker and risk management partner. We know your value:

- a personal relationship with an increased access to your account team
- state-of-the-art market knowledge and expertise
- enhanced claims advocacy
- quicker, more streamlined processes (e.g., claims filing, certificate issuance)

The following is your Service Team:

Hale & Associates

Phone: (907) 456-6671

Fax: (907) 452-5214

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VALDEZ CITY SCHOOL DISTRICT
AML/JIA PREMIUM SUMMARY

	<u>07/01/22-23</u>	<u>07/01/21-22</u>	<u>Change</u>
General Liability & E&O	\$ 42,829	\$ 34,932	\$ 7,897
Workers' Compensation	\$ 70,504	\$ 66,038	\$ 4,466
Business Auto	\$ 16,442	\$ 15,630	\$ 812
Property	\$ 6,521	\$ 6,114	\$ 407
LCIP Discount	\$ -2,300	\$ -4,238	\$ 1,938
Rate Stabilization Fund Credit	\$ -113	\$ -169	\$ 56
3-Year Participant Membership	\$ -6,815	\$ -6,119	\$ -696
Cyber Liability Deductible Buy-Down	\$ 5,250	\$ 3,750	\$ 1,500
Total AML/JIA Premium	\$ 132,318	\$ 115,938	\$ 16,380
 Total Property Incl Boiler & Mach Affiliated FM Insurance Co.	 \$ 113,098	 \$ 111,150	 \$ 1,948
 Average Daily Membership	 620	 587	
Reported Payroll	\$ 7,561,338	\$ 7,562,216	
Experience Modifier	0.93	0.92	
Vehicles	16	15	
Property Values	\$ 2,818,170	\$ 2,818,170	

Payroll Subject to Audit

Payment Due: July 10, 2022

VALDEZ CITY SCHOOL DISTRICT
APEI PREMIUM SUMMARY

	<u>07/01/22-23</u>	<u>07/01/21-22</u>	<u>Change</u>
General Liability & E&O	\$ 90,809	\$ 34,932	\$ 55,877
Workers' Compensation	\$ 62,416	\$ 66,038	\$ -3,622
Business Auto	\$ 10,722	\$ 15,630	\$ -4,908
Property	\$ 4,566	\$ 6,114	\$ -1,548
Crime Coverage	\$ 1,200	\$ N/A	\$ 1,200
Rate Stabilization Fund Credit	\$ N/A	\$ -169	\$ -169
LCIP Discount	\$ N/A	\$ -4,238	\$ -4,238
Cyber Liability Deductible Buy-Down	\$ TBA	\$ 3,750	\$ 3,750
Total APEI Premium	\$ 169,712	\$ 122,057	\$ 47,655
3-Year Participant Membership	\$ -8,486	\$ -6,119	\$ -2,367
Total APEI Premium with 3-Year Discount	\$ 161,227	\$ 115,938	\$ 45,289
 Total Property Incl Boiler & Mach	 \$ 113,098	 \$ 111,150	 \$ 1,948
Affiliated FM Insurance Co.			

Average Daily Membership	620	587
Reported Payroll	\$ 7,561,338	\$ 7,562,216
Experience Modifier	0.93	0.92
Vehicles	16	15
Property Values	2,818,170	2,818,170

Payroll Subject to Audit

Payment Due: July 10, 2022

AMLJIA Renewal Quote



MEMORANDUM

DATE: May 3, 2022

TO: AMLJIA Members

FROM: Paul J. Ewers and Joseph W. Evans, AMLJIA Trustees

RE: Renewal

In the mid 1980's, the private insurance market abandoned Alaska's municipalities and refused to provide liability coverage going forward. The Alaska Municipal League jumped into the fray and worked with the Alaska Legislature to enact legislation permitting a self-insurance/risk management program for cities, boroughs, and school districts. The AMLJIA was formed when 37 cities joined in 1988. Today, 157 cities, boroughs, and school districts belong to the AMLJIA.

For the past 34 years, the AMLJIA has provided affordable, reliable coverage, claims handling and risk management services for its members. The focus of the AMLJIA has been to maximize services to members and minimize the wide swings in premium contributions experienced in the traditional insurance market.

The AMLJIA covers claims up to a certain amount in the lines of coverage provided to our members and then purchases reinsurance for claim amounts above the AMLJIA's retention. Due to a nationwide/ world-wide "hard" reinsurance market – unprecedented large property damage payouts in Alaska, the United States, and world-wide in the past several years – the reinsurance industry has substantially raised its property reinsurance rates. Members with property coverage will see these increases in their premium contribution invoices attached to this memo. However, without the hard work and resourcefulness of our broker, Doug Wozniak and his team at Alliant Insurance Services, these increases would have been significantly higher.

No one can predict how long this "hard" reinsurance market will last. However, members can mitigate such future increases by entering a Three-Year Agreement with the AMLJIA which caps any premium contributions increase at 10% per year. The Board of Trustees recently reapproved the Three-Year Agreement option. If you are interested in more information about a Three-Year Agreement, please contact Paul Bryner at (800) 337-3682/(907) 258-2625 or e-mail at paulb@amljia.org.

Your Board of Trustees will continue to closely monitor this market situation and will report to our members via future correspondence and at the AMLJIA Annual Membership Meeting during the AML Local Government Conference in Anchorage on December 7 – 9 at the Dena'ina Center.

Your continued support and membership in the thirty-four-year-old AMLJIA is much needed and very much appreciated. We are stronger together and as set forth in our MISSION STATEMENT: *"The AMLJIA is a member-driven pool dedicated to providing stable, cost effective risk financing and quality claims and loss control services to meet the needs of local governments and school districts."*



FY 2023 NOTICE OF DEPOSIT CONTRIBUTION

Valdez City School District

Amber Cawley (Business Manager)
PO Box 398
Valdez, AK, 99686-0398 Fax: (907) 835-4964
Phone (907) 834-4700

Broker: David Hale
Brokerage Firm: Hale & Associates
Phone (907) 456-667 Fax (907) 452-5214
Joined AMLJIA: 7/1/2001

ANNUAL CONTRIBUTION

1. GENERAL LIABILITY

General Liability Limits:	\$10,250,000	\$42,829
General Liability Deductible:	\$0	
Reported Payroll:	\$7,561,338	
Average Daily Membership (School only)	620	
General Liability Broker Fees:	\$0	

2. PUBLIC OFFICIALS LIABILITY / School Leaders E and O

Included in General Liability

3. WORKERS' COMPENSATION

Reported Payroll:	\$7,561,338	\$70,504
Workers' Comp Broker Fees:	\$0	

4. AUTO LIABILITY

Auto Liability Limits:	\$10,250,000	\$6,270
Auto Liability Deductible:	\$0	
Auto Liability Broker Fees:	\$0	
Total Number of Vehicles:	16	
Scheduled Values:	\$628,155	
Comp. and Collision Premium:		\$10,172
Comp. and Collision Broker Fees:	\$0	

5. PROPERTY

Deductibles and Rates are listed on your Property Detail Report

Total Values:	\$2,818,170	\$6,521
Total Mobile Equipment Values:	\$0	\$0
Mobile Equipment Broker Fees:	\$0	
Property Broker Fees:	\$0	

Earthquake and Flood Coverage: (see Property Detail Report for coverage and limits.)

6. POLICE PROFESSIONAL LIABILITY

PPL Limits:	\$1,000,000	\$0
PPL Deductible:	\$0	
PPL Broker Fees:	\$0	
Reported Police Payroll:	\$0	
Accreditation Discount Percent:	0%	\$0

THIS IS NOT A BILL - Actual Invoices are sent out June 2022

7. TOTAL ENHANCEMENT CONTRIBUTION		\$0
Crime Coverage Limits:	\$100,000	
EC Broker Fees:	\$0	
Loss Control Incentive Program Discount:		(\$2,300)
Rate Stabilization Fund Used:		\$0
TOTAL CONTRIBUTION		\$133,996
3 Year Agreement Rate Discount:		(\$6,815)
TOTAL CONTRIBUTION WITH 3 YEAR AGREEMENT		\$127,181

THIS IS NOT A BILL - Actual Invoices are sent out June 2022

Valdez City School District

GL Limits:	\$10,250,000	GL Deductible:	\$0
GL Rate	\$52.005	GL Variable	\$0
POL/E and O Rate	\$0.140	GL Contri.	\$32,243
ADM*	620	POL/E and O Contri.	\$10,586
*School Districts Only			
Total Payroll	\$7,561,338	Base GL Contribution	\$42,829
		GL Broker Fee	\$0
GL Experience Modifier	0.900	General Liability Contribution	\$42,829

FY 2023 WORKERS' COMPENSATION DETAIL REPORT

23-May-22

Valdez City School District

Code	Description	# Vol	Payroll	Rate	Contribution
9101	Schools/All Other Employees	0	\$956,814	\$3.02	\$28,896
8868	Schools/Professionals Employees	0	\$6,604,524	\$0.63	\$41,609

WORKER'S COMPENSATION CONTRIBUTION CALCULATION

Total Payroll	\$7,561,338	WC Variable	\$0
WC Experience Modifier	0.93	Base WC Contribution	\$70,504
Employee Federal ID #	926000150	WC Broker Fee	\$0
		Total WC Contribution	\$70,504

FY 2023 AUTOMOBILE LIABILITY/COMP AND COLLISION DETAIL REPORT

23-May-22

Valdez City School District

Veh#	Year	Make	Model	Serial/Vin#	Value	C/C ?	C/C Ded.	C/C Rate	C/C Contri.	AL Contri.	Date Start	Date End
398458	2015	Ford	Ford Transit Van 350 XLT	1FBZX2CM0FKA03219	\$34,000	Yes	\$500	\$1.50	\$510	\$418	7/1/2022	7/1/2023
398452	2009	Blue Bird	School Bus	59628	\$75,264	Yes	\$500	\$1.50	\$1,129	\$418	7/1/2022	7/1/2023
398453	2009	Ford	Service Van	1FDSE35L99DA90409	\$45,000	Yes	\$500	\$1.50	\$675	\$418	7/1/2022	7/1/2023
397587	2011	Bil-Jax	ET-12000 Equipment Trailer	5CUES2224BA000003	\$0	No	\$0	\$0.00	\$0	\$0	7/1/2022	7/1/2023
398454	2011	Chevrolet	Suburban	1GNWKLEG8BR301889	\$39,614	Yes	\$500	\$1.50	\$594	\$418	7/1/2022	7/1/2023
398455	2014	Ford	Ford Transit Connect XL Van	NMOLS6E7XE1156710	\$21,981	Yes	\$500	\$1.50	\$330	\$418	7/1/2022	7/1/2023
398451	2009	Blue Bird	School Bus	57666	\$75,264	Yes	\$500	\$1.50	\$1,129	\$418	7/1/2022	7/1/2023
398457	2015	Ford	F350	1FTRF3865FEB32465	\$36,757	Yes	\$500	\$1.50	\$551	\$418	7/1/2022	7/1/2023
398465	2020	Chevrolet	Express LS Van	1GAZGNFGL1259810	\$42,281	Yes	\$500	\$1.50	\$634	\$418	7/1/2022	7/1/2023
398459	2016	Ford	Expedition	1FMJK1GT8GEF23442	\$36,745	Yes	\$500	\$1.50	\$551	\$418	7/1/2022	7/1/2023
398460	2016	Ford	Transit Van	1FBAX2CM7GKA11848	\$29,500	Yes	\$500	\$1.50	\$443	\$418	7/1/2022	7/1/2023
398461	2018	Ford	F-250	1FTBF2B63JEB73648	\$28,427	Yes	\$500	\$1.50	\$426	\$418	7/1/2022	7/1/2023
398462	2018	Ford	Transit Van	1FTBW2ZMXJKA57708	\$25,996	Yes	\$500	\$1.50	\$390	\$418	7/1/2022	7/1/2023
398463	2019	Dodge	RAM Pro 2500	3C6TRVPG4KE525924	\$62,400	Yes	\$500	\$1.50	\$936	\$418	7/1/2022	7/1/2023
398464	2019	GMC	Yukon	1GKS2FKCCKR328610	\$50,528	Yes	\$500	\$1.50	\$758	\$418	7/1/2022	7/1/2023
398456	2015	Ford	F250	1FTBF2B69FEB32464	\$24,398	Yes	\$500	\$1.50	\$366	\$418	7/1/2022	7/1/2023

AUTOMOBILE CONTRIBUTION CALCULATION - AUTO LIABILITY/COMP. AND COLLISION

Auto Liability Limit	\$10,250,000	Auto Liability Deductible	\$0
Scheduled Values	\$628,155	Total Number of Vehicles	16
Non-Owned/Hired	\$750	Base AL Contribution	\$6,270
Base C/C Contribution	\$10,172	AL Brokerage Fee	\$0
C/C Brokerage Fee	\$0		
Auto C/C Contribution	\$10,172	Auto Liability Contribution	\$6,270

NOTE: Only those vehicles that are covered under Comp. and Collision have recorded scheduled values.

FY 2023 PROPERTY DETAIL REPORT

23-May-22

Valdez City School District

Building/Real Prop + Contents + EDP + Fine Arts + Bus Int + Garaged Veh = Total Values

ID#	Property Item	Address	Appraised Bldg Value*	SCHEDULED VALUES FOR EXPOSURE									
				Prop	Content	EDP	Fine Art	Bus Int	Gar Ve	Total	Ded	Rate	Contribution
148730	Gilson Middle School	357 Robe River Dr.	\$0	\$0	\$100,000	\$711,270	\$0	\$0	\$0	\$811,270	\$10,000	\$0.17	\$1,360
148821	High School	319 Robe River Drive	\$0	\$0	\$100,000	\$704,750	\$0	\$0	\$0	\$804,750	\$10,000	\$0.22	\$1,799
149024	Elementary School	1109 W. Klutina Street	\$0	\$0	\$100,000	\$939,400	\$0	\$0	\$0	\$1,039,400	\$10,000	\$0.28	\$2,906
149025	School Dist. Admin Building	1112 W. Klutina Street	\$0	\$0	\$100,000	\$62,750	\$0	\$0	\$0	\$162,750	\$10,000	\$0.28	\$455

PROPERTY TOTALS / CONTRIBUTION CALCULATION

EARTHQUAKE AND FLOOD	
Flood Zone	0
Earthquake Limits	\$50,000,000
Flood Limits	\$125,000,000
Earthquake Deductible	2%/ \$100,000 minimum
Flood Deductible	\$100K/\$250K

Total Building Values	\$0
Total Contents Values	\$400,000
Total EDP Values	\$2,418,170
Total Business Int	\$0
Total Fine Arts	\$0
Total Garaged Veh.	\$0
Total Property Values	\$2,818,170
Base Contribution	\$6,521
Property Broker Fee	\$0
BM Contribution	\$0
Property Contribution	\$6,521

*APPRAISED BUILDING VALUES

Property Appraisals are a member service of the AMLJIA. Appraisal data is collected by AMLJIA Risk Managers and values are reviewed by Appraisal Company of Alaska, but are not certified appraisals and can not be used as such. Appraisal values are intended to give you an idea of the current value of your property, with the understanding that the AMLJIA is not engaged in rendering legal, survey or other professional services. If there is a difference from your scheduled value, we STRONGLY RECOMMEND that your scheduled values be within 20% of the estimated appraisal value. Property values will not be adjusted without your written request.

FY 2023 ENHANCEMENT COVERAGE REPORT

23-May-22

Valdez City School District

Coverage Type		Coverage Policy #	Eff Date/Beg	Eff Date/End
Student Accident			7/1/2022	7/1/2023
Limits	Basis	Notes		
\$25,000	Included	80% Coinsurance		
Deductible				
\$50				
Brokerage Fee:				\$0
Contribution:				\$0

Coverage Type	Coverage Policy #	Eff Date/Beg	Eff Date/End	
Crime Coverage		7/1/2022	7/1/2023	
Limits	Basis	Notes		
\$100,000	Included			
Deductible				
\$1,000				
Brokerage Fee:				\$0
Contribution:				\$0

TOTAL SUPPLEMENTAL COVERAGES:

\$0



FY 2023 RATE STABILIZATION FUND CREDIT

23-May-22

Valdez City School District

How to Use Your Rate Stabilization Fund Credit

The Alaska Municipal League Joint Insurance Association, Inc. (AMLJIA) is distributing members' retained earnings in a way that benefits both the membership and the pool itself. This program, called the Rate Stabilization Fund, considers longevity, loyalty and contributions to the program consistent with the desires of the Board of Trustees to meet that goal.

The Rate Stabilization Fund is based upon the allocation principles expressed in the Cooperative Participation Agreement (CPA) Section 11 (2), "Members' Equity and Dividend Distribution," which offer guidance on how to fairly and equitably distribute members' retained earnings. The fund consists of appropriations made to it from time to time by the AMLJIA Board of Trustees. Each member has its own balance which can be used to offset contributions. Members will be allowed to use up to one-third (33.3%) of the balance of their account in any one year until the balance remaining falls below \$150. If the total balance is \$150 or less, the entire amount may be used in a single fiscal year.

If you choose to use your credit this year, please indicate the amount of money you wish to use from the amount available to you this year, sign this form confirming your decision, and return it to the AMLJIA at the fax number above. Once we receive the signed form, we will send a credit invoice indicating the difference between your total contribution minus the amount of the credit which you elected to use.

Rate Stabilization Fund Balance \$338

Credit Amount Available this Year: \$113

Amount of Available Credit Member
Desires to Use:

Signature and Title:

Date:

PLEASE FAX THIS COMPLETED FORM TO 907-279-3615

**ALLIANT INSURANCE SERVICES, INC.
ALLIANT PROPERTY INSURANCE PROGRAM (APIP)**

RETENTION BUY DOWN PROPOSAL

TYPE OF COVERAGE: APIP Cyber Policy – **Claims Made & Reported**

PROGRAM: **Alliant Property Insurance Program (APIP) inclusive of Public Entity Property Insurance Program (PEPIP), and Hospital All Risk Property Program (HARPP)**

NAMED INSURED: Valdez City School District (AML/JIA)

POLICY PERIOD: July 1, 2022 to July 1, 2023

RETROACTIVE DATE: Follows APIP Cyber Policy

COVERAGE FORM: (Attaching to and forming part of Policy No. **TBD**)

INSURANCE COMPANY: Lloyd's of London – Beazley
Syndicates: 2623/623

A.M. BEST RATING: A (Excellent), Financial Size Category: XV (\$2 Billion or greater) as of July 2, 2021

STANDARD & POOR'S RATING: N/A

ADMITTED STATUS: Non-Admitted

COVERAGES & LIMITS: **Same as APIP Cyber Policy**

ENDORSEMENT & EXCLUSIONS: Beazley
(including but not limited to)

- Follows APIP Cyber

ANNUAL PREMIUM:

	<u>Premium</u>	<u>Taxes/Fees</u>	<u>Total Cost</u>
Option 1 with Beazley – Retention Buy Down			
\$5,000 Retention:	\$5,250.00	Exempt	\$5,250.00

PROPOSAL VALID UNTIL: **July 1, 2022**

SUBJECTIVITIES:

- **Currently signed and dated application within 60 days prior to inception.**
- **Please be advised that this proposal is also expressly conditioned on there being no material change in the risk between the date of this proposal and the inception date of the proposed policy (including the occurrence of any claim or notice of circumstances that may give rise to a claim under any policy which the policy being proposed is a renewal or replacement). In the event of such change of risk, the insurer may, at its sole discretion, modify, or withdraw this proposal, whether or not this offer has already been accepted.**

- CONDITIONS:**
- Security is 100% Lloyds of London, Beazley Syndicate 2623/623
 - All Surplus Lines Taxes/Fees are Fully Earned
 - 45 Day Premium Payment Warranty (Premium must be paid to Alliant within 20 days of binding to meet the Warranty Requirements)

BINDING CONDITIONS: Written request to bind coverage

BROKER: **ALLIANT INSURANCE SERVICES, INC.**
License No. 0C36861

NOTES: Coverage outlined in this Proposal is subject to the terms and conditions set forth in the quote. Please refer to quote for specific terms, conditions and exclusions.

Disclosures / Disclaimers

This proposal of insurance is provided as a matter of convenience and information only. All information included in this proposal, including but not limited to personal and real property values, locations, operations, products, data, automobile schedules, financial data and loss experience, is based on facts and representations supplied to Alliant Insurance Services, Inc. by you. This proposal does not reflect any independent study or investigation by Alliant Insurance Services, Inc. or its agents and employees.

Please be advised that this proposal is also expressly conditioned on there being no material change in the risk between the date of this proposal and the inception date of the proposed policy (including the occurrence of any claim or notice of circumstances that may give rise to a claim under any policy which the policy being proposed is a renewal or replacement). In the event of such change of risk, the insurer may, at its sole discretion, modify, or withdraw this proposal, whether or not this offer has already been accepted.

This proposal is not confirmation of insurance and does not add to, extend, amend, change, or alter any coverage in any actual policy of insurance you may have. All existing policy terms, conditions, exclusions, and limitations apply. For specific information regarding your insurance coverage, please refer to the policy itself. Alliant Insurance Services, Inc. will not be liable for any claims arising from or related to information included in or omitted from this proposal of insurance.

Alliant embraces a policy of transparency with respect to its compensation from insurance transactions. Details on our compensation policy, including the types of income that Alliant may earn on a placement, are available on our website at www.alliant.com. For a copy of our policy or for any inquiries regarding compensation issues pertaining to your account you may also contact us at: Alliant Insurance Services, Inc., Attention: General Counsel, 701 B Street, 6th Floor, San Diego, CA 92101.

Analyzing insurers' over-all performance and financial strength is a task that requires specialized skills and in-depth technical understanding of all aspects of insurance company finances and operations. Insurance brokerages such as Alliant Insurance typically rely upon rating agencies for this type of market analysis. Both A.M. Best and Standard and Poor's have been industry leaders in this area for many decades, utilizing a combination of quantitative and qualitative analysis of the information available in formulating their ratings.

A.M. Best has an extensive database of nearly 6,000 Life/Health, Property Casualty and International companies. You can visit them via this www.AmBest.com. For additional information regarding insurer financial strength ratings visit Standard and Poor's website at www.standardandpoors.com.

Our goal is to procure insurance for you with underwriters possessing the financial strength to perform. Alliant does not, however, guarantee the solvency of any underwriters with which insurance or reinsurance is placed and maintains no responsibility for any loss or damage arising from the financial failure or insolvency of any insurer. We encourage you to review the publicly available information collected to enable you to make an informed decision to accept or reject a particular underwriter. To learn more about companies doing business in your state, visit the Department of Insurance website for that state.

New York Regulation 194 and General Broker Compensation Disclosure

Alliant Insurance Services, Inc. is an insurance producer licensed by the State of New York and other States. Insurance producers are authorized by their license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. The role of the producer in any particular transaction typically involves one or more of these activities.

Compensation will be paid to the producer, based on the insurance contract the producer sells. Depending on the insurer(s) and insurance contract(s) the purchaser selects, compensation will be paid by the insurer(s) selling the insurance contract or by another third party. Such compensation may vary depending on a number of factors, including

the insurance contract(s) and the insurer(s) the purchaser selects. In some cases, other factors such as the volume of business a producer provides to an insurer or the profitability of insurance contracts a producer provides to an insurer also may affect compensation.

Disclosures / Disclaimers Cont.

The insurance purchaser may obtain information about compensation expected to be received by the producer based in whole or in part on the sale of insurance to the purchaser, and (if applicable) compensation expected to be received based in whole or in part on any alternative quotes presented to the purchaser by the producer, by requesting such information from the producer.

Declaration Limit Disclosure

Unless stated otherwise, coverage limits of liability and sub-limits of liability are shared across the Named Insured(s) designated in a single Declaration. Exceptions include:

- Terrorism coverage, if purchased by a specific Named Insured, is provided on a combined basis with a sub-limit of liability that is shared across Named Insureds covered under multiple relevant Declarations.
- Flood and Earthquake sub-limits of liability, if purchased by a specific Named Insured and except as indicated below, are dedicated by Named Insured and cannot be reduced by losses sustained by other Named Insureds.

If a single Occurrence causes direct physical loss or damage to property of multiple Named Insureds covered by the same Declaration (or all relevant Declarations as respects Terrorism coverage), it is possible that the applicable shared limit of liability or sub-limit of liability may be insufficient to fully indemnify the physical loss or damage as sustained by multiple Named Insureds.

In the event of a loss or accumulation of losses whereby the amount of loss exceeds the applicable shared limit of liability or sub-limit of liability, the recovery available will be allocated on a proportional basis among individual Named Insureds under the same Declaration (or all relevant Declarations as respects Terrorism coverage). This allocation applies until exhaustion of limits on a per Occurrence basis and on an Annual Aggregate basis (if applicable). If a Named Insured's claim reporting is delayed, such Named Insured's recovery may be reduced or eliminated.

Furthermore, any Annual Aggregate limit of liability or sub-limit that is shared across all Named Insureds covered under a particular Declaration (or all relevant Declarations as respects Terrorism coverage) may be reduced or exhausted by the prior payment of claims arising out of separate Occurrences in the same Policy Period. As a result, it is possible that there may be no remaining limit available to pay a specific Named Insured's claim under the Policy.

To the extent actually covered, the Annual Aggregate limits are as follows:

- Accidental Contamination
- Mold/Fungus Resultant Damage
- Terrorism
- Flood and Earthquake damage to Licensed Vehicles, Unlicensed Vehicles, Contractor's Equipment and Fine Arts for Named Insured(s) that do not purchase optional dedicated Earthquake or Flood coverage

Privacy

At Alliant, one of our top priorities is making sure that the information we have about you is protected and secure. We value our relationship with you and work hard to preserve your privacy and ensure that your preferences are honored. At the same time, the very nature of our relationship may result in Alliant's collecting or sharing certain types of information about you in order to provide the products and services you expect from us. Please take the time to read our full Privacy Policy posted at www.alliant.com and contact your Alliant service team should you have any questions.

FATCA:

The Foreign Account Tax Compliance Act (FATCA) requires the notification of certain financial accounts to the United States Internal Revenue Service. Alliant does not provide tax advice so please contact your tax consultant for your obligation regarding FATCA.

Disclosures / Disclaimers Cont.

NRRA:

(Applicable if the insurance company is non-admitted)

The Non-Admitted and Reinsurance Reform Act (NRRA) went into effect on July 21, 2011. Accordingly, surplus lines tax rates and regulations are subject to change which could result in an increase or decrease of the total surplus lines taxes and/or fees owed on this placement. If a change is required, we will promptly notify you. Any additional taxes and/or fees must be promptly remitted to Alliant Insurance Services, Inc.

Changes and Developments

It is important that we be advised of any changes in your operations, which may have a bearing on the validity and/or adequacy of your insurance. The types of changes that concern us include, but are not limited to, those listed below:

- Mergers and/or acquisition and any change in business ownership, including percentages.
- Any newly assumed contractual liability, granting of indemnities or hold harmless agreements.
- Any changes in existing premises including vacancy, whether temporary or permanent, alterations, demolition, etc. Also, any new premises either purchased, constructed or occupied
- Circumstances which may require an increased liability insurance limit.
- Any changes in fire or theft protection such as the installation of or disconnection of sprinkler systems, burglar alarms, etc. This includes any alterations to the system.
- Immediate notification of any changes to a scheduled of equipment, property, vehicles, electronic data processing, etc.
- Property of yours that is in transit, unless previously discussed and/or currently insured.

Loss Notification Requirements:

Your policy will come with specific claim reporting requirements. Please make sure your organization understands these obligations and time limitations which are outlined in the attached Loss Notification documents. Contact your Alliant Service Team with any questions.

Request to Bind Coverage

We have reviewed the proposal and agree to the terms and conditions of the coverages presented. We are requesting coverage to be bound as outlined by coverage line below:

Valdez City School District (AML/JIA)

Effective Date: July 1, 2022

Retention Buy Down	Premium
Option 1 with Beazley – Retention Buy Down \$5,000 Retention: _____	\$5,250.00 Taxes/Fees: Exempt

☐ After review of the optional coverages summarized in this proposal, we have elected to decline all option(s) presented above.

**Did you know that Alliant works with premium financing companies?
Are you interested in financing your annual premium?**

Yes, please provide us with a financing quote.	No, we do not wish to finance our premium.
<input type="checkbox"/>	<input type="checkbox"/>

This Authorization to Bind Coverage also acknowledges receipt and review of all disclaimers and disclosures, including exposures used to develop insurance terms, contained within this proposal.

Signature of Authorized Insurance Representative

Date

Title

Printed / Typed Name

**This proposal does not constitute a binder of insurance. Binding is subject to final carrier approval.
The actual terms and conditions of the quote will prevail.**

THREE-YEAR PARTICIPANT MEMBERSHIP AGREEMENT

This Three-Year Participant Membership Agreement ("Agreement"), dated _____, is between the _____ ("the Participant") and Alaska Municipal League Joint Insurance Association, Inc. ("AMLJIA").

WHEREAS, AMLJIA is a joint insurance arrangement as authorized under AS 21.76.010 *et seq.*, whose participating members have agreed to pool contributions in order to assume risks for losses to the participants on a group basis; and

WHEREAS, the Participant desires either to renew its current membership in AMLJIA or to become a participating member of AMLJIA; and

WHEREAS, it is in the mutual interests of AMLJIA, the Participant, and other participating members that AMLJIA maintain a stable membership in order to more effectively administer the joint insurance arrangement and serve the needs of the participating members; and

WHEREAS, the Board of Trustees of AMLJIA has determined that in order to encourage participating members to make a multi-year membership commitment, it is efficient and cost-effective, both for participating members and for AMLJIA, to offer a discount on the annual contributions required to be paid

by all participating members that commit to a three-year AMLJIA membership term; and

WHEREAS, the Participant desires to commit to a three-year membership in AMLJIA, subject to the terms and conditions stated herein as well as in the AMLJIA Cooperative Participation Agreement ("CPA") and the AMLJIA Participant Coverage Memorandum ("PCM");

NOW THEREFORE, in consideration of the mutual representations, warranties, covenants, and agreements set forth below, the Participant and AMLJIA agree as follows:

1. The Participant agrees to become a participating member of, or to renew its membership in, AMLJIA effective July 1, 2022.

2. The Participant shall continue its membership in AMLJIA for a period of not less than three (3) years, through and including June 30, 2025, subject to the terms and conditions stated herein as well as in the CPA, Bylaws and the PCM. The period of the Participant's membership under this Agreement encompasses the Fiscal Years 2023, 2024, and 2025.

3. The Participant's annual AMLJIA membership contribution for each of the Fiscal Years 2023, 2024, and 2025 shall be discounted by five percent (5%) off the amount of the membership contribution that the Participant would be charged in

the absence of this Agreement, provided the Participant remains a participating member of AMLJIA throughout the three-year effective period of this Agreement.

4. Should AMLJIA determine that the rate upon which the Participant's annual membership contribution is increased by more than ten percent (10%) for either of the Fiscal Years 2024 or 2025, AMLJIA shall notify the Participant of the amount of the anticipated rate increase not later than 45 days prior to the end of the then-current Fiscal Year. In the event of such a rate increase, the Participant shall have the option to cancel this Agreement and to provide written notice of such cancellation and written notice of intent to withdraw from AMLJIA effective at the end of the then-current Fiscal Year. Notice of cancellation of this Agreement and notice of intent to withdraw from AMLJIA pursuant to this paragraph must be received by AMLJIA not later than thirty (30) days after the Participant's receipt of AMLJIA's notice of rate increase, and must comply with the provisions of Section 19 of the CPA except to the extent that the period in which the Participant is permitted to provide notice of intent to withdraw may be shorter under this paragraph than under Section 19 of the CPA.

5. Should the Participant give notice of intent to withdraw from AMLJIA effective at any time prior to the end of

the Fiscal Year 2025 (June 30, 2025), except as provided in paragraph 4 of this Agreement, the Participant shall, within thirty (30) days of the date of such notice pay to AMLJIA the total principal amount of the annual membership contribution discounts it received pursuant to this Agreement, plus interest at the rate of five percent (5%) per annum. In addition, the Participant shall pay liquidated damages in an amount equal to 20 percent of the Participant's estimated deposit for each year remaining in the term of this Agreement, to compensate the Association for the loss of its contribution to the Association's surplus for the remainder of the term of this Agreement.

6. Should the Participant fail to pay to AMLJIA any amount as and when due under paragraph 5 of this Agreement, AMLJIA, in addition to any and all other rights it may have under applicable law, shall have the express right to:

(a) Initiate a lawsuit against the Participant in the appropriate court for the State of Alaska, Third Judicial District at Anchorage, to recover any unpaid amounts under this Agreement as well as any other relief to which AMLJIA may be entitled.

7. This Agreement and the CPA and Bylaws constitute the entire agreement of the parties, and no other agreements,

statements, or promises shall be valid or binding on any party. This Agreement may not be amended, modified, altered, or supplemented other than by means of a written addendum duly executed by the parties.

8. In the event that any provision of this Agreement or the application of any such provision to any person or set of circumstances, shall be determined to be invalid, unlawful, void, or unenforceable to any extent, the remainder of this Agreement, and the application of such provision to persons or circumstances other than those as to which it is determined to be unlawful, void, or unenforceable, shall not be impaired or otherwise affected and shall continue to be valid and enforceable to the fullest extent permitted by law.

9. The waiver by any party hereto of any breach of any term, covenant, or condition of this Agreement shall not be deemed to be a waiver of such term, covenant, or condition or any subsequent breach of the same or any other term, covenant, or condition of this Agreement. Any waiver of a term, covenant, or condition of this Agreement shall be valid only if in writing.

10. This Agreement shall be interpreted and construed under and pursuant to the laws of the State of Alaska. Venue for any action to enforce any obligation under this Agreement

shall lie solely in the state courts of Alaska situated in Anchorage, Alaska.

11. No party to this Agreement may assign its rights nor delegate its duties under this Agreement at any time without the express written consent of the other party. Subject to the foregoing, the provisions of this Agreement shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors, and assigns.

12. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original. Facsimile and electronic document copies hereof shall be deemed to be originals.

13. If it shall be necessary for either the Participant or AMLJIA to employ an attorney to enforce its rights pursuant to this Agreement because of the default of the other party, the prevailing party in any such action shall be entitled to recover its actual reasonable attorney's fees and costs.

DATED this _____ day of _____, ____.

Authorized Signature

Participant Name: _____

By: _____

Its: _____

DATED this __ day of _____ , 20__.

ALASKA MUNICIPAL LEAGUE JOINT
INSURANCE ASSOCIATION, INC.

By: Kevin Smith

Its: Executive Director

APEI Quote

Program Premium Summary

Valdez City School District

AcctID# 306S

Policy Year: July 1, 2022 - July 1, 2023



Quote #1 -- New Member Quote

Property & Mobile Equipment

	APEI Aggregate Limit of Insurance	Deductible	Total Stated Value	Gross Premium
PROPERTY - ALL RISK				
Buildings, Contents, Docks, Other	\$200,000,000	Varies	\$2,818,170	\$4,565.91
Fine Arts	\$5,000,000	\$5,000	\$0	\$0.00
Mobile Equipment	\$10,000,000	Varies	\$0	\$0.00
EARTHQUAKE & FLOOD COVERAGE	\$75,000,000	Varies		Included
EQUIPMENT BREAKDOWN COVERAGE	\$200,000,000	Varies		Included
			<u>\$2,818,170</u>	<u>\$4,565.91</u>

Liability & Automobile

	Limit of Insurance	Deductible	Rated Payroll or Vehicle Count	Gross Premium
GENERAL LIABILITY *				\$7,561,338
Comprehensive Liability	\$15,500,000	\$0		
Public Officials E&O	\$15,500,000	\$0		
Educator's Liability	\$15,500,000	\$10,000		
Employment Practices Liability	\$15,500,000	\$10,000		
Employee Benefits Liability	\$15,500,000	\$0		
Water/Sewer Backup Liability	\$15,500,000	\$10,000		
Non-Owned Auto Liability	\$15,500,000	\$0		Included
Non-Owned Auto Physical Damage	\$50,000	\$1,000		Included
AUTOMOBILE				
Liability	\$15,500,000	\$0	16	\$5,325.00
Physical Damage	As Scheduled	Varies	15	\$5,396.65
UM/UIM Liability	\$250,000	\$0		Included
UM/UIM Physical Damage	\$25,000	\$250		Included
				<u>\$10,721.65</u>
VOLUNTEER MEDICAL COVERAGE	\$50,000	\$0		Included
STUDENT ACCIDENT COVERAGE	\$25,000	\$0		Included

Workers' Compensation

	Limit of Insurance	Deductible	Rated Payroll	Gross Premium
WORKERS' COMPENSATION (AK STATE ACT)	Statutory	\$0	\$7,561,338	\$62,415.63
EMPLOYER'S LIABILITY	\$3,000,000	\$0		Included

Specialty Coverages

	Limit of Insurance	Deductible	Gross Premium
PUBLIC ENTITY CRIME COVERAGE	\$1,000,000	\$2,500	\$1,200.00
STUDENT ACCIDENT CATASTROPHIC COV	\$1,000,000	\$25,000	Included

Total Premium (reflects a 0.0% longevity credit)

\$169,712.12

Total Premium After 5% Discount for Three Year Agreement (optional)

\$161,226.51

* Sublimits for Sexual Abuse and Molestation Coverage: \$1,000,000 per victim / \$5,000,000 aggregate per perpetrator

Monday, May 9, 2022

Property Premium Allocation For Buildings and Other Structures

Valdez City School District

AcctID# 306S

Policy Year 2022/2023

Quote #1 -- New Member Quote



APEI ID#	Description	Location	City	Structure/ Contents Deductible *	Building Value	Contents Value	Docks & Other Value	Total Stated Value	Premium	Rcvd Sprinkler Credit
306S-201	Hermon Hutchens Elementary	1109 W. Klutina Street	Valdez	\$10,000 / \$5,000	0	1,039,400	0	1,039,400	\$1,562.40	Y
306S-202	Gilson Middle School	357 Robe River Dr.	Valdez	\$10,000 / \$5,000	0	811,270	0	811,270	\$1,337.31	Y
306S-203	High School	319 Robe River Drive	Valdez	\$10,000 / \$5,000	0	804,750	0	804,750	\$1,330.87	Y
306S-204	School District Admin Building	1112 W. Klutina Street	Valdez	\$10,000 / \$5,000	0	162,750	0	162,750	\$335.33	Y
Building Count: 4					0	2,818,170	0	2,818,170	\$4,565.91	

*Applies to All-Risk, Earthquake and Flood, and Equipment Breakdown coverages

Fine Arts Premium Allocation
Valdez City School District
AcctID# 306S
Policy Year 2022/2023
Quote #1 -- New Member Quote



Serial / Catalog #	Description	Location	Stated Value	Premium
	None Scheduled		0	\$0.00
Total			0	\$0.00

Mobile Equipment Premium Allocation

Valdez City School District

AcctID# 306S

Policy Year 2022/2023

Quote #1 -- New Member Quote



Equipment ID#	Serial #	Model Year	Make	Model	Deductible	Stated Value	Premium
				None Scheduled		0	\$0.00
0 Items						0	\$0.00

Automobile Premium Allocation

Valdez City School District

AcctID# 306S

Policy Year 2022/2023

Quote #1 -- New Member Quote



Member Vehicle ID	VIN #	Model Year	Make	Model	Insured Value	Phys Damage Coverage?	Phys Damage Deductible	Liability Premium	Phys Damg Premium	Total Vehicle Premium
	1GAZGNFGL1259810	2020	Chevrolet	Express LS Van	42,281	Yes	1,000	\$275.00	\$371.53	\$646.53
	3C6TRVPG4KE525924	2019	Dodge	RAM Pro 2500	62,400	Yes	1,000	\$275.00	\$552.60	\$827.60
	1GKS2FKCXKR328610	2019	GMC	Yukon	50,528	Yes	1,000	\$275.00	\$445.75	\$720.75
	1FTBW2ZMXJKA57708	2018	Ford	Transit Van	25,996	Yes	1,000	\$275.00	\$224.96	\$499.96
	1FTBF2B63JEB73648	2018	Ford	F-250	28,427	Yes	1,000	\$275.00	\$246.84	\$521.84
	1FBAX2CM7GKA11848	2016	Ford	Transit Van	29,500	Yes	1,000	\$275.00	\$256.50	\$531.50
	1FMJK1GT8GEF23442	2016	Ford	Expedition	36,745	Yes	1,000	\$275.00	\$321.70	\$596.70
	1FBZX2CM0FKA03219	2015	Ford	Ford Transit Van 350 XLT	34,000	Yes	1,000	\$275.00	\$297.00	\$572.00
	1FTRF3865FEB32465	2015	Ford	F350	36,757	Yes	1,000	\$275.00	\$321.81	\$596.81
	1FTBF2B69FEB32464	2015	Ford	F250	24,398	Yes	1,000	\$275.00	\$210.58	\$485.58
	NM0LS6E7XE1156710	2014	Ford	Ford Transit Connect XL Van	21,981	Yes	1,000	\$275.00	\$188.83	\$463.83
	5CUES2224BA000003	2011	Bil-Jax	ET-12000 Equipment Trailer				\$0.00		
	1GNWKLEG8BR301889	2011	Chevrolet	Suburban	39,614	Yes	1,000	\$275.00	\$347.53	\$622.53
	57666	2009	Blue Bird	School Bus	75,264	Yes	1,000	\$875.00	\$607.51	\$1,482.51
	59628	2009	Blue Bird	School Bus	75,264	Yes	1,000	\$875.00	\$607.51	\$1,482.51
	1FDSE35L99DA90409	2009	Ford	Food Service Ban	45,000	Yes	1,000	\$275.00	\$396.00	\$671.00
Total Vehicle Count: 16		Count of Vehicles with Physical Damage coverage:				15		\$5,325.00	\$5,396.65	\$10,721.65

Workers' Compensation Premium Allocation

Valdez City School District

AcctID# 306S

Policy Year 2022/2023

Quote #1 -- New Member Quote



Class Code	WC State	Class Description	Payroll	Experience Mod	Loss Control Credit	Premium	WC Rate per \$100 of Payroll
8868	AK	School Professionals	6,604,524	1.02	-3.0%	\$36,710.39	0.5558
9101	AK	Schools - Maintenance, Janitorial, Food Service	956,814	1.02	-3.0%	\$25,705.24	2.6865
			7,561,338			\$62,415.63	

UNINSURED/UNDERINSURED MOTORISTS COVERAGE SELECTION FORM

Valdez City School District

AcctID# 306S

Policy Year: July 1, 2022 - July 1, 2023

Quote #1 -- New Member Quote



APEI's automobile policy includes Uninsured Motorists (UM) and Underinsured Motorists (UIM) bodily injury coverages with a policy limit of \$250,000 per accident. It also includes UM and UIM property damage coverage at a limit of \$25,000 per accident with a \$250 deductible. UM and UIM property damage coverage applies only to vehicles for which the member has purchased physical damage coverage.

Uninsured Motorists Coverage pays for bodily injury losses to you and your passengers as a result of an accident with a driver who has no liability protection and is legally responsible for the injuries or the damage. This includes a hit-and-run vehicle whose owner and operator cannot be identified.

Underinsured Motorists Coverage pays for bodily injury losses to you and your passengers as a result of an accident with a driver who has liability protection but not enough to pay the full amount that the injured person is legally entitled to recover as damages.

We offer higher limits of UM and UIM bodily injury at an additional cost for members desiring to increase their coverage. Please indicate below whether or not you wish to add coverage at these higher limits, and if so, which limits you are requesting.

Uninsured Motorists and Underinsured Motorists Coverage Selection

_____ I select UM/UIM bodily injury coverage at higher limits as indicated below:

	Split Limit (per Person / per Accident)	Additional Premium
_____	\$250,000 / \$300,000	\$6,378.43
_____	\$300,000 / \$500,000	\$11,599.53
_____	\$500,000 / \$500,000	\$12,887.97
_____	\$500,000 / \$1,000,000	\$14,045.30
_____	\$1,000,000 / \$2,000,000	\$26,801.46

_____ I decline high UM/UIM bodily injury limits, and will retain UM/UIM bodily injury coverage at the APEI standard limit of \$250,000 per accident for no additional premium

Signature of Member: _____

Date: _____

Optional Services

OPTIONAL SERVICES LIST	
Return to Work Program	
Business Continuity Planning	
Experience Mod Reduction & Management	
Employee Manuals & Handbooks	
OSHA Benchmarking, Compliance Guides & Programs	
Toolbox Talks (Safety Meetings)	
Fleet & Driver Safety Policies	
Workplace Visitor Guides	
Ergonomics Policies	
Drug Free Workplace Policies	
Whistleblower Policies	
Industry Specific Risk Insight	
Data Breach Response Policy	
Telecommuting Policy	
Policy & Coverage Review	
SubContract Agreement	
Bonding	
Consulting	

IMPORTANT – PREMIUM/COMPENSATION INFORMATION

General Liability premiums are subject to annual audit and adjustment; increases or decreases in annual premium may result. The adjustment will be based upon the rating plan of your policy.

Workers Compensation premiums are subject to annual audit and adjustment; increases or decreases in annual premium may result. The adjustment will be based upon your actual payroll and other variables such as the rules, rates, classification, and experience modification as promulgated by the various state rate bureaus and the Interstate Rate Bureau.



Legislation Text

File #: ORD 22-0008, **Version:** 1

ITEM TITLE:

#22-08 - Amending the Zoning Map to Effect a Change to Lots 2 and 3, Medical Park Subdivision Senior Addition to Multiple-Family Residential. Second Reading. Adoption.

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Adopt Ordinance #22-08, amending the zoning map to effect a change to Lots 2 and 3, Medical Park Subdivision Senior Addition to Multiple-Family Residential.

SUMMARY STATEMENT:

The City of Valdez is requesting to change the zoning on an approximately 6.95-acre portion of the hospital property to Multiple-Family Residential. The official zoning map indicates that the current zoning of this property is Public Lands.

The purpose of the rezone as stated in the application is: "The City of Valdez desires to create more housing options for seniors. Allowing a rezone of this property will facilitate housing development in close proximity to the existing senior center and near medical and other services."

On April 13, 2022 the Planning and Zoning Commission approved the preliminary plat for Medical Park Subdivision, Senior Addition. The requested rezone is for Lots 2 and 3 of the proposed plat. The plat number will be added to the ordinance after the plat receives final approval by the commission and a plat number is assigned by the state recorder's office. If approved, the ordinance will become effective once the final plat is recorded.

The Planning and Zoning Commission held a public hearing on this matter on May 11, 2022; and following discussion, approved a recommendation to the city council to approve this rezone.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 22-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA AUTHORIZING AN AMENDMENT TO THE ZONING MAPS TO EFFECT A CHANGE ON LOTS 2 AND 3, MEDICAL PARK SUBDIVISION SENIOR ADDITION, PLAT _____ FROM PUBLIC LANDS TO MULTIPLE-FAMILY RESIDENTIAL

WHEREAS, City of Valdez is the owner of Lots 2 and 3, Medical Park Subdivision Senior Addition; and

WHEREAS, the official zoning map indicates that the subject property is currently zoned Public Lands; and

WHEREAS, the City desires to rezone said property from Public Lands to Multiple-Family Residential; 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 property is approximately 6.95 acres and is in compliance with the minimum size standard for a rezone; and

WHEREAS, the planning & zoning commission found this rezone to be in accordance with the comprehensive plan; and

WHEREAS, the planning & zoning commission held a public hearing on this matter on May 11, 2022; and following discussion, approved a recommendation to the city council to approve this rezone and adopted the findings proposed by staff;

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

Section 1: The Zoning Maps of the City of Valdez, Alaska are amended to effect a change to Lots 2 and 3, Medical Park Subdivision Senior Addition, Plat _____ from Public Lands to Multiple-Family Residential.

Section 2: This ordinance becomes effective upon the recording of the final plat for Medical Park Subdivision Senior Addition.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this _____ day of _____, 2022.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

Jake Staser, City Attorney
Brena, Bell & Walker, P.C.

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



City of Valdez

ALASKA

Planning Department

City of Valdez Rezone – Proposed Findings

Date: May 11, 2022

File: Rezone 22-06

To: Planning & Zoning Commission

From: Bruce Wall, Senior Planner

General Information

Street Address:	1300 East Hanagita Street
Legal Description:	Portion of Medical Park, Plat 2006-2
Current Zoning District:	Public Lands (P)
Proposed Zoning District:	Multiple-Family Residential (R-C)
Property Owner:	City of Valdez
Size:	6.95 Acres

Project Description

The City of Valdez is requesting to change the zoning on an approximately 6.95-acre portion of the hospital property to Multiple-Family Residential. The official zoning map indicates that this property is currently zoned Public Lands. On April 13, 2022 the Planning and Zoning Commission approved the preliminary plat for Medical Park Subdivision, Senior Addition. The requested rezone is for Lot 2 and Lot 3 of the preliminary plat.

Proposed Findings & Conclusions

1. Procedure.

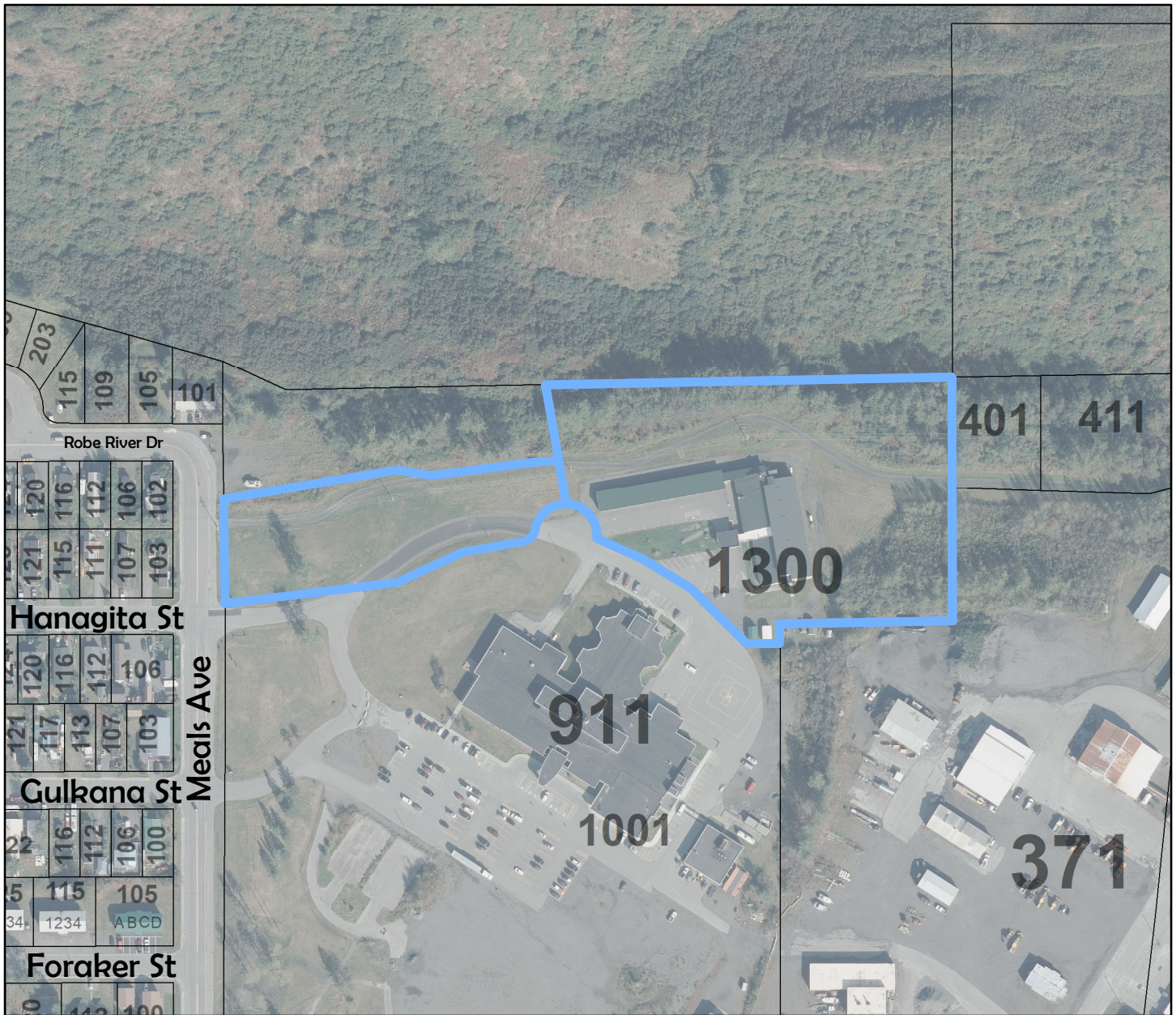
- a) On April 21, 2022 the Planning Department received a rezone request from the City of Valdez to change the zoning on a portion of Medical Park, Plat 2006-2 to Multiple-Family Residential.
- b) A public hearing was scheduled for May 11, 2022 to consider the zoning change.
- c) Notice of the meeting was published in the Copper River Record on April 28, 2022 and May 5, 2022, in accordance with VMC 17.06.060(B)(1) and VMC 17.54.040.
- d) Notice of the publication was published in KVAK's e-blast newspaper on April 25, 2022 and May 2, 2022.
- e) Notice of the meeting was mailed on April 26, 2022 to the 20 property owners within 300 feet of the subject property, in accordance with VMC 17.06.060(B)(2) and VMC 17.54.040.

2. Reasons and justification for proposing such change. VMC 17.54.030(A)

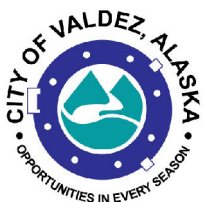
- The application states, "The City of Valdez desires to create more housing options for seniors. Allowing a rezone of this property will facilitate housing development in close proximity to the existing senior center and near

medical and other services. This request aligns with the Plan Valdez future land use map designation for mixed-use development.”

3. 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. VMC 17.54.020(C)
 - a) Lot 2 of the proposed plat contains approximately 5.06 acres. Lot 3 of the proposed plat contains approximately 1.89 acres.
 - b) The total area of the proposed rezone is approximately 6.95 acres.
 - c) Tract A of the proposed plat contains approximately 1.81 acres and is proposed to remain zoned Public Lands and is adjacent to a larger property to the north that is zoned Public Lands.
4. The effect the rezone will have on the objectives of the comprehensive plan. VMC 17.54.030(B)
 - The proposed rezone is consistent the objectives of the comprehensive plan. Goal 2.1 of Plan Valdez states, “Prioritizing and concentrating development where facilities, infrastructure, and services have the existing capacity and in areas where the Police and Fire Departments are best able to respond will improve service and reduce operation and maintenance costs.” “The City of Valdez will focus growth near existing infrastructure to support development in a fiscally sound manner, where the market forces will be the strongest for new residential and employment development.” The property proposed for a rezone is located where facilities, infrastructure, and services are existing and have the capacity for additional dwelling units.
5. Whether the public necessity, convenience, general welfare, modification of the comprehensive plan, or good zoning practice requires the rezone. VMC 17.54.050
 - a) The proposed rezone is required for public necessity, convenience, and general welfare.
 - b) There is a need for additional housing options in Valdez and a rezone is required to allow construction of affordable senior housing on the subject property.
 - c) The Public Lands district is intended to contain major open space areas, watershed management areas and major public and quasi-public, recreational, educational and institutional uses, including private lands and uses that are essentially public in character and of specific value to the entire community. VMC 17.12.010
 - d) The Multiple-Family Residential district is intended to include lands for urban development which are provided with a full range of public utilities, including sewers, water, electricity and street drains or are intended to be provided with such facilities in the future. This district is intended primarily for single- and multiple-family residences at moderately high population densities. Structures required to serve governmental, educational, recreational, religious and limited commercial needs are allowed subject to permitted or conditional use restrictions intended to preserve and protect the residential character of the R-C district. VMC 17.18.010
6. Whether the rezone is in accordance with the comprehensive plan. VMC 17.54.050
 - The proposed rezone is in accordance with the comprehensive plan because the future land use map designates this property as within the Mixed-Use Center place type and multi-family residential is designated as a supporting land use within this place type.



Proposed Rezone to Multiple-Family Residential

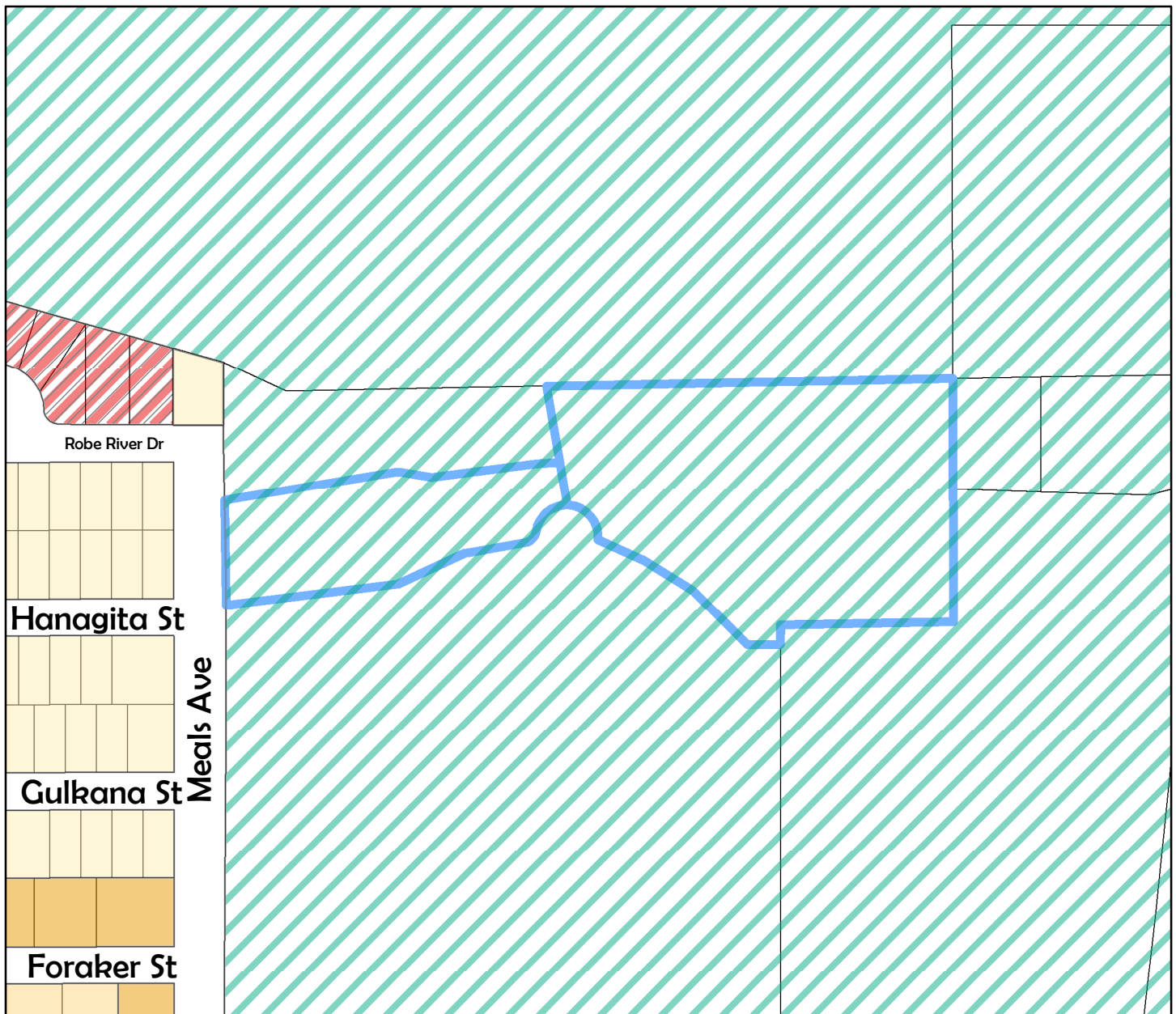


0 125 250 500 Feet

Date: 4/18/2022

Author: City of Valdez Planning

 Subject Property

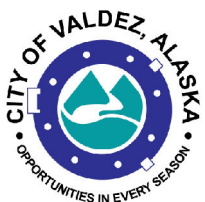


Proposed Rezone to Multiple-Family Residential



Current Zoning

-  Avalanche Hazard
-  Public Lands
-  Single & Two-Family Residential
-  Multiple-Family Residential
-  Residential Mobile Home
-  Subject Property



0 125 250 500 Feet

Date: 4/18/2022

Author: City of Valdez Planning



Legislation Text

File #: ORD 22-0009, **Version:** 1

ITEM TITLE:

#22-09 - Amending Section 2.24 of the Valdez Municipal Code Titled Code of Ethics. First Reading. Public Hearing.

SUBMITTED BY: Jake Staser, City Attorney

FISCAL NOTES:

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

RECOMMENDATION:

[Click here to enter text.](#)

SUMMARY STATEMENT:

Ordinance #22-09 amending Section 2.24 of the Valdez Municipal Code relating to ethics was amended by the City Attorney to include additional language which brings the city into compliance with State Statutes addressing harassment, sexual harassment and retaliation. Language was also added which provides for enforcement.

CITY OF VALDEZ, ALASKA

ORDINANCE NO. 22-09

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, AMENDING CHAPTER 2.24 OF THE VALDEZ MUNICIPAL CODE
TITLED CODE OF ETHICS

WHEREAS, the following amendments to Chapter 2.24 of the Valdez Municipal Code hereby establish antidiscrimination and harassment as prohibited conduct and establish procedures for complaints related to violation of this Chapter.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA THAT the following amendments are made to Chapter 2.24 of the Valdez Municipal Code:

Section 1. Chapter 2.24 is hereby amended to read as follows:

Chapter 2.24

CODE OF ETHICS

Sections:

- 2.24.010 Purpose.
- 2.24.020 Definitions.
- 2.24.030 Prohibited acts.
- 2.24.040 Business dealings with city.
- 2.24.050 Enforcement.
- 2.24.060 Advisory opinions.
- 2.24.070 Penalties—Forfeited position—Exemptions—Injunction.
- 2.24.080 Distribution of code of ethics.
- 2.24.090 Application of state statutes.

2.24.010 Purpose.

The purpose of this chapter is to set reasonable standards of conduct for elected and appointed city officials, and for city employees so that the public may be assured that its trust in such persons is well placed and that the officials and employees themselves are aware of the standards of conduct demanded of persons in like office and position. However, it is not the intent of this chapter to set unreasonable barriers that will serve only to deter aspirants from public service, but rather it is recognized that Valdez is a small, isolated community with a limited pool of talented people from which to draw its leaders. These factors are to be considered in the construction and application of these provisions.

B. This chapter is also intended to establish a process which will ensure that complaints or inquiries regarding the conduct of elected and appointed city officials and employees are resolved in the shortest practicable time in order to protect the rights of the public at large and the rights of the elected or appointed official. (Prior code § 8A-1)

2.24.020 Definitions.

A. As used in this chapter:

“Engaging in business” or “engage in business” means submitting a written or oral proposal or bid to supply goods, services or other things of value, or furnishing goods, services or other things of value, for consideration or otherwise entering into any contract or transaction with the city including but not limited to the lease, sale, exchange or transfer of real or personal property.

“Financial interest” means a direct or indirect pecuniary or material benefit accruing to a city official or employee as a result of a contract or transaction by or with the city except for such contracts or transactions which by their terms and by substance of their provisions confer the opportunity and right to realize the accrual of similar benefits to all other persons and/or property similarly situated. A financial interest does not include city paid remuneration for official duties or city employment. A person has a financial interest in a decision if a substantial possibility exists that a financial interest of that person might vary with the outcome of the decision. A financial interest of an employee or official includes:

1. Any financial interest of a member of that person’s immediate family;
2. Any financial interest in an entity in which that person or a member of his immediate family has an ownership interest, or is a director, officer or employee;
3. Any financial interest of a person or entity with whom the employee or official or a member of his immediate family or an entity described in subparagraph 2 of this subsection has or is likely to acquire a contractual relationship relating to the transaction in question.

“Gratuity” means a thing having value given voluntarily or beyond lawful obligation.

“Harassment” means unwelcome conduct, whether verbal, physical, or visual, that is based on a person's race, color, ancestry, religion, national origin, age, gender, sex, pregnancy, sexual orientation, marital status, disability, genetic information, or veteran status. Harassment may include unwelcome conduct that occurs outside of work during nonwork hours if it has consequences in the workplace. Harassment does not include a minor annoyance or disappointment that an employee may encounter in the course of performing the employee's work. Harassment becomes unlawful where:

1. Enduring the offensive conduct becomes a condition of continued employment, or
2. The conduct is severe or pervasive enough to create a work environment that a reasonable person would consider intimidating, hostile, or abusive.

“Immediate family” of a person means anyone related to that person by blood or current marriage or adoption in a degree up to and including the fourth degree of consanguinity or affinity or any relative or nonrelative who lives in that person’s household.

“City employee” or “employee” means any person employed or retained by the city, whether full-time or part-time, temporarily or permanently and includes, but is not limited to, all contract employees and volunteers.

“City official” or “official” means a person who holds elective or appointive office under the Charter or ordinances of the city, or who is a member of a city board, commission, committee, task force or other agency of the city.

“Official act” or “action” means any legislative, administrative, appointive or discretionary act of any officer or employee of the city or any agency, board, committee or commission thereof.

“Organization” means any corporation, partnership, firm or association, whether organized for profit or nonprofit.

“Political activity” means any act for the purpose of influencing the nomination or election of any person to public office, or for the purpose of influencing the outcome of any ballot proposition or question. Informing the public about a ballot proposition or question without attempting to influence the outcome of the ballot proposition or question is not political activity. (Prior code § 8A-2)

“Sexual harassment” means unwelcome sexual advances, or requests for sexual favors, or verbal/physical/visual conduct of a sexual nature when:

1. Submission to the conduct is made an explicit or implicit term or condition of employment;
2. Submission to or rejection of the conduct is used as the basis for an employment decision; or
3. The conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating or hostile work environment.

2.24.030 Prohibited acts.

A. Official Action. A city official or employee shall not participate in any official action in which he has a financial interest. An official or employee who is a voting member of the city council or a city board, commission or other agency shall publicly disclose any existing or potential financial interest in any matter before the council, board, commission or agency before debate or vote upon the matter and may not participate in the debate or vote upon the decision. No official or employee may testify before the council, board, commission or other agency without first disclosing any financial interest which the official or employee has in the subject of the testimony.

B. Business Prohibition. No official or employee may engage in business with the city when that person has had substantial involvement in planning, recommending or otherwise supporting the project or transaction at issue. No official or employee shall attempt to influence the city's selection of any bid or proposal, or the city's conduct of business, in which the official or employee has a financial interest. Newly elected or appointed officials and newly hired employees who have preexisting contracts with the city may fulfill the terms and conditions of such contracts without penalty.

C. Use of Office for Personal Gain. No official or employee shall seek or hold office or position for the purpose of obtaining anything of value for himself, his immediate family or a business that he owns or in which he holds an interest or for any matter in which he has a financial interest. This prohibition shall not apply to the receipt of authorized remuneration for that office or position.

D. Representing Private Interests. No official or employee shall represent, for compensation, or assist those representing private business or personal interests before the city council, administration, or any city board, commission or agency. Nothing herein shall prevent an official from making verbal or written inquiries on behalf of constituents or the general public to elements of city government or from requesting explanations or additional information on behalf of such constituents. No official may solicit a benefit or anything of value or accept same from any person for having performed this service.

E. Confidential Information. No official or employee may disclose information he knows to be confidential concerning the property, government, or affairs of the city unless authorized or required by law to do so.

F. Outside Activities. An official or employee may not engage in business or accept employment with, or render services for, a person other than the city or hold an office or position where that activity or position is incompatible with the proper discharge of his city duties or would tend to impair his independence of judgment in performing his city duties. This prohibition shall include but not be limited to the following activities:

1. During the term of employment, a city employee shall not be eligible for election to a city office. A city employee shall not be eligible for appointment to a city board that has oversight over the department of employment of that employee.
2. A person who holds an appointed city office shall not be eligible for employment with the city, during their term of office, in the department that the appointed office or board has jurisdiction over until one year has elapsed following the term of appointment. An exception may be made with the approval of four or more members of the city council.
3. Pursuant to Section 2.3 of the Valdez City Charter, a person who holds or has held an elective city office shall not be eligible for appointment to an office or for employment with the city until one year has elapsed following the term for which he was elected or appointed. An exception may be made with the approval of four or more members of the city council.

G. Gratuities. No official or employee shall accept a gratuity from any person engaging in business with the city or having a financial interest in a decision pending with the city. No official or employee shall give a gratuity to another official or employee for the purpose of influencing that person's opinion, judgment, action, decision or exercise of discretion as a city official or employee. This subsection does not prohibit accepting:

1. A meal;
2. Discounts or prizes that are generally available to the public or large sections thereof;
3. Gifts presented by employers in recognition of meritorious service or other civic or public awards;

4. A candidate for public office accepting campaign contributions;
5. An occasional nonpecuniary gift insignificant in value;
6. Any gift which would have been offered or given to him if he were not an official or employee.

H. Use of City Property. No official or employee may request or permit the use of city vehicles, equipment, materials or property for a noncity purpose, including but not limited to private financial gain, unless that use is available to the general public on the same terms or unless specifically authorized by the city council.

I. Political Activities, Limitations of Individuals. Appointed officials and employees may not take an active part in a political campaign or other matter to be brought before the voters when on duty. Nothing herein shall be construed as preventing appointed officials or employees from exercising their voting franchise, contributing to a campaign or candidate of their choice or expressing their political views when not on duty or otherwise conspicuously representing the city.

J. Political Activity, Limitation on City Government. The city may prepare and disseminate general, objective information about the issues to be voted on in local elections. Such material shall be devoid of biased statements or slant and, where appropriate, may contain pro and con statements of equal weight and value.

K. Influencing Another Council Member's Vote. A city council member may not attempt to influence another council member's vote or position on a particular item through contact with a city council member's employer or by threatening financial harm to another city council member. (Ord. 94-13 § 1; Ord. 94-12 § 1; prior code § 8A-3)

L. Harassment and Discrimination. The city will not tolerate, condone, or permit unlawful harassment, including sexual harassment, or discrimination on the basis of race, religion, color, national origin, age, physical or mental disability, sex, marital status, changes in marital status, pregnancy, or parenthood. All officials or employees who instigate or participate in unlawful harassment, including sexual harassment, or discrimination against any employee or official will be subject to disciplinary action. All officials and employees shall also refrain from discriminating against or harassing citizens and others while acting in an official capacity.

M. Retaliation. It is a violation of law to retaliate against a person who has opposed practices forbidden under Alaska Statutes Chapters 18.80.220 – 18.80.280 or who has reported or participated in the investigation of an allegation of harassment or discrimination. An employee or official may not engage in retaliation. All officials or employees who instigate or participate in retaliation against any employee or official will be subject to disciplinary action.

N. Hostile Work Environment. Discriminatory behavior or harassment sufficiently severe or pervasive to alter the conditions of the subject's employment and to create a hostile work environment violates Alaska Statutes Chapter 18.80.220 and is prohibited. All officials or employees who instigate or participate in unlawful harassment or discrimination that creates a hostile work environment will be subject to disciplinary action.

2.24.040 Business dealings with city.

In accordance with Section 12.4 of the Charter of the city of Valdez:

A. Before a city official or employee, or an organization or entity in which the official or employee has a financial interest, engages in business with the city, the official or employee shall file with the city clerk a statement, under oath, setting forth the nature of such business dealings and his interest therein, not less than ten days before the date when official action may be taken by the council or by any officer, employee, commission or other agency of the city upon the matter involved. If all other provisions of this chapter are complied with, the statement shall be sufficient for continuing transactions of a similar or like nature for one year from the date of its filing. However, if an employee or official has violated any of the provisions of this chapter, he shall be precluded from dealing with the city on that particular matter.

B. Upon taking office, or upon subsequently acquiring the interest, an official or employee shall file with the city clerk a statement disclosing any financial interests of the official or employee in an organization engaging in business with the city. (Prior code § 8A-4)

2.24.050 Enforcement.

A. The city council shall have the primary responsibility for the enforcement of this chapter with regard to the conduct of city officials and shall ensure that a determination of the validity of a complaint is made within thirty days or as soon as practicable after receipt of the complaint. The city manager shall have the primary responsibility for the enforcement of this chapter with regard to the conduct of employees pursuant to the personnel regulations and other applicable policies.

B. With regard to complaints regarding the conduct of city officials, the city council may direct the city attorney to investigate or prosecute any apparent violation of this chapter or it may employ or appoint any qualified attorney to investigate or prosecute any violation or series of violations by one or more persons of this chapter. The city council may establish policies and procedures related to the investigation of complaints against city officials for violation of any portion of this chapter. Investigation of complaints regarding the conduct of employees or complaints made by employees regarding the conduct of the City Manager shall proceed in accordance with the personnel regulations.

C. Any person who believes that a violation of any portion of this chapter has occurred may file a complaint with the city attorney, city manager or the city council. Complaints by employees related to the conduct of other employees or the City Manager shall be made in accordance with the personnel regulations. However, nothing in this chapter shall be construed to prevent complainants from instituting direct legal action through the appropriate judicial authority. A complainant who is also an employee or official shall be protected from any official acts of retaliation for filing a complaint that has a reasonable foundation. (Prior code § 8A-5)

2.24.060 Advisory opinions.

A. Where any official or employee has a doubt as to the applicability of any provision of this chapter to a particular situation, or as to the definition of terms used herein, he may apply in writing to the city attorney for an advisory opinion. The official or employee shall have the

opportunity to present his interpretation of the facts at issue and of the applicability of provisions of the chapter before such advisory opinion is made.

B. Such opinion until amended or revoked shall be binding on the city in any subsequent actions concerning the public official or employee who sought the opinion and acted on it in good faith, unless material facts were omitted or misstated in the request for the advisory opinion. An advisory opinion shall be applicable and binding only to the particular set of facts and instance of conduct for which it was requested and shall have no force or effect for purposes of general application. Such opinion shall not be binding or admissible in evidence in any action initiated by any private citizen.

C. Any advisory opinion prepared by the city attorney may be made public. However, the name of the person requesting the opinion and the names of all persons or business entities mentioned in the opinion and other such identifying criteria shall be deemed confidential information and shall not be disclosed by the city attorney unless the official or employee waives such confidentiality. (Prior code § 8A-6)

2.24.070 Penalties—Forfeited position—Exemptions—Injunction.

A. Any official or employee who willfully and knowingly violates any of the provisions of this chapter shall be guilty of a violation subject to punishment pursuant to Section 1.08.010.

B. Upon conviction for any violation of this chapter of any official or employee, such official or employee shall immediately forfeit his office or position.

C. The city council may elect not to prosecute an employee or official whose conduct is believed to constitute a violation of this chapter if it is determined that prosecution of the employee or official is not necessary in the public interest.

D. Any contract or transaction which was the subject of an official act or action of the city in which there is an interest prohibited by this chapter, or which involved the violation of a provision of this chapter, shall be voidable at the option of the city.

E. The city may, where a violation of the provisions of this chapter is threatened or has occurred, bring civil action or proceeding at law or in equity for a judgment enjoining any violation of the provisions of this chapter or requiring the relinquishment of any prohibited interest or the voiding of any such contract or transaction, taking into account the interests of the city and any third persons who may be injured thereby. Where it is determined that the public interest may best be served by not voiding a contract or transaction entered into in violation of this chapter, such contract or transaction may be enforced. An action or proceeding may be brought against any official or employee found in violation of provisions of this chapter for damages not to exceed twice the damages suffered by the city or twice the profit or gain realized by the official or employee, whichever is greater. (Prior code § 8A-7)

2.24.080 Distribution of code of ethics.

The city clerk shall cause a copy of this chapter to be distributed to every official and employee of the city within thirty days after its enactment. Each official and employee elected, appointed

or engaged thereafter shall be furnished a copy before entering upon the duties of his office or employment. (Prior code § 8A-8)

2.24.090 Application of state statutes.

A. Nothing in this chapter is intended to curtail, modify or otherwise circumvent the application of the Alaska Statutes to any conduct involving bribery or other offenses against public administration.

B. City “officers” as defined by Alaska Statutes Chapter 39.50 are exempt from making the financial disclosures required by that statute. (Prior code § 8A-9)

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 _____, 2022.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk

APPROVED AS TO FORM:

Jake Staser, City Attorney
Brena, Bell & Walker, P.C.

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



Legislation Text

File #: RES 22-0039, **Version:** 1

ITEM TITLE:

#22-39 - Authorizing the Purchase of Nine Lots Within the Old Valdez Townsite to Include Lots 1, 2, 9-12, Block 43 and Lots 4-6, Block 55, US Survey 439 from Steve Alley in the Amount of 36,000

SUBMITTED BY: Kate Huber, Planning Director

FISCAL NOTES:

Expenditure Required: \$36,000

Unencumbered Balance: \$36,000

Funding Source: 350-8000-55000.582

RECOMMENDATION:

Approve resolution #22-39 authorizing the purchase of nine lots within the Old Valdez Townsite to include lots 1, 2, 9-12, Block 43 and Lots 4-6, Block 55, US Survey 439 from Steve Alley in the amount of \$36,000.

SUMMARY STATEMENT:

Mr. Steve Alley contacted the Planning Department because he owns nine parcels located on the south side of the Richardson Highway in the Old Valdez Townsite. Mr. Alley inherited these parcels and would like to sell them to the City of Valdez. The parcels are about 7,000 square feet in size and have not been modified since the original plat. The lots are not accessible. The area has been platted, but is unimproved.

The terrain near the mouth of Valdez Glacier Stream has changed drastically since the 1891 plat and has increased access issues due to some of the platted roads now being located in the streambed. The lots for sale are not impacted, but this contributes to the challenges with establishing access to the area.

The parcels in this area are zoned light industrial, in part due to concerns related to soil stability, and the desire to prevent residential development from occurring in the old town area. The Comprehensive Plan depicts place types of industrial business & production (closer to the highway) and working waterfront (closer to the water.) Additionally, in the development suitability map, the areas closer to the water are not recommended for development, due to significant environmental constraints.

In order for this area to be developed, access will need to be established, requiring changes to the existing plat. Also, the small lot size poses issues for light industrial development. For this reason, city staff desires to eventually re-plat the area to resolve access issues and design lots that are more

suitable for the type of development outlined in the comprehensive plan.

Because Mr. Alley desires to sell his parcels, staff is recommending Council approves the purchase of the nine parcels. There are other privately held parcels in the area but reducing the number of property owners will more easily facilitate the subdivision process. The city already owns the majority of remaining Old Valdez Townsite parcels.

The parcels in consideration are located in the same area as the 20 parcels council authorized for purchase in March. Prior to that authorization, staff ordered an appraisal of one of the lots involved in the first authorization. The value of that lot, 840 Klutina Street or Lot 3, Block 50, Old Valdez Townsite, is \$4000.

Valdez Municipal Code Section 4.10.010 states that “all acquisitions of any interest in real property shall be approved by resolution of city council.” Should council approve this resolution, the City Manager and Planning Staff will work with our legal team to execute a purchase and sale agreement with Mr. Alley to purchase the lots in the amount of \$36,000 to be conveyed via warranty deed. The code also requires a phase I environmental assessment to be completed prior to conveyance of the property.

CITY OF VALDEZ, ALASKA

RESOLUTION #22-39

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, AUTHORIZING THE PURCHASE OF NINE LOTS WITHIN THE OLD VALDEZ TOWNSITE TO INCLUDE LOTS 1, 2, 9-12, BLOCK 43 and LOTS 4-6, BLOCK 55, US SURVEY 439, FROM STEVE ALLEY IN THE AMOUNT OF \$36,000

WHEREAS, The City of Valdez currently owns a large number of the remaining original parcels within the old Valdez Townsite; and

WHEREAS, the existing plat for this area was completed in 1891 and the existing lot sizes create challenges for development meeting the requirements of our modern zoning ordinances; and

WHEREAS; the terrain along Port Valdez and Valdez Glacier Stream has changed drastically since 1891 and some existing lots and platted streets are now in the streambed; and

WHEREAS, the City of Valdez desires to re-plat the old town area to address access and lot size issues; and

WHEREAS, reducing the number of property owners within the old town area will more easily facilitate the re-platting and eventual development of the old town area; and

WHEREAS, the parcels held by Steve Alley do not have frontage on a constructed road and are only accessible by platted, but undeveloped streets; and

WHEREAS, the fair market value of the property has been determined by an independent appraiser to be \$4,000 per lot; and

WHEREAS, Steve Alley, owner of these nine lots of real property within USS 439, is willing to sell said properties to the City of Valdez for the total fair market value of \$36,000; and

WHEREAS, Valdez Municipal Code Section 4.10.010 provides “all acquisitions of any interest in real property shall be approved by resolution of the city council.”

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

Section 1: The city manager or designee is authorized to negotiate the purchase of Lots 1, 2, 9-12, Block 43 and Lots 4-6, Block 55; USS 439 in the amount of \$36,000 to be conveyed by warranty deed.

Section 2: Proceeds from the sale will be transferred into the hands of Steve Alley.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, this 21st day of June, 2022.

CITY OF VALDEZ, ALASKA

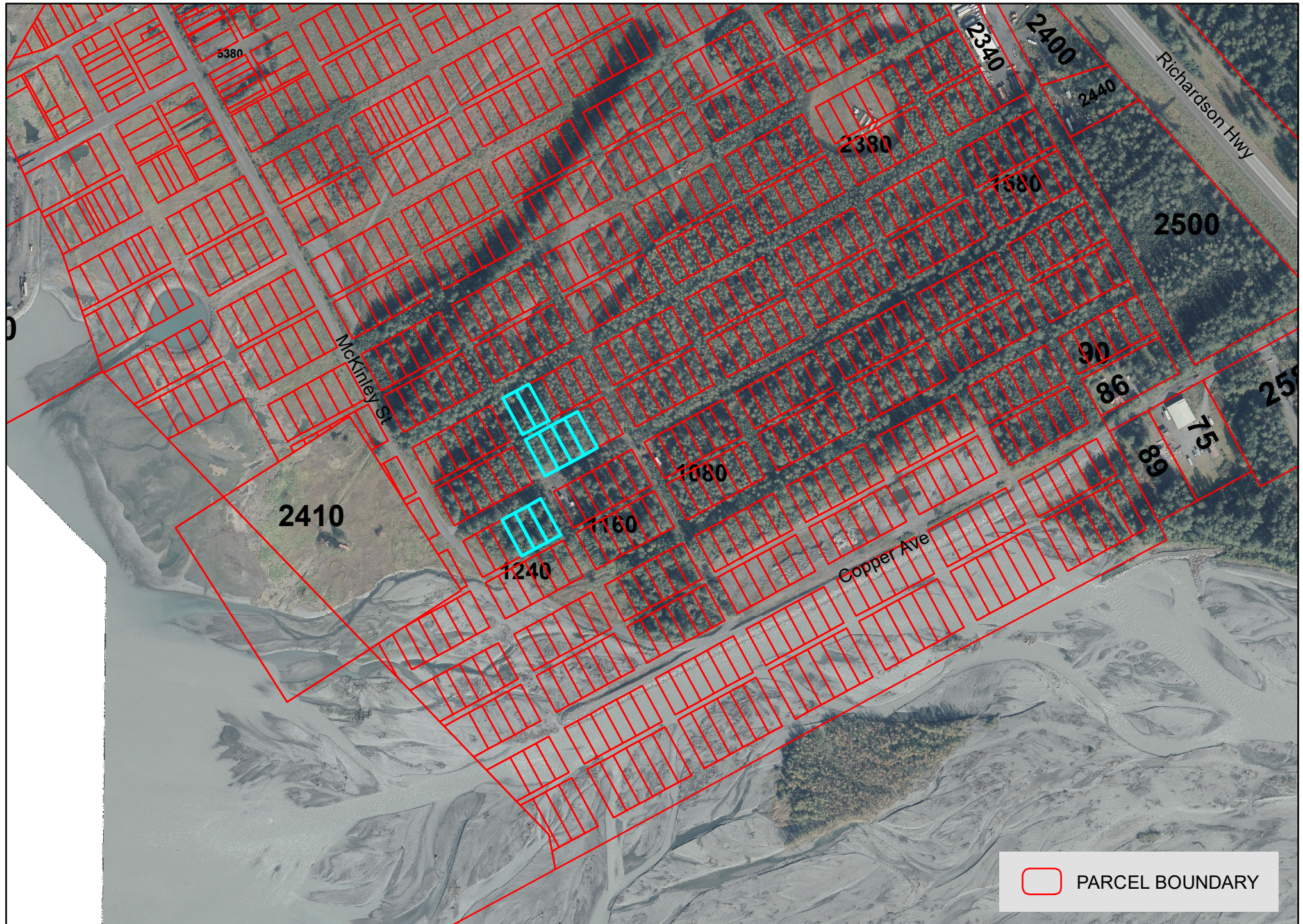
Sharon Scheidt, Mayor

ATTEST:

Sheri L. Pierce, MMC, City Clerk



ALLEY OLD TOWN PROPERTY

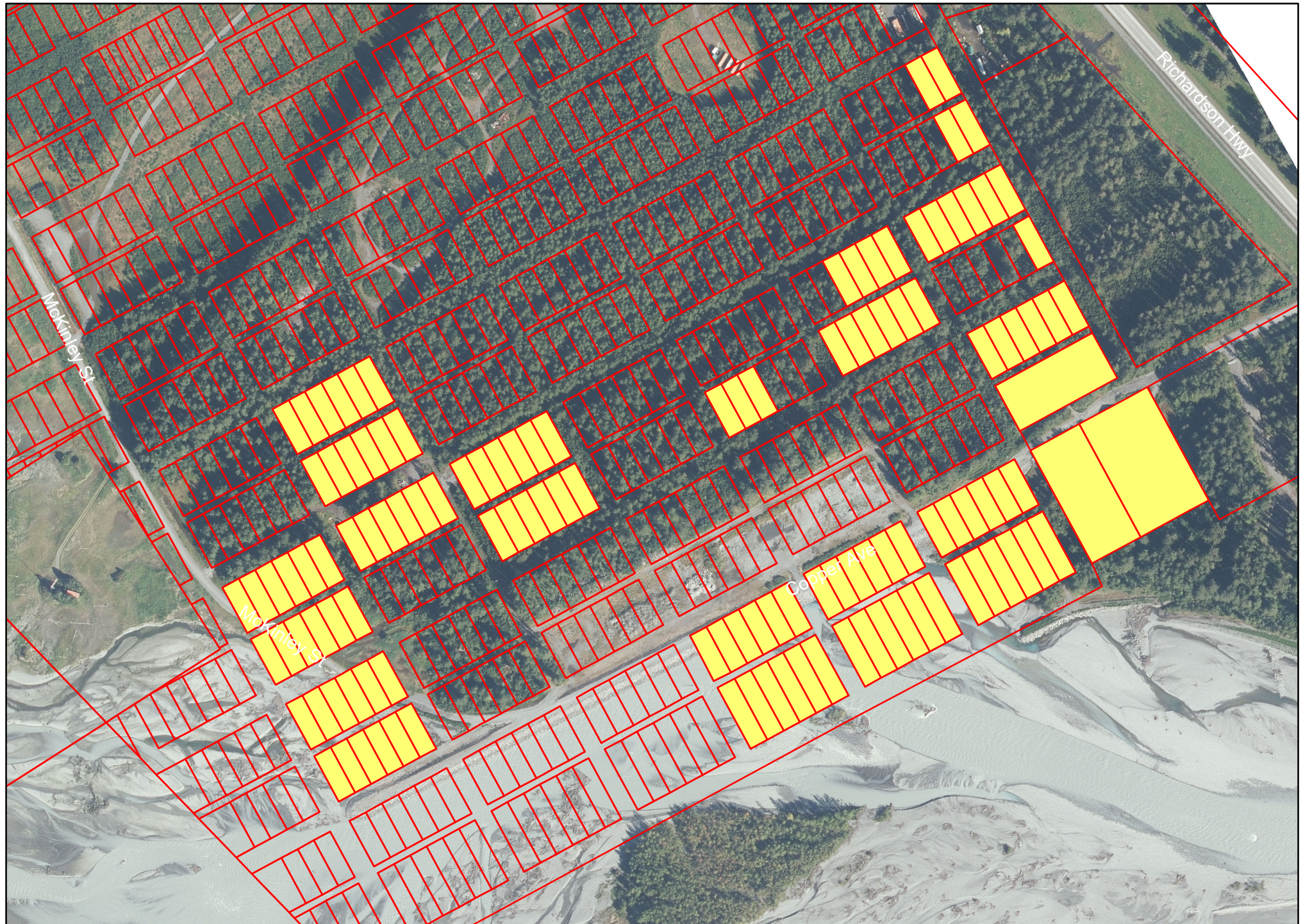


0 500 1,000 Feet

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.



Old Town Parcels in Private Ownership



0 500 1,000 Feet

Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

APPRAISAL OF REAL PROPERTY - VACANT LAND

Appraising the Vacant Land ONLY - Lot 3, Block 50, Old Valdez Townsite
Highlighted area is approx. location - 7,000 SF



LOCATED AT

840 Klutina Street
Valdez, AK 99686
Lot 3, Block 50, Old Valdez Townsite

FOR

City of Valdez - Nicole LeRoy
P.O. Box 307
Valdez, AK 99686

OPINION OF VALUE

\$4,000

AS OF

January 10, 2022

BY

Clint Lentfer, MBA, SRA
Alaska Appraisal & Consulting Group
4305 Old International Airport Rd Suite 206
Anchorage, AK 99502
907-677-7701
clint@akacg.com

200

COMMERCIAL VACANT LAND APPRAISAL REPORT

File No.:

TRANSFER HISTORY

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Data Source(s): MLS, State of Alaska Recorders Office, Owner
1st Prior Subject Sale/Transfer
Date:
Price:
Source(s): AK Rec. Office / City Rec.
2nd Prior Subject Sale/Transfer
Date:
Price:
Source(s):

SALES COMPARISON APPROACH

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 1		COMPARABLE NO. 2		COMPARABLE NO. 3	
Address	840 Klutina Street Valdez, AK 99686	118 S Meals Ave Valdez, AK 99686		1500 W Egan Dr Valdez, AK 99686		137 Egan Dr Valdez, AK 99686	
Proximity to Subject		3.49 miles W		4.30 miles W		3.61 miles W	
Sale Price	\$		\$ 160,000		\$ 53,000		\$ 280,000
Price/ Sq.Ft.	\$	\$ 4.24		\$ 2.43		\$ 7.54	
Data Source(s)	State of AK	MLS, Rec. Off., Buyer		Seller, Realtor		MLS, Rec. Off., Buyer	
Verification Source(s)	Rec. Office	Ak Rec. Office		Ak Rec. Office/Buyer		Ak Rec. Office, Contract	
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust
Sales or Financing Concessions	N/A	Conv. None Noted		Conventional None Noted		Conv. None Noted	
Date of Sale/Time	N/A	January 2020		June 2017		December 2020	
Rights Appraised	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Location	Inferior/Old Valdez	Good/dwntwnVDZ -25		Good - downtown -25		Good/dwntwnVDZ -25	
Site Area (in Sq.Ft.)	7,000	37,736		21,780		37,150	
Zoning	None/Unzoned	Gen. Comm./Sup -10		Neighbr/Comm/Sup -10		CBD / Sim -10	
Site attributes:	No access / trees	Good visibility -25		Good vis & access -25		Good visibility -25	
Utilities	None	E,T,W,S -25		E,T,W,S -25		E,T,W,S -25	
Lot Chx. / improvements	heavily treed	Larger site/Sup Utility -10		Larger site/Sup Utility -10		Larger site/Sup Utility -10	
Overall Adjusted \$/SF	Adj. are in % of SP	\$0.21/SF		\$0.12/SF		\$0.37/SF	
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -152,000		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -50,350		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -266,000	
Net Adjustment (Total, in % of S.P.)		(-95 % of S.P.)		(-95 % of S.P.)		(-95 % of S.P.)	
Adjusted Sale Price (in \$)		\$ 8,000		\$ 2,650		\$ 14,000	
Summary of Sales Comparison Approach See comparable sales discussion on following page. Very Large adjustments were necessary and un-avoidable doe to the lack of market data in the local Valdez Market.							

PUD

PROJECT INFORMATION FOR PUDs (if applicable) ☐ The Subject is part of a Planned Unit Development.
Legal Name of Project: N/A
Describe common elements and recreational facilities: None - Vacant Lot

RECONCILIATION

Indicated Value by: Sales Comparison Approach \$ 4,000
Final Reconciliation The five comparables provide the best support for the subjects concluded value - see reconciliation and further discussion on following page.
This appraisal is made ☒ "as is", or ☐ subject to the following conditions:

☐ This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.
Based upon an inspection of the subject property, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ 4,000, as of: January 10, 2022, which is the effective date of this appraisal.
If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.


ATTACH.

A true and complete copy of this report contains 16 pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report, which contains the following attached exhibits: ☐ Scope of Work
☐ Limiting cond./Certifications ☐ Narrative Addendum ☒ Location Map(s) ☒ Flood Addendum ☒ Additional Sales
☒ Photo Addenda ☒ Parcel Map ☐ Hypothetical Conditions ☐ Extraordinary Assumptions ☐

SIGNATURES

Client Contact: Nicole LeRoy Client Name: City of Valdez - Nicole LeRoy
E-Mail: nleroy@valdezak.gov Address: P.O. Box 307, Valdez, AK 99686

APPRaiser


Appraiser Name: Clint Lentfer, MBA, SRA
Company: Alaska Appraisal & Consulting Group
Phone: 907-677-7701 Fax:
E-Mail: clint@akacg.com
Date of Report (Signature): 02/03/2022
License or Certification #: 506 State: AK
Designation: SRA
Expiration Date of License or Certification: 06/30/2023
Inspection of Subject: ☒ Did Inspect ☐ Did Not Inspect (Desktop)
Date of Inspection: January 10, 2022

SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)

Supervisory or Co-Appraiser Name:
Company:
Phone: Fax:
E-Mail:
Date of Report (Signature):
License or Certification #: State:
Designation:
Expiration Date of License or Certification:
Inspection of Subject: ☐ Did Inspect ☐ Did Not Inspect
Date of Inspection:

ADDITIONAL COMPARABLE SALES

File No.:

FEATURE	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	840 Klutina Street Valdez, AK 99686	5306 Cummings Way Valdez, AK 99686		3304 Falcon Ave Valdez, AK 99686			
Proximity to Subject		5.23 miles SE		1.88 miles SE			
Sale Price	\$		\$ 57,000		\$ 13,000		\$
Price/ Sq.Ft.	\$	\$ 0.85		\$ 0.80		\$	
Data Source(s)	State of AK	MLS, Rec. Off., Buyer		MLS, Rec. Off., Buyer			
Verification Source(s)	Rec. Office	Ak Rec. Office		Ak Rec. Office			
VALUE ADJUSTMENT	DESCRIPTION	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust	DESCRIPTION	+ (-) % Adjust
Sales or Financing Concessions	N/A	Conventional None Noted		Conventional None Noted			
Date of Sale/Time	N/A	September 2019		December 2013			
Rights Appraised	Fee Simple	Fee Simple		Fee Simple			
Location	Inferior/Old Valdez	Avg+/South of Vdz -10		Robe River S/D -15			
Site Area (in Sq.Ft.)	7,000	67,126		16,200			
Zoning	None/Unzoned	Commercial/Sup -10		Residential Area -10			
Site attributes:	No access / trees	Avg+ vis. & Access -25		Avg+ vis. & Access -25			
Utilities	None	E,T -15		E,T -15			
Lot Chx. / improvements	heavily treed	Larger site/Sup Utility -25		Larger site/Sup Utility -10			
Overall Adjusted \$/SF	Adj. are in % of SP	\$0.13/SF		\$0.20/SF			
Net Adjustment (Total, in \$)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -48,450	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -9,750	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Net Adjustment (Total, in % of S.P.)			(-85 % of S.P.)		(-75 % of S.P.)		
Adjusted Sale Price (in \$)			\$ 8,550		\$ 3,250		\$
Summary of Sales Comparison Approach							
Summary of Sales Comparison Approach - Valuation Discussion							
Very limited data in this small lot / no access market in the Old Town Valdez market, with no sales in the subject subdivision discovered so I had to expand my search criteria. I have reviewed the most recent, most applicable vacant land transactions in Valdez, with the six most recent / most applicable sales discovered analyzed in the sales comparison grid. I had to expand my search parameters (date of sale, site size, zoning, location) due to the lack of recent sales of similar size, similar utility properties, and after adjustments, comps provide the only data for analysis. Numerous percentage adjustments were necessary to reflect the differing attributes, adjustments as follows: location adjustments to reflect comps inferior locations, most having superior locations with good access and visibility in downtown Valdez - larger adjustments necessary to reflect superior locations with better access / visibility - subject site has no visibility and no access. Zoning adjustments to reflect superior zoning, adjustments to reflect superior frontage and visibility, with additional adjustments to reflect overall lot characteristics and development options / density, superior utility of use - all comps are large enough for some sort of development, while subject is very small and has limited site development options. Soils conditions are considered overall similar. Large utility adjustments were also necessary to reflect water, sewer, telephone and electric to the comparable sites.							
Overall adjusted \$/SF shown ranges from about \$0.12/SF to \$0.37/SF, average of about \$0.21/SF. Overall adjusted SP of the comps provides an additional good indicator, ranging from \$2,650 to \$14,000, overall average of \$7,000/site, with more weight given to S-2, S-4 & S-5, with a tighter range and average of \$4,800/site. The concluded value will be below the mid-range due to lack of utilities, no access, no visibility, limited utility of the smaller size of the site and and considering the location in the Old Town Valdez neighborhood, west of the Richardson Highway with no visibility or access. The concluded adjusted range of both indicators ranges from about \$2,650 to \$10,000, final value of \$4,000 deemed most appropriate considering all attributes.							
Concluded Value of Lot 3, Block 50 - 840 Klutina St. as if vacant and unimproved is \$4,000.							
COVID-19 DISCUSSION							
This appraisal report was performed following public awareness that COVID-19 is affecting residents in the United States and Alaska. The global outbreak of a “novel coronavirus” known as COVID-19 was officially declared a pandemic by the World Health Organization (WHO). At the time of this document, COVID-19 was beginning to have widespread health and economic impacts. The effects of COVID-19 on the real estate market in the area of the subject property were not yet measurable based on reliable data. The analyses and opinions in this report are based on the data available to the appraiser at the time of the assignment and apply only as of the effective date indicated. No analyses or opinions contained in this report should be construed as predictions of future market conditions. The reader is cautioned, and reminded that the conclusions presented in this appraisal report apply only as of the effective date(s) indicated. The appraiser makes no representation as to the effect on the subject property of any unforeseen event, subsequent to the effective date of the report.							
It is unclear how the COVID 19 crisis will affect the economy, especially as it relates to the Valdez real estate market, with likely major economic impacts and possible long-term financial ramifications of the COVID 19 pandemic. Considering the subject is a vacant lot with limited potential development options, the prediction is that most things will likely be back to normal within a year as far as local economies are considered, and this analysis is considered reliable. That being said it is unclear what the overall economic impact of an entire nation shutting down for one month or more will affect our local / state / national economies long term, therefore the reader is cautioned regarding any decisions made on the subject, as no-one knows how this will affect the economy and proposed business.							
ADDITIONAL LOTS WITHIN THE SUBDIVISION							
At the request of the client, there are numerous additional lots within the subdivision in close proximity to the subject that may be sold as well, and these should have similar overall individual lot values as the subject. That said, if the individual lots are sold as an assemblage or by block (with numerous lots making up the sale) there would be a discount applied to multiple sales of lots within a block.							
1080 Klutina St LT 4 BK 53 VALDEZ TOWNSITE / 1080 Klutina St LT 5 BK 53 VALDEZ TOWNSITE							
1160 Klutina St LT 2 BK 54 VALDEZ TOWNSITE / 840 Klutina St LT 4 BK 50 VALDEZ TOWNSITE							
760 8th Ave LT 1 BK 49 VALDEZ TOWNSITE / 760 8th Ave LT 3 BK 49 VALDEZ TOWNSITE							
1080 Klutina St LT 3 BK 53 VALDEZ TOWNSITE / 1080 Klutina St LT 6 BK 53 VALDEZ TOWNSITE							
1160 Klutina St LT 3 BK 54 VALDEZ TOWNSITE / 1160 Klutina St LT 4 BK 54 VALDEZ TOWNSITE							
840 Klutina St LT 7 BK 50 VALDEZ TOWNSITE / 840 Klutina St LT 3 BK 50 VALDEZ TOWNSITE							
840 Klutina St LT 6 BK 50 VALDEZ TOWNSITE / 840 Klutina St LT 5 BK 50 VALDEZ TOWNSITE							
760 8th Ave LT 5 BK 49 VALDEZ TOWNSITE / 760 8th Ave LT 2 BK 49 VALDEZ TOWNSITE							
760 8th Ave LT 6 BK 49 VALDEZ TOWNSITE / 1080 Klutina St LT 2 BK 53 VALDEZ TOWNSITE							
760 8th Ave LT 7 BK 49 VALDEZ TOWNSITE / 760 8th Ave LT 4 BK 49 VALDEZ TOWNSITE							

Location Map

Borrower	City of Valdez				
Property Address	840 Klutina Street				
City	Valdez	County	Valdez	State	AK
Lender/Client	City of Valdez - Nicole LeRoy				
				Zip Code	99686



ADDENDUM - Photos taken January 10, 2022

Borrower/Client	City of Valdez				
Property Address	840 Klutina Street				
City	Valdez	County	Valdez	State	AK Zip Code 99686
Lender	City of Valdez - Nicole LeRoy				



Aerial View - approx. location



Plat Map - Lot 3, Block 50

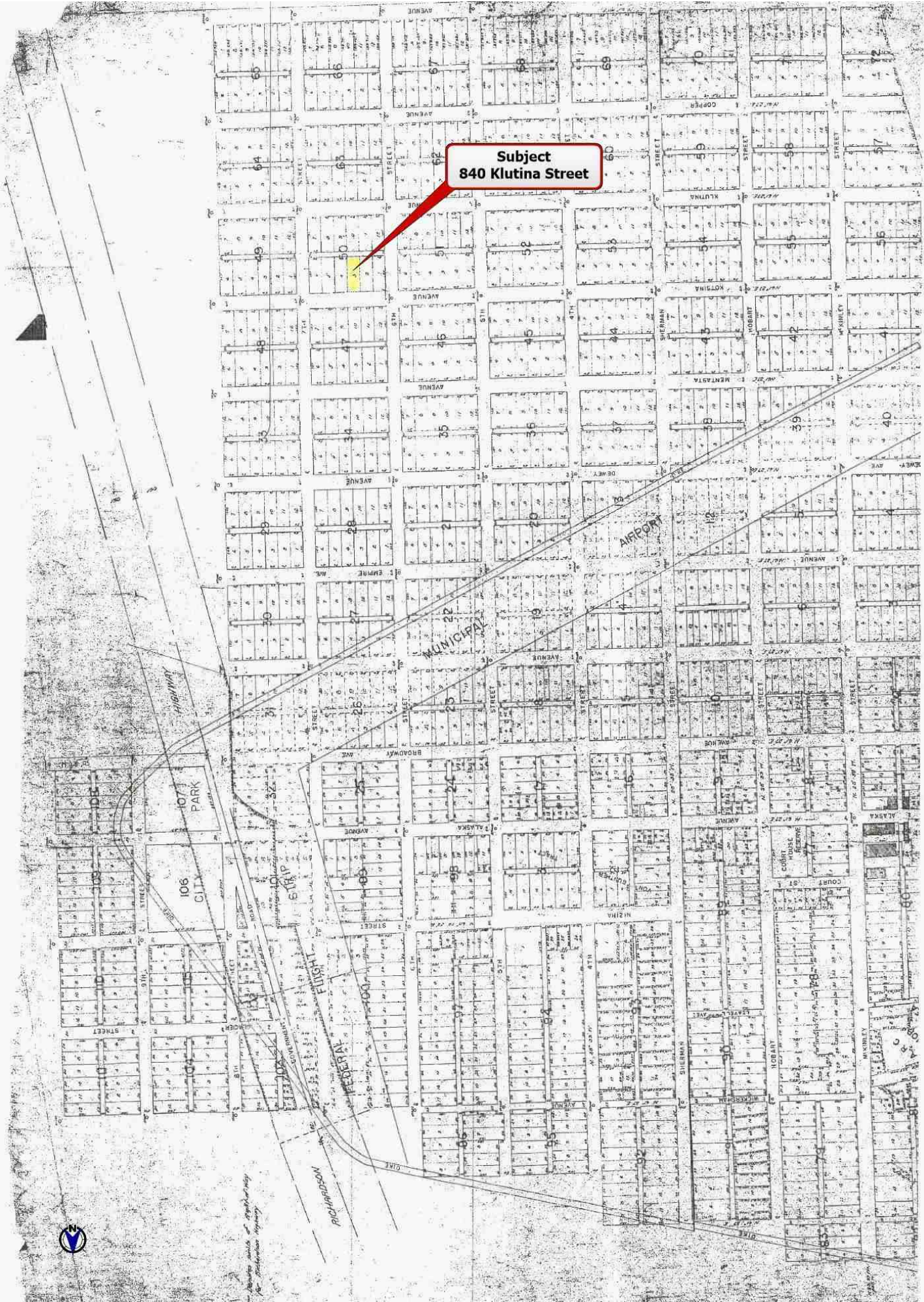
Approx. Location



City of Valdez Map

City of Valdez - Tax Map

Borrower	City of Valdez			
Property Address	840 Klutina Street			
City	Valdez	County	Valdez	State AK Zip Code 99686
Lender/Client	City of Valdez - Nicole LeRoy			



Plat Map - Close-up

Borrower	City of Valdez				
Property Address	840 Klutina Street				
City	Valdez	County	Valdez	State	AK
Lender/Client	City of Valdez - Nicole LeRoy				
				Zip Code	99686



City of Valdez - Tax Map

Borrower	City of Valdez				
Property Address	840 Klutina Street				
City	Valdez	County	Valdez	State	AK Zip Code 99686
Lender/Client	City of Valdez - Nicole LeRoy				



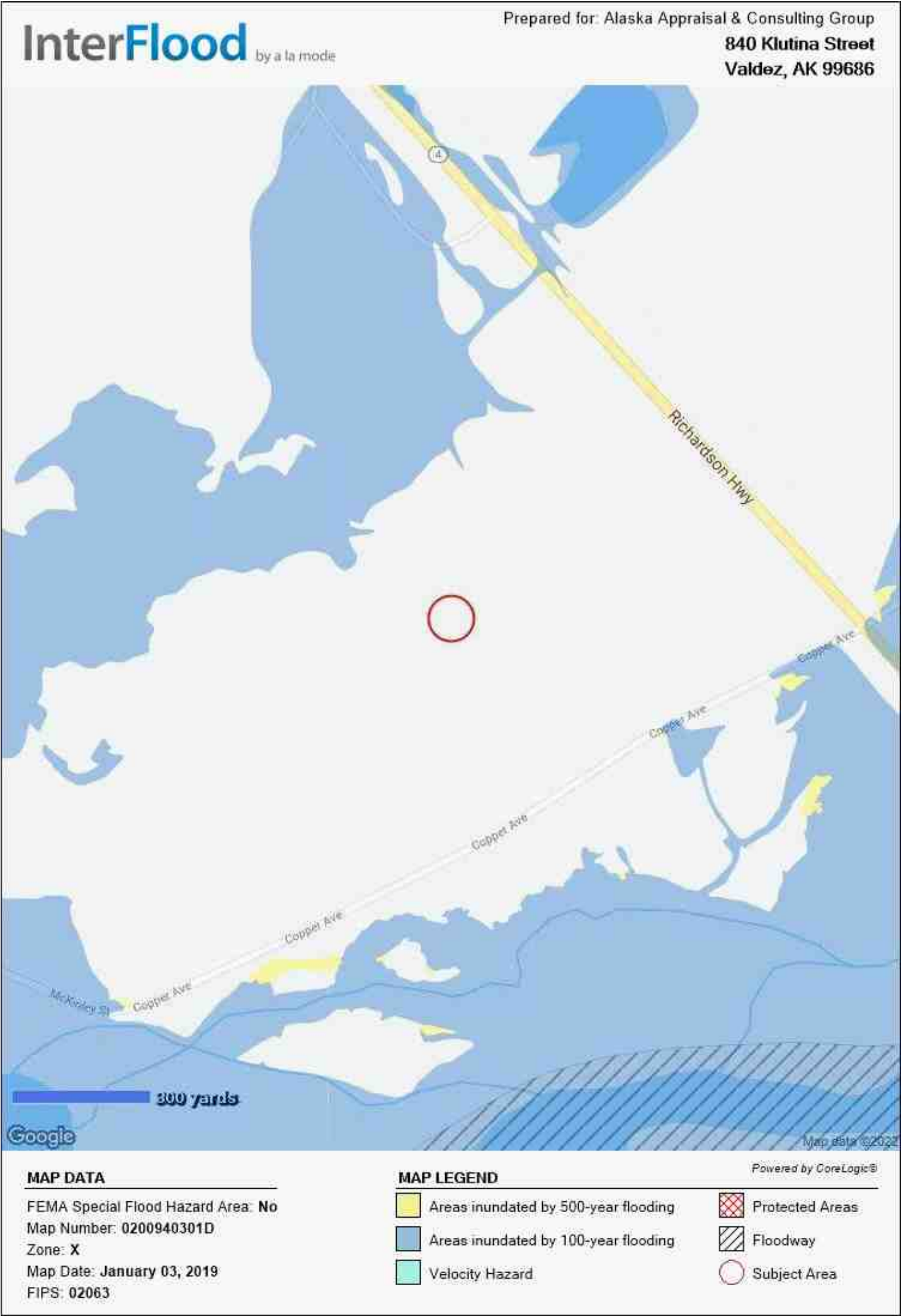
Location Map

Borrower	City of Valdez				
Property Address	840 Klutina Street				
City	Valdez	County	Valdez	State	AK Zip Code 99686
Lender/Client	City of Valdez - Nicole LeRoy				



Flood Map

Borrower	City of Valdez				
Property Address	840 Klutina Street				
City	Valdez	County	Valdez	State	AK Zip Code 99686
Lender/Client	City of Valdez - Nicole LeRoy				



Borrower	City of Valdez	File No.
Property Address	840 Klutina Street	
City	Valdez	County Valdez State AK Zip Code 99686
Lender/Client	City of Valdez - Nicole LeRoy	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

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

Comments on Standards Rule 2-3

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

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

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 6-9 months

Comments on Appraisal and Report Identification

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

None.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.


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

As of the date of this report, I, Clint Lentfer have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members. The client identified in this report may disclose or provide this appraisal report as required by law or regulation and as necessary to complete or consider the event or transaction for which the appraisal was requested by the client. The appraisers consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media). Receipt of this appraisal report by any party not identified as the client or intended user shall not entitle that recipient to rely on the appraisal for any purpose or to use the appraisal in any manner other than for the intended use by intended users identified in this report.

I have performed no services, as an appraiser or in any capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

A reasonable exposure time is 6 to 9 months.

APPRAISER:



Signature: _____

Name: Clint Lentfer, MBA, SRA

State Certification #: 506

or State License #: _____

State: AK Expiration Date of Certification or License: 06/30/2023

Date of Signature and Report: 02/03/2022

Effective Date of Appraisal: January 10, 2022

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

Date of Inspection (if applicable): January 10, 2022

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

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

Date of Inspection (if applicable): _____

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:


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

CERTIFICATION: The appraiser certifies and agrees that:

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

ADDRESS OF PROPERTY ANALYZED: 840 Klutina Street, Valdez, AK 99686

APPRAISER:

Signature: 
Name: Clint Lentfer, MBA, SRA
Title: SRA
State Certification #: 506
or State License #: _____
State: AK Expiration Date of Certification or License: 06/30/2023
Date Signed: 02/03/2022

SUPERVISORY or CO-APPRAISER (if applicable):

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

Supplemental Addendum					File No.
Borrower	City of Valdez				
Property Address	840 Klutina Street				
City	Valdez	County	Valdez	State	AK Zip Code 99686
Lender/Client	City of Valdez - Nicole LeRoy				

Chapter 17.36

L-I LIGHT INDUSTRIAL DISTRICT

17.36.010 Intent. The L-I (light industrial) district is intended for light industrial development including light manufacturing, processing, warehousing, storage, wholesale and distribution operations, and similar processes and operations. Limited commercial uses and accessory residential uses are allowed in the L-I district to serve the uses for which the district is primarily intended. (Ord. 17-04 § 4 (part); Ord. 16-04 § 7 (part); Ord. 03-15 § 16 (part); prior code § 30-25(a))

17.36.020 Permitted principal uses and structures. In an L-I zone, the following uses and structures are permitted outright:

- A. Automobile service stations;
- B. Sales and repair facilities (i.e., equipment, boat, auto body);
- C. Building material supply establishments;
- D. Breweries;
- E. Bunkhouses;
- F. Distilleries;
- G. Professional offices;
- H. Maintenance and service shops, construction offices and equipment storage yards;
- I. Marijuana cultivation facilities;
- J. Marijuana product manufacturing facilities;
- K. Marijuana retail stores;
- L. Marijuana testing facilities;
- M. Light manufacturing and processing operations;
- N. Open space for recreation;
- O. Principal permitted uses of waterfront industrial district;
- P. Agricultural nurseries and greenhouses;
- Q. Utilities installations, except dams, water reservoirs and sewage treatment plants;
- R. Warehousing and indoor/outdoor storage;
- S. Wineries. (Ord. 17-04 § 4 (part); Ord. 16-04 § 7 (part); Ord. 03-15 § 16 (part); prior code § 30-25(b))

17.36.030 Permitted accessory uses and structures. In an L-I zone, the following uses and structures, which are incidental to the permitted principal uses and structures listed in Section [17.36.020](#), are permitted:

- A. Accessory buildings;
- B. Owner/operator dwellings;
- C. Sales and service uses accessory to permitted principal uses;
- D. Watchman’s facilities;
- E. Small wind energy systems in conformance with Section [17.48.150](#). (Ord. 17-04 § 4 (part); Ord. 16-04 § 7 (part); Ord. 08-11 § 14; Ord. 03-15 § 16 (part); prior code § 30-25(c))

17.36.040 Conditional uses. In an L-I zone, subject to the conditional use provisions of this title, the following uses and structures may be permitted:

- A. Airports and landing fields for rotary or fixed-wing aircraft;

Supplemental Addendum

File No.

Borrower	City of Valdez				
Property Address	840 Klutina Street				
City	Valdez	County	Valdez	State	AK Zip Code 99686
Lender/Client	City of Valdez - Nicole LeRoy				

- B. Animal hospitals, veterinary practices and kennels;
- C. Asphalt and concrete plants;
- D. Correctional facilities;
- E. Hazardous, volatile and flammable storage and distribution;
- F. Recreational vehicle campground;
- G. Sawmills;
- H. Solid waste processing facility on tracts of not less than ten acres;
- I. RV park or campground;
- J. Mobile home courts;
- K. Outdoor shooting ranges;
- L. Restaurants, taverns and cocktail lounges;
- M. Structures over thirty-five feet. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(d))

17.36.050 Prohibited uses and structures.Any use or structure not of a character indicated under permitted principal uses and structures or permitted as a conditional use is prohibited. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(e))

17.36.060 Minimum lot requirements.Width and area are determined by use and other codes. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(f))

17.36.070 Minimum setback requirements.Front yard, side yard and rear yard subject to building code regarding fire walls and separation of structures. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(g))

17.36.080 Maximum lot coverage by all buildings and structures.Unrestricted within setbacks. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(h))

17.36.090 Maximum height of buildings and structures.Principal buildings and structures shall not exceed thirty-five feet in height, except as otherwise provided in this title. (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(i))

17.36.100 Required off-street parking and loading.Adequate off-street parking and loading spaces shall be provided in connection with any permitted use in accordance with the requirements set forth in Sections [17.48.100](#) and [17.48.110](#). (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(j))

17.36.110 Signs.Signs may be allowed in conjunction with any permitted use subject to the provisions of Section [17.48.090](#). (Ord. 17-04 § 4 (part): Ord. 16-04 § 7 (part): Ord. 03-15 § 16 (part): prior code § 30-25(k))

Chapter 4.10 ACQUISITION OF REAL PROPERTY

Sections:

[4.10.010 Acquisition and ownership—Authority.](#)

[4.10.020 Eminent domain.](#)

[4.10.030 Adverse possession.](#)

4.10.010 Acquisition and ownership—Authority.

- A. The city may acquire, own and hold real property within or outside the city boundaries by purchase, gift, devise, grant, dedication, exchange, redemption, purchase of equity of redemption, operation of law, tax or lien foreclosure, adverse possession, condemnation or declaration of taking, annexation, or by any other lawful means or conveyances.
- B. Except as set forth in subsection C of this section, all acquisitions of any interest in real property shall be approved by resolution of the city council. The resolution shall set forth the terms, conditions and manner of acquisition. Unless otherwise provided by the city council, the city manager is authorized to obtain title insurance, to execute any instruments and to take all steps necessary to complete and close the purchase and acquisition of the real property.
- C. City council approval is not required to acquire any easement, permit, license, or other interest in real property dedicated to the public's use through the platting action.
- D. A Phase 1 environmental survey shall be conducted if the property is located within any industrial zoning district or as required by resolution of the city council.
- E. No purchase of any parcel of real property whose assessed value for purposes of real property taxation is greater than forty thousand dollars shall be made until:
1. A qualified appraiser has appraised the property and given the council an independent opinion as to the full and true value thereof;
 2. When improvements are a term of the transaction, a qualified architect or engineer has given the city council an estimate of probable construction cost. (Ord. 19-07 § 1 (part))

4.10.020 Eminent domain.

The city may, only within its boundaries, exercise the powers of eminent domain and declaration of taking in the performance of an authorized power or function of the municipality, in accordance with AS 09.55.240 through 09.55.460 and other applicable law. (Ord. 19-07 § 1 (part))

4.10.030 Adverse possession.

The city cannot be divested of title to real property by adverse possession. (Ord. 19-07 § 1 (part))



Legislation Text

File #: RES 22-0040, **Version:** 1

ITEM TITLE:

#22-40 - Amending the Housing Incentive Plan and Rescinding Resolution #22-18

SUBMITTED BY: Mark Detter, City Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve amended Housing Incentive Plan and rescinding resolution #22-18 previously adopting the plan.

SUMMARY STATEMENT:

The City Council directed staff to prepare an amendment to the Housing Incentive Plan allowing permitted new residential building projects under construction as March 16, 2022 to be eligible for participation in the Housing Incentive Plan. No completed residential building projects shall be eligible for the Housing Incentive Plan.

Additionally, since there was no consensus to include a requirement that the property must remain a residential dwelling unit for a minimum of 5 years, this provision has not been included in the amended housing incentive plan.

Resolution #22-18 previously adopting the Housing Incentive Plan is hereby rescinded.

CITY OF VALDEZ, ALASKA

RESOLUTION #22-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VALDEZ, ALASKA, APPROVING THE HOUSING INCENTIVE PLAN FOR THE PURPOSE OF CONSTRUCTING NEW RESIDENTIAL DWELLING UNITS, INCLUDING COMMITMENT OF \$10,000 PER DWELLING INCENTIVE PAYMENT FOR PROPERTY OWNERS COMPLYING WITH THE TERMS OF THE PLAN AND RESCINDING RESOLUTION #22-18

WHEREAS, the City of Valdez 2021 Comprehensive Plan Revision-PLAN VALDEZ creates a goal to “Promote, Protect, and Build Quality Housing” and lists as an action item to “Develop Housing-Directed Incentive Programs”; and

WHEREAS, the City of Valdez 2021 Comprehensive Plan Revision-PLAN VALDEZ further states the need for such Directed Incentive Program is due to “construction of new housing is expensive, including transportation and materials, necessary engineering and building life-safety code requirements related to seismic and snow load considerations”; and

WHEREAS, the \$10,000 per dwelling unit incentive created by the Housing Incentive Plan is beneficial to the creation of affordable housing; and

WHEREAS, the public survey conducted during compilation of the Valdez 2021 Comprehensive Plan Revision-PLAN VALDEZ listed Housing as the top community funding priority; and

WHEREAS, the City of Valdez Economic Diversification Commission has recommended adoption of the Housing Incentive Program.

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 hereby authorizes adoption of the City of Valdez Housing Incentive Plan.

Section 2. The City Council of the City of Valdez hereby tasks the Economic Diversification Commission to monitor the administration of the Housing Incentive Plan and to make future recommendations on alterations to such plan.

Section 3. The City Council of the City of Valdez hereby designates the Land Development Reserve Fund as the funding source for the Housing Incentive Plan payment.

Section 4. The City Council hereby amends the Housing Incentive Plan to allow for properly permitted new residential building projects that are under construction to be eligible for the plan. However, no completed residential building shall be eligible for the Housing Incentive Plan.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VALDEZ,
ALASKA, this 21st day of June, 2022.

CITY OF VALDEZ, ALASKA

Sharon Scheidt, Mayor

ATTEST:

Sheri L Pierce, MMC, City Clerk

CITY OF VALDEZ, ALASKA

HOUSING INCENTIVE PLAN

Adopted – March 15, 2022

Amended-June 21, 2022

Expires – 12/31/2024



CITY OF VALDEZ, ALASKA HOUSING INCENTIVE PLAN

PURPOSE

This City of Valdez, Alaska Housing Incentive Plan (the “Plan”) shall take effect on March 16, 2022 and is intended to promote the development of housing in areas within the City of Valdez, Alaska (the “City”) in order to promote the public health, economic stability, safety, expansion of housing capacity, and welfare of the residents of the City. More specifically, through the Plan, the City offers assistance for newly constructed residential dwelling units that meet specific criteria.

The City’s Housing Incentive Plan is available to newly constructed single-family, two-family, and multi-family residential dwelling units within areas of the City of Valdez that are outside the special flood hazard area.

Subject to the terms and conditions of this Plan, the owner of property participating in the Plan may receive an incentive of a one-time payment of \$10,000 per newly established dwelling units.

CRITERIA FOR DETERMINATION OF ELIGIBILITY

- I. Subject to the requirements of this Plan, new dwelling will receive a one-time payment of \$10,000.
- II. City Staff will use the following criteria to determine eligibility for participation in the Plan:
 - A. Construction of new dwelling units must be completed on or after the application date. No applications will be accepted for completed improvements. Final inspection date must be after date of commencement of program.
 - B. Construction must result in new dwelling units that meet Valdez Building Code requirements for such new units and must result in a Certificate of Occupancy being issued by the Building Official (the “Building Official”) for such new dwelling units.
 - C. The new dwelling units must meet minimum occupancy requirements under the Valdez Building Code and, prior to issuance of Certificate of Occupancy, shall not have been listed on assessment rolls as residential dwelling units.
 - D. Upon completion, all new dwelling units must conform to all City codes and regulations in effect at the time new dwelling units are constructed. Building permits must be approved before commencement of construction. All building permits must be renewed prior to expiration.
 - E. Dwelling units must be located outside of the Special Flood Hazard Area to be eligible for this Plan.
 - F. Dwelling units may not be used as short-term rental units for a period of five years after any award of funds under this Plan. Short-term rental unit means a privately-owned residential Dwelling or any separable portion of such Dwelling, rented for occupancy for lodging or sleeping purposes for a period of thirty consecutive calendar days or less, counting portions of calendar days as full days. Should the applicant or a subsequent owner be found to have used the dwelling units as a short-term rental unit during the

five-year period after the award of funds, the applicant or owner shall remit the \$10,000 awarded under this Plan to the City as liquidated damages. Prior to enforcing this condition, the City shall provide a written notice of the alleged violation and have an opportunity to cure the violation within 30 days.

- G. City Staff shall have the authority and discretion to approve or reject applications based on the eligibility standards and review criteria contained herein and in the Plan. If any applicant is dissatisfied with City Staff's decision, a written appeal may be submitted to the City Manager for final determination.

APPLICATION PROCEDURE

Prior to filing an application for housing incentive, the following steps must be taken:

- A. **Application Forms:** The application form is included as attachment to this Plan.
- B. **COMPLETE PART I:** Prior to the commencement of construction of any new dwelling unit, the property owner must complete and submit to the Building Official Part I of the application.
- C. **Preliminary Approval:** The Building Official will forward the application to the City Manager's Office after certifying that the application, property, and proposed new dwelling units meet the requirements of this Plan. The City Manager will return a copy of Part I to the Building Official and the applicant within fifteen (15) working days indicating approval or denial of participation in the Plan.
- D. **Notice of Final Approval and Procedure Construction:** The Building Official, or a designated representative, will file, with the City Manager approval of Part 1, with the associated building permit, and withhold permit approval until such City Manager approval is secured. The City Manager will forward a copy of the application to the City Clerk for monitoring purposes. Note: commencing construction prior to receiving this notice from the City will cause the property and improvements to be ineligible for participation in the Plan.
- E. **COMPLETE PART II:** If construction of the dwelling unit(s) has not been completed by January 1 of any year, the property owner must complete and submit Part II of the application to the Building Official by January 30 of the same year.
- F. The owner will have a maximum of three years to complete the dwelling unit(s). The Building Official may, upon written application from the property owner, approve an extension of six months for completion of construction.
- G. **COMPLETE PART III:** Immediately upon completion of the improvements, the property owner shall file Part III of the application with the Building Official. Upon receipt of Part III, the Building Official's Office will conduct an on-site inspection of the construction project to confirm completion, confirm compliance with all applicable building codes, zoning law and regulations, and issue any occupancy permits. The Building Official may deny the property and improvements participation in the Plan for any violation of applicable building codes or regulations or failure to qualify for an occupancy permit.

FURTHER TERMS AND CONDITIONS

- A. Any property that is delinquent in payment to City of Valdez, Alaska of real estate tax and/or assessment will be ineligible to receive payment through the Housing Incentive Plan; however, the City, in its sole discretion, may reinstate the property for eligibility one time after being delinquent on the above-mentioned taxes or assessments during the life of the property's participation in the Housing Incentive Plan.
- B. If the property that has been approved for the Housing Incentive Plan is sold prior to issuance of Certificate of Occupancy, the new property owner shall be eligible for housing incentive payment upon satisfaction of the requirements set forth herein.
- C. The City of Valdez will issue incentive checks to the property owner or their designee after the issuance of the Certificate of Occupancy.

PLAN PERIOD

This Plan will terminate on December 31, 2024, unless terminated sooner by City action. The termination date of December 31, 2024 represents the deadline for filing an application for this Plan. Construction of any project approved under this Plan must receive a certificate of occupancy within two years approval of participation in the housing incentive program, unless a six-month extension is granted by the Building Official.

DWELLING UNIT DEFINITIONS & INCENTIVE PLANT PAYMENT EXAMPLES

DWELLING UNIT - A dwelling unit means a structure or portion thereof containing a kitchen, living room, bathroom, and sleeping accommodations on a permanent foundation.

SINGLE FAMILY DWELLING UNIT - A dwelling unit that is a detached building constructed on permanent foundation, designed for long-term human habitation exclusively and constituting one dwelling unit = \$10,000 Incentive Payment

TWO FAMILY DWELLING UNIT - Dwelling unit that is a detached building constructed on a permanent foundation designed to be occupied exclusively for two families and constituting two dwelling units, set side by side or one on top of the other with common wall and/or a floor/ceiling assembly between, whichever is appropriate, and having a common roof = \$20,000 Incentive Payment.

MULTI-FAMILY DWELLING UNIT - Dwelling unit that is a residential building on permanent foundation designed for or occupied by 3 or more families, with the number of families in residence not exceeding the number of dwelling units provided = \$10,000 per dwelling unit payment.

EXAMPLE = 20 dwelling units completed in Multifamily Dwelling Unit = \$200,000 Incentive Payment.

CITY OF VALDEZ
HOUSING INCENTIVE PLAN
APPLICATION FOR PLAN

PART I

PART I Pre-Construction

Owner's Name: _____

Daytime Phone No. _____

Owner's Mailing Address:

Address of Property:

Property Identification No. (Found on your tax statement or call the City Clerk's office)

Legal Description of Property: Lot: _____ Block: _____

Subdivision _____

Other legal description _____

*If residential: _____ Residence _____ Other (explain) _____

_____ Single Family or _____ Multi-Family _____ Number of Units

Does the applicant own the land? _____ Yes _____ No

Are the property taxes paid up-to-date? _____ Yes _____ No

Will the proposed project be on a foundation? _____ Yes _____ No

Will it be permanently attached to the property? _____ Yes _____ No

Improvements and associated cost: (provide rough draft drawings and dimensions)

_____ (Use additional sheets if necessary)

Estimated or Actual Cost of Improvements:

(Documentation is needed, even hand-written estimates)

Construction estimated to begin on:

Estimated date of completion of construction:

I have read and do hereby agree to follow all application procedures and criteria. I further understand that this application will void six months from the date below if improvements or construction have not begun, or if improvements are not complete within Three (3) years from issuance of building permit. Building permits must be renewed on an annual basis.

Acknowledgement

I have received a copy of the City of Valdez, Alaska Housing Incentive Plan and the application form and, by my signature, I have read and am applying for a City of Valdez, Alaska Housing Incentive Plan.

Signature of Owner

Date

I find this application complete and recommend its consideration for any and all housing incentive payments subject to the City of Valdez, Alaska approval.

Building Official

Date

Building Permit Number

FOR CITY MANAGER'S USE ONLY

BASED UPON THE PROVIDED BUILDING PERMIT, THE PROPOSED DWELLING UNITS MEETS THE TERMS FOR THE VALDEZ HOUSING INCENTIVE PLAN.

BY: _____
(CITY MANAGER) (DATE)

Copy to: Applicant _____ CITY CLERK _____ File _____

CITY OF VALDEZ HOUSING INCENTIVE PLAN
APPLICATION FOR HOUSING INCENTIVE
PART II (Optional) January Status of Completion

Owner's Name: _____

Daytime Phone No. _____

Owners Mailing Address: _____

Address of Property: _____

Building Permit # Assigned: _____

As of January 1 following commencement of construction, the improvements are approximately _____% complete.

Signature of Owner

Date

FOR CITY MANAGER'S USE ONLY

As of _____, taxes and special assessments on this parcel of property
are _____ or are not _____ delinquent.

By: _____
(CITY MANAGER)

(DATE)

Owner's Name: _____

Owners Mailing Address _____

Building Permit # assigned: _____

Signature of Owner	Date
--------------------	------

 Building Official

 Date

As of _____, taxes and special assessments on this parcel of property
are _____ or are not _____ delinquent.

By: _____ (CITY MANAGER) _____ (DATE)



Legislation Text

File #: 22-0292, **Version:** 1

ITEM TITLE:

Report: Temporary Land Use Permit 22-06 for the Roadside Potatohead Too, LLC for Six Months on 369 Square Feet of Public Right-of-Way Immediately Adjacent to Lot 12, Block 40, Harbor Subdivision

SUBMITTED BY: Nicole LeRoy, Planner

FISCAL NOTES:

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

RECOMMENDATION:

N/A report only.

SUMMARY STATEMENT:

Planning Department staff received temporary land use permit application 22-06 from the Roadside Potatohead Too, LLC for a 369 square foot portion of public right-of-way adjacent to Lot 12, Block 40, Harbor Subdivision. The application is for temporary outdoor restaurant seating for May 26, 2022 through September 30, 2022.

This area has been utilized by the Potatohead for outdoor restaurant seating for the past few years. In 2018, staff assessed the area by measuring thirty and fifty feet from the center lines of Chitina and Harbor Drives which revealed three picnic tables at the Potatohead sit partially in the public right-of-way off Chitina Drive.

Public Works Director Rob Comstock, Capital Facilities Director and Assistant City Manager Nate Duval, and Ports and Harbor Director Jeremy Talbot were solicited for comments on the application and had no objections.

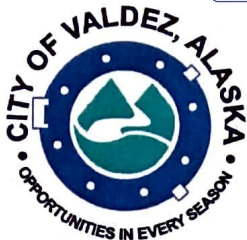
The public sidewalk will remain unobstructed under this permit, and no permanent alteration of the land shall occur.

Additionally, the Potatohead will be required to submit proof of insurance coverage satisfying the minimum limits set forth in 17.48.140 F.

Pursuant to Valdez Municipal Code 17.48.140 H, temporary land use permit requests not to exceed six months in duration may be granted by the Planning and Zoning Commission. Fees for temporary land use permits of this type were established by City Council with Resolution #12-36 which states that "for permits not exceeding two acres in size, and for a period of six months or less, the fee shall

be \$250 per month.” For the six-month period the Potatohead has requested the permit fee will be \$1,500.

The Planning and Zoning Commission voted to approve this temporary land use permit request on May 25, 2022. Per VMC 17.48.140 H 3, their decision is reported to City Council.



RECEIVED
By nleroy at 2:54 pm, May 13, 2022

CITY OF VALDEZ TEMPORARY LAND USE PERMIT APPLICATION

All fields are required. If not applicable, please mark with N/A or dash.

Office Use Only

Application Number	22-06	Date Received	5/13/2022
Initials	NL	Zoning District	ROW ADJACENT TO GENERAL COMMERCIAL
Permitted Use?	Yes <input checked="" type="checkbox"/> No		

APPLICANT INFORMATION

Name The Roadside Potchohead
Phone 907-554-1100
Email roadsidepotchohead@gmail.com
Mailing Address 1816 Arctic Blvd.
Anchorage, AK 99503

REPRESENTATIVE INFORMATION (if applicable)

Name Len Gyori
Phone 415-484-8709
Email lengyori@gmail.com
Mailing Address PO Box MXY #788
Glennallen, AK 99588

PROPERTY INFORMATION

Property Owner Name Jim Shirrell
Legal Description Lot 12 Block 40 Subdivision/Survey Harbor
Physical Address 255 N. Harbor Drive, Valdez, AK 99686
Property Description Commercial Restaurant on Corner Lot
Proposed Use of Area (attach a narrative, if more detail is required)
Food & Beverage service outside our
restaurant. Open air seating

Total Use Area Dimensions 16'x41'x41'x16' See attached site plan for 9' x 41' COV ROW portion -NL
Term Requested May 16th to September 31st
Parking Area Dimensions 45'x40' (approximate)

TEMPORARY BUILDINGS/STRUCTURES *(if applicable)*

Detail the number of temporary buildings, and the dimensions, type, and use for each.

none

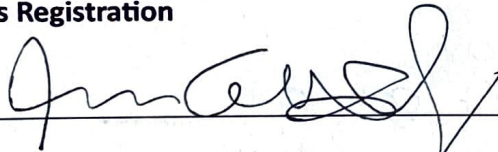
ORGANIZATION TYPE

- | | |
|--|--|
| <input type="checkbox"/> Individual | <input checked="" type="checkbox"/> Corporation |
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Non Profit |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Other <i>(please explain)</i> _____ |

ADDITIONAL MATERIALS REQUIRED *(the following must be submitted when applying for a TLUP)*

- ☐ **Site Plan** *(including lot boundaries, use area boundaries, parking dimensions, and proposed temporary buildings)*
☐ **Certificate of Liability Insurance** *(may be submitted following approval, but is required prior to permit issuance)*
☐ **State of Alaska Business License** *(and any applicable professional licenses)*
☐ **City of Valdez Business Registration**

APPLICANT SIGNATURE



DATE

5/5/2022

(Your signature above certifies that you are the official representative of this business and that all information included on this form is accurate.)

ADDITIONAL INFORMATION

Forms may be emailed to planningdept@valdezak.gov or dropped off at the Planning Window in City Hall.
For a fillable PDF form, visit valdezak.gov/275/City-Forms

To submit via mail, send to the following address:

Planning Department
City of Valdez
PO Box 307
Valdez, AK 99686

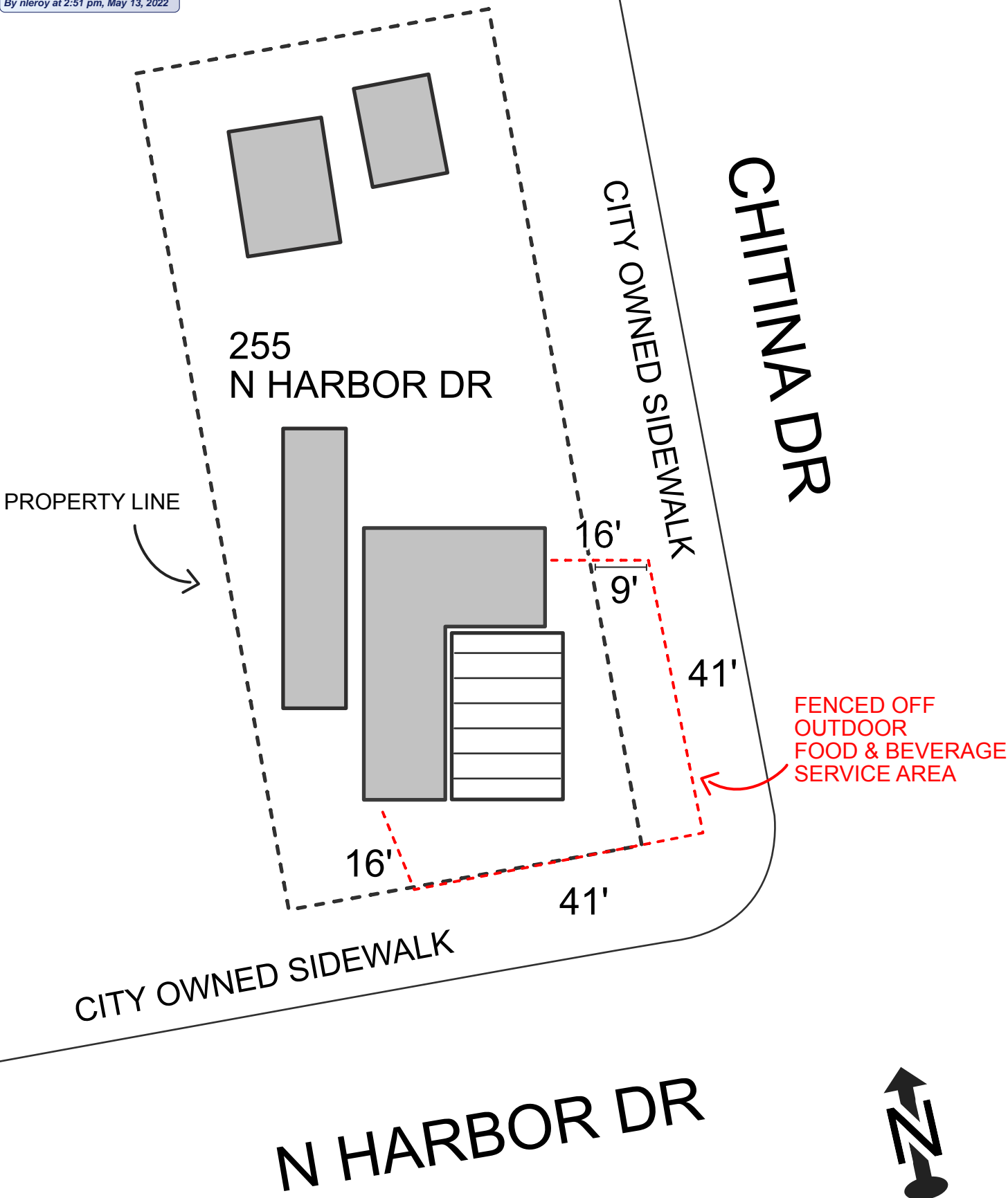
QUESTIONS?

Call the City of Valdez Planning Department at **907-834-3401** or email planningdept@valdezak.gov.

ROADSIDE POTATOHEAD PLOT MAP

RECEIVED

By nleroy at 2:51 pm, May 13, 2022





CITY OF VALDEZ BUSINESS REGISTRATION

ISSUED TO:

The Roadside Potatohead Too, LLC
Christine O'Connor
(907) 242-9948

255 N. Harbor drive
Valdez, AK, 99686

ISSUED BY:

City of Valdez
Planning Department
907-834-3401

PO Box 307
Valdez, AK 99686

REGISTRATION NUMBER: 22-256

BUSINESS DESCRIPTION: Restaurant and eating place

BUSINESS TYPE: restaurant/bar/catering

APPROVED BY:

VALID FROM: 01/01/2022

EXPIRES: 12/31/2022

This license is non-transferable and is issued in compliance with the City of Valdez, AK per Valdez Municipal Code 5.04.

LICENSE DETAILS

License #: 1087336

[Print Business License](#)

Business Name: THE ROADSIDE POTATOHEAD TOO, LLC

Status: Active

Issue Date: 10/19/2018

Expiration Date: 12/31/2022

Mailing Address: PO BOX 2924
VALDEZ, AK 99686

Physical Address: 255 N. HARBOR DRIVE
VALDEZ, AK 99686

Owners

THE ROADSIDE POTATOHEAD TOO, LLC

Activities

Line of Business	NAICS	Professional License #
72 - Accommodation and Food Services	722211 - LIMITED-SERVICE RESTAURANTS	

Endorsements

No Endorsements Found

License Lapse(s)

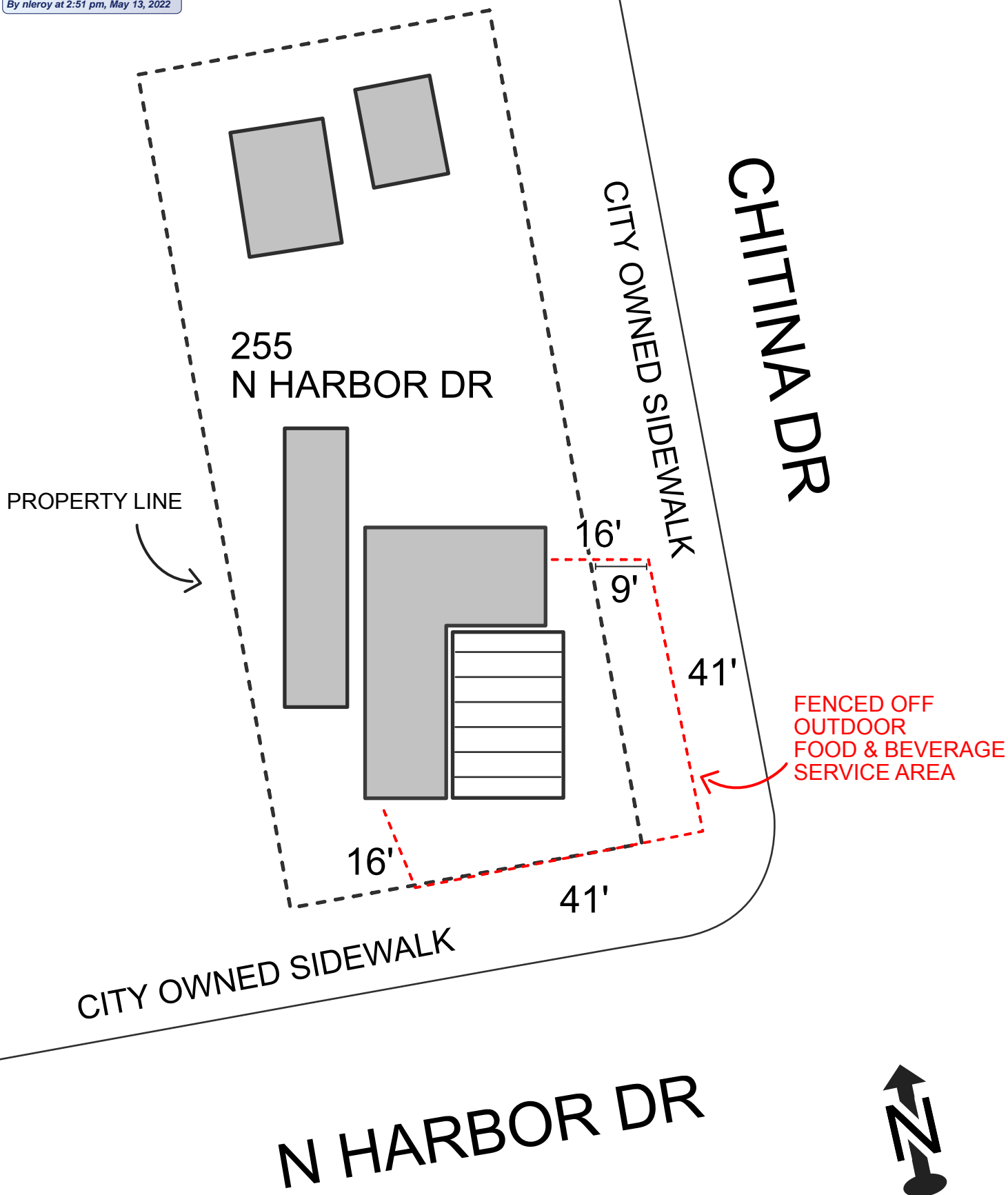
If this business license lapsed within the last four years the lapsed periods will appear below. Lapsed periods are the unlicensed period between an expiration date and renewal date.

No Lapses on record for the last 4 years.

ROADSIDE POTATOHEAD PLOT MAP

RECEIVED

By nleroy at 2:51 pm, May 13, 2022





Legislation Text

File #: 22-0293, **Version:** 1

ITEM TITLE:

Report: Approval of Temporary Land Use Permit 22-05 The Loves Kitchen for use of Lot 15, Block 35, Mineral Creek Subdivision

SUBMITTED BY: Nicole LeRoy, Planner

FISCAL NOTES:

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

RECOMMENDATION:

N/A report only.

SUMMARY STATEMENT:

Planning Department staff received temporary land use permit application 22-05 from The Loves Kitchen for use of 250 Galena Drive, Lot 15, Block 35 Mineral Creek Subdivision.

The application was for operation of a food truck, and storage of a greywater holding tank in a trailer on the property. The Loves Kitchen has indicated they will be obtaining their electrical and water needs from the adjacent Growler Bay Brewing Company, and that greywater would be held in a transportable tank and disposed of at Captain Joe's dumping station appropriately.

The term of the permit is June 1 - September 30, 2022 to accommodate the primary use of the property for snow storage. However, the applicant may be required to vacate the property earlier than September 30, if snow storage on the property becomes necessary. Additionally, the applicant will not be allowed to remove any of the existing snow from the property to clear it for use.

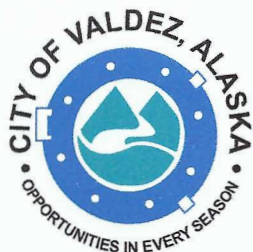
Public Works Director Rob Comstock, and Capital Facilities Director and Assistant City Manager Nate Duval were solicited for comments on the application. Both expressed their concern that the primary use of the property should be for snow storage, and suggested limited term based on seasonal snow storage needs.

The Loves Kitchen is required to submit proof of insurance coverage satisfying the minimum limits set forth in VMC 17.48.140 F. The Loves Kitchen was also required to apply for and secure an itinerant vendor license for the location.

Pursuant to VMC 17.48.140 H, temporary land use permit requests not to exceed six months in duration may be granted by the Planning and Zoning Commission. Fees for temporary land use

permits of this type were established by City Council with Resolution #12-36 which states that “for permits not exceeding two acres in size, and for a period of six months or less, the fee shall be \$250 per month.” For the six-month period The Loves Kitchen has requested, the permit fee will be \$1,000.

Planning and Zoning Commission voted to approve this temporary land use permit request on May 25, 2022. Per VMC 17.48.140 H 3, their decision is reported to City Council.



CITY OF VALDEZ

TEMPORARY LAND USE PERMIT APPLICATION

All fields are required. If not applicable, please mark with N/A or dash.

Office Use Only

Application Number 22-05

Date Received 5/16/2022

Initials NL

Zoning District General commercial

Permitted Use? Yes ☒ No

APPLICANT INFORMATION

Name The Loves Kitchen

Phone 9072557797

Email theloveskitchen@gmail.com

Mailing Address _____

PO Box 1916

Valdez, Alaska 99686

REPRESENTATIVE INFORMATION *(if applicable)*

Name Cookie (Lorena) Griffith

Phone 9072557797

Email theloveskitchen@gmail.com

Mailing Address _____

PO Box 1916

Valdez, Alaska 99686

PROPERTY INFORMATION

Property Owner Name Cit of Valdez

Legal Description Lot 15 Block 35 Subdivision/Survey Mineral Creek Subd.

Physical Address 310 Galena

Property Description Snow lot closest to Growler Bay

Proposed Use of Area *(attach a narrative, if more detail is required)*

Total Use Area Dimensions Entire lot
Term Requested Until required to vacate
Parking Area Dimensions 10'x 36' plus small trailer and personal vehicle

TEMPORARY BUILDINGS/STRUCTURES *(if applicable)*

Detail the number of temporary buildings, and the dimensions, type, and use for each.

See site map

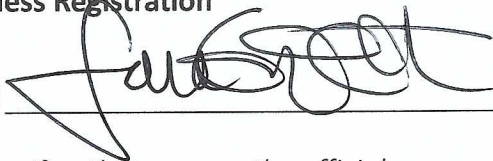
ORGANIZATION TYPE

- ☐ Individual ☐ Corporation
☒ Sole Proprietorship ☐ Non Profit
☐ Partnership ☐ Other *(please explain)* _____

ADDITIONAL MATERIALS REQUIRED *(the following must be submitted when applying for a TLUP)*

- ☒ **Site Plan** *(including lot boundaries, use area boundaries, parking dimensions, and proposed temporary buildings)*
☒ **Certificate of Liability Insurance** *(may be submitted following approval, but is required prior to permit issuance)*
☒ **State of Alaska Business License** *(and any applicable professional licenses)*
☒ **City of Valdez Business Registration**

APPLICANT SIGNATURE



DATE

05/16/2022

(Your signature above certifies that you are the official representative of this business and that all information included on this form is accurate.)

ADDITIONAL INFORMATION

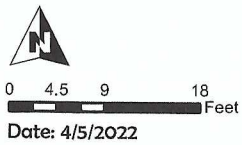
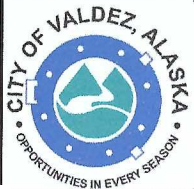
Forms may be emailed to planningdept@valdezak.gov or dropped off at the Planning Window in City Hall.
For a fillable PDF form, visit valdezak.gov/275/City-Forms

To submit via mail, send to the following address:

Planning Department
City of Valdez
PO Box 307
Valdez, AK 99686

QUESTIONS?

Call the City of Valdez Planning Department at **907-834-3401** or email planningdept@valdezak.gov.



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

310 Galena Drive

Alaska Department of Commerce, Community, and Economic Development

Division of Corporations, Business, and Professional Licensing

PO Box 110806, Juneau, AK 99811-0806

This is to certify that

The Loves Kitchen

PO Box 1916, Valdez, AK 99686

owned by

Lorena Griffith

is licensed by the department to conduct business for the period

January 13, 2022 to December 31, 2023
for the following line(s) of business:

72 - Accommodation and Food Services



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

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

Julie Anderson
Commissioner



CITY OF VALDEZ BUSINESS REGISTRATION

ISSUED TO:

The Loves Kitchen
Lorena Griffith
(907) 255-7797

5310 Chalet Dr.
Valdez, Alaska, 99686

ISSUED BY:

City of Valdez
Planning Department
907-834-3401

PO Box 307
Valdez, AK 99686

REGISTRATION NUMBER: 22-259

BUSINESS DESCRIPTION: Food Trailer

BUSINESS TYPE: restaurant/bar/catering

APPROVED BY:**Approval Status**

Approved

VALID FROM: 01/01/2022

EXPIRES: 12/31/2022

This license is non-transferable and is issued in compliance with the City of Valdez, AK per Valdez Municipal Code 5.04.

Nicole LeRoy

From: Cookie Griffith <theloveskitchen@gmail.com>
Sent: Wednesday, May 18, 2022 2:06 PM
To: Nicole LeRoy
Subject: Re: TLUP application form and aerial map

Hi Nicole,

Electrical and water will be accessed from Growler Bay Brewing. My gray water will be pumped into an IBC tank on the trailer so I can haul it for dumping at the Captain Joe's dump station (or similar dump station). The vehicle is mine and will be parked next to my trailer.

Please let me me if you have any more questions.

On Tue, May 17, 2022, 8:49 AM Nicole LeRoy <NLeRoy@valdezak.gov> wrote:

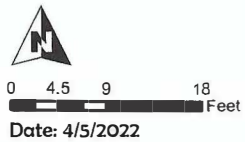
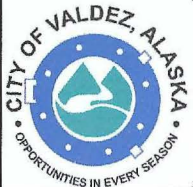
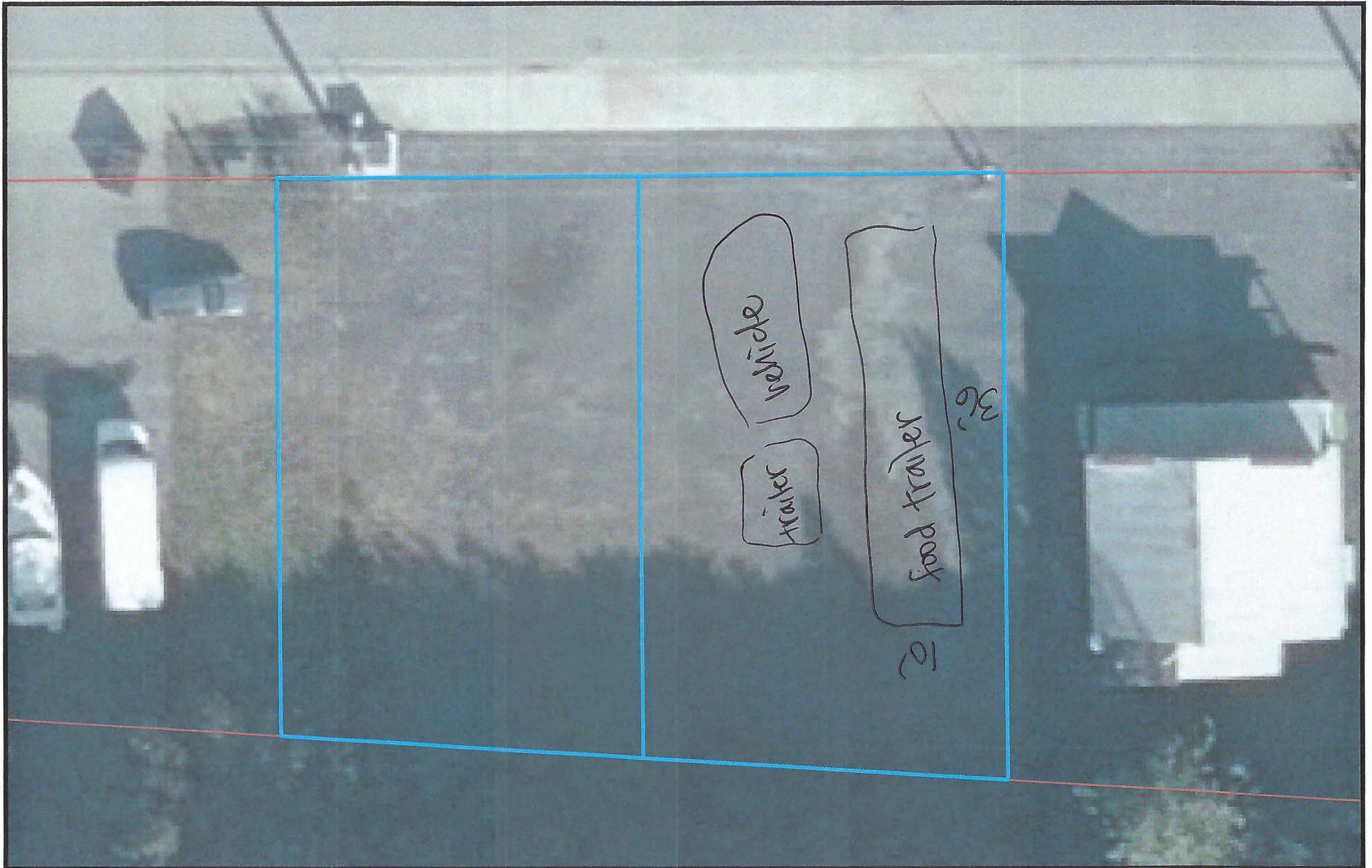
Hi Cookie,

What is your plan for electrical, water, and sewer for this location? Would you also clarify the use of the trailer and vehicle marked on your site plan?

Thank you,

Nicole

EXHIBIT A



Information displayed is for informational purposes only. The City of Valdez makes no warranties, expressed or implied as to the veracity or accuracy of the information herein.

250 Galena Drive
LT 15, BK 35 MINERAL CREEK



Legislation Text

File #: 22-0294, **Version:** 1

ITEM TITLE:

Quarterly Financial Summary Reports: March 31, 2022

SUBMITTED BY: Barb Rusher, Comptroller, Finance Department

FISCAL NOTES:

Expenditure Required: n/a

Unencumbered Balance: n/a

Funding Source: n/a

RECOMMENDATION:

Receive and file.

SUMMARY STATEMENT:

Quarterly un-audited internal financial summary reports.

These show budget-to-actual performance and fund balances through March 31, 2022.

Please note that the March financial statements for Providence are also included in this report.



FINANCIAL SUMMARY AS OF 3/31/22 Operating only

Prepared By: Barb Rusher, Comptroller

Contact: brusher@valdezak.gov

(907) 834-3475

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	ADOPTED BUDGET	REVISED BUDGET	BUDGET CHANGE	YTD ACTUAL	YTD TO BUDGET	NOTES
GENERAL FUND SUMMARY						
BEGINNING FUND BALANCE	36,551,539	36,551,539	-	36,551,539		
REVENUE	49,162,973	57,259,250	8,096,277	(105,837)	-0.2%	
EXPENSE	42,475,666	43,832,103	1,356,437	11,224,480	25.6%	
NET REVENUE (EXPENSE)	6,687,307	13,427,147	6,739,840	(11,330,318)		
TRANSFERS IN	3,911,779	3,911,779	-	3,911,779	100.0%	
TRANSFERS OUT	11,932,806	16,610,161	4,677,355	16,610,161	100.0%	
NET TRANSFERS IN (OUT)	(8,021,027)	(12,698,382)	(4,677,355)	(12,698,382)		
ENDING FUND BALANCE	35,217,820	37,280,305	2,062,485	12,522,840		

GENERAL FUND DETAIL

REVENUE

TAXES	45,272,300	53,368,577	8,096,277	4,995	0.0%	1
STATE SHARED	1,350,688	1,350,688	-	-	0.0%	2
PILT	766,000	766,000	-	3,499	0.5%	3
INTEREST	501,900	501,900	-	(408,342)	-81.4%	4
SERV CHARGES & SALES	600,895	600,895	-	101,115	16.8%	5
FED & STATE GRANTS	430,000	430,000	-	116,087	27.0%	
UTILITIES	146,840	146,840	-	23,946	16.3%	6
LICENSES & PERMITS	13,250	13,250	-	9,430	71.2%	7
MISC	23,050	23,050	-	22,683	98.4%	8
RECREATION	50,750	50,750	-	19,942	39.3%	
FINES & FORFEITURES	7,300	7,300	-	808	11.1%	9
TOTAL REVENUE	49,162,973	57,259,250	8,096,277	(105,837)	-0.2%	

TRANSFERS IN	3,911,779	3,911,779	-	3,911,779	100.0%	
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TOTAL REVENUES & TRANSFERS IN	53,074,752	61,171,029	8,096,277	3,805,942	6.2%	
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GENERAL FUND DETAIL, CONT'D

DEPT EXPENSE

ADMINISTRATION	664,779	664,779	-	94,332	14.2%	10
ANIMAL CONTROL	496,177	496,177	-	97,771	19.7%	11
BUILDING MAINT	3,197,040	4,061,040	864,000	1,403,937	34.6%	12
CITY CLERK	756,446	756,446	-	164,155	21.7%	
CITY COUNCIL	350,276	350,276	-	55,676	15.9%	13
CIVIC CENTER	819,172	819,172	-	144,150	17.6%	14
ECON DEVEL	1,470,890	1,470,890	-	595,595	40.5%	15
EMERGENCY MGMT SERVICES	653,333	653,333	-	14,737	2.3%	16
ENGINEERING	1,207,722	1,207,722	-	268,342	22.2%	

	ADOPTED BUDGET	REVISED BUDGET	BUDGET CHANGE	YTD ACTUAL	YTD TO BUDGET	NOTES
FINANCE	1,046,241	1,046,241	-	220,303	21.1%	
FIRE	2,322,426	2,349,026	26,600	539,166	23.0%	17
HUMAN RESOURCES	428,578	428,578	-	97,140	22.7%	
INFORMATION TECH	1,259,061	1,259,061	-	267,723	21.3%	
INSURANCE	463,537	463,537	-	217,104	46.8%	18
LAW	1,650,000	1,650,000	-	886,372	53.7%	19
LAW ENFORCEMENT	2,548,641	2,581,741	33,100	572,169	22.2%	20
LIBRARY	661,136	665,473	4,337	109,434	16.4%	21
MUSEUM	490,000	490,000	-	122,500	25.0%	
PARKS & REC	1,153,664	1,153,664	-	218,572	18.9%	
PARKS MAINT	997,253	997,253	-	146,161	14.7%	22
PLANNING	1,716,196	1,716,196	-	267,234	15.6%	23
PUB SAFETY SUPPORT	1,475,598	1,493,998	18,400	322,128	21.6%	24
SOLID WASTE	1,836,825	1,946,825	110,000	269,590	13.8%	25
STREET/SHOP	2,405,260	2,705,260	300,000	1,144,365	42.3%	26
TOTAL DEPT EXPENSES	30,070,251	31,426,688	1,356,437	8,238,654	26.2%	
SUPPORT EXPENSES						
EDUCATION	11,793,000	11,793,000	-	2,715,919	23.0%	
COMMUNITY SVC ORGS	612,415	612,415	-	269,908	44.1%	
TOTAL SUPPORT EXPENSES	12,405,415	12,405,415	-	2,985,826	24.1%	
TRANSFERS OUT	11,932,806	16,610,161	4,677,355	16,610,161	100.0%	
TOTAL DEPT EXPENSE, SUPPORT & TRANSFER	54,408,471	60,442,263	6,033,792	27,834,641	46.1%	
SPECIAL REVENUE FUNDS						
AIRPORT FUND						
BEGINNING FUND BALANCE	1,145,204	1,145,204	-	1,145,204		
REVENUE	121,706	121,706	-	14,705	12.1%	27
EXPENSE	414,012	423,412	9,400	126,288	29.8%	
NET REVENUE (EXPENSE)	(292,306)	(301,706)	(9,400)	(111,583)		
NET TRANSFER IN (OUT)	292,306	301,706	9,400	301,706	100.0%	
ENDING FUND BALANCE	1,145,204	1,145,204	-	1,335,327		
HARBOR FUND						
BEGINNING FUND BALANCE	2,575,758	2,575,758	-	2,575,758		
REVENUE	2,015,475	2,015,475	-	1,126,697	55.9%	28
EXPENSE	1,973,290	1,978,290	5,000	469,907	23.8%	
NET REVENUE (EXPENSE)	42,185	37,185	(5,000)	656,790		
NET TRANSFER IN (OUT)	(1,000,000)	(995,000)	5,000	(995,000)		
ENDING FUND BALANCE	1,617,943	1,617,943	-	2,237,549		

	ADOPTED BUDGET	REVISED BUDGET	BUDGET CHANGE	YTD ACTUAL	YTD TO BUDGET	NOTES
PORT FUND						
BEGINNING FUND BALANCE	3,155,239	3,155,239	-	3,155,239		
REVENUE	1,153,946	1,153,946	-	222,634	19.3%	
EXPENSE	1,342,354	1,342,354	-	211,928	15.8%	29
NET REVENUE (EXPENSE)	(188,408)	(188,408)	-	10,706		
NET TRANSFER IN (OUT)	188,408	188,408	-	188,408	100.0%	
ENDING FUND BALANCE	<u>3,155,239</u>	<u>3,155,239</u>	<u>-</u>	<u>3,354,353</u>		
SPECIAL REVENUE FUNDS, CONT'D						
UTILITY FUND						
BEGINNING FUND BALANCE	2,344,466	2,344,466	-	2,344,466		
REVENUE	534,578	534,578	-	210,491	39.4%	30
EXPENSE	1,479,483	1,487,819	8,336	415,235	27.9%	
NET REVENUE (EXPENSE)	(944,905)	(953,241)	(8,336)	(204,743)		
NET TRANSFER IN (OUT)	941,455	949,791	8,336	949,791	100.0%	
ENDING FUND BALANCE	<u>2,341,016</u>	<u>2,341,016</u>	<u>-</u>	<u>3,089,514</u>		
VALDEZ HOUSING IMPROVEMENT AUTHORITY						
BEGINNING FUND BALANCE	2,802,308	2,802,308	-	2,802,308		
REVENUE	-	-	-	(32,219)		31
EXPENSE	-	-	-	-	-	
NET REVENUE (EXPENSE)	-	-	-	(32,219)		
NET TRANSFER IN (OUT)	-	-	-	-		
ENDING FUND BALANCE	<u>2,802,308</u>	<u>2,802,308</u>	<u>-</u>	<u>2,770,089</u>		
OTHER GOVERNMENTAL FUNDS						
DEBT SERVICE FUND						
BEGINNING FUND BALANCE	178,833	178,833	-	178,833		
REVENUE	605,994	605,994	-	(25,408)	-4.2%	32
EXPENSE	3,971,616	4,354,632	383,016	997,122	22.9%	
NET REVENUE (EXPENSE)	(3,365,622)	(3,748,638)	(383,016)	(1,022,530)		
NET TRANSFER IN (OUT)	3,365,622	3,748,638	383,016	3,748,638		
ENDING FUND BALANCE	<u>178,833</u>	<u>178,833</u>	<u>-</u>	<u>2,904,941</u>		

Notes to Financial Summary

- 1 Reflects timing of tax billing, as billings occur Q2 & Q3. Budget adjustment reflects additional revenues based on 43.56 preliminary tax roll values.
- 2 Reflects timing of shared revenue receipts, as they are received later in the year.
- 3 Reflects timing of PILT receipts, as they are received later in the year.
- 4 3.31.22 interest earnings reflect unrealized losses on treasury investments. COV typically holds its investments to maturity. Therefore, though unrealized gains/losses are reflected in periodic financial statements, they are not realized.
- 5 Reflects reductions in quarterly revenues from Animal Shelter & Civic Center related to reduced operations, and also timing of other service revenues.
- 6 Reflects timing of billing & activities, as most seasonal businesses & services are not yet operational in Q1.
- 7 Reflects timing of receipts of liquor & marijuana license revenues.
- 8 Reflects timing of receipts, as they are paid annually or semi-annually instead of on a quarterly schedule. The largest driver in this category is \$17,000 in p-card shared revenue, paid annually based on prior year activity.
- 9 Reflects timing of receipts.
- 10 Reflects salaries and wages under budget for the first quarter related to an unfilled vacancy.
- 11 Reflects general reductions in operating expenses for Q1.
- 12 Reflects increased operating costs for priority snow removal in Q1.
- 13 Reflects timing of professional fees & services expenditures.
- 14 Reflects general reductions in operating expenses for Q1.
- 15 Reflects timing of event-related payments as well as contributions to Valdez Fisheries & VCVB, as they do not follow a regular quarterly payment schedule.
- 16 Expenditures for this new department will be normalized in Q2.
- 17 Revised budget reflects bonus to COVID bonus to first responders.
- 18 Reflects timing of bookkeeping functions & expenditures. Activity is recorded in Q1 for both Q1 & Q2.
- 19 Reflects invoicing for Jan-Mar. Council and City Manager will discuss budget variance with legal team.
- 20 Revised budget reflects bonus to COVID bonus to first responders.
- 21 Reflects reduction in salaries & benefits related to attrition in the absence of a library director as well as general operating efficiencies.
- 22 Reflects timing of seasonal operational expenses.
- 23 Reflects timing of professional fees as well as contractual services.
- 24 Revised budget reflects bonus to COVID bonus to first responders.
- 25 Reflects timing of contractual services expenditures.
- 26 Reflects increased payroll-related expenditures related to heavy snow season in Q1. Revised budget is related to rural snow removal.
- 27 3.31.22 interest earnings reflect unrealized losses on treasury investments. COV typically holds its investments to maturity. Therefore, though unrealized gains/losses are reflected in periodic financial statements, they are not realized.
- 28 Reflects timing of revenues, as annual billing for moorage is reflected in Q1.
- 29 Reflects timing of seasonal operational expenditures as well as unfilled vacancies.
- 30 Reflects timing of subsidy, as the subsidy for the entire year is reflected in Q1.
- 31 3.31.22 interest earnings reflect unrealized losses on treasury investments. COV typically holds its investments to maturity. Therefore, though unrealized gains/losses are reflected in periodic financial statements, they are not realized.
- 32 Reflects timing of debt service reimbursements as well as unrealized losses in interest as addressed in note 31.

CAPITAL PROJECTS

		Adopted Budget	AMENDMENT	YTD Encumbrance	YTD Expense	Project Balance
BUIL	BUIL Citywide Wayfinding	250,000	(170,000)	47,000	-	33,000
	BUIL Coast Guard city Sign	-	52,000	9,500	7,500	35,000
	BUIL KELS Ph II Parks Storage	28,620	-	28,620	-	-
	BUIL SENI Expa	50,000	-	6,430	43,570	-
BUIL Total		328,620	(118,000)	91,549	51,070	68,000
CLIN	MKG Medical Clinic Backup Gene	3,234	-	3,234	-	-
	MKG Medical Clinic Pipes	83,784	(63,784)	5,000	-	15,000
	CLIN Total	87,018	(63,784)	8,234	-	15,000
FLOO	Flood Mitigation Project	1,028	-	1,028	-	-
	FLOO Total	1,028	-	1,028	-	-
HARB	HARB SBH H-K Repl	664,829	7,321,368	388,958	233,907	7,363,332
	New Harbor GO 2015	10,029	-	9,321	708	-
	New Harbor Planning	2,440,970	-	204,697	4,982	2,231,291
	HARB Total	3,115,828	7,321,368	602,977	239,596	9,594,623
MUSE	MUSE New Museum	27,347	-	907	-	26,440
	MUSE Total	27,347	-	907	-	26,440
PARK	PARK CEME Expansion	227,674	(190,361)	2,313	-	35,000
	PARK Meals Hill Development	200,000	(200,000)	-	-	-
	PARK Meals Hill Greatland	594,655	-	886	10,779	582,989
	PARK Total	1,022,329	(390,361)	3,199	10,779	617,989
POFI	New Fire Station	579,049	-	528,087	20,811	30,151
	POFI Total	579,049	-	528,087	20,811	30,151
PORT	Kelsey Dock Phase II (warehous	25,705	(3,900)	21,805	-	-
	PORT Total	25,705	(3,900)	21,805	-	-
RESE	Project Contingency	221,678	278,322	-	-	500,000
	RESE Total	221,678	278,322	-	-	500,000
SCHO	New Middle School	1,304,907	-	25,250	-	1,279,657
	SCHO HERM Exterior Upgr Ph II	500,000	-	-	-	500,000
	SCHO HIGH Major Reno	1,994,270	-	-	-	1,994,270
	SCHO Total	3,799,177	-	25,250	-	3,773,927
STRE	Citywide Pavement & Utilities	673,894	-	547,346	22,650	103,898
	STRE East Hanagita Realignment	-	1,000,000	-	-	1,000,000
	STRE Pavement Mgt PH I	700	-	700	-	-
	STRE Pavement Mgt Ph II	3,263,757	(2,542,484)	555,507	65,766	100,000
	STRE Pavement Mgt PH III	500,000	3,315,234	57,000	30,000	3,728,234
	STRE Pavement Mgt Ph IV-V	-	1,200,000	1,109,740	-	90,260
	STRE Total	4,438,351	2,972,750	2,270,293	118,416	5,022,393
WASE	Alpine Woods Sewer Project	283,544	-	187,922	-	95,622
	Sewer Force Main Assesment	3,693,720	1,252	674,270	72,175	2,948,527

CAPITAL PROJECTS

		Adopted Budget	AMENDMENT	YTD Encumbrance	YTD Expense	Project Balance
WASE	STP Outfall Design	2,083	-	2,083	-	-
	WASE Blueberry Road Subd	-	200,000	-	-	200,000
	WASE WATE New Well #5	1,471,827	-	354,528	1,800	1,115,499
	Water/Sewer master plan	33,046	-	33,046	-	-
WASE Total		5,484,220	201,252	1,251,849	73,975	4,359,648
Grand Total		19,130,350	10,197,647	4,805,178	514,648	24,008,171

MAJOR MAINTENANCE

		Adopted	Budget	AMENDMENT	YTD	Encumbran	YTD	Expense	Project	Balance
AIRP	AIRP Generator Exhaust	-	80,000	-	-	-	-	-	80,000	
	AIRP Light Repl	16,061	-	-	4,575	-	-	-	11,486	
	AIRP Office Remodel	4,050	-	-	4,050	-	-	-	-	
	AIRPORT Tenant Garage Exhaust	16,898	(10,000)	-	6,898	-	-	-	-	
AIRP Total		37,009	70,000		15,523		-		91,486	

BUIL	BUIL Anim Incinerator Repl	3,538	-	-	-	-	-	-	3,538	
	BUIL BALE Waste Oil Furnance	16,954	(15,454)	-	1,500	-	-	-	-	
	BUIL City Panic and ADA Upgr	25,000	-	-	-	-	-	-	25,000	
	BUIL City Revitalization	925,406	-	-	27,175	16,879	-	-	881,352	
	BUIL CIVI Emergency Lighting	14,926	(8,790)	-	6,136	-	-	-	-	
	BUIL CIVI Flood Damage Repair	-	80,000	-	-	-	-	-	80,000	
	BUIL CIVI Weatherization	45,000	55,000	-	6,245	3,755	-	-	90,000	
	BUIL Clin Interior Paint	75,000	25,000	-	-	-	-	-	100,000	
	BUIL Council Chmbrs Upgr	9,014	-	-	10,952	590	-	-	(2,528)	
	BUIL DDC Systems and HVAC upgr	245,736	154,264	-	-	-	-	-	400,000	
	BUIL Fire Sys Upgr	250,000	-	-	-	-	-	-	250,000	
	BUIL Fuel tank Repl	98,562	-	-	-	-	-	-	98,562	
	BUIL Insur Mech Repa	177,329	-	-	-	-	-	-	177,329	
	BUIL LIBR Restroom Remodel	683,090	-	-	500,166	158,690	-	-	24,234	
	BUIL LIBR Windows	39,656	330,146	-	19,802	9,874	-	-	340,126	
	BUIL Parking Lot Lights Repl	182,131	(118,612)	-	28,519	130	-	-	34,870	
	BUIL Phone System Replacement	139,900	-	-	13,577	53,021	-	-	73,302	
	BUIL Roof Repairs	824,255	-	-	661,101	-	-	-	163,154	
	BUIL SENSI Siding	350,000	-	-	-	-	-	-	350,000	
	BUIL Shelter Eval	100,000	-	-	-	-	-	-	100,000	
	City-wide Exit Signs	50,000	-	-	-	-	-	-	50,000	
	Hazmat Testing-various buildings	100,000	-	-	-	-	-	-	100,000	
BUIL Total		4,355,496	501,555		1,275,173	242,939		3,338,939		

HARB	HARB Fisherman's Dock Repairs	-	250,000	-	-	-	-	-	250,000	
	HRB SBH Elect Vaults	134,475	-	-	56,861	23,061	-	-	54,553	
HARB Total		134,475	250,000		56,861	23,061		304,553		

PARK	PARK Ruth Pond Dredge	50,000	-	-	-	-	-	-	50,000	
	PARK Shelter Structural Repa	100,000	-	-	-	-	-	-	100,000	
	PARK Shooting Range Improvements	190,842	-	-	15,152	-	-	-	175,690	
	Robe River Playground Upgrades	6,217	-	-	1,212	1,153	-	-	3,852	
PARK Total		347,059	-		16,364	1,153		329,542		

POFI	Fire Station I- Berthing Quarters (design)	1,653	-	-	1,653	-	-	-	-	
	POFI Outdoor Warning System	-	75,000	-	-	-	-	-	75,000	

MAJOR MAINTENANCE

		Adopted Budget	AMENDMENT	YTD Encumbrance	YTD Expense	Project Balance
POFI	POFI Radio Repeater Repa Upgr	579,021	260,943	32,200	64,764	743,000
POFI Total		580,674	335,943	33,853	64,764	818,000
PORT	2018 PORT Security Grant EMW-2018-PU-00268	62,476	-	2,052	-	60,424
	PORT Cont Causway	57,805	(23,613)	34,192	-	-
	PORT CONT Electrical Inspection, Maint, Repa	31,106	(5,000)	26,106	-	-
	PORT CONT Scale Replacement	-	350,000	-	-	350,000
	PORT CONT Waterline Improvements	189,025	160,975	-	-	350,000
	PORT Kels Decking Repl	12,780	(5,000)	7,780	-	-
	PORT KELS Dolphin Impr	100,000	(100,000)	-	-	-
	Port Security Grant COV MATCH EMW-2018-PU-00268	20,825	-	684	-	20,141
	PORT VCT Transfer Repair	1,310,910	-	915,776	125,134	270,000
	VCT Security Gate Replacement	12,525	(12,525)	-	-	-
PORT Total		1,797,452	364,837	986,590	125,134	1,050,565
RESE	Contingency Reserve	24,932	275,068	-	-	300,000
RESE Total		24,932	275,068	-	-	300,000
SCHO	City Buildings Exterior Caulking	3,438	-	3,438	-	-
	HHES Underground Fuel tank Replacement	1,961	-	431	1,530	-
	SCH VHS Walk-in Cooler & Freezer Replacement	-	-	294,000	-	(294,000)
	SCHO HERM Cafeteria Floor Repl	51,021	392,825	17,908	19,863	406,074
	SCHO HERM Generator Repl	63,021	-	29,710	-	33,311
	SCHO HERM Water Repl	102,877	-	32,377	-	70,500
	SCHO HIGH Generator Repl	160,864	-	118,627	-	42,237
	SCHO HIGH Water Repl	143,453	-	32,953	-	110,500
	Swimming Pool Cover & Boiler Upgrade	21,947	-	21,947	-	-
SCHO Total		548,581	392,825	551,390	21,393	368,622
SENI	SENI Sprinkler Repair	-	200,000	-	-	200,000
	Senior Center Upgrades	204,492	-	1,495	28,567	174,430
SENI Total		204,492	200,000	1,495	28,567	374,430
STRE	STRE Mineral Creek Bridge Repa	21,883	(14,650)	7,233	-	-
STRE Total		21,883	(14,650)	7,233	-	-
WASE	WASE Robe River Booster Pump Replacement	497,371	(140,371)	282,000	-	75,000
	WASE Waterline Relocation Meals to Rich	-	800,000	-	-	800,000
WASE Total		497,371	659,629	282,000	-	875,000
Grand Total		8,549,424	3,035,206	3,226,482	507,011	7,851,137

PROVIDENCE PROJECTS

		Adopted	Budge	AMENDMENT	YTD Encumbr	YTDExpense	ProjectBalance
PROV	Hospital - Roof Maintenance	100,000	-	-	-	-	100,000
	Hospital Copper Pipe Replacement	23,345	-	15,820	-	-	7,524
	Hospital- Infection Control Enhancements	91,208	30,000	-	-	-	121,208
	Hospital New Power Supply	19,892	150,000	1,200	-	-	168,692
	Hospital Oxygen Generator Relocation	1,693	-	-	-	-	1,693
	PROV Air Treatment	-	350,000	-	-	-	350,000
	PROV Dietary Oven Replacement	45,000	-	-	-	-	45,000
	PROV ER and Admission Door Upgr	60,000	-	-	-	-	60,000
	PROV Hospital Masterplan	247,400	-	160,450	86,950	-	-
	PROV Loading Dock Drainage	50,000	-	25,120	13,880	-	11,000
	PROV Maint Contingency	127,030	-	-	-	-	127,030
PROV Total		765,567	530,000	202,590	100,830		992,147
Grand Total		765,567	530,000	202,590	100,830		992,147

RESERVE FUNDS

		Adopted Budget	Amendment	YTD Encumbrance	YTD Expenditures	Account Balance
Administrative	ADF&G Clean Vessel Act Grant	9,563	-	-	-	9,563
	ADF&G Clean Vessel Act MATCH	3,188	-	-	-	3,188
	Beautification Committee	76,583	-	-	-	76,583
	Budget Variance Reserve	456,377	-	-	-	456,377
	Council Contingency	110,437	-	-	-	110,437
	Dike Repairs	278,000	-	2,897	-	275,103
	EMPG Salaries and wages	1,833	-	-	-	1,833
	Energy Assistance Program	745,383	-	-	739,750	5,633
	Leave Liability Reserve	415,207	-	-	94,850	320,357
	Library Book Auction & Donat.	5,158	-	-	-	5,158
	Nuisance Abatement Program	322,409	-	170,201	3,927	148,281
	Permanent Fund Reserve	3,781,779	-	-	-	3,781,779
	Police Scholarship Reserve	23,737	-	-	-	23,737
	Qaniq Challenge	4,185	-	-	-	4,185
	Run Series Expenditure	2,106	-	-	-	2,106
	SHARP III	285,037	-	60,000	75,000	150,037
	Special Events Reserve	1,712	-	-	(136)	1,848
	Administrative Total	6,522,691	-	233,098	913,390	5,376,203
Emergency Prep	Alaska Shield Exercise COV \$\$	9,917	-	-	-	9,917
	Benefits - Incident	49,984	-	-	-	49,984
	Benefits - Preparedness	11,561	-	-	-	11,561
	COVID19 Econ Recovery Task Forc	2,009,297	-	231,625	115,309	1,662,363
	COVID-19 Valdez Unified	58,508	270,000	59,626	24,070	244,812
	Emergency Preparedness	852,813	93,000	-	2,450	943,363
	Local Economic Assist					
	COVID19	1,693,028	(1,693,028)	-	-	-
	Overtime - Incident	60,756	-	-	-	60,756
	Ransomware 2018	20,433	-	12,055	-	8,378
	Salaries and Wages - Incident	120,701	-	-	-	120,701

RESERVE FUNDS

		Adopted Budget	Amendment	YTD Encumbrance	YTD Expenditures	Account Balance
Emergency Prep	Snow Removal Plan Implementati	9,667	-	-	-	9,667
	SOA DPH Healthy & Equitable Communities	-	23,522	-	-	23,522
	Temporary Wages - Incident	45,679	-	-	-	45,679
Emergency Prep Total		4,942,344	(1,306,505)	303,306	141,829	3,190,704
Equipment	IT Rebuild 2018	5,195	-	5,000	-	195
	Major Equipment Reserve	10,548,235	(8,336)	1,168,945	1,002,198	8,368,756
	Technology Reserve	1,841,213	-	185,265	211,685	1,444,264
Equipment Total		12,394,643	(8,336)	1,359,210	1,213,883	9,813,214
Flood Mitigation	FLOO Lowe Dike Maint and Impr	1,454,350	(176,811)	666,895	460,645	150,000
	FLOO LOWE Ten Mile Exca	150,000	-	-	-	150,000
	FLOOD GLAC Landfill Protection	247,815	-	-	-	247,815
	FLOOD MINE Hmstd Tr & Kicker Dike Repl	2,982	-	2,982	-	-
	Flood Mitigation Maintenanace	-	-	-	-	-
Flood Mitigation Total		1,855,147	(176,811)	669,877	460,645	547,815
Land Development	Land - Development Incentive	-	1,754,576	-	-	1,754,576
	Land - Housing Incentive	-	200,000	-	-	200,000
	Land - misc	86,827	80,000	7,274	-	159,553
	Land - Snow Lots	1,754,576	(1,754,576)	-	-	-
	Surveying Municipal Land	10,367	-	-	-	10,367
Land Development Total		1,851,770	280,000	7,274	-	2,124,496
Landfill Closure	Landfill Closure Reserve	4,708,768	75,770	-	-	4,784,538
Landfill Closure Total		4,708,768	75,770	-	-	4,784,538
Maintenance	Concrete/Asphalt Repairs for COV properties	75,200	-	-	-	75,200

RESERVE FUNDS

		Adopted Budget	Amendment	YTD Encumbrance	YTD Expenditures	Account Balance
Maintenance	Harbor Major Maint & Replace	7,321,368	(7,321,368)	-	-	(0)
	Major Maintenance Reserve	8,549,424	3,035,206	3,226,482	507,011	7,851,137
	pavement Mgmt Regulations	76,847	-	-	-	76,847
	Road and Sidewalk repairs	201,796	-	2,606	-	199,190
	Sewer & Lift Station Repairs	400,160	-	14,472	900	384,789
Maintenance Total		16,624,795	(4,286,162)	3,243,560	507,911	8,587,162
Planning	CEDS	36,628	-	-	-	36,628
	City Facilities & Storage Needs Study	100,000	-	-	-	100,000
	City Onsite Sewer Regulations	25,000	-	-	-	25,000
	COE Levee System Match	100,000	-	-	-	100,000
	Dry Stack Feasibility Study	50,000	-	-	-	50,000
	Flood Planning	106,887	-	-	-	106,887
	Housing Needs Study	50,000	-	-	-	50,000
	marine Industrial Feasability Study	16,902	-	-	-	16,902
	Master Planing					
	Water/Sewer	50,000	-	-	-	50,000
	Master Planning - Solid Waste	75,000	-	-	-	75,000
	Plan - Building Fire Code Revision	32,717	-	-	-	32,717
	Plan - Comprehensive	451,256	-	376,320	-	74,936
	Port Tariff Study	20,000	-	-	-	20,000
	Water/Sewer Rate Study	125,000	-	-	-	125,000
Planning Total		1,239,389	-	376,320	-	863,069
Grand Total		50,139,547	(5,422,044)	6,192,644	3,237,657	35,287,201



Health Insurance Fund Report
3/31/2022

Prepared by: Barb Rusher, Comptroller
Contact: 907.834.3475x5, brusher@valdezak.gov

MONTH	CITY				SCHOOL				COMBINED			
	DEPOSITS	CLAIMS	ADMIN FEE	VARIANCE	DEPOSITS	CLAIMS	ADMIN FEE	VARIANCE	DEPOSITS	CLAIMS	ADMIN FEE	VARIANCE
JAN	281,947	388,903	45,293	(152,249)	280,574	176,312	34,906	69,356	562,521	565,214	80,199	(82,893)
FEB	316,417	150,034	44,685	121,699	277,751	176,141	31,637	69,973	594,168	326,175	76,322	191,672
MAR	377,515	790,572	47,050	(460,107)	253,527	367,425	34,013	(147,911)	631,042	1,157,997	81,063	(608,018)
APR				-				-	-	-	-	-
MAY				-				-	-	-	-	-
JUN				-				-	-	-	-	-
JUL				-				-	-	-	-	-
AUG				-				-	-	-	-	-
SEP				-				-	-	-	-	-
OCT				-				-	-	-	-	-
NOV				-				-	-	-	-	-
DEC				-				-	-	-	-	-
TOTALS	\$ 975,879	\$ 1,329,509	\$ 137,028	\$ (490,658)	\$ 811,851	\$ 719,877	\$ 100,556	\$ (8,582)	\$ 1,787,731	\$ 2,049,386	\$ 237,584	\$ (499,239)

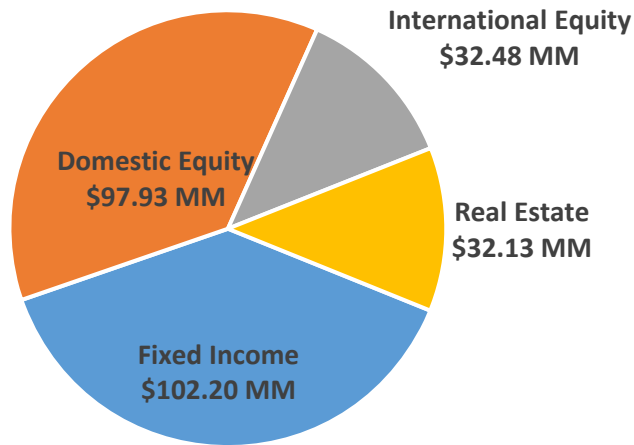
Health Insurance Fund Balance 1/1/22 **4,449,963**

Health Insurance Cash Accounts Balance (Including Reserve) 1/1/22 **5,797,026**

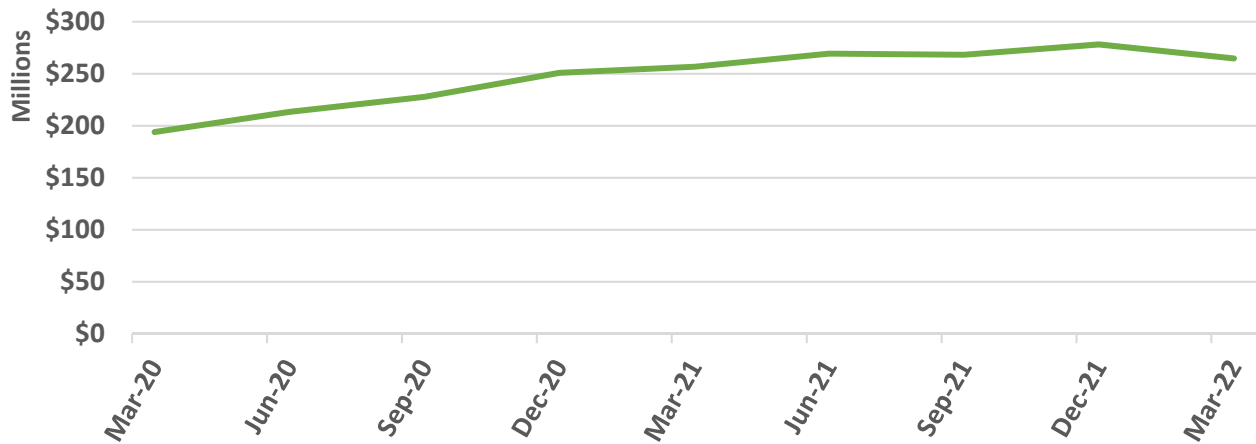
Health Insurance Cash Accounts Balance (Including Reserve) 3/31/22 **5,295,915**

City of Valdez Permanent Fund

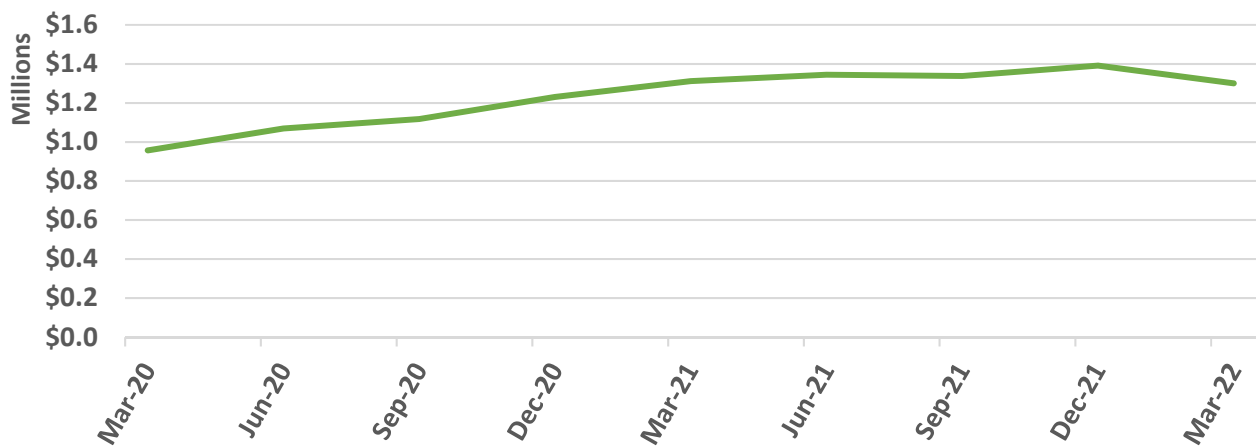
Total Fund \$264.74 MM as of 3/31/2022



Total Fund \$264.74 MM as of 3/31/2022



Museum Endowment \$1.30 MM as of 3/31/2022



Current Month				
Actual	Fixed Bud	Variance	% Var	Flex Bud
502,547	380,649	121,898	32.0	0
1,197,783	1,100,052	97,731	8.9	0
93,689	84,871	8,818	10.4	0
519,332	479,476	39,856	8.3	0
2,313,351	2,045,048	268,303	13.1	0
74,250	61,300	(12,950)	(21.1)	0
(81,415)	142,353	223,768	157.2	0
86,411	68,044	(18,367)	(27.0)	0
(7,744)	45,648	53,392	117.0	0
71,502	317,345	245,843	77.5	0
75,444	43,104	(32,340)	(75.0)	0
2,166,405	1,684,599	481,806	28.6	0
17,105	12,551	4,554	36.3	0
2,183,510	1,697,150	486,360	28.7	0
859,508	824,544	(34,964)	(4.2)	0
203,516	194,102	(9,414)	(4.9)	0
70,131	90,791	20,660	22.8	0
114,200	139,538	25,338	18.2	0
224,410	223,039	(1,371)	(0.6)	0
42,110	46,727	4,617	9.9	0
495	51	(444)	(870.6)	0
18,307	39,163	20,856	53.3	0
1,532,677	1,557,955	25,278	1.6	0
1,532,677	1,557,955	25,278	1.6	0
650,833	139,195	511,638	367.6	0

GROSS SERVICE REVENUE
ACUTE CARE - INPATIENT
ACUTE CARE - OUTPATIENT
PRIMARY CARE
LONG-TERM CARE
TOTAL GROSS SERVICE REVENUE

REVENUE DEDUCTIONS
CHARITY CARE
MEDICARE AND MEDICAID
NEGOTIATED CONTRACTS
OTHER
TOTAL REVENUE DEDUCTIONS

BAD DEBT - PATIENT

NET SERVICE REVENUE

OTHER OPERATING REVENUE
NET OPERATING REVENUE

OTHER EXPENSES FROM OPERATIONS

SALARIES AND WAGES
EMPLOYEE BENEFITS
PROFESSIONAL FEES
SUPPLIES
PURCHASED SERVICES
DEPRECIATION
INTEREST AND AMORTIZATION
OTHER EXPENSES
TOTAL OTHER EXPENSES FROM
OPERATIONS

TOTAL OPERATING EXPENSES

**EXCESS OF REVENUES OVER
EXPENSES FROM OPERATIONS**

Year-to-Date					Prior YTD
Actual	Fixed Bud	Variance	% Var	Flex Bud	
1,184,667	1,106,862	77,805	7.0	0	1,015,441
3,308,559	3,205,265	103,294	3.2	0	2,637,459
218,956	246,400	(27,444)	(11.1)	0	166,043
1,378,916	1,392,027	(13,111)	(0.9)	0	1,374,850
6,091,098	5,950,554	140,544	2.4	0	5,193,793
118,577	175,990	57,413	32.6	0	123,171
168,022	411,663	243,641	59.2	0	275,473
155,838	197,991	42,153	21.3	0	65,885
179,989	132,403	(47,586)	(35.9)	0	(418)
622,426	918,047	295,621	32.2	0	464,111
61,648	131,157	69,509	53.0	0	146,980
5,407,024	4,901,350	505,674	10.3	0	4,582,702
30,075	36,667	(6,592)	(18.0)	0	55,568
5,437,099	4,938,017	499,082	10.1	0	4,638,270
VS					
2,472,786	2,401,141	(71,645)	(3.0)	0	2,354,133
600,590	563,473	(37,117)	(6.6)	0	601,862
223,444	263,586	40,142	15.2	0	263,678
359,035	405,108	46,073	11.4	0	362,669
747,585	660,184	(87,401)	(13.2)	0	628,217
126,654	140,181	13,527	9.6	0	64,031
1,486	153	(1,333)	(871.2)	0	204
129,616	117,489	(12,127)	(10.3)	0	54,721
4,661,196	4,551,315	(109,881)	(2.4)	0	4,329,515
4,661,196	4,551,315	(109,881)	(2.4)	0	4,329,515
775,903	386,702	389,201	100.6	0	308,755

PHS ALASKA
113 - PROV VALDEZ COUNSELING CTR
SUMMARY INCOME STATEMENT BY ENTITY

-----Current Month-----				
Actual	Fixed Bud	Variance	% Var	Flex Bud
9,253	5,733	3,520	61.4	0
51,158	62,598	(11,440)	(18.3)	0
60,411	68,331	(7,920)	(11.6)	0
3,249	1,502	(1,747)	(116.3)	0
12,387	11,753	(634)	(5.4)	0
11,347	12,346	999	8.1	0
5,748	22,792	17,044	74.8	0
32,731	48,393	15,662	32.4	0
181	(1,064)	(1,245)	117.0	0
27,499	21,002	6,497	30.9	0
26,557	49,920	(23,363)	(46.8)	0
54,056	70,922	(16,866)	(23.8)	0
50,677	65,230	14,553	22.3	0
21,675	20,130	(1,545)	(7.7)	0
0	0	0	0.0	0
75	1,293	1,218	94.2	0
11,563	8,516	(3,047)	(35.8)	0
(22,314)	508	22,822	4492.5	0
6,346	2,801	(3,545)	(126.6)	0
68,022	98,478	30,456	30.9	0
68,022	98,478	30,456	30.9	0
(13,966)	(27,556)	13,590	(49.3)	0
(13,966)	(27,556)	13,590	(49.3)	0

GROSS SERVICE REVENUE

ACUTE CARE - OUTPATIENT

PRIMARY CARE

TOTAL GROSS SERVICE REVENUE

REVENUE DEDUCTIONS

CHARITY CARE

MEDICARE AND MEDICAID

NEGOTIATED CONTRACTS

OTHER

TOTAL REVENUE DEDUCTIONS

BAD DEBT - PATIENT

NET SERVICE REVENUE

OTHER OPERATING REVENUE

NET OPERATING REVENUE**OTHER EXPENSES FROM OPERATIONS**

SALARIES AND WAGES

EMPLOYEE BENEFITS

PROFESSIONAL FEES

SUPPLIES

PURCHASED SERVICES

DEPRECIATION

OTHER EXPENSES

TOTAL OTHER EXPENSES FROM OPERATIONS

TOTAL OPERATING EXPENSES**EXCESS OF REVENUES OVER EXPENSES FROM OPERATIONS****EXCESS OF REVENUES OVER EXPENSES**

-----Year-to-Date-----					Prior YTD
Actual	Fixed Bud	Variance	% Var	Flex Bud	
12,896	16,647	(3,751)	(22.5)	0	16,672
145,035	181,740	(36,705)	(20.2)	0	157,879
157,931	198,387	(40,456)	(20.4)	0	174,551
8,255	4,362	(3,893)	(89.2)	0	3,633
30,213	34,108	3,895	11.4	0	33,385
36,121	35,607	(514)	(1.4)	0	24,960
10,953	34,321	23,368	68.1	0	15,061
85,542	108,398	22,856	21.1	0	77,039
2,826	(3,089)	(5,915)	191.5	0	24,926
69,563	93,078	(23,515)	(25.3)	0	72,586
82,282	145,059	(62,777)	(43.3)	0	97,983
151,845	238,137	(86,292)	(36.2)	0	170,569
172,084	188,334	16,250	8.6	0	160,151
67,909	58,109	(9,800)	(16.9)	0	59,169
0	0	0	0.0	0	698
(120)	3,756	3,876	103.2	0	6,781
23,994	24,859	865	3.5	0	27,411
(22,105)	1,524	23,629	1550.5	0	22,733
13,661	8,402	(5,259)	(62.6)	0	12,748
255,423	284,984	29,561	10.4	0	289,691
255,423	284,984	29,561	10.4	0	289,691
(103,578)	(46,847)	(56,731)	121.1	0	(119,122)
(103,578)	(46,847)	(56,731)	121.1	0	(119,122)

PHS ALASKA
 113 - PROV VALDEZ COUNSELING CTR
 BALANCE SHEET BY ENTITY - SUMMARY

	CURRENT MONTH	PRIOR MONTH	PRIOR YEAR-END
ASSETS :			
CURRENT ASSETS :			
CASH & CASH EQUIVALENTS	41,272	23,649	151,132
ACCOUNTS RECEIVABLE	126,315	123,195	111,118
LESS ALLOW FOR DOUBTFUL ACCTS	0	0	0
LESS CONTRACTUAL ALLOWANCES	(91,590)	(87,294)	(74,706)
OTHER RECEIVABLES	139,356	148,455	94,812
TOTAL CURRENT ASSETS	215,352	208,005	282,356
PROPERTY, PLANT & EQUIPMENT :			
GROSS PROPERTY, PLANT & EQUIP	30,338	52,757	52,757
LESS: ACCUMULATED DEPRECIATION	(26,355)	(48,669)	(48,459)
NET PROPERTY, PLANT & EQUIPMENT	3,983	4,088	4,298
TOTAL ASSETS	219,335	212,093	286,654
LIABILITIES & NET ASSETS :			
CURRENT LIABILITIES :			
ACCOUNTS PAYABLE	17,159	7,537	4,472
ACCRUED COMPENSATION	95,485	83,894	71,912
OTHER CURRENT LIABILITIES	166,332	166,332	166,332
TOTAL CURRENT LIABILITIES	278,975	257,763	242,716
TOTAL LIABILITIES	278,975	257,763	242,716
NET ASSETS :			
UNRESTRICTED NET ASSETS	(59,640)	(45,670)	43,938
TOTAL NET ASSETS	(59,640)	(45,670)	43,938
TOTAL LIABILITIES & NET ASSETS	219,335	212,093	286,654

PHS ALASKA
 112 - PROV VALDEZ MED CTR
 BALANCE SHEET BY ENTITY - SUMMARY

	CURRENT MONTH	PRIOR MONTH	PRIOR YEAR-END
ASSETS :			
CURRENT ASSETS :			
CASH & CASH EQUIVALENTS	14,433,916	14,124,929	14,842,264
ACCOUNTS RECEIVABLE	3,842,077	3,536,815	3,868,127
LESS ALLOW FOR DOUBTFUL ACCTS	(532)	(388)	(82,802)
LESS CONTRACTUAL ALLOWANCES	(843,553)	(977,436)	(910,882)
OTHER RECEIVABLES	510,712	199,436	399,067
SUPPLIES INVENTORY AT COST	357,502	359,354	361,549
TOTAL CURRENT ASSETS	18,300,122	17,242,711	18,477,325
PROPERTY, PLANT & EQUIPMENT :			
GROSS PROPERTY, PLANT & EQUIP	8,478,460	8,448,869	8,448,578
LESS: ACCUMULATED DEPRECIATION	(5,699,872)	(5,657,762)	(5,573,219)
NET PROPERTY, PLANT & EQUIPMENT	2,778,587	2,791,107	2,875,359
OTHER ASSETS :			
OTHER (INCL. LT INVESTMENTS)	111,662	109,216	109,787
TOTAL OTHER ASSETS	111,662	109,216	109,787
TOTAL ASSETS	21,190,370	20,143,034	21,462,471
LIABILITIES & NET ASSETS :			
CURRENT LIABILITIES :			
ACCOUNTS PAYABLE	807,001	818,455	686,812
ACCRUED COMPENSATION	993,533	858,254	817,395
PAY TO CONTRACTUAL AGENCIES	45,901	34,044	514,501
DEFERRED/UNEARNED REVENUE	446,466	188,090	1,507,121
OTHER CURRENT LIABILITIES	1,767,845	1,767,845	1,767,845
CURRENT PORTION OF LT DEBT	21,692	21,239	20,336
TOTAL CURRENT LIABILITIES	4,082,439	3,687,927	5,314,009
LONG-TERM DEBT :			
OTHER LIABILITIES	15,647	16,100	17,004
TOTAL LONG-TERM DEBT	15,647	16,100	17,004
OTHER LONG-TERM LIABILITIES :			
OTHER LONG-TERM LIABILITIES	10,037	7,712	8,402
TOTAL OTHER LONG-TERM LIABILITIES	10,037	7,712	8,402
TOTAL LIABILITIES	4,108,123	3,711,739	5,339,415
NET ASSETS :			
UNRESTRICTED NET ASSETS	16,988,965	16,338,133	16,030,013
TEMPORARILY RESTRICTED NA	93,282	93,162	93,042

PHS ALASKA
112 - PROV VALDEZ MED CTR
BALANCE SHEET BY ENTITY - SUMMARY

	CURRENT MONTH	PRIOR MONTH	PRIOR YEAR-END
<i>TOTAL NET ASSETS</i>	17,082,248	16,431,295	16,123,056
<i>TOTAL LIABILITIES & NET ASSETS</i>	21,190,370	20,143,034	21,462,471



Legislation Text

File #: 22-0295, **Version:** 1

ITEM TITLE:

Report: Coast Guard City Sign Update

SUBMITTED BY: Nathan Duval, Capital Facilities Director

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive & File.

SUMMARY STATEMENT:

Attached are the final drawings for the Coast Guard City Sign. The project Received final DOT approval on 6/14/2022. This project will be going out to bid soon with an expected installation this summer barring any supply chain delays.

CITY OF VALDEZ

VALDEZ COAST

GUARD CITY SIGN

VALDEZ, ALASKA

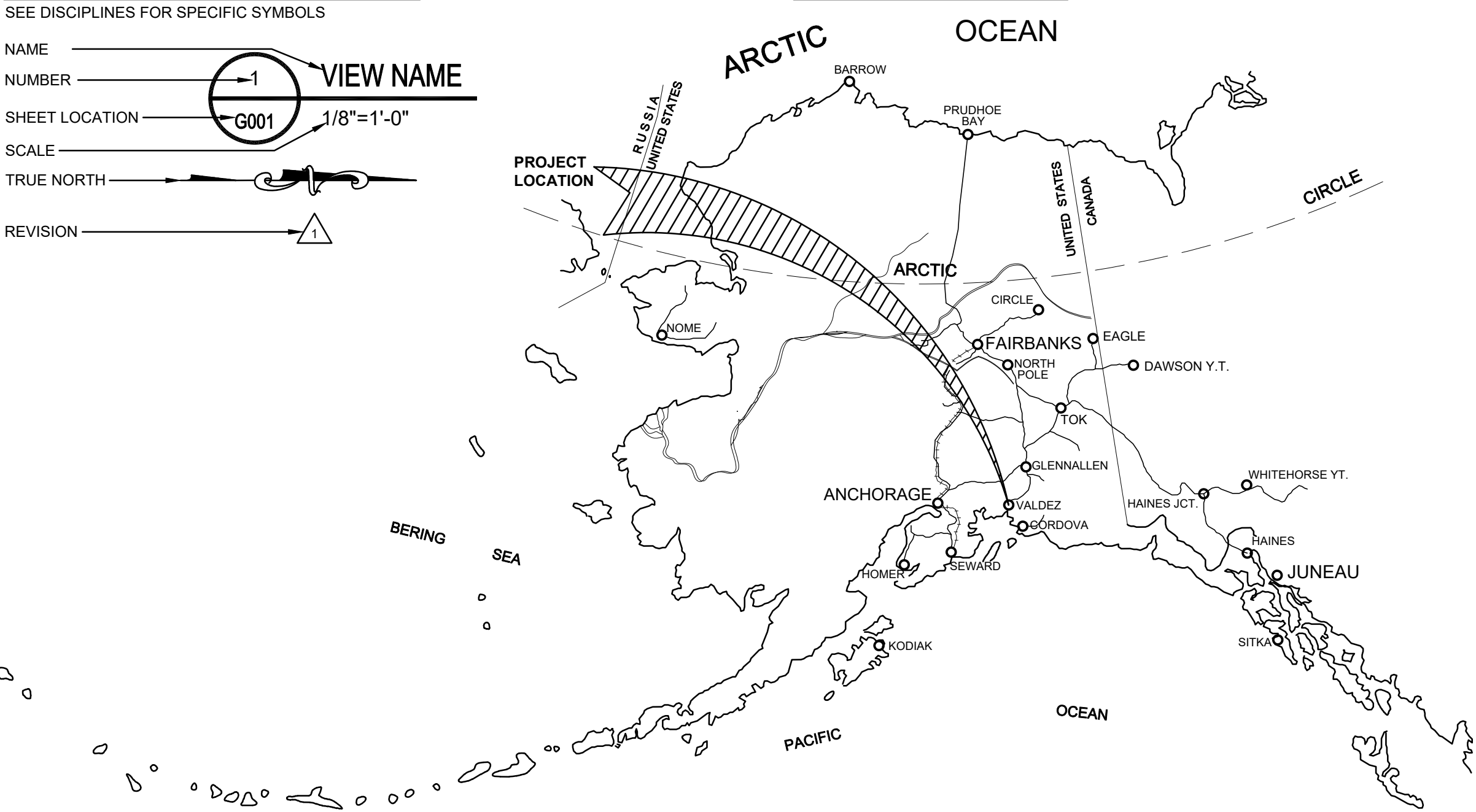
GENERAL	
G001	GENERAL INFORMATION
LANDSCAPE	
L200	SIGN DETAILS
L201	SIGN LOCATION
STRUCTURAL	
S001	GENERAL STRUCTURAL NOTES

GENERAL SYMBOLS

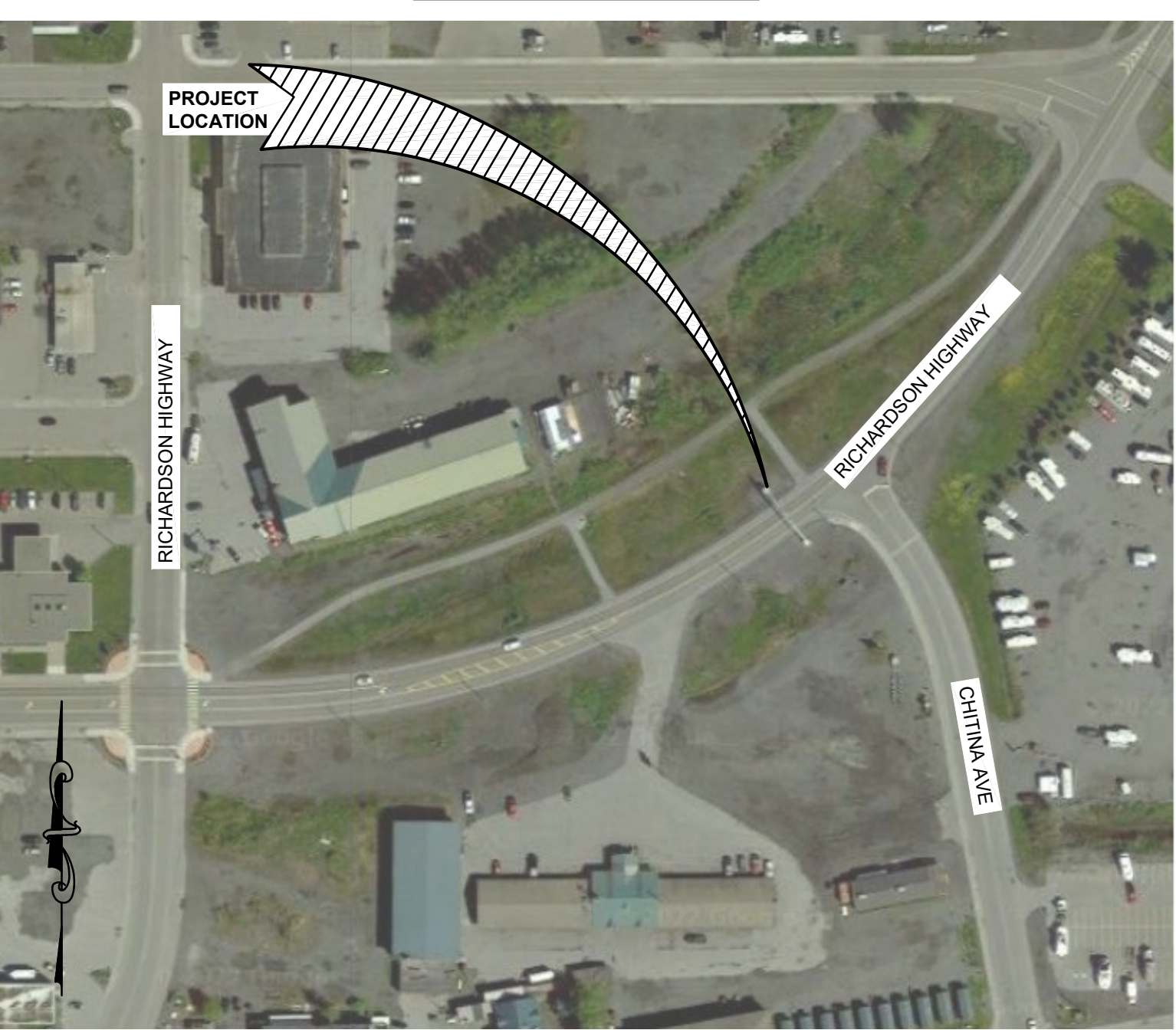
SEE DISCIPLINES FOR SPECIFIC SYMBOLS

NAME	
NUMBER	1
SHEET LOCATION	G001
SCALE	1/8"=1'-0"
TRUE NORTH	
REVISION	

ALASKA MAP



VICINITY MAP



PROJECT TEAM

OWNERS REPRESENTATIVE
CITY OF VALDEZ
CAPITAL FACILITIES DIRECTOR
NATHAN DUVAL
PIONEER FIELD SUITE 201
VALDEZ, ALASKA 99686
907 835-5478
nduval@valdezak.gov

LEAD DESIGNER
DESIGN ALASKA
PROJECT MANAGER
JOHN ROWE, ASLA
601 COLLEGE ROAD
FAIRBANKS, ALASKA 99701
907 452-1241
johnr@designalaska.com

CODE SUMMARY

GOVERNING CODES
AASHTO LTS-6

AUTHORITY HAVING JURISDICTION
STATE OF ALASKA

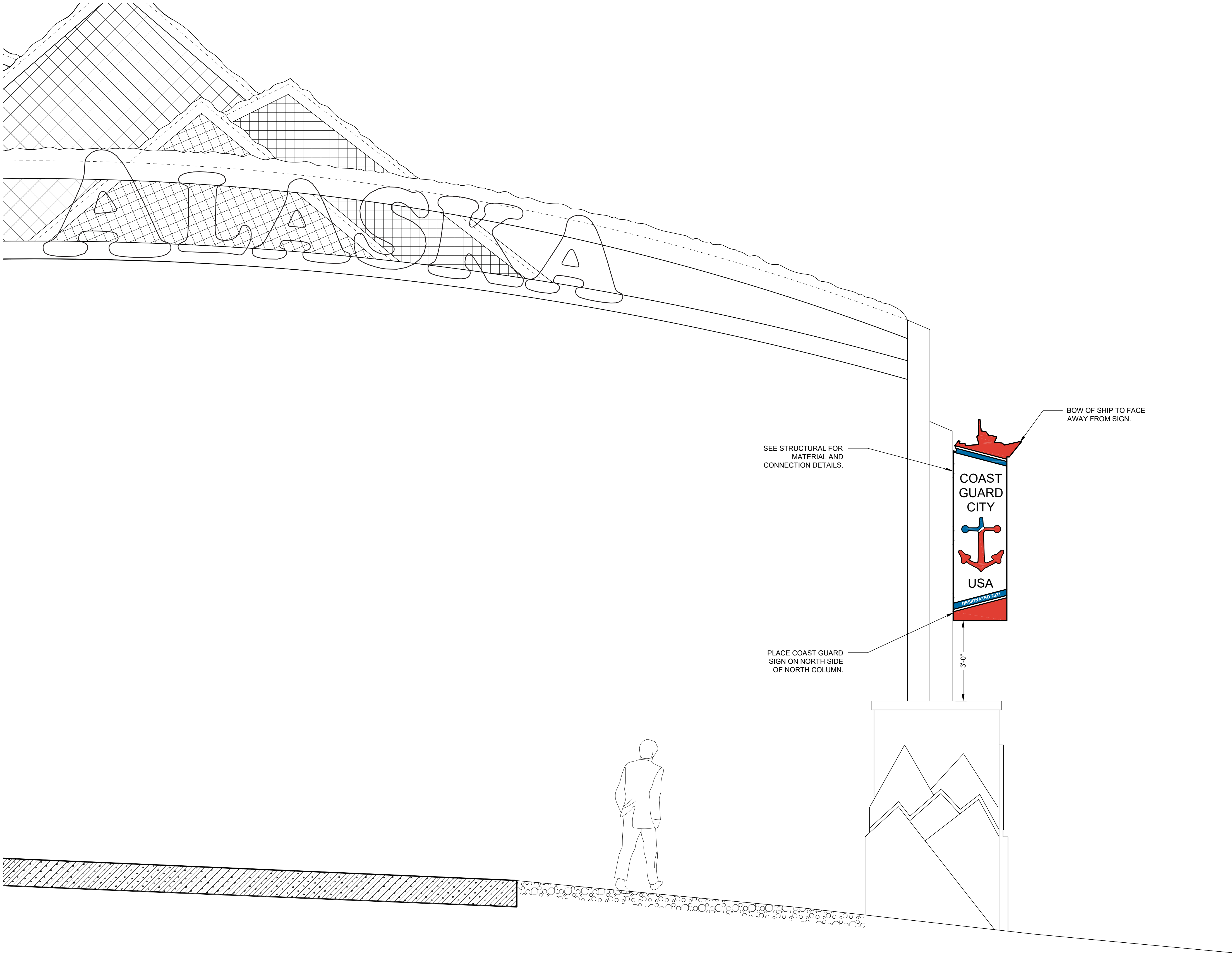
1	MOUNTING REV	27-MAY-2022
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VALDEZ COAST
GUARD CITY SIGN

ISSUE DATE	27 APR 2022
COMM. NUMBER	002131
DESIGNED BY	-
DRAWN BY	-
SCALE	0" = 1"

GENERAL
INFORMATION

G001



1 MOUNTING REV 27-MAY-2022

VALDEZ COAST
GUARD CITY SIGN

ISSUE DATE 27 APR 2022
COMM. NUMBER 002131
DESIGNED BY EBC
DRAWN BY CBP
SCALE 0" 1"

SIGN LOCATION

1 SIGN LOCATION
L201 NO SCALE

L201



LEGEND

- WHITE
- RED
- BLUE
- BLACK

SIGN NOTES

- ALL AREAS TO RECEIVE BLUE PAINT SHALL BE ENGRAVED 1/16". THE RECESSED PORTION AND VERTICAL SIDES SHALL BE PAINTED BLUE.
- ALL AREAS TO RECEIVE RED PAINT SHALL BE ENGRAVED 1/16". THE RECESSED PORTION AND VERTICAL SIDES SHALL BE PAINTED RED.
- PAINT COLORS SHALL WRAP AROUND EDGE OF SIGN. SUPPORT PLATES SHALL BE PAINTED WHITE. BOLTS SHALL BE PAINTED WHITE UNLESS OTHERWISE LABELED ON DETAIL.
- FONT: NEUZEIT GROTESK BOLD

PAINTING NOTES

- A. PAINT SYSTEM; EXTERIOR PAINT FOR METAL SIGN:
- CLEAN, SAND, AND PREPARE SURFACE PER MANUFACTURER'S RECOMMENDATION TO RECEIVE FINISH, INCLUDING FACE OF GALVANIZED BOLTS TO BE PAINTED.
 - ONE COAT OF EPOXY PRIMER; SHERWIN WILLIAMS MACROPOXY 646 OR APPROVED EQUAL.
- B. ONE COAT OF EPOXY TOP COAT, ACROLON 218 HS OR APPROVED EQUAL. USE COLORS DESIGNATED IN PARAGRAPH F. COLORS.
- C. PAINTS AND COATINGS: READY MIXED, UNLESS INTENDED TO BE A FIELD-CATALYZED COATING.
- PROVIDE PAINTS AND COATINGS OF A SOFT PASTE CONSISTENCY, CAPABLE OF BEING READILY AND UNIFORMLY DISPERSED TO A HOMOGENEOUS COATING, WITH GOOD FLOW AND BRUSHING PROPERTIES, AND CAPABLE OF DRYING OR CURING FREE OF STREAKS OR SAGS.
 - SUPPLY EACH COATING MATERIAL IN QUANTITY REQUIRED TO COMPLETE ENTIRE PROJECT'S WORK FROM A SINGLE PRODUCTION RUN.
 - DO NOT REDUCE, THIN, OR DILUTE COATINGS OR ADD MATERIALS TO COATINGS UNLESS SUCH PROCEDURE IS SPECIFICALLY DESCRIBED IN MANUFACTURER'S PRODUCT INSTRUCTIONS.
- D. PRIMERS: WHERE THE MANUFACTURER OFFERS OPTIONS ON PRIMERS FOR A PARTICULAR SUBSTRATE, USE PRIMER CATEGORIZED AS "BEST" BY THE MANUFACTURER.
- E. VOLATILE ORGANIC COMPOUND (VOC) CONTENT:
- PROVIDE COATINGS THAT COMPLY WITH THE MOST STRINGENT REQUIREMENTS SPECIFIED IN THE FOLLOWING:
 - 40 CFR 59, SUBPART D-NATIONAL VOLATILE ORGANIC COMPOUND EMISSION STANDARDS FOR ARCHITECTURAL COATINGS.
 - DETERMINATION OF VOC CONTENT: TESTING AND CALCULATION IN ACCORDANCE WITH 40 CFR 59, SUBPART D (EPA METHOD 24), EXCLUSIVE OF COLORANTS ADDED TO A TINT BASE AND WATER ADDED AT PROJECT SITE; OR OTHER METHOD ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- F. COLORS
- RED: PMS 179 C
 - BLUE: PMS 307 C
 - WHITE
 - BLACK
- G. SUBMITTALS: PRODUCT DATA, MANUFACTURER'S INSTRUCTIONS, AND MOCK UP OF PAINTED SUBSTRATE WITH ALL COLORS PRESENT FOR APPROVAL BY LANDSCAPE ARCHITECT.

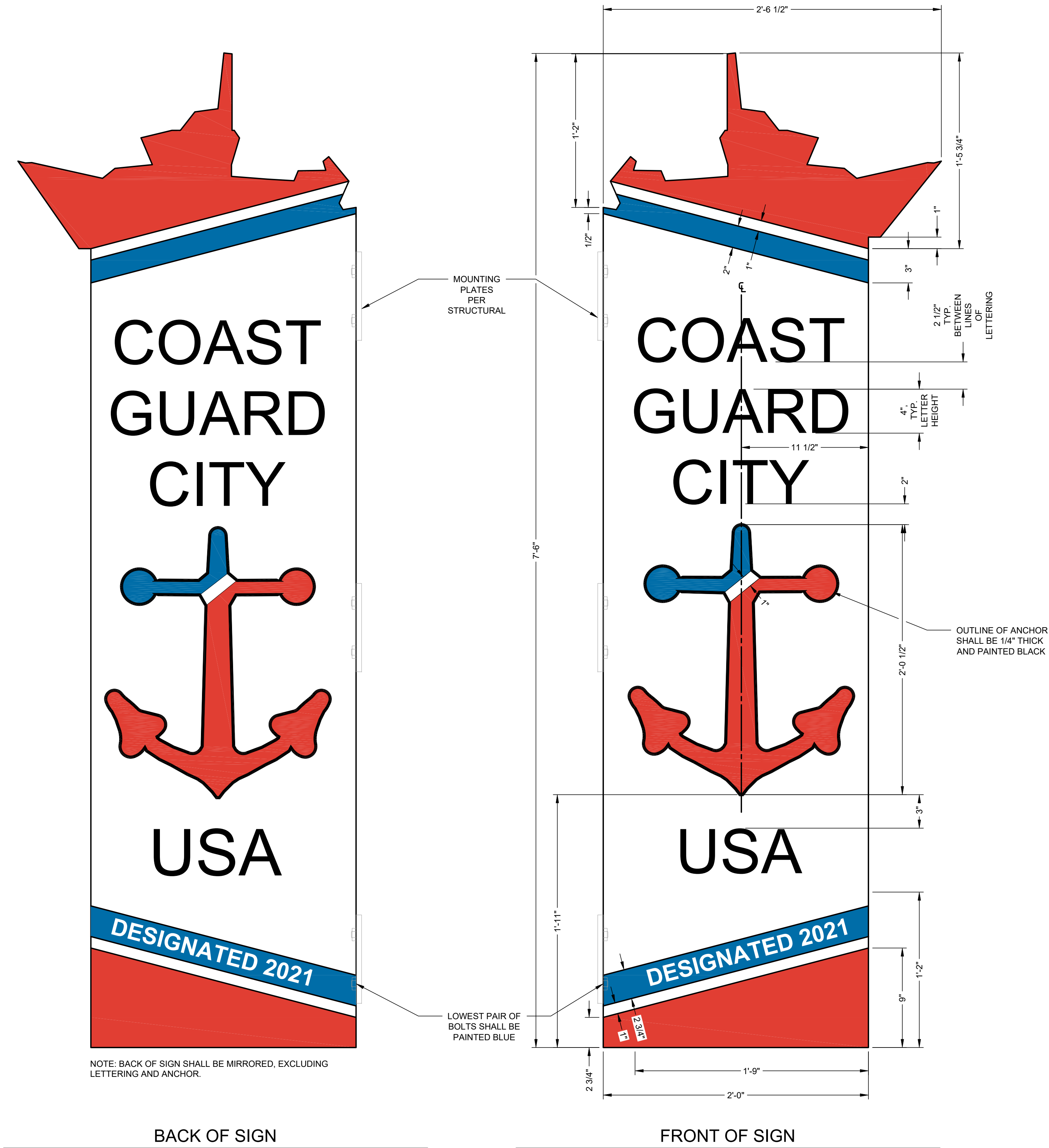
1 MOUNTING REV 27-MAY-2022

VALDEZ COAST
GUARD CITY SIGN

ISSUE DATE 27 APR 2022
COMM. NUMBER 002131
DESIGNED BY EBC
DRAWN BY CBP
SCALE 0" 1"

SIGN DETAIL

L200



1 SIGN DETAIL
L200 NO SCALE

GENERAL STRUCTURAL NOTES

- A. DESIGN CRITERIA

1. BUILDING CODE.....

GOVERNING JURISDICTION.....

2. WIND LOADS

CLASSIFICATION.....

ULTIMATE DESIGN WIND SPEED V_{ULT}

GLOBAL WIND LATERAL FORCE

AASHTO LRFD LTS-1

STATE OF ALASKA

ROADSIDE SIGN ON COLUMN OF

OVERHEAD SIGN BRIDGE

113 MPH (10-YEAR MRI)

0.5 KIP

- B. STRUCTURAL STEEL

1. ANGLES AND PLATES SHALL BE ASTM A36 ($F_y = 36$ KSI).

ALL STRUCTURAL STEEL SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC STEEL CONSTRUCTION MANUAL.

3. WELDING SHALL BE PERFORMED WITH E70XX ELECTRODES. WELDING SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE AWS D1.1 STRUCTURAL WELDING CODE-STEEL, LATEST EDITION. ALL WELDS ARE INTENDED TO BE CONTINUOUS UNLESS NOTED OTHERWISE.

- C. GENERAL

1. CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS TO MATCH NEW CONSTRUCTION TO EXISTING CONSTRUCTION.

2. THE STRUCTURAL CONSTRUCTION DOCUMENTS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OR SEQUENCE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. THE STRUCTURAL ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO (NOR SHALL OBSERVATION VISITS TO THE SITE INCLUDE INSPECTION OF THESE ITEMS.)

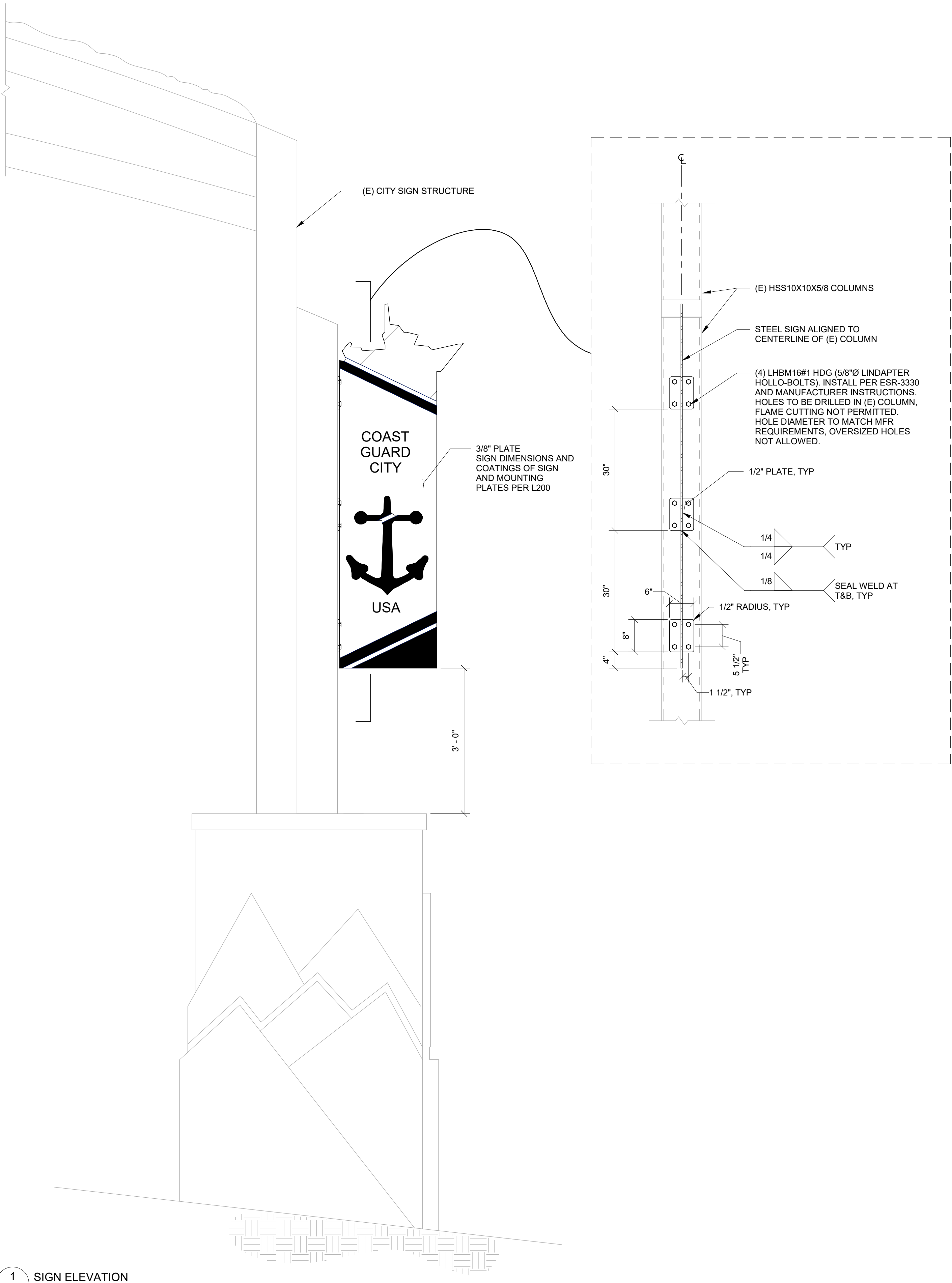
3. STRUCTURAL DRAWINGS ARE A PORTION OF THE CONTRACT DOCUMENTS AND ARE INTENDED TO BE USED WITH THE DRAWINGS OF OTHER DISCIPLINES AS APPLICABLE TO THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE REQUIREMENTS FROM THESE DISCIPLINES INTO THEIR SHOP DRAWINGS AND WORK.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING.

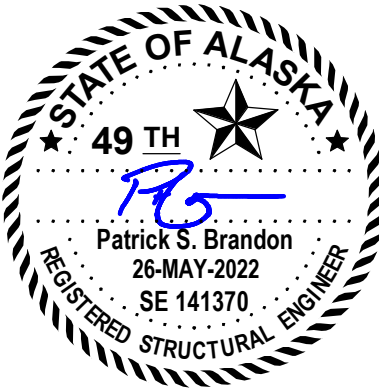
5. DO NOT USE SCALED DIMENSIONS TAKEN FROM STRUCTURAL DRAWINGS. CONTACT STRUCTURAL ENGINEER IF DIMENSIONAL INFORMATION IS MISSING.

6. ANY ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF ALASKA.

SPECIAL INSPECTIONS					
THE FOLLOWING STRUCTURAL ITEMS REQUIRE SPECIAL INSPECTION PER IBC SECTIONS 1704-1707.					
CONTINUOUS: SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS PRESENT WHEN AND WHERE THE WORK TO BE INSPECTED IS BEING PERFORMED.					
PERIODIC: SPECIAL INSPECTION BY THE SPECIAL INSPECTOR WHO IS INTERMITTENTLY PRESENT WHERE THE WORK TO BE INSPECTED HAS BEEN OR IS BEING PERFORMED.					
SYSTEM or MATERIAL	INSPECTION				REMARKS
	IBC CODE REFERENCE	CODE or STANDARD REFERENCE	FREQUENCY		
			CONTINUOUS	PERIODIC	
DIVISION #05 - METALS					
FABRICATORS					
FABRICATORS	1704.2.5			X	SPECIAL INSPECTION IS REQUIRED FOR STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES FABRICATED ON THE PREMISES OF A FABRICATOR'S SHOP NOTE: SPECIAL INSPECTION IS NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION
	1704.2.5.1				
STEEL					
SINGLE PASS FILLET WELDS LESS THAN OR EQUAL TO 5/16"	1705.2.1 TABLE 1705.3	AWS D1.1 AISC 360 J2.2		X	ALL WELDS VISUALLY INSPECTED PER AWS D1.1 6.9
CONNECTING ELEMENTS AND HOLE PREPARATION MEET DETAILING REQUIREMENTS	ESR-3330 AISC 360-16: TABLE N5.6-1			X	ALL DRILLED HOLES VISUALLY INSPECTED
MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	ESR-3330 AISC 360-16: TABLE N5.6-1			X	NO FASTENER SUBSTITUTIONS ALLOWED WITHOUT ENGINEER APPROVAL
CORRECT BOLTING PROCEDURE AND FASTENERS SELECTED FOR JOINT DETAIL	ESR-3330 AISC 360-16: TABLE N5.6-1		x		GRADE, TYPE, BOLT LENGTH, PHYSICAL VERIFICATION OF INSTALLATION TORQUE MEETS MANUFACTURER REQUIREMENTS



1 SIGN ELEVATION
S001 3/4" = 1'-0"



1 MOUNTING REV 27-MAY-2022

VALDEZ COAST
GUARD CITY SIGN

ISSUE DATE 27 APR 2022
COMM. NUMBER 002131
DESIGNED BY SMM
DRAWN BY SMM
SCALE 0" = 1"

GENERAL
STRUCTURAL
NOTES

S001



Legislation Text

File #: 22-0296, **Version:** 1

ITEM TITLE:

City Manager's Report June 21, 2022

SUBMITTED BY: Mark Detter, City Manager

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive and File.

SUMMARY STATEMENT:

Old Town Lots/Enforcement-Staff from Capital Facilities, Planning, Police, and City Manager meet to discuss ongoing issues along Copper Avenue and necessary response by the City. Actions that will be taken through the summer and fall are.

- Survey of City owned property and Cooper Avenue to clearly mark city-owned property and platted streets.

- Installation of barriers to keep traffic off the NRCS Dike along Glacier Stream.

- Letters to private property owners in area to provide development and zoning requirements, as well as the expectations that City property will not be cleared or used storage of personal belongings.

East Hanagita Storage Building- Future discussion amongst City Council needs to occur related to this facility.

- Potential siding project was deferred in 2021 project prioritization.

- Staff has evaluated snow lots internally and can present information on subject.

Kim Hutchinson, State Lobbyist-Kim Hutchison is planning to attend July 5th Council meeting to discuss results of State budget and future Valdez lobbying priorities.

Council Strategic Planning Retreat-Discussion will continue on Council Work Session retreat during Manager's report.