



**City and Borough of Wrangell  
Borough Assembly Meeting  
AGENDA**

**March 26, 2013 – 7:00 p.m.**

**Location: Assembly Chambers, City Hall**

- 1. CALL TO ORDER**
  - a. PLEDGE OF ALLEGIANCE** led by Assembly Member Wilma Stokes
  - b. INVOCATION**
  - c. CEREMONIAL MATTERS** – *Community Presentations, Proclamations, Certificates of Service, Guest Introductions*
    - i. Proclamation – Health Fair Week**
- 2. ROLL CALL**
- 3. AMENDMENTS TO THE AGENDA**
- 4. CONFLICT OF INTEREST**
- 5. CONSENT AGENDA:**
  - a. Items (\*) 6a, 7a, 7b, 7c, 7d & \*13j**
- 6. APPROVAL OF MINUTES**
  - \*a. Minutes of the Regular Assembly meeting held March 12, 2013**
- 7. COMMUNICATIONS**
  - \*a Minutes of the Regular School Board meeting held January 21, 2013; Minutes of the Special School Board meeting held January 28, 2013**
  - \*b Wrangell Chamber of Commerce request to set 2013 tax free days for Saturday, June 15<sup>th</sup> and Saturday, October 12<sup>th</sup>, 2013**
  - \*c Acknowledge receipt of the City and Borough of Wrangell's Year End 06/30/2012 Basic Financial Statements, Supplementary Information, and Single Audit Reports**
  - \*d Renewal of Alcoholic Beverage Application received by the State of Alaska, ABC Board for the BPO Elks Lodge #1595 Club**
  - \*13j Final Plat approval of the Martin/Campbell Replat**
- 8. BOROUGH MANAGER'S REPORT**
- 9. BOROUGH CLERK'S FILE**
- 10. MAYOR/ASSEMBLY REPORTS AND APPOINTMENTS**
  - a. Reports by Assembly Members**

- b. Discussion relating to the Mental Health Timber Sale

## **11. PERSONS TO BE HEARD**

## **12. UNFINISHED BUSINESS**

- a. Approval to form a Special Energy Committee

## **13. NEW BUSINESS**

- a. **PROPOSED ORDINANCE: AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING WRANGELL MUNICIPAL CODE CHAPTER 13.12, PARKS, SPECIFICALLY SECTION 13.12.030 (A) and (B), CHANGING OVERNIGHT CAMPING AND OVERNIGHT PARKING REGULATIONS AND ESTABLISHING AN EFFECTIVE DATE** *(first reading)*
- b. **PROPOSED RESOLUTION No. 03-13-1271: A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, SUPPORTING SENATE BILL 60 AND HOUSE BILL 145 OF THE 28TH ALASKA LEGISLATURE**
- c. **PROPOSED RESOLUTION No. 03-13-1272: A RESOLUTION OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ENDORSING AND URGING STATE FUNDING FOR THE SWAN LAKE RESERVOIR EXPANSION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE**
- d. **Authorization to purchase a Ford F550 truck from Cal Worthington Ford for the Public Works Department**
- e. **Discussion and possible action relating to the purchase of tideland property by Steve and Helen Keller**
- f. **Approval of a “combined” CA/CI Contract to PND Engineers for the MSC Concrete Paving Phase II and the Pier Structural Upgrades**
- g. **Approval of a contract amendment to PND Engineers for the Engineer Design Services for the Heritage Harbor Boat Ramp Expansion**
- h. **Approval of a construction contract to the low bidder of the Waterfront Armor Rock project to BW Enterprises**
- i. **Approval to advertise the former Wrangell Institute Property for development proposals**

**\*j Final Plat approval of the Martin/Campbell Replat**

**14. ATTORNEY'S FILE**

**15. EXECUTIVE SESSION**

**16. ADJOURNMENT**

# Agenda Items 1 - 6

## CITY & BOROUGH OF WRANGELL

### BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013

#### **ITEM NO. 1 CALL TO ORDER:**

**INFORMATION:** *The Mayor, by code, is required to call the meeting to order at 7:00 p.m. in the Borough Assembly Chambers. Special meetings or continued meetings may be called for at differing times but at the same location. Notice of such will be required by the Borough Clerk. The Mayor will call the meeting to order according to such special or continued meeting notice. At all meetings of the assembly, four assembly members or three members and the mayor shall constitute a quorum for the transaction of business, but a smaller number less than a quorum may adjourn a meeting to a later date.*

#### **RECOMMENDED ACTION:**

The Mayor, as presiding officer, is to call the meeting of the Borough Assembly to order, with the following actions to follow:

- a. Pledge of Allegiance to be given by Assembly Member Pamella McCloskey
- b. Invocation to be given
- c. Ceremonial Matters:
  - i. Proclamation – Health Fair Week

#### **ITEM NO. 2 ROLL CALL – BOROUGH CLERK:**

**INFORMATION:** *The Borough Clerk shall conduct a roll call of each elected and duly qualified Assembly Member. Such call shall result in an entry of those present or absent from the meeting. The roll call is primarily utilized in determining if sufficient member(s) are present to conduct a meeting. The Borough Clerk may randomly change the conduct of the roll to be fair to the members of the governing body unless the council determined an adopted procedure for roll call which is different than currently in use.*

#### **RECOMMENDED ACTION:**

Borough Clerk to conduct a roll call by voice vote. Each member to signify by saying here, present (or equal) to give evidence of attendance.



### **ITEM NO. 3 AMENDMENTS TO THE AGENDA:**

**INFORMATION:** *The assembly may amend the agenda at the beginning of its meeting. The outline of the agenda shall be as from time to time prescribed and amended by resolution of the assembly. (WMC 3.04.100)*

#### **RECOMMENDED ACTION:**

The Mayor should request of the members if there are any amendments to the posted agenda. ***THE MAYOR MAY RULE ON ANY REQUEST OR THE ASSEMBLY MEMBERS MAY VOTE ON EACH AMENDMENT.***

### **ITEM NO. 4 CONFLICT OF INTEREST:**

**INFORMATION:** *The purpose of this agenda item is to set reasonable standards of conduct for elected and appointed public 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 high standards of conduct demanded of persons in like office and position.*

*An elected city official may not participate in any official action in which he/she or a member of his/her household has a substantial financial interest.*

### **ITEM NO. 5 CONSENT AGENDA:**

**INFORMATION:** *Items listed on the Consent Agenda or marked with an asterisk (\*) are considered part of the Consent Agenda and will be passed in one motion unless the item has been removed by an Assembly Member or the Mayor and placed on the regular agenda.*

#### **RECOMMENDED ACTION:**

Move to approve those Agenda items listed under the Consent Agenda and those marked with an asterisk (\*) Items:

***6a, 7a, 7b, 7c, 7d & \*13j***

### **ITEM NO. 6 APPROVAL OF MINUTES:**

**INFORMATION:**

***6a Minutes of the Regular Assembly meeting held March 12, 2013***

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Move to approve those Agenda items listed under the Consent Agenda and those marked with an asterisk (\*) Items:

***6a, 7a, 7b, 7c, 7d & \*13j***

### **ITEM NO. 6 APPROVAL OF MINUTES:**

**INFORMATION:**

***6a Minutes of the Regular Assembly meeting held March 12, 2013***

## PROCLAMATION

Whereas, the Wrangell Health Fair promotes health awareness throughout the community by educating people about wellness and motivating them to translate health and knowledge into action; and

Whereas, the Wrangell Health Fair has served Wrangellites for nineteen years by offering health screenings, health education and promotion; and

Whereas, the Wrangell Health Fair with support from many local merchants and over 300 volunteers annually who contribute to Wrangell's well being; and

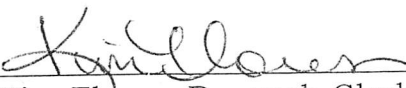
Whereas, through their combined efforts to provide the Health Fair to all, individual Wrangell residents have the opportunity to improve their health practices and learn about existing health services;

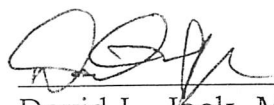
NOW, THEREFORE, I MAYOR DAVID L. JACK, do hereby proclaim the week of March 31 - April 6, 2013 as

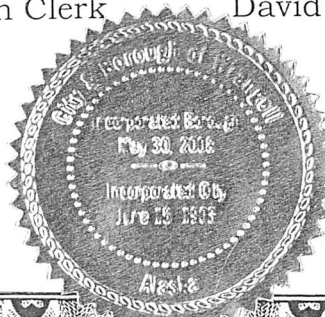
### Health Fair Week

in Wrangell and urge all our citizens to take advantage of this worthwhile program.

Attest:

  
Kim Flores, Borough Clerk

  
David L. Jack, Mayor



**Minutes of Regular Assembly Meeting  
Held on March 12, 2013**

Mayor David L. Jack called the regular Assembly Meeting to order at 7:00 p.m., March 12, 2013, in the Borough Assembly Chambers. Assembly Members Stough, Privett and Stokes were present. Assembly Members McCloskey, Christian and Wiederspohn were absent. Borough Manager Timothy Rooney and Borough Clerk Kim Flores were also in attendance.

Pledge of Allegiance was led by Assembly Member James Stough.

Invocation given by a Nettie Covalt from the Presbyterian Church.

Ceremonial Matters –

- I. Lemonade Day presentation given by Helen Decker.
- II. Proclamation for Lemonade Day was presented to Helen Decker.
- III. Certificate of Service was presented to Marie Shipley for her service on the Wrangell Convention and Visitors Bureau.

**AMENDMENTS TO THE AGENDA**

There were no amendments to the agenda.

**CONFLICT OF INTEREST**

There were no conflicts of interest declared.

**CONSENT AGENDA**

***Moved by Privett, seconded by Stough, to approve Consent Agenda Items marked with an (\*) asterisk; 6a, 7a & 7b. Motion approved unanimously by polled vote.***

**APPROVAL OF MINUTES**

\*6a Minutes of the Regular Assembly meeting held February 26, 2013

**COMMUNICATIONS**

- \*a Renewal of Alcoholic Beverage Application received by the State of Alaska, ABC Board for the Marine Bar and Liquor Store (Beverage Dispensary and Package Store)
- \*b 2013 Alaska Pull-Tab Vendor Registrations from Wrangell Firefighters Association as Permittee for: Rayme's Bar, Totem Bar & Liquor Store, and Beaver Connections; 2013 Alaska Amended Gaming Permit Application for the Wrangell Firefighters Association.

## **BOROUGH MANAGER'S REPORT**

Borough Manager Rooney's report was provided.

## **BOROUGH CLERK'S FILE**

Borough Clerk Flores's report was provided.

## **MAYOR/ASSEMBLY REPORTS AND APPOINTMENTS**

### **10a** Reports by Assembly Members

Assembly Member Privett suggested bringing forth a resolution at the next Regular Assembly meeting in support of Senator Stedman's Senate Bill 60 which would support the harvesting of sea otters.

Assembly Member Stough suggested that Mayor Jack draft a letter to the Mayor and City Council of the City of Ketchikan letting them know that Wrangell was looking into starting the process required under the 2008 MOU.

Assembly Member Stough said that he had received interest in having a member of the City of Ketchikan City Council being able to serve on the Energy Committee.

Assembly Member Privett expressed that Ketchikan, Petersburg and Wrangell were all partners in the decision making process relating to the 2008 MOU. He said that it was important that Ketchikan be involved in the process.

It was agreed with the consensus of the Borough Assembly that Mayor Jack would draft a letter to the Mayor and Council Members of the City of Ketchikan.

### **10b** Formation of Special Committee to be appointed by Mayor Jack – Technology Committee

With the consensus of the Assembly, Mayor Jack appointed Assembly Member Stough, Borough Manager Timothy Rooney and Community Member Matthew Gore to serve on the Technology Committee until the task was completed or until June 25<sup>th</sup>, 2013, whichever came sooner.

### **10d** Appointment to fill the vacancy on the Wrangell Convention and Visitors Bureau

Mayor Jack stated that the Assembly had received one letter of interest for the WCVB member seat from:

- *April Hutchinson*

***Moved by Privett, seconded by Stokes to appoint April Hutchinson to fill the vacancy on the Wrangell Convention and Visitors Bureau for the unexpired term up until October 2013. Motion approved unanimously by polled vote.***

## PERSONS TO BE HEARD

**Otto Florschultz, 11.25 Mile Zimovia Hwy.,** spoke in favor of a resolution in support of SB 60. He further stated that sea otters eat their body weight in one day; well protected; divers in Petersburg were also concerned about the sea otters consuming their resources.

Mr. Florschultz said that he fished most of the time in the Northwest parts of Southeast Alaska; resources had been extremely affected by the sea otters; large crab fleet that comes into Southeast Alaska had been affected; fleets were being devastated by sea otters.

**Julie Decker, 123<sup>rd</sup> Street,** spoke in favor of a resolution to support SB 60. She stated that the sea otters have been a growing problem in Southeast Alaska for over a decade; sea otters were protected under the Marine Mammal Protection Act; State of Alaska has no say in the management of sea otters; U.S. Fish and Wildlife Service controls; many "hoops" to go through if Natives were to harvest the sea otters.

Ms. Decker further said that the State of Alaska was mandated to manage its resources for sustainability. She stated that Southeast Alaska has many shellfish species from sea cucumbers, clams, crab, geoducks clams, sea urchins, and abalone.

Ms. Decker stated that Senate Bill 60 would allow for a bounty of one hundred dollars to Alaska Natives who legally harvest sea otters; SB 60 encourages Alaska Natives to legally harvest the sea otters.

Ms. Decker said that the Governor stated that he believed that this was a serious issue and that he would be looked at on three levels which would include: a panel for discussion and potential solutions, State of Alaska potentially look at petitioning the Federal Government for management authority to come back to the State of Alaska; and possible litigation with the Federal Government.

Ms. Decker said that the Petersburg Borough looked at whether to support SB 60, a couple of people testified that sea otters help the environment by eating the urchins which then allowed the kelp to grow, which in turn allows the salmon to spawn. She expressed that this was only one tiny slice of the eco system and was not the whole truth.

**Chris Guggenbickler, 236 Burger Street,** was in support of a resolution to support SB 60. He stated that he would like to see the management of sea otters. He said that sea otters were shellfish predators and needed to be controlled.

**Brian Ashton, 730 Case Avenue – SEAPA Member,** provided a brief report on the SEAPA Meeting held March 5<sup>th</sup> & 6<sup>th</sup>, 2013.

## UNFINISHED BUSINESS

There was no unfinished business.

## **NEW BUSINESS**

**13a** PROPOSED RESOLUTION No. 03-13-1269: A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, TO ACCEPT A LOAN IN THE AMOUNT OF UP TO \$493,589 FROM THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION

***Moved by Privett, seconded by Stough, to adopt Resolution.***

Borough Manager Rooney explained that the process of applying for the loan from DCCED was to score higher on the grant application; further Assembly approval would be required if the grant application did not get approved and the loan funds were actually needed.

***Motion approved unanimously by polled vote.***

**13b** PROPOSED RESOLUTION No. 03-13-1270: A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, LOT 3A, BLOCK 65, AMENDED WRANGELL INDUSTRIAL PARK SUBDIVISION III REPLAT LOT, BY QUITCLAIM DEED, TO BRETT WOODBURY

***Moved by Stough, seconded by Stokes, to adopt Resolution. Motion approved unanimously by polled vote.***

**13c** Approval of bid award to Southeast Road Builders, Inc. for the Marine Service Center, Concrete Paving Phase II project

***Moved by Privett, seconded by Stough, authorize the Borough Manager to enter into a contract with Southeast Road Builders, Inc. for the construction of the Marine Service Center, Concrete Paving Phase II project, in a contract amount of four million, five-hundred thirty-five thousand, two hundred seventy-two dollars, and fifty cents (\$4,535,272.50), and a construction contingency not to exceed four hundred fifty-three thousand, five hundred twenty-seven dollars, and twenty five cents (\$453,527.25). Funding for this project is provided through a grant issued to the City and Borough of Wrangell through the State of Alaska's Department of Commerce, Community, and Economic Development (DCCED).***

Borough Manager Rooney reported that this would allow for the completion of the concrete paving of the boat yard.

***Motion approved unanimously by polled vote.***

**13d** Authorization to form a Special Energy Committee and direct the Borough Clerk to advertise for letters of interest

***Moved by Stough, seconded by Stokes, to form an Energy Committee, charged with reviewing all aspects of the proposed single dam pool, restructuring proposal as it***

***relates to Wrangell, Petersburg and Ketchikan divestiture study due on or before December 2014 and recommending a course of action to the Assembly based on the restructuring proposal before the Assembly, as required; make-up of the committee to be Assembly Members, public members, Thomas Bay Board Member, our SEAPA Board Member, representatives from Petersburg, Ketchikan, technical support, City Manager, or other technical support members, to be involved whenever necessary.***

Assembly Member Privett said that he did not see a problem if a member from Ketchikan or Petersburg wanted to participate; however did not know if that was necessary; Ketchikan and Petersburg also has to deal with this subject on their own; there would be a cost associated with travel.

Assembly Member Stough said that if this committee were to be ongoing, there should be a source of funding available. He said that he wanted to open the committee up to Ketchikan and Petersburg to sit on the committee; agreed that they need to go through their own process as well; need the communication between the three communities; wants there to be funding so if the Assembly wanted to send someone to one of the other two communities, the funding would be available.

Assembly Member Privett stated that if Ketchikan chose to dissolve SEAPA and own Swan, that was their prerogative; that was something that they would politically fight out amongst themselves.

Assembly Member Privett stated that he would be voting against the motion on the floor; felt that this motion was reaching too far; need to form a local Energy Committee so that Wrangell could decide what they were looking at doing; the information would then be shared with the other communities. He recognized that no matter how great of a plan Wrangell established, without Ketchikan and Petersburg, it would not happen.

Assembly Member Privett said that without Petersburg, Wrangell could not own Tyee. He reiterated that Wrangell needed to do the homework and make a case to present to Ketchikan and Petersburg.

Assembly Member Privett stated that he felt that the motion on the floor was too big. He said that it was too much of a charge to give to the Mayor.

Mayor Jack agreed with Assembly Member Privett. He stated that Special Committees were formed to serve a purpose with a set time; not intended to branch off into other areas. He further said that when you get too many members serving on a committee, you can lose track of what the goal is.

Mayor Jack stated that the purpose for the Special Committee was to review the MOU created in 2008 and see if it needed to be changed.

***Motion failed with Stough and Stokes voting yea; and Privett and Mayor Jack voting nay.***



***Moved by Privett to authorize the formation of a Special Energy Committee and to direct the Borough Clerk to advertise for letters of interest.***

***Motion failed due to lack of a second.***

Assembly Member Stough commented that he did not wish to vote for the proposed motion because it was too general. He stated that the motion did not give the reason for forming the Energy Committee; the motion did not say who would serve on the committee.

***Moved by Stough, seconded by Stokes, to authorize the formation of a Special Energy Committee and to direct the Borough Clerk to advertise for letters of interest from a public member. Special Committee should be comprised of members of the Assembly, a Thomas Bay Board Member, our SEAPA Representative, and technical support.***

Assembly Member Privett said that if there were to be a Special Committee, the formation of that committee was the responsibility of the Mayor. He said that he was not in support of the motion on the floor. He further said that he didn't believe that there would be consensus on the formation of the Special Energy Committee this evening. He suggested that this item be looked at further and placed on under unfinished business on the March 26, 2013 Regular Assembly meeting Agenda.

Assembly Member Stough withdrew his motion; Assembly Member Stokes withdrew her second.

There was no objection with postponing this item to the March 26, 2013 regular Assembly meeting.

#### **ATTORNEY'S FILE**

There was no Attorney's File.

#### **EXECUTIVE SESSION**

There was no Executive Session.

**ADJOURNMENT: 8:05 p.m.**

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David L. Jack, Mayor

ATTEST: \_\_\_\_\_  
Kim Flores, Borough Clerk

# Agenda Item 7

## CITY & BOROUGH OF WRANGELL

### BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013

#### **COMMUNICATIONS:**

INFORMATION: The Assembly may receive items for Communications, reasons only which do not require action. This is an avenue to keep the Assembly informed, for the public to enter items on the record, if necessary. The Assembly also receives agenda communications directly by their constituents, Borough Manager, other agencies' Officers and Department Directors.

**A MAIL BOX IS ALSO AVAILABLE IN THE BOROUGH CLERK'S OFFICE FOR EACH MEMBER OF THE ASSEMBLY AND SHOULD BE CHECKED ON A ROUTINE SCHEDULE.**

All items appearing under Communications on the Agenda have been approved under the Consent Agenda unless removed.

- \*a Minutes of the Regular School Board meeting held January 21, 2013;  
Minutes of the Special School Board meeting held January 28, 2013**
- \*b Wrangell Chamber of Commerce request to set 2013 tax free days for  
Saturday, June 15th and Saturday, October 12th, 2013**
- \*c Acknowledge receipt of the City and Borough of Wrangell's Year End  
06/30/2012 Basic Financial Statements, Supplementary Information,  
and Single Audit Reports**
- \*d Renewal of Alcoholic Beverage Application received by the State of  
Alaska, ABC Board for the BPO Elks Lodge #1595 Club**
- \*13j Final Plat approval of the Martin/Campbell Replat**

**AGENDA****PROCEEDINGS****MINUTES****WRANGELL SCHOOL BOARD  
REGULAR MEETING**

January 21, 2013, 6:30 P.M.

7a  
3-26-13**Evergreen Elementary School Room 101-Intermediate**

School Board President Susan Eagle called the regular meeting of the Wrangell Public School Board to order at 6:30 P.M. on Monday, January 21, 2013.

**CALL TO ORDER**

A quorum was determined with the following school board members present: Susan Eagle, Tammy Groshong, Peter Helgeson, Rinda Howell and Krissey Smith. Also present was Superintendent Richard Rhodes & Recording Secretary Kimberly Powell.

**DETERMINE QUORUM**

The Pledge of Allegiance was recited, led by Tammy Groshong.

**PLEDGE OF ALLEGIANCE**

There were no guests to be heard.

**GUESTS TO BE  
HEARD**

The School Board recognized Jinx Clark for twenty years of service as custodian at Wrangell Public Schools and presented her with a plaque. Business Manager Pam Roope, Superintendent Rich Rhodes and School Board Member Peter Helgeson spoke words of praise for the work that Jinx Clark contributed.

**RECOGNIZED JINX  
CLARK, RETIRED  
CUSTODIAN FOR  
TWENTY YEARS OF  
SERVICE**

Drew Larrabee, Vocational Education Teacher, thanked the board for the opportunity to present before the board. He gave a power point presentation showing the projects that the students are currently working on. They are rebuilding a 1950's Willy's Ford pick-up truck. Mr. Larrabee said that he is impressed with the amount of volunteers and donations that he's received since he's been here. The students have helped rearrange the shop so that there is room in the wood shop so a Construction Trades class can be taught. They designed a 20' aluminum-cutting table out of recycled wood. Mr. Larrabee shared many photos of the students' current projects with the board. He is using the STEM (science, technology, engineering and mathematics) technique in the middle school. Two of the middle school girls built a bridge out of toothpicks and glue that held 112 lbs. The middle school students have also made traditional wooden games such as Mancala. The shop also hosted the community paddle-making workshop. Marine fabrication is still ongoing. The students build a scale model of a boat. Mr. Larrabee told the board that he has stayed in touch with Dave Brown and Dave Svendsen to get their ideas and comments. Mr. Larrabee shared the website he is building that will be linked to the school site. Mr. Larrabee told the board that the students are currently building a sauna that will be raffled off at the end of the school year. The new website for the industrial arts program is [wrangellschooshop.blogspot.com](http://wrangellschooshop.blogspot.com).

**PRESENTATION  
FROM INDUSTRIAL  
ARTS TEACHER,  
ANDREW LARRABEE**

Lisa Nikodym, School Academic Counselor introduced herself to the board and told them that she is a long-time Wrangellite and graduate of Wrangell High School. She teaches two classes at the high school, is the OJT Director and the District Testing Coordinator. One of the main concerns she heard when she began working for the district four years ago is the need for more communication. She shared the website she has developed that can be accessed through the district website. She showed the board members how to access information on post-prep, job skills, career exploration, applying for scholarships, testing and how to contact her. Ms. Nikodym said that in order to enhance communication, she meets face to face with students and parents, emails, calls and has developed a blog for current announcements. Her website is <http://wrangellhighschoolcounselor.weebly.com/>

**PRESENTATION  
FROM SCHOOL  
COUNSELOR, LISA  
NIKODYM**

Victoria Ingram spoke to the board about her Senior Project, which was a children's musical play. She said that as a child in elementary school, she participated in a play *Charlie Brown and the Great Pumpkin* directed by Mr. Kurth but it was her only opportunity to participate in a play. Since her junior year, Victoria has been researching and looking for information on how to put on a play. She worked with Mrs. Morse to choose the script for *One Crazy Night Before Christmas*. She spent two months working on the set and choreography and then worked with Mrs. Morse to teach the elementary students the songs and work with them on learning the script. She told the board that she had to figure out the microphones and lighting. The dress rehearsal was an utter failure but the glitches were worked out and the play was a huge success during the final production. The students would like to do it again next year but it was a lot of work. It's Victoria's hope that every three years or so, a high school senior would take this on and direct another play.

STUDENT  
PRESENTATION

There was not a student representative present to report.

STUDENT  
REPRESENTATIVE  
REPORT  
APPROVAL OF  
AGENDA

The agenda was approved as presented.

APPROVAL OF  
CONSENT AGENDA

Motion to accept the items on the consent agenda as presented by Peter Helgeson, seconded by Rinda Howell. Poll vote: Krissy Smith: Yes; Tammy Groshong: Yes; Peter Helgeson: Yes; Rinda Howell: Yes; Susan Eagle: Yes. Motion approved unanimously.

- Accepted the minutes of the December 12, 2012 Regular Board Meeting

Information & Reports were accepted by unanimous consent.

ACCEPTED INFORMATION  
& REPORTS

The School Board Members discussed the Alaska Education Tax Credit. Superintendent Rhodes told the school board that many of our local vendors are already benefitting from getting a tax credit through the borough. School Board Member Rinda Howell said that she feels that a letter should be sent to some of our big vendors such as Apple, GCI, etc. informing them of the opportunity to get a tax credit. Mrs. Howell said that she thinks there's a way that locals can get a federal tax credit as well. Superintendent Rhodes said that he would look into getting more information on the tax credit programs.

DISCUSSED THE  
ALASKA EDUCATION  
TAX CREDIT

Motion to accept the Fiscal Year 2014 Budget Draft I as presented by Tammy Groshong, seconded by Peter Helgeson. Poll vote: Tammy Groshong: Yes; Peter Helgeson: Yes; Rinda Howell: Yes; Krissy Smith: Yes; Susan Eagle: Yes. Motion approved unanimously.

ACCEPTED THE  
FY'2014 BUDGET  
DRAFT I AS  
PRESENTED

Motion to offer Roderick Ryll a teaching contract for he position of long-term substitute teacher beginning January 14, 2013 through the end of the school year for actual days worked in the kindergarten and TERN classrooms by Rinda Howell: seconded by Krissy Smith. Poll vote: Peter Helgeson: Yes; Rinda Howell: Yes; Krissy Smith: Yes; Tammy Groshong: Yes; Susan Eagle: Yes. Motion approved unanimously. Mr. Ryll is in the audience and thanked the board for the opportunity to teach at Wrangell Public Schools.

OFFERED RODERICK  
RYLL A LONG-TERM  
SUBSTITUTE  
TEACHING  
CONTRACT

Motion to offer Kathleen Younce an extracurricular contract for the position of assistant girls' basketball coach pro-rated to reflect a start date of December 17, 2013 by Peter Helgeson; seconded by Tammy Groshong. Poll vote: Rinda Howell: Yes; Krissy Smith: Yes; Tammy Groshong: Yes; Peter Helgeson: Yes; Susan Eagle: Yes. Motion approved unanimously.

OFFERED  
KATHLEENA  
YOUNCE AN  
EXTRACURRICULAR  
CONTRACT

Motion to approve the hire of Brandon Ellsworth as custodian with appropriate placement on the salary schedule pending the receipt of a satisfactory criminal background check by Krissy Smith, seconded by Rinda Howell. Poll vote: Krissy Smith: Yes; Tammy Groshong: Yes; Peter Helgeson: Yes; Rinda Howell: Yes; Susan Eagle: Yes. Motion approved unanimously.

APPROVED THE  
HIRE OF BRANDON  
ELLSWORTH AS  
CUSTODIAN

The School Board reviewed Board Policy #4020, Drug, Tobacco and Alcohol-Free Workplace and directed the administration to send it to the school attorney for her review. There is some concern over the language in the policy that states, "For purposes of this policy, an employee is 'under the influence' of a controlled substance or alcohol when the substance or alcohol impairs the employee's ability to perform his/her duties." The Board Members are concerned that the language implies that it is okay to be under the influence of a controlled substance or alcohol as long as it does not impair the employee's abilities to perform his/her duties.

DIRECTED THE  
ADMINISTRATION  
TO SEND BOARD  
POLICY #4020,  
DRUG, TOBACCO  
AND ALCOHOL-  
FREE WORKPLACE  
TO THE SCHOOL  
ATTORNEY FOR  
REVIEW

Reviewed Board Policy:

- BP-4133, Travel Authorization and Reimbursement
- BP-4134, Professional Staff Meetings
- BP-4135, Soliciting and Selling
- BP-4144, Staff Complaint Procedure

REVIEWED BOARD  
POLICY

The School Board reviewed Board Policy 5131.62, Tobacco and directed the administration to fix the grammatical, typing error in the policy and to change the language in the administrative regulation back to "The district may provide preventative instruction..." (as opposed to shall provide). The policy will be brought forward for first reading in February.

DIRECTED THE  
ADMINISTRATION  
TO MAKE CHANGES  
TO BOARD POLICY  
#5131.62, TOBACCO

Motion to offer accept the third reading of Board Policy #5143.3, Health Examinations for inclusion in the policy manual by Rinda Howell, seconded by Peter Helgeson. Poll vote: Tammy Groshong: Yes; Peter Helgeson: Yes; Rinda Howell: Yes; Krissy Smith: Yes; Susan Eagle: Yes. Motion approved unanimously.

ACCEPTED THE  
THIRD READING OF  
BOARD POLICY  
#5143.3, HEALTH  
EXAMINATIONS

Motion to recess into executive session to discuss a matter that the immediate knowledge of which would clearly have an adverse effect upon the finances of the district, more specifically Negotiations with Wrangell Teachers' Association and the SERP Retirement Incentive Program and to recess into executive session to discuss information that may tend to prejudice a person's reputation or character more specifically the superintendent's evaluation. The person whose reputation may be affected by the discussion has been notified of the proposed executive session and invited to attend it by Tammy Groshong, seconded by Rinda Howell. Poll vote: Peter Helgeson: Yes; Rinda Howell: Yes; Krissy Smith: Yes; Tammy Groshong: Yes; Susan Eagle: Yes. Motion approved unanimously.

RECESSED INTO  
EXECUTIVE  
SESSION AT 7:50 PM

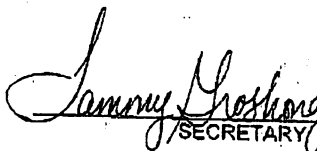
Reconvened into Regular Session at 9:00 PM with no further action taken except to defer the Superintendent's evaluation until February.

RECONVENED INTO  
REGULAR SESSION

There were no remarks from School Board Members

PRESIDENT'S REMARKS  
AND COMMENTS FROM  
BOARD MEMBERS  
ADJOURNED AT 8:01 P.M.

Meeting Adjourned at 8:01 P.M.

  
SECRETARY



**AGENDA<sup>2</sup>****PROCEEDINGS**

**MINUTES**  
**WRANGELL SCHOOL BOARD**  
**SPECIAL MEETING**  
 January 28, 2013 5:30 P.M.

*Fa*  
3-26-13

**Evergreen Elementary School Room 101-Intermediate**

School Board President Susan Eagle called the special meeting of the Wrangell Public School Board to order at 5:30 P.M. on Monday, January 28, 2013.

CALL TO ORDER

A quorum was determined with the following school board members present: Susan Eagle, Tammy Groshong, Peter Helgeson, Rinda Howell and Krissy Smith. Also present was Superintendent Richard Rhodes. Principal Monty Bunn and Recording Secretary Kimberly Powell.

DETERMINE QUORUM

Motion to adopt Resolution #13-01, authorizing Superintendent Rhodes to contract with Keenan Financial Services for the design of a SERP with the features specified in the Resolution to be submitted to the Board for final approval by Rinda Howell, seconded by Peter Helgeson. School Board President Susan Eagle requested that the vote on the motion be deferred until after executive session.

DEFERRED ACTION  
 ON ADOPTION OF  
 RESOLUTION #13-01  
 UNTIL AFTER  
 EXECUTIVE  
 SESSION

Motion to recess into executive session to discuss matters that may affect the district financially by Peter Helgeson, seconded by Tammy Groshong. Poll vote: Rinda Howell: Yes; Peter Helgeson: Yes; Krissy Smith: Yes; Tammy Groshong: Yes; Susan Eagle: Yes. Motion approved unanimously. President Eagle invited Business Manager Pam Roope into the Executive Session to discuss the SERP Retirement Incentive Program.

RECESSED INTO  
 EXECUTIVE  
 SESSION AT 5:33 PM

School Board reconvened into Regular Session.

RECONVENED INTO  
 REGULAR SESSION AT  
 5:50 PM

Voted on the Original Motion to adopt Resolution #13-01, authorizing Superintendent Rhodes to contract with Keenan Financial Services for the design of a SERP with the features specified in the Resolution to be submitted to the Board for final approval by Rinda Howell, seconded by Peter Helgeson. Poll vote: Rinda Howell: Yes; Krissy Smith: Yes; Tammy Groshong: Yes; Peter Helgeson: Yes; Susan Eagle: Yes. Motion approved unanimously.

ADOPTED  
 RESOLUTION #13-01, AUTHORIZING  
 SUPERINTENDENT  
 RHODES TO  
 CONTRACT WITH  
 KEENAN FINANCIAL  
 FOR THE DESIGN OF  
 A SERP

Meeting Adjourned at 5:53 P.M.

ADJOURNED AT 5:53 P.M.

*Tammy Groshong*  
 SECRETARY

CITY CLERK  
 MAR 12 2013  
 RECEIVED

# AGENDA

76

3-26-13



Wrangell Chamber of Commerce  
P. O. Box 49  
Wrangell, AK 99929  
(907) 874-3901  
[www.wrangellchamber.org](http://www.wrangellchamber.org)

CITY CLERK  
MAR 12 2013  
RECEIVED

March 8, 2013

City and Borough of Wrangell  
P.O. Box 531  
Wrangell, AK 99929

Dear Assembly Members,

Re: 2013 Tax Free Days

The Wrangell Chamber of Commerce would respectfully request that the tax free days for 2013 be set for Saturday, June 15<sup>th</sup> and Saturday, October 12<sup>th</sup>. The latter request is due to merchant input regarding the distribution dates of the PFD.

Thank you for your consideration, and please feel free to contact the Chamber office with any questions.

Sincerely,

Wrangell Chamber of Commerce



THE STATE  
of **ALASKA**  
GOVERNOR SEAN PARNELL

## Department of Commerce, Community, and Economic Development

ALCOHOLIC BEVERAGE CONTROL BOARD

2400 Viking Drive  
Anchorage, Alaska 99501  
Main: 907.263.5900  
Chris Lambert: 907.263.5923  
TDD: 907.465.5437  
Fax: 907.263.5930

### Renewal Application Notice

**AGENDA**

7d

3-26-13

City of Wrangell  
Attn: City Clerk  
VIA EMAIL: [ctyclerk@aptalaska.net](mailto:ctyclerk@aptalaska.net)

DBA	Lic Type	Lic #	Owner	Premise Address
BPO Elks Lodge #1595	Club	370	BPO Elks Lodge #1595	103 Front St.

We have received a renewal application for the above listed licenses within your jurisdiction. This is the notice as required under AS 04.11.520. Additional information concerning filing a "protest" by a local governing body under AS 04.11.480 is included in this letter.

A local governing body as defined under AS 04.21.080(11) may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the board **and** the applicant with a clear and concise written statement of reasons in support of a protest within 60 days of receipt of this notice. If a protest is filed, the board will not approve the application unless it finds that the protest is "arbitrary, capricious and unreasonable". Instead, in accordance with AS 04.11.510(b), the board will notify the applicant that the application is denied for reasons stated in the protest. The applicant is entitled to an informal conference with either the director or the board and, if not satisfied by the informal conference, is entitled to a formal hearing in accordance with AS 44.62.330-44.62-630. **IF THE APPLICANT REQUESTS A HEARING, THE LOCAL GOVERNING BODY MUST ASSIST IN OR UNDERTAKE THE DEFENSE OF ITS PROTEST.**

Under AS 04.11.420(a), the board may not issue a license or permit for premises in a municipality where a zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages, unless a variance of the regulation or ordinance has been approved. Under AS 04.11.420(b) municipalities must inform the board of zoning regulations or ordinances which prohibit the sale or consumption of alcoholic beverages. If a municipal zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages at the proposed premises and no variance of the regulation or ordinance have been approved, please notify us and provide a certified copy of the regulation or ordinance if you have not previously done so.

Protest under AS 04.11.480 and the prohibition of sale or consumption of alcoholic beverages as required by zoning regulation or ordinance under AS 04.11.420(a) are two separate and distinct subjects. Please bear that in mind in responding to this notice.

AS 04.21.010(d), if applicable, requires the municipality to provide written notice to the appropriate community council(s).



If you wish to protest the application referenced above, please do so in the prescribed manner and within the prescribed time. Please show proof of service upon the applicant. For additional information please refer to 13 AAC 104.145, Local Governing Body Protest.

**Note:** Applications applied for under AS 04.11.400(g), 13 AAC 104.335(a)(3), AS 04.11.090(e), and 13 AAC 104.660(e) must be approved by the governing body.

Sincerely,

SHIRLEY A. COTÉ  
Director

*/s/ Christine C. Lambert*  
Christine C. Lambert  
Licensing & Records Supervisor  
269-0359  
Christine.lambert@alaska.gov

**TO: THE HONORABLE MAYOR AND ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: TIMOTHY D. ROONEY  
BOROUGH MANAGER**

**RE: BOROUGH MANAGER'S REPORT**

**DATE: March 22, 2013**

***DID YOU KNOW...***

***The Federal Government provided \$1.3 million in funding to Wrangell Public Schools in 2012-13 through the Secure Rural Schools Program. If this program is not reauthorized, Wrangell Public Schools would receive about \$50,000.***

**MANAGERIAL:**

**FEDERAL SEQUESTRATION** – Mr. Gilman and Mr. O’Kelly have provided an update to my office regarding the Federal sequester as it relates to Wrangell. While the details are not fully known at this time, what is known is the cuts will occur in FY 2013. This makes the cuts even more noticeable as they will occur in the last half of the fiscal year rather than be spread out over the entire year. As a reminder, the Federal FY 2013 runs from October 1, 2012 through September 30, 2013.

According to Mr. Gilman and Mr. O’Kelly, Federal operations will be hit the hardest, particularly in personnel. Federal agencies, starting in April, are planning to furlough civilian personnel (uniformed military personnel are exempt) one day a week with no pay. Other areas that will see reductions are external grants, contracts, and other services.

The potential impacts on Wrangell are as follows:

- **Essential Air Service:** 5 percent reduction. Air service providers are likely to absorb this cut to their payments in the last 7 months of the year.
- **Payment in Lieu of Taxes:** 5 percent. This is a cut below what the Borough is projected to receive in its June payment.
- **Secure Rural Schools:** No impact on Title I funds as they came from FY 2012 and the check has already gone out the door. Title II funding should not be affected either; however, Forest Service operating expenses will be and that might postpone RAC meetings/deliberations. Reauthorization is still needed for the program to continue next year.

*Borough Manager's Report*  
*March 22, 2013*  
*Page 2 of 9*

- RDA: 5 percent. Please note that it remains unclear at this time as to what this might mean for the hospital loan re-application as RDA has not yet indicated how it will implement cuts (funding less applications or funding approximately the same number but at a reduced amount).
- USFS: 5 percent. Furloughs likely in USFS regional offices and cutbacks possible in the Wrangell Ranger District, including reduced operating hours, less trail and campground maintenance. The timber roads program would face the same cut.
- Federal Aid in Highways: Highway formula programs are exempt. State transportation projects involving Federal highway dollars should proceed at prior funding levels. The same can be expected for the Alaska Marine Highway Service.
- EDA: 5 percent. Likely implemented by a combination of furloughs of Federal employees and slowed/reduced grant award amounts and numbers.
- FAA: 5 percent. If there are any FAA navigational aids at the airport or other operating expenses covered by the FAA, they would be reduced. Grants in aid for airport improvements have been exempted from the cuts.
- TSA: 5 percent. Furloughs likely.

While there is much discussion in Washington about revoking or altering the sequester, in whole or in part, as of the time of this report, those discussions have not progressed to a point where any changes to implementation of the sequester are imminent. Staff, with the assistance of Mr. Gilman and Mr. O'Kelly, will continue to keep you advised as to the ongoing developments in Washington, DC and their potential impacts on the City and Borough of Wrangell. If you have any questions, please do not hesitate to contact me.

TONGASS 77 LEGISLATION – Ms. Rushmore met with representatives from Trout Unlimited Alaska (TUAK) who are working to develop legislation to better protect critical salmon streams and watersheds in the Tongass National Forest. TUAK is visiting with fishermen, businesses and communities around the region to get feedback on their proposed legislation. The legislation has not yet been written, nor do they yet have a congressional sponsor for it. There were a number of concerns that came up in the discussion, including what specific designation was proposed (LUDII, wilderness, or other), activities that would still be permitted, access to community infrastructure needs, commercial activities etc. Staff also asked if they had considered proposing to increase some of the standards and guides around critical salmon streams rather than withdrawing entire watersheds from opportunities, to which the response was no.

At this time staff will continue to find out more information about the proposal. No recommendation for action is requested at this time. A memorandum from Ms. Rushmore regarding this item is attached for your information and review.

***Borough Manager's Report***  
***March 22, 2013***  
***Page 3 of 9***

WMC PROJECT UPDATE – Now that the litigation between the City and Borough of Wrangell and the former WMC Board members and administrator has been resolved, staff has been in contact with Mr. Keith Perkins this week regarding scheduling a meeting between the project team and his office. I will be working with Mr. Perkins early next week to finalize the details of a visit to Wrangell in order for him to meet with both city and hospital personnel, WMC Board members, and the Borough Assembly. The meeting would likely occur in early April.

CHOOSE RESPECT MARCH – The fourth annual Choose Respect March will take place on Thursday, March 28, 2013 at 4:30 PM. The walk will begin at the Elementary School gymnasium and the Alaska Director of Behavioral Health will be attending representing Governor Parnell. The City and Borough of Wrangell was one of the original cities that participated in the Choose Respect March in 2010 and we encourage all residents to take a stand against domestic violence and sexual assault. CHOOSE RESPECT.

SEWARD'S DAY – All City offices will be closed on Monday, March 25, 2013 in observance of Seward's Day. All customers that normally would have their refuse picked up on Monday, March 25, 2013 are asked to place their containers out before 8 AM on Tuesday, March 26, 2013.

**PLANNING:**

MENTAL HEALTH LAND TRUST TIMBER SALE - Attached, for your information and review, is a memorandum that the Planning Commission asked Ms. Rushmore to develop and provide to the Borough Assembly regarding recent complaints received from Mr. Daryl Gross regarding the Mental Health timber sale that was recently finalized. While the sale was advertised last summer by Mental Health and many of the nearby property owners provided comments, Mr. Gross feels that Mental Health did not provide enough notice and is unhappy that the City did not notify him directly. Please note that the City provided information to the public regarding the proposed sale, where to submit comments, etc. through the Borough Manager's Report and on the city's website. The City also provided comments regarding the sale based on concerns from nearby property owners citing the importance of maintaining an appropriate buffer between uses.

Additional information that will be helpful for you to understand the complete issue is included within the memorandum that is attached. The Planning Commission appropriately directed Mr. Gross to contact the Mental Health Trust directly regarding his concerns. Mayor Jack has asked that an item be added to the March 26, 2013 Borough Assembly as a discussion item.

**FINANCE:**

BUDGET UPDATE - The plan this year was to bring to the Borough Assembly a balanced budget at 7% and another one at 5.5% in March. The first phase of this process which was to come up with the initial budget has been hampered by some significant unknowns to revenue sources and some large cost increases:

- State Revenue Sharing- Staff was told last August in a meeting with Senator Stedman to not expect the extra Revenue Sharing the City and Borough of Wrangell has received the last two years. In the current year that extra amount amounted to \$246,000. Nothing has been finalized in the state legislature regarding revenue sharing at this time but staff is hopeful to have some idea by mid April if we will receive this or not.
- Secure Schools Funding - This federal program provided just over 1.3 million in revenue to the community in the current fiscal year. \$78,000 went to the general fund for road maintenance. The majority of local school support comes from this source. The payment we received in February was the last payment under the current program. If not renewed by Congress, the amount would go from 1.3 million to about \$50,000 per year. It is both my feeling, as well as Mr. Jabusch's, that this program will be renewed, but on a declining scale and not near the levels we have seen in the past 4 years.
- Federal Payment in Lieu of Taxes - This is another federal program that has been in existence for a long time. Wrangell had been receiving about \$190,000 per year for many years when the program was funded at a little less than 50%. A few years ago when the federal money was flowing, the program was fully funded which brought Wrangell's payment to about \$390,000. The final payment under the fully funded legislation comes to an end when we receive our payment in the current fiscal year. Wrangell will lose about \$200,000 less in revenue if the program goes back to where it had been several years ago. Again with the issues in Congress, fully funding this program is unlikely.
- Sales Tax - Another unknown is the sales tax vote in October which could result in reduced revenue. If the sales tax proposition is approved and sales tax goes to 5.5%, the revenue loss will be about \$503,000. Again, I plan to have a budget for sales tax at 7% and an alternate at 5.5% with both approved by the assembly after public participation. That will allow immediate implementation of the alternate budget as it would go into effect November 1, 2013.
- Worker's Compensation Insurance – Worker's Compensation Insurance is expected to increase by 10%.

- Health Insurance - The last two years the rates have been flat with very little change. This year however, the rate increase is expected to be about 20 to 25%. This is probably in the neighborhood of \$225,000 city wide. Over the last 5 or 6 years staff has done all kinds of things to help the city deal with these high increases. We have raised our deductible from \$250 to \$1,500. A couple of years ago, we started requiring all new employees to pay 30% of dependent costs. We have added a program that allows these employee deductions to be pre-taxed which helps employees tax wise with the payments they have to make. Staff should know the exact amount of the insurance increase within the next 30 days.

Add these problems with normal inflation for everything we buy and you can see the challenge to keep current services and support payments to outside entities in the budget at current levels. Combine all of the above items with the capital needs and this year is scary...both short and long term. With the issues in Congress, Wrangell like many other municipalities is likely to see the same federal money we have received in the past reduced. Let's not forget that State Revenue Sharing is tied to oil revenues which are impacted by both the price and volume. Price fluctuates, but the volume of production has been on a decline. The worst case scenario is Wrangell would have 2.25 million less in revenues to provide services to our community. While it is likely that will not be the case, it will likely be the case that Wrangell will see significantly less federal money next year and several years into the future.

Staff should have a more information from the State in a month, but may not have anything on the federal scene until after our budget is passed. Staff will take a very conservative approach and then if money is received later, amend the budget to add back on a priority basis. Once the State information is received, staff can quickly put together the draft budgets and move forward with the Assembly and public meetings.

#### **PUBLIC WORKS:**

**HOUSEHOLD HAZARDOUS WASTE COLLECTION** – The City and Borough of Wrangell, in conjunction with Southeast Conference and Carson Dorn, Inc, will be conducting a Household Hazardous Waste Collection event on Saturday and Sunday, May 25-26, 2013 at the Wrangell Transfer Station. During this event, Wrangell citizens will be able to bring paints, thinners, and other household chemicals to the Wrangell Transfer Station for disposal free of charge. More details regarding the operating hours for the event will be provided once plans are finalized.

**SEASWA** - Mr. Blasco reviewed the proposed disposal contract with Allied Waste and identified several issues. The attorneys for Petersburg and Craig (also Mr. Blasco) had the same issues. Petersburg took the lead on negotiations and Allied will be presenting a revised contract to the Solid Waste Authority member communities in the next week or two for review. The goal is to have all new contracts signed by June 1, 2013. For Wrangell, this new contract provides a significant cost reduction.

***Borough Manager's Report***  
***March 22, 2013***  
***Page 6 of 9***

STREETS - Public Works crews had begun spring time road repairs and cleanup but the recent resurgence of winter has put this on hold. As soon as the roads thaw and dry out again, crews will continue with road repairs. As soon as freezing night time temperatures are past, crews will bring the sweeper out of storage and get all of the sand and gravel off the streets. Staff plans to put an announcement on KSTK so that downtown businesses have the opportunity to sweep or wash the sidewalks in front of their businesses into the gutter so that we can sweep up that material as well.

Also important to note, as you can see from the crosswalks on Front Street, paint does not hold up well. Crews will begin the process of installing the same melt-down plastic crosswalks this spring that are used on Church Street. While initially their costs are higher, the long term cost is much cheaper due to their durability. There are enough funds remaining in the street repair budget to make a start on this effort with the remaining areas being completed after July.

WATER/WASTEWATER – Mr. Jeffrey Davidson received his DEC operator certifications in Water Treatment and Wastewater Treatment. He can now operate the treatment plants and his classification has been changed from apprentice to operator.

**CAPITAL PROJECTS:**

300-TON MARINE VESSEL HOIST - Staff continues to work with ASCOM to obtain their final Agreement, Performance and Payment Securities, and Insurance Certificates. As receipt of these instruments is finalized, a final purchase order and Notice to Proceed will be extended to ASCOM.

CASSIAR STREET - ROAD AND UTILITY IMPROVEMENTS - Staff completed their review of R&M Engineering-Ketchikan's 65% plan review set of design drawings for the Cassiar Street Roadway and Utility Improvements project. R&M is currently working to finalize the design and contract documents to the 95% plan review level of design for final review by Staff prior to releasing the documents for construction bidding.

COMMUNITY CENTER RENOVATIONS - Staff continues to pursue closeout with Johnson Construction & Supply, Inc. for the Community Center Roof Replacement project. Johnson Construction received a contract to perform the drywall and painting construction in the Community Center's Classroom. Their work is expected to be complete no later than April 11, 2013.

Eastside Carpet Company received a contract to perform the installation of carpet tiles in the Community Center's Classroom. Their work is expected to be complete no later than April 26, 2013.



COMMUNITY GARDEN GRANTS - FARMER'S MARKET PROMOTIONAL PROGRAM (FMPP) - At staff's request, the Farmer's Market Promotional Program's (FMPP) granted a six-month time extension, until March 30, 2013, for the Wind Turbine project. The purpose for the extension was to allow time for USDA to determine if the Federal funds for construction of the greenhouse were to remain available for Wrangell. Because the USDA has received no response from headquarters that the greenhouse will remain a possible project for Wrangell, the FMPP agency has decided to withdraw funding for the wind turbine project.

DIGITAL CINEMA PROJECTION EQUIPMENT - Following the January bid openings for procurement of the digital projection equipment, a purchase order was issued to McRae Theater. The equipment is scheduled to arrive in Wrangell around May 2013. Staff is currently seeking a proposal for the systems' conversion in order to be ready for the installation and to make the conversion at the theater once the equipment arrives.

HERITAGE HARBOR - A Request for Proposal (RFP) for the installation of project entrance signs and parking lot signs for Heritage Harbor was issued. Two responsive proposals were received, one from BW Enterprises and a second from Ketchikan Ready Mix. A contract in the amount of \$14,900 is expected to be issued to Ketchikan Ready Mix, the low proposer, in order to complete this work by May 2013.

In an effort to complete as much of the original scope of work at Heritage Harbor, Staff will request Assembly approval of a design services contract with PND Engineers to complete the engineering design for a second boat ramp, to be constructed at an unknown future date.

MARINE SERVICE CENTER, PIER STRUCTURAL UPGRADES - PND Engineers submitted their 95% plan review drawings and specifications for the Marine Service Center, Pier Structural Upgrades. Staff is currently reviewing these documents in order to complete the design review and move the project into the construction bidding phase, which is expected to begin by the beginning of April 2013.

MARINE SERVICE CENTER, CONCRETE PAVING PHASE II - Following Assembly approval to award the construction contract for the Marine Service Center, Concrete Paving, Phase II to Southeast Road Builders, staff has issued a Notice of Intent to Award, along with the Agreement and is awaiting the Contractor's return of the required documents. A Notice to Proceed will be issued following receipt of all required documentation.

WATERFRONT ARMOR ROCK - The bid opening date for the Waterfront Armor Rock project is scheduled for March 21, 2012 at 2:00 PM. The scope of work for the Waterfront Armor Rock project consists of placing armor rock slope protection at new embankments along Wrangell's downtown waterfront.



**ELECTRIC:**

SPUR ROAD EXTENSION - Crews have finished framing the poles for the Spur Road Extension and will begin putting them up next week. This process is expected to take between 7 to 10 days depending on how forgiving the ground is to dig.

LINE MARKERS – Crews will begin the process of installing bird flags on the overhead conductors along Peninsula Avenue. This is an area that has been problematic in the past with bird strikes causing frequent outages. Essentially the flags (salmon fishing flashers) will aid in making the lines more visible to birds in flight. This is of particular interest in regard to protecting species like eagles and ravens which happen to be the most common casualty of power line interaction.

GENERATOR MAINTENANCE - Staff has been busy wrapping up yet another oil change on one of the 16 cylinder diesel generators. This is an extensive process involving a thorough cleaning of the crank case and related areas as well as the lube oil and filters. Staff has also hired a couple temporary laborers and they have been assisting the power plant staff in some grounds keeping and carpentry projects that have needed additional attention.

POLE RELOCATION - Staff has been coordinating with SEAPA on the relocation of approximately 4 power pole spans adjacent to Heritage Harbor. These poles share both Wrangell's feeder #4 as well as the 69,000 volt SEAPA transmission line that feeds Wrangell from Tyee Lake. The reason for the relocation is that one of the poles shows signs of rot in its trunk as well as having encroachment and alignment issues. The plan is to perform the work during the annual Tyee outage so as to minimize impact on the community.

**PORTS AND HARBORS:**

RESIGNATION – Ms. LaDonna Botsford, Harbor Administrative Assistant, has resigned her position with the City and Borough of Wrangell effective April 30, 2013. A copy of her resignation letter is attached for your information and review.

**ECONOMIC DEVELOPMENT:**

WRANGELL MARINE INDUSTRY - The Economic Development Committee, via Julie Decker (chair) and Daniel Blake (vice-chair) and Ms. Rushmore, met with Mr. Brennan Eagle – Chair of the Port Commission and Mr. Meissner to brainstorm improving and growing Wrangell's Maritime Industry and Service Center. The discussion included opportunities for marketing, infrastructure needs, workforce development needs, as well as short and long term goals for the marine industries and marine service center. Some short term web and marketing efforts will be commenced and a follow-up meeting is planned in late-April or early-May.

ZIMOVIA STRAITS LOG SHIP MOORAGE AND LOG STORAGE AREAS - Clarence Clark with the State of Alaska Division of Forestry, recently approached staff to discuss moorage sites near Shoemaker Bay for short term log storage and for a log ship. The State is looking to replace or improve some of the marine infrastructure for the timber industry to provide for a series of state owned marine moorage systems throughout the region. Wrangell is very centrally located and there are numerous future sales in the Wrangell area that make good logistic sense for one to be located in our area. The sites can be used by the USFS as appraisal points for timber sales that could increase retained timber receipts from stewardship sales, and could also provide longshoring jobs in the community. He has been working with Southeast Stevedoring to identify sites in our area.

Thus far they have looked at Pats Creek LTF, King George LTF (Etolin Island), East Point (Woronkofski Island). But their preferred site is near Shoemaker Bay Harbor. Ms. Rushmore met with Mr. Meissner regarding these sites and also with Mr. Brennan Eagle (Port Commission Chair) and Julie Decker and Daniel Blake (EDC Chair and Vice Chair) to get some additional feedback. Ms. Rushmore has also been trying to coordinate with Mr. Paul Axelson, the primary contact with Southeast Stevedoring but their travel schedules seem to conflict. There is a tentatively scheduled meeting next week.

Some concerns and suggestions from the Port Commission and others pertaining to the states' preferred site include:

- The proposed moorage infrastructure would conflict with gillnetting gear.
- This area is an important area for gillnets, some trolling, recreational fishing and crabbing
- Concern about the bark fall off and affects on the upland beach and crabbing habitat
- Suggestion to use the piling near City Park and Moor the ship toward Sandy Beach where historic use by Japanese log ships

Ms. Rushmore will continue to learn more about the requirements, the space needed, the issues of each site and work with the Port Commission on an acceptable site.

**ATTACHMENTS:**

1. Memorandum from Ms. Rushmore regarding Tongass 77 Legislation
2. Memorandum from Ms. Rushmore regarding Mental Health Timber Sale
3. Resignation letter from Ms. LaDonna Botsford
4. Map of Location of Proposed Wrangell Island Ship Moorage
5. Email Correspondence from Mr. Clarence Clark with DNR

Sheet intentionally blank

**MEMORANDUM**

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: MS. CAROL RUSHMORE  
ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: TONGASS 77 PROPOSED LEGISLATION**

**DATE: March 21, 2013**

**BACKGROUND:**

Julie Decker and I met with a representative of Trout Unlimited Alaska (TUAk) today regarding their Tongass 77 legislative proposal. TUAk is partnering with fishermen and business interests seeking a congressional sponsor for federal legislation that would change development status of 77 watersheds in southeast Alaska to a non-development status – basically prohibiting any future timber harvesting capabilities in these 77 watersheds.

The proposed 77 watersheds were determined after analysis of a variety of factors including fisheries values of the Tongass watersheds. TUAk also assessed whether their efforts should be placed in preserving intact or impacted watersheds.

- The proposed 77 watersheds encompass approximately 1.99 million acres.
- Out of the 77 watersheds proposed for changing designation from development to non-development, only 17 of the watersheds have been previously harvested
- With the current Roadless Rule implementation, there are only 539,000 acres of lands available for use for timber
- With the current Roadless Rule implementation, the Tongass 77 proposal would withdraw an additional 70,000 acres from timber harvesting potential
- Legislation has not yet been written. TUAk is talking with the region to get feedback for language.
- Watersheds within the Wrangell Borough (all or partially) include: Thoms Lake, Harding River, North Bradfield River, Little Lake Eagle, Union Bay, Mosman Inlet, Burnett Inlet, Vixen Inlet, and Streets Lake
- Website for more information: [www.americansalmonforest.org](http://www.americansalmonforest.org)

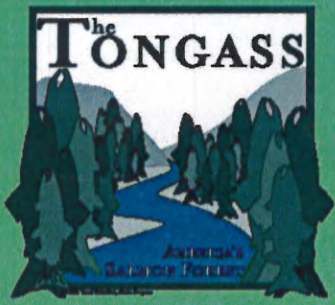
**RECOMMENDATION:**

No recommendation at this time.

**ATTACHMENTS:**

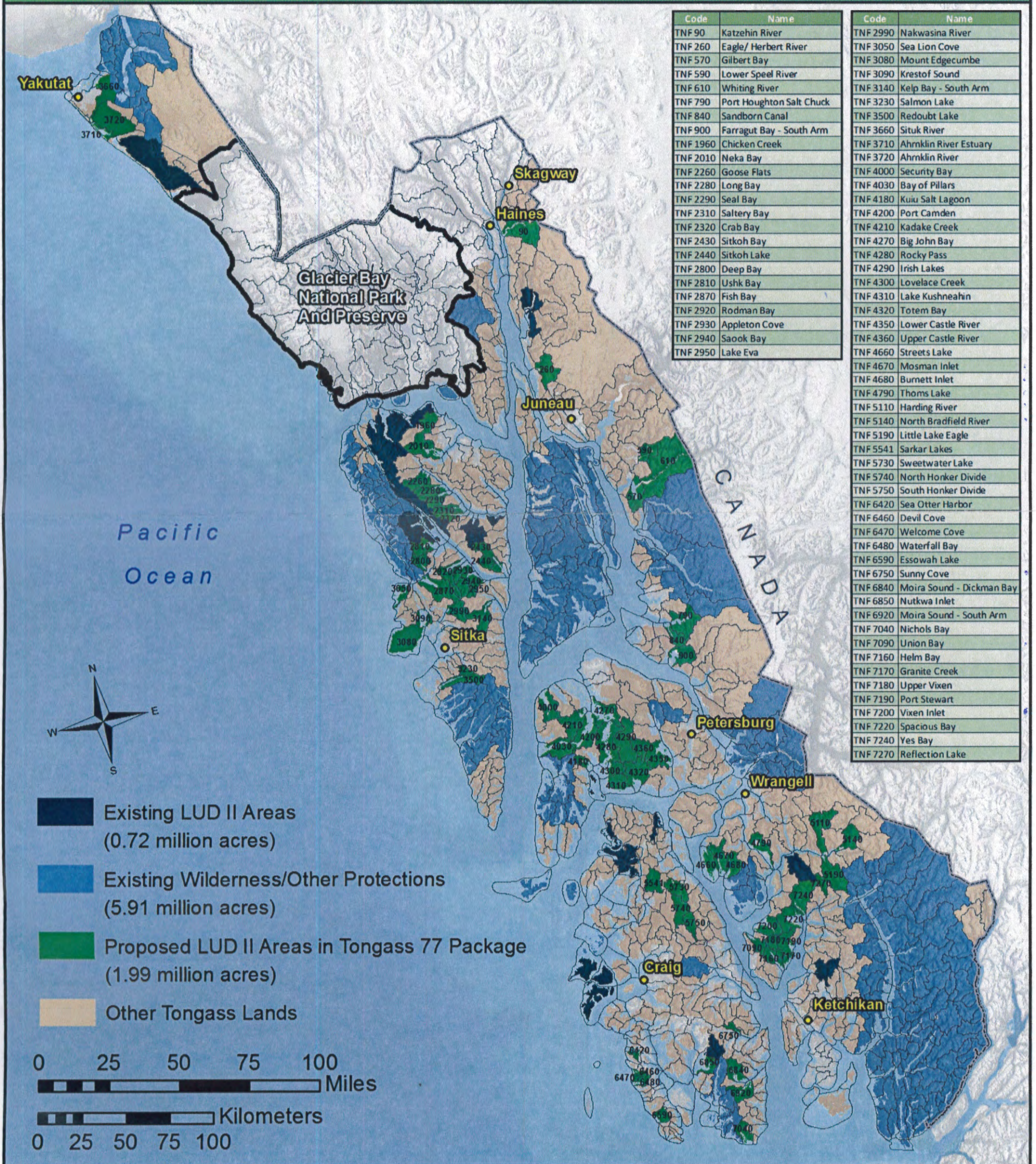
1. Tongass 77 Map
2. Letter from Trout Unlimited





# The Tongass 77

## Priority Salmon Watersheds







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Trout Unlimited Alaska

February 8, 2013

Dear Southeast Alaska Commercial Fishing Leaders:

We are happy to go over in detail all of the individual questions and concerns presented to us recently regarding the Tongass 77 proposal. However, it is clear a large portion of those questions and concerns focus on the following two themes and we want to address these larger points first. We have provided responses to those two concerns below and ask your patience in reviewing them in detail.

*1) The Tongass 77 does not include enough areas that are truly under threat from either timber harvest or privatization.*

Trout Unlimited has worked to analyze Tongass watersheds and their fisheries values since 2007. It's been a complex process. It began with what is now a peer-reviewed study from the Nature Conservancy and Audubon Alaska called "A Conservation Assessment and Resource Synthesis for the Coastal Forest and Mountains Eco-region in the Tongass National Forest and Southeast Alaska." Part of the study used an analysis tool called Marxan that was used to rank all the watersheds in the Tongass for their various habitat values. Habitat values for all five species of salmon and steelhead were compiled from the Alaska Anadromous Waters Catalog and U.S. Forest Service stream data to model and rank the amount and quality of stream habitat for every watershed on the Tongass National Forest.

Based on the rankings established in the Conservation Assessment, Trout Unlimited compiled a list of candidate watersheds from those ranked as the top 50% most important, eliminated those that were already in Wilderness or LUD II status, and began a process of vetting that list with area habitat managers from ADFG, U.S. Forest Service, individual commercial, sport and subsistence fishermen, and the directors and boards of commercial gear groups in Southeast.

During this process, we wrestled with the question of whether our efforts to better protect salmon and trout habitat should focus on intact or impacted watersheds, or a combination of both. There is credible science supporting both approaches and we heard support for both approaches from stakeholders.

To address this question, we went back to the available science and applied commercial harvest data compiled by ADFG to our list of candidate watersheds. The results showed that *in most cases* production and intactness were directly correlated; i.e. intact watersheds produced larger fish runs. However, we also learned there were outliers. Impacted

watersheds like Kadake Creek, Rodman Bay and Sweetwater Lake maintained high levels of productivity in spite of habitat impacts. It became clear to us that the Tongass 77 proposal should contain a mix of both intact and impacted watersheds, and that the best fish watersheds as determined by habitat and productivity data should be included in the package.

Concurrent with our efforts to define the proposal, two major policy shifts occurred on the Tongass. First, in 2010, the U.S. Forest Service announced its intent to transition out of old-growth timber harvest and to undertake more restoration of impacted watersheds. The second shift came in 2011 with re-instatement of the Roadless Rule on the Tongass. The first shift indicated there would be a strong emphasis on rehabilitating stream habitat damaged by past logging. The second shift, Roadless, made it abundantly clear the U.S. Forest Service and timber industry would have to focus future harvest only on places where roads already exist.

This left us pondering whether there was any room left for the timber industry in Southeast Alaska. Our answer is, in essence, "probably," as long as the Tongass is zoned properly with strong and durable protections for salmon, steelhead and trout. Using this premise as our roadmap, we have worked to create a proposal that would achieve the highest level of long-lasting protection for the most important unprotected salmon habitat on the least amount of acreage possible. The bottom line for Trout Unlimited is we wish to protect salmon, not to eliminate logging. In fact, a proposal further limiting the ability of the U.S. Forest Service to offer timber substantially beyond restrictions already imposed by the Roadless Rule would be a political non-starter.

Whether we like it or not, these considerations are political realities. Because the main objective of the Tongass 77 proposal is the passage of a bill in the U.S. Congress, we openly acknowledge these considerations played a role in developing this proposal. You'll see that some high value fish areas that have been logged, like some watersheds on Wrangell Island and portions of the Lower Thorne River on Prince of Wales Island, are not included. Planned timber sales in these areas, and the prospect for both more old-growth sales and second growth re-entry in other areas in the future, are considered vital to the survival of the timber industry. Our congressional delegation, the State of Alaska, sectors of the U.S. Forest Service and a good number of residents of the region are sympathetic to that contention. We decided to incorporate these realities into our decision-making. That does not mean other groups and interests are precluded from appealing and subsequently litigating these timber sales or even drafting their own legislative proposals.

In recent weeks, we have received and subsequently analyzed a list of watersheds presented by members of the Chum Trollers Association. Although some of these areas do contain high fish values, only a few are on a par with those included in the Tongass 77

proposal (please see attached spreadsheets and The Tongass 77: A Closer Look document). That said, if there is widespread support for including additional watersheds in this proposal, we welcome that discussion.

With regard to concerns that the Tongass 77 watersheds are not at risk, it is important to recognize that current protections for them, both through the Roadless Rule and through the old-growth reserve network, are administrative and could be undone without congressional action. We are seeking the high bar of congressional protection for the Tongass 77 watersheds to insure future administrative actions like changes to the forest plan or executive orders don't result in further impacts to fish or their habitat. Likewise, congressionally designated LUD II status would act as a bulwark against future land privatization proposals targeting high-value salmon watersheds on the Tongass. We need to look no further than current legislation such as the "Landless" Natives Bill and the Sealaska Lands Bill, among others, aimed at the very heart of Southeast Alaska's protected areas, to realize these risks are very real.

In addition, timber harvest is only one of many threats that impact salmon. Salmon declines worldwide have generally occurred through a combination of threats. And, although we realize LUD II is not perfect in addressing every threat, it is unquestionably the best established land designation available at this time to protect fish, while still allowing recreation, fishing, hunting, personal-use logging, outfitting and guiding, energy and water development, essential transportation services and other low-impact uses.

We are happy to discuss any of these issues in greater detail to help you fully understand our proposal, but the bottom line is our goal is to raise the bar on protections for the most important salmon habitat using the best science available, given the uncontrollable political realities of Southeast Alaska. We feel strongly that the Tongass 77 meets this goal.

*2) The Tongass 77 is a stand-alone conservation proposal, separate from the Tongass Futures Roundtable, the Sealaska Lands Bill, or any other development or privatization proposal.*

Claims that the Tongass 77 is part of some larger development or privatization initiative are falsehoods. Trout Unlimited has participated in the Tongass Futures Roundtable since its inception and we have participated in discussions about a comprehensive zoning plan for the Tongass. Those discussions never gained traction and ended long ago. We have never presented a map of the Tongass 77 proposal to the Roundtable nor requested support for the Tongass 77 from that body.

Likewise, we have never consulted Sealaska Corporation in our development of this proposal. We provided maps of the proposal, which are publically available on our website, to Sealaska at their request.



In our efforts to gain support for the Tongass 77, we have presented the proposal to numerous members of Congress from both political parties. In the spring of 2011, Trout Unlimited was part of a group that proposed to Senator Murkowski various changes to the Sealaska lands bill, including a stipulation that stream buffers be required on any lands transferred out of U.S. Forest Service ownership (a concern we heard almost universally from commercial fishing groups), as well as language that proposed the conservation of about 1.6 million acres of high-value fish and wildlife areas. Senator Murkowski rejected both amendments and we have not been in contact with the Murkowski office since then.

It is abundantly clear that concerns and allegations we have heard many times before from members of the Greater Southeast Alaska Conservation Community (GSACC) are reflected in the feedback we have received from many of you over the last few weeks. Although members of the GSACC board of directors have a long and successful history defending the Tongass from threats associated with large-scale timber harvest, it is clear that GSACC and Trout Unlimited do not agree on the best approach for protecting the Tongass into the future.

Trout Unlimited has diligently worked to develop and promote the Tongass 77 proposal, and will continue to do so in a transparent and honest way. The Tongass can support a sustainable timber industry but we are a fish advocacy group first and foremost. Although we have a long track record of engaging in issues that pose harm to fish, we prefer to leave broader forestry issues to the expertise of other groups.

I apologize for the length of this letter, but I want to provide a detailed response to these issues. I sincerely hope you see value in the Tongass 77 proposal and the durable legislative protections for fish it would provide. Heather, Thatcher or I are available to discuss any questions or concerns you may have going forward.

Sincerely,

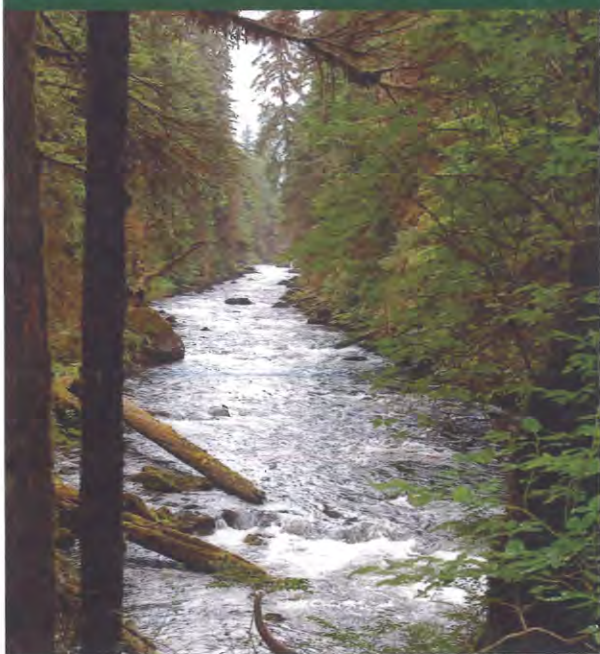
Mark Kaelke

Trout Unlimited

Southeast Alaska Project Director

mkaelke@tu.org \* (907) 321-4464

# SCIENTIFIC CASE FOR SALMON CONSERVATION AT THE WATERSHED SCALE



## THE TONGASS: A UNIQUE SALMON WATERSHED CONSERVATION OPPORTUNITY

Southeast Alaska's Tongass National Forest is a unique ecosystem, and a true "salmon forest." The Tongass produces an estimated 28% of Alaska's annual salmon harvest and includes an estimated 30% of the earth's remaining old-growth temperate rainforest. Salmon carry essential nutrients upstream and transfer them through complex food webs to the forest when they spawn and die. Many scientists agree the key to maintaining the biodiversity and ecological integrity of the Tongass is to protect the region's high-value salmon-producing watersheds—entire drainages that stretch from ridge top to ridge top and from river headwaters to river mouths. The Nature Conservancy and Audubon Alaska's assessment of Tongass watersheds showed that many of the region's highest-value salmon watersheds are still intact, and the majority of these whole watersheds are not currently in protected land status.<sup>1</sup>

## Basis for Salmon Conservation at the Watershed Scale

A recently compiled 88-page searchable bibliography provides a range of scientific studies related to salmon conservation at the watershed scale in the Pacific Northwest and Alaska. The bibliography includes a complete citation and abstract/summary for each study.<sup>2</sup> Studies listed in the bibliography illustrate the importance of numerous and diverse watersheds for abundant and diverse salmon populations. In Southeast Alaska, many of these watersheds are still intact, unlike those throughout the Pacific Northwest.

The studies summarized in the bibliography highlight the following four attributes of intact, whole watersheds that are vital to the health and productivity of salmon populations:

**I**

### **Provide diverse habitats that best meet the needs of various salmon life histories**

All salmon depend on freshwater habitats for spawning and rearing life stages, but each salmon species may use a different part or parts of a watershed during specific seasons. The variety of life history strategies of the five species of Pacific salmon requires a range of freshwater habitats within a watershed. The greater the habitat diversity, the more resilient individual salmon populations will be to small- or large-scale changes.

**2**

### **Protect intricate connections among watershed functions**

Connectivity throughout watersheds is important to salmon in at least three dimensions: longitudinally (upstream/downstream), horizontally (extending out from the stream across the floodplain) and vertically (into the below-ground environment). Complex, interrelated ecological processes like nutrient and sediment cycling depend on interchange among all three dimensions. For example, floods carry nutrients across the flood plain and unimpeded access to upstream spawning habitats, off-channel refuge habitats and the intertidal and marine environment are critical connections for salmon.



3

**Maintain diverse natural disturbance events that create a variety of habitats**

Beaver dams, landslides and the blow down of large trees are examples of natural disturbance events that create diverse habitats and conditions critical to salmon. Such an event in one part of a watershed may influence habitats elsewhere in the watershed both upstream and downstream.

4

**Maintain habitat diversity and salmon population diversity to maintain population resilience**

Evidence from Bristol Bay demonstrates that diverse stocks of red salmon stabilize ecosystem services, including clean water production and climate regulation, as well as stabilize the economies and livelihoods of local people using those services.<sup>3</sup>

<sup>1</sup> Albert, D. and J. Schoen. 2007. A Conservation Assessment and Resource Synthesis for the Coastal Forests and Mountains Ecoregion of Southeastern Alaska and the Tongass National Forest. Audubon Alaska and The Nature Conservancy, Anchorage, AK. Available online at: <http://home.gci.net/~tnc/>.

<sup>2</sup> Bryant, M.D. 2011. The Case for Salmon Conservation at the Watershed Scale: An Annotated Bibliography. Trout Unlimited Alaska Program, Juneau, AK. Available online at: <http://www.tu.org/conservation/alaska/tongass>.

<sup>3</sup> Schindler, D. and R. Hilborn, et al. 2010. Population diversity and the portfolio effect in an exploited species. *Nature* 465: 609-613.

**MEMORANDUM**

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: MS. CAROL RUSHMORE  
ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: MENTAL HEALTH LAND TRUST TIMBER SALE BEHIND FORMER  
INSTITUTE PROPERTY**

**DATE: March 18, 2013**

**BACKGROUND:**

The Planning and Zoning Commission at their regular meeting of March 14, 2013, listened to public comments from Daryl Gross and a few other nearby landowners regarding their concerns about the upcoming timber sale behind the Institute property as well as behind some of the residential property south of the former Institute Property.

In August of 2012, Mental Health Trust issued a Preliminary Best Interest Decision document soliciting input from the public regarding a proposed timber sale in a portion of Lot 3, USS 3709. The area proposed for Timber Harvest is located beginning on the north at the power lines behind the Institute property, and terminating behind residential property just south of where the satellite fire station is located. The area is zoned Timber Management and is an area that the Trust Land Office has not proposed to include in the MHLT/USFS Land trade. Access to the timber harvest area is through a lot owned by Mental Health Land Trust adjacent to Mr. Daryl Gross. Many of the residents along this stretch did comment on the proposed sale. The Borough also commented, requesting that MHLT listen to the requests of the adjacent residents, minimize impacts from the sale, and leave at least 100 foot buffer between the sale and residential property.

Mr. Daryl Gross is upset as to the lack of notice that Mental Health Trust provided to the residents and that the Borough did not notify landowners. He is also very concerned as to the disruption in his life that will be caused by the logging trucks passing by his house. He is also concerned as to the safety and health issues that could result from the timber harvest. Mr. Gross is concerned that the asbestos abatement and removal project at the Institute has created contaminated trees and will stir up any remaining asbestos resulting in further contamination and health risks for the residences and park users.

Staff has copies of reports conducted by the contractors of the hazardous clean up effort for the asbestos and soil. Air monitoring stations were established on the perimeter but showed no contamination from airborne asbestos. Staff is still looking into the long term contamination potential and health risks with Department of Environmental Conservation.

Staff has been in contact with representatives of ALCAN that was awarded the timber harvest contract. They should be coming to town and have been invited to meet with staff regarding their plans.

**RECOMMENDATION:**

This memo is for information only at the request of the Planning and Zoning Commission. The Commission wants the Assembly to be aware that residents along this stretch are not in favor of the timber harvesting.

**ATTACHMENTS:**

1)Mental Health Best Interest Decision

To: Greg Meissner, Wrangell Harbormaster

From: LaDonna Botsford, Harbor Administrative Assistant

Date: March 13, 2013

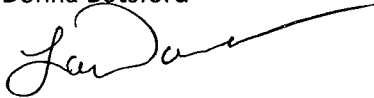
RE: Resignation

This is my official letter of resignation from the position of Harbor Administrative Assistant. I will be in the office through March 29, 2013, I will use my accrued vacation time for the month of April and officially terminate my employment with the City & Borough of Wrangell effective April 30, 2013.

It has been very rewarding to watch the Port & Harbors grow and expand to become a key factor in the economy of our community. I've enjoyed working with the public and being the "face" of Wrangell to all the visiting boaters, pleasure and fisherman.

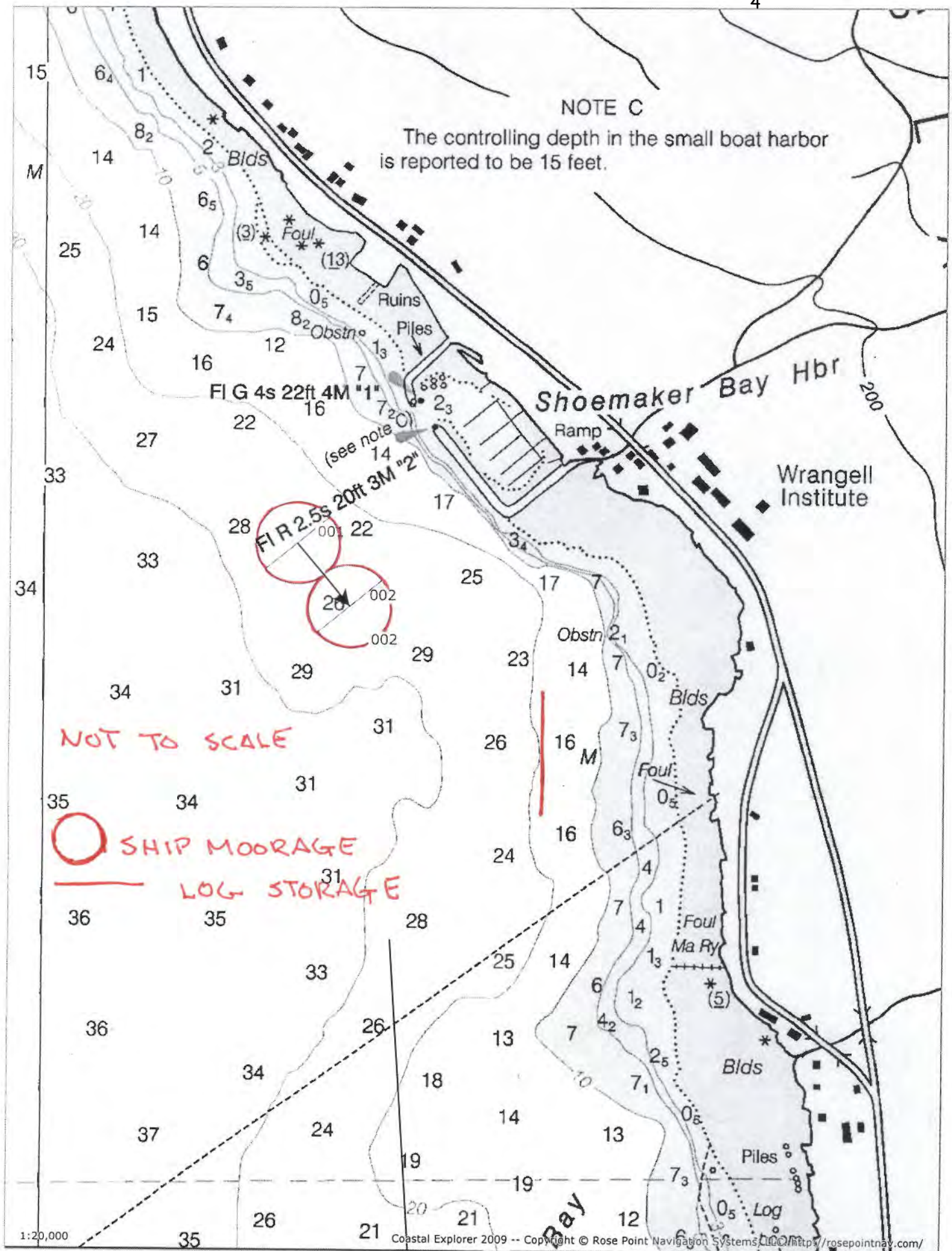
Best wishes,

LaDonna Botsford

A handwritten signature in cursive script, appearing to read 'LaDonna', with a long, sweeping horizontal line extending to the right.

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Sheet intentionally blank

**Carol Rushmore**

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**From:** Clark, Clarence R (DNR) [clarence.clark@alaska.gov]  
**Sent:** Tuesday, October 30, 2012 2:10 PM  
**To:** Carol Rushmore  
**Subject:** Ship Moorage  
**Attachments:** PROPOSED WRANGELL IS. SHIP MOORAGE.pdf

Carol,

As part of my job with the Alaska Division of Forestry to work with the USFS to implement the Tongass National Forest Land and Resource Management Plan, I have been working on replacing and/or improving the marine infrastructure used by the timber industry in southeast. This marine infrastructure project includes providing a series of State owned ship moorage systems located near 5 communities (Hoonah, Kake, Wrangell, Ketchikan, Klawock) in southeast. Once established the USFS will be able to use these "public" facilities as appraisal point for timber sales. Besides the potential to provide longshoring jobs in the 5 communities, these local appraisal point should increase the amount of retained receipts generated when the FS uses their stewardship contracting authority.

I have been working with Southeast Stevedoring and Alcan Forest Products on potential sites near Wrangell that provides a safe moorage location and is centrally located near current or proposed timber sales. Over the last several months we looked at the Pat Creek LTF, King George LTF on Etolin Island and East Point on Woronkofski Island. The attachment shows the to date "prefer" location near Shoemaker Bay Harbor. I am hoping that you can provide some insights to this location from your position as the Economic Development Director of the City and Borough of Wrangell, as well as your local knowledge of the area (does this proposed location overlap existing permits?) and general thoughts on how the community of Wrangell may feel about such a facility being located near the harbor. Are there projects that the City and Borough of Wrangell might be planning that I am unaware of that compliments or conflicts with this proposed location? If you have knowledge of other areas that should be considered please let me know; your input will be greatly appreciated.

In general, the moorage site might be used 5-10 times during the year and the log storage area would be used to stage up to 3 MMBF of timber at a time prior to the arrival of a log ship. The drawings on the map are not to scale; they are being used to indicate the general area that would be permitted.

Thanks,  
Clarence

## Carol Rushmore

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**From:** Clark, Clarence R (DNR) [clarence.clark@alaska.gov]  
**Sent:** Wednesday, March 20, 2013 10:53 AM  
**To:** Carol Rushmore  
**Subject:** RE: Wrangell Ship Moorage  
**Attachments:** ADL 106226 Recorded Lease 1998.tif; ADL 106229 Recorded Lease 1998.tif

Carol,

No pilings anywhere; that kind of development went out years ago. For log storage, there would be anchors and buoys with a stiffleg (2 or 3 boomsticks lashed together to form a "stiff" structure to tie log rafts to. The ship moorage system would be a one or two large buoys attached to anchors that the ship would tie off to. The only time either site would be used is when a ship comes in to load. A day or two prior to the ships arrival log rafts would be towed and left at the log storage area near the ship moorage site. Once the ship finished loading (3-7 days depending upon time of year and volume of wood being loaded) the only thing left in the area would be the buoys and stiffleg; no log rafts. Log rafts cannot ground at anytime during the tidal cycle or the year. There are guidelines in place for locating and using log transfer facilities and log storage areas. There is a copy of the guidelines within the Tongass Forest Plan (Appendix G)

I have attached a copy of 2 current leases that show a ship moorage system and a raft storage area. What is being proposed for Wrangell is very similar.

Location – was hoping your conversation w/ Paul would have touched on this. I have been asking where the best year-round location is that provides the best protection from bad weather. East Point on Woronkofski Island is where we will be storing log rafts prior to the arrival of a ship. Loading a ship near Woronkofski is more expensive due to the cost of transporting longshoremen to work every day and sights are exposed either to north or southeast winds.

Hopefully this helps.

Clarence

# Agenda Item 9

## CITY & BOROUGH OF WRANGELL

### BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013

#### **BOROUGH CLERK'S FILE:**

##### *Mark Your Calendar:*

- 3/28 Shakes Island Renovation video conference @ 6:30 pm at the Wrangell Library
- 4/4 Port Commission Mtg. @ 7:00 pm in the Assembly Chambers
- 4/6 Health Fair, 2013 from 7:00 am to 12:00 pm at the Nolan Center
- 4/9 Possible PH @ 6:30 pm & Regular Assembly Mtg. @ 7 pm in the Assembly Chambers
- 4/11 Planning & Zoning PH & Regular meeting @ 7 pm in the Assembly Chambers
- 4/17 Hospital Board Mtg. @ 5:30 pm at the Nolan Center. HOSPITAL BOARD AGENDAS and PACKETS ARE NOW POSTED ON THE BOROUGH WEBSITE!!

Thank you,  
Kim Flores

# **Agenda Items 10 a & b**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **MAYOR/ASSEMBLY REPORTS AND APPOINTMENTS:**

INFORMATION: This agenda item is reserved for the Mayor and Assembly Member's special reports. Such information items as municipal league activities, reports from committees on which members sit, conference attendance, etc., are examples of items included here.

#### **Item 10a Reports by Assembly Members**

#### **Item 10b Discussion relating to the Mental Health Timber Sale**

Attachments:

1. Alaska Mental Health Trust Authority – Best Interest Decision Affirmed, Wrangell Timber Sale

The Alaska Mental Health Trust Authority  
Trust Land Office  
**BEST INTEREST DECISION AFFIRMED**  
**Wrangell Timber Sale**

MHT 9100723  
MH Parcel CRM-2454

**Action:** Adopt the Best Interest Decision dated September 12, 2012 regarding the above referenced disposal as final, with modification as described herein. This decision document, combined with the Best Interest Decision dated September 12, 2012, constitutes the final decision on this matter, in accordance with 11 AAC 99.040.

**Notice under 11 AAC 99.050.** The Trust Land Office (TLO) published the proposed decision to dispose, through sale, approximately 1.2 million board feet (MMBF) of Trust timber in the Wrangell Area, in the Wrangell Sentinel and the Anchorage Daily News on September 13, 2012 and distributed the notice to other interested public and private parties.

**Summary of Comments:** The Trust Land Office received a total of 9 comments concerning this sale. A majority of the comments were opposed to the sale. Most comments urged that the timber sale area be included in the proposed land exchange between the Alaska Mental Health Trust (AMHT) and U.S. Forest Service (USFS). Other concerns expressed included visual esthetics, potential blow down of timber on adjacent private lands, water quality issues, the need for domestic processing, and visual impacts from users of the Rainbow Falls Trail.

**Response to Comments:** It should be noted that initially the entire proposed sale area was included in the TLO's proposal for exchange with the USFS. The proposed sale area was identified as future residential development lands by the City and Borough of Wrangell and the USFS and both asked that the sale area be removed from the exchange proposal.

The City has stated that the proposed sale area is developable without negative impacts to the Rainbow Falls Trail. Representatives of the USFS have stated the same conclusion; the TLO concurs.

As a result of discussions with the USFS, the southern boundary of the sale has been moved about 900 feet north, reducing the timber sale by about 34 acres.

In response to comments received whether the Best Interest Decision dated September 12, 2012 should be modified, the TLO has reduced the size of the harvest from the original 104 acres to approximately 56 acres.

The timber sale will be offered on a competitive sale basis to maximize revenue to the Trust; this complies with the TLO mission. Domestic processors may participate in this process. The sale area is bordered on the east and north by the Tyee Power Lines. The Executive Director has determined that the decision, with these changes, will continue to serve the best interest of the Trust and its beneficiaries.

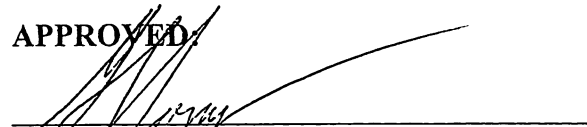
**Trust Authority Consultation:** The Alaska Mental Health Trust Authority was consulted on this matter on August 7 and September 5, 2012.

**Final Decision of the Executive Director:** Considering all of the above, the Executive Director of the Trust Land Office hereby adopts the Best Interest Decision dated as final, with the modifications as identified herein.

**Reconsideration:** Persons who submitted timely written comments during the notice period that ended September 15, 2012, are eligible to request reconsideration of this final best interest decision under 11 AAC 99.060(b) within 20 calendar days after publication of the notice or receipt of the final decision, whichever is earlier. A request for reconsideration must be submitted in writing to the Executive Director. Before filing an appeal to the Superior Court under AS 44.62.560, a person must be eligible to request and must actually request reconsideration within the time specified above.

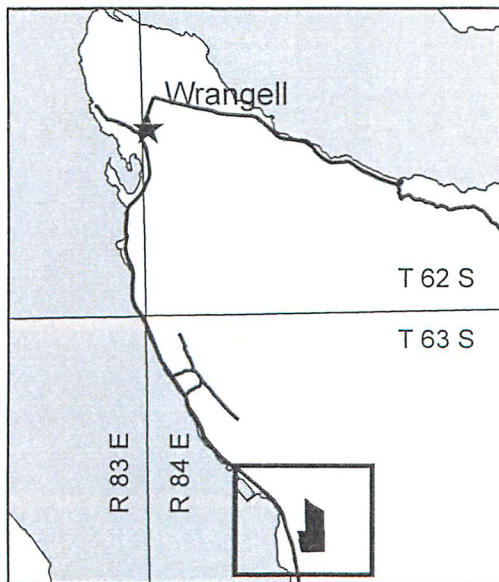
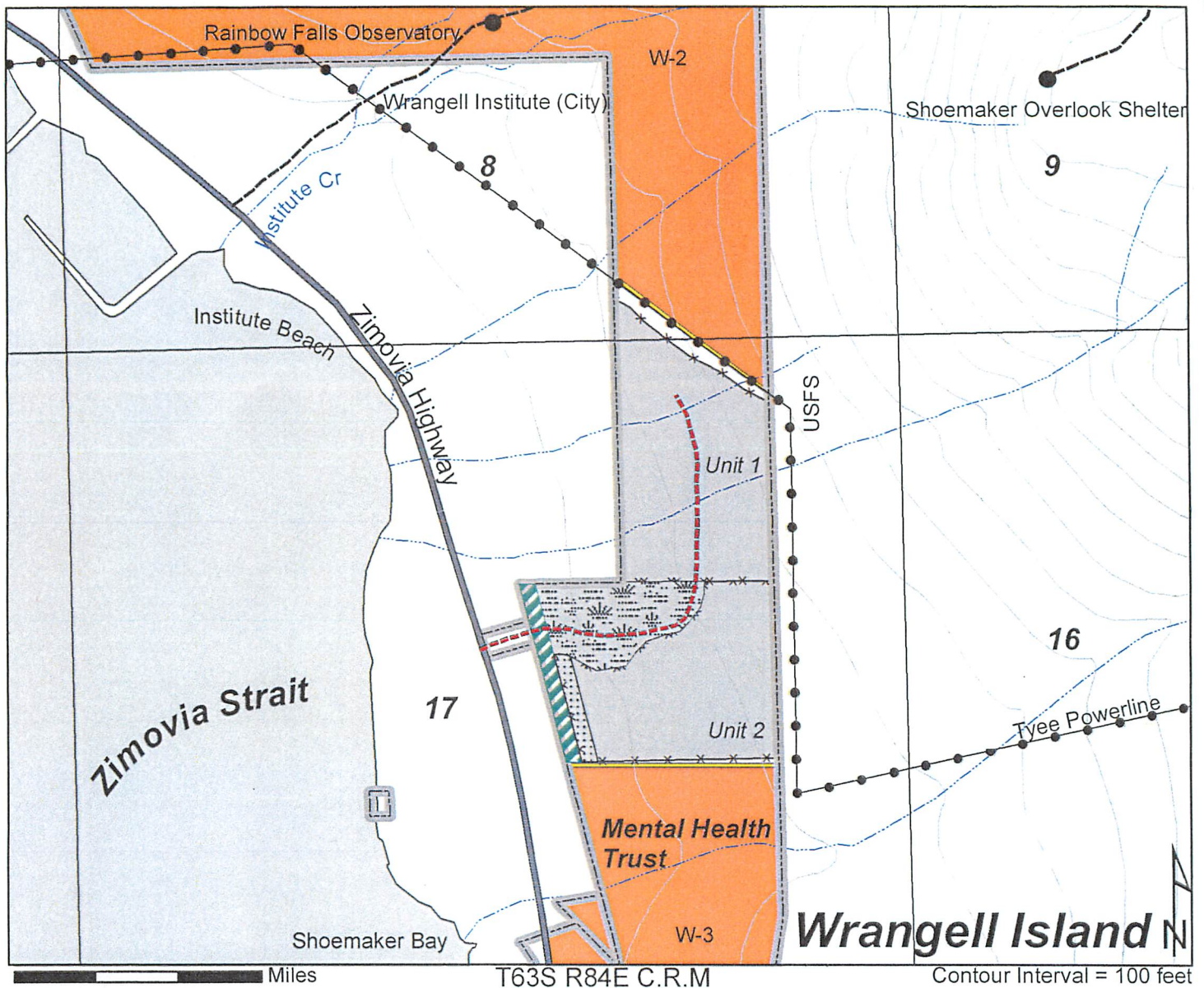
The Executive Director shall order or deny reconsideration within 20 calendar days after receiving the written request for reconsideration. If the Executive Director takes no action during the 20-day period following the request, the request is considered denied. Denial of a request for reconsideration is the final administrative decision for purposes of appeal to the superior court under AS 44.62.560.

**APPROVED:**

  
\_\_\_\_\_  
Gregory L. Jones  
Executive Director

  
\_\_\_\_\_  
Date





**Vicinity Map**  
1 inch = 2 miles



## WRANGELL INSTITUTE TIMBER SALE AREA MAP

Unit 1, 32 Acres

Unit 2, 26 Acres

Marginal Harvest Area 10 Acres  
100 Foot No Harvest Zone 3 Acres  
28+00 Proposed Road Construction

**Alaska Mental Health Trust**

Date: 12/5/2012 cw

# **Agenda Item 12a**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **INFORMATION:**

#### **Approval to form a Special Energy Committee**

#### **RECOMMENDED ACTION:**

Move to approve the formation of a Special Energy Committee consisting of two Assembly Members, one member of the general public, the Wrangell SEAPA Board Member, a Wrangell TBPA Representative, and two Borough Staff Members. The Committee will be tasked with reviewing and bringing forth recommendations to the Borough Assembly, all aspects of the required independent review of the sale of individual projects as outlined in the MOU created in 2008 by the City of Ketchikan; the City of Petersburg; and the City & Borough of Wrangell

# **Agenda Item 13a**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **INFORMATION:**

**AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING WRANGELL MUNICIPAL CODE CHAPTER 13.12, PARKS, SPECIFICALLY SECTION 13.12.030 (A) and (B), CHANGING OVERNIGHT CAMPING AND OVERNIGHT PARKING REGULATIONS AND ESTABLISHING AN EFFECTIVE DATE** *(first reading)*

#### **Attachments**

1. Memorandum from Kim Covalt, Parks & Recreation Director dated March 13, 2013
2. Motion from the Regular Parks & Recreation Board meeting held March 6, 2013
3. Proposed Ordinance No. 868

#### **RECOMMENDED ACTION:**

Move to approve first reading and move to a second with a public hearing to be held April 9, 2013.

*MEMORANDUM*

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: KIM COVALT  
PARKS & RECREATION DIRECTOR**

**SUBJECT: PROPOSED ORDINANCE**

**DATE:** March 13, 2013

**BACKGROUND:**

At the 3-6-13 Park & Recreation board meeting the board passed a motion to extend the camping hours in City Park from 24 hours to 48 hours. They also included overnight parking for vehicles transporting tent campers.

The reason for this change was feedback from the Forest Service interpreter at the Nolan Center during the summers. There were numerous tourists that indicated they would stay and camp close to town at City Park if the time limit was increased.

Your consideration in this matter is appreciated.

**RECOMMENDATION:**

The Parks & Recreation Board recommends adoption of the Proposed Ordinance.

**ATTACHMENT:**

1. Proposed Ordinance
2. Minute Excerpts from the Parks & Recreation meeting held March 6, 2013

City & Borough of Wrangell, Alaska

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Approved Motion from the Regular Parks & Recreation meeting held March 6, 2013

**Motion to make camping in City Park 48 hours instead of 24 hours and allow parking for tent campers. Motion passed.**



## CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 868

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING WRANGELL MUNICIPAL CODE CHAPTER 13.12, PARKS, SPECIFICALLY SECTION 13.12.030 (A) and (B), CHANGING OVERNIGHT CAMPING AND OVERNIGHT PARKING REGULATIONS AND ESTABLISHING AN EFFECTIVE DATE

BE IT ORDAINED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA:

SEC. 1. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 2. Amendments. WMC Section 13.12.030 (A) entitled Camping and overnight parking regulations, is hereby amended as follows:

Chapter 13.12  
PARKS

13.12.030 Camping and overnight parking regulations.

A. Persons camping in any borough park not otherwise regulated by this section shall be limited to a period of **48 [24]** consecutive hours of usage, **which 48 hour period shall [with said periods] not [to] occur more than once every two weeks.** No person shall camp within sheltered facilities of **any borough park.[said parks] Unless otherwise regulated by this section, no[No] vehicle of any kind** shall be permitted to park overnight in **[said parks] any borough park unless the vehicle is accompanied by one or more persons camping in a tent.**

B. Persons camping in Shoemaker Park, either by erecting tents or other temporary shelters or without any shelter, in those areas designated by the director for camping **[in said manner]**, shall be limited to a period of 120 consecutive hours of usage with **such usage [said periods]** not to occur more than once every calendar month. No person shall camp **under or** within the sheltered facilities of Shoemaker Park. Vehicles will be permitted to park overnight in Shoemaker Park in those areas designated by the director for overnight vehicle parking for a period limited to 240 consecutive hours with **such parking [said periods]** not to occur more than once every calendar month. Overnight parking shall be limited to those vehicles which are **designed for and** being used as overnight sleeping facilities.

SEC. 3. Severability. If any portion of this ordinance or any application thereof to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

SEC. 4. Effective Date. This ordinance shall become effective upon approval of final passage.

PASSED IN FIRST READING: \_\_\_\_\_ 2013.

PASSED IN SECOND READING: \_\_\_\_\_ 2013.

\_\_\_\_\_  
David L. Jack, Mayor

ATTEST: \_\_\_\_\_  
Kim Flores, Borough Clerk

# **Agenda Item 13b**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **INFORMATION:**

#### **A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, SUPPORTING SENATE BILL 60 AND HOUSE BILL 145 OF THE 28TH ALASKA LEGISLATURE**

#### **Attachments**

1. Proposed Resolution No. 03-13-1271
2. Letter of Support for SB 60/HB 145 from Julie Decker, dated 03-13-2013

#### **RECOMMENDED ACTION:**

Move to adopt resolution.

CITY AND BOROUGH OF WRANGELL, ALASKA  
RESOLUTION NO. 03-13-1271

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF  
WRANGELL, ALASKA, SUPPORTING SENATE BILL 60 AND HOUSE  
BILL 145 OF THE 28<sup>TH</sup> ALASKA LEGISLATURE

WHEREAS, the community of Wrangell, Alaska is a coastal island in Southeast Alaska with a population of 2,448 citizens, and

WHEREAS, residents of the community of Wrangell are dependent on abundant, sustainable resources from the coastal waters of Southeast Alaska; and

WHEREAS, in the late 1960's the Alaska Department of Fish and Game reintroduced approximately 400 sea otters in six different locations to near shore waters of Southeast Alaska with no management plan; and

WHEREAS, the federal government has jurisdiction under the Marine Mammal Protection Act (MMPA) and has no active management plan protecting the ecosystems affected by sea otters; and

WHEREAS, the extraordinarily high rate of sea otter population growth in Southeast Alaska resulted in greatly increase sea otter predation of commercial fishery stocks, including geoduck clams, sea cucumbers, sea urchins, and crab; and,

WHEREAS, a 2011 analysis of the financial impacts to commercial fisheries resulting from sea otter predation estimates that the rapidly increasing population of otters has cost the region \$28.3 million in direct, indirect, and induced impacts since 1995; and,

WHEREAS, SB 60 and HB 145 are acts relating to sea otter population management which seeks to encourage the harvest of sea otters by offering a \$100 payment for each otter taken in compliance with federal law and regulation; and,

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA SUPPORTS SB 60 AND HB 145, NOW PENDING IN ALASKA LEGISLATURE, AND ENCOURAGES THE ALASKA SENATE AND ALASKA HOUSE OF REPRESENTATIVES TO APPROVE THE LEGISLATION DURING THE FIRST SESSION OF THE 28<sup>TH</sup> ALASKA LEGISLATURE.

ADOPTED: \_\_\_\_\_

ATTEST: \_\_\_\_\_  
Kim Flores, Borough Clerk

\_\_\_\_\_  
David L. Jack, Mayor

Julie Decker  
P.O. Box 2138, Wrangell, AK 99929  
[juliedecker@gci.net](mailto:juliedecker@gci.net)

Senator Cathy Giessel, Chair, Senate Resources Committee  
State Capitol Room 427, Juneau AK, 99801  
Phone: 907-465-4843; Fax: 907-465-3871  
[Senator.Cathy.Giessel@akleg.gov](mailto:Senator.Cathy.Giessel@akleg.gov)

March 13, 2013

**RE: Support for SB 60 / HB 145 – sea otter population management**

Dear Chair Giessel & Senate Resources Committee,

I am a past commercial diver in Southeast Alaska (SEA). My husband continues to commercially dive. Our family also commercially fishes for other species in SEA. I was the former executive director of the Southeast Alaska Regional Dive Fisheries Association (SARDFA). I have also worked on this otter issue as a member of the Board of Directors of the Southeast Conference (SEC), the United Fishermen of Alaska (UFA), the Co-Chair of the Ocean Cluster working group, and the Chair of the Wrangell Economic Development Committee.

***I am writing to support for SB 60 / HB 145 – an act related to sea otter population management – as a mechanism to encourage legal sea otter harvest and to spark a productive and urgent conversation about solutions to conserve our shellfish species in Southeast Alaska (SEA).***

Recent research by the U.S. Fish & Wildlife Service (USFWS) has documented the following facts about the sea otter population in SEA. The sea otter population is approximately 25,000 and growing at 12-14% per year. These marine mammals consume shellfish at a rate of approximately 25% of their body weight (average of 65 lbs) each day, equating to an average annual shellfish consumption of 148 million pounds. By comparison, the annual commercial shellfish harvest in SEA was less than 5 million pounds in 2010. Projecting this growth out to the year 2018, the sea otter population will be approximately 50,000 and the annual shellfish consumption by otters will be approximately 300 million pounds.

As commercial divers, we have personally observed the destruction to the ecosystem due to sea otter predation. Sea otters are a special type of predator. They eat 100% of the shellfish in an area and then move on, including crab, urchins, abalone, clams, sea cucumbers, geoducks, starfish and gumboots. They do not leave females or undersized creatures for further propagation.

Certain individuals and groups are promoting the idea that the continued growth of the sea otter population is a good thing, because sea otters eat urchins, which in turn eat kelp, which in turn reduced carbon dioxide in the ocean/atmosphere. These people infer that more sea otters

in SEA will therefore reduce global climate change. From what I have observed as a commercial diver, this is NOT the whole truth. The interaction between sea otters and urchins is merely one sliver of the interactions occurring within the entire ecosystem of the near-shore ocean bottom. For example, what does the removal of all the filter-feeders from the near-shore ocean bottom do to the ecosystem and the health of the kelp beds? What will happen to the ecosystem in areas in which habitat does not support urchins and kelp already exists? Commercial divers can tell you that these areas look like waste lands - even the sediment changes consistency. These observations may not be "scientific", but they are supported by an accumulation of thousands of hours of dive time.

The sea otter is decimating the shellfish populations in SEA. This fact has been documented by commercial divers, fishermen, subsistence users and biologists at the Alaska Dept. of Fish & Game, as commercial harvest areas are closed after sea otters move into these areas. If the growth of the sea otter population is not reduced, not only will all commercial shellfish harvests in SEA be closed, but also sport, personal use and subsistence harvests will end.

Sea otters are a renewable resource that, if properly managed and marketed (as other Alaska renewable resources are), could add to the economy of the region. For at least the past ten thousand years, the "natural" environment in SEA included human interaction and harvest of sea otters. Humans were a part of the natural balance of otter populations until approximately 100 years ago, when the harvest became imbalanced and protections were placed on otters. The rebound of otters in SEA is a positive conservation story, which instead has turned into a nightmare due to the inability and/or unwillingness of USFWS to evolve its conservation strategies under the MMPA.

SB 60 will encourage the legal harvest of sea otters by Alaska Natives in order to save shellfish species in SEA. SB 60 will also elevate the discussion and the seriousness of the problem. We hope further productive discussions regarding proactive sea otter management will lead to innovative ideas which will provide a win-win solution for all who depend upon the shellfish resources in the region.

In conclusion, the State of Alaska spends millions of dollars to market Alaska Seafood as sustainably managed to the world. In this case, the Federal government is blocking the ability of the State of Alaska to sustainably manage the shellfish species in SEA. The State of Alaska needs to address this inconsistency with our Constitution and it sounds like Governor Parnell's Administration is willing to help.

Thank you for your consideration.

Julie Decker, commercial fishing family



# **Agenda Item 13c**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY**

#### **AGENDA ITEM**

**March 26, 2013**

#### **INFORMATION:**

**A RESOLUTION OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ENDORSING AND URGING STATE FUNDING FOR THE SWAN LAKE RESERVOIR EXPANSION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE**

#### **Attachments**

1. Proposed Resolution No. 03-13-1272

#### **RECOMMENDED ACTION:**

Move to adopt resolution.

## CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 03-13-1272

A RESOLUTION OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ENDORSING AND URGING STATE FUNDING FOR THE SWAN LAKE RESERVOIR EXPANSION PROJECT; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City & Borough of Wrangell anticipates continued growth in the sea food, timber processing, marines service repair center and health care facilities; and

WHEREAS, the City & Borough of Wrangell continues to embrace electric heat as a practical alternative to non-renewable based fuel sources; and

WHEREAS, all local economic development opportunities require a reliable source of energy at reasonable cost; and

WHEREAS, the Southeast Alaska Integrated Resources Plan notes that there is a shortage of hydroelectric storage capacity in Southeast Alaska and that potential hydroelectric projects with storage capacity are more valuable than potential run-of-the-river hydroelectric projects; and

WHEREAS, Southeast Alaska Power Agency's (SEAPA) proposed expansion of the Swan Lake Reservoir (the Project) would directly contribute to increasing regional hydroelectric storage and maximizes the value of an existing hydroelectric project; and

WHEREAS, the Swan Lake Reservoir Expansion Project enhances the already funded Whitman Lake Hydroelectric Project; and

WHEREAS, the additional storage created by the project adds operational flexibility that benefits the entire region, and shifts summer spill from the new Whitman Lake Hydroelectric Project or the existing Lake Tyee Hydroelectric Project to much needed winter hydroelectric generation; and

WHEREAS, the Project would displace up to 12,000 MW hours of winter diesel generation, which equates to a reduction of 800,000 gallons of diesel fuel annually; and

WHEREAS, another significant advantage of the Swan Lake Reservoir Expansion project is that it needs no additional infrastructure (e.g., transmission facilities) to bring the additional power to the existing power grid; the project adds capacity at an existing dam that is currently connected to an existing power distribution grid.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA:

Section 1. That the City and Borough of Wrangell urges the State to provide \$12.3 million funding for the Project in its FY 2014 Capital Budget.

Section 2. A copy of this resolution shall be provided to Governor Parnell, Senator Stedman, Representative Peggy Wilson and Alaska Energy Authority Executive Director Sara Fisher-Goad.

Section 3. This resolution shall become effective immediately upon adoption.

ADOPTED: \_\_\_\_\_, 2013

\_\_\_\_\_  
David L. Jack, Mayor

ATTEST: \_\_\_\_\_  
Kim Flores, Borough Clerk

# **Agenda Item 13d**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **INFORMATION:**

**Authorization to purchase a Ford F550 truck from Cal Worthington Ford for the Public Works Department.**

#### **Attachments**

1. Memo from Carl Johnson, Public Works Director dated March 14, 2013
2. WMC 5.10.050 (I)
3. Bid Information for Truck Purchase

#### **RECOMMENDED ACTION:**

Move to authorize the Borough Manager to purchase a Ford F550 truck from Cal Worthington Ford for the price of \$39,246.00 to be paid with the budgeted capital project funds.

## MEMORANDUM

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: CARL JOHNSON  
PUBLIC WORKS DIRECTOR**

**SUBJECT: FORD F550 TRUCK PURCHASE**

**DATE: March 14, 2013**

### **BACKGROUND:**

As presented in the March 8, 2013 Borough Manager's Report, the FY 2012-13 Capital Project Fund budget includes \$50,000 for a new plow/chemical truck for plowing and de-icing streets.

There is an exception within Wrangell's competitive bidding requirements, under WMC 5.10.050(I), which allows the City to purchase supplies or services that were bid to another Alaskan local government or the State of Alaska. For several years the City has been purchasing its vehicles through a State procurement contract available to local governments. The purchase prices through this program have consistently been much lower than if we were to deal directly with the dealers. As this vehicle purchase program is an annual bid to the State, it meets the requirements of the bidding exemption in the municipal code.

Through the State program, the truck chassis will cost \$39,246.00. We will purchase a flat-bed for the truck from a different vendor and install it in-house. The low bidder through the State for this model of truck is Cal Worthington Ford of Anchorage. There is no cost for delivery to Juneau and it will cost \$375 to ship the truck by ferry from Juneau to Wrangell.

### **RECOMMENDATION:**

Staff recommends the Borough Assembly authorize the Borough Manager to purchase a Ford F550 truck from Cal Worthington Ford for the price of \$39,246.00 to be paid with the budgeted capital project funds.

### **ATTACHMENTS:**

1. WMC 5.10.050 (I)
2. Bid Information for Truck Purchase

13d

public interest even when the price quoted by the local bidder satisfies subsection (D)(1)(a) or (b) of this section.

3. "Local bidder" for purposes of the section shall mean a bidder who:
  - a. Holds a current Alaska business license;
  - b. Submits a bid for goods or services under the name appearing on the person's current Alaska business license;
  - c. Has maintained a place of business within the boundaries of the borough for a period of six months immediately preceding the date of the bid;
  - d. Is not delinquent in the payment of any utilities, taxes, charges or assessments owing to the borough on account of that business;
  - e. Is incorporated or qualified to do business under the laws of Alaska with its principal place of business in the borough, is a proprietorship and the proprietor is a resident of the borough, or is a partnership and all partners are residents of the City and Borough of Wrangell;
  - f. If a joint venture, all joint venture partners must qualify under subsection (D)(3)(a) through (e) of this section;
  - g. The manager may require such documentation or verification by the person claiming to be a local bidder as is deemed necessary to establish the requirements of this section. [Ord. 817 § 1, 2008; Ord. 816 § 1, 2008; Ord. 605 § 4, 1995; Ord. 444 § 4, 1983.]

#### **5.10.050 When competitive bidding or quotations are not required.**

The following may be purchased or contracted for without giving an opportunity for competitive bidding or soliciting quotations:

- A. Supplies, materials, equipment, or contractual services whose cost does not exceed \$10,000, excluding freight costs, in a single transaction;
- B. Supplies, materials, equipment, or contractual services which can be furnished only by a single dealer, or which have a uniform price wherever bought;
- C. Supplies, materials, equipment, or contractual services purchased from another unit of government at a price deemed below that obtainable from private dealers, including war surplus;
- D. Contractual services purchased from a public utility corporation at a price or rate determined by state or other governmental authority;
- E. Contractual services of a professional nature, such as legal, engineering, architectural, and medical services;
- F. Supplies, materials, equipment, or contractual services which must be purchased from a specific source in order to prevent incompatibility with previously purchased supplies, materials, equipment, or contractual services. For purposes of this subsection the term "incompatibility" is defined as the inability to (1) interconnect, combine, interchange, or join, or (2) that which causes or necessitates maintenance expertise or training where such acquisition would result in substantial duplication. The assembly must approve by motion or resolution any purchase whose cost exceeds \$25,000 which is to be excluded from competitive bidding by the authority of this subsection;
- G. Supplies, materials, equipment, contractual services, or public improvements which the assembly declares to be required on an emergency basis or which the assembly declares is impractical or impossible;
- H. Placement of insurance coverage;



I. When it is advantageous to the borough to enter into a contract with a bidder for the same supplies or services such bidder is providing another Alaskan local government, the State of Alaska, or the United States where such supplies or services are being provided the other government unit on the basis of formal bids submitted and where the borough contract is on substantially the same terms as those bids, or to contract with or through such other government unit so that the benefit of the lowest and best responsible bid accrues to the borough;

J. When competitive bidding has been followed, but no bids or quotations are received or the bids or quotations are rejected. In such a case, after assembly approval, the borough manager may proceed to have the services performed or the supplies purchased without further competitive bidding or quotation;

K. Public improvement whose cost does not exceed \$10,000 in a single transaction. [Ord. 816 § 1, 2008; Ord. 444 § 4, 1983.]

#### **5.10.060 Sale of surplus, obsolete, or unneeded personal property.**

A. No surplus, obsolete, or unneeded supplies, materials, equipment, or other personal property may be sold until the assembly has declared, by motion or resolution, them obsolete or surplus.

B. Before the borough manager sells any surplus, obsolete, or unneeded supplies, materials, equipment, or any other personal property, the borough manager shall advertise them for sale in a newspaper of general circulation in the borough and give notice in such other manner as he deems necessary to adequately reach prospective buyers to give them an opportunity to make bids. All bids shall be sealed and shall be opened in public at a designated time and place, except when the sale is by auction. The borough manager may repeatedly reject all bids and advertise or give notice again. He shall sell such supplies, materials, equipment, or other personal property to the highest responsible bidder for cash. In case of a tie, the successful bidder shall be determined by publicly drawing lots at a time and place specified by the borough manager, always selling to the highest responsible bidder or bidders for cash. If there are no bidders, the borough manager is authorized to sell such supplies, materials, equipment or other personal property for the minimum value established prior to sealed bidding. A sale of property of more than \$1,000,000 in value must meet with the requirements of Section 5-14 of the borough charter.

C. Personal property, or an interest therein, may be sold or otherwise disposed of without competitive bidding as follows:

1. Supplies, materials, equipment or other personal property, or any interest therein, may be sold or otherwise disposed of by the manager when the total value thereof, as estimated by the manager, does not exceed collectively \$2,000.

2. The manager may sell, lease, donate, exchange or otherwise dispose of personal property, or an interest therein, to or with another municipality, a state or the United States when and under such terms and conditions as the assembly, in its sole judgment, is in the best interest of the borough. [Ord. 667 § 4, 1999; Ord. 645 § 4, 1998; Ord. 597 § 4, 1995; Ord. 444 § 4, 1983.]

#### **5.10.062 Disposition of personal property for economic development purposes.**

A. In the exercise of the borough's economic development powers, the assembly may determine, in its sole discretion, that it is in the best interest of the borough to dispose of borough-owned personal property, or any interest therein, which interest has a value of \$1,000,000 or less (as determined by the borough assessor or a qualified appraiser), by sale, lease or otherwise, without requests for proposals or sealed bid procedures and at less than fair market value.

B. In determining the best interests of the borough under this section, the assembly may consider any relevant factors, which may include:

1. The desirability of the economic development project;

# STANDARD OPTIONS

Seating for three (3) (including driver).  
GVWR: 17,500 Pounds  
2WD (4x2), Dual Rear Wheel design.  
CA (Cab to Axle Dimension): 60 inches.  
Engine: Diesel, Turbo, 5.9L, 175 HP w/ PTO  
Rear Differential to be Tractech No-SPIN or equal.  
Brakes: ABS system, 4-Wheel, Disc  
Tires & Wheels: Rated for Axles, Steel Belted Radials (tubeless) to include full size spare shipped loose with unit.  
Fuel tank size, 40 gallons.  
Steering: Full Hydraulic Power or Power Assist Type  
Shock Absorbers, HD, front and rear  
Fuel Tank: Min 40 Gallons  
AM/FM Radio  
Dual Sun Visors  
Side Mirrors, trailing type.  
Vinyl upholstery  
Tow Hooks, 2 each, front, bolted to frame.  
Limited Slip Rear Axle

CLASS 177RC  
4X2 REGULAR CAB DRW  
17,500 GVWR

Attachment #  
13d-3

	F550 F5H 4X4 F550 F5G 4X2 6.8L 362HP \$34,177.00 Kendall/Ford	F550 F5H 4X4 F550 F5G 4X2 6.8L 362HP \$34,109.00 Cal/Ford
AVAILABLE OPTIONS		
1 4X4 Option	\$2,523.00	\$2,475.00
0 V10 Gas Engine		
1 Heavy Payload 19,500 GVWR	\$971.00	\$923.00
0 40/20/40 Split Bench Cloth Seats		
0 Cloth Bucket Seats with Center Console		
0 Cruise Control & Tilt		
1 Power Windows/Locks/Air Conditioning and Heated Mirrors	\$1,667.00	\$1,667.00
0 AM/FM Radio W/ CD		
1 Plow Prep Package	\$72.00	\$72.00
0 84" Cab to Axle		
0 108" Cab to Axle		
0 120" Cab to Axle		
0 Shipping to Fairbanks		
1 Shipping to Juneau	\$0.00	\$0.00
1=yes	\$ 39,410.00	\$ 39,246.00
0=no		
	Don't Purchase	Purchase

Vendor: Cal Worthington Ford  
 1950 Gambell Street  
 Anchorage, Alaska 99501

CLASS 177RC  
 4X2 REGULAR CAB DRW  
 17,500 GVWR

<u>UNIT COST</u>	
\$	34,109.00

		Comments/Notes
4X4 Option	\$2,475.00	
V10 Gas Engine	(\$6,285.00)	
Heavy Payload 19,500 GVWR	\$923.00	
40/20/40 Split Bench Cloth Seats	\$83.00	
Cloth Bucket Seats with Center Console	\$423.00	
Cruise Control & Tilt	\$193.00	
Power Windows/Locks/Air Conditioning and Heated Mirrors	\$1,667.00	
AM/FM Radio W/ CD	\$226.00	
Plow Prep Package	\$72.00	
84" Cab to Axle	\$150.00	
108" Cab to Axle	\$298.00	
120" Cab to Axle	\$448.00	
Shipping to Fairbanks	\$325.00	
Shipping to Juneau	\$0.00	

# **Agenda Item 13e**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **INFORMATION:**

**Discussion and possible action relating to the purchase of tideland property by Steve and Helen Keller**

#### **Attachments**

- Memorandum from Timothy Rooney, Borough Manager, dated 03/21/2013
1. Letter from Borough Manager Rooney to Steve and Helen Keller, dated 01/15/2013
  2. Letter of response from Helen and Steve Keller, dated 01/21/2013
  3. Keller/Bakke Tideland Subdivision map, dated 02/27/2004
  4. Keller Tideland Subdivision map, dated 03/15/2012
  5. Kilpatrick Tideland Subdivision map, dated 09/04/2009

#### **RECOMMENDED ACTION:**

#### **Assembly Discussion**

## **MEMORANDUM**

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: TIMOTHY ROONEY  
BOROUGH MANAGER**

**SUBJECT: KELLER TIDELANDS PURCHASE**

**DATE: March 22, 2013**

### **BACKGROUND:**

The background information for this item is difficult to explain and as a result, I encourage the Borough Assembly to visit with me or Ms. Rushmore if the background information is not clear.

The Keller's purchased tideland property from the City of Wrangell that was adjacent to their upland parcel. The City and Borough of Wrangell utilized the MHW (Mean High Water) line as the basis of the property line between their upland parcel and the tidelands they had desired to purchase. This MHW had previously been determined as the result of a survey in the late 1990's when the City acquired the tidelands from the State of Alaska. The State provided the City with the survey and the State recorded the survey and then deeded the City the tidelands.

The Keller's purchased the tidelands, filled them, and constructed a dwelling. Soon after, the rock wall constructed on their property started to fail as a result of winter storms. The Keller's then came back to the City and requested to purchase more tidelands so they could slope their rock wall out further, thus strengthening the wall. When the first tideland purchase was made (see above paragraph) there was an existing public access easement from the identified MHW out into the tidelands for 50 feet. The City and Borough of Wrangell had to request permission from the State to shift the easement out and around the tidelands that the Keller's had originally wanting to buy. As a result of the wall failing and the need to purchase more tidelands, the City and Borough of Wrangell had to go back to the State again to request that the easement be moved out further.

Meanwhile, the Kilpatrick's – the neighboring property owner, came in to purchase the tidelands adjacent to their property. The previous property owner before the Kilpatrick's had filled the area a long time ago but never had the tidelands and they wanted to clean up their area. Again, the City and Borough of Wrangell had to move the 50' public easement and the State of Alaska was balking at it. Mr. Kilpatrick's property deed stated that the waterward property line was the MHW and he determined that if he were to survey where the actual MHW line is located, that would be his property line. When he had it surveyed, it was determined that the MHW was further out than on the survey previously provided by the State of Alaska. Staff has determined that the State of Alaska basically surveys points along the shoreline and then connects the dots and this becomes the recorded and legal MHW line until an exact survey is conducted to locate the MHW for some purpose...in this case, the Kilpatrick's desire to determine where their property line was.

Based upon the information the Kilpatrick's learned, the Keller's believe they purchased tidelands that actually belonged to them originally and are seeking a refund of the amount they believe they did not have to purchase. There are a couple of things to consider when reviewing the Keller's request:

- The City and Borough of Wrangell utilized the survey the State of Alaska provided to us when the tidelands were provided to the City and Borough of Wrangell.
- Based on the amount of fill that occurred in the area and on the Keller's property, it is impossible with certainty to locate where the actual MHW **would have been** located. Certainly, one can connect the dots and estimate where the line would be located and the Keller's have done so in submitting their request for a refund.
- All of this came about as a result of language contained on the Kilpatrick's deed. Is it the Borough's responsibility to know what is contained on property owner's deeds or is it the property owner's responsibility to prove where their property lines are in the event of a discrepancy? At this point the Keller's have title to all tidelands they need for their residence and the Borough sold those tidelands based on a recorded MHW that the State of Alaska recognized.

The Keller's had originally purchased 9,594 square feet of tidelands. Based upon the estimation of where the MHW is located as a result on information from the Kilpatrick's survey (again, the MHW cannot be verified now because the area has been filled), the Keller's believe they purchased 6,027 square feet too much. Based upon the original purchase price, the Keller's are seeking to receive a refund of \$9,040.50.

With the above information in mind, and after studying the items for several weeks and meeting with the Keller's, staff made an offer to the Keller's in mid-January an attempt to resolve the issue. In October, the Borough Assembly authorized the sale of additional tidelands to the Keller's valued at \$3,950. While that sale had not been finalized, staff proposed to grant these tidelands authorized for purchase by the Borough Assembly in October to the Keller's free of charge to settle the discrepancy between the City and Borough of Wrangell regarding any owed funds. The letter is attached for your information and review.

Staff presented the offer to the Keller's and the Keller's declined, explaining that they felt the offer was "light." Their letter is also attached for your information and review. Staff then met with the Keller's and communicated that I was unwilling to make any offer more than what I had already offered, and that their next step would be to seek resolution from the Borough Assembly. This is why this item is now before you for consideration.

#### **FINAL THOUGHTS:**

I have visited with Mr. Blasco regarding this issue at length. His position is that the offer I made to the Keller's is "generous." In his opinion, staff has taken steps to seek a fair resolution to the issue and the Assembly is not required to do anything at all regarding the request by the Keller's. Again, had the Keller's surveyed the property beforehand – like the Kilpatrick's – it is possible that the MHW would have been in a different location, but the fact is that the Keller's at the time



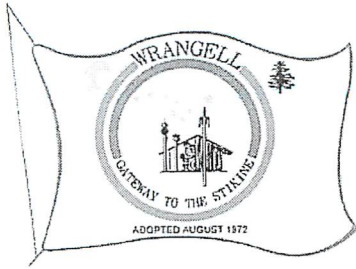
of sale accepted the same survey that the City and Borough of Wrangell accepted when we were deeded the property by the State of Alaska.

**RECOMMENDATION:**

It is staff's opinion that the offer previously communicated by my office is more than fair, considering much of the information about where the MHW could have been located is really an estimate now and cannot be proven. Staff, at the time of the original tideland purchase, made the appropriate decision based on the information available at that time, as did the Keller's.

**ATTACHMENTS:**

1. Offer letter to Keller's.
2. Response from Keller's.
3. Keller/Bakke Tideland Subdivision
4. Keller Tidelands Subdivision
5. Kilpatrick Subdivision

**CITY AND BOROUGH OF WRANGELL**

INCORPORATED MAY 30, 2008

P.O. BOX 531 (907)-874-2381  
Wrangell, AK 99929 FAX (907)-874-3952

January 15, 2013

Mr. and Mrs Steve and Helen Keller  
PO Box 133  
Wrangell, AK 99929

RE: Tidelands Purchase

Dear Mr. and Mrs. Keller,

As discussed on Friday, January 11, 2013 in my office, the following is a brief review of the information that we reviewed:

- When the tidelands were purchased, the City utilized the existing recorded MHW line as the basis of the property line separating the upland parcel from the tideland parcel in order to identify the tidelands to be purchased.
- The MHW line had been reestablished as part of a survey in the late 1990's when the City acquired the tidelands from the State between the mill and town. The state provided the City with the survey requirements, Scheff and Associates conducted the survey, and the State recorded the survey and then gave the City the tidelands.
- After the tidelands were purchased, they were filled and built. Once the vertical rock wall started falling with the winter storms hitting it, the Keller's requested to purchase more tidelands so the wall could be addressed.
- The City then went back to the State, as originally there was a 50' public access easement from the MHW out into the tidelands. The City had to request that this be moved out when the tidelands were purchased originally by the Keller's, so the public access easement was out and around those tidelands. As a result of the request to purchase additional tidelands, the City went through this process again. The State balked at this initially.
- In the meantime, the Kilpatrick's asked to buy the tidelands in front of their house. The previous owner had filled but never had the tidelands, so the Kilpatrick's wanted to clean up their ownership of land. Again, the 50' public access needed to be moved. Mr. Kilpatrick noted the AK State Statute that references that the property line is the MHW. Mr. Kilpatrick had it surveyed to locate the MHW line, and it was further out than previously recorded so purchased a smaller amount of tidelands.
- The recorded MHW was originally determined by the State - who had surveyed points along the shoreline and connected the dots. That became the legal and recorded MHW until the actual MHW line is surveyed for some purpose - as the Kilpatrick's did.
- The area has been surveyed several times - for the original USS 3402, at least once for the City for the acquisition of the tidelands (USS ATS 1531), then for the Keller's for the first round of tidelands they asked to buy from the City, than a second time for the Keller's for additional tidelands. Never once did anyone suggest to the Keller's or the City that the recorded MHW could be resurveyed. The City was using the recorded

MHW as the basis for defining the parcel the Keller's were to buy and was not aware of the State Statute, nor individual property deeds.

- Now it is impossible to do the actual survey of the Keller's property to determine where the MHW line is due to existing fill and a dwelling in that area. The area can be approximated by using the MHW survey conducted by the Kilpatrick's connection points on either side of the fill area.

The Keller's originally purchased a tideland lot that was 9,577 square feet at \$1.50 per square foot. With the above information in mind, it would appear that they should have only had to purchase approximately 3,567 square feet of that residential lot. This would mean they purchased approximately 6,010 square feet more than they should have, equating to approximately \$9,015.

At their meeting on October 30, 2012, the Borough Assembly passed a resolution authorizing the conveyance of Public Tidelands, Lot A, Block A, Tract C, Keller Tidelands Subdivision, Recorded as Plat #2012-2, Wrangell Recording District. This property is valued at \$3,950.

If agreeable to the Keller's, and in order to settle this matter, on behalf of the City and Borough of Wrangell I am offering to grant the tidelands intended to be purchased as a result of the Borough Assembly approval in October of 2012 (valued at \$3,950) to the Keller's. If accepted, this would resolve any dispute between the City and the Keller's regarding any owed funds.

If you accept these conditions, please sign below and return this letter to my office at your earliest convenience. If you have any questions, please do not hesitate to contact me at 874-2381 or via email at [tdrooney@wrangell.com](mailto:tdrooney@wrangell.com).

Sincerely,

Timothy Rooney  
Borough Manager

Accepted:

---

Steve Keller

---

Helen Keller

Helen and Steve Keller  
Box 133  
Wrangell, Alaska 99929  
January 21, 2013

City and Borough of Wrangell  
Tim Rooney  
Box 531  
Wrangell, Alaska 99929

Dear Tim,

Thank you for making the offer on the overcharge for the property that we purchased from the city. We had time to go over the offer, discussed it thoroughly, and think the offer is light. The approximate difference between what was paid, and what should have been paid is \$9015.00. The new purchase of the 20 x 123' to stabilize the rock wall is \$3950.00. Which leaves \$5065.00 of overpayment to the City of Wrangell. The proper way to deal with this would be for the City of Wrangell to refund the overpayment, and we pay for the new property. That way it would be clean, everything would be above board, and nobody would feel like they were taken advantage of.

In your letter, you stated when the tidelands were transferred from the State to the City of Wrangell. The existing recorded MHW line was the basis of separating the upland parcel from the tideland parcel in order to identify the tidelands to be purchased. That is not the case as the city used the old plat and when mean high water was calculated on the tidelands survey 1531 they did not replat the private property to mean high water. That is where the error occurred. We are not sure woes error this was but we should not have to pay for others negligence. When the public access easement had to be moved we had to request the movement and we needed a letter from the City of Wrangell to also request the movement. We appreciate the City doing this for us. Basically it was letters from the City that helped us in moving forward. Thus in doing this, the City added property onto their tax rolls. If you look at USS ATS 1531 you will notice in the survey it shows the mean high water but it does not show the property lines down to that point. It shows the old upland property but not down to mean high water. With survey USS ATS 1531, the plats of the property, and the scale of the drawing, the actual amount of the property that should have been purchased should be able to be figured out fairly easily. Then we could be reimbursed for the overpayment and pay for the new purchase. Amount for amount.

The main issue is the City of Wrangell collected monies from us not realizing the State Statues of the upland owner having ownership of the tideland to MHW. We are asking the City of Wrangell to give us full refund for this mistake and than we can move forward to make the purchase of the new land.

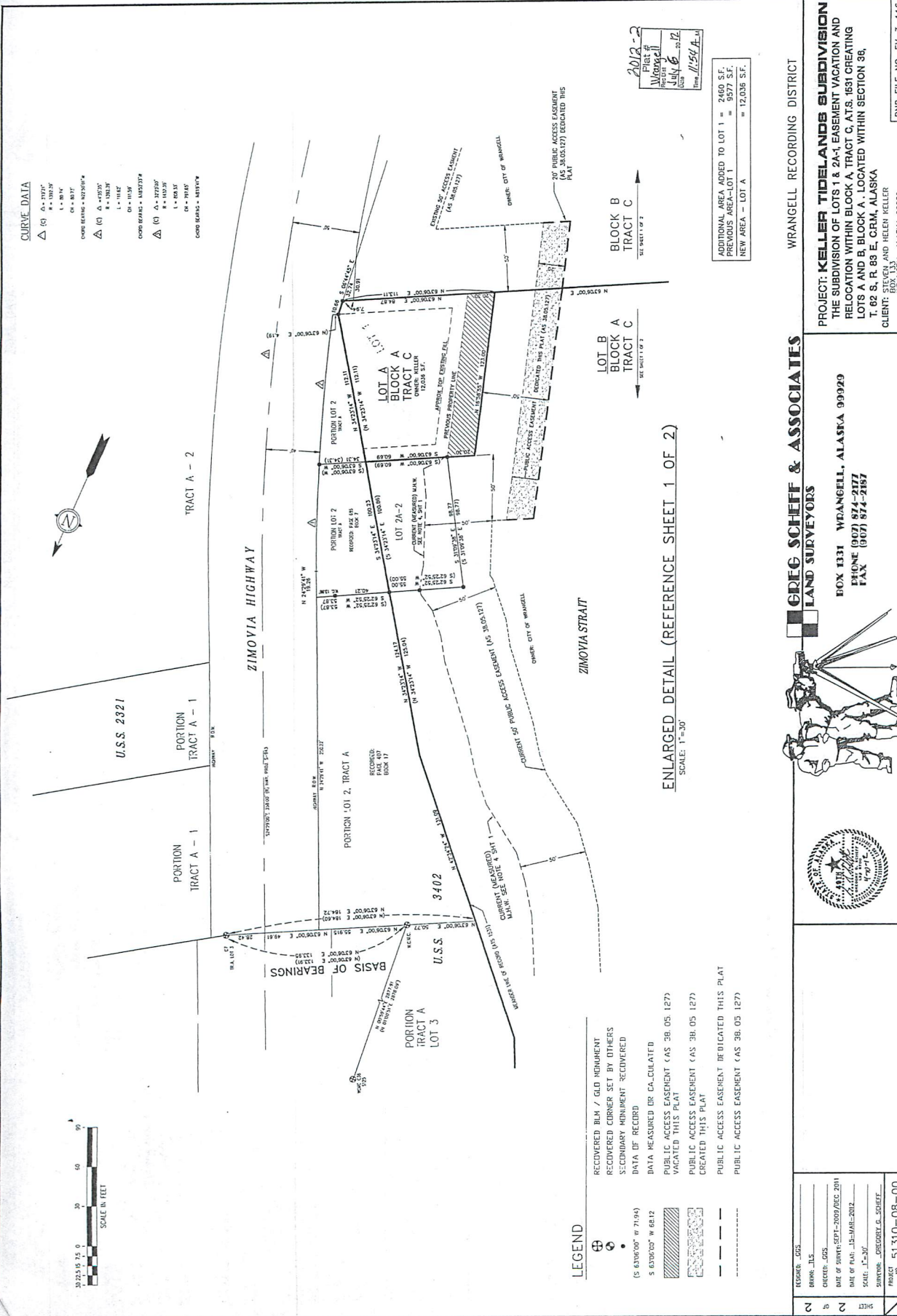
We thank the City of Wrangell for helping us in the past, and hopefully this issue can be resolved soon.

Cordially,

Helen and Steve Keller







**GREG SCHEFF & ASSOCIATES**  
**LAND SURVEYORS**

PO BOX 1331 WDANGELL, ALASKA 99929  
PHONE (907) 874-2177  
FAX (907) 874-2187

PROJECT: **KELLER TIDELANDS SUBDIVISION**  
THE SUBDIVISION OF LOTS 1 & 2A-1, EASEMENT VACATION AND  
RELOCATION WITHIN BLOCK A, TRACT C, A.T.S. 1631 CREATING  
LOTS A AND B, BLOCK A, . LOCATED WITHIN SECTION 36,  
T. 62 S., R. 68 E., CR.M., ALASKA  
CLIENT: STEVEN AND HELEN KELLER  
WASILLA, ALASKA 99579

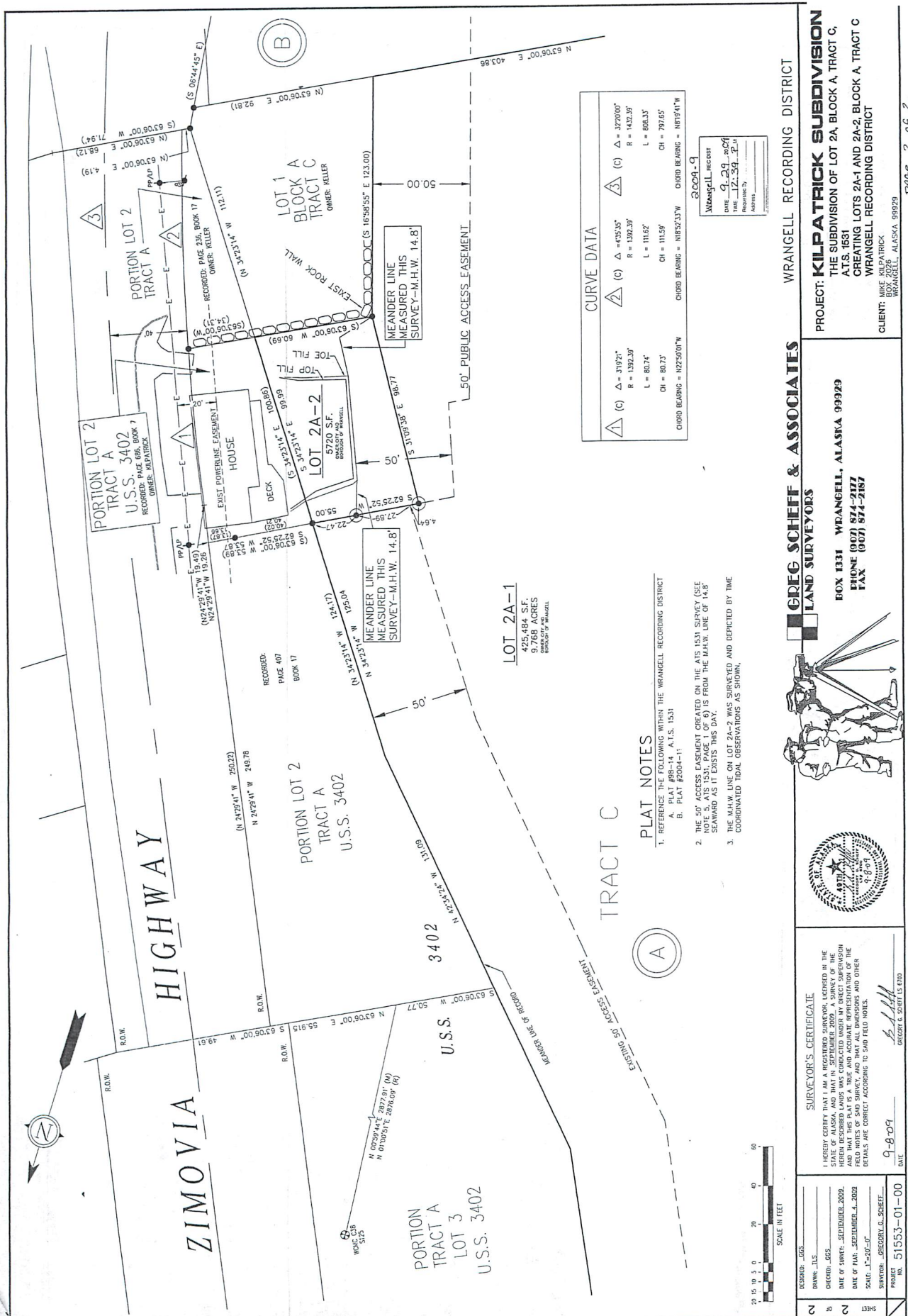
DNR FILE NO. EV-3-116

UNR FILE NO. EV-  
Page 2 of 2

## LEGEND

RECOVERED BLK / GLD MONUMENT  
RECOVERED CORNER SET BY OTHERS  
SECONDARY MONUMENT REQUIRED  
DATE OF RECORD  
DATA MEASURED OR CALCULATED  
PUBLIC ACCESS EASEMENT (AS 38.05 127)  
VACATED THIS PLAT  
PUBLIC ACCESS EASEMENT (AS 38.05 127)  
CREATED THIS PLAT  
PUBLIC ACCESS EASEMENT DEDICATED THIS PLAT  
PUBLIC ACCESS EASEMENT (AS 38.05 127)





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# Agenda Item 13f

## CITY & BOROUGH OF WRANGELL

### BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013

#### INFORMATION:

#### **Approval of a “combined” CA/CI Contract to PND Engineers for the MSC Concrete Paving Phase II and the Pier Structural Upgrades**

#### Attachments

1. Memorandum from Amber Al-Haddad, Projects Manager dated March 19, 2013
2. PND Engineer’s Fee Proposal, dated March 16, 2013

#### RECOMMENDED ACTION:

Move to authorize the Borough Manager to issue a contract amendment to PND Engineers, based on Time and Expense, and in a combined amount not to exceed **four hundred ninety-two thousand, two hundred eighty-six dollars** (\$492,286), for Contract Administration and Construction Inspection services, portions of which are to be paid from two separate State of Alaska, DCCED grants for the Marine Service Center, Concrete Paving Phase II project and the Marine Service Center, Pier Structural Upgrades project.

## MEMORANDUM

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: AMBER AL-HADDAD  
PROJECTS MANAGER**

**SUBJECT: APPROVAL OF A COMBINED CONTRACT ADMINISTRATION AND  
CONSTRUCTION INSPECTION CONTRACT, TO PND ENGINEERS,  
FOR THE MARINE SERVICE CENTER'S CONCRETE PAVING PHASE  
II AND PIER STRUCTURAL UPGRADES**

**DATE: March 19, 2013**

### **BACKGROUND:**

The City and Borough of Wrangell received two grants from the State of Alaska Capital Grants funds (DCCED division) for constructing projects within the Marine Service Center. One grant covers concrete pavement improvements to the Marine Service Center and the second grant covers the structural upgrades to the vessel hoist pier at the same facility.

PND Engineers is the engineer of record on both of the above-mentioned projects. Due to the integral role that PND has played in these projects to date, along with their in-depth knowledge of the existing conditions and the design, it was the desire of the City and Borough of Wrangell to negotiate with PND Engineers for the Contract Administration and the Construction Inspection (CA/CI) services for these next phases of improvements to the facility.

PND Engineer provided the City and Borough of Wrangell with cost estimates, individually, for the two Marine Service Center projects' CA/CI services. Staff asked PND to review the projects' construction schedules against their costs, to determine if there was a possibility to share similar services between the two projects, and thus offer a reduced fee to the Borough. By combining the two projects, PND has offered a reduced fee of approximately \$70,000; therefore, it is the intent of the City & Borough of Wrangell to accept PND Engineers' proposal for a combined fee in an amount not to exceed \$492,286.

### **RECOMMENDATION:**

Staff recommends the Assembly authorize the Borough Manager to issue a contract amendment to PND Engineers, based on Time and Expense, and in a combined amount not to exceed \$492,286, for Contract Administration and Construction Inspection services, portions of which are to be paid from two separate State of Alaska, DCCED grants for the Marine Service Center, Concrete Paving Phase II project and the Marine Service Center, Pier Structural Upgrades project.

### **ATTACHMENTS:**

1. PND Engineer's Fee Proposal, dated March 16, 2013, reflecting a combined projects' cost of \$492,286.

March 16, 2013

PND 112071.04

Ms. Amber Al-Haddad  
Project Manager  
City and Borough of Wrangell  
PO Box 531  
Wrangell, Alaska 99929

Re: Wrangell Marine Service Center – Concrete Paving Ph. 2 & Boat Haulout Pier Structural Upgrades  
Engineering Services during Construction –Fee Proposal Rev. 1

Dear Ms. Haddad:

PND Engineers, Inc. (PND) appreciates the opportunity to provide this combined fee proposal for engineering services during construction of the Wrangell Marine Service Center – Concrete Paving Phase 2 and the Boat Haulout Pier Structural Upgrades projects.

The attached spreadsheet provides a breakdown of the engineering scope and fees we anticipate for these two projects being constructed concurrently. PND proposes to proceed on a Time and Expenses reimbursable basis for all construction phase engineering services. This is primarily due to the uncertain nature of the schedule which is dictated mostly by both Contractors' performance. We have made some assumptions as to the amount of time required for field inspections based on our knowledge of the project and the completion dates required by the contract documents. The Work is scheduled to be constructed over two calendar years. Approximately seven months of concrete paving activity is scheduled for 2013 and three months is scheduled for 2014 to meet CBW's operational requirements at the boatyard. The pier structural upgrades are planned to be constructed concurrently over a three month period in 2013.

PND estimates a budget of \$492,286 for these two projects, however will only invoice the CBW for the actual work hours and expenses incurred rather than a percentage complete basis each month on a fixed price. As discussed, this fee proposal has been developed with one full time on site inspector dedicated to the projects, averaging 60 hours/week during concrete paving work. We have budgeted an additional 24 hours/week for the three months of structural upgrades to be completed during evening, weekend and night shifts when the yard is not in operation. We intend to utilize R&M's local office for materials testing and other services on the project. Haight & Associates will provide electrical engineering services.

PND is prepared to commence immediately upon receiving an executed contract amendment. Please feel free to call me at any time if you have questions regarding this proposal or if you would prefer to revise the scope of services in any way to better serve your needs. We look forward to hearing from you soon.

Sincerely,  
PND Engineers, Inc. | Juneau Office



Dick Somerville, P.E.  
Vice President

Attachment



## Professional Engineering Services Fee Proposal - March 13, 2013

## Engineering Services During Construction

## Scope of Services

PND Senior Engineer VII	PND Senior Engineer III	PND Staff Engineer V	PND Staff Engineer IV	CAD Designer V	PND CAD DesignerV	PND Tech IV	PND Tech I	Line Item Costs	Task Subtotal Costs
\$175.00	\$130.00	\$100.00	\$95.00	\$95.00	\$95.00	\$90.00	\$70.00		

ANTICIPATED TASKS									
1. Contract administration - CBW coordination, CA/CI file system, direct inspectors, design modification assistance, prepare and/or review contract correspondence, pay applications & change orders. Assume 42 weeks for Paving and 12 weeks for Pier.	108	48	168		42		42		\$49,710
2. Conduct Two Preconstruction Conferences via Teleconference & Prepare Minutes	4	6	6	2					\$2,270
3. Submittal Reviews - Civil & Structural	16	40	40	40			12		\$16,880
4. Mob/Demob/Change Out Travel			24	24					\$4,680
5. On site construction inspections w/ daily reports & photos - assume 1 inspector on site 42 weeks at 60 hrs/wk avg through substantial completion for Paving plus 12 weeks concurrent at 24 hrs/wk for Pier Upgrades			562	2246					\$269,570
6. Attend 9 monthly site visits & progress meetings with CBW & Contractor & prepare progress reports.	36	36	36						\$14,580
7. Substantial Completion Inspection & Prepare Final Punch Lists			16						\$1,600
8. Final Completion Inspections			16						\$1,600
9. Transfer contractor provided asbuilt data to electronic files and prepare contract closeout documentation.	8		40			40	4		\$9,560
<b>Total Estimated Manhours</b>	172	130	908	2312	42	40	58		
<b>Estimated Third Party Expenses</b>									
Long Term Lodging & Utilities	10 months x \$1,600 - Chief Inspector								\$16,000
Short Term Lodging - Progress Mtgs/Site Visits	11 overnights x \$150								\$1,650
Perdiem	Inspector and progress mtgs/site visits approx. 310 days @ \$65/day								\$20,150
Vehicle & Insurance	By CBW								
Travel	Airfare, AML and AMHS allowance for mobe, demobe & inspector rotation								\$8,000
Haight & Assocs.	Electrical Engineering services - submittal reviews and periodic site visits allowance								\$8,000
R&M Materials Tech	Assume 42 weeks x 8 hrs/wk x \$110/hr - sampling and survey QA assistance								\$36,960
Materials Testing	Lab Costs - gradations, proctors, and concrete compressive strength testing in lab								\$15,000
Misc. Expenses	Job consumables, freight, small tools, office supplies, fuel, reproduction, etc.								\$5,000
Admin Fee	10% Third Party Expenses								\$11,076
									<b>\$370,450</b>
									<b>\$121,836</b>

**\$492,286**



**R&M ENGINEERING-KETCHIKAN, INC.**  
ENGINEERS GEOLOGISTS SURVEYORS

355 CARLAHUA LAKE ROAD, SUITE 200, KETCHIKAN, ALASKA 99901  
PHONE (907) 225-7917 FAX (907) 225-3441 EMAIL: rmmain@lupinet.net

## **FEE SCHEDULE**

EFFECTIVE: March 1, 2011

### **PRINCIPAL AND/OR ASSOCIATES**

CIVIL ENGINEER, PRINCIPAL	\$150.00/HOUR
REGISTERED LAND SURVEYOR	\$130.00/HOUR
CIVIL ENGINEER, ASSOCIATE	\$130.00/HOUR

### **ENGINEERING AND SURVEYING SERVICES (STAFF)**

CIVIL ENGINEER, LEVEL 4	\$130.00/HOUR
CIVIL ENGINEER, LEVEL 3	\$120.00/HOUR
CIVIL ENGINEER, LEVEL 2	\$110.00/HOUR
CIVIL ENGINEER, LEVEL 1	\$95.00/HOUR
CIVIL ENGINEER, JR.	\$80.00/HOUR
CIVIL ENGINEER, JR. OVERTIME	\$95.00/HOUR
REGISTERED LAND SURVEYOR, STAFF	\$90.00/HOUR

### **TECHNICIAN SERVICES**

	<u>STRAIGHT TIME</u>	<u>OVERTIME</u>
FIELD CONCRETE/SOILS TECHNICIAN	\$110.00	\$125.00
SENIOR ENGINEERING TECHNICIAN	\$95.00	\$110.00
ENGINEERING TECHNICIAN	\$80.00	\$95.00
PROJECT INSPECTOR, LEVEL 3	\$95.00	\$110.00
PROJECT INSPECTOR, LEVEL 2	\$85.00	\$100.00
PROJECT INSPECTOR, LEVEL 1	\$80.00	\$95.00
SENIOR DRAFTER	\$85.00	\$100.00
DRAFTER	\$80.00	\$95.00
TWO-MAN SURVEY TEAM	\$160.00	\$200.00
THREE-MAN SURVEY TEAM	\$220.00	\$260.00

### **SPECIALIZED ENGINEERING AND/OR SURVEYING EQUIPMENT**

SURVEY TOTAL STATION	\$15/HOUR - \$65/DAY
GPS RTK OR ROBOTIC TOTAL STATION	\$250/DAY

### **VEHICLES**

SURVEY VAN	NO CHARGE
SKIFF, OUTBOARD, & TRAILER	\$75/DAY
RENTAL VEHICLES	COST (INVOICE)+ 15%

### **OTHER**

NUCLEAR DENSOMETER SOIL GAGE	Included in Technician Rate
PERSONAL COMPUTER w/ AutoCAD	\$10/HOUR
AUTOCAD PLOTS - PAPER OR VELLUM	\$3.50/SHEET
AUTOCAD PLOTS - MYLAR	\$9.00/SHEET
PHOTOCOPIES 8 1/2 X 11	\$0.25/EACH
PHOTOCOPIES 11 X 17	\$0.50/EACH
LONG DISTANCE CALLS	COST (INVOICE)+ 15%
TRAVEL EXPENSES	COST (INVOICE)+ 15%
CHAINSAW	\$25/DAY
HANDHELD RADIO	NO CHARGE
OTHER ITEMS NECESSARY FOR SPECIFIC PROJECTS	COST (INVOICE)+ 15%
LAND MONUMENTS: PRIMARY W/WITNESS POST	\$50/EACH
LAND MONUMENT: SECONDARY	\$25/EACH
CARSONITE POSTS	\$25/EACH

\*\*\*\*MONTHLY RATES FOR EQUIPMENT CAN BE PROVIDED UPON REQUEST\*\*\*\*





**R&M ENGINEERING-KETCHIKAN, INC.**  
**ENGINEERS      GEOLOGISTS      SURVEYORS**

355 CARLAHUA LAKE ROAD, SUITE 200, KETCHIKAN, ALASKA 99901  
PHONE (907) 225-7917 FAX (907) 225-3441 EMAIL: mmmain@l-pu.net.net

D/B SOLO	\$105	\$140
D/B 2-MAN	\$210	\$270
D/B 3-MAN	\$300	\$400



**PND ENGINEERS, INC.**  
**STANDARD RATE SCHEDULE**  
**EFFECTIVE MAY 2012**

		<i>Regular Rate</i>
<u>Professional:</u>	Senior Engineer VII	\$175.00
	Senior Engineer VI	\$165.00
	Senior Engineer V	\$150.00
	Senior Engineer IV	\$140.00
	Senior Engineer III	\$130.00
	Senior Engineer II	\$120.00
	Senior Engineer I	\$110.00
	Staff Engineer V	\$100.00
	Staff Engineer IV	\$95.00
	Staff Engineer III	\$90.00
	Staff Engineer II	\$85.00
	Staff Engineer I	\$80.00
	Senior Environmental Scientist	\$100.00
<u>Surveyors:</u>	Environmental Scientist	\$90.00
	GIS Specialist	\$90.00
<u>Technicians:</u>	Senior Land Surveyor	\$105.00
	Land Surveyor I	\$95.00
	Technician VI	\$125.00
	Technician V	\$105.00
	Technician IV	\$90.00
	Technician III	\$80.00
	Technician II	\$70.00
	Technician I	\$45.00
	CAD Designer V	\$95.00
	CAD Designer IV	\$85.00
	CAD Designer III	\$70.00

# **Agenda Item 13g**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **INFORMATION:**

**Approval of a contract amendment to PND Engineers for the Engineer Design Services for the Heritage Harbor Boat Ramp Expansion**

#### **Attachments**

1. Memorandum from Amber Al-Haddad, Projects Manager dated March 19, 2013
2. PND Engineer's Fee Proposal, dated March 3, 2013

#### **RECOMMENDED ACTION:**

Move to authorize the Borough Manager to issue a contract amendment to PND Engineers, based on Time and Expense, not to exceed **thirty five thousand, nine hundred thirty-five dollars** (\$35,935), for Engineer Design services, to be paid from the State of Alaska, DCCED grants for the Heritage Harbor Uplands, Phase III, Boat Ramp Expansion project.

## MEMORANDUM

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: AMBER AL-HADDAD  
PROJECTS MANAGER**

**SUBJECT: APPROVAL OF A CONTRACT AMENDMENT TO PND ENGINEERS,  
FOR THE ENGINEER DESIGN SERVICES FOR THE HERITAGE  
HARBOR BOAT RAMP EXPANSION**

**DATE: March 19, 2013**

### **BACKGROUND:**

The City and Borough of Wrangell received a grant from the State of Alaska, Capital Grants, DCCED division, for constructing the Heritage Harbor Uplands, Phase III project.

Given a balance of grant funds remaining after completion of the uplands' improvement project performed by Southeast Earthmovers, the Borough wishes to put these funds toward the boat ramp expansion (a second ramp) and its design, which was terminated during the original project's design phase due to the anticipation of project cost overruns.

PND Engineer, with the assistance of Staff, has performed a preliminary feasibility of constructing a second ramp and determined that a second boat ramp would provide clearances necessary for vessels to maneuver between the ramp and the floats, in order to gain access to the inner harbor. While the balance of the grant funds is not sufficient to construct the ramp, a future construction project may be more competitive when seeking funding by having completed a first-phase project design.

It is the intent of the City and Borough of Wrangell to accept PND Engineers' fee proposal for the engineering design of the Heritage Harbor Boat Ramp Expansion in an amount not to exceed \$35,935.

### **RECOMMENDATION:**

Staff recommends the Assembly authorize the Borough Manager to issue a contract amendment to PND Engineers, based on Time and Expense, not to exceed \$35,935, for Engineer Design services, to be paid from the State of Alaska, DCCED grants for the Heritage Harbor Uplands, Phase III, Boat Ramp Expansion project.

### **ATTACHMENTS:**

1. PND Engineer's Fee Proposal, dated March 3, 2013, reflecting a project design cost of \$35,935.

March 3, 2013

PND 13J003

Amber Al-Haddad  
Project Manager  
City and Borough of Wrangell  
P.O. Box 531  
Wrangell, Alaska 99929

Re: Heritage Harbor Boat Launch Expansion  
Engineering Services Proposal - Design & Bid Phase Services

Dear Ms. Al-Haddad:

PND Engineers, Inc. (PND) is pleased to provide this proposal for final design and bid phase engineering services on the Heritage Harbor Boat Launch Expansion project.

### Scope of Improvements

The limits of anticipated improvements for this project are illustrated on the attached sketch, dated August 11, 2006. PND anticipates the following improvements will be included in the project.

- Extend existing outside concrete launch lane and scour apron approximately 25' into deeper water.
- Construct second inside concrete launch lane to match outside lane. Consider modifications as required to maintain navigational clearance near Float 1.
- Construct concrete apron at top of new lane.
- No other upland grading, drainage, utility or electrical improvements anticipated.

### Engineering Services Proposal

Due to potential conflicts with Float 1, PND will perform a limited topographic survey of the project vicinity. PND proposes complete the topographic survey, final design, bid ready contract documents and bid phase services for the described improvements on a fixed price basis. Our proposed fixed fee is \$35,935. A detailed breakdown of the fee is enclosed for your review.

### Design Schedule

We understand that all work must be delivered to the CBW by June 30, 2013 in order to satisfy grant conditions. Assuming NTP can be provided by March 15<sup>th</sup>, PND proposes to complete the work under the following schedule:

Task	Delivery Dates
1. PND topographic surveying & base map preparation	May 1, 2013
2. PND 95% Design Review Submittal	May 31, 2013
3. CBW Final Review Comments due to PND	June 7, 2013
4. PND stamped bid ready documents	June 30, 2013

The proposed schedule anticipates receiving the CBW's written review comments within one week of delivery of the 95% design review submittal. Should additional time be found necessary for the review period, PND will adjust the schedule accordingly.

PND appreciates the opportunity to provide design and bid phase engineering services to the City and Borough of Wrangell on this important project. Construction phase engineering services are not included in this proposal however they may be negotiated at a future date following successful completion of the design phase. We respectfully submit this proposal for your review and comment. Let us know if we have perceived your needs appropriately or if you prefer some changes to better suit the project needs. Should you find this proposal acceptable, please forward a Professional Services Agreement for my signature. We look forward to working with you on this project.

Sincerely,

PND Engineers, Inc. | Juneau Office

A handwritten signature in blue ink, appearing to read "Dick Somerville".

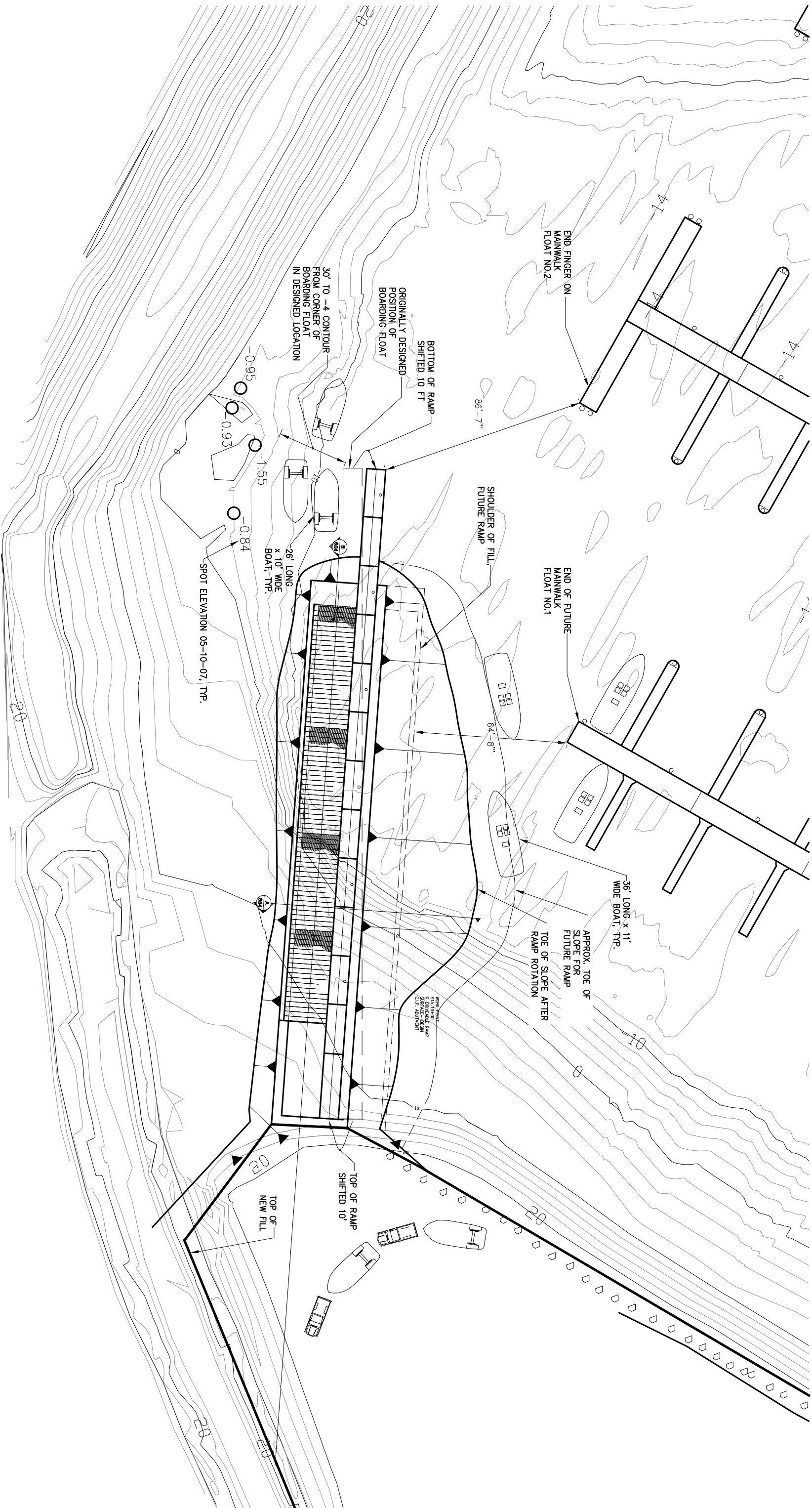
Dick Somerville, P.E.  
Vice President

Enclosures

P | N | D

Scope of Services	PND Senior Engr VII	PND Senior Engr VI	PND Senior Engr I	PND Staff Engr V	PND Staff Engr IV	PND Staff Engr III	PND CAD V	PND Tech IV	Line Item Costs	Task Subtotal Costs
	\$175.00	\$165.00	\$110.00	\$100.00	\$95.00	\$90.00	\$95.00	\$95.00		
95% Construction Document Submittal										
1. Client coordination, contract administration and project management	12							4	\$2,480	\$23,070
2. Site visit, reconnaissance, topo survey and existing conditions plan update	2		20	32			8	2	\$6,700	
3. Ramp Plan and Profile - one new lane and extend existing lane	2			24			8		\$3,510	
4. Typical Sections	2			16			8		\$2,710	
5. Details	2			8			4		\$1,530	
6. Material quantity computations	1			8			2		\$1,165	
7. 95% cost estimate	2			4					\$750	
8. Final technical specifications	4		4	12				8	\$3,100	
9. 95% design review teleconference with CBW	1			2					\$375	
10. Respond to CBW 95% review comments	2			4					\$750	
Total Estimated Manhours These Tasks	30		24	110			30	14		
Bid Ready Stamped Contract Documents										
1. Finalize all design drawings	2			8			4		\$1,530	\$7,485
2. Finalize all specifications, bid & contract documents	4		4	8				4	\$2,320	
3. Finalize material quantity computations & prepare bid schedules	1			4					\$575	
4. Prepare final engineer's estimate				3					\$300	
5. PND internal QC/QA on all documents prior to advertising	4		8	8				4	\$2,760	
Total Estimated Manhours These Tasks	11		12	31			4	8		
Bid Phase Assistance										
1. Answer bidder questions during bid period	1			3					\$475	\$2,190
2. Conduct pre-bid conference via teleconference	1			2					\$375	
3. Prepare addenda documents	2			8				2	\$1,340	
Total Estimated Manhours These Tasks	4			13				2		
Estimated Third Party Expenses										
Travel expenses	RT airfares Jun/WRG, lodging & perdiem, air freight survey equipment								\$1,900	\$3,190
Reproduction Costs	20 bid sets								\$1,000	
Administrative fees	10% of third party expenses								\$290	
Total Fixed Fee										\$35,935





REVISIONS

REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.



9360 Glacier Highway Ste 100  
Juneau, Alaska 99801  
Phone: 907-586-2093  
Fax: 907-586-2099  
www.pnd-inc.com

DESIGN \_\_\_\_\_ CHECKED \_\_\_\_\_  
DRAWN \_\_\_\_\_ APPROVED \_\_\_\_\_

SCALE: SCALE IN FEET  
0 20 40 FT.



DATE: 8/11/06

CITY OF WRANGELL, ALASKA  
HERITAGE HARBOR

SHEET TITLE:

PND PROJECT NO.: 052045.02 DWG. FILE:

SHEET  
OF 86

# **Agenda Item 13h**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **INFORMATION:**

**Approval of a construction contract to the low bidder of the Waterfront Armor Rock project to BW Enterprises**

#### **Attachments**

1. Memorandum from Amber Al-Haddad, Projects Manager dated March 20, 2013
2. Bid Summary Sheet for the Waterfront Armor Rock project.
3. BW Enterprise's Bid Proposal.

#### **RECOMMENDED ACTION:**

Move to authorize the Borough Manager to enter into a contract with BW Enterprises for the construction of the Waterfront Armor Rock project, in a contract amount of **forty one thousand, fifty dollars** \$41,050.00, to be paid from the Ports & Harbor Reserve funds.

## **MEMORANDUM**

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: AMBER AL-HADDAD  
PROJECTS MANAGER**

**SUBJECT: APPROVAL OF A CONSTRUCTION CONTRACT AWARD FOR THE  
WATERFRONT ARMOR ROCK PROJECT TO BW ENTERPRISES**

**DATE: March 20, 2013**

### **BACKGROUND**

The City and Borough of Wrangell received a U.S. Army Corps of Engineers' permit to place a predetermined amount of fill within intertidal waters, along Wrangell's downtown waterfront. A portion of the waterfront which was scheduled for expansion through the use of this fill is now complete to its fill limits, with the exception of the final fill requirements, which call for the fill areas to be capped with shot rock and armor rock (rip rap).

The City and Borough of Wrangell issued an Invitation to Bid for the construction of the Waterfront Armor Rock project. Bids were due on March 20, 2013, and the City and Borough of Wrangell received four (4) qualified bids.

After a thorough review of the bids received, Staff recommends awarding the construction project to BW Enterprises, who was the lowest responsive bidder. The project's bid summary sheet is attached.

It is the intent of the City and Borough of Wrangell to enter into a contract with BW Enterprises to award a construction contract in the amount of \$41,050.00.

### **RECOMMENDATION**

Staff recommends that the Assembly authorize the Borough Manager to enter into a contract with BW Enterprises for the construction of the Waterfront Armor Rock project, in a contract amount of \$41,050.00, to be paid from the Ports & Harbor Reserve funds.

### **ATTACHMENTS:**

1. Bid Summary Sheet for Waterfront Armor Rock project.
2. BW Enterprise's Bid Proposal for Waterfront Armor Rock project.

## Waterfront Armor Rock

## Bid Opening Checklist and Tabulations

Bid Opening Date: March 20, 2013 @ 2:00 p.m. - Assembly Chambers

Bidder's Name	Signed Bid	Bid Schedule	AK Business License	AK Contractors License	Addenda Acknowledged		Bid	Bid Modification
					#1	#2		
BW Enterprises	x	x	x	x	x	na	\$41,050.00	
Southeast Road Builders	x	x	x	x	x	na	\$41,750.00	\$3,000.00
Rock N Road Construction	x	x	x	x	x	na	\$61,120.00	
Ketchikan Ready Mix	x	x	x	x	x	na	\$41,650.00	

Verified By: K. J. J. J.Witnessed By: G. J. J.

INVITATION TO BID  
City and Borough of Wrangell  
Waterfront Armor Rock

INVITATION TO BID  
City and Borough of Wrangell, Alaska  
WATERFRONT ARMOR ROCK

1. The undersigned Bidder offers and agrees, if this Bid is accepted, to enter into an Agreement with the Owner to perform the work as described in the contract documents entitled *Invitation to Bid, City and Borough of Wrangell, Waterfront Armor Rock*.
2. Bidder accepts all of the terms and conditions of the contract documents, including without limitations, those in the Invitation to Bid.
3. The Bid will remain open for 60 days, as stipulated in the Invitation to Bid.
4. The Bidder has familiarized itself with the nature and extent of the contract documents, the work, the site, and locality where the work is to be performed, the legal requirements, and the conditions affecting cost and performance of the work.
5. The Bidder agrees to complete the work required under the contract documents within the time stipulated and accepts payment in full based on the contract price named in the Bid.
6. Bidder has examined the contract documents in full, including the following Addenda, receipt of which is hereby acknowledged by the undersigned:

Addenda No.	Date Issued	Addendum No.	Date Issued
<u>1</u>	<u>3/13/13</u>	<u>          </u>	<u>          </u>

7. The Bidder has read this Bid and agrees to the conditions as stated herein by providing their signature in the space provided below.

<u>Item</u>	<u>Pay Unit</u>	<u>Approximate Qty</u>	<u>Unit Price</u>	<u>Amount</u>
Armor Rock	CY	2,000	\$ <u>15.80</u>	\$ <u>31,600.00</u>
6" Minus	CY	500	\$ <u>18.90</u>	\$ <u>9,450.00</u>

Total Bid Price.....\$ 41,050.00

Bidder's Name: BW Enterprises, Brett Woodbury

Bidder's Representative's Signature: BW

Bidder's Address: PO Box 2121 Wrangell, AK 99929

Bidder's Telephone Number: 907-305-0083

Bidder's Email Address: BrettWoodbury@gmail.com

Date: March 19, 2013

Is the Bidder's Business License Attached? Yes X No       

Is the Bidder's Alaska Contractor's License Attached? Yes X No

# **Agenda Item 13i**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **INFORMATION:**

**Approval to advertise the former Wrangell Institute Property for development proposals**

#### **Attachments**

1. Memorandum from Carol Rushmore, Economic Development Director dated March 21, 2013
2. 2013 Draft Prospectus of the Wrangell Institute Property
3. Appraisal from AK Appraisal Company, dated March 16, 2013

#### **RECOMMENDED ACTION:**

Move to direct staff to advertise the former Wrangell Institute Property for development proposals.

## **MEMORANDUM**

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY  
CITY AND BOROUGH OF WRANGELL**

**FROM: MS. CAROL RUSHMORE  
ECONOMIC DEVELOPMENT DIRECTOR**

**SUBJECT: 134 ACRE PARCEL PROSPECTUS AND APPRAISAL (formerly the  
Institute Property)**

**DATE: March 21, 2013**

### **BACKGROUND:**

The Economic Development Committee has been discussing potential development opportunities for Wrangell to spur job creation and economic diversification. Finding a use for the former Institute Property has been one of their challenges. They prepared a DRAFT prospectus for the Assembly to review and presented the information in November with a request that an appraisal be obtained for the property. The appraisal has just been completed by Appraisal Company of Alaska. The Economic Development Committee is now requesting the Assembly to approve advertising the prospectus to solicit development proposals for the site.

An appraisal was completed previously in 2002 with a value for the entire 134 acre parcel listed at \$720,000. The appraisal just completed appraises the full parcel at \$1,625,000.

### **RECOMMENDATION:**

Staff Recommends advertising the prospectus.

### **ATTACHMENTS:**

1. Draft Prospectus
2. 2013 Appraisal of property



# City and Borough of Wrangell, Alaska

## 134 acre Land Prospectus



# City and Borough of Wrangell, Alaska

## 134 Acre Land Prospectus

### **Summary Details:**

**Legal Description:** Known locally as the Institute Property, it is comprised of Lot 26 of USS 3403; and, Lots 1-5, Block 1, Lots 1-5, Block 2, Lots 1-3, Block 3, and Tract A, of Shoemaker Bay Subdivision.

**Plats:** # 87-5; #87-9; #90-3; #2009-4

**Area:** Total acreage is approximately 134 acres. Shoemaker Bay Subdivision area is approximately 12 acres; Lot 26, USS 3403 is approximately 114 acres.

**Zoning:** All parcels are zoned Holding, until such time that proposals may be reviewed and the property can be rezoned appropriately.

**Environmental Issues:** The property is gently sloped closest to the road, but has much steeper slopes in the north east portion of the property. Mostly forested wetlands occur throughout the property with several large creeks and smaller drainages. There are two small documented hazard sites suspected to contain petroleum contaminated soil located along the fence line adjacent to Lots 2 and 3, Block 3 Shoemaker Bay Subdivision. A U.S. Forest Service Trail easement for Rainbow Falls traverses through a portion of Lot 26 on the northern property line adjacent to Lot 25.

**Reports pertaining to the land:** Timber Cruise – 1996; Wrangell Institute Master Plan – 2000; Topographical Survey – 2000; Appraisal – 2002; Wetland Delineation – 2003; Environmental Clean-up – 2009

**2002 Appraisal:** An appraisal was conducted in 2002 because the community was considering several development options. In 2002, the property was appraised at \$720,000.

### **Location:**

Wrangell Island is located 90 miles north of Ketchikan in Southeast Alaska, near the mouth of the Stikine River. By air, Wrangell is approximately 1 hour 30 minutes (155 air miles) south from Juneau, and 3 hours from Anchorage and Seattle (just over 700 air miles each). The City of Wrangell is located on the northern tip of Wrangell Island.

The Institute Property is located along Zimovia Highway 5 miles from Wrangell's downtown area near the Shoemaker Bay Recreational area consisting of a park, marina, beach access, RV park, tent camping area, and trail.

The adjacent parcel of land to the north (Lot 25, USS 3403) is owned by the City and Borough of Wrangell, and is used strictly for recreational purposes. Rainbow Falls Trail, a USFS maintained trail, crosses directly through the Borough's Lot 25 property, and even enters into the subject property along the northern mutual property line with Lot 25. The USFS has a recorded easement for the trail through Lot 25 and the subject property, as well as through adjacent Mental Health Trust Authority property until it enters the Tongass National Forest.

Along a portion of the northern, on the eastern property line and a portion of the southern property line, the Mental Health Trust Authority owns a tract of land (Lot 3, USS 3709)

consisting of almost 100 acres more. On the southern property line fronting Zimovia Highway, privately owned residential land abuts the subject property.

Abutting the property line on the west is Zimovia Highway. Across the highway is beach access (borough tidelands) and Shoemaker Bay Park. The park consists of a tennis court, playground area, picnic tables, and covered shelter.

### **Background:**

The property was the site of the Wrangell Institute, a Bureau of Indian Affairs Native school from 1932 until 1972. The school was located on the 12 acres of the Shoemaker Bay Subdivision. In the 1980's, the entire 134 acre property was acquired by the Cook Inlet Regional Corporation (CIRI) and used for the Youth Conservation Corps in Wrangell. It was abandoned in the late 1980's and the primary building, residence halls, and other supporting structures fell into a state of disrepair. In 1996, the City of Wrangell acquired the parcel with the intent to develop the site for economic opportunity for the community. Over the next 10 years, the City commissioned several studies, including one detailing the extent of hazardous materials on the 12 acre portion that had previously been developed. Asbestos and soil contamination from underground fuel storage tanks required clean up of the property. The buildings, having been ignored for 15 years, were demolished, the asbestos disposed of in an off-site inert landfill, and the contaminated oil was removed or treated on-site. The 12 acre site area was given a clean bill of health in 2010 by the Alaska Department of Environmental Conservation. The remainder of the subject property has remained relatively untouched.

### **Characteristics:**

The 134 acre subject property is vacant land and has direct road access via the State maintained and paved Zimovia Highway with municipal utilities provided to the property. The site is primarily untouched, except for 12 acres previously developed for the Wrangell Institute. The property for the most part is gently sloped with dramatic views of Zimovia Straits. Property available for development could potentially increase by another 100 acres, as it is surrounded on three sides by land owned by the Alaska Mental Health Trust Authority. The City and the Trust developed a Memorandum of Understanding to work together to develop the properties. Near-by amenities include a recreational area providing boat moorage, beach access, picnicking, camping and trails. The Institute Creek runs along the northern side of the property, and the Tongass National Forest lies beyond the Mental Health Trust land.

### **Development Constraints:**

Slope – the northern corner of the property is steeply sloped which could restrict use of that portion of the property.

Electrical lines – Wrangell's electricity is provided by the Tyee Hydroelectric facility located southeast of Wrangell Island in the Bradfield area. The mainline line crosses Wrangell Island east to west just south of the subject property and the lines travel to the substation north of the subject property. The lines traverse across a portion of the 134 acre parcel. The Southeast Energy Power Administration, owner of Tyee, maintains a 100 foot electrical utility easement for the lines.

Beach Frontage – Zimovia Highway separates the property from direct water frontage and access, limiting its use for marine oriented developments.





### **Goal and Potential Uses:**

The goal of the City and Borough of Wrangell is to develop the property to the benefit of the community for economic development and diversification.

Wrangell has gone through several visioning discussions pertaining to the Institute Property, most recently during a new comprehensive plan for the City and Borough of Wrangell. Specific preferred uses for the site, as mentioned by the public include: single and multi-family housing on large and small lots; retirement housing/facility; year-round lodging for business and leisure travel with restaurant and entertainment facilities; education facility for environmental or cultural studies targeted to both residents and visitors; medical facility; school or other educational training facility; RV parking sites with quality amenities; low impact commercial uses.

### **Community Information:**

The City and Borough of Wrangell's population is 2,411 (2011 AK DCCED). The vast majority of the borough's residents live in Wrangell. The Borough is a unified municipality, incorporated in 2008 after dissolving the City of Wrangell which had incorporated in 1903. It has a Manager-Assembly structure of government.

Wrangell has a rich cultural history. It is the only community to have been ruled by four nations: Tlingit Natives, Russia, Great Britain, and the United States. The City of Wrangell is located at the mouth of the Stikine River and the Stikine-Leconte Wilderness. The surrounding area offers unsurpassed recreational opportunities.

Wrangell is strategically located in central southeast Alaska. Primary private industries include visitor services and marine industries (seafood harvesting and processing, vessel repair and support services).

The Borough's website, [www.wrangell.com](http://www.wrangell.com) provides data pertaining to the history, the cultural richness, the recreational opportunities, and local services. There is also a Facebook page, City and Borough of Wrangell, that provides daily updates for local activities or issues of concern.

### **Transportation:**

Barge services bring in most of the bulk of goods to Wrangell. There is weekly barge service from Seattle, with connections of goods arriving from Anchorage or Juneau. The Alaska Marine Highway System provides mainline service traveling north and south from Wrangell multiple times a week. Goods are also transported via truck on the AMHS ferries leaving Bellingham, Wa.

Alaska Airlines provides twice daily jet service on Boeing 400 series with direct connections to and from Seattle, Juneau and Anchorage. Seafood and perishable goods are usually shipped via air service.

**LIMITED SUMMARY APPRAISAL  
OLD WRANGELL  
INSTITUTE PROPERTY  
WRANGELL, ALASKA**

**FOR  
KIM FLORES, CITY CLERK  
CITY AND BOROUGH OF WRANGELL  
P. O. BOX 531  
WRANGELL, ALASKA 99929**

**VALUATION DATE  
MARCH 16, 2013**

**FILE 13-3322**

**BY  
MICHAEL C. RENFRO  
PARTNER**

**APPRAISAL COMPANY OF ALASKA  
3940 ARCTIC BOULEVARD - SUITE 103  
ANCHORAGE, ALASKA 99503**



# *Appraisal Company of Alaska, LLC*

3940 ARCTIC BOULEVARD, SUITE 103  
ANCHORAGE, ALASKA 99503  
office@appraisalalaska.com

March 16, 2013

Ms. Kim Flores  
City Clerk  
City and Borough of Wrangell  
P O Box 531  
Wrangell, Alaska 99929

Re: Summary Appraisal  
Old Wrangell Institute Property  
Within a Portion of Lot 26, U.S.S. 3403,  
and Tract A and Blocks 1, 2 and 3  
Shoemaker Bay Subdivision, Wrangell, Alaska

Dear Ms. Flores:


As requested, I have completed a summary appraisal of the above identified property which is briefly described in the following report. The purpose of the appraisal is to estimate the market value of the subject property, excluding merchantable timber.

As a result of the investigation and analysis, and subject to the assumptions and limiting conditions, it is my opinion the market value of the subject property, excluding merchantable timber as of March 16, 2013 is:

**ONE MILLION SIX HUNDRED AND TWENTY FIVE THOUSAND DOLLARS**  
**(\$1,625,000)**

I hope this limited appraisal proves relevant to your decisions regarding the property. If you have any questions, please contact me at this office.

Sincerely,



Michael C. Renfro  
Contract Assessor  
City and Borough of Wrangell

### EXTRA ORDINARY ASSUMPTIONS AND CONDITIONS

- 1.) The property is appraised with the assumption that there is no contamination.
- 2.) The assumption is that the property is fully developable.
- 3.) No value is assigned to the timber on the site.
- 4.) The value of the lots and tract in Shoemaker Bay Subdivision is based on the average value of similar residential lots in the area.

## SUMMARY APPRAISAL

This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it presents only summary discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

Furthermore, in accordance with prior agreements between the client and the appraiser, this report is the result of a limited appraisal process in that certain allowable departures from specific guidelines of the Uniform Standards of Professional Appraisal Practice were invoked. The intended user of this report is warned that the reliability of the value conclusion provided may be impacted to the degree there is departure from specific guidelines of USPAP.

**CLIENT:** Kim Flores  
City Clerk  
City and Borough of Wrangell  
P O Box 531  
Wrangell, Alaska 99929

**APPRAISER:** Michael C. Renfro  
3940 Arctic Boulevard, Suite 103  
Anchorage, Alaska 99503

**SUBJECT:** Old Wrangell Institute Property  
A Portion of Lot 26, U.S.S. 3403  
and Tract A and Blocks 1, 2 and 3  
Shoemaker Bay Subdivision  
Wrangell, Alaska

**PURPOSE OF THE APPRAISAL:** The purpose of this appraisal is to estimate the market value of the subject property. **Market value** is defined by the federal financial institutions regulatory agencies as follows:

"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 and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in the 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 acting in what they consider their own best interests;
- (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.

**INTENDED USE OF REPORT:** This appraisal is intended to assist the client in determining the subject's probable market value for planning purposes.

**INTEREST VALUED:** Fee simple estate which is defined as "Absolute ownership unencumbered by any other interest or estate; subject only to the limitations of eminent domain, escheat, police power, and taxation."

**EFFECTIVE DATE OF VALUE:** March 16, 2013

**DATE OF REPORT:** March 16, 2013

**SALES HISTORY:** No sales or open market transactions were reported for the individual or subject property or are known to have taken place within the past three years.

**APPRAISAL DEVELOPMENT AND REPORTING PROCESS:** In preparing this appraisal, the appraiser:

- Arne Erickson inspected the subject on March 16, 2013, the appraiser inspected the property prior to March 13, 2013.
- Reviewed available records.
- Reviewed available market information.
- Applied the best available approaches to arrive at an indication of value.

**LIMITED SUMMARY:** This summary appraisal report is a brief recapitulation of the available data, analyses, and conclusions.

**SUMMARY OF PROPERTY APPRAISED:** The property that is the subject of this report is situated on the west side of Wrangell Island along the east side of the Zimovia Highway. The previous use was the Wrangell Institute. It can be briefly summarized as follows:

## **VACANT PARCEL**

Legal Description: The parcel is described as a portion of Lot 26, U.S. Survey 3403 and Tract A and all of Block's 1, 2 and 3 Shoemaker Bay Subdivision plat 87-5.

Address: Zimovia Highway, Wrangell, Alaska.

Land: The site assumed for the subject parcel is irregular in shape with good frontage on the Zimovia Highway. The preliminary site area provided is estimated at 131.29 acres of which some 93 acres include merchantable timber. The timber is **not included** in the valuation.

Utilities: All public utilities are reported to be available or nearby to the site and are provided by the City of Wrangell along the Zimovia Highway.

Easements: Three easements traverse the subject property. The Rainbow Falls trail goes through the northern edge of the property and a powerline right-of-way, about 200' in width, traverses the northeast corner of the parcel. The third easement reflects a 25' powerline easement that runs along the Zimovia Highway. Not included are the platted roads in Shoemaker Bay Subdivision.

Zoning: The subject property is zoned holding (H) District. The holding (H) district is intended to maintain future development options by setting aside large areas (in excess of short-term needs), by piece meal development for possible future use. By preventing premature development at densities that under-utilize the land, relatively large parcels can be retained for major development projects (e.g., industrial use) when and if a need arises.

Areas may be withdrawn from the holding district to meet future development needs consistent with the intent of this chapter, or to provide for a use that cannot be accommodated elsewhere. The planning commission may recommend areas for withdrawal by the city council. Such withdrawals shall recognize long-term land use needs over immediate concern. (Ord. 462 S6), 1984; Ord. 349 S5 (part), 1976; prior code SS95.35.010, 95.36.050).

Improvements: None reported.

Miscellaneous: There are about 93 acres of merchantable timber on the subject property according to the Timber Cruise Report prepared by Curran Consulting, Inc. in December, 1995. The report concluded that the overall quality of the timber is better than marginal and definitely has economic value. The cruise should assist the City and Borough of Wrangell in their decision making process. The timber cruise is over eighteen years old and is not part of the report.

**HIGHEST AND BEST USE:** In common appraisal practice, the concept of highest and best use represents the premise upon which a value estimate is based. The existing topography, for the most part, has gentle slopes and is suitable for future development. The highest and best use of the subject acreage is considered to be for limited logging and future residential type development.

### **PROPERTY VALUATION**

The subject site is valued by applying sales comparative techniques for similar vacant land sites. This approach, known as the sales comparison approach, is founded on the substitution principle, under the assumption that the site is readily developable to its highest and best use. The comparative analysis is premised on the development of a market unit of comparison intended to mirror the interaction of participants. The primary valuation characteristic is site size; therefore, the comparative analysis utilizes value per square feet as the primary valuation consideration.

A comprehensive investigation of large sites has been undertaken, encompassing the surrounding areas in Southeast. The sales listed below are considered to be the most similar and most recent sales available to the appraiser. Additional information on each sale are retained in the appraiser work file. Following is a summary of the comparable transactions:

**SUMMARY OF COMPARABLE SALES:** The following sales are located in close proximity to the subject site:

Summary of Comparable Sales

<u>Sale</u>	<u>Legal</u>	<u>Location</u>	<u>Date of Sale</u>	<u>Sales Price</u>	<u>Acres</u>	<u>Price/Acre</u>
1	Tract B USS 407	Sitka	04/09	\$2,000,000	216	\$9259.26
2	Tax Lots 10-904, 909 11-106	Petersburg	11/11	\$150,000	62	\$2419.35
3	Lot 9 USS 1010	Prince of Wales Is.	08/12	\$1,250,000	1227	\$1018.74
4	ASLS 82-80	Petersburg	List	\$258,000	39.83	\$6477.53
5	Tract B Swampy Creek	Wrangell	List	\$142,000	43.90	\$3234.62

Analysis of Comparable Land Sales

It should be noted that there are a limited number of large land sales in the southeastern area of the State of Alaska. This is due to the limited amount of non government owned properties and the topography of the region.

All of the sales and listings have their pluses and minuses. Of the date researched comparable one is the most similar to the subject. It is the sale of 216 acres originally associated with Sheldon Jackson College in Sitka. This parcel is located behind the old college with access, some utilities and sloping terrain similar to the subject.

Comparable two is located south of Petersburg on Mitkof Island. It has limited access and has been logged.

Comparable three is a remote parcel that is substantially larger than the subject on Prince of Wales Island.

Comparable four is a listing on Mitkof Island south of Petersburg with Mitkof Highway Frontage. It is smaller than the subject and is presently being used as a radio tower site.

Comparable five is a remote site located on Farm Island, and is considered to be very inferior to the subject.



Land Value: Considering the available land sales data, comparable one is considered to be most similar to the subject and is given the most weight in final analysis. After giving consideration to location, topography and other property differences, the market value of the subject site, as indicated by the available sales of larger acreage parcels is taken to be a value of \$7500.00 per acre. The value of the subject site is calculated as follows:

$$131.29 \text{ acres} \times \$7,500/\text{acre} = \$984,675$$

Rounded to \$985,000

The value of Tract A and Blocks 1, 2 and 3 Shoemaker Bay Subdivision are estimated at \$640,000. This equates to 13 lots at \$40,000 and \$120,000 for Tract A.

The total estimated value of the Old Wrangell Institute property is:

\$1,625,000

## **CERTIFICATION**

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

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, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. This appraisal was not based on a requested minimum valuation, a specific valuation, or the approval of a loan.
6. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
7. I have made a personal inspection of the property that is the subject of this report.
8. No one provided significant professional assistance to the person signing this report.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. As of the date of this report, I have completed the requirements of the continuing education program of the Appraisal Institute.



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Michael C. Renfro, Assessor  
City and Borough of Wrangell

## **ADDENDA**

### ASSUMPTIONS AND LIMITING CONDITIONS:

1. As agreed upon with the client prior to the preparation of this appraisal, this is a Limited Appraisal because it invokes the Departure Provision of the Uniform Standards of Professional Appraisal Practice. As such, information pertinent to the valuation has not been considered and/or the full valuation process has not been applied. Depending on the type and degree of limitations, the reliability of the value conclusion provided herein may be reduced.
2. This is a Summary Appraisal Report which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(b) of the Uniform Standards of Professional Appraisal Practice for a Summary Appraisal Report. As such, it might not include full discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. All engineering is assumed to be correct. Any maps, sketches, plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

9. It is assumed that there is full compliance with all applicable federal, state, and local regulations and laws unless otherwise stated in this report.
10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachments or trespass unless otherwise stated in this report.
11. The valuation assumes the appraised property (site and improvements) is free and clear of hazardous contaminants, unless specifically noted. If the appraised property is suspected of contamination, then the client is urged to retain an engineers report. The appraiser(s) reserve the right to review value conclusions if documentation, including cost-to-cure estimates, is provided.
12. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
13. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

[illegible]



### Aerial Photo





[illegible]

**Subject Photo**  
**View from Zimovia Highway**



**Subject Photo**  
**View from Zimovia Highway**



**Subject Photo**  
**View of Interior Lot**





**Subject Photo**  
**View Towards Zimovia Strait**



# **Agenda Item \*13j**

## **CITY & BOROUGH OF WRANGELL**

### **BOROUGH ASSEMBLY AGENDA ITEM March 26, 2013**

#### **INFORMATION:**

#### **Final Plat approval of the Martin/Campbell Replat**

#### **Attachments**

1. Memorandum from Lavonne Klink, P & Z Secretary, dated 03/18/2013
2. Final Plat Map (available on display in Assembly Chambers)

#### **RECOMMENDED ACTION:**

~ Approved under the Consent Agenda ~

**Planning and Zoning  
Commission**

# Memo

**To:** Kim Flores, City Clerk

**From:** Lavonne Klinke, Planning & Zoning Secretary

**CC:**

**Date:** 3/18/2013

**Re:** Final Plat review of Martin/Campbell Replat, the Subdivision of Tract A1 HP Resubdivision, and Lot 11A and 11B Campbell Resubdivision, creating Lot A and Lot B Martin/Campbell Replat.

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1. The Planning & Zoning Commission at their regular meeting of March 14, 2013 approved unanimously the Final Plat of Martin/Campbell Replat, the Subdivision of Tract A1 HP Resubdivision, and Lot 11A and 11B Campbell Resubdivision, creating Lot A and Lot B Martin/Campbell Replat, and is forwarding the plat to the Assembly for final approval and recording.



# **Agenda Item 14**

## **CITY & BOROUGH OF WRANGELL**

**BOROUGH ASSEMBLY  
AGENDA ITEM  
March 26, 2013**

### **ATTORNEY'S FILE:**

Summary provided to the Borough Assembly

# **Agenda Item 15**

## **CITY & BOROUGH OF WRANGELL**

**BOROUGH ASSEMBLY  
AGENDA ITEM  
March 26, 2013**

### **EXECUTIVE SESSION**

None.