



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

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**Tuesday, January 22, 2019  
7:00 p.m.**

**Location: Assembly Chambers,  
City Hall**

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**WORK SESSION (6:00pm): Borough Goals (Continued from 1/8/2019)**

**1. CALL TO ORDER**

- a. PLEDGE OF ALLEGIANCE led by Assembly Member David Powell
- b. CEREMONIAL MATTERS – *Community Presentations, Proclamations, Awards, Certificates of Service, Guest Introductions.*

**2. ROLL CALL**

**3. PERSONS TO BE HEARD**

**4. AMENDMENTS TO THE AGENDA**

**5. CONFLICT OF INTEREST**

**6. CONSENT AGENDA**

Consent Agenda Items:

- a. Approval of Assembly Minutes – January 8, 2019 (Regular); January 11, 2019 (Special); January 17, 2019 (Special)
- b. APPROVAL OF FINAL PLAT: ETOLIN AVENUE REPLAT
- c. APPROVAL OF FINAL PLAT: TRUST LAND SURVEY PLAT (Meyers Chuck Replat)
- d. POA-2006-00215-M3: Notice of intent to re-issue General Permit 98-01-M3 for an additional 5 years in the Industrial Park area to Michael R. Gala

Correspondence Items:

- e. School Board Action (- *action only, minutes will follow*) - None
- f. School Board Minutes – November 15, 2018 (Regular)

**7. BOROUGH MANAGER'S REPORT**

- a. Water Report (Public Works)
- b. Quarterly Financial Report
- c. Quarterly Permanent Fund Report
- d. Power Generation Reliability Report

**8. BOROUGH CLERK'S FILE**

**9. MAYOR AND ASSEMBLY BUSINESS**

**10. MAYOR AND ASSEMBLY APPOINTMENTS**

- a. City Boards and Committee Vacancy Appointments (Planning & Zoning Commission)

**11. PUBLIC HEARING**

- a. **PROPOSED ORDINANCE No 952 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO EFFECT A CHANGE TO A PORTION OF PRESBYTERIAN MISSION RESERVE, BLOCK 16, WITHIN USS 1119, FROM OPEN SPACE/PUBLIC**

TO SINGLE FAMILY RESIDENTIAL THAT IS PROPOSED TO BE ADDED TO LOT 1B, BLOCK 16, OGDEN/RATHKE RESUBDIVISION AS PART OF THE PROPOSED PRESBYTERIAN RESERVE REPLAT, CREATING LOTS A AND B *(first reading)*

- b. **PROPOSED ORDINANCE No 953** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO EFFECT A CHANGE TO MODIFY THE BOUNDARIES OF THE EXISTING MULTI-FAMILY RESIDENTIAL AND COMMERCIAL BOUNDARIES BASED ON THE PROPOSED CURLEYVILLE REPLAT, A REPLAT OF LOTS 6, 7, 8, 9, 10, 32, 33, 37, 3A, BLOCK 21 AND LOT B, BRIG REPLAT, ZONED MULTIFAMILY AND COMMERCIAL, SPECIFICALLY PROPOSED NEW LOT 6A WILL BE ZONED COMMERCIAL, AND THE REMAINING NEW LOTS MULTI FAMILY RESIDENTIAL *(first reading)*

**12. UNFINISHED BUSINESS**

- a. **PROPOSED RESOLUTION NO. 01-19-1439** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE SECTION 16.12.040, SPECIFICALLY THE 15 FOOT VACATED ALLEYWAY EXTENDING FROM FRONT STREET TO SILVERNAIL WORK ROAD AND THAT PORTION OF LOTS 1 AND 2, BLOCK B, SORTYARD SUBDIVISION, PLAT NO. 2001-3, NOW PART OF NEW LOTS AA AND CC OF THE BAY COMPANY REPLAT AND ALLEY VACATION II, TO CHET AND BARBARA POWELL, IN THE AMOUNT OF \$36,500 *(postponed from the January 8, 2019 Regular Assembly Meeting)*

***Motion on the Floor is:*** to approve Resolution No. 01-19-1439 that authorizes the conveyance of public land to Chet and Barbara Powell for the amount of \$36,500.

**13. NEW BUSINESS**

- a. **PROPOSED ORDINANCE No. 954** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 17.72.010 (A) OF THE WRANGELL MUNICIPAL CODE, IMPOUNDMENT OF VEHICLES AND/OR TRAILERS FOR VIOLATIONS
- b. **PROPOSED ORDINANCE No. 955** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, REPEALING CHAPTER 3.32 OF THE WRANGELL MUNICIPAL CODE, MEDICAL CENTER AND LONG-TERM CARE FACILITY BOARD AND ADMINISTRATION
- c. **PROPOSED RESOLUTION No. 01-19-1442** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADOPTING AN ALTERNATIVE ALLOCATION METHOD FOR THE FY 2019 SHARED FISHERIES BUSINESS TAX PROGRAM AND CERTIFYING THAT THIS ALLOCATION METHOD FAIRLY REPRESENTS THE DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES BUSINESS ACTIVITY IN FISHERIES MANAGEMENT IN FMA 18: CENTRAL SOUTHEAST
- d. Approval of the FY2020 Budget Calendar
- e. Approval of the FY2020 Budget Policy Statement

**14. ATTORNEY'S FILE** – Available for Assembly review in the Borough Clerk's office

**15. EXECUTIVE SESSION**

- a. Borough Manager's Evaluation

**16. ADJOURNMENT**

<p align="center"><b>CITY &amp; BOROUGH OF WRANGELL, ALASKA</b></p> <p align="center"><b>BOROUGH ASSEMBLY AGENDA STATEMENT</b></p>				
<u>AGENDA ITEM TITLE:</u> Ceremonial Matters	<u>NO.</u>	<b>1c</b>	Date	January 22, 2019
<u>SUBMITTED BY:</u>				
Kim Lane, Borough Clerk				

**INFORMATION:**

***Ceremonial Matters.*** *Community Presentations, Proclamations, Awards, Certificates of Service, Guest Introductions.*

None.

**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	6	Date	January 22, 2018
Consent Agenda				
<u>SUBMITTED BY:</u>				
Kim Lane, Borough Clerk				

**INFORMATION:**

**Consent agenda.** Items listed on the consent agenda or marked with an asterisk (\*) are considered routine and will be passed in one motion; provided, upon the request of any member, the manager, or the clerk, an item on the consent agenda shall be removed from the consent agenda and placed under New Business for assembly action.

**CONSENT AGENDA - RECOMMENDED ACTION:**

**Move to approve the Consent Agenda as submitted.**

Consent Agenda Items:

- a. Approval of Assembly Minutes – January 8, 2019 (Regular); January 11, 2019 (Special); January 17, 2019 (Special)
- b. APPROVAL OF FINAL PLAT: ETOLIN AVENUE REPLAT
- c. APPROVAL OF FINAL PLAT: TRUST LAND SURVEY PLAT (Meyers Chuck replat)
- d. POA-2006-00215-M3: Notice of intent to re-issue General Permit 98-01-M3 for an additional 5 years in the Industrial Park area to Michael R. Gala

Correspondence Items:

- e. School Board Action (- action only, minutes will follow) - None
- f. School Board Minutes – November 15, 2018 (Regular)



## **Minutes of Regular Assembly Meeting Held on January 8, 2019**

Mayor Stephen Prysunka called the Regular Assembly meeting to order at 7:00 p.m., January 8, 2019, in the Borough Assembly Chambers. Assembly Members Gilbert, Powell, Morrison, and DeBord were present. Assembly Member DeLong was absent. Assembly Member Decker participated by phone. Borough Manager Von Bargen and Borough Clerk Kim Lane were also in attendance.

The Pledge of Allegiance was led by Assembly Member Patty Gilbert.

### **CEREMONIAL MATTERS**

Dan Neumeister, SEARHC CEO gave a report to the Assembly on the Project Schedule for the new Hospital.

### **PERSONS TO BE HEARD**

***Don McConachie*** gave the invocation.

### **AMENDMENTS TO THE AGENDA**

Manager Von Bargen requested that Item 13c, d and e (Wrangell Marine Service Center Lease modifications) not be considered at this meeting. Von Bargen stated that she would like to revisit the fee formula with Staff and (if different), send it back to the Port Commission for consideration. There were no objections from the Assembly.

### **CONFLICT OF INTEREST**

Assembly Member Powell declared a conflict of interest to item 12a (Resolution No. 01-19-1439) since he is the manager for the Bay Company. The Mayor agreed; there were no objections from the Assembly.

### **CONSENT AGENDA**

#### Consent Agenda Items:

- a. Approval of Assembly Minutes – December 11, 2018 (Regular)
- b. Approval of a Liquor License Renewal for Rayme's Liquor Store (Package Store)
- c. Approval of a Liquor License Renewal for Rayme's Bar (Beverage Dispensary)
- d. Approval of a Liquor License Renewal for City Market Liquor Store (Package Store)
- e. Approval of a Liquor License Renewal for the Hungry Beaver, dba Marine Bar (Beverage Dispensary)
- f. Approval of a Liquor License Renewal for the Hungry Beaver, dba Marine Liquor Store (Package Store)
- g. Travel Summary (City Department) May thru November 2018

#### Correspondence Items:

- h. School Board Action – December 17, 2018 (*action only, minutes will follow*)
- i. School Board Minutes – October 8, 2018
- j. Port Commission Minutes (April 16, 2018, May 3 & 8, 2018, June 7, 2018 & November 1, 2018)

***M/S: Gilbert/Morrison to approve the Consent Agenda as submitted.***

Prysunka asked that the Port Commission meeting minutes and the Travel Summaries be submitted monthly and not bulked together with several months.

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

#### **BOROUGH MANAGER'S REPORT**

Manager Von Bargaen's Report was provided along with the following:

- Police Statistics Report
- Bob Dalrymple meeting – Retiring; would like to bring a Proclamation forward
- Shipping Summit - Juneau 18<sup>th</sup> or 19<sup>th</sup>
- Dan Neumeister – New Hospital architect meeting
- Budget policy statement & timeframe forthcoming
- Municipal Law Services RFP closed today
- Special Assembly meeting for Friday, Jan 11<sup>th</sup> (hospital tail insurance costs)
- Water Plant – purchase of a track wheel barrel
- All America City Designation; would like to apply

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

Clerk Lane's report was provided.

#### **MAYOR AND ASSEMBLY BUSINESS**

Prysunka and Gilbert reported that Narcan was a treatment that was available to use on someone to prevent an overdose; spoke to Carly Allen at the AICS/SEARHC Clinic and she will put a handful of them aside for the Wrangell Police to pick up; training is only about 5 minutes long; available to the public as well.

Morrison mentioned that the roads up behind the high school (hill) are getting really bad and full of potholes.

Prysunka asked that the Police Tip-line be advertised by means of a community memo.

#### **MAYOR AND ASSEMBLY APPOINTMENTS**

**10a** Board/Commission Appointments (*Planning & Zoning Commission*). There were no letters of interest received for this vacancy.

**PUBLIC HEARING** – None.

#### **UNFINISHED BUSINESS**

**12a PROPOSED RESOLUTION NO. 01-19-1439** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE SECTION 16.12.040, SPECIFICALLY THE 15 FOOT VACATED ALLEYWAY EXTENDING FROM FRONT STREET TO SILVERNAIL WORK ROAD AND THAT PORTION OF LOTS 1 AND 2, BLOCK B, SORTYARD SUBDIVISION, PLAT NO. 2001-3, NOW PART OF NEW LOTS AA AND CC OF THE BAY COMPANY REPLAT AND ALLEY VACATION II, TO CHET AND BARBARA POWELL, IN THE AMOUNT OF \$36,500

***M/S: Gilbert/Morrison to adopt Resolution No. 01-19-1439 that authorizes the conveyance of public land to Chet and Barbara Powell for the amount of \$36,500.***

After some discussion on the Resolution and the Appraisal, it was determined that there was a discrepancy in the Resolution. Von Bargaen asked that the Assembly postpone this item so that Staff could amend the Resolution.

***M/S: Gilbert/Morrison to postpone this item until the next Assembly meeting. Motion approved unanimously by polled vote. Powell did not participate due to his conflict to this item.***

## **NEW BUSINESS**

**13a** Approval to Waive a Portion of Harbor Fees, Interest & Penalties Owed by Steve Thomassen

***M/S: Gilbert/Powell to approve waiving a portion of Harbor Fees, Interest and Penalties owed by Steve Thomassen.***

Mr. Thomassen reported to the Assembly that the boat had been taken out of the water for maintenance; took a year longer than expected and that cost him a year of fishing; finally went fishing with the boat and his bad luck continued; and refinanced boat for \$800,000; had other promissory monies coming in, to give him another \$200,000, but that didn't come though; had planned on paying bills with that money (City Market, the City, Sentry, Bunes Electric and more); in 2016 the bank directed him to tie up the boat and not to fish with it and to try to sell it; has not had money coming in to pay his bills; now has a buyer for the boat and his Seine and Permit; 1.3 million in debt; getting \$610,000 for the boat, permit and seine; asking all creditors to accept half of what he owes so that they can get payment; if that doesn't work, the bank will take the boat and he will file for bankruptcy and no one will get anything; said that he will not be getting anything out of this, not a dime.

In response to Prysunka on where Mr. Thomassen was at with his other creditors, he replied that everybody had dropped about half; some though have stated that they would accept a little more than half and some have stated that they would accept less than half.

In response to Gilbert on if we could file a lien against the boat, Von Bargaen stated that we were subordinate to the bank so that wouldn't work.

Mr. Thomassen said that he had told all of his other creditors that if he cannot make this work, they can file a lien on the boat; selling Seine permits, and he doesn't have to, selling the permit with the deal to make this deal work; stated that he was doing the best he could to try and get everyone owed, a little something.

Von Bargaen stated that 50% of what is owed as of January 2, 2019 was \$14,752. 78 Mr. Thomassen.

In response to Prysunka to the amount requested that the City bill be reduced to, Mr. Thomassen stated that he was requesting that the City accept \$13,000.00.

Powell stated that this was very difficult; could be ramifications to the City agreeing to this; could have a flood of people coming to the City and stating that we have set a precedence and that they want the same done for them; very hard to agree to taking away principle debt; whatever the decision that the Assembly makes tonight is very difficult.

Mr. Thomassen stated that he wouldn't be asking this, if he didn't see another way around it; the bank made the deal with him, a huge deal to be able to offer this; stated that he understands that being a public servant to the City is important, but a little money is better than no money; have paid a lot of crew members in this community; have spent a lot of money here in the community.

Von Bargaen stated that the amount that was being requested, was that the principle be paid and having the interest waived.

Decker stated that considering the amount of debt owed against the vessel and that there is a first-position lien with the bank, she viewed this action as not doing something for Mr. Thomassen but doing something for the Borough since our likelihood of being paid back is slim; since other debtors are being asked to accept 50%, willing to accept 50% as well, which is better than getting 0%.

Morrison stated that she had a problem with negating principle; if we remove the interest, that's \$11,260.98; that would be just the principle owed only.

Mr. Thomassen stated that he was on a budget; has excess amount of money left, after the sale of the boat; after everyone is paid, will probably still be in debt to some people.

Von Bargaen stated that exactly half of what was owed is \$14,752.78.

In response to Gilbert on the boatyard rates, Greg Meissner, Harbormaster, stated that the rates in the boatyard double after one year and stays that rate moving forward; the 24-month rule in the boatyard allows the City to impound a vessel if it is not being worked on or has been abandoned; reasoning behind the rate doubling after one year, is to prevent collection problems and to get the vessel out of the boatyard; Mr. Thomassen had been working on his vessel while it was in the boatyard.

Prysunka asked if the City had the authority to do this; in the establishment of a new precedence worried about a flood of people coming to the City and Assembly, asking for the same deal.

Von Bargaen stated that she would not have brought this to the Assembly if there hadn't been extenuating circumstances.

Gilbert stated that she believed that going with the 50% was in the best interest of the city to recoup some money, but that she wanted the motion to be amended to include the actual amount.

In response to Gilbert on when payment would be received, Mr. Thomassen stated that he had been instructed by his broker to let his creditors know to expect payment by February 1<sup>st</sup>.

Prysunka asked if Mr. Thomassen would be willing to provide an accounting of who was owed with those amounts and what the settlements were.

Mr. Thomassen asked if the Assembly wanted to see that out of the \$610,000, that \$610,000 was paid; would need a letter from the City, stating that the settlement had been made.

***M/S: Decker/Powell to amend the motion to correct the motion to read “to approve waiving 50% of the total harbor fees, interest and penalties, owed Steve Thomassen as of January 2<sup>nd</sup>. Amendment approved with Gilbert, Morrison, Decker, Powell, and Prysunka voting yes; DeBord voted no.***

Further clarifying discussion was held.

***M/S: Gilbert/Morrison to amend the motion to add: failure to remit said payment by March 1, 2019 will result in the original amount being reinstated as of January 2, 2019.***

DeBord stated that he had no concern with removing the penalties and interest; concern was removal of the principle since there was no guarantee of the boat sale going through; another concern was that the difference in what Mr. Thomassen was asking for and the principle balance owed is only \$6,000, which is only 1% of the overall sale of the vessel.

***Amendment approved with Gilbert, Morrison, Decker, Powell, and Prysunka voting yes; DeBord voted no.***

Von Barga suggested that the F/V Marauder be added to the motion as well.

***M/S: Gilbert/Powell to amend the motion to add the words: F/V Marauder, as owned by Steve Thomassen. Amendment approved with Morrison, Decker, Powell, Gilbert and Prysunka voting yes; DeBord voted no.***

Powell stated that he was concerned that someone in the community might (in the future) come up to him and ask why the Assembly did this; would like something given to the City Manager that showed that he (Mr. Thomassen) paid the debts that he was talking about to the Assembly.

Von Barga stated that she believed that the document is proprietary to Mr. Thomassen's business and for that reason, she would keep the document confidential.

Mr. Thomassen explained the hardship that he was facing and thanked the Assembly for whatever they could do.

Decker stated that she would be voting yes for on this because she believed that it's in the best interest of the City; doing something to get something.

***Main Motion as Amended (Approval to waive 50% of the total harbor fees, interest and penalties, owed Steve Thomassen, F/V Marauder, in the amount of \$14,752.78, as of January 2<sup>nd</sup>, with the condition that failure to remit said payment by March 1, 2019 will result in the original amount being reinstated as of January 2, 2019) was approved with Gilbert, Morrison, Decker, Powell, Gilbert, and Prysunka voting yes; DeBord voted no.***

**13b** Approval of 2019 State Legislative Priorities

***M/S: Gilbert/Morrison to approve the 2019 State Legislative Priorities. Motion approved unanimously by polled vote.***

**13c** Approval of Modification No. 2 to the Lease Agreement in the Wrangell Marine Service Center for Mill Dock 5, as requested by Jim Pritchett, Metal Head Marine LLC, and recommended by the Wrangell Port Commission

**Not considered. Removed by action under Amendments to the Agenda.**

**13d** Approval of Modification No. 2 to the Lease Agreement in the Wrangell Marine Service Center for Mill Dock 6, as requested by Steve Christensen, CTT Marine, and recommended by the Wrangell Port Commission

**Not considered. Removed by action under Amendments to the Agenda.**

**13e** Approval of Modification No. 2 to the Lease Agreement in the Wrangell Marine Service Center for Mill Dock 7, as requested by Don Sorric, Superior Marine, and recommended by the Wrangell Port Commission

**Not considered. Removed by action under Amendments to the Agenda.**

**13f PROPOSED RESOLUTION NO 01-19-1440 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, CREATING A SPECIAL INVESTMENT COMMITTEE, AS ALLOWED IN WMC 3.04.060, SPECIAL COMMITTEES, TO EXPLORE INVESTMENT OPPORTUNITIES FOR WRANGELL**

***M/S: Powell/Gilbert to adopt Resolution No. 01-19-1440.***

Prysunka appointed Assembly Members DeBord and Morrison to the Special Investment Committee, if approved.

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

**13g Approval to Reschedule the April 23, 2019 Regular Assembly Meeting to April 30, 2019**

***M/S: Gilbert/Morrison to approve rescheduling the Regular Assembly Meeting of April 23, 2019 to April 30, 2019. Motion approved unanimously by polled vote.***

**13h Approval to Cancel the Regular Assembly Meeting of February 12, 2019**

***M/S: Morrison/Gilbert to approve canceling the Regular Assembly Meeting of February 12, 2019 and hold only one Regular Assembly meeting on February 26, 2019. Motion approved with Gilbert, Morrison, Decker, Powell, and DeBord voting yes; Prysunka voted no.***

**14** Attorney's File is available for the Assembly to view in the Clerk's Office.

**15** Notification of Formal Grievance Procedure with IBEW

***M/S: Gilbert/Morrison moved, pursuant to 44.62.310 (c) (1), that we recess into executive session to discuss matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the Borough, specifically the Formal Grievance Procedure with the***

***IBEW, and to also invite the Borough Manager into the Executive Session. Motion approved unanimously by polled vote.***

*Recessed into Executive Session at: 9:00 p.m.*

*Reconvened back into Regular Session at: 9:32 p.m.*

Regular Assembly meeting adjourned at 9:32 p.m.

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Stephen Prysunka, Mayor

ATTEST: \_\_\_\_\_  
Kim Lane, MMC, Borough Clerk

**Minutes of Special Assembly Meeting  
Held on January 11, 2019**

Mayor Steve Prysunka called the Special Assembly meeting to order at 4:30 p.m., January 11, 2019, in the Borough Assembly Chambers. Assembly Members Decker, Powell, and Gilbert were present. Assembly Members DeLong, DeBord and Morrison were absent. Borough Manager Von Bargen and Clerk Kim Lane were also in attendance.

**CONFLICT OF INTEREST**

Prysunka declared that his wife was a former employee for the Wrangell Medical Center however, he didn't believe that he had a conflict. There were no objections from the Assembly.

**PERSONS TO BE HEARD** – None.

**ITEM OF BUSINESS**

**5a** PROPOSED RESOLUTION NO. 01-19-1441 OF THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2019 BUDGET IN THE GENERAL FUND ACCEPTING \$136,328.96 IN REVENUE FROM WRANGELL MEDICAL CENTER TRANSFER ACTIVITIES AND AUTHORIZING ITS EXPENDITURE

***M/S: Powell/Gilbert to approve Resolution No. 01-19-1441.***

Von Bargen stated that the published Public Notice and the Agenda had the amount for this item as \$136,328.96; the correct amount (as stated on the Agenda Statement) is \$136,382.96.

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

**5b** Approval of 5-Year Commercial Management Liability Tail Insurance Policy with RSUI Indemnity Company for Wrangell Medical Center in the Amount of \$53,554

***M/S: Decker/Powell to approve 5-Year Commercial Management Liability Insurance Policy with RSUI Indemnity Company for Wrangell Medical Center in the Amount of \$53,554.***

Von Bargen stated that this was a one-time payment that covers us for five years.

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

**5c** Approval of 5-Year Commercial Management Liability Tail Insurance Policy with RSUI Indemnity Company for Wrangell Medical Center in the Amount of \$53,554

***M/S: Gilbert/Decker to approve Continuous Professional Liability Tail Insurance Policy with National Fire & Marine Insurance for Wrangell Medical Center in the Amount of \$60,280.***

Von Bargen stated that this was a one-time payment that covers in perpetuity.



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

Special Assembly Meeting adjourned at 4:41 p.m.

ATTEST: \_\_\_\_\_  
Kim Lane, MMC, Borough Clerk

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

**Minutes of Special Assembly Meeting  
Held on January 17, 2019**

Mayor Steve Prysunka called the Special Assembly meeting to order at 6:23 p.m., January 17, 2019, in the Borough Assembly Chambers. Assembly Members Decker, DeBord, Powell, and Gilbert were present. Assembly Members DeLong and Morrison were absent. Borough Manager Von Bargen and Clerk Kim Lane were also in attendance.

**CONFLICT OF INTEREST** – None.

**PERSONS TO BE HEARD** – None.

**ITEM OF BUSINESS**

**5a**      Update on Formal Grievance Procedure with the IBEW

*M/S: Decker/Gilbert moved, pursuant to 44.62.310 (c) (1), to recess into executive session and invite the Borough Manager to discuss matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the Borough, specifically to receive an update on the Formal Grievance Procedure with the IBEW. Motion approved unanimously by polled vote.*

*Assembly recessed into Executive Session at 6:25 p.m.*

*Assembly reconvened back into Special Session at 7:07 p.m.*

As there was no further action, the Special Assembly Meeting adjourned at 7:07 p.m.

\_\_\_\_\_  
Steve Prysunka, Mayor

ATTEST: \_\_\_\_\_  
Kim Lane, MMC, Borough Clerk

**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>6b</b>	<u>DATE:</u>	January 22, 2019
<b>CONSENT AGENDA ITEM:</b>				
Approval of Final Plat of the Etolin Avenue Replat				
<u>SUBMITTED BY:</u>		<u>FISCAL NOTE:</u>		
Carol Rushmore, Economic Development Director		Expenditure Required:		
		Amount Budgeted:		
		Account Number(s):		
		Account Name(s):		
<u>Reviews/Approvals/Recommendations</u>				
<input checked="" type="checkbox"/>	Commission, Board or Committee	Unencumbered Balance(s) (prior to expenditure):		
Name(s)				
<input type="checkbox"/>	Attorney			
<input type="checkbox"/>	Insurance			
<u>ATTACHMENTS:</u>				
1. Etolin Ave Replat.				

**RECOMMENDATION MOTION:**  
**APPROVE UNDER THE CONSENT AGENDA.**

**SUMMARY STATEMENT:**

The Planning and Zoning Commission at their regular meeting of January 10, 2018 approved the final plat of the Etolin Avenue Replat. This plat is a replat of Lot 1, Block 38 and Lots 16-20, Block 30B of Etolin Ave Easement Dedication and Boundary Survey; and Lot 2 Block 38, USS 1119 Wrangell Townsite; and Lot 5, Block 38, Health Care Subdivision III, creating Lots A, B and C, Etolin Avenue Replat, zoned Single Family Residential. This replat was requested by the City and Borough of Wrangell as this is the Borough's property.

In 2015, the City and Borough of Wrangell put eight lots up for sale at the end of Etolin Avenue near the Clinic. Only one of those lots sold. There were many comments regarding the small size of the individual lots. Since none of the other lots have sold, staff requested a year ago to combine the lots creating larger lots for sale, which the Assembly approved. This is the

resulting replat. There is also a corner added to one of the lots that was recently created as a substandard lot in the Health Care Subdivision III plat, with the understanding it would be combined with the end lot to square that lot. There is jog in the width of Etolin Ave near proposed Lot C at the boundary line between Wrangell Townsite and Health Care Subdivision III, because the road widens from the townsite platted 50' right-of-way to the 60' right-of-way created for the Etolin Avenue extension per code requirements.

This plat takes six lots and creates three out of them. The plan for disposal of these new lots will come back to the Assembly for approval.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE LESSEES OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVATION OF ANY RIGHTS, EASES, INTERESTS, CLAIMS, OR OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ MAYOR, CITY AND BOROUGH OF WRANGELL

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WRITING PLAT AND ACKNOWLEDGED TO ME THAT THEY HAD SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED. WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREBY WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: \_\_\_\_\_ MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST:

CITY CLERK \_\_\_\_\_

CERTIFICATE STATE OF ALASKA  
(FIRST JUDICIAL DISTRICTS)

I THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE SUBDIVISION DESCRIBED AND SHOWN ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF \_\_\_\_\_ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 20\_\_\_\_ WILL BE DUE ON OR BEFORE OCTOBER 15, 20\_\_\_\_ DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ASSESSOR CITY AND BOROUGH OF WRANGELL \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: \_\_\_\_\_ CHAIRMAN, PLANNING COMMISSION

SECRETARY \_\_\_\_\_

CLIENT: CITY & BOROUGH OF WRANGELL  
P.O. BOX 531  
WRANGELL, ALASKA 99929

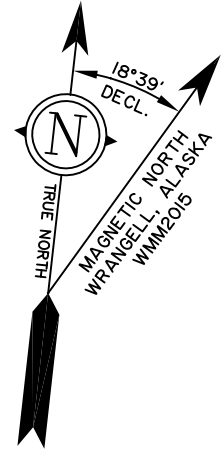
DRAWN BY: MCH  
CHECKED BY: COP  
DATE PLATTED: NOVEMBER, 2018  
DATE SURVEYED: SEPTEMBER, 2018  
SCALE: 1"=30'  
SURVEYED BY: MCH  
PROJ. NO.: 182767

LEGEND

- 2" ALUM CAP MONUMENT RECOVERED THIS SURVEY
- 1" YELLOW PLASTIC CAP ON REBAR RECOVERED THIS SURVEY
- 1 3/8" BRASS CAP MONUMENT IN 1" IRON PIPE RECOVERED THIS SURVEY
- BLM ROCK MON RECOVERED THIS SURVEY
- PRIMARY ALUMINUM CAP RECOVERED THIS SURVEY
- 5/8 REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- (88.09) DATA OF RECORD
- 88.09 DATA MEASURED OR COMPUTED
- PREVIOUS PROPERTY LINE
- ROAD CENTERLINE
- EXISTING EASEMENT
- EASEMENT CREATED THIS PLAT

EXISTING EASEMENT

EASEMENT CREATED THIS PLAT



PLAT NOTES

- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:  
PLAT 73--7 (USS 1119, WRANGELL TOWNSITE)  
BOOK 17, PAGE 453  
PLAT 86-1 (A.S.L.S. 84-83)  
PLAT 91-2 (RESUBDIVISION AND STEEL VACATION)  
PLAT 96-5 (SHITAX--HEEN SUBDIVISION)  
PLAT 99-7 (RECORD OF SURVEY, SHITAX--HEEN SUBDIVISION)  
PLAT 2010-4 (HEALTH CARE SUBDIVISION)  
PLAT 2010-6 (HEALTH CARE SUBDIVISION I)  
PLAT 2015-6 (ETOLIN AVENUE BOUNDARY SURVEY)  
CORRECTIVE NOTICE 2012--000207--0  
CORRECTIVE WARRANTY DEED 2012--000208--0  
PLAT 2018-7 (HEALTH CARE SUBDIVISION III)
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
- THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.
- THE CITY AND BOROUGH OF WRANGELL OWNS THE SUBJECT LOTS.

PREVIOUS LOT AREAS

- LOT 1 (7,501 SQ. FT.) (0.172 ACRES)
- LOT 2 (7,500 SQ. FT.) (0.172 ACRES)
- LOT 16 (7,799 SQ. FT.) (0.179 ACRES)
- LOT 17 (7,769 SQ. FT.) (0.178 ACRES)
- LOT 18 (7,788 SQ. FT.) (0.179 ACRES)
- LOT 19 (7,813 SQ. FT.) (0.179 ACRES)
- LOT 20 (6,887 SQ. FT.) (0.158 ACRES)

NEW LOT AREAS

- LOT A (14,983 SQ. FT.) (0.344 ACRES)
- LOT B (19,462 SQ. FT.) (0.447 ACRES)
- LOT C (19,326 SQ. FT.) (0.444 ACRES)

SCALE 1"=30'

THIS DRAWING MAY BE REDUCED. VERIFY SCALE BEFORE USING

0 15 30 60 90 120 FEET  
0 3 6 9 12 15 30 36 METERS  
1 METER = 3.2808333 U.S. SURVEY FEET  
1 U.S. ACRE = 0.4047 HECTARES

WRANGELL RECORDING DISTRICT

Revisions

No. Date Description

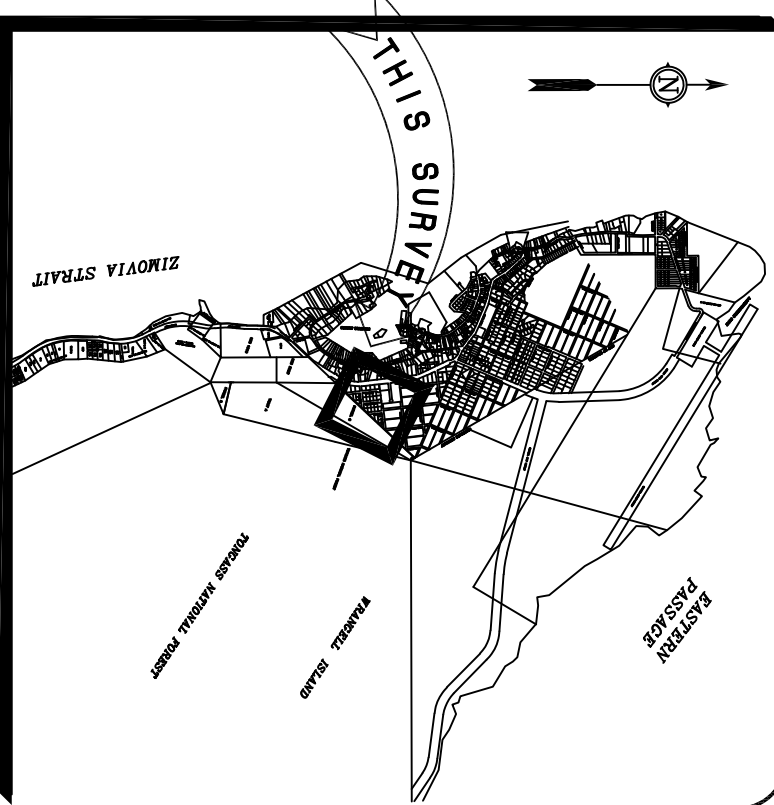
**PRELIMINARY**

Phone: (907) 225-7917  
Fax: (907) 225-3441

CERTIFICATE OF AUTHORIZATION # C576

PROJECT: ETOLIN AVENUE REPLAT

A REPLAT OF LOT 1, BLOCK 38, LOTS 16, 17, 18, 19, AND 20, BLOCK 30B, OF ETOLIN AVENUE EASEMENT DEDICATION AND BOUNDARY SURVEY; AND LOT 2, BLOCK 38, USS 1119, WRANGELL TOWNSITE; AND LOT 5, BLOCK 38, HEALTH CARE SUBD. III, CREATING LOTS A, B, AND C, ETOLIN AVENUE REPLAT, CITY AND BOROUGH OF WRANGELL.



VICINITY MAP  
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN \_\_\_\_\_, 2018, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE: 11 / / 2018

CHRISTOPHER G. PIGURN LS 107552



**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

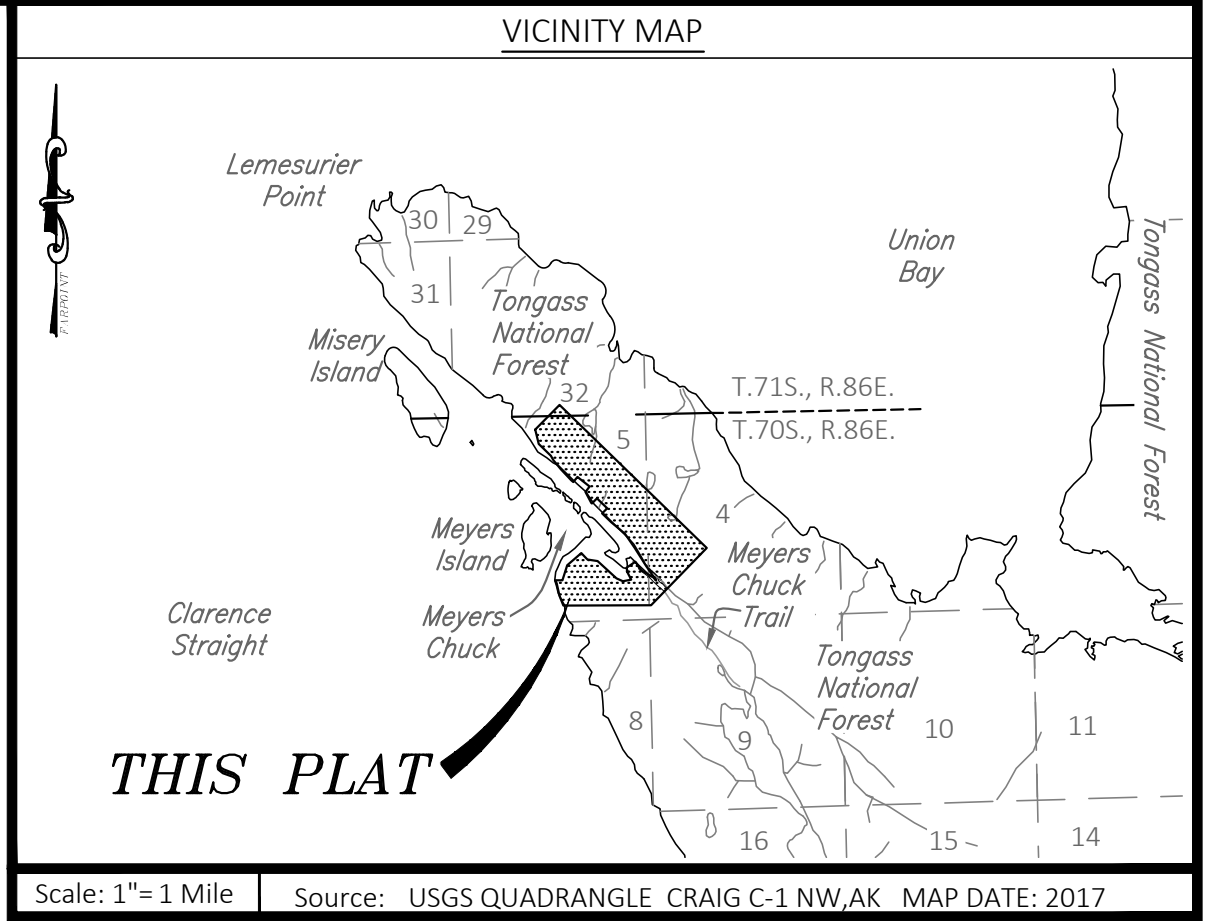
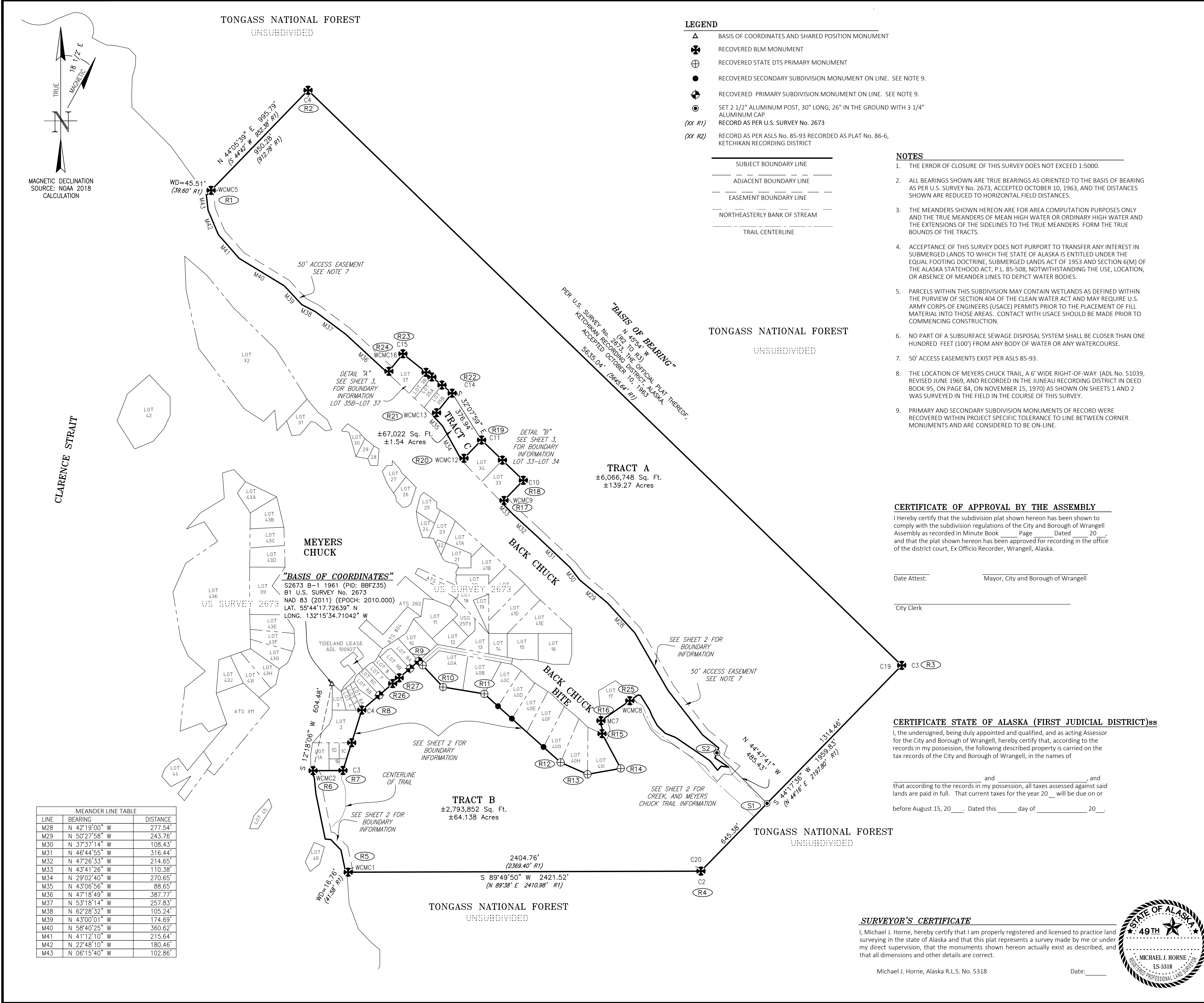
<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>6c</b>	<u>DATE:</u>	January 22, 2019
<b>CONSENT AGENDA ITEM:</b>				
Approval of Final Plat of Trust Land Survey 2018-08 MC-1 Subdivision				
<u>SUBMITTED BY:</u>			<u>FISCAL NOTE:</u>	
			<b>Expenditure Required:</b>	
Carol Rushmore, Economic Development Director			<b>Amount Budgeted:</b>	
			<b>Account Number(s):</b>	
			<b>Account Name(s):</b>	
<u>Reviews/Approvals/Recommendations</u>				
<input checked="" type="checkbox"/>	Commission, Board or Committee		<b>Unencumbered Balance(s) (prior to expenditure):</b>	
Name(s)				
<input type="checkbox"/>	Attorney			
<input type="checkbox"/>	Insurance			
<u>ATTACHMENTS:</u>				
1. Trust Land Survey 2018-08 MC-1 Subdivision				

**RECOMMENDATION MOTION:**  
**APPROVE UNDER THE CONSENT AGENDA.**

**SUMMARY STATEMENT:**

The Planning and Zoning Commission at their regular meeting of January 10, 2018 approved the final plat of the Trust Land Survey 2018-08 MC-1 Subdivision. This is a subdivision of Lot 40J, ASLS 85-93, creating Tracts A and B zoned RMU-M, requested by the owner Mental Health Trust Authority as part of the proposed land trade with the US Forest Service.

As part of the land trade agreement between the USFS and Mental Health Trust, Tract A will be going to the USFS and Tract B and C will remain with Mental Health Trust.



CERTIFICATE OF OWNERSHIP AND DEDICATION

I, WYN MENEFFEE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE EXECUTIVE DIRECTOR OF THE ALASKA MENTAL HEALTH TRUST LAND OFFICE, AND ACTING BY AND THROUGH THE STATE OF ALASKA, DEPARTMENT OF NATURAL RESOURCES, ALASKA MENTAL HEALTH TRUST LAND OFFICE, PURSUANT TO AS 37.14.009, AS 38.05.801, AND 11 AAC 99, AS AGENT TO THE OWNER, THE ALASKA HEALTH TRUST AUTHORITY, A PUBLIC CORPORATION WITHIN THE ALASKA DEPARTMENT OF REVENUE (AS 47.30.011 ET SEQ.). I HEREBY APPROVE TLS 2018-08 FOR THE ALASKA MENTAL HEALTH TRUST AUTHORITY, AND DEDICATE FOR PUBLIC OR PRIVATE USE AS NOTED, ALL EASEMENTS, PUBLIC UTILITY AREAS, AND RIGHTS OF WAY AS SHOWN AND DESCRIBED HEREON.

ALASKA MENTAL HEALTH TRUST LAND OFFICE

WYN MENEFFEE, EXECUTIVE DIRECTOR, ALASKA MENTAL HEALTH TRUST LAND OFFICE, 2600 CORDOVA STREET, SUITE 100, ANCHORAGE, ALASKA 99503

NOTARY'S ACKNOWLEDGMENT

Subscribed and sworn before me this Day of , 2018

By: for,

personally appearing before me.

Notary Public for the State of Alaska

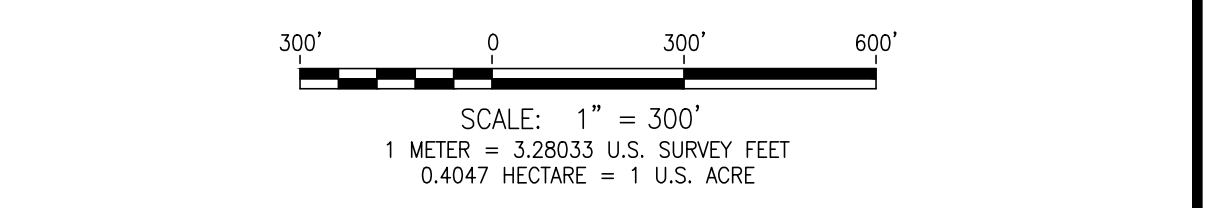
My Commission Expires

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I hereby certify that the subdivision plat shown hereon has been shown to comply with the subdivision regulations of the City and Borough of Wrangell Planning Commission and that said plat has been approved by the Commission by Plat Resolution No. Dated 20, and that the plat shown hereon has been approved for recording in the office of the District Magistrate, Ex Officio Recorder, Wrangell, Alaska.

Date: Chairman, Planning Commission

Secretary



Plat of Trust Land Survey 2018-08 MC-1 Subdivision

Creating Tract A & Tract B

A subdivision of LOT 40 J, ASLS 85-93

Located Within Sections 4, 5, 8, and 9, Township 71 South, Range 86 East, and Section 32, Township 70 South, Range 86 East, Copper River Meridian, Alaska, Containing 231.70 acres more or less.

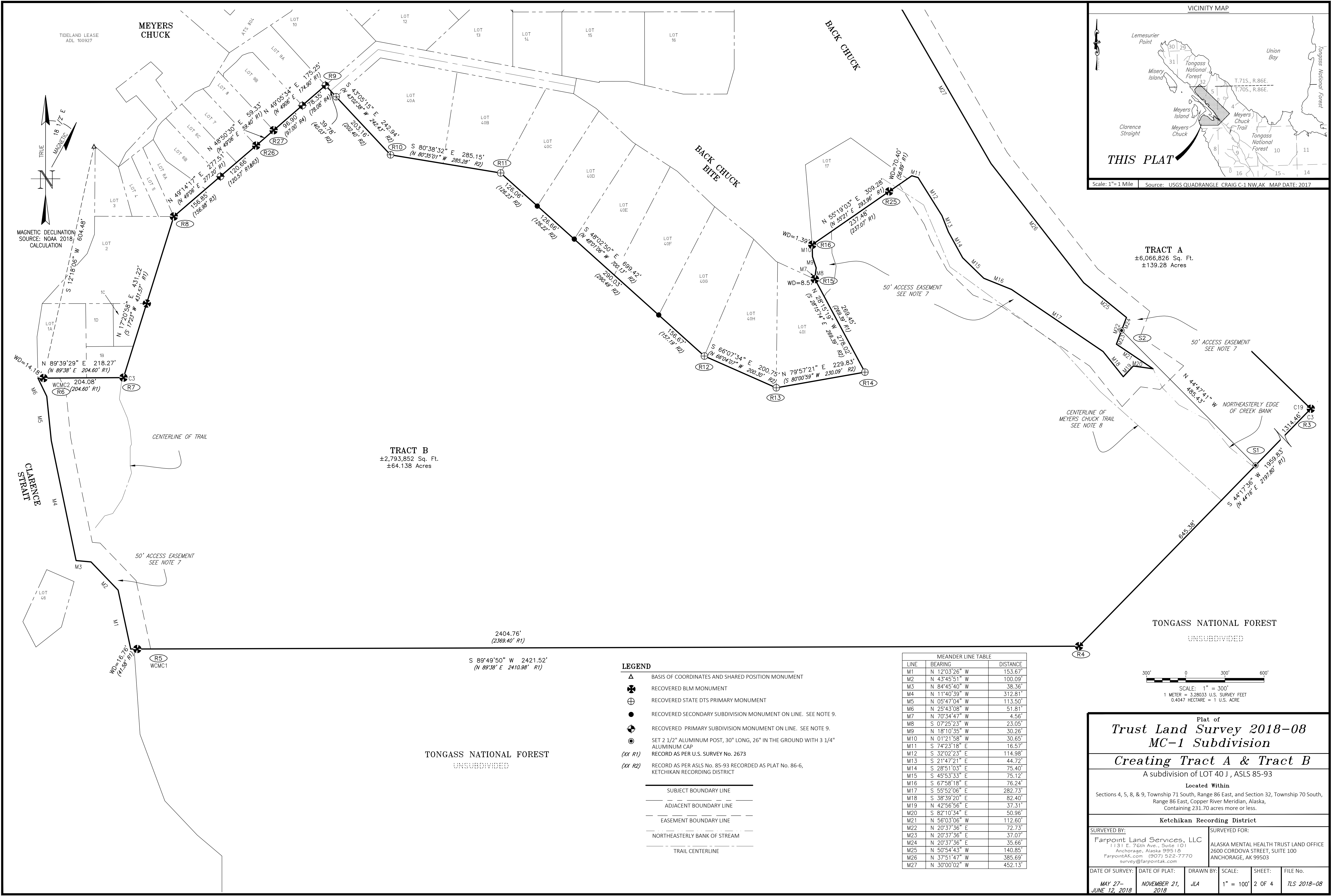
Ketchikan Recording District

SURVEYED BY: Farpoint Land Services, LLC 1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518 FarpointAK.com (907) 522-7770 survey@farpointak.com

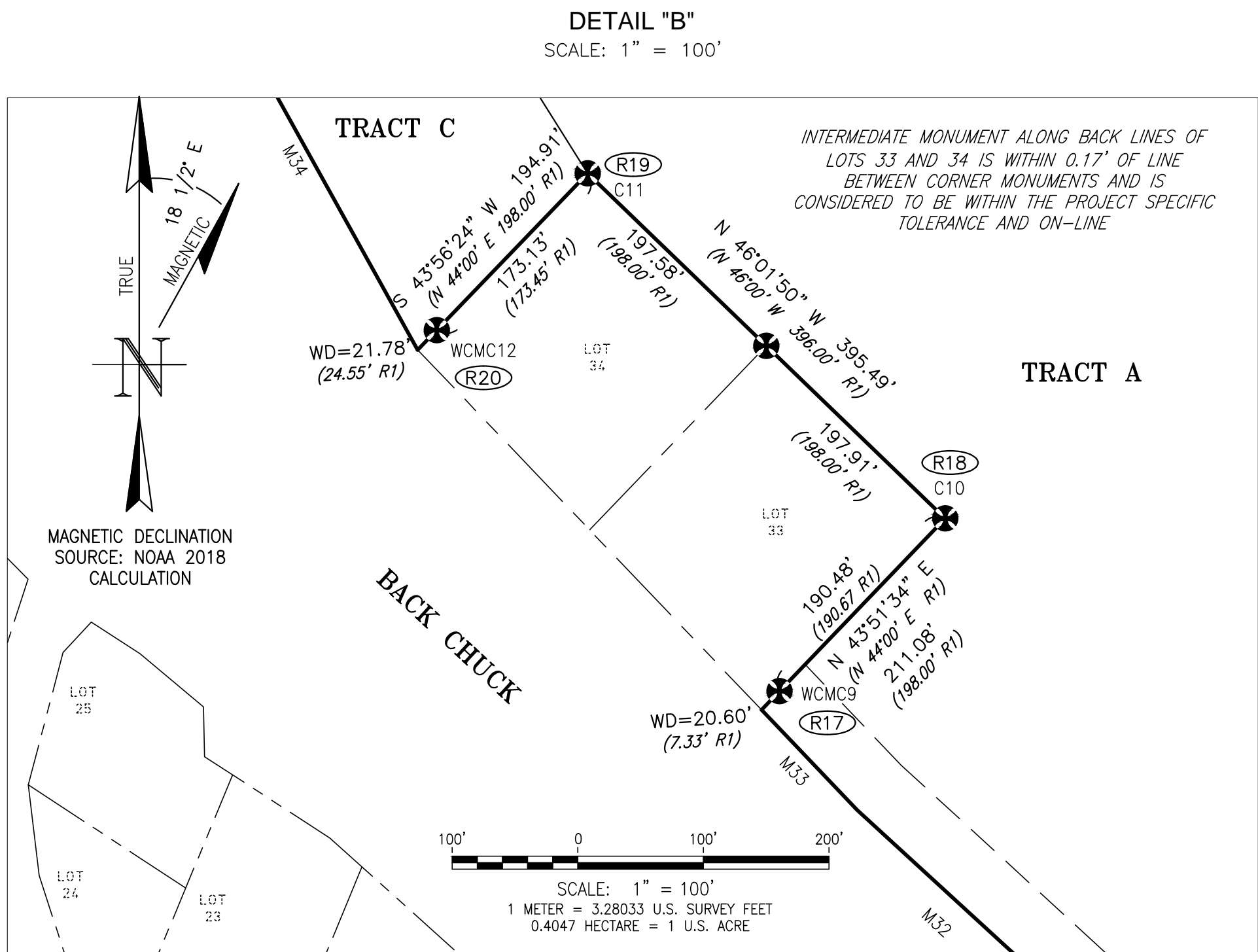
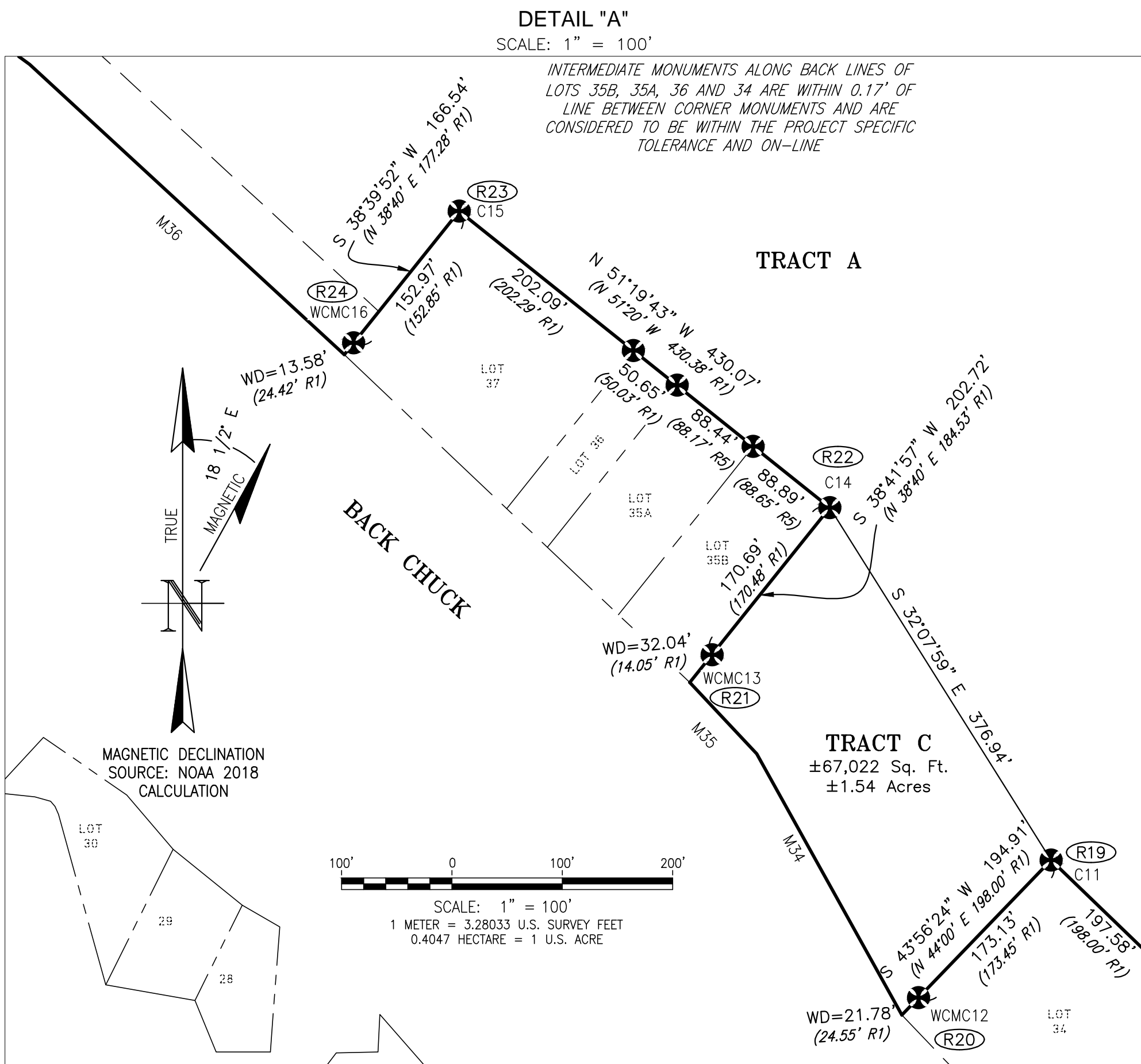
SURVEYED FOR: ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA STREET, SUITE 100 ANCHORAGE, AK 99503

DATE OF SURVEY: MAY 27-JUNE 12, 2018 DATE OF PLAT: NOVEMBER 21, 2018 DRAWN BY: JLA SCALE: 1" = 300' SHEET: 1 OF 4 FILE No.: TLS 2018-08





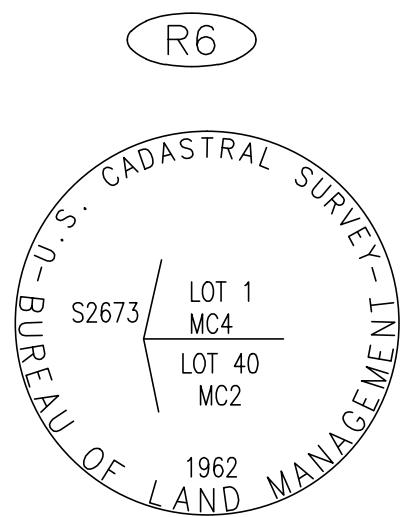
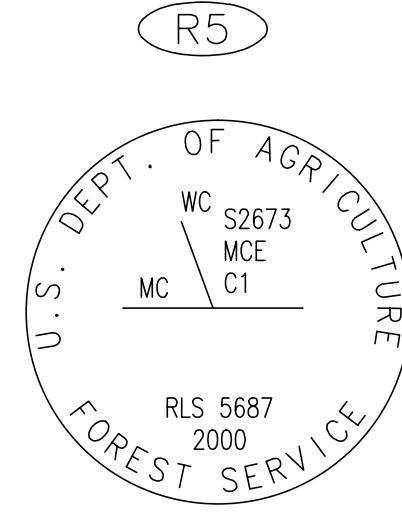
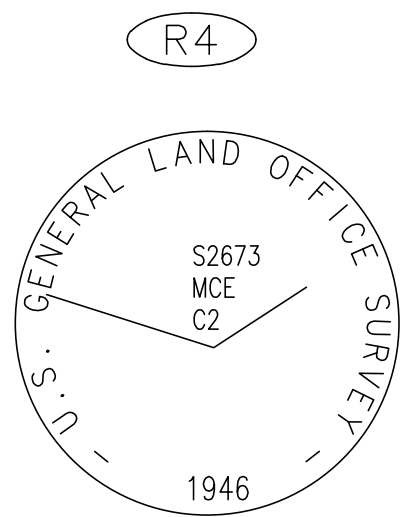
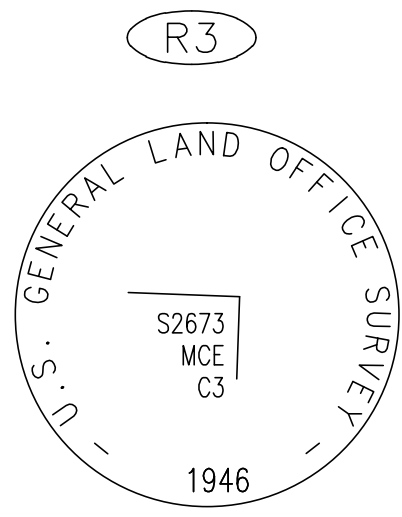
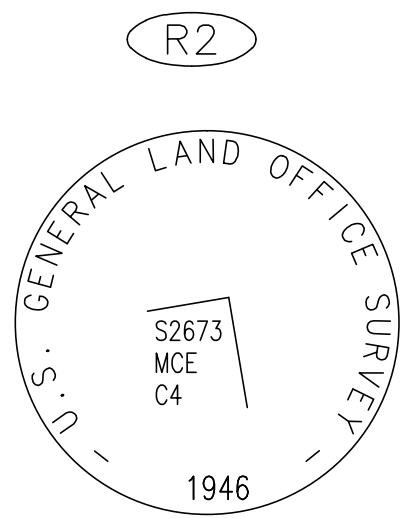
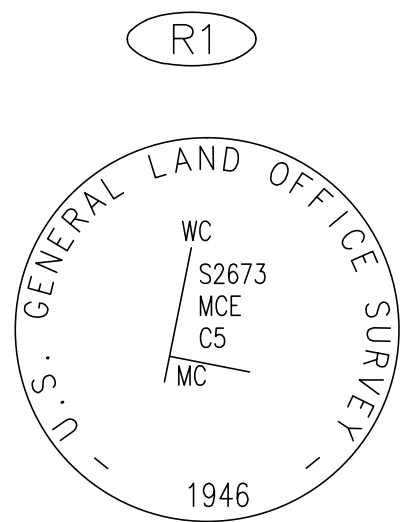




#### LEGEND

- △ BASIS OF COORDINATES AND SHARED POSITION MONUMENT
- ⊗ RECOVERED BLM MONUMENT
- ⊕ RECOVERED STATE DTS PRIMARY MONUMENT
- RECOVERED SECONDARY SUBDIVISION MONUMENT ON LINE. SEE NOTE 9.
- ⊙ RECOVERED PRIMARY SUBDIVISION MONUMENT ON LINE. SEE NOTE 9.
- ⊙ SET 2 1/2" ALUMINUM POST, 30" LONG, 26" IN THE GROUND WITH 3 1/4" ALUMINUM CAP
- (XX R1) RECORD AS PER U.S. SURVEY No. 2673
- (XX R2) RECORD AS PER ASLS No. 85-93 RECORDED AS PLAT No. 86-6, KETCHIKAN RECORDING DISTRICT

— SUBJECT BOUNDARY LINE —  
— ADJACENT BOUNDARY LINE —  
— EASEMENT BOUNDARY LINE —  
— NORTHEASTERLY BANK OF STREAM —  
— TRAIL CENTERLINE —



#### RECOVERED:

1" DIAMETER IRON POST, FIRMLY SET, PROJECTING 3" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 16" IN DIAMETER, WITH HEALED BLAZE BEARS N 30° E, 5.9' DISTANT

A CEDAR, 30" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "WCS2673C5MCEMCBT"

#### RECOVERED:

1" DIAMETER IRON POST, FIRMLY SET, PROJECTING 12" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

A PINE SNAG, 10" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "S2673C4MCE" BEARS S 29° E, 24.4' DISTANT

A CEDAR, 36" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "S2673C4MCEBT" BEARS WEST, 13.9' DISTANT

A PINE, 20" IN DIAMETER, WITH PITCHED OVER BLAZE AND SCRIBE MARKS "S2673C4MCEBT" BEARS N 42° E, 21.0' DISTANT

#### RECOVERED:

1" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

A PINE STUMP, 8" IN DIAMETER, LOG LYING BESIDE, NO SCRIBE MARKS VISIBLE BEARS S 86° E, 8.6' DISTANT

A PINE SNAG, 12" IN DIAMETER, WITH BLAZE AND PARTIALLY VISIBLE SCRIBE MARKS ".673MCEC3.." BEARS S 80° W, 14.5' DISTANT

A PINE, 12" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "S2673C3MCEBT" BEARS S 53° E, 37.5' DISTANT

A PINE, 10" IN DIAMETER, WITH PITCHED OVER BLAZE AND SCRIBE MARKS BEARS S 04° E, 40.4' DISTANT

#### RECOVERED:

1" DIAMETER IRON, FIRMLY SET, PROJECTING 18" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

A CEDAR, 38" IN DIAMETER, WITH BLAZE AND PARTIALLY VISIBLE SCRIBE MARKS "S2673MCEC2.." BEARS N 02° W, 23.1' DISTANT

A HEMLOCK, 22" IN DIAMETER, WITH FULLY HEALED BLAZE BEARS N 64° E, 7.7' DISTANT

#### RECOVERED:

2" DIAMETER ALUMINUM POST, FIRMLY SET, PROJECTING 1" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN. MONUMENT IS LOCATED ON LEVEL GROUND AT BASE OF 20' TALL ROCK BLUFF IN THICK SECOND GROWTH OF HEMLOCK, SPRUCE, AND SCATTERED CEDAR.

#### FROM WHICH RECORD BEARING TREES:

A CEDAR, 12" IN DIAMETER, WITH HEALED DOUBLE BLAZE BEARS N 20° E, 5.5' DISTANT

A HEMLOCK, 9" IN DIAMETER, WITH HEALED DOUBLE BLAZE BEARS S 46° E, 15.1' DISTANT

A HEMLOCK, 8" IN DIAMETER, WITH HEALED DOUBLE BLAZE BEARS N 54° W, 8.6' DISTANT

#### RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 2" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN. MONUMENT IS LOCATED ON A ROCK BLUFF OVERLOOKING THE WATERFRONT BESIDE AN ANTENNA POLE

#### FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 7" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS EAST, 15.5' DISTANT

#### FROM WHICH NEW BEARING TREES:

A HEMLOCK, 6" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS S 28° E, 20.2' DISTANT

## RECOVERED MONUMENTS

#### RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 3" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN. MONUMENT IS LOCATED IN A FLAT SWAMPY AREA

#### FROM WHICH RECORD BEARING TREES:

A SPRUCE, 18" IN DIAMETER, WITH PARTIALLY HEALED BLAZE BEARS S 44° W, 4.9' DISTANT

#### FROM WHICH NEW BEARING TREE

A SPRUCE, 19" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS S 54° E, 10.5' DISTANT

#### RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 13" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN. MONUMENT IS LOCATED ON FLAT GROUND NEAR A SMALL CREEK

#### FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 6" IN DIAMETER, WITH HEALED BLAZE AND NO VISIBLE SCRIBE MARKS BEARS S 72° W, 22.9' DISTANT

#### FROM WHICH NEW BEARING TREE

A HEMLOCK, 9" IN DIAMETER, BLAZED BEARS N 12° E, 21.5' DISTANT

#### RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 10" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 10" IN DIAMETER, BEARS S 62° W, 21.3' DISTANT

#### FROM WHICH NEW BEARING TREE:

A HEMLOCK, 7" IN DIAMETER, BEARS N 70° E, 14.0' DISTANT

#### RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 7" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 12" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 88° E, 12.8' DISTANT

A HEMLOCK, 18" IN DIAMETER, BEARS N 06° E, 19.7' DISTANT

A HEMLOCK, 11" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 55° E, 10.3' DISTANT

#### RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 4" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 6" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 81° W, 8.2' DISTANT

A HEMLOCK, 5" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 09° E, 11.9' DISTANT

A HEMLOCK, 18" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 48° W, 19.7' DISTANT

#### RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 5" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

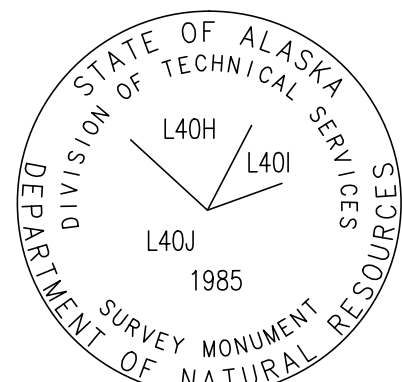
#### FROM WHICH RECORD BEARING TREES:

A CEDAR, 28" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 48° E, 14.0' DISTANT

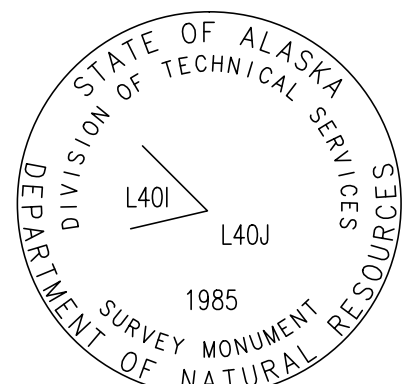
A HEMLOCK, 16" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 25° E, 14.8' DISTANT

A CEDAR, 36" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 73° W, 7.5' DISTANT

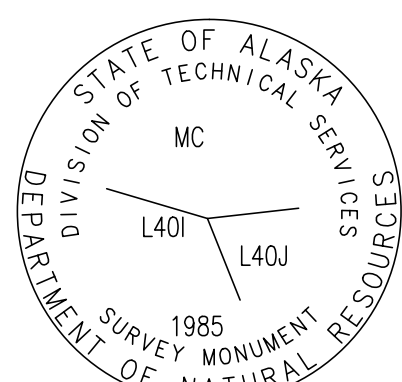
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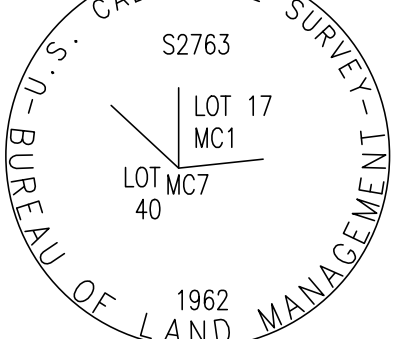
#### R14



#### R15



#### R16



#### RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 3" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 8" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 60° E, 13.0' DISTANT

A HEMLOCK, 10" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 06° W, 30.8' DISTANT

A CEDAR, 16" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 36° E, 34.5' DISTANT

FROM WHICH A CREEK BEARS S 45° W, 15.0' DISTANT

#### RECOVERED:

3/4" DIAMETER ALUMINUM ROD, FIRMLY SET, PROJECTING 1" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN. MONUMENT IS LOCATED ON A SOUTHWEST FACING HILL, MIDWAY DOWN.

#### FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 12" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 38° W, 9.5' DISTANT

A CEDAR, 25" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS N 65° W, 45.3' DISTANT

A HEMLOCK, 18" IN DIAMETER, WITH BLAZE AND BEARING TREE TAG BEARS S 17 1/2° E, 25.5' DISTANT

#### RECOVERED:

3/4" ALUMINUM ROD, FIRMLY SET, PROJECTING 3" ABOVE GROUND W/ 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 13" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "XBT" BEARS N 25° E, 46.3' DISTANT

A HEMLOCK, 10" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "XBT" BEARS S 24° W, 24.6' DISTANT

A SPRUCE, 35" IN DIAMETER, WITH BLAZE AND SCRIBE MARKS "XBT" BEARS N 88° W, 25.7' DISTANT

FROM WHICH A CREEK BEARS EAST, 5.0' DISTANT

#### RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 4" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

#### FROM WHICH RECORD BEARING TREES:

NO RECORD BEARING TREES WERE FOUND

#### FROM WHICH NEW BEARING TREES

A HEMLOCK, 10" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS S 75° W, 21.4' DISTANT

A HEMLOCK, 13" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS N 26° E, 6.3' DISTANT

## Plat of Trust Land Survey 2018-08 MC-1 Subdivision

## Creating Tract A & Tract B

A subdivision of LOT 40 J, ASLS 85-93

Located Within  
Sections 4, 5, 8, & 9, Township 71 South, Range 86 East, and Section 32, Township 70 South, Range 86 East, Copper River Meridian, Alaska,  
Containing 231.70 acres more or less.

#### Ketchikan Recording District

#### SURVEYED BY:

Farpoint Land Services, LLC  
1131 E. 76th Ave., Suite 101  
Anchorage, Alaska 99518  
FarpointAK.com (907) 522-7770  
survey@farpointak.com

#### SURVEYED FOR:

ALASKA MENTAL HEALTH TRUST LAND OFFICE  
2600 CORDOVA STREET, SUITE 100  
ANCHORAGE, AK 99503

#### DATE OF SURVEY:

MAY 27-  
JUNE 12, 2018

#### DATE OF PLAT:

NOVEMBER 21,  
2018

#### DRAWN BY:

JLA

#### SCALE:

1" = 100'

#### SHEET:

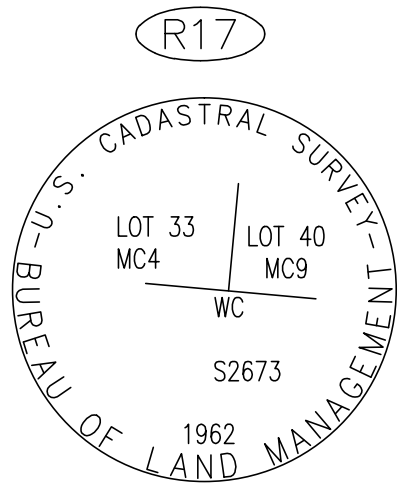
3 OF 4

#### FILE No.

RLS 2018-08

RECOVERED MONUMENTS

SET MONUMENTS



RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 4" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

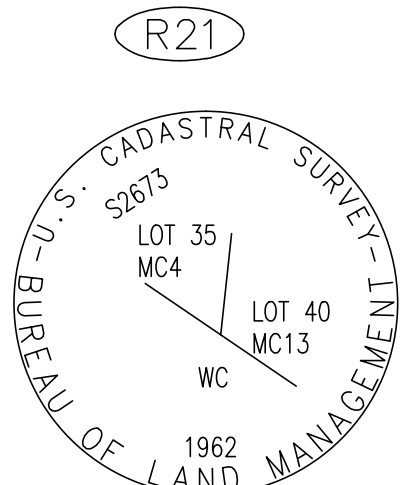
FROM WHICH RECORD BEARING TREES:

NO RECORD BEARING TREES WERE FOUND

FROM WHICH NEW BEARING TREES

A CEDAR, 12" IN DIAMETER, BLAZED AND SCRIBED "XBT", BEARING TREE TAG HUNG, BEARS S 21° E, 11.7' DISTANT

A CEDAR, 12" IN DIAMETER, BLAZED AND SCRIBED "XBT", BEARING TREE TAG HUNG, BEARS S 40° E, 11.6' DISTANT



RECOVERED:

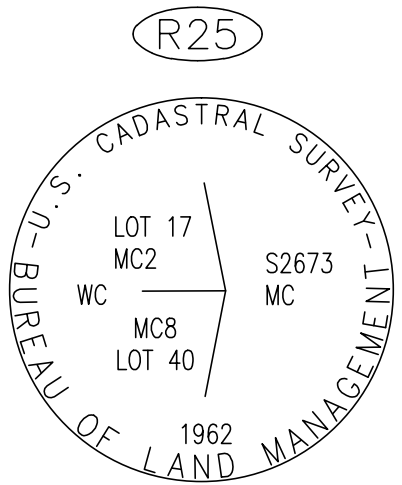
2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

HEMLOCK, 4" IN DIAMETER, BEARS N 58° W, 4.0' DISTANT

FROM WHICH NEW BEARING TREE

A HEMLOCK, 8" IN DIAMETER, ADD BEARING TREE TAG, BEARS S 57° E, 20.5' DISTANT



RECOVERED:

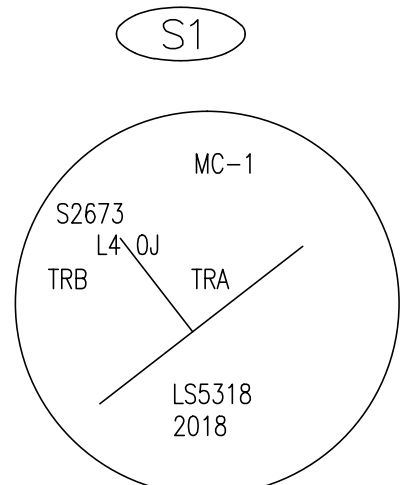
2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

MONUMENT IS LOCATED ON THE BEACH

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 10" IN DIAMETER, WITH SCRIBE MARKS "S2673LOT40MC7", BEARS N 62° E, 29' DISTANT

A CEDAR, 16" IN DIAMETER, WITH SCRIBE MARKS "LOT40MC7" BEARS S 43° E, 34' DISTANT



SET:

2 1/2" DIAMETER ALUMINUM POST, 30" LONG, 24" IN THE GROUND, W 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

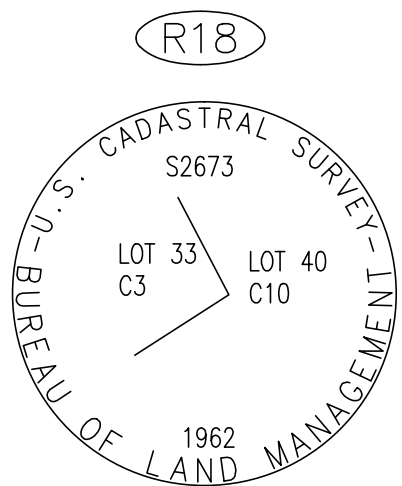
FROM WHICH BEARING TREES:

A SPRUCE, 20" IN DIAMETER, WITH BT TAG AND NO BLAZE OR SCRIBING BEARS S 64° E, 31.0' DISTANT

A SPRUCE, 48" IN DIAMETER, WITH BT TAG AND NO BLAZE OR SCRIBING BEARS N 02° E, 48.0' DISTANT

FROM WHICH A CREEK:

8' WIDE, 24" DEEP BEARS WEST 9.5' DISTANT, COURSE N 45° W



RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 8" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

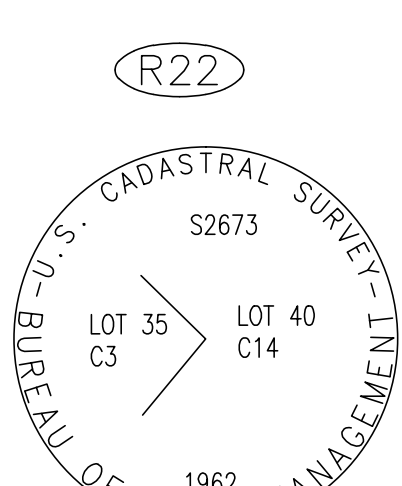
FROM WHICH RECORD BEARING TREES:

BOTH RECORD BEARING TREES WERE FOUND UPROOTED AND LYING ON THE GROUND

FROM WHICH NEW BEARING TREES

A HEMLOCK, 30" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS N 36° E, 13.5' DISTANT

A HEMLOCK, 36" IN DIAMETER, BLAZED AND SCRIBED "XBT" BEARS S 06° W, 20.4' DISTANT



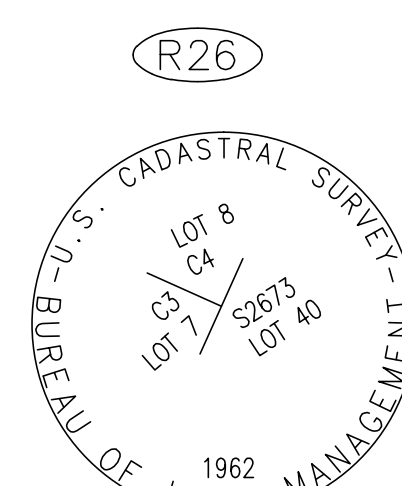
RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 8" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 4" IN DIAMETER, BEARS N 59° W, 19.8' DISTANT

A HEMLOCK, 12" IN DIAMETER, BEARS S 62° W, 25.1' DISTANT



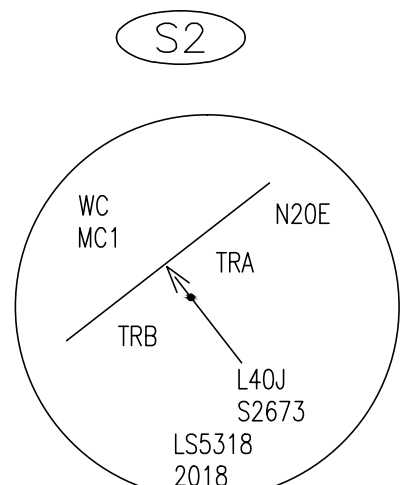
RECOVERED:

A BRASS TABLET, 3 1/4" IN DIAMETER, CEMENTED INTO BEDROCK, MARKED AS SHOWN. NOTE THAT THE CAP IS HEAVILY OXIDIZED AND SOME ORIGINAL MARKINGS ARE DIFFICULT TO DISTINGUISH.

FROM WHICH RECORD BEARING TREES:

A CEDAR, 6" IN DIAMETER, BEARS N 5° W, 21.1' DISTANT

A CEDAR, 4" IN DIAMETER, BEARS S 74° W, 20.5' DISTANT



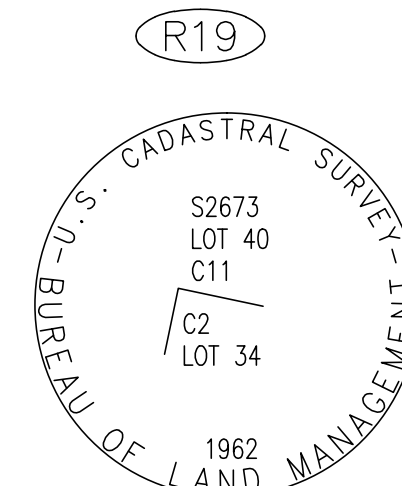
SET:

2 1/2" DIAMETER ALUMINUM POST, 30" LONG, 24" IN THE GROUND, W 3 1/4" ALUMINUM CAP MARKED AS SHOWN.

FROM WHICH BEARING TREES:

A CEDAR, 12" IN DIAMETER, WITH BT TAG AND NO BLAZE OR SCRIBING BEARS N 66° E, 33.7' DISTANT

A CEDAR, 8" IN DIAMETER, WITH BT TAG AND NO BLAZE OR SCRIBING BEARS S 92° E, 54.6' DISTANT



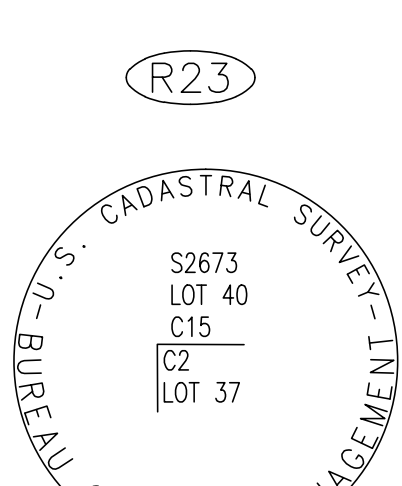
RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 16" IN DIAMETER, BEARS N 15° W, 5.3' DISTANT

A HEMLOCK, 11" IN DIAMETER, BEARS N 14° E, 6.6' DISTANT



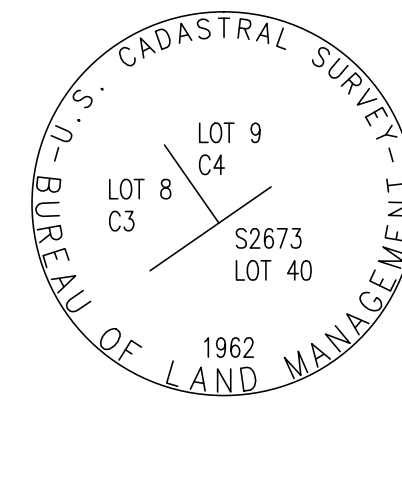
RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 5" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 8" IN DIAMETER, BLAZED AND SCRIBED C2L37USS2673BT, BEARS N 72° E, 8.9' DISTANT

A HEMLOCK, 5" IN DIAMETER, BEARS S 79° E, 3.5' DISTANT



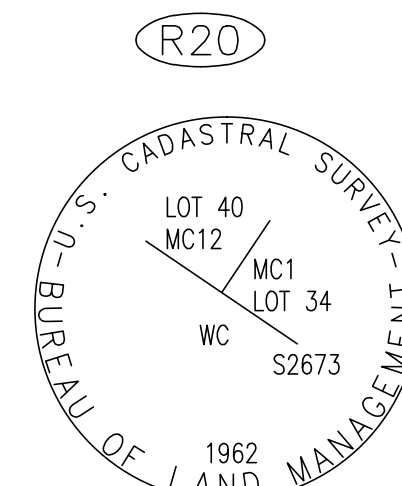
RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

A HEMLOCK, 4" IN DIAMETER, BEARS S 83° W, 6.6' DISTANT

A SPRUCE, 6" IN DIAMETER, BEARS S 6° E, 5.3' DISTANT



RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 4" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

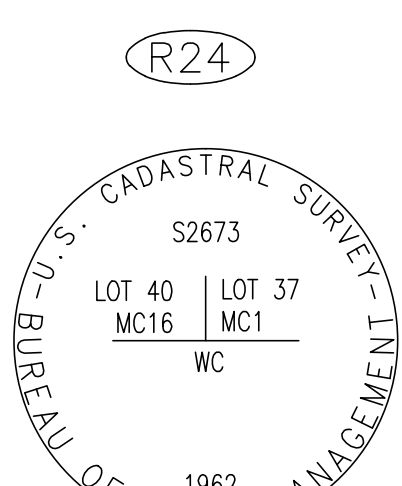
FROM WHICH RECORD BEARING TREES:

NO RECORD BEARING TREES WERE RECOVERED

FROM WHICH NEW BEARING TREES

A HEMLOCK, 30" IN DIAMETER, BLAZED AND SCRIBED "XBT", ADD BEARING TREE TAG, BEARS N 14° W, 18.8' DISTANT

A HEMLOCK, 36" IN DIAMETER, BLAZED AND SCRIBED "XBT", ADD BEARING TREE TAG, BEARS N 32° E, 28.7' DISTANT



RECOVERED:

2 1/2" DIAMETER IRON POST, FIRMLY SET, PROJECTING 6" ABOVE GROUND W/ 3" BRASS CAP MARKED AS SHOWN.

FROM WHICH RECORD BEARING TREES:

NO RECORD BEARING TREES WERE RECOVERED

FROM WHICH RECORD BEARING OBJECT

THE NORTHWEST CORNER OF A GENERATOR SHED BEARS S 73° E, 5.35'

FROM WHICH BEARING TREE

A HEMLOCK, 10" IN DIAMETER, BLAZED AND SCRIBED "XBT", BEARING TREE TAG HUNG, BEARS S 23° E, 12.2' DISTANT

Plat of <b>Trust Land Survey 2018-08</b> <b>MC-1 Subdivision</b>						
<b>Creating Tract A &amp; Tract B</b>						
A subdivision of LOT 40 J , ASLS 85-93						
Located Within Sections 4, 5, 8, & 9, Township 71 South, Range 86 East, and Section 32, Township 70 South, Range 86 East, Copper River Meridian, Alaska, Containing 231.70 acres more or less.						
Wrangell Recording District						
SURVEYED BY: Farpoint Land Services, LLC 1131 E. 76th Ave., Suite 101 Anchorage, Alaska 99518 FarpointAK.com (907) 522-7770 survey@farpointak.com			SURVEYED FOR: ALASKA MENTAL HEALTH TRUST LAND OFFICE 2600 CORDOVA STREET, SUITE 100 ANCHORAGE, AK 99503			
DATE OF SURVEY: MAY 27- JUNE 12, 2018	DATE OF PLAT: NOVEMBER 21, 2018	DRAWN BY: JLA	SCALE: N.T.S.	SHEET: 4 OF 4	FILE No. TLS 2018-08	



US Army Corps  
of Engineers  
Alaska District

# Special Public Notice

ANCHORAGE  
Regulatory Division (1145)  
CEPOA-RD  
Post Office Box 6898  
JBER, Alaska 99506-0898

ISSUANCE DATE:	January 14, 2019
REFERENCE NUMBER:	POA- 2006-00215-M3
EXPIRATION DATE:	February 13, 2019

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**SPECIAL PUBLIC NOTICE SPN-2006-00215**  
**Notice of Intent to Re-issue General Permit 98-01-M4**  
**Wrangell Industrial Park Subdivision**  
**(Formally General Permit 98-01-M3)**

The public is hereby notified that the Alaska District, U.S. Army Corps of Engineers (USACE) is proposing to re-issue General Permit (GP) 98-01, Wrangell Industrial Park Subdivision, for an additional five years. The activities covered under GP 98-01 and the GP general and special conditions remain the same. A copy of the GP 98-01-M3 is attached.

Comments on the described work, with the reference number, should reach this office no later than the expiration date of this Public Notice to become part of the record and be considered in the decision. Please contact **Michael R. Gala** by email at [michael.r.gala@usace.army.mil](mailto:michael.r.gala@usace.army.mil), by phone at (907) 753-2821, toll free from within Alaska at (800) 478-2712, or if further information is desired concerning this notice.

GP 98-01 was issued under authority of Section 404 of the Clean Water Act (Public Law 95-217, 33 U.S.C. 1344 et. Seq) and authorizes the discharge of fill material into waters of The United States (U.S.), including wetlands, within certain lots in the Wrangell Industrial Park Subdivision. The Subdivision is located within Section 24, T. 62 E., R. 83 S., Copper River Meridian; Latitude 56.475° N., Longitude -132.375° W.; on the northeast edge of the City of Wrangell, Alaska.

**PURPOSE:** The GP was developed to streamline the permitting process for industrial development on certain lots within the Wrangell Industrial Park Subdivision.

**AUTHORIZED ACTIVITIES:** placement of dredged and/or fill material, and structures, into wetlands associated with industrial development in the Wrangell Industrial Park Subdivision. Authorized activities include foundation pads, associated driveways, parking areas, and lot utilities.

The General Permit area includes the following lots within the Wrangell Industrial Park Subdivision (a map of the project area is attached):

<b>Block</b>	61	63B	64	65	66
<b>Lot</b>	3A, 7A, 8A, 9	8	3, 8A	3	7-13

**WATER QUALITY CERTIFICATION:** The GP will not be issued until a certification or waiver of certification, as required under Section 401 of the Clean Water Act (Public Law 95-217), has been received from the Alaska Department of Environmental Conservation (ADEC). ADEC issued a Certificate of Reasonable Assurance for GP 98-01 to the USACE on August 5, 1998, (amended on August 2, 2000) and included seven stipulations. That certification expired on January 22, 2006. On July 6, 2006, ADEC issued a new Certificate of Reasonable Assurance to accompany the re-issued GP that included eight stipulations. That certification expired on February 19, 2013, with the expiration of the re-issued GP. The 2013 GP re-issuance was issued a 401 Waiver by ADEC, which included a requirement to continue to utilize the previous eight stipulations.

**MITIGATION:**

**Minimization:** Prior to beginning construction, the limits of the proposed excavation and fill areas must be staked and/or flagged to prevent the inadvertent encroachment of fill material into adjacent wetlands. Erosion control measures, such as silt fencing, sediment traps, or water diversion structures, must be properly deployed and installed. During construction, silt and sediment from the site work must be prevented from entering wetlands or water bodies outside the authorized project limits. Site preparation, excavation, and fill placement must be conducted in a manner to prevent adverse hydrologic effects. Natural drainage patterns must be maintained using appropriate ditching, culverts, storm drain systems, and other measures, without introducing ponding or drying.

**Compensatory Mitigation:** Mitigation for the initial unauthorized development included preserving a 485-foot x 50-foot greenbelt south of Howell Avenue. Issuance of the original GP 98-01 included preserving a 300-foot x 100-foot area near Fourth Avenue as green space. Modification of the GP in January 2001 included putting 18 additional lots and portions of three other lots and the area designated as Mission Street into a "Restrictive Covenant" with the intent of retaining the area in its natural, wetland condition.

**BACKGROUND:** Development in the Wrangell Industrial Park Subdivision began in 1997 by the City of Wrangell under DA permit POA-1997-00702 which authorized existing infrastructure as well as road construction and utility work. General Permit 98-01 was subsequently developed and issued to the City of Wrangell on December 10, 1998. The GP was later transferred from the City to "other private or public entities" to direct administration of the GP from the City back to the USACE. On January 22, 2001 the GP was modified to create a vegetated buffer on the west side of the subdivision by putting several lots into a Restrictive Covenant. Table 1 summarizes the type of actions and associated acreage authorized by this GP during the 18 years the GP was in effect. GP 98-01-M3 expired on February 18, 2018, The Corps of Engineers (Corps) issued two time extensions, with the newest extending the GP to June 10, 2019.

**TABLE 1:** Summary of actions authorized by this GP during the past 13 years

<b>Permit Number</b>	<b>Acreage of Impacts Authorized</b>
POA-2006-00135	0.40
POA-2006-01189	0.27
POA-2007-00452	0.16
POA-2007-01722	0.36
POA-2009-01030	0.30
POA-2011-00158	0.38
POA-2013-00189	0.36
POA-2013-00167	0.37
POA-2013-00390	0.20
POA-2014-00201	0.34
POA-2014-00359	0.36

**CULTURAL RESOURCES:** The latest published version of the Alaska Heritage Resources Survey (AHRs) has been consulted for the presence or absence of historic properties, including those listed in or eligible for inclusion in the National Register of Historic Places. There are no listed or eligible properties in the vicinity of the Wrangell Industrial Park. Consultation of the AHRs constitutes the extent of cultural resource investigations by the District Engineer at this time, and he is otherwise unaware of the presence of such resources. This application is being coordinated with the State Historic Preservation Office (SHPO). Any comments SHPO may have concerning presently unknown archeological or historic data that may be lost or destroyed by work under the requested permit will be considered in our final assessment of the described work.

**ENDANGERED SPECIES:** No threatened or endangered species are known to use the GP 98-01 project area. It was previously determined that the described activity would not affect threatened or endangered species, or their critical habitat designated as endangered or threatened, under the Endangered Species Act of 1973 (87 Stat. 844).

**ESSENTIAL FISH HABITAT:** GP 98-01 was evaluated for possible effects to Essential Fish Habitat (EFH) pursuant to the Magnuson Stevens Fishery Conservation and Management Act of 1996 (MSFCMA), 16 U.S.C. et. seq and associated federal regulations found at 50 CFR 600 Subpart K. It was determined that the described activity within the proposed area would not adversely affect EFH, including anadromous fish and federally managed fishery resources.

**TRIBAL CONSULTATION:** The Alaska District fully supports tribal self-governance and government-to-government relations between Federally recognized Tribes and the Federal government. Tribes with protected rights or resources that could be significantly affected by a proposed Federal action (e.g., a permit decision) have the right to consult with the Alaska District on a government-to-government basis.



Views of each Tribe regarding protected rights and resources will be accorded due consideration in this process. This Public Notice serves as notification to the Tribes within the area potentially affected by the proposed work and invites their participation in the Federal decision-making process regarding the protected Tribal right or resource. Consultation may be initiated by the affected Tribe upon written request to the District Commander during the public comment period.

**PUBLIC HEARING:** Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, reasons for holding a public hearing.

**EVALUATION:** The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity and its intended use on the public interest. Evaluation of the probable impacts, which the proposed activity may have on the public interest, requires a careful weighing of all the factors that become relevant in each particular case. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. The outcome of the general balancing process would determine whether to authorize a proposal, and if so, the conditions under which it will be allowed to occur. The decision should reflect the national concern for both protection and utilization of important resources. All factors, which may be relevant to the proposal, must be considered including the cumulative effects thereof. Among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shore erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership, and, in general, the needs and welfare of the people. For activities involving 404 discharges, a permit will be denied if the discharge that would be authorized by such permit would not comply with the Environmental Protection Agency's 404(b)(1) guidelines. Subject to the preceding sentence and any other applicable guidelines or criteria (see Sections 320.2 and 320.3), a permit will be granted unless the District Commander determines that it would be contrary to the public interest.

The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

AUTHORITY: This permit will be issued or denied under the following authority:  
Discharge dredged or fill material into waters of the United States – Section 404 Clean Water Act (33 U.S.C. 1344). Therefore, our public interest review will consider the guidelines set forth under Section 404(b) of the Clean Water Act (40 CFR 230).

Project drawings and a Notice of Application for State Water Quality Certification are enclosed with this Special Public Notice.

District Commander  
U.S. Army, Corps of Engineers

Enclosures

**STATE OF ALASKA**

DEPT. OF ENVIRONMENTAL CONSERVATION

DIVISION OF WATER

Wastewater Discharge Authorization Program (WDAP) / 401 Certification

DEPARTMENT OF ENVIRONMENTAL CONSERVATION

WDAP/401 CERTIFICATION

555 CORDOVA STREET

ANCHORAGE, ALASKA 99501-2617

PHONE: (907) 269-6285 | EMAIL: [dec-401cert@alaska.gov](mailto:dec-401cert@alaska.gov)

**NOTICE OF APPLICATION  
FOR  
STATE WATER QUALITY CERTIFICATION**

Any applicant for a federal license or permit to conduct an activity that might result in a discharge into navigable waters, in accordance with Section 401 of the Clean Water Act of 1977 (PL95-217), also must apply for and obtain certification from the Alaska Department of Environmental Conservation that the discharge will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. By agreement between the U.S. Army Corps of Engineers and the Department of Environmental Conservation, application for a Department of the Army permit to discharge dredged or fill material into navigable waters under Section 404 of the Clean Water Act also may serve as application for State Water Quality Certification.

Notice is hereby given that the Corps of Engineers intends to re-issue Department of the Army **General Permit 98-01, Wrangell Industrial Park Subdivision** for an additional five years. The GP re-issuance is described in Special Public Notice POA-2006-00215 and serves as application for State Water Quality Certification from the Department of Environmental Conservation.

After reviewing the application, the Department may certify there is reasonable assurance the activity, and any discharge that might result, will comply with the Clean Water Act, the Alaska Water Quality Standards, and other applicable State laws. The Department also may deny or waive certification.

Any person desiring to comment on the project with respect to Water Quality Certification, may submit written comments to the address above or via email to [dec-401cert@alaska.gov](mailto:dec-401cert@alaska.gov) by the expiration date of the Corps of Engineer's Public Notice (PN). All comments should include the PN reference number listed above. Mailed comments must be postmarked on or before the expiration date of the public notice.

**Disability Reasonable Accommodation Notice**

The State of Alaska, Department of Environmental Conservation complies with Title II of the Americans with Disabilities Act of 1990. If you are a person with a disability who may need special accommodation in order to participate in this public process, please contact Theresa



Zimmerman at 907-465-6171 or TDD Relay Service 1-800-770-8973/TTY or dial 711 within 5 days of the expiration date of this PN to ensure that any necessary accommodations can be provided.

**General Permit 98-01-M4  
Wrangell Industrial Park Subdivision**

**INTRODUCTION**

This General Permit (GP) authorizes the placement of dredged and/or fill material, and structures, into wetlands associated with industrial development in the Wrangell Industrial Park Subdivision. Authorized activities include foundation pads, associated driveways, parking areas, and lot utilities.

The General Permit area includes the following lots within the Wrangell Industrial Park Subdivision (a map of the project area is attached):

Block:	60	61	63B	64	65	66
Lot:	5	7A, 8A, 9	8	3, 7A, 8A	3, 4	7, 8, 9-13

All activities must be performed in accordance with the conditions of the GP, a copy of which is attached. Failure to comply with the terms and conditions of the permit may result in suspension, modification or revocation of the permit and/or imposition of penalties as provided by law.

**REQUIREMENTS FOR USE OF THE GP**

The attached Special and General Conditions describe the criteria which must be met for work to be accomplished under this GP. An individual wishing to perform work under the GP must carefully review these conditions. If the proposed work does not meet the requirements or the conditions, the GP will not apply, and an individual Department of the Army permit application must be submitted.

**PROCEDURES**

Individuals wishing to perform work under this GP shall submit, in writing, to the District Engineer, the following information:

1. The Block and Lot number of the Wrangell Industrial Park Subdivision of the proposed activity;
2. A description of the work including the size of fill pads, driveways and any other features or structures requiring fill;
3. Plan drawings, including a plan view and a cross-section view of the project, showing the layout of the driveway, pads, and structures in relation to other features. The drawing must include stream locations, drainage patterns, and topography. Plans must show the location and size of culverts or other water bodies/drainage crossing structures;
4. The type and source of material to be used and the disposal site for any excavated material must also be included;
5. Other information including photographs that would verify that the proposed work meets the terms and conditions of the GP.

The information provided will be reviewed by this office for compliance with the terms and conditions of the GP. Normally, within 15 days of receiving the required information, a letter will be sent from this office to the applicant stating whether or not the proposed project is authorized by the GP. Copies of the provided information will be furnished to other interested parties. No fill placement activities can begin until the applicant has received written verification from the U.S. Army Corps of Engineers (USACE) that the project is authorized.

Modification of the work authorized by the GP, including changes in the size or location of the footprint of the project, or the amount or type of fill material, requires submittal of revised plans for review and approval prior to doing any work.

## **TIME PERIOD TO COMPLETE PROJECTS AND PROJECT TIME EXTENSIONS**

The permittee has two years from the date of the verification letter from the District Engineer to construct the project. If the verification letter is dated within the last two years the GP is in effect (between 3 and 5 years from the signature date), the project must be completed by the GP expiration date (5 years from signature date). If any permittee, whose work is already underway, requires additional time to complete a project, a request may be made to the USACE. The USACE will grant up to 12 months of additional time to complete the project. The permittee's time extension request must be received 30 days prior to the GP expiration date.

## **PROJECT MODIFICATIONS**

If changes to the verified project are necessary for any reason, revised plans should be submitted to the USACE promptly. Federal law requires approval before construction is begun; if the modification is unobjectionable, approval will be issued without delay.

## **GENERAL CONDITIONS**

1. You must maintain the work authorized by this GP in good condition and in conformance with the terms and conditions of this permit. You are not relieved of this requirement if you abandon the permitted activity. Should you cease to maintain the authorized activity or abandon it without a good faith transfer, you must obtain a modification of this permit from this office, which may require restoration of the area.
2. If you discover any previously unknown historic or archaeological remains while accomplishing the work authorized by this GP, you must immediately phone this office of what you have found at 1-800-478-2712. We will initiate the Federal and State coordination required to determine if the remains warrant a recovery effort or if the site is eligible for listing in the National Register of Historic Places.
3. If you sell the property associated with this GP, you must contact the USACE to validate the transfer of this authorization.
4. You must allow representatives from this office to inspect the authorized work at any time deemed necessary to ensure that it is in compliance with the terms and conditions of this GP.

## **SPECIAL CONDITIONS**

1. Prior to beginning construction, the limits of the proposed excavation and fill areas must be staked and/or flagged to prevent the inadvertent encroachment of fill material into adjacent wetlands.
2. Prior to construction, erosion control measures, such as silt fencing, sediment traps, or water diversion structures, must be properly deployed and installed. During construction, silt and sediment from the site work must be prevented from entering wetlands or water bodies outside the authorized project limits.
3. Site preparation, excavation, and fill placement must be conducted in a manner to prevent adverse hydrologic effects. Natural drainage patterns must be maintained using appropriate ditching, culverts, storm drain systems, and other measures, without introducing ponding or drying. Excessive ponding and/or dewatering of areas adjacent to fill areas will indicate non-compliance with this condition.
4. During excavation and fill placement, heavy equipment must not be operated in wetlands outside the authorized excavation and fill area.
5. Dredged or fill material must not consist of unsuitable material (e.g., trash, metal debris, overburden material, wood waste, etc.) and must be free from petroleum products. All material discharged must be free of toxic pollutants in toxic amounts as defined by Alaska State Law and Toxic Pollutants List in Section 307 of the Clean Water Act.
6. Temporary storage of excavated and/or excess material on-site must be managed to prevent sediment from being carried into adjacent wetlands and waters and to prevent leachate from causing odor problems or degradation of water quality.
7. Excavated areas must be filled within the shortest reasonable time, so that ground is not left exposed for extended periods. Excavation of overburden must take place on successive units sufficiently limited in size so that placement of fill can occur expeditiously.
8. Disturbed areas not covered with rock fill must be stabilized and re-vegetated with native species in a timely manner to minimize erosion and sedimentation.
9. Unusable or excess material must be disposed of at an approved disposal site.
10. The proposed activity must not adversely affect any species listed as threatened or endangered under the Endangered Species Act of 1973, as amended (ESA), or endanger the critical habitat of such species. In addition, the proposed activity must not jeopardize the continued existence of any proposed species or result in the destruction or adverse modification of proposed critical habitat.
11. The State of Alaska Department of Environmental Conservation (ADEC) issued a Section 401 Water Quality Certificate of Reasonable Assurance (Certificate), for this General Permit on \_\_\_\_\_. All alternative measures (conditions) listed in the Certificate must be complied with, and are fully enforceable conditions of this GP. A copy of the ADEC Certificate is attached to this permit.

## **LIMITS OF THIS AUTHORIZATION**

1. This permit does not obviate the need to obtain other Federal, State or local authorizations required by law.
2. This permit does not grant any property rights or exclusive privileges.

3. This permit does not authorize any injury to the property or rights of others.
4. This permit does not authorize interference with any existing or proposed Federal Project.

## **LIMITS OF FEDERAL LIABILITY**

In issuing this permit, the Federal Government does not assume any liability for the following:

1. Damages to the permitted project or uses thereof as a result of other permitted or unpermitted activities or from natural causes.
2. Damages to the permitted project or uses thereof as a result of current or future activities undertaken by or on behalf of the United States in the public interest.
3. Damages to persons, property, or to the permitted or unpermitted activities or structures caused by the activity authorized by this permit.
4. Design or construction deficiencies associated with the permitted work.
5. Damage claims associated with any future modification, suspension, or revocation of this permit.

## **RE-EVALUATION OF PERMIT DECISION**

The Corps may re-evaluate its decision to issue a GP verification to any person or agency at any time the circumstances warrant. Circumstances that could require a re-evaluation include, but are not limited to the following:

1. The permittee fails to comply with the terms and conditions of the permit;
2. The information provided by the permittee in support of the application proves to have been false, incomplete or inaccurate;
3. Significant new information surfaces, which this office did not consider in reaching the original public interest decision.

Such a re-evaluation may result in a determination to use the suspension, modification and revocation procedures contained in 33 CFR 325.7 or enforcement procedures such as those contained in 33 CFR 326.4 and 326.5. The referenced enforcement procedures provide for the issuance of an administrative order requiring you to comply with the terms and conditions of your permit and for the initiation of legal action where appropriate. You will be required to pay for any corrective measures ordered by this office, and if you fail to comply with such directive, this office may, in certain situations, accomplish the corrective measures by contract, or otherwise bill you for the cost.

## **PENALTIES FOR VIOLATIONS**

Failure to comply with the terms and conditions of the GP may result in suspension of the work, revocation of the permit, removal of the dredged and/or fill material or other structures, directed restoration of waters and/or wetlands, and/or imposition of penalties as provided by law.

The discharge of dredged and/or fill material not in accordance with the terms and conditions of this GP is a violation of Section 301 of the Clean Water Act (33 U.S.C. 1319), and upon conviction thereof is punishable. Section 309 of the Clean Water Act (33 U.S.C. 1319), provides penalties of up to 25,000 per day for negligent violations and/or by imprisonment for up to 1 year, and penalties of up to \$50,000 per day for knowing violations and/or imprisonment for up to three years for any person who knowingly violates Section 301 of the Clean Water Act.

#### **TERM, EXTENSION, AND REVOCATION OF THE GENERAL PERMIT**

GP 98-01-M4 may be revoked by the issuance of a Public Notice at any time the District Engineer (DE) determines that the individual or cumulative effects of the activities authorized therein are having an unacceptable adverse effect upon the public interest. Following such revocation, all new applications will be processed under individual permit application review procedures, and the DE will decide on a case-by-case basis if previously authorized activities should be revoked, suspended, or modified.

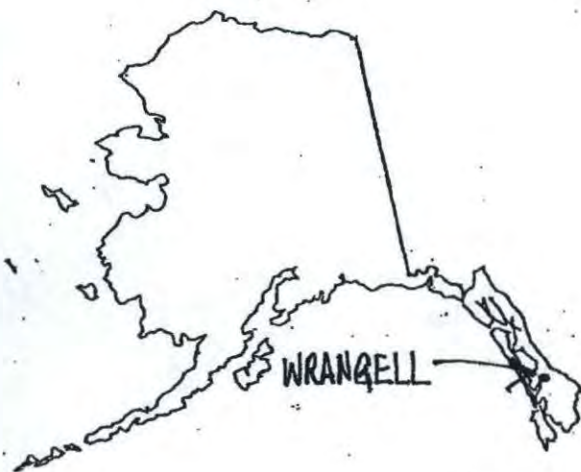
The time limit for authorizing work under this GP ends five years from the signature date. Any activity verified by this GP before the expiration date must also be completed by that date unless activities are underway or will be completed within twelve months of the expiration date, and the permittee notifies the Corps of his/her intent to continue work on the project. A further time extension may be considered on a case-by-case basis under provisions of 33 CFR 325.6. If you find that you need more time to complete the authorized activity, submit your request for a time extension to this office for consideration at least one month before the expiration date.

FOR THE DISTRICT ENGINEER

\_\_\_\_\_  
FOR (DISTRICT COMMANDER)  
Colonel Phillip J. Borders  
Shannon Johnson, Chief  
South Branch, Regulatory Division

\_\_\_\_\_  
(DATE)





GENERAL PERMIT POA-2006-00215-M4  
Wrangell Industrial Park Subdivision  
January 14, 2019  
Sheet 1 of 4



GENERAL PERMIT POA-2006-00215-M4  
 Wrangell Industrial Park Subdivision  
 January 14, 2019  
 Sheet 2 of 4

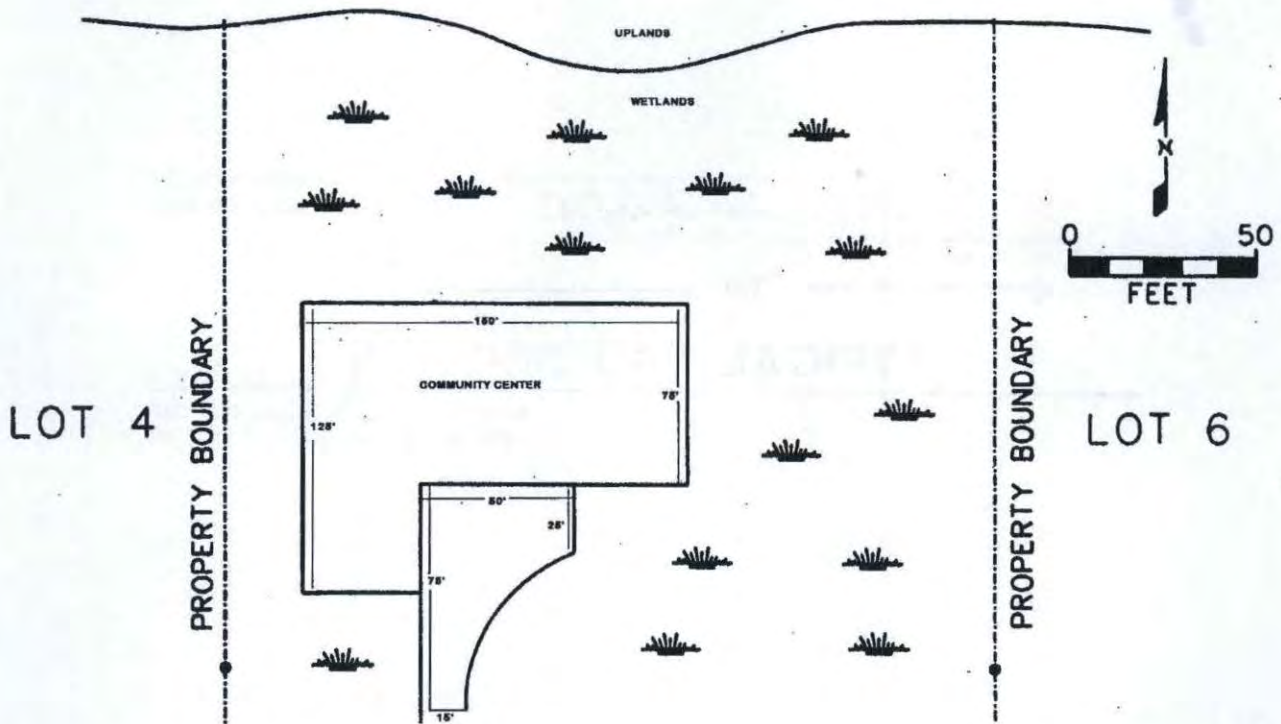


DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
 1 inch = 208.333333 feet PROPERTY LINES ARE APPROXIMATE. UPDATED MARCH 2011





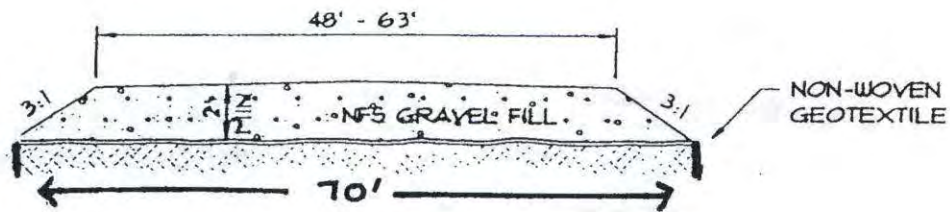
## Plan View Example



- Plan view shows the proposed activity as if you were looking down on it.
- Show project size and layout of proposed work such as buildings, driveways, and roads in relation to other features such as wetlands and creeks.
- Include existing and proposed structures such as culverts and utilities.

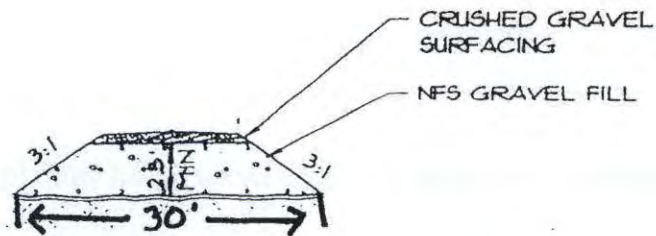
GENERAL PERMIT  
POA-2006-00215-M4  
Wrangell Industrial Park Subdivision  
January 14, 2019  
Sheet 3 of 4

## CROSS SECTION EXAMPLE



**TYPICAL PAD SECTION**

HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'



**TYPICAL ROADWAY/DRIVEWAY SECTION**

GENERAL PERMIT  
POA-2006-00215-M4  
Wrangell Industrial Park Subdivision  
January 14, 2019  
Sheet 4 of 4

## PROCEEDINGS

### MINUTES WRANGELL SCHOOL BOARD REGULAR MEETING November 15, 2018 6:30 PM Evergreen Elementary School Gym

School Board President Aleisha Mollen called the regular meeting of the Wrangell Public School Board to order at 6:30 P.M. on November 15, 2018.	CALL TO ORDER
A quorum was determined with the following school board members present: Aaron Angerman, Anya Ritchie, Aleisha Mollen and David Wilson. Jessica Rooney was absent, excused. Also present was Superintendent Debbe Lancaster and Recording Secretary Kimberly Powell.	DETERMINE QUORUM
The Pledge of Allegiance was recited, led by 3rd Grade student, Michael Cook.	PLEDGE OF ALLEGIANCE
The District Mission, Vision and Values were recited by 3rd Grade students, Lucas Stearns, Kailyn McCutcheon and Breann Boon.	DISTRICT MISSION, VISION AND VALUES
3 <sup>rd</sup> Grade students, Silje Morse, Kailyn McCutcheon, Amura Brevick, Michael Cook, Ellee Voltz, Lucan Stearns, Breann Boon and Tristan Schneider sang the Alaska Flag Song and the Wrangell Song for the School Board.	ELEMENTARY STUDENT PRESENTATION
Kellan Eagle, Student Body President read the Student Representative report submitted in the board packet and highlighted some student council action. He said the student government has been actively working with the High School Principal to adjust the bell schedule, allowing students six more minutes during lunch. They are also working on a final schedule that will work for students and teachers.	STUDENT REPRESENTATIVE REPORT
The agenda was approved by unanimous consent.	APPROVAL OF AGENDA
There were no guests to be heard.	GUESTS TO BE HEARD
There was no correspondence on the agenda.	REVIEWED CORRESPONDENCE
Information & Reports were accepted by unanimous consent.	ACCEPTED INFORMATION & REPORTS
Motion to approve the items on the consent agenda by Anya Ritchie; seconded by Aaron Angerman. Poll vote: Dave Wilson: Yes; Aaron Angerman: Yes; Anya Ritchie: Yes; Aleisha Mollen: Yes. Motion approved unanimously. <ul style="list-style-type: none"> <li>Approved the minutes of the October 8, 2018 Regular Board Meeting</li> <li>Approved the hire of Sondra Forrester and Lorna Salchenberg, paraprofessionals with appropriate placement on the classified salary schedule, pending receipt of a satisfactory criminal background check</li> <li>Reviewed the resignation of Jeannete Anderson, Paraprofessional</li> </ul>	APPROVED THE ITEMS ON THE CONSENT AGENDA
President Mollen appointed Georgianna Buhler as School Board Parliamentarian.	APPOINTED PARLIAMENTARIAN
Motion to accept the first reading of Board Policy 4212.62 by Anya Ritchie, seconded by Dave Wilson. Poll vote: David Wilson: Yes; Aaron Angerman: Yes; Anya Ritchie: Yes; Aleisha Mollen: Yes. Motion approved.	ACCEPTED THE FIRST READING OF BOARD POLICY 4212.62, MAINTENANCE OF CRIMINAL RECORDS
Motion to accept the first reading of Board Policy 5182, Alternative Courses as presented by Aaron Angerman, seconded by Anya Ritchie. Poll vote: Aaron Angerman: Yes; Anya Ritchie: Yes; David Wilson: Yes; Aleisha Mollen: Yes. Motion approved.	ACCEPTED THE FIRST READING OF BOARD POLICY 5182, ALTERNATIVE COURSES
Motion to accept the second reading of Board Policy 1410, Interagency Cooperation for Students and Staff Safety for inclusion in the policy manual by David Wilson; seconded by Aaron Angerman. Poll vote: Anya Ritchie: Yes; David Wilson: Yes; Aaron Angerman: Yes; Aleisha Mollen: Yes. Motion approved.	ACCEPTED THE SECOND READING OF BOARD POLICY 1410, INTERAGENCY COOPERATION FOR STUDENT AND STAFF SAFETY
Motion to accept the second reading of Board Policy 2123.1, Formative Superintendent Assessment for inclusion in the policy manual by Aaron Angerman; seconded by David Wilson. Poll vote: David Wilson: Yes; Aaron Angerman: Yes; Anya Ritchie: Yes; Aleisha Mollen: Yes. Motion approved.	ACCEPTED THE SECOND READING OF BOARD POLICY 2123.1 FORMATIVE SUPERINTENDENT ASSESSMENT

Motion to accept the second reading of Board Policy 3515, School Safety and Security by Aaron Angerman; seconded by Annya Ritchie. Poll vote: David Wilson: Yes; Aaron Angerman: Yes; Annya Ritchie: Yes; Aleisha Mollen: Yes. Motion approved.

**ACCEPTED THE SECOND  
READING OF BOARD  
POLICY 3515 SCHOOL  
SAFETY AND SECURITY**

The School Board reviewed Board Policy 4155.1, Tax Sheltered Annuities.

**REVIEWED BOARD  
POLICY 4155.1, TAX  
SHELTERED ANNUITIES**

Reviewed the upcoming dates and meeting announcements.

**REVIEWED DATES & MTG  
ANNOUNCEMENTS**

Ms. Ritchie encouraged the board members and audience to attend the Brave showing of the Resilience movie, Saturday at 6:00 PM in the high school commons. She gave input on curriculum, employee onboarding and the amount we pay our coaches. She would also like the board to review the travel policies as they relate to homework and housing.

**BOARD MEMBER COMMUNITY  
ACTIVITY REPORTS**

Dave Wilson said that he is grateful for the opportunity to attend the AASB annual conference and is writing up notes to share with the board at the next meeting.

Aleisha Mollen said that she is looking forward to next month's meeting as well and is excited to share information with the other board members from the AASB annual conference. She told the Board that she is now a part of the American Indian and Alaska Native Council with AASB and encouraged other to join as it is a great thing for our students. Ms. Mollen said that while in Anchorage, she has the opportunity to attend some of our wrestling matches and was impressed with the behavior shown by our wrestlers.

Meeting Adjourned at 7:41 P.M.

**ADJOURNED AT 7:41 P.M.**

  
\_\_\_\_\_  
SECRETARY/TREASURER

**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>7</b>	<u>DATE:</u>	January 22, 2019
Borough Manager's Report				
<u>SUBMITTED BY:</u>			<u>FISCAL NOTE:</u>	
Lisa Von Bargaen, Borough Manager			<b>Expenditure Required:</b>	
			\$0	
			<b>Amount Budgeted:</b>	
			\$0	
			<b>Account Number(s):</b>	
			N/A	
			<b>Account Name(s):</b>	
<u>Reviews/Approvals/Recommendations</u>			N/A	
	Commission, Board or Committee		<b>Unencumbered Balance(s) (prior to expenditure):</b>	
Name(s)			N/A	
	Attorney			
	Insurance			
<b><u>ATTACHMENTS:</u></b>				
See list below.				

**RECOMMENDATION:**

None. Report only.

**SUMMARY STATEMENT:**

Please see the Manager's Report with the following attachments:

1. Manager's Report
2. Water Report
3. Quarterly Financial Report
4. Quarterly Permanent Fund Report
5. Power Generation Reliability Report

# MEMORANDUM

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

**FROM: LISA VON BARGEN  
BOROUGH MANAGER**

**SUBJECT: MANAGER'S REPORT**

**DATE: January 22, 2019**

## **INFORMATION:**

### **Requests from the January 8<sup>th</sup> meeting:**

#### **Travel Report (Additional Information):**

The Assembly requested a breakdown of expenses regarding the cost of travel for two Electric Department employees because the cost of that travel was twice as high as that of other employees. The Purpose of the trip was for the Groundman/Meter Reader and the Electric Admin to attend Itron Utility Week. This is the company that provides the hardware/software for reading the meters before the information is uploaded into the billing software. The company is discontinuing the use of the existing "package" and moving to new meter reading technology. It was important for both staff to understand and learn about the upcoming changes. The breakdown of expenses will be provided at the next meeting. Upon reviewing the travel report the Manager realized her fall travel was not included in the list. Why? Because she has not yet submitted her travel costs for reimbursement for Southeast Conference in September and AML in November. An accounting of those expenses will accompany those from the Electric Department.

#### **Police Tip Line:**

The Tip Line has been checked and it is operational. We will get the number posted on the City's website. We are looking internally at some alternative ways of managing the tip line. Those will be reported back to the Assembly.

#### **Population count**

Just this week Wrangell received the annual state population determination for the community from the Division of Community & Regional Affairs. This is considered the FY2020 Population Determination as it will be used in FY20 to determine per capita revenue sharing and other population-based allocations. However, this is the population as of June 30, 2018. The population is 2,426. This is a reduction of 32 people from last year's count of 2,458. If we believe this population number to be incorrect we have the ability to challenge the determination by conducting our own census through a pre-determined process. The deadline for submittal is April 1<sup>st</sup>.

#### **Police Report:**

Lt. Bruce Smith will be at the meeting to answer any questions the Assembly may have regarding the annual report that was distributed at the May 8<sup>th</sup> meeting. So far no questions have been provided in advance for the department to prepare for ahead of the meeting.

#### **Abandoned Vehicle Ordinance:**

This is on the agenda for first reading at this meeting.

#### **Formal Grievance Process:**

The Borough and the IBEW have entered into the formal grievance process on two issues. A second report on this matter was provided to the Assembly during executive session at the special meeting on January 17th. As more information needs to be reported to the Assembly it will be.

**Legislative Priorities:**

The State Legislative Priorities were approved by the Assembly on January 8<sup>th</sup>. These have been provided to our State Legislative Delegation and our State lobbyist. The Manager is currently working with the State lobbyist to address issues of importance and to set up meetings with members of the legislature and the Administration in February. The work session on the Federal Legislative Priorities was bumped again to February as a second work session to address Borough Goals is taking place at this meeting..

**USFS Meeting:**

Administration is still working to schedule a meeting with the Forest Supervisor and Regional Forester as soon as possible to discuss the “vision” for the Wrangell Ranger District. It is still our understanding a posting will soon be released for an “Interim District Ranger” while the search is conducted for a permanent replacement.

**Cruise Ship Dock/Operator Meeting:**

This meeting took place on January 9<sup>th</sup> and was very well attended. Based on the dialogue from the meeting the Borough staff is working to draft a multi-year plan to address community tourism improvements. Some work can be accomplished this year, but the plan will be rolled out to the Assembly as part of the overall capital and major maintenance budget presentations for FY2020.

**Shipping Summit:**

We did not get enough response for in-person attendance to warrant holding a physical meeting in Ketchikan. However, many people from across the state expressed interest in attending by telephone. We have come to learn the Juneau Chamber of Commerce has done a significant amount of work in this area. We hope to be updated by them either during SE Conference or AML in Juneau in February.

**New Hospital Design:**

The manager participated in meetings with hospital staff and WOLD Architects who were in Wrangell last week to go over final design aspects of the new hospital.

**FY20 Budget:**

The Budget Calendar and Policy Statement are on the agenda of this meeting for consideration by the Assembly.

**Municipal Legal Services RFP:**

Two firms responded to the RFP. Members of the Assembly reviewed the proposals and have asked that both firms travel to Wrangell for in-person interviews/presentations. Those will hopefully be taking place January 31<sup>st</sup> and February 1<sup>st</sup>.

**Hospital Transition:**

The post-closing obligations report was distributed to the Assembly over a week ago. Updates to that information will be provided periodically.

**Mill Property:**

Working to schedule a call with the real estate agent to address some of the questions asked by the Assembly during our last executive session on the matter.

**Personnel Updates:****Finance Director:**

This effort to find a new Director will begin moving ahead this week.

**Police Officer Recruitment:**

A new officer, Theo Capes, from Oklahoma was going to be starting work on February 4<sup>th</sup>. He advised Wrangell PD last week he will not be coming. Unfortunately his mother has an aggressive type of cancer and he has decided to remain in Oklahoma to assist her. Recruitment for a new officer will continue.

**Goals:**

The 2019 Borough Goals are being discussed at a second work session prior to the regular meeting. These will be brought back for Assembly approval in February.

**Manager's Evaluation:**

The Manager's evaluation is scheduled for executive session following this meeting.



General Fund & Special Revenue Funds	Year-to-date	Budget	Variance with	% of Budget
	Actual		Budget	
Revenues	3,453,934	5,582,397	2,667,609	62%
Administration	234,044	504,299	(270,255)	46%
City Clerk/Council	90,456	172,909	(82,453)	52%
Finance	288,736	648,180	(359,444)	45%
Fire	171,195	430,911	(259,715)	40%
Police	569,793	1,089,966	(520,173)	52%
911 & Corrections	227,743	522,939	(295,196)	44%
Public Safety Building	255,564	654,996	(399,432)	39%
Public Works	144,290	220,184	(75,894)	66%
Garage	62,260	105,565	(43,305)	59%
Streets	102,317	452,459	(350,142)	23%
Cemetery	2,039	12,000	(9,961)	17%
Capital Facilities	77,049	105,050	(28,001)	73%
Planning And Zoning	5,928	64,500	(58,572)	9%
Community Service Org Contributions	21,790	47,000	(25,210)	46%
Library	130,102	309,132	(179,030)	42%
Transfers To Special Revenue Funds	321,766	643,533	(321,766)	50%
<b>Total General Fund Expenditures</b>	<b>2,705,072</b>	<b>5,983,623</b>	<b>(3,278,550)</b>	<b>45%</b>
<b>Nolan Center</b>				
Revenues	263,969	336,000	(72,031)	79%
Expenditures	204,920	463,396	(258,476)	44%
<b>Parks &amp; Recreation</b>				
Revenues	359,369	773,873	(414,504)	46%
Expenditures	284,590	812,823	(528,233)	35%
<b>Total Sales Tax Revenue</b>	<b>1,363,443</b>	<b>2,650,000</b>	<b>(1,286,557)</b>	<b>51%</b>
<b>Enterprise Funds</b>				
<b>Wrangell Municipal Light &amp; Power</b>				
Revenues	2,062,086	4,258,878	(2,196,792)	48%
Expenditures	1,557,232	4,191,966	(2,634,733)	37%
<b>Water</b>				
Revenues	537,038	775,600	(238,562)	69%
Expenditures	334,532	739,058	(404,526)	45%
<b>Wastewater</b>				
Revenues	298,880	575,000	(276,120)	52%
Expenditures	190,187	623,669	(433,482)	30%
<b>Sanitation</b>				
Revenues	315,150	588,500	(273,350)	54%
Expenditures	248,919	622,604	(373,685)	40%
<b>Ports &amp; Harbors</b>				
Revenues	949,423	1,797,247	(847,824)	53%
Expenditures	2,136,377	3,302,619	(1,166,242)	65%

\*note 2

Note 1: All property tax revenue is recorded July 1st.

Note 2: Includes 100% of budgeted transfer from Harbor to Shoemaker Replacement Fund



**Quarterly Report on Wrangell Permanent Fund**  
**City and Borough of Wrangell**  
**Quarter ending: 12/31/2018**

Mayor Prysunka & Assembly,

As of this writing (1/17/19) I have yet to receive the cover page summary for the Consolidated Quarter Ending Permanent Fund Account Statements, but expect to receive it shortly in advance of the upcoming regular meeting.

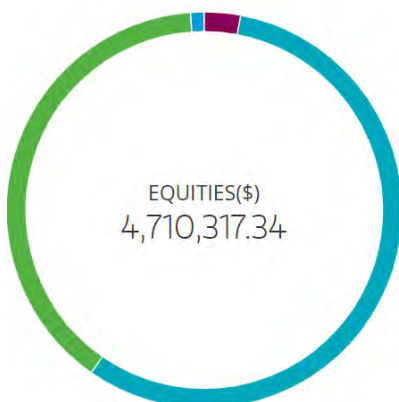
However, paraphrasing from e-mail correspondences from our Permanent Fund Advisor at Morgan Stanley, Tom Konop, the 4<sup>th</sup> quarter of Calendar Year 2018 ended with significant stock market volatility, which explained most of the decline in total value of the Borough's Permanent Fund. Mr. Konop identified general negative sentiment, concerns about the Federal Reserve being "too aggressive," presumably with regard to raising interest rates despite market volatility, and trade tensions with China resulting in significant fear of a recession and resulting selloffs in stock markets, which affected the Borough's Permanent Fund which has significant investments in equities.

	<u>As of 9/30/2018</u>	<u>As of 12/31/2018</u>	<u>% Change</u>
Wrangell Permanent Fund, Including Pool Reserves	\$ 8,886,591.86	\$ 8,130,425.98	-8.51%
Dow Jones Industrial Average	26,458.31	23,327.46	-11.83%
S&P 500	2,913.98	2,506.85	-13.97%

\* Note, the Permanent Fund's value is up 2.7% in the 11 days since 12/31/19.

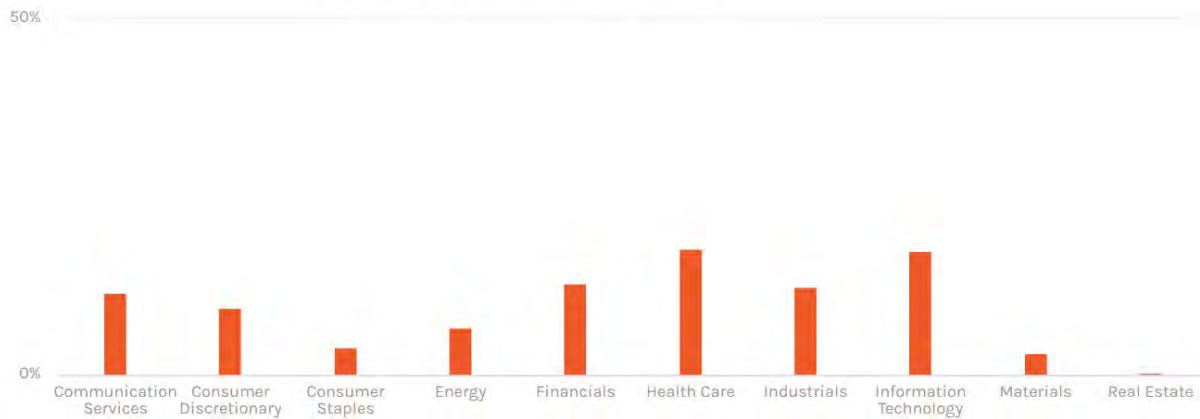
Mr. Konop notes that even since January 1<sup>st</sup> there has been a considerable bounce back in the stock markets, noting that the Federal Reserve has "clarified" or "softened" some of their earlier statements and that acute concerns about trade tensions with China have seemed to ease for now.

### Asset Allocation



ASSET CLASS	MARKET VALUE(\$)	PORTFOLIO(%)
Cash	245,789.78	2.96
Equities	4,710,317.34	56.73
Fixed Income & Preferreds	3,256,170.44	39.21
Alternatives	91,425.67	1.10

## Equity Allocation by Sector



		Beginning Total Value (\$)	Net Contributions / Withdrawals (\$)	Investment Earnings (\$)	Ending Total Value (\$)
<a href="#">▶</a>	2018	8,837,950.73	-271,089.09	-436,435.66	8,130,425.98
<a href="#">▶</a>	2017	8,078,611.98	-250,001.13	1,009,339.88	8,837,950.73
<a href="#">▶</a>	2016	7,963,656.41	-250,004.70	364,960.27	8,078,611.98
<a href="#">▶</a>	2015	7,071,697.51	1,009,838.69	-117,879.78	7,963,656.41
<a href="#">▶</a>	2014	7,016,815.33	-250,000.00	304,882.18	7,071,697.51
<a href="#">▶</a>	2013	6,267,931.77	-149,997.82	898,881.38	7,016,815.33
<a href="#">▶</a>	2012	5,789,167.00	-79.78	478,844.55	6,267,931.77
<a href="#">▶</a>	2011	5,791,434.82	0.00	-2,267.82	5,789,167.00
<a href="#">▶</a>	2010	5,191,467.37	0.00	599,967.45	5,791,434.82
<a href="#">▶</a>	2009	4,422,844.29	0.00	768,623.08	5,191,467.37
<a href="#">▶</a>	2008	5,658,863.88	2.16	-1,236,021.75	4,422,844.29
<a href="#">▶</a>	2007	5,288,910.10	-315.44	370,269.22	5,658,863.88
<a href="#">▶</a>	2006	5,271,272.10	-422,659.39	440,297.39	5,288,910.10
<a href="#">▶</a>	Custom Date Range 02/08/2006 - 01/11/2019	5,271,272.10	-584,306.51	3,665,815.44	8,352,781.03

Mr. Konop's forthcoming cover page summary of the Borough's investments and factors affecting stock markets that explain fluctuations in value/performance may shed more light on some of these topics.

Respectfully Submitted,  
Lee Burgess  
Finance Director

# MEMORANDUM

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

**FROM: ROD RHOADES, ELECTRIC SUPERINTENDANT  
LISA VON BARGEN, BOROUGH MANAGER**

**SUBJECT: POWER GENERATION RELIABILITY REPORT**

**DATE: January 16, 2019**

## **SUMMARY:**

The CBW, through its electric utility, Wrangell Municipal Light & Power (WML&P), is obligated through the Power Sales Agreement with Southeast Alaska Power Agency (SEAPA), to have local power generation capacity sufficient to power our electric energy needs in the event of an interruption of power through the intertie. This has been an obligation since the inception of SEAPA. Unusually dry weather this year has resulted in a very low lake level at Tyee.

Concern about the possibility of having to carry the full power load of Wrangell during the highest-consumption time of the year, led Electric staff and Administration to begin closely monitoring this situation back in October. The first question is, "Does WML&P have the capacity to carry the full load of the community at this time of year?" The answer is, "The generators will be running at 80% of max capacity to carry the average load this time of year. There are power consumption spikes that exceed the generation capacity of WML&P." The second question is, "What is the reliability of our generation system?" The answer is, "There are improvements that should be made to increase reliability. If WML&P has to carry the full load and one of the four generators goes down, there will not be enough capacity to power the entire community." To help address reliability the Electric Department is planning a number of small improvements. Those improvements will be outlined below. As a reminder, one reliability project was just completed. That was the installation of the new frequency governor control system.

- Installation of Two (2) Air Drying Systems: These dry the air that is pulled in to the generators upon starting. Lack of air drying the initial intake air results in water/condensation being pulled into the unit. This can cause unknown corrosion to interior components of the generator. The installation of the systems will be completed by staff. The estimated cost of the equipment (FOB Wrangell) is \$6,544.
- Professional Services Agreement with Electrical Power Systems (EPS): EPS is the company that just completed the installation of the frequency governor control system. EPS is also the company that completed the Five Year Plan for WML&P back in 2015. They understand the Wrangell generation and distribution system. The purpose of the Professional Services Agreement is to obtain guidance on specific upgrades to the system, including, but not limited to upgrading our transformers to be able to handle additional generation capacity. This is very important if Wrangell had to bring in an additional generator to help supplement power. The estimated cost of the PSA is \$10,000.
- Acquisition of a Spare Governor: Each of the generators has a governor to help regulate output of the diesel engine. These are completely separate from the governor controlling the frequency of the combined system. There is no spare governor. If one fails, the generator is inoperable. The estimated cost of a new engine governor is \$11,422. Once a new one has been acquired it will be installed on a unit. The "old" governor will be sent out to be rebuilt. That exact cost is unknown, but could be commensurate with purchase of a new unit. Once it comes back rebuilt, it will go on the shelf as the spare.

- Installation of Four (4) Fuel Separation Systems: The generators lack a way to maintain proper quality fuel flow. The Electric Department is proposing to purchase the component pieces to build a fuel bypass system on each generator. This will result in considerable savings over the purchase of an OEM unit (roughly \$10K each x 4 = \$40K). The estimated cost of this alternative is \$9,000.
- Spare Generator (CAT in the Box): If Wrangell were to ever be required to fully power the community it is important to have a back-up plan. The power plant is already aligned with the correct infrastructure so a spare generator could be brought to Wrangell and literally just “plugged in.” The cost to have have a standing agreement with a provider to ship a generator on demand is currently being researched. This information will be reported back to the Assembly.

Administration has given direction to the Electric Supervisor to move forward immediately with those items that are within the Manager’s spending authority. Those that exceed the Manager’s authority will be brought before the Assembly for approval. Given these expenditures are unbudgeted items, it will most likely be necessary to bring a budget amendment resolution forward at the February meeting to transfer money from the Electric Department Reserves into the operating budget for this year.

## **MEMORANDUM**

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

**FROM: ROLLAND HOWELL, PUBLIC WORKS DIRECTOR  
WAYNE MCHOLLAND, WATER SUPERVISOR**

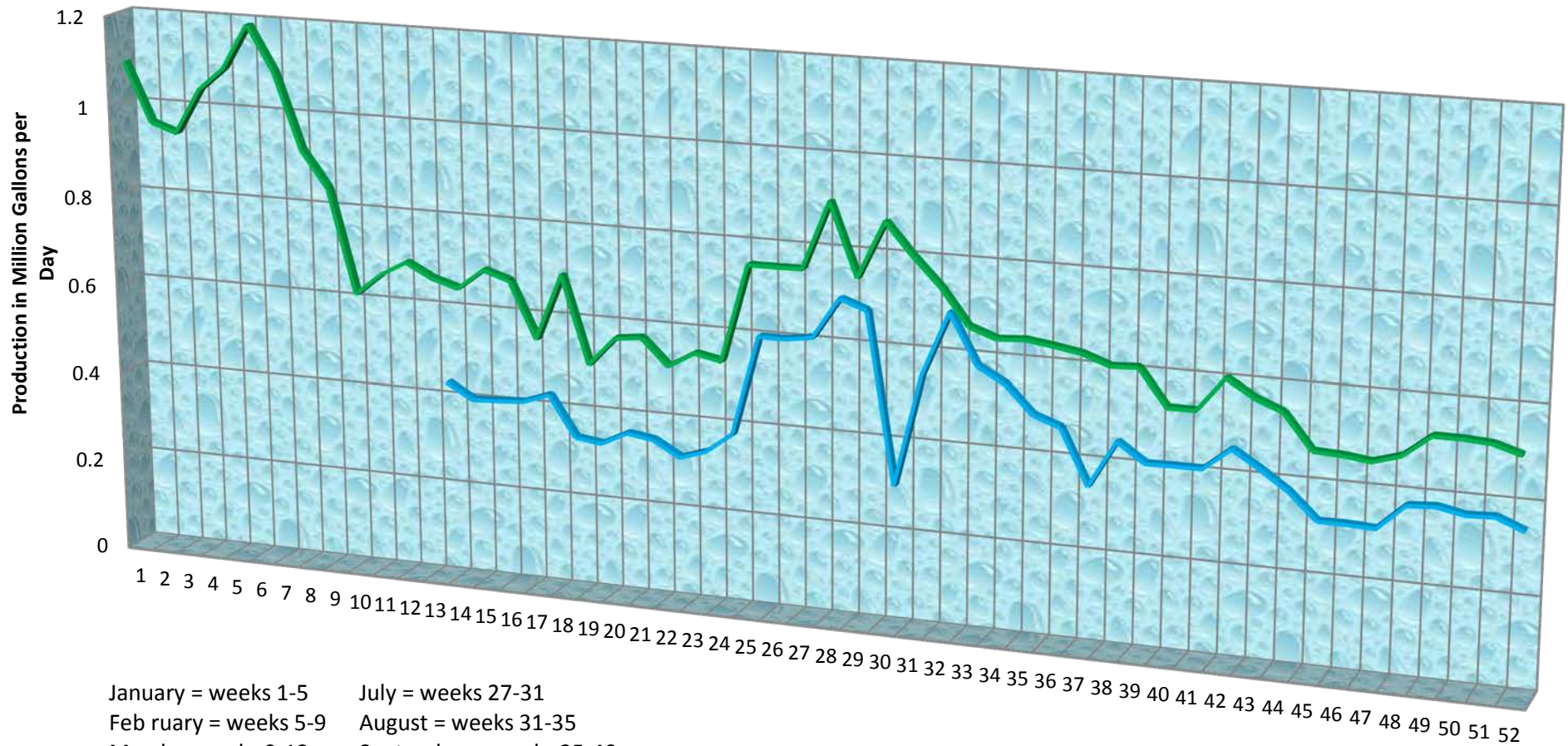
**SUBJECT: WATER REPORT**

**DATE: January 18, 2019**

**SUMMARY:**

Please see the attached graphs outlining water production and consumption. These are in a new format. At subsequent meetings this report will have some context for the graphs. For this meeting Rolland Howell will be present to answer any questions.

## Production vs. Consumption 2018



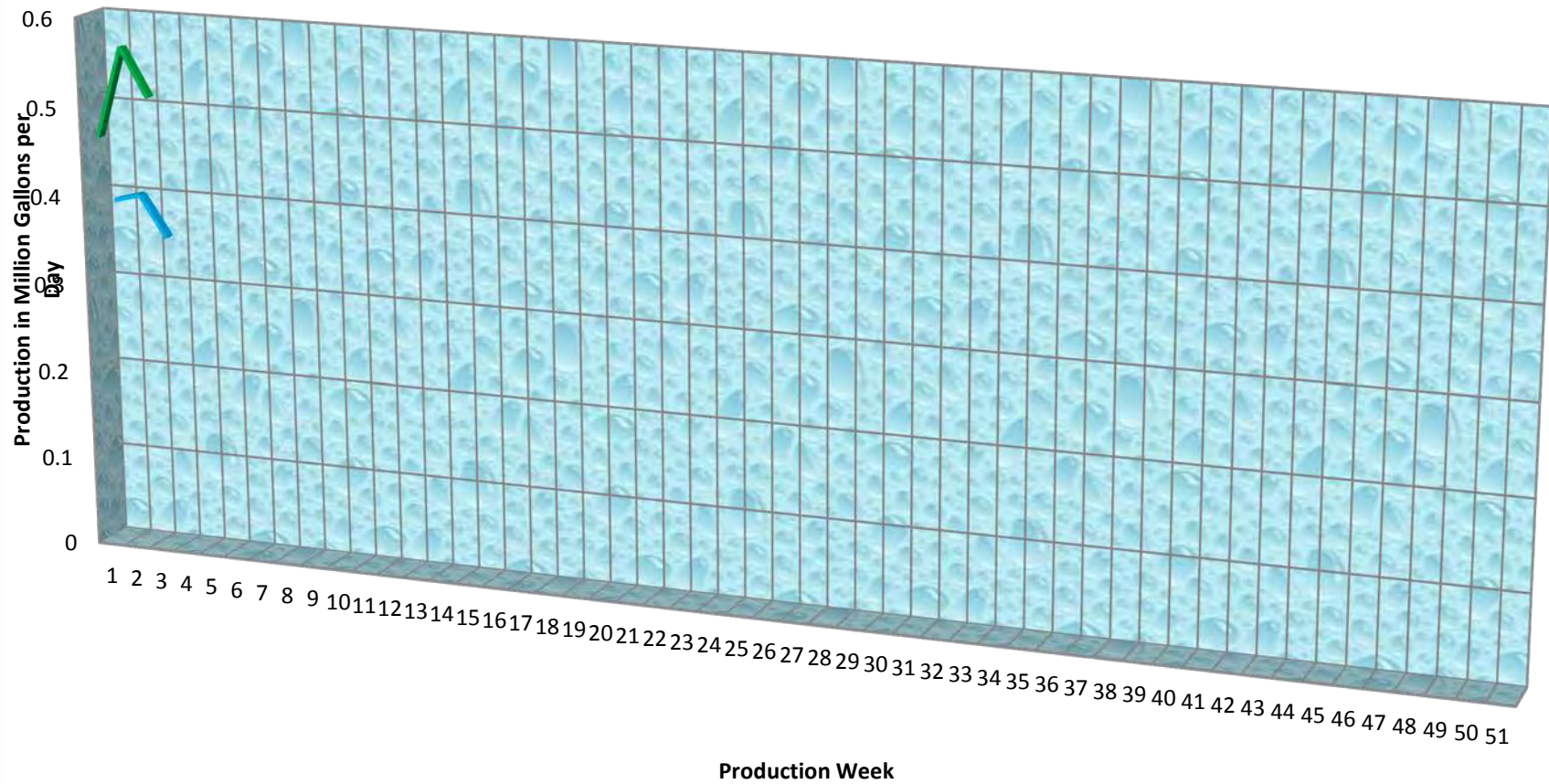
January = weeks 1-5  
 February = weeks 6-9  
 March = weeks 10-13  
 April = weeks 14-18  
 May = weeks 19-22  
 June = weeks 23-26

July = weeks 27-31  
 August = weeks 32-35  
 September = weeks 36-40  
 October = weeks 41-44  
 November = weeks 45-48  
 December = weeks 49-52

**Production Week**



## Production vs. Consumption 2019



**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>8</b>	<u>Date</u>	January 22, 2019
Clerk's File				
<u>SUBMITTED BY:</u>				
Kim Lane, Borough Clerk				

CALENDAR:

- 2-6 Parks & Recreation Board mtg. @ 7p.m. in the Assembly Chambers
- 2-7 Port Commission mtg. @ 7p.m. in the Assembly Chambers
- 2-12 Regular Assembly mtg. @ 7p.m. in the Assembly Chambers
- 2-14 Planning & Zoning Commission mtg. @ 7p.m. in the Assembly Chambers
- 2-18 President's Day – City Offices are closed



SEAPA Board Meeting is scheduled for February 28, 2019 in Ketchikan

***Alaska Municipal League Winter Legislative  
Conference  
February 19-21, 2019 in Juneau***

Mayor Prysunka will be attending, along with Manager Von Bargaen.



***Southeast Conference Mid-Session Summit  
February 12-13, 2019 in Juneau***

Assembly Member Decker will be attending, along with Manager Von Bargaen.



Clerk's vacation: I will be back in the office on February 5<sup>th</sup>.



## Conflicts of Interest

Trust your instincts.....

If you think you may have “substantial financial interest” **or** any other potential conflict of interest in a matter, make timely and full disclosure of the facts and circumstances and do not participate in, or take any official action on, the matter until a determination is made.

If you are not sure if you have a conflict of interest, **DISCLOSE, DISCLOSE, DISCLOSE!!** Don’t take the chance, let the Mayor/Body decide.

<b>CITY &amp; BOROUGH OF WRANGELL, ALASKA</b> <b>BOROUGH ASSEMBLY AGENDA STATEMENT</b>				
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<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>9</b>	<u>Date</u>	January 22, 2019
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Mayor and Assembly Business				
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<u>SUBMITTED BY:</u>	
Kim Lane, Borough Clerk	

**MAYOR/ASSEMBLY REPORTS AND APPOINTMENTS:**

**INFORMATION:** This agenda item is reserved for the mayor and assembly to provide reports or comments and to introduce items not previously on the agenda which need to be brought to the attention of the entire assembly or the staff. Assembly members may hold limited discussion on these topics or ask the borough manager or the borough clerk for clarifying information. By majority consent of the assembly, the mayor or assembly may give direction to the borough manager or the borough clerk to add an item for consideration for the next regular assembly meeting. Other than as described in this subsection I, no action may be taken by the assembly under this agenda item.

<p align="center"><b>CITY &amp; BOROUGH OF WRANGELL, ALASKA</b></p> <p align="center"><b>BOROUGH ASSEMBLY AGENDA STATEMENT</b></p>				
<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>10a</b>	<u>Date</u>	January 22, 2019
<p align="center">Mayor and Assembly Appointments</p>				
<u>SUBMITTED BY:</u>				
Kim Lane, Borough Clerk				

## MAYOR/ASSEMBLY APPOINTMENTS:

### ➤ **10a: Boards/Commission Appointments**

*Letters for Planning & Zoning Commission Appointment received from:*

*There were no letters received for this vacancy.*

- Planning & Zoning Commission (until 10/2021)

#### **Recommended Action:**

**Mayor:** If there are no objections, I will appoint \_\_\_\_\_ to fill the vacancy on the Planning & Zoning Commission until October 2021.

If there are seats that are left vacant (no letters received), the Borough Clerk will continue advertising for the vacancies.

*Appointments to be filled by the Mayor with the consent of the assembly for the various seats with.*

**Recommended Action if not approved with the consent of the Assembly:**

*Motion: Move to appoint \_\_\_\_\_ to fill the vacancy on the \_\_\_\_\_ for the term up until October \_\_\_\_\_.*

# CITY & BOROUGH OF WRANGELL, ALASKA

## BOROUGH ASSEMBLY PUBLIC HEARING AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>11a</b>	<u>DATE:</u>	January 22, 2019
<p><b>PROPOSED ORDINANCE No. 952</b> OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO EFFECT A CHANGE TO A PORTION OF PRESBYTERIAN MISSION RESERVE, BLOCK 16, WITHIN USS 1119, FROM OPEN SPACE/PUBLIC TO SINGLE FAMILY RESIDENTIAL THAT IS PROPOSED TO BE ADDED TO LOT 1B, BLOCK 16, OGDEN/RATHKE RESUBDIVISION AS PART OF THE PROPOSED PRESBYTERIAN RESERVE REPLAT, CREATING LOTS A AND B</p> <p style="text-align: right;"><i><b>FIRST READING/PUBLIC HEARING</b></i></p>				
<u>SUBMITTED BY:</u>		<u>FISCAL NOTE:</u>		
Carol Rushmore, Economic Development Director		<b>Expenditure Required:</b>		
		<b>Amount Budgeted:</b>		
		<b>Account Number(s):</b>		
		<b>Account Name(s):</b>		
<u>Reviews/Approvals/Recommendations</u>				
<u>xx</u>	Planning & Zoning Commission		<b>Unencumbered Balance(s) (prior to expenditure):</b>	
Name(s)				
_____	Attorney			
_____	Insurance			
<b><u>ATTACHMENTS:</u></b>				
1. Ordinance No. 952 2. Preliminary Plat Presbyterian Reserve Replat (2 pages)				

**Procedure:** Mayor Prysunka shall declare the Public Hearing open. The Mayor shall ask if there is any administrative report on the Public Hearing Item. Cyni shall retrieve the list of those who signed up to speak. When the item comes up, Persons on the list will be called by the Mayor to speak in the order in which they signed up for the Public Hearing Agenda Item.

Mayor Prysunka shall declare the Public Hearing closed before the Assembly takes action on the item.

**Once the Public Hearing has CLOSED, Mayor shall say "I will now entertain a motion"**

## **RECOMMENDED MOTION AFTER PUBLIC HEARING IS CLOSED:**

**Move to approve the first reading of Ordinance No. 952 and move to a Second Reading with a second Public Hearing to be held on February 26, 2019.**

### **SUMMARY STATEMENT:**

At the regular meeting of January 10, 2019 the Planning & Zoning Commission recommended to the Assembly to rezone a portion of land from Open Space/Public to Single Family Residential for the portion of land from the Presbyterian Mission Reserve, Block 16, being added to Lot 1B, Block 16, Ogden/Rathke Re-subdivision. The new proposed Lot B, Presbyterian Reserve Replat would be zoned Single Family Residential.

The land owner of existing Lot 1B (currently zoned Single Family Residential) is purchasing a portion of the Presbyterian Church property on which his fill and parking area is located (zoned Open Space/Public). The land area being purchased will be combined into the existing lot containing the residential structure.

The residential land owner Teniya Morelli is requesting that the new area being purchased be rezoned to Single Family Residential so the entire new Lot B, Presbyterian Reserve Replat, is zoned Single Family Residential.

The Planning and Zoning Commission approved the preliminary plat as proposed at their January 10, 2019 meeting.

Wrangell Municipal Code requires the following information be provided to the Assembly for consideration of a zoning amendment. Those are:

1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan;
2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services; and
3. Recommendation as to the approval or disapproval of the change.

Below are the findings:

1. Findings as to the need and justification for the proposed change including findings as to the effect which the proposed change would have on the comprehensive plan. *The applicant for the rezone has been using this property for a driveway and parking for quite some time. This area of land is now being sold to the applicant and combined with her existing parcel for this continued use. It is important to have the zoning of the new parcel be the same – Single Family Residential – its current use. This change will have no impact on the objectives of the Comprehensive Plan.*



2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services. *There will be no impacts to adjacent property owners, traffic, or municipal services given the “official” zoning change to this small area of land. The area of land is already being used as a residential parking by the applicant.*
3. Recommendation as to the approval or disapproval of the change. *The Commission approved a recommendation to the Assembly on January 10, 2019 in favor of the rezone.*

It is the Manager’s understanding that past practice has been to approve rezone requests with just a simple action item. The WMC requires they be approved by ordinance. The WMC also requires the Assembly to hold a public hearing on the rezone. In Wrangell, the procedure with ordinances, is that second reading (rather than first) is considered the public hearing. The notice on the public hearing for the rezone had already been distributed by the time the Manager realized this item was intended to be placed on the agenda without an ordinance. This is why there will be two Public Hearings before the Assembly on this rezone. It is likely Administration will be bringing a recommended code amendment to the Assembly in the future to clean up the process used for approval of rezones.

This is non-code ordinance. This ordinance will not amend the Wrangell Municipal Code. It amends the “official” Wrangell Zoning Map.

A copy of the preliminary plat that amends the parcel boundaries between these two lots is attached for review by the Assembly.

Return to: City & Borough of Wrangell  
P.O. Box 531  
Wrangell, Alaska 99929

Wrangell Recording District

Page 1 of 2

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CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 952

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO EFFECT A CHANGE TO A PORTION OF PRESBYTERIAN MISSION RESERVE, BLOCK 16, WITHIN USS 1119, FROM OPEN SPACE/PUBLIC TO SINGLE FAMILY RESIDENTIAL THAT IS PROPOSED TO BE ADDED TO LOT 1B, BLOCK 16, OGDEN/RATHKE RESUBDIVISION AS PART OF THE PROPOSED PRESBYTERIAN RESERVE REPLAT, CREATING LOTS A AND B

SEC. 1. Action. The effect of this ordinance is to finalize a zone change for a portion of Presbyterian Mission Reserve, Block 16, Within USS 1119, from Open Space/Public to Single Family Residential that is proposed to be added to Lot 1B, Block 16, Ogden/Rathke Resubdivision as part of the proposed Presbyterian Reserve Replat, creating Lots A and B.

SEC. 2. Classification. This is a non-code ordinance.

SEC. 3. Severability. If any portion of this ordinance or any application thereof to any person or circumstances 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 be effective upon adoption.

PASSED IN FIRST READING: \_\_\_\_\_, 2019.

PASSED IN SECOND READING: \_\_\_\_\_, 2019.

---

Stephen Prysunka, Borough Mayor

ATTEST:

---

Kim Lane, Borough Clerk

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstaining: \_\_\_\_\_



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE LESEES OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE\_\_\_\_\_PRESBYTERIAN CHURCH OF WRANGELL REPRESENTATIVE  
PORTION OF PRESBYTERIAN MISSION RESERVE

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS\_\_\_\_\_DAY OF\_\_\_\_\_, 20\_\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN\_\_\_\_\_AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED  
TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND\_\_\_\_\_ACKNOWLEDGED TO ME THAT\_\_\_\_\_SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES\_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE LESEES OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE\_\_\_\_\_TENIYA MORELLI  
LOTS 1B, BLOCK 16

NOTARY'S ACKNOWLEDGMENT

U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS\_\_\_\_\_DAY OF\_\_\_\_\_, 20\_\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN\_\_\_\_\_AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED  
TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND\_\_\_\_\_ACKNOWLEDGED TO ME THAT\_\_\_\_\_SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES\_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AS RECORDED IN MINUTE BOOK\_\_\_\_\_PAGE\_\_\_\_\_DATED\_\_\_\_\_20\_\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE\_\_\_\_\_MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST:\_\_\_\_\_

CITY CLERK\_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO.\_\_\_\_\_, DATED\_\_\_\_\_20\_\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE\_\_\_\_\_CHAIRMAN, PLANNING COMMISSION

SECRETARY\_\_\_\_\_

CERTIFICATE STATE OF ALASKA  
(FIRST JUDICIAL DISTRICT)ss

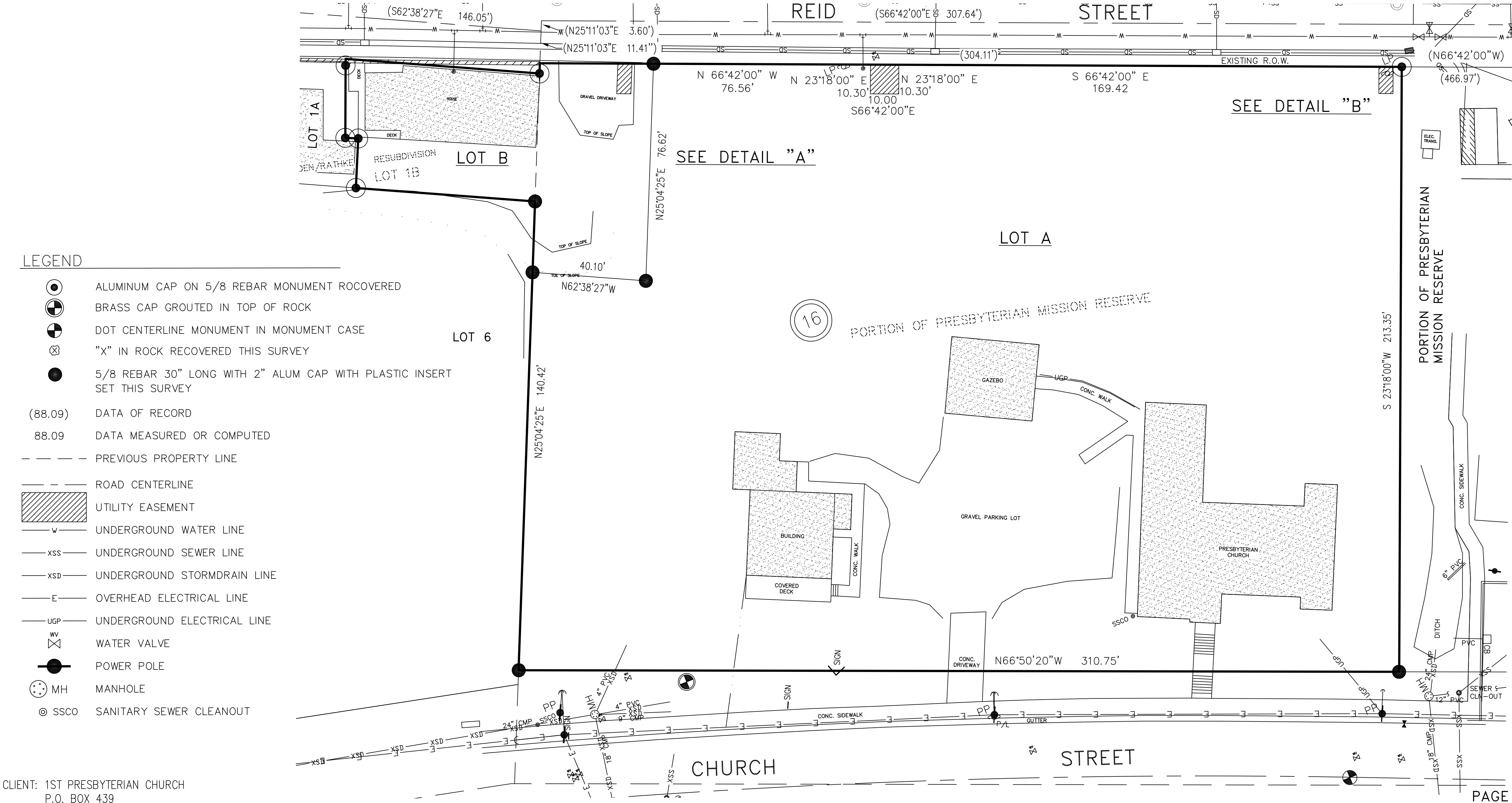
I THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF

AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE YEAR 20\_\_\_\_\_, WILL BE DUE ON OR BEFORE OCTOBER 15, 20\_\_\_\_\_, DATED THIS,\_\_\_\_\_, DAY OF\_\_\_\_\_.

ASSESSOR CITY AND BOROUGH OF WRANGELL

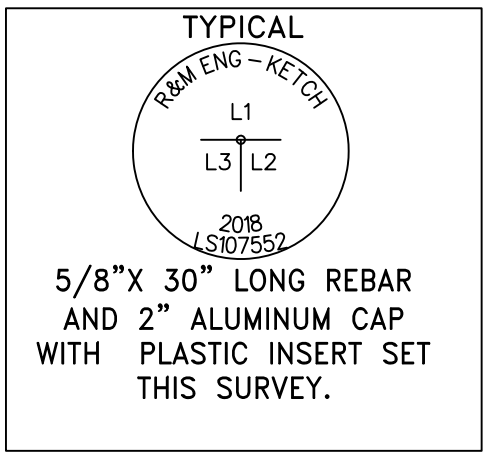


VICINITY MAP:  
SCALE: NOT TO SCALE



CLIENT: 1ST PRESBYTERIAN CHURCH  
P.O. BOX 439  
WRANGELL, ALASKA 99929

DRAWN BY: MCH  
CHECKED BY: CGP  
DATE PLATTED: 2018  
DATE SURVEYED: JUNE, 2018  
SCALE: 1"=20'  
SURVEYED BY: MCH  
PROJ NO.: 182702



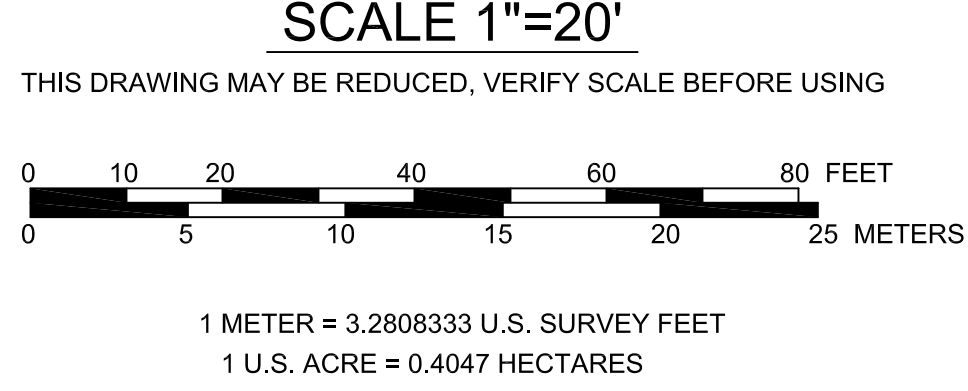
**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE\_\_\_\_\_CHRISTOPHER G. PIBURN LS 107552



- PLAT NOTES**
- THE PURPOSE OF THIS SURVEY IS TO COMBINE LOT 1B AND A PORTION OF PRESBYTERIAN MISSION RESERVE, CREATING LOT B. THE REMAINING PORTION OF PRESBYTERIAN MISSION RESERVE WILL BECOME LOT A.
  - REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:  
USS 859 (PRESBYTERIAN MISSION RESERVE)  
MISSION HILL ADDITION (APPROVED NOV. 1, 1945)  
USS 1119 (WRANGELL TOWNSITE PLAT)  
DEED 1979-000246-0  
PLAT 82-3 (PRESBYTERIAN RESERVE RESUBD)  
PLAT 92-6 (REPLAT OF PRESBYTERIAN MISSION RESERVE)  
PLAT 97-5 (OGDEN/RATHKE RESUBDIVISION)  
PLAT 99-6 (REID STREET ROW)  
DEED 2012-000225-0  
DEED 2013-000172-0
  - REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. 55639.
  - ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL GROUND DISTANCES.
  - THE ERROR OF CLOSURE DOES NOT EXCEED 1:5000.



WRANGELL RECORDING DISTRICT

No.	Revisions
1	Description

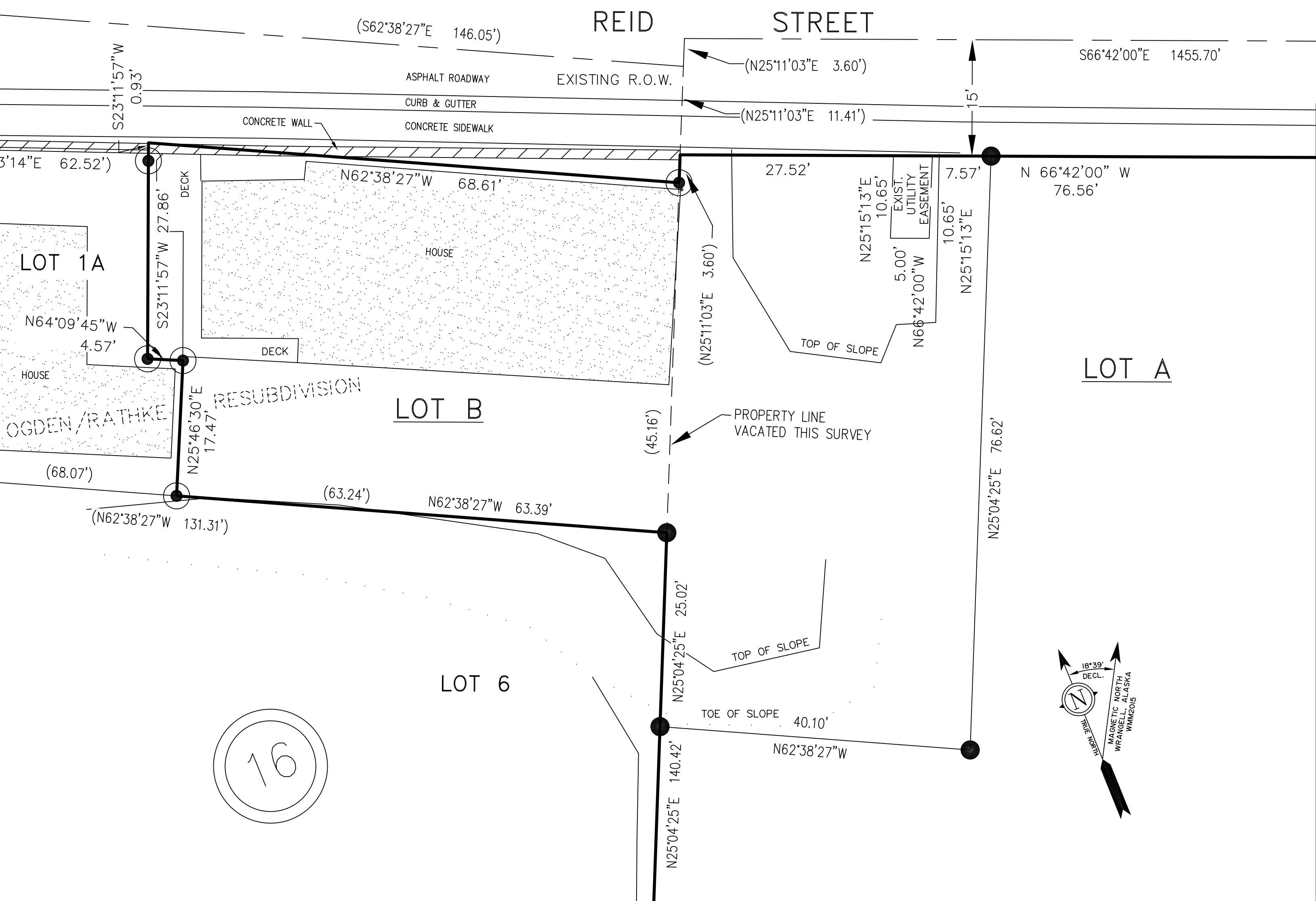
PRELIMINARY

Phone

R&M ENGINEERING  
7180 Revilla Road  
Ketchikan, AK 99901  
WRANGELL OFFICE  
P.O. BOX 701  
WRANGELL, AK 99929  
CERTIFICATE OF AUTHORIZATION #: C576  
PROJECT:  
**PRESBYTERIAN RESERVE REPLAT**  
A REPLAT OF LOT 1B, BLK 16, OGDEN/RATHKE RESUBDIVISION AND PORTION OF PRESBYTERIAN MISSION RESERVE, BLK 16, WITHIN USS 1119, CREATING LOTS A & B, PRESBYTERIAN RESERVE REPLAT, WITHIN THE CITY AND BOROUGH OF WRANGELL.



DETAIL "A"  
SCALE: 1" = 10'



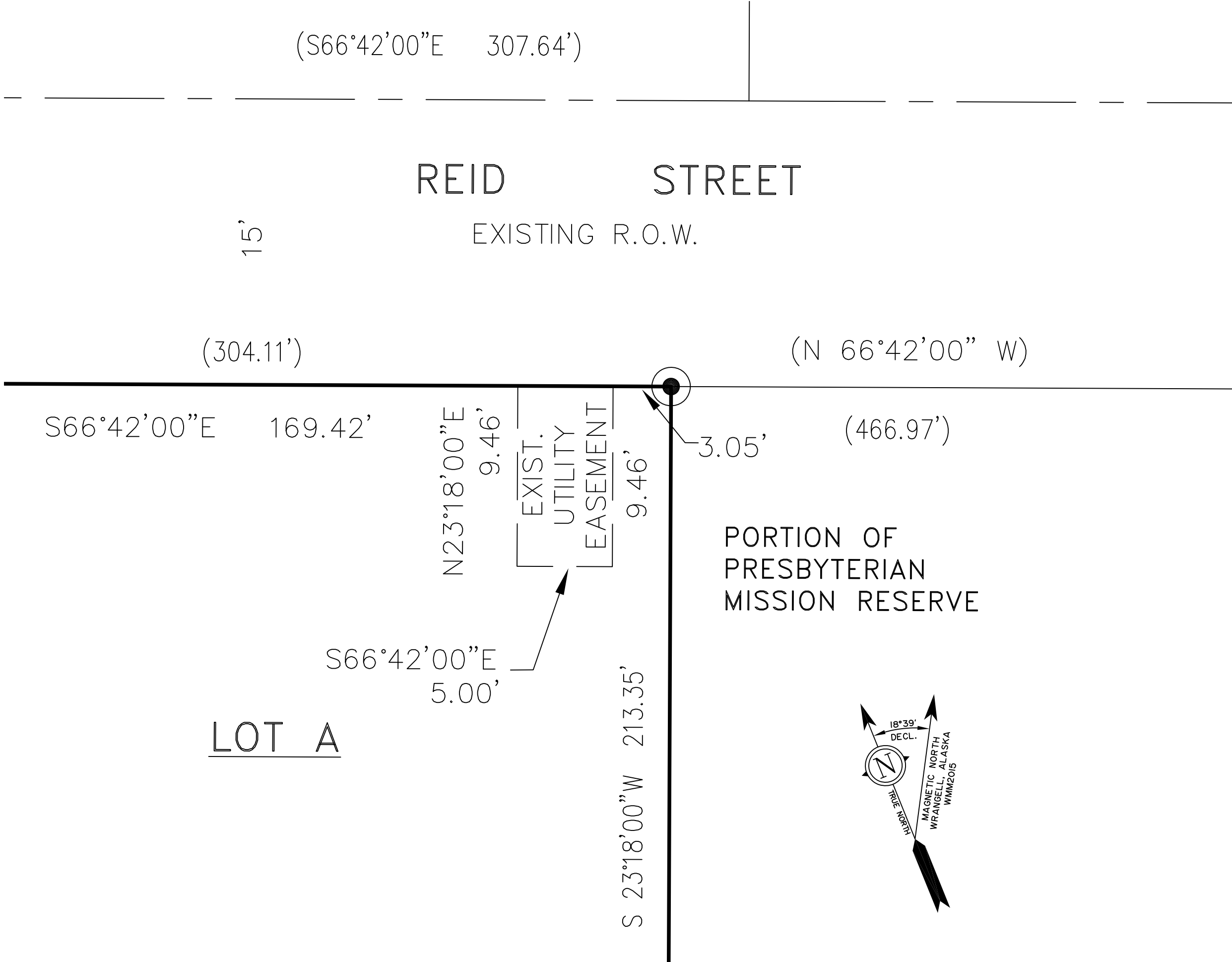
S.I. REID ST AND BENNETT ST

BASIS OF BEARING  
N 23°18'00" E 380.00' (380.00')

BENNETT STREET

S.I. WRANGELL AVENUE AND BENNETT ST

DETAIL "B"  
SCALE: 1" = 5'



OWNERSHIP STATUS

1. PORTION OF PRESBYTERIAN MISSION RESERVE (PRESBYTERIAN CHURCH OF WRANGELL)
2. LOT 1B (TENIYA MORELLI)

PROPOSED OWNERSHIP

1. LOT A (PRESBYTERIAN CHURCH OF WRANGELL)
2. LOT B (TENIYA MORELLI)

PREVIOUS LOT AREAS

1. PORTION OF PRESBYTERIAN MISSION RESERVE (65,705)
2. LOT 1B (2,987 SQ. FT)

NEW LOT AREAS

1. LOT A (61,691 SQ. FT)
2. LOT B (6,005 SQ. FT)

CLIENT: 1ST PRESBYTERIAN CHURCH  
P.O. BOX 439  
WRANGELL, ALASKA 99929

DRAWN BY: MCH  
CHECKED BY: CGP  
DATE PLATTED: 2018  
DATE SURVEYED: JUNE, 2018  
SCALE: 1"=20'  
SURVEYED BY: MCH  
PROJ NO.: 182702

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN 2018 A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

DATE

CHRISTOPHER G. PIBURN LS 107552

PAGE 2 OF 2



WRANGELL RECORDING DISTRICT

Revisions	
No.	Description
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**PRELIMINARY**

R&M ENGINEERING  
7180 Revilla Road  
Ketchikan, AK 99901

WRANGELL OFFICE  
P.O. BOX 701  
WRANGELL, AK 99929

CERTIFICATE OF AUTHORIZATION #: C576

PROJECT:

**PRESBYTERIAN RESERVE REPLAT**

A REPLAT OF LOT 1B, BLK 16, OGDEN/RATHKE RESUBDIVISION AND PORTION OF PRESBYTERIAN MISSION RESERVE, BLK 16, WITHIN USS 1119, CREATING LOTS A & B, PRESBYTERIAN RESERVE REPLAT, WITHIN THE CITY AND BOROUGH OF WRANGELL.

# CITY & BOROUGH OF WRANGELL, ALASKA

## BOROUGH ASSEMBLY PUBLIC HEARING AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>11b</b>	<u>DATE:</u>	January 22, 2019
<p><b>PROPOSED ORDINANCE No. 953</b> OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO EFFECT A CHANGE TO MODIFY THE BOUNDARIES OF THE EXISTING MULTI-FAMILY RESIDENTIAL AND COMMERCIAL BOUNDARIES BASED ON THE PROPOSED CURLEYVILLE REPLAT, A REPLAT OF LOTS 6, 7, 8, 9, 10, 32, 33, 37, 3A, BLOCK 21 AND LOT B, BRIG REPLAT, ZONED MULTIFAMILY AND COMMERCIAL, REQUESTED BY ROBERT ARMSTRONG, FOR CREDIT SHELTER TRUST, SPECIFICALLY PROPOSED NEW LOT 6A WILL BE ZONED COMMERCIAL, AND THE REMAINING NEW LOTS MULTI FAMILY</p> <p style="text-align: right;"><i><b>FIRST READING/PUBLIC HEARING</b></i></p>				
<u>SUBMITTED BY:</u>		<u>FISCAL NOTE:</u>		
Carol Rushmore, Economic Development Director		<b>Expenditure Required:</b>		
		<b>Amount Budgeted:</b>		
		<b>Account Number(s):</b>		
		<b>Account Name(s):</b>		
<u>Reviews/Approvals/Recommendations</u>				
xx	Planning & Zoning Commission		<b>Unencumbered Balance(s) (prior to expenditure):</b>	
Name(s)				
Attorney				
Insurance				
<u>ATTACHMENTS:</u>				
1. Ordinance No. 953 2. Preliminary Plat Curleyville Replat 3. Letter from Robert Armstrong 4. Maps showing existing zoning and new zoning 5. Parking, Building, utility working documents				

**Procedure:** Mayor Prysunka shall declare the Public Hearing open. The Mayor shall ask if there is any administrative report on the Public Hearing Item. Cyni shall retrieve the list of those who signed up to speak. When the item comes up, Persons on the list will be called by the Mayor to speak in the order in which they signed up for the Public Hearing Agenda Item.

Mayor Prysunka shall declare the Public Hearing closed before the Assembly takes action on the item.

**Once the Public Hearing has CLOSED, Mayor shall say "I will now entertain a motion"**

## **RECOMMENDATION AFTER PUBLIC HEARING IS CLOSED:**

**Move to approve the first reading of Ordinance No. 953 and move to a Second Reading with a second Public Hearing to be held on February 26, 2019.**

### **SUMMARY STATEMENT:**

At the regular meeting of January 10, 2019 the Planning & Zoning Commission recommended to the Assembly to rezone Commercial and Multi Family residential boundaries within the proposed Curleyville development based on new proposed property lines and proposed development uses.

The developed land area known as Curleyville is currently comprised of 10 separate lots. There is currently a mixture of commercial and multi-family zoning based on the historic uses of the properties using the existing property lines as boundaries. The owner of the land area has been working on a replat for the last couple of years to clean up the area, demolish old buildings and construct new, create new property boundaries with appropriate access, parking and utilities, and create new uses. By replatting and providing necessary access, utilities, easements, and parking, the owner, Rob Armstrong, is cleaning up a land platting mess in the Curleyville development area.

In 2017, one of the original apartment buildings was remodeled and a Conditional Use permit granted for five room short term rental. Much of their business is providing accommodations for boat owners who are using the Marine Service Center, but they also cater to visitors in the summer. Buildings are currently straddling one to three property lines. The proposed plat will clean up boundary lines, create easements for utilities and actual access. Several of the existing buildings will eventually be demolished.

The applicant is proposing to reconfigure the lots so that each existing or proposed building will be on its own lot and the zoning be appropriate for the intended use. The Commission approved two setback variances for the two existing structures and a variance to reduce parking requirements from 33 spaces to 31, with some sharing of parking throughout the development, and approved the attached preliminary plat as well as recommended approval of the zoning changes. Proposed lot 6A along Front Street is recommended to be Commercial and the remaining lots Multi-Family.

Utility easements for electric, sewer and water are placed along road frontages, and in the utility/access easement to the two flag lots, Lots 8A and 7A.

The property is currently zoned commercial and multifamily but based on the existing boundaries of the ten different lots. This will consolidate lots and define boundaries on the new proposed lot lines and their uses. Proposed Lot 6A along Front Street is recommended to be Commercial and the remaining lots Multi-Family.

Wrangell Municipal Code requires the following information be provided to the Assembly for consideration of a zoning amendment. Those are:



1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan;
2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services; and
3. Recommendation as to the approval or disapproval of the change.

Below are the findings:

1. Findings as to the need and justification for the proposed change including findings as to the effect which the proposed change would have on the comprehensive plan. *As stated earlier in the agenda statement, this area is a zoning and platting mess. Buildings cross property lines and uses are not necessarily consistent with existing zoning. Combined with the proposed replat of the parcels, this rezone will be more in line with the Comprehensive Plan. The new Lot 6A which will front, Front Street, will be zoned Commercial as it should be. The remaining new lots will be zoned Multi-Family Residential, consistent with how they are being used. No new zoning is being introduced to the area – just a reconfiguration of the existing zones.*
2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services. *Combined with the proposed replat of the parcels the effect to parking, traffic, access and utilities will be greatly improved with the platted introduction of new access and utility easements.*
3. Recommendation as to the approval or disapproval of the change. *The Commission approved a recommendation to the Assembly on January 10, 2019 in favor of the rezone.*

It is the Manager's understanding that past practice has been to approve rezone requests with just a simple action item. The WMC requires they be approved by ordinance. The WMC also requires the Assembly to hold a public hearing on the rezone. In Wrangell, the procedure with ordinances, is that second reading (rather than first) is considered the public hearing. The notice on the public hearing for the rezone had already been distributed by the time the Manager realized this item was intended to be placed on the agenda without an ordinance. This is why there will be two Public Hearings before the Assembly on this rezone. It is likely Administration will be bringing a recommended code amendment to the Assembly in the future to clean up the process used for approval of rezones.

This is non-code ordinance. This ordinance will not amend the Wrangell Municipal Code. It amends the "official" Wrangell Zoning Map.

A copy of the preliminary plat that amends the parcel boundaries between is attached for review by the Assembly.

Return to: City & Borough of Wrangell  
P.O. Box 531  
Wrangell, Alaska 99929

Wrangell Recording District

Page 1 of 2

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CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 953

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ZONING MAP TO EFFECT A CHANGE TO MODIFY THE BOUNDARIES OF THE EXISTING MULTI FAMILY RESIDENTIAL AND COMMERCIAL BOUNDARIES BASED ON THE PROPOSED CURLEYVILLE REPLAT, A REPLAT OF LOTS 6, 7, 8, 9, 10, 32, 33, 34, 37, 3A, BLOCK 21 AND LOT B, BRIG REPLAT, ZONED MULTI FAMILY RESIDENTIAL AND COMMERCIAL, SPECIFICALLY PROPOSED NEW LOT 6A WILL BE ZONED COMMERCIAL, AND THE REMAINING NEW LOTS MULTI FAMILY RESIDENTIAL

SEC. 1. Action. The effect of this ordinance is to finalize a zone change to modify the boundaries of the existing Multi Family Residential and Commercial boundaries based on the proposed Curleyville Replat, a replat of Lots 6, 7, 8, 9, 10, 32, 33, 37, 3A, Block 21 and Lot B, Brig Replat, zoned Multi Family and Commercial, specifically proposed new Lot 6A will be zoned Commercial and the remaining new lots zoned Multi Family Residential.

SEC. 2. Classification. This is a non-code ordinance.

SEC. 3. Severability. If any portion of this ordinance or any application thereof to any person or circumstances 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 be effective upon adoption.

PASSED IN FIRST READING: \_\_\_\_\_, 2019.

PASSED IN SECOND READING: \_\_\_\_\_, 2019.

---

Stephen Prysunka, Borough Mayor

ATTEST:

---

Kim Lane, Borough Clerk

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstaining: \_\_\_\_\_

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS REPLAT WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_

OWNER \_\_\_\_\_

NOTARY'S ACKNOWLEDGEMENT

UNITED STATES OF AMERICA  
STATE OF ALASKA  
CITY OF WRANGELL

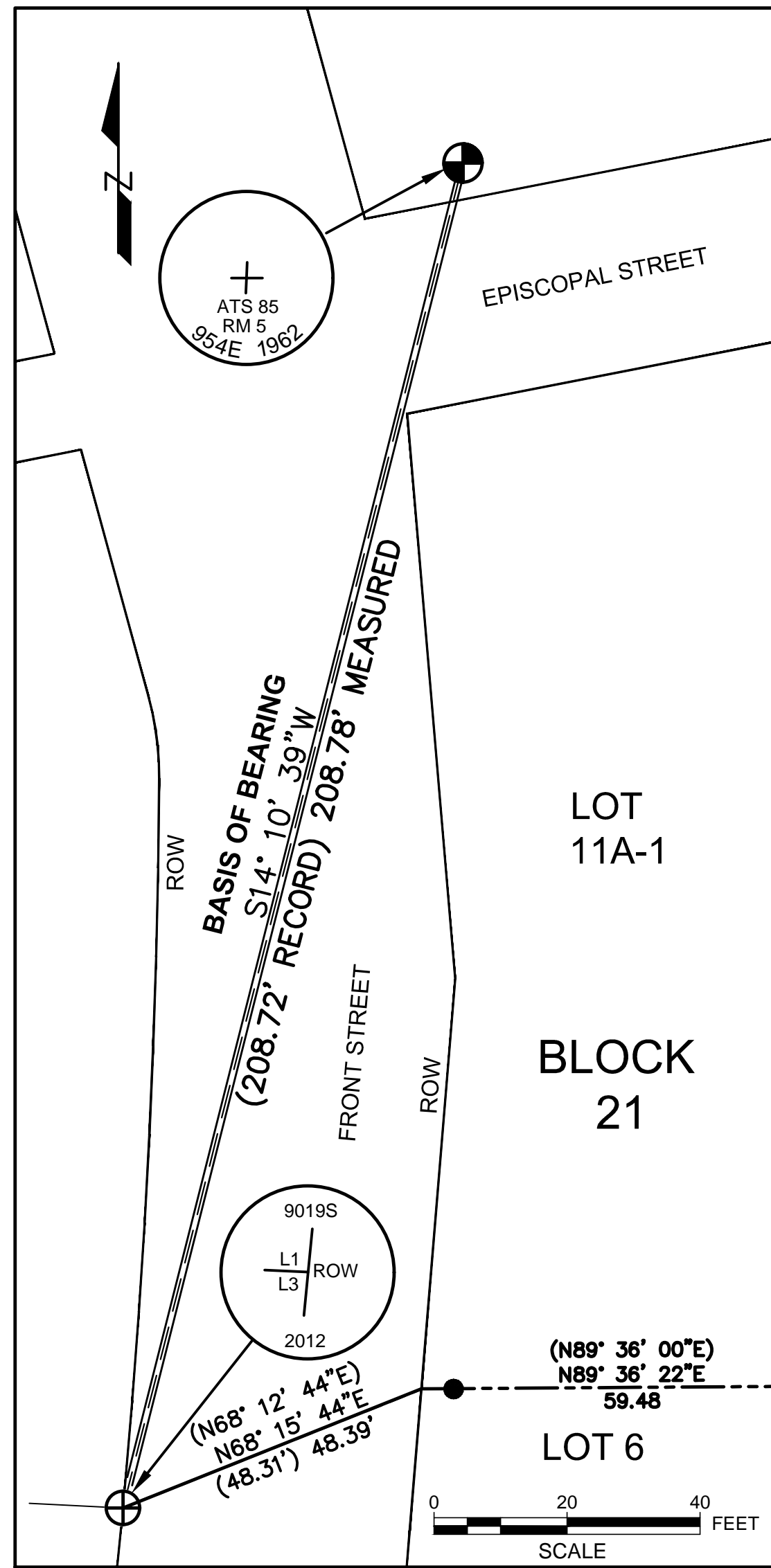
THIS IS TO CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES \_\_\_\_\_



BASIS OF BEARING SKETCH

ASSESSOR'S CERTIFICATE

STATE OF ALASKA, FIRST JUDICIAL DISTRICT ss  
THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY OF WRANGELL, ALASKA, HEREBY CERTIFY, THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY OF

WRANGELL, IN THE NAME OF \_\_\_\_\_ AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL; THAT CURRENT TAXES FOR THE

YEAR \_\_\_\_\_ WILL BE DUE ON OR BEFORE AUGUST 15, \_\_\_\_\_, DATED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

ASSESSOR, CITY OF WRANGELL

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN NOVEMBER, 2018, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

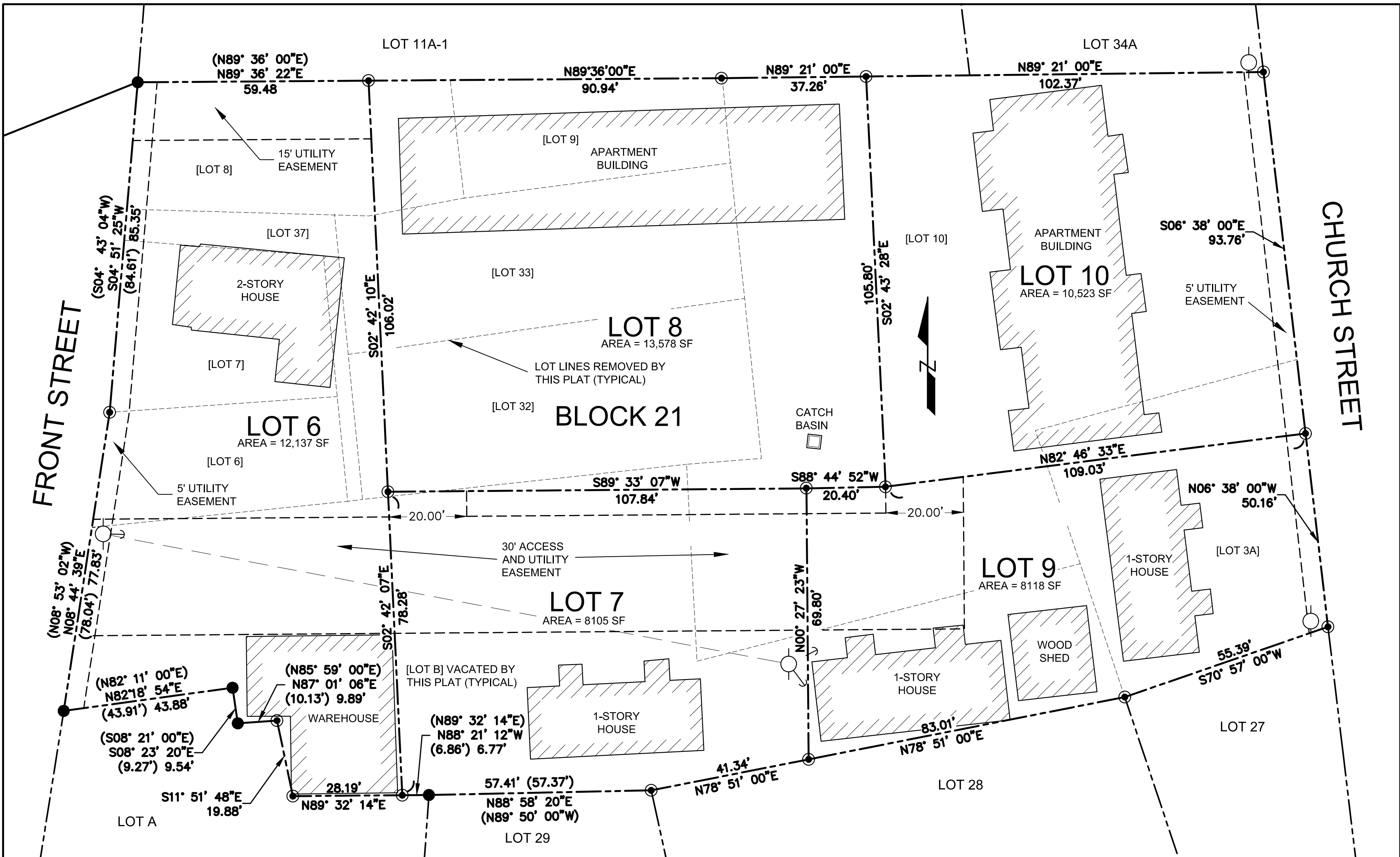
DATE: \_\_\_\_\_

BY: GARRITH McLEAN  
PO BOX 210068  
AUKU BAY, AK  
99821



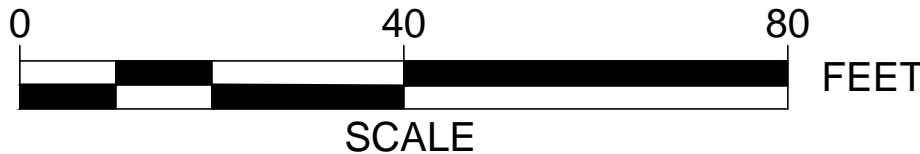
GENERAL NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY WAS DETERMINED BY THE DIRECT MEASUREMENT BETWEEN MONUMENTS RECOVERED DURING THE SURVEY AS SHOWN HEREIN.
2. THE BASIS OF COORDINATES FOR THIS SURVEY WAS THE RECOVERED PRIMARY MONUMENT LOCATED IN TOTEM PARK ON FRONT STREET AT EPISCOPAL STREET.
3. THE SURVEY WAS PERFORMED IN NOVEMBER, 2018.
4. MONUMENTS SET ARE TWO INCH ALUMINUM CAPS SET ON 30" #5 REBAR, SET FLUSH WITH THE GROUND
5. REFERENCE PLATS: 2007-1 BRIG REPLAT, LOT A AND LOT 29, 97-14 ARROWHEAD RESUB II, LOT 11A-1 AND 34A, 75-2 WRANGELL TOWNSITE, LOT 3A AND LOT 10, 39-23 WRANGELL TOWNSITE, LOT 27 AND 28, 2013-2 RECORD OF SURVEY
6. RECORD BEARING AND DISTANCES ARE SHOWN IN PARENTHESIS WHEN DIFFERENT THAN MEASURED VALUES
7. LOTS SHOWN IN SQUARE BRACKETS ARE VACATED BY THIS PLAT
8. THE TOTAL AREA OF THIS REPLAT IS 52,463 SF (1.204 ac.)



LEGEND

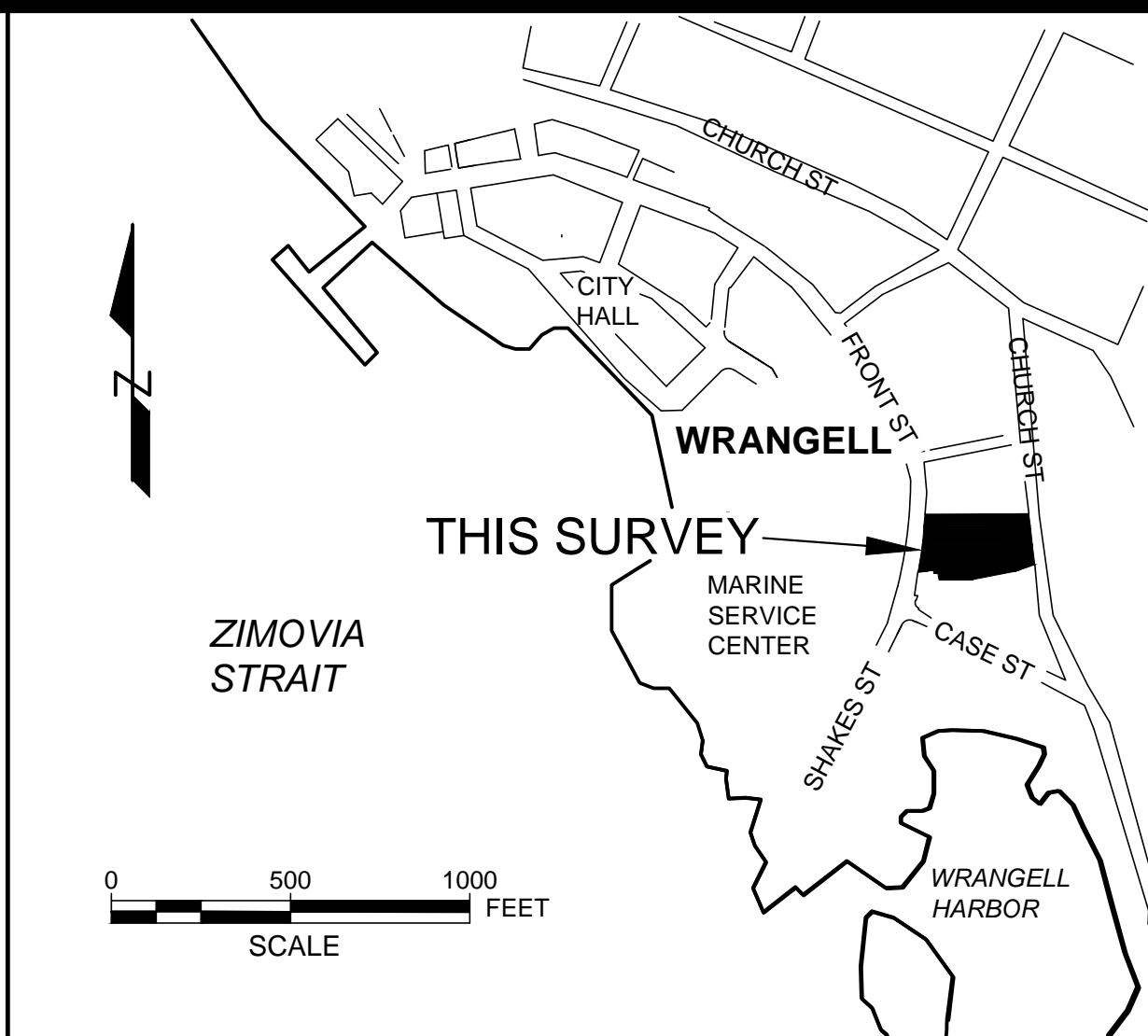
- PRIMARY BRASS MONUMENT FOUND
- BRASS CAP FOUND
- SECONDARY ALUMINUM CAP/REBAR FOUND
- REBAR WITH ALUMINUM CAP SET THIS SURVEY
- OVERHEAD ELECTRIC LINES
- PROPERTY LINES
- VACATED PROPERTY LINES
- EASEMENT LINES



TYPICAL MONUMENT SET THIS SURVEY  
NTS

ACCESS AND UTILITY EASEMENT DESCRIPTION

A 30' ACCESS AND UTILITY EASEMENT AS SHOWN HEREIN AND DESCRIBED THUS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 6, BLOCK 21, THE SAME POINT AS THE NORTHWEST CORNER OF LOT A, BLOCK 21; THENCE N8° 44' 39"E, 19.57' ALONG THE BOUNDARY BETWEEN LOT 6 AND THE FRONT STREET RIGHT OF WAY, TO THE TRUE POINT OF BEGINNING; THENCE N8° 44' 39"E, 30.39', TO A POINT ON THE BOUNDARY BETWEEN LOT 6 AND THE FRONT STREET RIGHT OF WAY; THENCE N89° 33' 07"E, 76.25' TO A POINT AT THE BOUNDARY BETWEEN LOT 6 AND LOT 8, THENCE N2° 42' 07"W, 6.51' TO A POINT AT THE BOUNDARY BETWEEN LOT 6, LOT 7 AND LOT 8; THENCE N89° 33' 07"E, 20.26' TO A POINT ON THE BOUNDARY BETWEEN LOT 7 AND LOT 8; THENCE S0° 26' 53"E, 6.50' TO A POINT; THENCE N89° 33' 07"E, 87.58' TO A POINT ON THE BOUNDARY BETWEEN LOT 7 AND LOT 9; THENCE N89° 33' 07"E, 20.40', TO A POINT; THENCE N0° 26' 53"W, 6.79', TO A POINT ON THE BOUNDARY BETWEEN LOT 8, LOT 9 AND LOT 10; THENCE N82° 46' 33"E, 20.14' TO A POINT ON THE BOUNDARY BETWEEN LOT 9 AND LOT 10; THENCE S0° 26' 53"E, 39.16' TO A POINT; THENCE S89° 33' 07"W, 39.89' TO A POINT ON THE BOUNDARY BETWEEN LOT 7 AND LOT 9; THENCE S89° 33' 07"W, 106.91', TO A POINT ON THE BOUNDARY BETWEEN LOT 6 AND LOT 7; THENCE S89° 33' 07"W, 82.28', TO THE TRUE POINT OF BEGINNING. SAID EASEMENT HAVING A TOTAL AREA OF 7090 SQUARE FEET.



VICINITY MAP  
SOURCE: WRANGELL ARCGIS WEB MAPPING

CERTIFICATE OF APPROVAL  
BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION No. \_\_\_\_\_ DATED \_\_\_\_\_ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION

SECRETARY

CERTIFICATE OF APPROVAL BY THE COUNCIL

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF WRANGELL COUNCIL AS RECORDED IN MINUTE BOOK PAGE \_\_\_\_\_ DATED \_\_\_\_\_ AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE \_\_\_\_\_

MAYOR, CITY OF WRANGELL

ATTEST: CITY CLERK

GRANTOR/GRANTEE

GRANTOR : R. H. ARMSTRONG

GRANTEE : CREDIT SHELTER TRUST

CURLEYVILLE REPLAT

COMBINING TEN LOTS; BLOCK 21, LOTS 6, 7, 8, 9, 10, 32, 33, 37, 3A AND B, (RESPECTIVE PARCEL NUMBERS: 02-023-357, 359, 361, 363, 365, 396, 398, 358, 307 AND 394) INTO FIVE LOTS:  
LOTS 6, 7, 8, 9 AND 10.

CLIENT:  
ARMSTRONG FAMILY TRUST

WITHIN BLOCK 21  
WRANGELL TOWNSITE  
STATE OF ALASKA, FIRST JUDICIAL DISTRICT

WRANGELL RECORDING DISTRICT

SECTION 25, TOWNSHIP 62S, RANGE 83E  
COPPER RIVER MERIDIAN

YEAR 2018  
SHEET NO. 1  
TOTAL SHEETS 1



**Armstrong Rents**  
522 Front St  
PO Box 4  
Wrangell AK 99929  
Office: 907-874-2667  
armstrongrents@gmail.com

December 21, 2018

City and Borough of Wrangell  
Attention Planning and Zoning

We are requesting a replat of Curlyville from 10 lots to 5 lots. Creating lots 6, 7, 8, 9 and 10 block 21. Totalling approximately 1.23 acres.

We would like to rezone Curlyville with lot 6 becoming a commercial lot. Lots 7, 8, 9 and 10 becoming multifamily lots.

In the future we would like to develop lot 6 to build a two story building with the first floor including store fronts, storage units and a shop. The top floor will be efficiency apartments with storage. Existing two story house to be demolished.

Future plans include building two new triplexes on lots 7 and 9 with existing wood shop and three duplex structures to be demolished.

North side of lot 8 and lot 10 will require to be grandfathered, in reference to set backs. Request set back reduction to 7.5 feet on eastern line, back yard, of lot 6 with 14.5 feet between building foundations.

Utilities will be underground and 31 parking spots will be available in future plans. Existing road way and most of the trees will remain.

This replat will allow us to move forward in the future by simplifying lots and setbacks. Each existing and future buildings will be on its own lot. This plat will provide a more efficient use of the land and create more sales tax for the local economy. This will also provide an opportunity for future businesses.

Enclosed is a Curlyville replat.

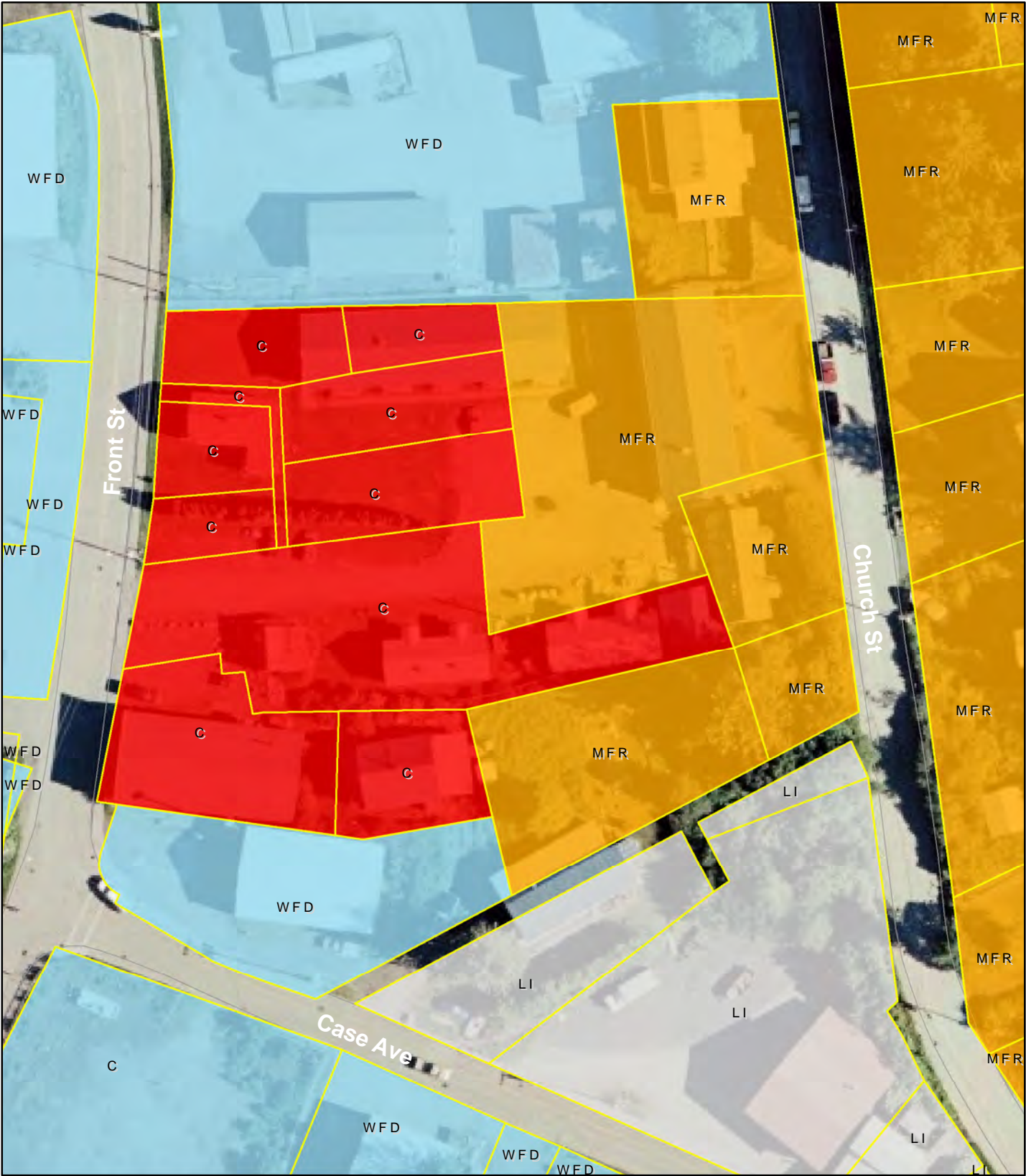
Feel free to contact me at 907-874-2667 or 907-305-1126 if you have any questions.

Sincerely,

Rob Armstrong



# CITY AND BOROUGH OF WRANGELL, ALASKA



Public Map



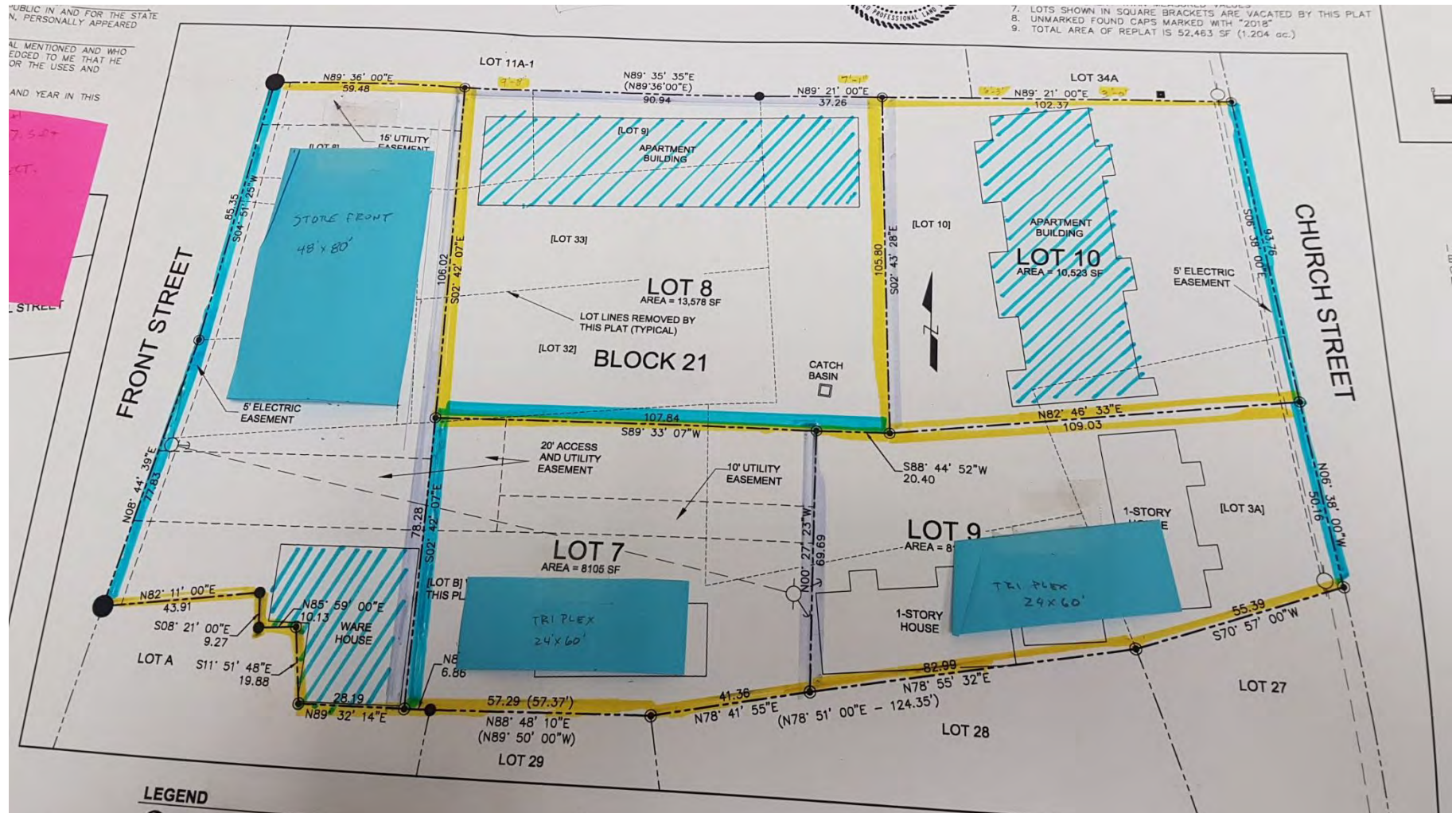
1 inch = 62.5 feet  
Date: 1/12/2019

**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE.**



[illegible]

## BUILDINGS AND YARDS





ASSASSOR, CITY OF WRANGELL

IN AND FOR THE STATE  
PERSONALLY APPEARED

ENTIONED AND WHO  
D TO ME THAT HE  
HE USES AND

YEAR IN THIS

STREET

FRONT STREET

LOT 11A-1

N89° 36' 00"E  
59.48'

N89° 35' 35"E  
(N89° 36' 00"E)  
90.94'

N89° 21' 00"E  
37.26'

LOT 34A

N89° 21' 00"E  
102.37'

[LOT 9]  
APARTMENT BUILDING

15' UTILITY EASEMENT

[LOT 8]  
2-STORY HOUSE

[LOT 37]

[LOT 33]

LOT 8  
AREA = 13,578 SF

LOT LINES REMOVED BY  
THIS PLAT (TYPICAL)

[LOT 32]

LOT 6  
AREA = 12,197 SF

[LOT 7]

5' ELECTRIC EASEMENT

20' ACCESS AND UTILITY EASEMENT

10' UTILITY EASEMENT

CATCH BASIN

LOT 10  
AREA = 10,523 SF

APARTMENT BUILDING

5' ELECTRIC EASEMENT

CHURCH STREET

1-STORY HOUSE

WOOD SHED

LOT 27

1-STORY HOUSE

LOT 28

LOT 29

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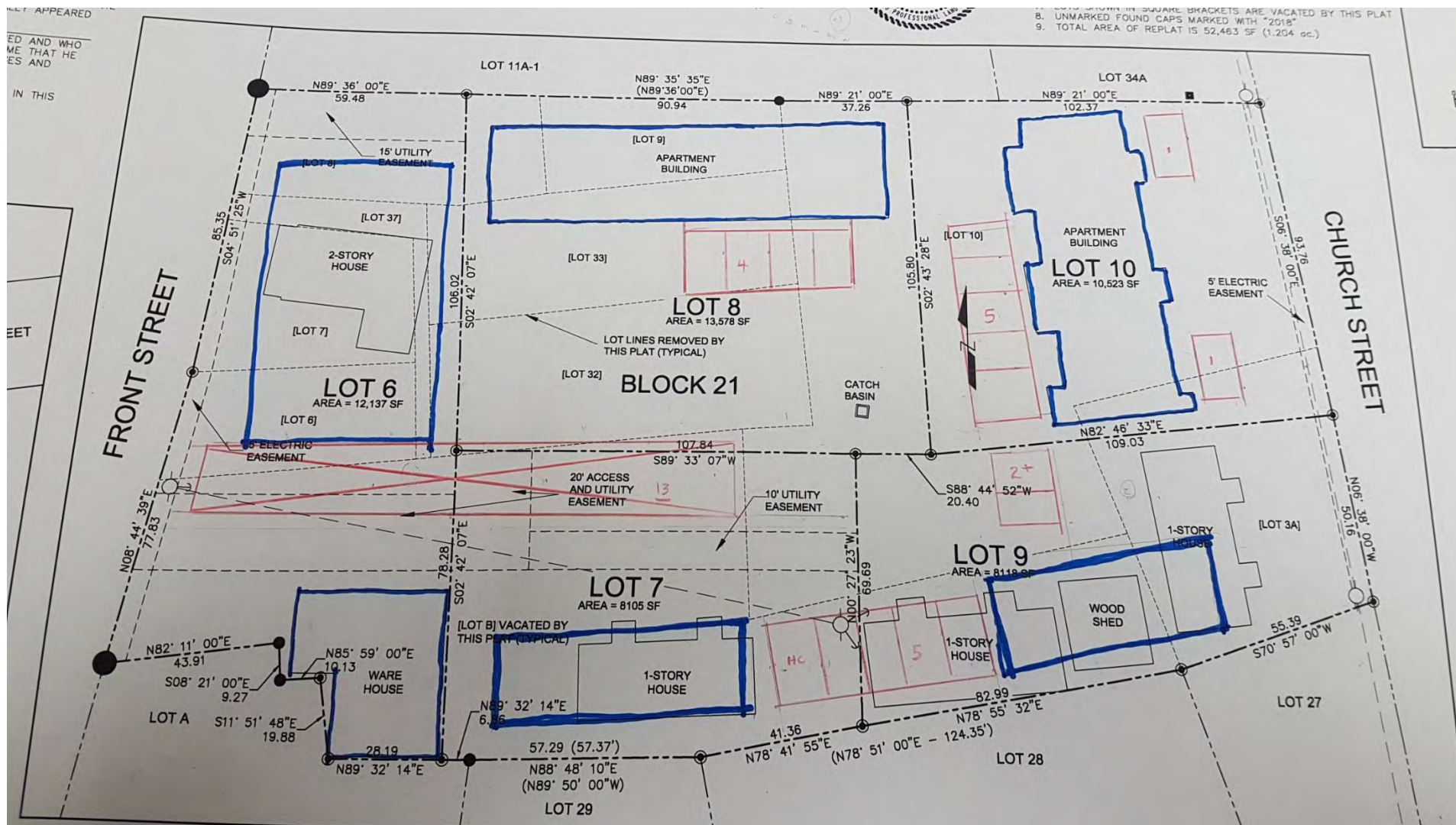
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## PARKING





**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>12a</b>	<u>DATE:</u>	January 22, 2019
<p><b>PROPOSED RESOLUTION NO. 01-19-1439</b> OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE SECTION 16.12.040, SPECIFICALLY THE 15 FOOT VACATED ALLEYWAY EXTENDING FROM FRONT STREET TO SILVERNAIL WORK ROAD AND THAT PORTION OF LOTS 1 AND 2, BLOCK B, SORTYARD SUBDIVISION, PLAT NO. 2001-3, NOW PART OF NEW LOTS AA AND CC OF THE BAY COMPANY REPLAT AND ALLEY VACATION II, TO CHET AND BARBARA POWELL, IN THE AMOUNT OF \$36,500</p> <p style="text-align: center;"><i>Postponed from the January 8, 2019 Regular Assembly Meeting</i></p>				
<u>SUBMITTED BY:</u>		<u>FISCAL NOTE:</u>		
Lisa Von Bargaen, Borough Manager		Expenditure Required: none		
		Amount Budgeted: none		
		Account Number(s): none		
		Account Name(s): none		
<u>Reviews/Approvals/Recommendations</u>				
<input type="checkbox"/>	Commission, Board or Committee	Unencumbered Balance(s) (prior to expenditure):		
Name(s)		n/a		
<input type="checkbox"/>	Attorney			
<input type="checkbox"/>	Insurance			
<u>ATTACHMENTS:</u>				
1. Resolution No. 01-19-1439; 2. Plat; 3. Map of Sale Area; 4. Appraisal				

**Mayor Prysunka: Please say-** The motion on the floor is to approve Resolution No. 01-19-1439 that authorizes the conveyance of public land to Chet and Barbara Powell for the amount of \$36,500.

**SUMMARY STATEMENT:**

In 2014, the Bay Company began the process to request to vacate the alley adjacent to their property and purchase City lands up to the port fence of the Marine Service Center that runs from Front Street to Silvernail Work Road; as well as purchase a portion of Silvernail Work Road. There were a number of meetings and hearings held by the Planning & Zoning Commission over a two-year period pertaining to the complexity of the request.

Prior to the Downtown Revitalization project, the Bay Company requested and received the approval to vacate 5 feet of the Alley located to the north of their property and adjacent to Borough owned port property. It was agreed that after the Front Street project was completed and the as-built for the project was completed, the survey for the alley vacation would be finalized. During this time period, they came forward to request to purchase Borough land that included the alleyway and portions of the two lots up to the fence surrounding the Marine Service Center on the north, as well as the platted Silvernail Work Road Right-of-way from their property line to the fence/gate of the Marine Service Center to the west.

On February 24, 2015, the Borough Assembly held a Public Hearing on the Vacation of the Alleyway, followed by the approval by the Assembly at their Regular meeting to vacate the entire alley, sell the public land up to the Marine Service Center fence line adjacent to the northern Bay Company property line, but not vacate and sell a portion of the Silvernail Work Road ROW to the fence line. As part of the discussions at the Planning & Zoning Commission, it was agreed to vacate the platted Silvernail Right-of-Way through the Marine Service Center (MSC) Yard, because that ROW was not actually the driving path of the MSC Yard and replace it with the access easement that was actually being utilized. The vacation of the Silvernail ROW will be part of a subsequent plat of the MSC Yard.

A utility easement was designated in the area where the alleyway was being vacated because of the electrical lines and additional easement issues for the City sewer/water to assure future delivery of utilities within this route. Because of the depth and location of the pipes in Front Street, there was a delay in determining the final utility easement required. The plat presented should provide the Borough with the necessary utility easements for any future service needs.

The preliminary plat was approved by the Planning & Zoning Commission in August of 2018 and final plat in November of 2018. The Bay Company's process to vacate the alley and purchase additional property began at least in 2014. With this plat, the alleyway is vacated in its entirety and replaced with a utility easement extending from Front Street to Silvernail Work road and all the way to the new property boundary (fence line) between the MSC Yard and Bay Company. Remaining portions of former Lots 1 and 2 owned, by the City and part of the Marine Service Center, have been combined into one single lot. Please see the attached plat for a visual understanding of the new lot layout.

A second copy of the plat is attached to this agenda statement including that shows the area proposed for sale. Please note this version is the preliminary plat which shows the existing structures on the property. Using the plat with the structures on it helps provide greater visual context of the area being sold. The sale area is shaded in blue. Also attached to the agenda statement is the appraisal of the property completed by Appraisal Company of Alaska on August 13, 2018 setting the fair market value of the property at \$36,500.

In conformance with WMC Section 16.12.010, Applicability of Provisions, staff has published public notice of this proposed sale at least 14 days before the request to adopt Resolution No. 01-19-1439. Following approval of the disposition of property by the Assembly, WMC Section 16.12.040(b) requires the Clerk give notice of the sale by publication of notice in a newspaper of general circulation in the borough at least 30 days before the date of the sale and the notice shall be posted within that time in at least three public places in the borough. Therefore, the sale will not be effective until after the 30-day notice/posting period is through.



CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO: 01-19-1439

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE SECTION 16.12.040, SPECIFICALLY THE 15 FOOT VACATED ALLEYWAY EXTENDING FROM FRONT STREET TO SILVERNAIL WORK ROAD AND THAT PORTION OF LOTS 1 AND 2, BLOCK B, SORTYARD SUBDIVISION, PLAT NO. 2001-3, NOW PART OF NEW LOTS AA AND CC OF THE BAY COMPANY REPLAT AND ALLEY VACATION II, TO CHET AND BARBARA POWELL, IN THE AMOUNT OF \$36,500

WHEREAS, the Borough Assembly, at their meeting held February 24, 2015 held a Public Hearing and at the Regular meeting that followed, approved the alley vacation request to vacate the remainder of an alleyway, adjacent to Lot A and Lot C, Bay Company Replat; and

WHEREAS, the Borough Assembly, at their meeting held February 24, 2015 approved the request to purchase a portion of Lot 1 and Lot 2, Block B, Sortyard subdivision, zoned waterfront development; and

WHEREAS, the Planning & Zoning Commission, at their meeting held November 29, 2018, approved the Final Plat of the Bay Company Replat and Alley Vacation II, a replat of Lots A and C, Bay Company Replat; and Lots 1 and 2, Block B, Sortyard Subdivision; and vacation of a 15' alley; and

WHEREAS, at the Regular Assembly meeting on December 11, 2018, the Borough Assembly approved the final Replat and Alley Vacation II, as requested by the Bay Company; and

WHEREAS, the Borough Assembly is approving the sale of the above described city land to Chet and Barbara Powell, owners of The Bay Company, P.O. Box 797, Wrangell, Alaska 99929, for \$36,500; and

WHEREAS, the conditions of the sale are considered as stated in Wrangell Municipal Code Section 16.12.040; and

WHEREAS, the sale of public lands requirements has been followed in conformance with Wrangell Municipal Code Section 16.12.010; and

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

Section 1. The Mayor and Borough Clerk are authorized to execute a quit claim deed to Chet and Barbara Powell to convey the following public land, when full price is paid for:

THE 15 FOOT VACATED ALLEYWAY EXTENDING FROM FRONT STREET TO SILVERNAIL WORK ROAD AND THAT PORTION OF LOTS 1 AND 2, BLOCK B, SORTYARD SUBDIVISION, PLAT NO. 2001-3, NOW PART OF NEW LOTS AA AND CC OF THE BAY COMPANY REPLAT AND ALLEY VACATION II.

Section 2. The allocation of property under the conveyance is as follows: The 8,605 square feet of land area now part of Lots AA and CC of the Bay Company Replat and Alley Vacation II, comprised of the 15 foot alleyway that extends from Front Street to Silvernail Work Road (3,282 square feet) and 5,323 square feet of land from Lot 1 Block B, Sortyard Subdivision and Lot 2, Block B, Sortyard Subdivision, Plat No. 2001-3.

Section 3. In conformance with Wrangell Municipal Code Section 16.12.090 the resolution providing for the disposition of property shall become effective upon adoption by the Assembly.

Section 4. In conformance with Wrangell Municipal Code Section 16.12.040(b) the Borough Clerk shall give notice of the sale by publication of notice in a newspaper of general circulation in the Borough at least 30 days before the date of the sale, and the notice shall be posted within that time in at least three public places in the borough.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 22<sup>ND</sup> DAY OF JANUARY, 2019.

CITY & BOROUGH OF WRANGELL

\_\_\_\_\_  
Stephen Prysunka, Mayor

ATTEST: \_\_\_\_\_  
Kim Lane, MMC, Borough Clerk

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION INTO OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ DRET A. POWELL \_\_\_\_\_

DATE \_\_\_\_\_ BEJAY A. POWELL \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND EXPIRING \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON(S) INDENTURED AND WHO EXECUTED THE WITHIN PLAN AND \_\_\_\_\_ ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESSES BY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION INTO OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ CITY & BOROUGH OF WRANGELL \_\_\_\_\_

DATE \_\_\_\_\_ PRINTED NAME AND TITLE \_\_\_\_\_

**NOTARY'S ACKNOWLEDGMENT**

U.S. OF AMERICA  
STATE OF ALASKA  
CITY AND BOROUGH OF WRANGELL

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND EXPIRING \_\_\_\_\_ PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE PERSON(S) INDENTURED AND WHO EXECUTED THE WITHIN PLAN AND \_\_\_\_\_ ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESSES BY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA  
MY COMMISSION EXPIRES \_\_\_\_\_

- PLAT NOTES**
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
    - SORTYARD SUBDIVISION, PLAT #2001-3
    - BAY COMPANY REPLAT, PLAT #2009-3
    - ATS #63, WRANGELL TOWNSHIP ADDITION
    - MOLAN SUBDIVISION, PLAT #2003-2
    - W.S.I. SUBDIVISION #, PLAT #2003-9
    - PE PARCEL A-B-5A EXHIBITS DOCUMENT #2011-000103-0
    - WRANGELL FRONT STREET RECORD OF SURVEY, PLAT #2013-2
  - AREA'S:
    - 1780 SQ. FT. OF ALLY VACATED THIS PLAT ON PROPOSED LOT AA
    - 1492 SQ. FT. OF ALLY VACATED THIS PLAT ON PROPOSED LOT CC
    - 2494 SQ. FT. OF UTILITY EASEMENT CREATED THIS PLAT ON PROPOSED LOT AA
    - 3758 SQ. FT. OF UTILITY EASEMENT CREATED THIS PLAT ON PROPOSED LOT CC
  - CENTRALINE MONUMENTS WERE USED TO CONTROL THE FRONT STREET ROW WIDTH. THE SECONDARY MONUMENTS ALONG THE WESTERN ROW LINE DID NOT AGREE AND WERE NOT HELD. SEE TABLE BELOW FOR LOCATION INFORMATION.

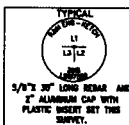
**FOUND CORNER LOCATIONS**

BEARINGS ARE FROM FOUND MONUMENT TO ACTUAL CORNER LOCATION

MONUMENT #	CHD. BRG.	DISTANCE
1	N 82°27'28" E	0.28'
2	N 88°34'42" E	0.29'
3	N 78°56'42" E	0.32'
4	S 89°50'30" E	0.29'
5	N 85°03'39" E	0.32'
6	N 87°48'17" E	0.33'
7	S 89°21'09" E	0.42'

**CURVE DATA**

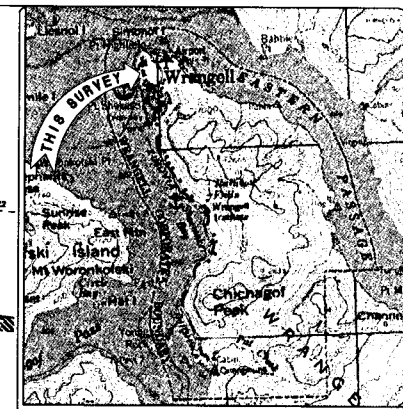
①	②
Δ = 153°08'	Δ = 4°55'12"
R = 48.01'	R = 1280.28'
L = 12.33'	L = 106.94'
C = 12.33'	C = 106.90'
CHD. BRG. = S 07°19'29" E	CHD. BRG. = S 02°57'40" W



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR LICENSED IN THE STATE OF ALASKA, AND THAT IN \_\_\_\_\_ A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

CHRISTOPHER G. FOLMAN LS 107552 DATE \_\_\_\_\_



**VICINITY MAP**  
SCALE: NOT TO SCALE

- LEGEND**
- ① PRIMARY 2" BRASS CAP PIPE MONUMENT RECOVERED THIS SURVEY
  - ② SECONDARY MONUMENT RECOVERED THIS SURVEY
  - 5/8" REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
- (58.09) DATA OF RECORD  
88.09 DATA MEASURED OR COMPUTED

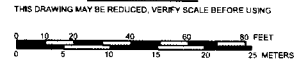
**OWNERSHIP STATUS**

- LOT A (CHET & BEJAY POWELL)
- LOT C (CHET & BEJAY POWELL)
- LOT 1 (CITY & BOROUGH OF WRANGELL)
- LOT 2 (CITY & BOROUGH OF WRANGELL)

**PROPOSED OWNERSHIP**

- LOT AA (CHET & BEJAY POWELL)
- LOT CC (CHET & BEJAY POWELL)
- LOT DD (CITY & BOROUGH OF WRANGELL)

**SCALE 1"=20'**



1 METER = 3.2808333 U.S. SURVEY FEET  
1 U.S. ACRE = 0.4047 HECTARES

**WRANGELL RECORDING DISTRICT**

No.	Date	Description	Revisions

RSM  
RAM PRODUCTION COMPANY, INC.  
7190 REVELLA ROAD, SUITE 300  
PETERBORO, AL 99901  
Phone: (907) 225-7017  
Fax: (907) 225-3441

WRANGELL OFFICE  
P.O. BOX 78  
WRANGELL, AL 99929  
Phone: (907) 305-6820

CERTIFICATE OR AUTHORIZATION IN CONJUNCTION

**PROJECT:**  
**BAY COMPANY REPLAT & ALLY VACATION II**

A REPLAT OF LOTS A AND C, BAY COMPANY REPLAT, AND LOTS 1 & 2, BLOCK B, SORTYARD SUBDIVISION. ALSO THE VACATION OF A 15' ALLEY.

DRAWN BY: JKH  
CHECKED BY: JKH  
DATE PLATTED: OCTOBER 2014  
DATE SURVEYED: DECEMBER 2014  
SCALE: 1"=20'  
SURVEYED BY: MICHAEL HOBELL  
PROJ NO.: 142721

PLAT Approved on 12-10-18

CLIENT: CHET A. POWELL  
BOX 797  
WRANGELL, ALASKA 99929

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADAPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE: \_\_\_\_\_

CITY & BOROUGH OF WRANGELL

DATE: \_\_\_\_\_

BEJAY A. POWELL

**NOTARY'S ACKNOWLEDGMENT**

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND KNOWN, PERSONALLY APPEARED TO ME \_\_\_\_\_, KNOWN TO ME TO BE THE CENTRAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND \_\_\_\_\_, ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

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DATE: \_\_\_\_\_

CITY & BOROUGH OF WRANGELL

DATE: \_\_\_\_\_

PRINTED NAME AND TITLE

**NOTARY'S ACKNOWLEDGMENT**

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WITNESS MY HAND AND NOTARY SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES: \_\_\_\_\_

**PLAT NOTES**

- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT
  - SORTYARD SUBDIVISION, PLAT #2001-3
  - BAY COMPANY REPLAT, PLAT #2009-3
  - ATS #03, WRANGELL TIDELANDS ADDITION
  - NOLAN SUBDIVISION, PLAT #2003-2
  - W.S.I. SUBDIVISION II, PLAT #2003-9
  - RE PARCEL A-B-5A EXHIBITS, DOCUMENT #2011-000103-0
  - WRANGELL FRONT STREET RECORD OF SURVEY, PLAT #2013-2
- AREAS
  - 1790 SQ. FT. OF ALLY VACATED THIS PLAT ON PROPOSED LOT AA
  - 1492 SQ. FT. OF ALLY VACATED THIS PLAT ON PROPOSED LOT CC
  - 3306 SQ. FT. OF UTILITY EASEMENT CREATED THIS PLAT ON PROPOSED LOT AA
  - 3140 SQ. FT. OF UTILITY EASEMENT CREATED THIS PLAT ON PROPOSED LOT CC
- CENTERLINE MONUMENTS WERE USED TO CONTROL THE FRONT STREET ROW WIDTH. THE SECONDARY MONUMENTS ALONG THE WESTERN ROW LINE DID NOT AGREE AND WERE NOT HELD. SEE TABLE BELOW FOR LOCATION INFORMATION.

**FOUND CORNER LOCATIONS**

BEARINGS ARE FROM FOUND MONUMENT TO ACTUAL CORNER LOCATION

MONUMENT #	CHD BRG	DISTANCE
1	N 82°27'28" E	0.26'
2	N 68°34'42" E	0.29'
3	N 78°56'42" E	0.32'
4	S 89°50'30" E	0.29'
5	N 85°03'59" E	0.32'
6	N 87°48'17" E	0.33'
7	S 89°21'09" E	0.42'

**CURVE DATA**

①	②
$\Delta = 153^{\circ}06'$	$\Delta = 45^{\circ}51'2"$
$R = 48.01'$	$R = 1280.26'$
$L = 12.51'$	$L = 109.94'$
$C = 12.53'$	$C = 109.90'$
CHD BRG = S 07°19'29" E	CHD BRG = S 02°57'40" W

DRAWN BY: MCH

CHECKED BY: JOP

DATE PLATTED: 9/28/17

DATE SURVEYED: DECEMBER, 2014

SCALE: 1"=40'

SURVEYED BY: MICHAEL HOWELL

PROJ. NO.: 147271

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-07100 RECORDER, WRANGELL, ALASKA.

DATE: \_\_\_\_\_

CHAIRMAN, PLANNING COMMISSION

SECRETARY: \_\_\_\_\_

**CERTIFICATE STATE OF ALASKA (FIRST JUDICIAL DISTRICT)**

I, THE UNDERSIGNED, BEING DULY APPOINTED AND QUALIFIED, AND AN ACTING ASSESSOR FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF \_\_\_\_\_, AND THAT ACCORDING TO THE RECORDS IN MY POSSESSION, ALL TAXES ASSESSED AGAINST SAID LANDS ARE PAID IN FULL. THAT CURRENT TAXES FOR THE YEAR 20\_\_\_\_ WILL BE DUE ON OR BEFORE OCTOBER 15, 20\_\_\_\_, DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

ASSESSOR CITY AND BOROUGH OF WRANGELL

**CERTIFICATE OF APPROVAL BY THE ASSEMBLY**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL, ASSEMBLY, AS RECORDED IN WHITE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATED \_\_\_\_\_, 20\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-07100 RECORDER, WRANGELL, ALASKA.

DATE: \_\_\_\_\_

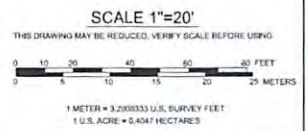
WAFOR CITY AND BOROUGH OF WRANGELL

CITY CLERK: \_\_\_\_\_



- LEGEND**
- PRIMARY 2" BRASS CAP PIPE MONUMENT RECOVERED THIS SURVEY
  - SECONDARY MONUMENT RECOVERED THIS SURVEY
  - 5/8" REBAR 30" LONG WITH 2" ALUM CAP WITH PLASTIC INSERT SET THIS SURVEY
  - (88.09) DATA OF RECORD
  - 88.09 DATA MEASURED OF COMPUTED
  - OVERHEAD ELECTRICAL
  - POWER POLE & GUY ANCHOR
  - EXISTING UNDERGROUND STORM PIPE
  - ROADWAY CENTERLINE

- OWNERSHIP STATUS**
- LOT A (CHET & BEJAY POWELL)
  - LOT C (CHET & BEJAY POWELL)
  - LOT 1 (CITY & BOROUGH OF WRANGELL)
  - LOT 2 (CITY & BOROUGH OF WRANGELL)
- PROPOSED OWNERSHIP**
- LOT AA (CHET & BEJAY POWELL)
  - LOT CC (CHET & BEJAY POWELL)
  - LOT DD (CITY & BOROUGH OF WRANGELL)



CLIENT: CHET A. POWELL  
BOX 797  
WRANGELL, ALASKA 99929

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR, LICENSED IN THE STATE OF ALASKA, AND THAT IN \_\_\_\_\_, 20\_\_\_\_, A SURVEY OF THE HEREIN DESCRIBED LANDS WAS CONDUCTED UNDER MY DIRECT SUPERVISION AND THAT THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE FIELD NOTES OF SAID SURVEY, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT ACCORDING TO SAID FIELD NOTES.

CHRISTOPHER C. PUEBLEN: LS 107552

DATE: \_\_\_\_\_



**WRANGELL RECORDING DISTRICT**

Revisions

No.	Date	Description
1		

**RISM**  
RISM ENGINEERING & ARCHITECTURE  
235 California Street, Suite 100  
Fairbanks, AK 99701  
Phone: (907) 456-2294  
Fax: (907) 456-2294

**BAY COMPANY REPLAT & ALLY VACATION II**

A REPLAT OF LOTS A AND C, BAY COMPANY REPLAT, AND LOTS 1 & 2, BLOCK B, SORTYARD SUBDIVISION, ALSO THE VACATION OF A 15' ALLEY.



RESTRICTED APPRAISAL OF  
ALLEYWAY ADJACENT TO LOT A AND LOT C BAY COMPANY REPLAT AND A  
PORTION OF LOT 1 AND LOT 2, BLOCK B SORTYARD SUBDIVISION  
WRANGELL, ALASKA

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

VALUATION DATE  
AUGUST 13, 2018

FILE 18-3392

BY  
MICHAEL C. RENFRO,  
PARTNER

APPRAISAL COMPANY OF ALASKA, LLC  
341 West Tudor Road Suite 202  
ANCHORAGE, ALASKA 99503



## Appraisal Company of Alaska

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

August 13, 2018

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

Re: Alleyway adjacent to Lot A and Lot C Bay Company Replat and a portion of Lot 1 and Lot 2, Block B Sortyard Subdivision

Dear Ms. Lane:

As requested, I have prepared a Restricted Appraisal report on the fair market value of the above referenced sites as if vacant. The appraisal date is August 13, 2018. The purpose of the report is to determine the fair market value for a possible sale. A description and valuation follows.

As a result of the investigation and analysis, subject to the assumptions and limiting conditions, it is my opinion the market value of the property as of August 13, 2018 is:

**Thirty Six Thousand Five Hundred Dollars**

**(\$36,500)**

This is a restricted report, intended to meet the current Uniform Standards of Professional Appraisal Practice as formulated by the Appraisal Foundation, and conform to the Appraisal Standards for Federally Related Transactions adopted by the Office of the Comptroller of the Currency (OCC).

A description of the sites and the analysis which lead to the fair market value conclusion follows. A complete description of the comparable data is included in a separate report which is retained in the appraiser's work file.

If you have any questions regarding this Restricted Appraisal report please do not hesitate to call me.

Sincerely,

APPRAISAL COMPANY OF ALASKA



Michael C. Renfro  
Partner

## RESTRICTED APPRAISAL

This is a Restricted 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 work 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.

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

**APPRAISER:** Michael C. Renfro, Partner  
Appraisal Company of Alaska  
341 West Tudor Rd. Suite 202  
Anchorage, Alaska 99503

**SUBJECT:** Fee Simple Estate  
Land Only – 8606 sq. ft.  
Wrangell, Alaska 99929

**OWNER:** City and Borough of Wrangell

**PURPOSE OF THE APPRAISAL:** The purpose of this appraisal is to estimate the fair 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 value for possible sale.

**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:** August 13, 2018

**DATE OF REPORT:** August 13, 2018

**SALES HISTORY:** No sales of the subject property have occurred within the past three years.

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

- Inspected the subject property prior to August 13, 2018
- Reviewed available records.
- Applied the market approach to arrive at an indication of value.

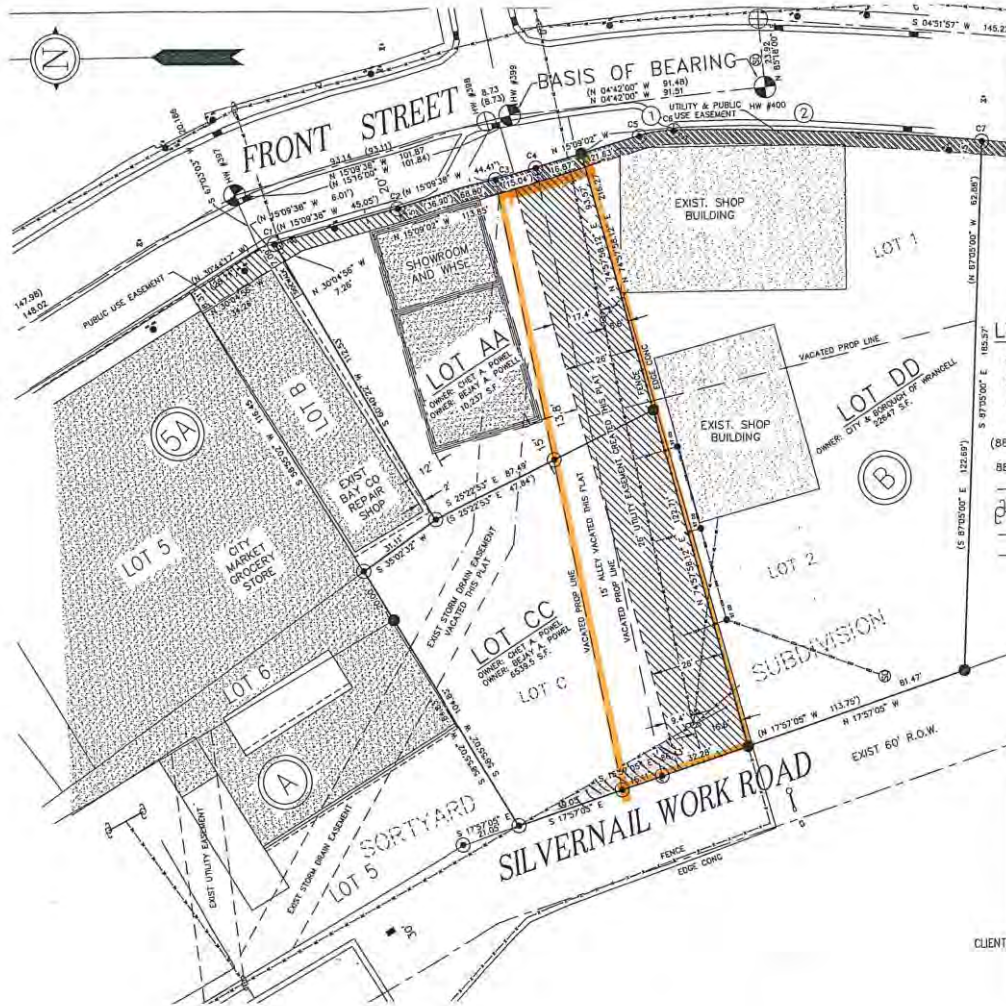
The appraiser believes the primary approach to value is the market approach. The appraisal process therefore involved no departures from Standards Rule 1-4(b) i,ii,iv,v and vi.

**SUBJECT SITE**



18-3392

# SUBJECT PLAT



This Restricted 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 to the Westside of the Front Street, and East of the Silvernail Work Rd. The area surrounding the subject is marine related storage and repair and commercial retail businesses.

Legal Description: The new legal after assemblage to adjoining lots is Lot AA and Lot CC Bay Company Replat and Alley Vacation II, Wrangell, Alaska.

Address: NHN Front Street

Land: The reader is referred to the Plat Map on the previous page. The subject site is rectangular in shape with an area of 8606 sq. ft. The topography is level, filled land at street grade.

Utilities: All utilities are available to the site.

Easements: There is a 26 foot wide utility easement along the entire south side of the site containing 6532 sq. ft.

Improvements: No improvements are included in this report.

Environmental Condition: No warranties as to environmental issues have been addressed by the appraiser. A visual inspection showed no evidence of contamination. If this is a concern of the seller or purchaser, it should be inspected by a qualified inspector.

Zoning: The subject is zoned waterfront development.

HIGHEST AND BEST USE: In common appraisal practice, the concept of highest and best use represents the premise upon which the value estimated is based.

As if vacant the subject's highest and best use would be for development consistent with the current zoning requirements.

Land Value: There have been limited sales of similar undeveloped sites. The sales provided are considered to be representative of the market for undeveloped land. Comparables 3 and 4 are capitalized values of leases with the City and Borough of Wrangell

### COMPARABLE LAND SALES

NO.	Legal	Date	Sale Price	Area/SF	Price/SF	Remarks
1	Lot 3 Sortyard	12/01	\$14,900	4,254	\$3.50	Business Industrial Site on Front Street
2	Lot 2 Sortyard	11/01	\$50,281	14,366	\$3.50	Business Industrial Lot on Silvernail Work Road
3	Lot 1 Sea Level Site II	2/15	\$7,200	1929	\$3.75	Business waterfront site on Zimovia Hwy No direct water access
4	Lot 17 Block 5A Wrangell Tidelands	2/11	\$42,100	4814	\$8.75	Corner Lot with old gas station, now parking, on Front St and Outer Drive
5	Lot 2B Sealevel III Subdivision	4/17	\$27,200	6983	\$3.90	Business Waterfront development lot no direct water access on Zimovia Hwy



### Analysis of Comparable Land Sales:

Time: With a limited amount of sales it is difficult to obtain paired sales for analysis to arrive at the adjustments needed to bring the available sales and leases into conformity with the subject. However, in general, values are increasing in Wrangell based on other improved sales. Sales and leases are adjusted one percent per year.

### Terms:

None of the sales used in the analysis is believed to require consideration for special financing or other sale conditions.

### Size/Topography/Utility:

Larger parcels tend to sell for less per unit of comparison than smaller parcels, all other factors being equal. In relation to the subject comparable No. 2 is larger and requires an upward adjustment, sale 3 is smaller and is adjusted downward.

### Location and Access:

Location and access is somewhat subjective on the part of the appraiser in relation to the comparable data utilized. However, analysis of other sales contained in our separate report on the summary of Wrangell lease transactions indicates that location and access can account for up to 20% difference between superior and inferior locations of parcels. The subject's location and access is felt to be slightly inferior to comparable 2 which is adjusted downward. Comparable 2 is located closer to the central business district and is a commercial lot.

### Utilities:

All of the comparables are considered to have similar utilities and no adjustment is required.



Adjustment Grid: The following grid shows the estimated adjustment for each sale, bringing it into conformity with the subject:

Sale No.	#1	#2	#3	#4	#5
Price/SF	\$3.50	\$3.50	\$3.75	\$8.75	\$3.90
Time	+17%	+17%	+2%	+7%	+1%
Net After Time	\$4.10	\$4.10	\$3.83	\$9.36	\$3.94
Terms	0	0	0	0	0
Size	0	+20%	-10%	0%	0%
Location/Access	0%	0%	0	-20	0
Utilities	0	0	0	0	0
Net Adjustment	0%	+20%	-10%	-20%	0%
Indicated Value/Acre	\$4.10	\$4.92	\$3.45	\$7.49	\$3.94

Conclusion:

After adjustments for property differences, the available transactions indicate a range of value for the subject site without easements from \$3.45 to \$7.49 per square foot.

After analysis of the property differences, including the subject's size and location, the market value of the subject's 2074 square feet without easements is concluded to be \$5.00 per square foot or \$10,370 rounded to. \$10,400.

The 6532 square foot portion of the site that is encumbered with the utility easement is valued at \$4.00 per sq. ft. or \$26,128 rounded to \$26,100.

The estimated fair market value of the total site is \$36,500.

## 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 Restricted 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 Restricted 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, psite 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 are 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.

## **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 is 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 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.



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Michael C. Renfro, Partner

**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>13a</b>	<u>DATE:</u>	January 22, 2019
<p><b>PROPOSED ORDINANCE NO. 954</b> OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 17.72.010 (A) OF THE WRANGELL MUNICIPAL CODE, IMPOUNDMENT OF VEHICLES AND/OR TRAILERS FOR VIOLATIONS</p> <p style="text-align: right;">First Reading</p>				
<u>SUBMITTED BY:</u>		<u>FISCAL NOTE:</u>		
Lisa Von Bargaen, Borough Manager		<b>Expenditure Required:</b>		
		No		
		<b>Amount Budgeted:</b>		
		No		
		<b>Account Number(s):</b>		
		<b>Account Name(s):</b>		
		<u>Reviews/Approvals/Recommendations</u>		
<input type="checkbox"/>	Commission, Board or Committee		<b>Unencumbered Balance(s) (prior to expenditure):</b>	
Name(s)			N/A	
<input checked="" type="checkbox"/>	Attorney			
<input type="checkbox"/>	Insurance			
<u>ATTACHMENTS:</u>				
1. Ordinance No 954.				

**RECOMMENDATION MOTION:**

Move to approve first reading of Ordinance No. 954 and move to a second reading with a Public Hearing to be held February 26, 2019.

**SUMMARY STATEMENT:**

In response to concerns regarding how the Borough handles the removal (impoundment) of abandoned vehicles, the Assembly asked Administration for a report on both State and local regulations; along with a recommendation about how to address the issue more proactively. Administration's recommendation was to amend the code to more clearly define what constitutes an unsafe condition with abandoned vehicles. This will allow the Borough to impound a vehicle under "emergency" provisions that eliminates the need for notification of the owner (and a possible hearing) prior to the impoundment. Ordinance No. 954 amends the Wrangell Municipal Code by defining what constitutes an unsafe condition. This ordinance was reviewed by the attorney.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 954

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 17.72.010 (A) OF THE WRANGELL MUNICIPAL CODE, IMPOUNDMENT OF VEHICLES AND/OR TRAILERS FOR VIOLATIONS

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

[The changes to the existing code are shown as follows: the words that are underlined are to be added and the words that are **[bolded and in brackets are to be deleted]**.]

SEC. 1. Action. The purpose of this ordinance is to amend Section 17.72.010 (A) of the Wrangell Municipal Code, Impoundment of Vehicles and/or Trailers for Violations.

SEC. 2. Amendment of Section. Section 17.72.010 (A) of the Wrangell Municipal Code is amended to read:

A. Impoundment of Vehicles and/or Trailers for Violations. The chief of police, or his designee, is hereby authorized to impound any vehicle and/or trailer:

1. Considered abandoned, pursuant to AS 28.11.010, et seq.;
2. Parked in violation of any municipal ordinance, or state regulation or law;
- [3. Creating an unsafe condition;]**
34. Unlawfully blocking or obstructing the efficient movement of traffic;
4. Creating an unsafe condition, including, but not limited to:
  - a. A vehicle creating a visual distraction to drivers on the active roadway;
  - b. A vehicle creating an attractive nuisance for theft or vandalism of the vehicle or contents;
  - c. A vehicle that has been involved in a motor vehicle accident resulting in injury or death.

The police may, pursuant to this section, impound a vehicle and/or trailer by immobilizing it or removing or having it removed and placed in borough or commercial storage with all expenses and risks of towing and storage to be borne by the owner of such vehicle and/or trailer. The



impound procedure to be followed is governed by the emergency or nonemergency facts relating to the reason for the impound and set forth in subsections (C) and (D) of this section.

SEC. 3.       **Effective Date.** This ordinance shall become effective immediately upon adoption.

CITY & BOROUGH OF WRANGELL

\_\_\_\_\_  
Stephen Prysunka, Mayor

**ATTEST:**

\_\_\_\_\_  
Kim Lane, Borough Clerk

PASSED IN FIRST READING: \_\_\_\_\_ 2018.

PASSED IN SECOND READING \_\_\_\_\_, 2018.

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstaining: \_\_\_\_\_

**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>13b</b>	<u>DATE:</u>	January 22, 2019
<p><b>PROPOSED ORDINANCE NO. 955</b> OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, REPEALING CHAPTER 3.32 OF THE WRANGELL MUNICIPAL CODE, MEDICAL CENTER AND LONG-TERM CARE FACILITY BOARD AND ADMINISTRATION</p> <p style="text-align: right;">First Reading</p>				
<u>SUBMITTED BY:</u>		<u>FISCAL NOTE:</u>		
Lisa Von Bargaen, Borough Manager		<b>Expenditure Required:</b>		
		No		
		<b>Amount Budgeted:</b>		
		No		
		<b>Account Number(s):</b>		
		<b>Account Name(s):</b>		
		<u>Reviews/Approvals/Recommendations</u>		
<input type="checkbox"/>	Commission, Board or Committee	<b>Unencumbered Balance(s) (prior to expenditure):</b>		
Name(s)		N/A		
<input checked="" type="checkbox"/>	Attorney			
<input type="checkbox"/>	Insurance			
<u>ATTACHMENTS:</u>				
1. Ordinance No 955.				

**RECOMMENDATION MOTION:**

Move to approve first reading of Ordinance No. 955 and move to a second reading with a Public Hearing to be held February 26, 2019.

**SUMMARY STATEMENT:**

The voters approved Ordinance No. 948 that allowed for the transfer of the Wrangell Medical Center to SEARHC. Therefore, there is no longer a need for the Wrangell Medical Center Board. Chapter 3.32 of the Wrangell Municipal Code established the Hospital Board and Hospital Administration. Administration is recommending the repeal of this section of the code. Essentially, this is a housekeeping item as part of the post-closing activities of the hospital transaction.

Section 3-9 of the Charter mandates a hospital board while Wrangell Medical Center is owned by the Borough. As that is no longer the case, Administration will bring action to the Assembly in the form of an Ordinance to repeal Charter Section 3-9 of the Charter. This will take place closer to the time of the regular election. Changes to the Charter require voter approval. The voters will have to act on that at the October 1<sup>st</sup> Regular Borough Election.

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 955

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND  
BOROUGH OF WRANGELL, ALASKA, REPEALING  
CHAPTER 3.32 OF THE WRANGELL MUNICIPAL CODE,  
MEDICAL CENTER AND LONG-TERM CARE FACILITY  
BOARD AND ADMINISTRATION

**WHEREAS**, Chapter 3.32 of the Wrangell Municipal Code established Wrangell Medical Center and Long-Term Care Facility board, defined the physical property management and purchasing for the facility, and defined the hospital administrator; and

**WHEREAS**, the Borough Assembly approved Ordinance No. 948 on August 28, 2018, providing authority to the mayor to enter into an agreement (including a lease and deed amendment) with Southeast Alaska Regional Health Consortium (SEARHC) to lease the Wrangell Medical Center and operate it for approximately four years and for SEARHC to build a new hospital adjacent to the AICS Clinic, on the AICS Clinic property and adjacent property conveyed to SEARHC by the Borough, which new hospital will be operated by SEARHC; and

**WHEREAS**, Charter Section 5-14 and Section 5.10.035.A of the Wrangell Municipal Code requires that any ordinance which provides for “the sale or lease of any Borough property, real or personal, lease or interest is more than \$1 Million,” be ratified by a majority of voters who vote on the question; and

**WHEREAS**, at the Regular Borough Election held on October 2, 2018, the voters of Wrangell voted in the affirmative to ratify Ordinance No. 948; and

**WHEREAS**, with the voters having ratified Ordinance No. 948, Chapter 3.32 of the Wrangell Municipal Code is no longer necessary because the Wrangell Medical Center is now operated by SEARHC and the Wrangell Medical Center Board has been dissolved; and

**WHEREAS**, Section 3-9 of the Charter of the City and Borough of Wrangell provides that there is a borough-operated Wrangell Medical Center and that it shall be operated by a board established by ordinance and elected by the voters; and

**WHEREAS**, for the same reasons that WMC Chapter 3.32 is no longer necessary, Section 3-9 of the Charter is also no longer necessary; and

**WHEREAS**, with the question of ratification of Ordinance No. 948 on the ballot at the Borough Election held October 2, 2018, the question on whether to repeal Section 3-9 of the Wrangell Charter could not be on the ballot at that same election; and

**WHEREAS**, the question of whether to repeal Wrangell Charter 3-9 will be on the ballot at the next Regular Borough Election to be held on October 1, 2019.

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

[The changes to the existing code are shown as follows: the words that are underlined are to be added and the words that are **[bolded and in brackets are to be deleted]**.]

SEC. 1.        Action.    The purpose of this ordinance is to repeal Chapter 3.32 of the Wrangell Municipal Code, Medical Center and Long-Term Care Facility Board and Administration.

SEC. 2.        Repeal of Chapter.    Chapter 3.32 of the Wrangell Municipal Code is repealed in its entirety as follows:

Chapter 3.32  
**MEDICAL CENTER AND LONG-TERM CARE FACILITY BOARD AND  
ADMINISTRATION**

(Repealed by Ord. 952)[Sections:

**3.32.005    Established – Composition.**

**3.32.007    Membership – Appointment – Terms.**

**3.32.010    Oath of office.**

**3.32.020    Physical property management – Purchasing.**

**3.32.030    Hospital board – General powers and duties.**

**3.32.040    Hospital administrator.**

**3.32.050    Accounting procedures.**

**3.32.060    Bylaws and organization.**

**3.32.070    Noncompensation.**

**3.32.080    Advisors to the board.**

**3.32.090    Hospital board liaison.**

**3.32.100    Annual reports to assembly – Annual audit and annual budget.**

**3.32.005        Established – Composition.**

There is established a board, subject to the ordinances set out and adopted in this chapter, to be known as the “Wrangell Medical Center and Long-Term Care Facility board,” designated in this chapter as “board” or “hospital board.” Board members shall be qualified electors of the borough.

**3.32.007 Membership – Appointment – Terms.**

The Wrangell Medical Center and Long-Term Care Facility board shall consist of seven members. No member of the board shall be an employee of the Wrangell Medical Center and Long-Term Care Facility, a tenant of that facility, a contractor that provides medical or health care services to that facility, or an employee of any such tenant or contractor. Members shall be elected by the voters to serve four-year terms. The term of each board member shall continue until his or her successor is elected and has qualified by taking the oath of office. The board shall be reduced from nine to seven members effective upon certification of the October 2016 regular election, this change to be implemented in accordance with the Transition Provision adopted in Section 4 of Ordinance No. 916.

**3.32.010 Oath of office.**

Before entering upon his or her duties, each member of the Wrangell Medical Center and Long-Term Care Facility board shall subscribe an oath in writing in substantially the following form:

UNITED STATES OF )  
AMERICA  
: ss  
STATE OF ALASKA )

The undersigned having been elected as a member of the Wrangell Medical Center and Long-Term Care Facility Board being first duly sworn, deposes and says:

I will honestly and faithfully perform the duties devolving upon me as a member of the Wrangell Medical Center and Long-Term Care Facility Board and will comply with the Ordinances of the City and Borough of Wrangell and the laws of the State of Alaska and the rules and bylaws of the Hospital Board with respect thereto, So Help Me, God.

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Notary Public for Alaska

My commission expires: \_\_\_\_\_

**3.32.020 Physical property management – Purchasing.**

A. The physical management of the municipal hospital building, the land upon which the building is located, and the equipment and furnishings in the building is entrusted to the board by the assembly, and subject to the control and review by the borough assembly as deemed necessary by the assembly in the best interest of the borough. The board shall have



the authority to make repairs and improvements to the hospital building as necessary to maintain the building in good condition, provided the board has no authority to approve or make additions or replacements or enter any contracts or agreements to do so in excess of \$25,000, including contracts for professional services or consulting contracts, without approval of the borough assembly. The board shall review and make recommendations to the assembly for proper maintenance of the Wrangell Medical Center and Long-Term Care Facility or any future facility, and the real property, for all projects in excess of \$25,000;

B. The board shall have the power to purchase, sell, exchange, operate, maintain and repair all personal property necessary for the daily operation and maintenance of the hospital; provided, however, that no property or equipment other than supplies shall be purchased until and unless the board has funds derived from the operation of the hospital and appropriated for that purpose by the borough assembly. All personal property of any kind and any nature existing at the Wrangell Medical Center and Long-Term Care Facility or any future facility (both the existing facility and future facility may be referred to as “hospital”) or purchased in the future shall be the property of the borough and shall not disposed of or sold in any manner inconsistent with the Wrangell Municipal Code provisions governing the disposal or sale of personal property.

### **3.32.030 Hospital board – General powers and duties.**

A. The hospital board shall review and make recommendations through the borough manager to the assembly on all hospital construction, consulting, engineering, and architectural services contracts before submitting such contracts to the assembly for approval. No such contracts shall be executed without review by the borough manager and the borough attorney, and such contracts in excess of \$25,000 shall be executed only after approval by the assembly. All contracts shall be executed in the name of the city and borough;

B. The board shall review and make recommendations through the borough manager to the assembly for review and approval by the assembly of proposals or plans for development of any new hospital construction and improvements;

C. The board shall have the authority to solicit grants and funds from any sources for the furtherance of the provision of medical care at the hospital. Any solicitations from federal or state agencies shall be subject to prior approval of the borough manager. The board shall keep the borough manager advised of grants and funds being sought by a written report from the board or hospital administrator;

D. The board shall adopt personnel policies for hospital employees, subject to annual review by the assembly during May of each year. The personnel policies shall be subject to annual review by the assembly during May of each year. In addition, in the event the board adopts changes to the personnel policies at other times during the year, the board shall submit the personnel policy changes to the assembly for review. The personnel policies and any changes to the personnel policies shall be subject to modification by the assembly;

E. The board shall employ a hospital administrator by contract, which contract shall be subject to review and approval by the borough manager. No administrator may be

employed without a contract approved by the borough manager and the borough attorney. The administrator's contract may not be modified, amended or changed without approval of the borough manager and the borough attorney. The board shall only terminate or remove the administrator after consultation with the borough manager and the borough attorney and approval by the borough manager;

F. The board shall determine salaries and wages to be paid to each classification of labor employed at the hospital, except that the salary and any other wages or moneys or benefits to be paid or provided to the hospital administrator shall be only as provided in the administrator's contract;

G. The board shall determine, charge and collect fees and charges for the services rendered and furnished by the hospital. The rates as determined by the board shall be in full compliance with federal and state laws. The rates as determined by the board shall be subject to modification by the borough assembly, which may change the rates at any time;

H. The board shall have authority to take all lawful action to collect all accounts owing to the hospital and the borough for services rendered or furnished by the hospital. No legal action shall be instituted unless reviewed and approved by the borough manager and borough attorney;

I. The board shall require that all persons admitted to the hospital be under the supervision and care of a licensed physician;

J. Subject to review and approval by the assembly, the board shall have the authority to make rules and regulations for the efficient and safe operation of the hospital; provided, that any rules and regulations shall be consistent with federal and state law and the Wrangell Municipal Code and be in the best interests of the borough and in accordance with sound business practices. The board must submit the rules and regulations through the manager to the assembly for review and approval. The assembly may modify or amend any rules and regulations;

K. The board shall undertake the annual budget, annual audit, and annual reports for the hospital as required by WMC 3.32.100. The board shall make no expenditure of funds or obligation of funds unless the expenditure or obligation is in conformance with the annual budget, or a budget amendment, that has been approved and adopted by the assembly.

#### **3.32.040 Hospital administrator.**

A. General. The hospital administrator shall be responsible for the overall supervision of the hospital in a manner consistent with all federal and state laws, the City and Borough of Wrangell Charter, and Wrangell Municipal Code, and in a fiscally responsible manner in the best interests of the borough and in accordance with sound business practices. The borough manager shall have governing power over the administrator, except as related to the selection of the administrator pursuant to WMC 3.32.030(E), in the same manner as the borough manager has governing power over all other administrative department heads pursuant to WMC 3.06.020(A).

B. The authority and duties of the hospital administrator are as follows:

- 1. To be responsible for carrying out all applicable federal and state laws, the Wrangell Charter and Code, borough resolutions, and the hospital rules and regulations;**
- 2. To be responsible for carrying out policies established by the hospital board and the assembly;**
- 3. To prepare and submit to the hospital board for approval, a plan of organization and a job classification plan for the personnel at the hospital;**
- 4. To prepare an annual report and an annual budget as required by WMC 3.32.100;**
- 5. The administrator shall have the authority to hire and discharge subordinate employees at the hospital in a manner consistent with federal and state laws and in accordance with the personnel policies of the hospital, the borough code, and the borough personnel rules and regulations;**
- 6. To work with the professional staff and with those concerned with the rendering of professional services at the hospital to the end that the best possible care may be rendered to all patients;**
- 7. To prepare such reports as may be required on any phase of hospital activity by the board, the assembly, or the borough manager;**
- 8. To attend all meetings of the hospital board and of standing committees of the board except where otherwise specified by the board;**
- 9. To perform any other duty that may be in the best interests of the borough as assigned by the board, the assembly, or the borough manager.**

#### **3.32.050 Accounting procedures.**

**The board shall establish a system of accounts and procedures for collecting revenues from the operation of the hospital, which revenues shall be deposited periodically as determined by the board in a bank in Wrangell, Alaska, and a system for paying of all expenses of operation and costs of services and equipment purchased. The City and Borough of Wrangell shall be named on all accounts. The borough manager shall be a signatory on all accounts.**

#### **3.32.060 Bylaws and organization.**

**A. The board shall adopt bylaws governing its own proceedings, which bylaws shall be submitted to the assembly for review and approval, and which may be amended by the assembly. A copy of the bylaws shall be filed with the borough clerk together with all rules and regulations made by the board.**

**B. The board shall elect annually from its membership a president, a secretary, and such other officers as it deems necessary.**

#### **3.32.070 Noncompensation.**

**No member of the board shall be paid for any services rendered or duties performed in connection with the administration and operation of the hospital.**

**3.32.080 Advisors to the board.**

Subject to the limitations and provisions of WMC 3.06.020, the hospital board may appoint persons in an advisory capacity, other than consultants referenced in WMC 3.32.030(A), as it deems advisable, except that any consultant agreement or contract in excess of \$5,000, or which may potentially exceed \$5,000, must be reviewed by the borough manager and the borough attorney and approved by the borough assembly before the consultant may be retained. The board will consult with all physicians and surgeons practicing in the borough from time to time so as to determine, understand, and take such action upon the views and recommendations of such physicians and surgeons as the board considers advisable.

**3.32.090 Hospital board liaison.**

The borough assembly shall appoint from its membership a liaison to the Wrangell Medical Center and Long-Term Care Facility. The borough assembly liaison shall represent the assembly and attend and participate in all hospital board meetings and all executive sessions of the board with the exception of those involving physician credentialing and privileging. The board has no authority to exclude the assembly liaison from any executive session. The assembly liaison will not participate as a voting member of the board and the presence of the assembly liaison shall not be used to establish a quorum to convene a meeting of the board.

**3.32.100 Annual reports to assembly – Annual audit and annual budget.**

A. The board shall annually submit a detailed report to the borough manager and the assembly setting forth the principal facts regarding its policies, rules, regulations, procedures and statistics in connection with the operation of the hospital and submit the annual audit to the borough manager and the assembly.

B. The board shall annually, on or before the fifteenth day of May of each year, submit a detailed budget setting forth the anticipated income and expense of the hospital operations for the ensuing year starting July 1st. The hospital administrator shall prepare the budget in accordance with approved city and borough procedure and shall submit it to the hospital board for approval. The hospital board shall submit the budget to the borough manager with its recommendations in the same manner as the budgets are submitted by the other government departments of the borough, and the borough manager will submit the budget to the assembly. The purpose of the budget is to allow the assembly to appropriate necessary funds for operations; to insure that the proposed expenditures and financial obligations in the budget are in the best interests of the borough and the people of Wrangell; to insure that the budget reflects sound business practices; to insure that none of the proposed expenditures or obligations place the general fund of the borough at risk; and to use excess revenue of the hospital in the general fund of the borough. The board shall not obligate or expend by contract or otherwise any funds generated by hospital income or funds from the general fund of the borough unless such obligation or expenditure has been identified with specificity in the budget and the budget has been reviewed by the borough manager and approved and adopted by the assembly. The Wrangell Medical Center and Long-Term Care Facility budget as submitted to the borough manager and assembly is not final and may not be implemented until approved by the assembly.

C. The borough assembly at any time may request from the hospital additional reports or information the assembly deems necessary and the board shall direct the administrator to

**prepare the requested reports and provide the reports to the borough manager within the time frame established by the assembly.]**

SEC. 3.        Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 4.        Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: \_\_\_\_\_, 2019.

PASSED IN SECOND READING: \_\_\_\_\_, 2019.

\_\_\_\_\_  
Stephen Prysunka, Mayor

ATTEST:

\_\_\_\_\_  
Kim Lane, Borough Clerk

Yes: \_\_\_\_\_

No: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstaining: \_\_\_\_\_

**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>13c</b>	<u>DATE:</u>	<u>January 22, 2019</u>
<b>PRPROPOSED RESOLUTION No. 01-19-1442</b> OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADOPTING AN ALTERNATIVE ALLOCATION METHOD FOR THE FY 2019 SHARED FISHERIES BUSINESS TAX PROGRAM AND CERTIFYING THAT THIS ALLOCATION METHOD FAIRLY REPRESENTS THE DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES BUSINESS ACTIVITY IN FISHERIES MANAGEMENT IN FMA 18: CENTRAL SOUTHEAST				
<u>SUBMITTED BY:</u>		<u>FISCAL NOTE:</u>		
Lee Burgess, Finance Director		<b>Revenue Projected:</b>		
		<b>\$10,375.69</b>		
		<b>Amount Budgeted:</b>		
		<b>\$12,500 (revenue)</b>		
		<b>Account Number(s):</b>		
		74010 000 4190		
		<b>Account Name(s):</b>		
		Fisheries Business Tax (State of AK)		
<u>Reviews/Approvals/Recommendations</u>		<b>Unencumbered Balance(s) (prior to expenditure):</b>		
<input type="checkbox"/>	Commission, Board or Committee	N/A		
Name(s)				
<input type="checkbox"/>	Attorney			
<input type="checkbox"/>	Insurance			
<b>ATTACHMENTS:</b>				
1. Resolution No. 01-19-1442; 2. Tax Allocation Sheet				

**RECOMMENDATION MOTION:**

Move to adopt Resolution No. 01-19-1442 that adopts an alternative allocation method for the FY 2019 Shared Fisheries Business Tax Program.

**SUMMARY STATEMENT:**

This application is required annually for participating in the fisheries business tax sharing program, which is administered by the State of Alaska Department of Commerce, Community and Economic Development. The attachment from the State of Alaska describes this program, sources of funds involved, and explains two methods for determining the manner in which the fisheries business tax is distributed to participating communities. The Borough (along with all other communities within the



Fisheries Management Area 18) agreed several years ago to divide 50% of the money available for distribution equally and the other 50% on a per capita basis. Further information is copied below.

## **FY 19 SHARED FISHERIES BUSINESS TAX PROGRAM DESCRIPTION**

The purpose of the Shared Fisheries Business Tax Program is to provide for an annual sharing of fish tax collected outside municipal boundaries to municipalities that can demonstrate they suffered significant effects from fisheries business activities. This program is administered separately from the state fish tax sharing program administered by the Department of Revenue which shares fish tax revenues collected inside municipal boundaries.

### **Program Eligibility**

To be eligible for an allocation under this program, applicants must:

1. Be a municipality (city or borough); and
2. Demonstrate the municipality suffered significant effects as a result of fisheries business activity that occurred within its respective fisheries management area(s).

### **Program Funding**

The funding available for the program this year is equal to half the amount of state fisheries business tax revenues collected outside of municipal boundaries during calendar year 2017.

Program funding is allocated in two stages:

**1st Stage:** Nineteen Fisheries Management Areas (FMAs) were established using existing commercial fishing area boundaries. The available funding is allocated among these 19 FMAs based on the pounds of fish and shellfish processed in the whole state during the 2017 calendar year. For example, if an area processed 10% of all the fish and shellfish processed in the whole state during 2017, then that area would receive 10% of the funding available for the program this year. These allocations are calculated based on Fisheries Business Tax Return information for calendar year 2017.

**2nd Stage:** The funding available within each FMA will be allocated among the municipalities in that area based on the level of fishing industry significant effects suffered by each municipality compared to the level of effects experienced by the other municipalities in that FMA.

Some boroughs, because of their extensive area, are included in more than one fisheries management area. In these cases, the borough must submit a separate program application for each area.

Based on historical numbers we budgeted to receive \$12,500 from this revenue source in FY19. We are projected to only receive \$10,375.69. This represents just over a \$2,000 deficit from expected revenue.

Below are the amounts received by the Borough the past five years:

FY18	12,500
FY17	12,453
FY16	12,046
FY15	17,347
FY14	12,210

CITY AND BOROUGH OF WRANGELL

RESOLUTION NO. 01-19-1442

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADOPTING AN ALTERNATIVE ALLOCATION METHOD FOR THE FY 2019 SHARED FISHERIES BUSINESS TAX PROGRAM AND CERTIFYING THAT THIS ALLOCATION METHOD FAIRLY REPRESENTS THE DISTRIBUTION OF SIGNIFICANT EFFECTS OF FISHERIES BUSINESS ACTIVITY IN FISHERIES MANAGEMENT IN FMA 18: CENTRAL SOUTHEAST

WHEREAS, AS 29.60.450 requires that for a municipality to participate in the FY 2019 Shared Fisheries Business Tax Program, the municipality must demonstrate to the Department of Community and Economic Development that the municipality suffered significant effects during calendar year 2017 from fisheries business activities; and

WHEREAS, 3 AAC 134.060 provides for the allocation of available program funding to eligible municipalities located within fisheries management areas specified by the Department of Commerce, Community, and Economic Development; and

WHEREAS, 3 AAC 134.070 provides for the use, at the discretion of the Department of Commerce, Community, and Economic Development, of alternative allocation methods which may be used within fisheries management areas if all eligible municipalities within the area agree to use the method, and the method incorporates some measure of the relative significant effect of fisheries business activity on the respective municipalities in the area; and

WHEREAS, the Assembly of the City and Borough of Wrangell proposes to use an alternative allocation method for allocation of FY 2019 funding available within the Fisheries Management Area 18: CENTRAL SOUTHEAST in agreement with all other municipalities in this area participating in the FY 2019 Shared Fisheries Business Tax Program.

NOW, THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, by this resolution, certifies that the following alternative allocation method fairly represents the distribution of significant effects during 2017 of fisheries business activity in the Fisheries Management Area 18: CENTRAL SOUTHEAST:

**All municipalities share equally 50% of allocation; all municipalities share remaining 50% on a per capita basis.**

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 22<sup>ND</sup> DAY OF JANUARY, 2019.

CITY & BOROUGH OF WRANGELL

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Stephen Prysunka, Mayor

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

**FMA 18: Central Southeast Area**

		Total allocation:	50% Divided	50% per capita	FY 16 Landing Tax Allocation	
		\$77,168.83	\$38,584.41	\$38,584.41	\$429.48	
Community	Population	50% divided share	50% per capita share	Calculated Allocation	Calculated Allocation	Total Distribution
City of Coffman Cove	199	\$4,287.16	\$502.80	\$4,789.96	\$26.66	\$4,816.62
City of Edna Bay	43	\$4,287.16	\$108.65	\$4,395.80	\$24.46	\$4,420.27
City of Kake	604	\$4,287.16	\$1,526.09	\$5,813.25	\$32.35	\$5,845.60
City of Kupreanof	21	\$4,287.16	\$53.06	\$4,340.22	\$24.16	\$4,364.37
City of Pelican	67	\$4,287.16	\$169.29	\$4,456.44	\$24.80	\$4,481.24
Petersburg Borough	3,147	\$4,287.16	\$7,951.36	\$12,238.51	\$68.11	\$12,306.62
City of Port Alexander	55	\$4,287.16	\$138.97	\$4,426.12	\$24.63	\$4,450.76
City and Borough of Sitka	8,748	\$4,287.16	\$22,103.10	\$26,390.26	\$146.87	\$26,537.13
City and Borough of Wrangell	2,387	\$4,287.16	\$6,031.10	\$10,318.26	\$57.43	\$10,375.69
<b>Totals</b>	<b>15,271</b>	<b>\$38,584.41</b>	<b>\$38,584.41</b>	<b>\$77,168.83</b>	<b>\$429.48</b>	<b>\$77,598.30</b>
Community Count	9					

\* All municipalities share 50% of allocation equally; share remaining 50% on a per capita basis.

**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>13d</b>	<u>DATE:</u>	January 22, 2019
<b>Approval of the FY 2020 Budget Calendar</b>				
<u>SUBMITTED BY:</u>			<u>FISCAL NOTE:</u>	
Lisa Von Bargaen, Borough Manager			<b>Expenditure Required:</b>	
			\$0	
			<b>Amount Budgeted:</b>	
Lisa Von Bargaen, Borough Manager			\$0	
			<b>Account Number(s):</b>	
			n/a	
<u>Reviews/Approvals/Recommendations</u>			n/a	
_____	Commission, Board or Committee		<b>Unencumbered Balance(s) (prior to expenditure):</b>	
Name(s)	_____		N/A	
_____			_____	
_____	Attorney		_____	
_____	Insurance		_____	
<u>ATTACHMENTS:</u>				
1. None.				

**RECOMMENDATION:**

Approve the FY 2020 Budget Calendar.

**SUMMARY STATEMENT:**

The schedule below represents the FY 2020 Budget Calendar as proposed by Administration. The items in blue are statutorily required dates regarding the school budget. State Statute allows for local jurisdictions to pass ordinances changing these dates. We discussed doing that in Wrangell so the school budget would be submitted earlier allowing for better decision-making by the Assembly for the Borough's budget (which incorporates the local school contribution). The Superintendent and the Manager tried to schedule joint meetings beginning in October. We were finally able to coordinate schedules just after the New Year. The school district is happy to work with the CBW on a schedule change, but due to the change in Administration and this being the first budget iteration for them, they have requested the schedule change be implemented for the FY 2021 Budget and not for this year. CBW Administration will work on the ordinance this spring for implementation planned for next year's budget.

## FY 2020 Budget Calendar

February 1	General Ledger Detail to Department Directors
February 8	Budget Preparation Packets & CIP/MM Forms to Department Directors
March 8	Detailed Budget Submittals Due from Department Directors
March 12	CIP/MM and Annual Maintenance Requests Due from Department Directors
March 22	Draft Operational Budget Due from Finance
March 25-29	Department Budget Meetings w/ Manager & Finance Director
March 29	CIP/MM and Annual Maintenance Budgets Due from Capital Facilities
April 1-5	Department Budget Meetings w/ Manager & Finance Director
April 16	Draft Budget Due from Finance
April 23	Draft Budget Submitted to Assembly for Review
<a href="#">May 1</a>	<a href="#">Statutorily Required Date for School Budget Submittal to CBW</a>
May 1-2	Budget Work Sessions: Budget Overview, Revenues & Department Budgets
May 7	Budget Work Session: School Budget; Regular Assembly Meeting
May 8-9	Budget Work Sessions: Department Budgets
May 15-16	Budget Work Sessions: Department Budgets, CIP/MM, Vehicles/Equipment
May 24	Final Budget Submitted to Assembly; Regular Assembly Meeting
May 28	Official Budget Public Hearing; Regular Assembly Meeting
<a href="#">May 30</a>	<a href="#">Statutorily Required Date for Local School Contribution Notification</a>
June 4	Budget Work Session (Reserved - only if needed following Public Hearing)
June 11	Budget Adoption by Assembly; Regular Assembly Meeting
<a href="#">June 30</a>	<a href="#">Statutorily Required Date for Local School Contribution Appropriation</a>

The calendar includes seven nights of Budget Work Sessions with the Assembly to go over the line-item budget detail for each department, the school district budget, and other components of the budget. May will be very busy with work sessions scheduled for May 1-2, May 7-9, and May 15-16. Administration looks forward to your input on the schedule as presented.



**CITY & BOROUGH OF WRANGELL, ALASKA**  
**BOROUGH ASSEMBLY AGENDA STATEMENT**

<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>13e</b>	<u>DATE:</u>	January 22, 2019
Approval of the FY 2020 Budget Policy Statement				
<u>SUBMITTED BY:</u>		<u>FISCAL NOTE:</u>		
		<b>Expenditure Required:</b>		
Lisa Von Bargaen, Borough Manager		No		
		<b>Amount Budgeted:</b>		
		No		
		<b>Account Number(s):</b>		
		<b>Account Name(s):</b>		
<u>Reviews/Approvals/Recommendations</u>				
<input type="checkbox"/>	Commission, Board or Committee		<b>Unencumbered Balance(s) (prior to expenditure):</b>	
Name(s)			N/A	
<input type="checkbox"/>	Attorney			
<input type="checkbox"/>	Insurance			
<u>ATTACHMENTS:</u>				
1. None.				

**RECOMMENDATION MOTION:**

Move to approve the FY 2020 Budget Policy Statement.

**SUMMARY STATEMENT:**

**FY 2020 Budget Policy Statement**

In FY 2019 the Assembly approved a budget requiring an approximate \$400,000 draw from the Borough's reserves. The use of reserve funds was necessary to institute a paradigm shift in the way the Borough manages maintenance of buildings and infrastructure. Actions included the creation of the new Capital Facilities Department and a very robust Capital Improvement and Major Maintenance budget. Attention to preventative maintenance and strength in major maintenance efforts will continue to be a priority in the FY 2020 Budget. Rate analyses for the enterprise funds was also part of the FY 2019 Budget. Completion of those analyses and implementation of rate schedules for public utilities commensurate with need will be a focus for FY 2020. A priority for FY 2019 was developing

public/private partnerships for economic development. A huge success in this arena was the divestiture of Wrangell Medical Center to SEARHC. In FY 2020 we hope to see this success continue with investment in the former Mill property and use of the federal Opportunity Zone designation. Continued focus on safety and preparedness will also remain in place. Municipal service levels are expected to remain steady.

<p align="center"><b>CITY &amp; BOROUGH OF WRANGELL, ALASKA</b></p> <p align="center"><b>BOROUGH ASSEMBLY AGENDA STATEMENT</b></p>				
<u>AGENDA ITEM TITLE:</u>	<u>NO.</u>	<b>15a</b>	<u>Date</u>	January 22, 2019
<p><b>Executive Session: Borough Manager's Annual Evaluation</b></p>				
<u>SUBMITTED BY:</u>				
Lisa Von Bargaen, Borough Manager				

**RECOMMENDED MOTION:**

I move, pursuant to 44.62.320 (c) (2), that we recess into executive session to discuss matters that may tend to prejudice the reputation and character of any person, specifically the Borough Manager's Evaluation.

**SUMMARY STATEMENT:**

The contract between the CBW and the Borough Manager specifies an annual evaluation. The Manager's employment anniversary date is July 17. As the Assembly is aware, the work load, especially with the hospital transaction, was significant through the end of October of last year. Then, travel, meeting and holiday schedules complicated things through the end of the calendar year. The contract between the CBW and the Manager has a term of two years (with the option for a one-year extension). That is less than six months from now. It is important for the Assembly and the Manager to have a discussion about performance and expectations for the future.

A copy of the 2018 Goals Status Report is attached to this agenda statement. Additionally, there is a copy of the evaluation tool used at the Manager's 6-month evaluation. This document is attached for use in considering characteristics, abilities and accomplishments that collectively help measure the Manager's performance.

- ✓ = Completed or Significant Progress Made
- ❖ = No to Little Progress

**CBW Goals**  
**(as of November 7, 2017)**  
**Status Report – December 2018**

- ✓ Hospital Operating Solution
  - November 1, 2018
- ✓ Hospital Facility Solution
  - November 1, 2018
- ✓ Water Treatment Solution
  - February 2018 Assembly Approval of DAF Plan Solution
  - December 2018 Waiting for EDA Grant approval to move forward
- ✓ Shoemaker Bay Harbor
  - September 2018 Project Start
  - June 2019 Estimated Project Completion
- ✓ Wrangell Junkyard (Byford) Clean-Up
  - October 2018 Clean-Up Complete
- ❖ Wrangell Institute/ANSEP Boarding School Concept
  - Faded into the background after former Superintendent left
- ❖ Nuisance/Junk Car Abatement/Scrap Metal Recycling
  - August 2018 Presented Draft Ordinance to Assembly
  - December 2018 Draft Ordinance (specifically noise) with P&Z Commission
- ✓ State & Federal Legislative Priorities
  - December 2017 State Priorities Approved by Assembly
  - January 2018 Federal Priorities Approved by Assembly
  - Worked throughout the year by staff and Assembly
- ❖ Personnel Policies
- ✓ FY19 Budget
  - New line item budget review process developed and implemented with Assembly
  - June 2018 Budget passed by Assembly
- ❖ Consolidated IT Services
  - October 2018 Meeting with SEARHC
  - December 2018 Waiting for Response from SEARHC
- ✓ Succession Planning
  - July 23, 2018 Nolan Center Director
  - November 1, 2018 Public Works Director
  - December 8, 2018 Electric Supervisor
  - December 2018 Finance Director in progress
- ❖ Land Development
  - ❖ Municipal Entitlement Lands
  - ✓ National Guard Armory Property (being used by Capital Facilities)
  - ❖ Byford Junkyard (partial planning work discussed with Assembly in August 2018)
  - ❖ Institute Property
  - ✓ Silver Bay Mill Property (negotiations active and ongoing as of December 2018)

- ✓ = Completed or Significant Progress Made
- ❖ = No to Little Progress

Items on the list but in the “Parking Lot.”

- ❖ Waterfront Master Plan
- ❖ Economic Development Strategy
- ✓ Risk Management/Safety Planning/ICS Training
  - November 2018 Safety Meetings began again at CBW
- ✓ Financial Planning
  - December 2018 Draft RFP complete for PF Manager
  - December 2018 Request to Assembly to create Investment Committee
  - December 2018 Working on investment options for non PF cash reserves
- ❖ Procurement Policy
- ❖ Union Negotiation Prep
- ✓ Hazard Mitigation Plan
  - November 2018 Plan in initial draft form and work session with Assembly
  - November 2018 Stakeholder meeting with Plan Consultant AECOM
- ✓ Dam Stabilization Project Plan
  - Late Fall/Early Winter 2018 Multiple investigations; work continues

CITY BOROUGH OF WRANGELL  
MANAGER EVALUATION FORM

DATE:

Lisa Von Barga, Borough Manager

Performance Measures

Evaluation Criteria	Scores						Comments or Suggestions
	0	1	2	3	4	N/A	
<b>1. Leadership</b>							
The Manager has shown clear vision in correctly anticipating issues, and priorities effecting the Borough's sustainability and operations.							
The Manager has accurately communicated her concept, vision, mission, strategies, goals and direction for the organization to stakeholders.							
The Manager has led by example and encouraged high employee morale and commitment to the organization, and has begun to facilitate team building and cohesiveness among the employees to achieve the Borough's plan of work.							
The Manager has familiarized herself with the Code, Borough policies, and the Collective Bargaining Agreement and manages according to the standards outlined therein.							
The Manager has been an initiator, setting high working standards and pursuing goals with a high level of							
<b>2. Relationship with Assembly</b>							

CITY BOROUGH OF WRANGELL  
MANAGER EVALUATION FORM

The Manager has built a working relationship with the Assembly members and helped strengthen the Assembly, and thus has worked with the Assembly to develop goals for the Borough.							
The Manager has developed effective working relationships with the Assembly, both as individuals and as a group.							
The Manager has demonstrated a sound knowledge of municipal governance and procedures.							
<b>Evaluation Criteria</b>	<b>Scores</b>						<b>Comments or</b>
	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>N/A</b>	<b>Suggestions</b>
The Manager has submitted information to the Assembly on items requiring Assembly consideration and action in a professional manner, with recommendations based on thorough study and sound principals.							
The Manager has been readily available to individual Assembly members whenever necessary, as well as supports the Assembly in its governance duties by providing necessary resources and information.							
<b>3. External Relationships</b>							
The Manager has been proactive developing and keeping relationships with community stakeholders.							
The Manager is active in outside organizations that are directly related to municipal and community issues.							



CITY BOROUGH OF WRANGELL  
MANAGER EVALUATION FORM

The Manager has developed and maintains positive relationships with her peers in municipal management; she has the respect of her peer group.							
Keeps well informed on Local, State and Federal issues and how they effect the							
Works effectively with public and private agencies.							
<b>4. Staff Development/Organizational Health</b>							
The Manager has created and maintained an organizational culture and climate which attracts, keeps and motivates staff to carry out the goals of							
The Manager has empowered staff members appropriate levels of freedom and authority, as well as effectively solicited and fostered support for initiative and creativity within the organization.							
The Manager has demonstrated initiative in reviewing Borough procedures, standards and practices with an eye toward improvement.							
The Manager has demonstrated work toward the development and execution of sound personnel procedures and practices.							
<b>Evaluation Criteria</b>	<b>Scores</b>						<b>Comments or</b>
	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>N/A</b>	<b>Suggestions</b>
<b>4. Personal Qualities</b>							
Defends principle and conviction in the face of pressure and partisan influence; is fair and impartial when dealing with others.							

CITY BOROUGH OF WRANGELL  
MANAGER EVALUATION FORM

Earns respect and standing among her professional colleagues.							
Maintains high standards of ethics, honesty, and integrity in all personal							
Shows originality in approaching problems; creativity in finding effective solutions; and the ability to visualize the implications of various alternatives.							
Exhibits energy and willingness to spend the time necessary to do a good job; shows innovation; and mental and physical stamina.							
Devotes her time and energy effectively to her job.							
Shows appropriate self-assurance in her abilities; ability to be honest with herself and take constructive criticism.							
Copes with the isolation of position (the buck stops here).							
Uses language effectively in dealing with staff members, the Assembly and the public.							
Writes clearly and concisely.							
Maintains her professional development by reading, course work, conference attendance, work on professional committees, meetings with other Municipal Managers and professionals.							
<b>5. General Characteristics</b>							

CITY BOROUGH OF WRANGELL  
MANAGER EVALUATION FORM

<p>The Manager has shown responsiveness to Assembly, staff and public concerns, questions, and research requests.</p>							
<p>The Manager has shown timeliness in the performance of assigned tasks and requests.</p>							
<p>The Manager has shown superior quality of work performed instilling confidence that work is accurate and deadlines are met; and that the work product is well thought out and thorough.</p>							
<p>The Manager has shown acumen in management, understanding and reporting on the Borough budget.</p>							
<p>The Manager has demonstrated overall knowledge and skill as a municipal manager in the various areas for which she is responsible.</p>							
<p style="text-align: center;">Totals</p>							