

Mayor
John K. Handeland
Manager
Glenn Steckman
Clerk
Bryant Hammond



Nome Common Council
Jerald Brown
Scot Henderson
Doug Johnson
Mark Johnson
Adam Martinson
M. Sigvanna Tapqaq

**NOME COMMON COUNCIL
REGULAR MEETING AGENDA**
MONDAY, AUGUST 08, 2022 at 5:30/ 7:00 PM
COUNCIL CHAMBERS IN CITY HALL

102 Division St. ▪ P.O. Box 281 ▪ Nome, Alaska 99762 ▪ Phone (907) 443-6663 ▪ Fax (907) 443-5345

WORK SESSION - 5:30 PM

- [A.](#) Discussion of Site Closure of Former Nova Gold Property at Commerce Bench,

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ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- A. July 25, 2022 Nome Common Council Regular Meeting Minutes,

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COMMUNICATIONS

- [A.](#) Memo of August 5, 2022 from Clerk Hammond to Nome Common Council re: NCO Chapter Regarding Tax Audits,

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CITIZEN'S COMMENTS

UNFINISHED BUSINESS

- [A.](#) O-22-07-02 An Ordinance of the Nome Common Council, Nome, Alaska, Adding Chapter 15.100 Abuse of the 911 System to the Nome Code of Ordinances, **SECOND READING/PUBLIC HEARING/FINAL PASSAGE,**

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NEW BUSINESS

- [A.](#) R-22-08-01 A Resolution Allocating the 2021 NSEDC End-Year Community Benefit Share Funds,

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- [B.](#) R-22-08-02 A Resolution of the City of Nome Authorizing the City Manager to Increase the Bounty on Junk Vehicles Disposed of Through U Call, We Haul,

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UTILITY MANAGER'S REPORT

- A. Activity Report: July 26 - August 5, 2022,

VERBAL

CITY MANAGER'S REPORT

- [A.](#) Activity Report: July 26 - August 5, 2022,

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- [B.](#) 2022 (& Updated 2021) Abatement Report,

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- [C.](#) May 19, 2022 Nome Port Commission Regular Meeting Minutes,

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- [D.](#) Nome Port Commission Motion of July 28, 2022 Recommending the Council Request Corps take Congressional Action to Permanently Authorize East/West Harbor Bulkheads & Dredging Portion as Federal Infrastructure,

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- [E.](#) Polar Pools - Nome Pool Upgrade Scope of Work & Cost Estimate,

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CITIZEN'S COMMENTSCOUNCIL MEMBER'S COMMENTSMAYOR'S COMMENTS AND REPORT

- A. Activity Report: July 26 - August 5, 2022,

VERBAL

EXECUTIVE SESSIONADJOURNMENT

Proposed Former New Gold House Remedial Action Nome, Alaska

**Presentation to the Public
Nome City Council Meeting
August 8, 2022**

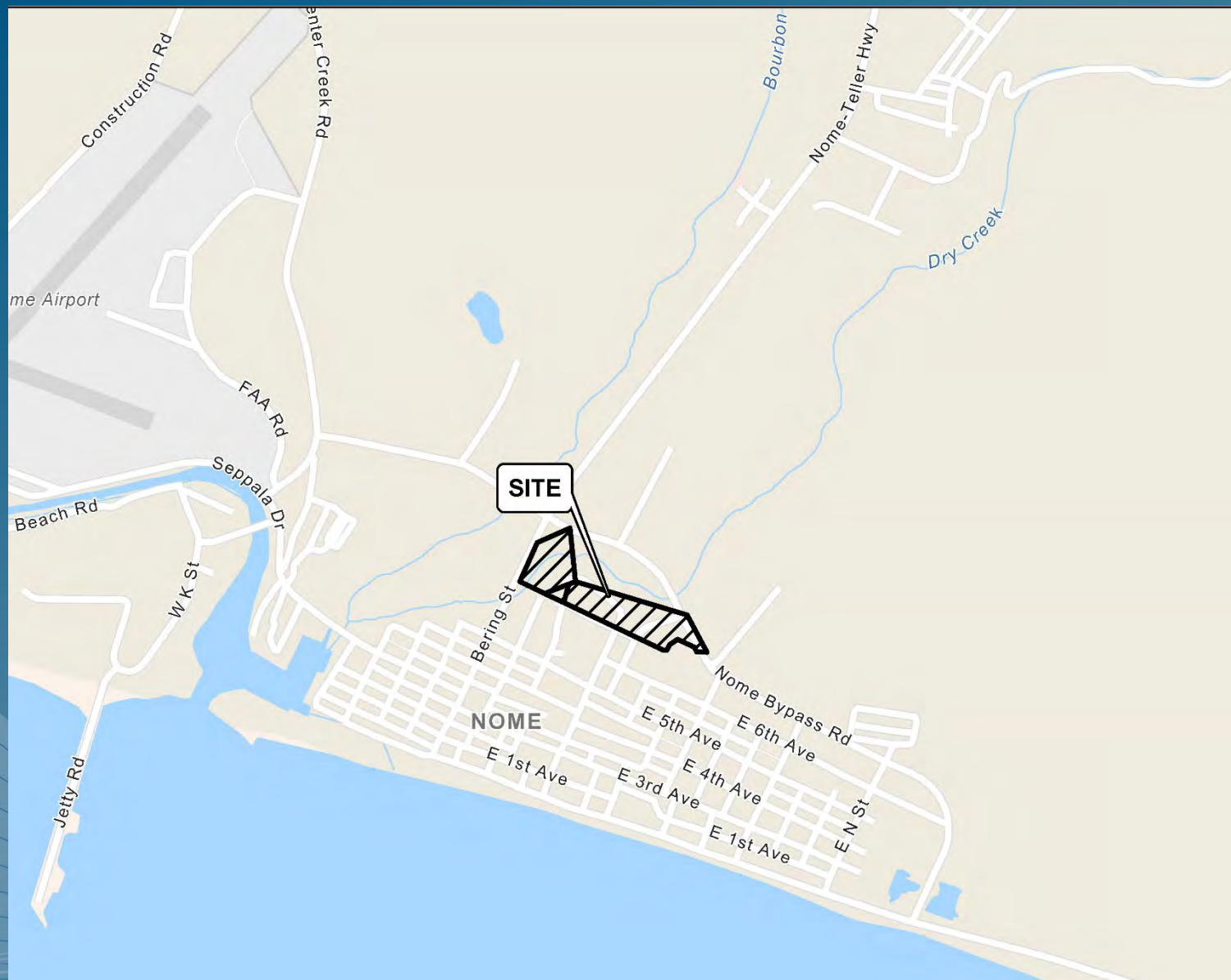
Presentation Outline

- History
- Site Characterization Activities
- Findings and Conclusions
- Description of the Cleanup Plan
- Next Steps

HISTORY

Former New Gold House (FNGH) Site Location

Item A.

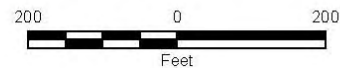


FNGH Site Location – July 1977

Item A.



 Extent of Property Currently Owned by NOVAGOLD Resources, Inc.



History and Milestones of the FNGH

Item A.

- ca. 1975 – New Gold House
Built and operated by the Alaska Gold Company (AGC); process facility to recover gold from ore via mercury amalgamation/retort recovery process
- 1987 – Compliance Order issued by Alaska Department of Environmental Conservation (ADEC) regarding mercury contamination
- 1988 – Operations at the FNGH cease



History and Milestones of the FNGH

Item A.

- Late 1980's – America North environmental studies identified mercury and arsenic contamination present at site (initial soil testing)
- 1999 - NOVAGOLD acquires AGC
- 2004 – FNGH demolished and removed, along with some free mercury



History and Milestones of the FNGH

Item A.

- 2005 - Mercury and arsenic shallow soil investigation around the FNGH footprint; mercury contaminated soil excavated, and 15,000-gallon water tank removed
- 2007 – Installed Site barrier fence as an Institutional Control



History and Milestones of the FNGH (continued)

Item A.

- 2009 - Site Investigation (soil, sediment and surface water samples).
- 2010 - Test pits and Mercury Bench Scale Treatability Study.
- 2011 – Additional Site Characterization to establish extent of remaining contamination; also developed proposed background concentration value for arsenic at the FNGH
- 2012 - New Groundwater Monitoring Wells Installed (8); Monitoring Program begins.
- NOVAGOLD sells AGC assets other than the FNGH, including 6th Avenue site, to Bering Straits Native Corporation



History and Milestones of the FNGH (continued)

- 2013 – Present: Groundwater, surface water and sediment monitoring continues
Initial Cleanup Techniques Evaluation Report submitted, presented remedial options and recommended cleanup approach for the site.
- 2014 – Updated Cleanup Techniques Evaluation Report submitted
- 2015 – Hydrographic Reconnaissance of Dry Creek Conducted to evaluate feasibility of cap for the FNGH site; Ecological Risk evaluated; Final Cleanup Techniques Evaluation Report submitted
- 2016 – Fish tissue in Dry Creek collected and analyzed for presence of mercury compounds; groundwater transducers installed in monitoring wells



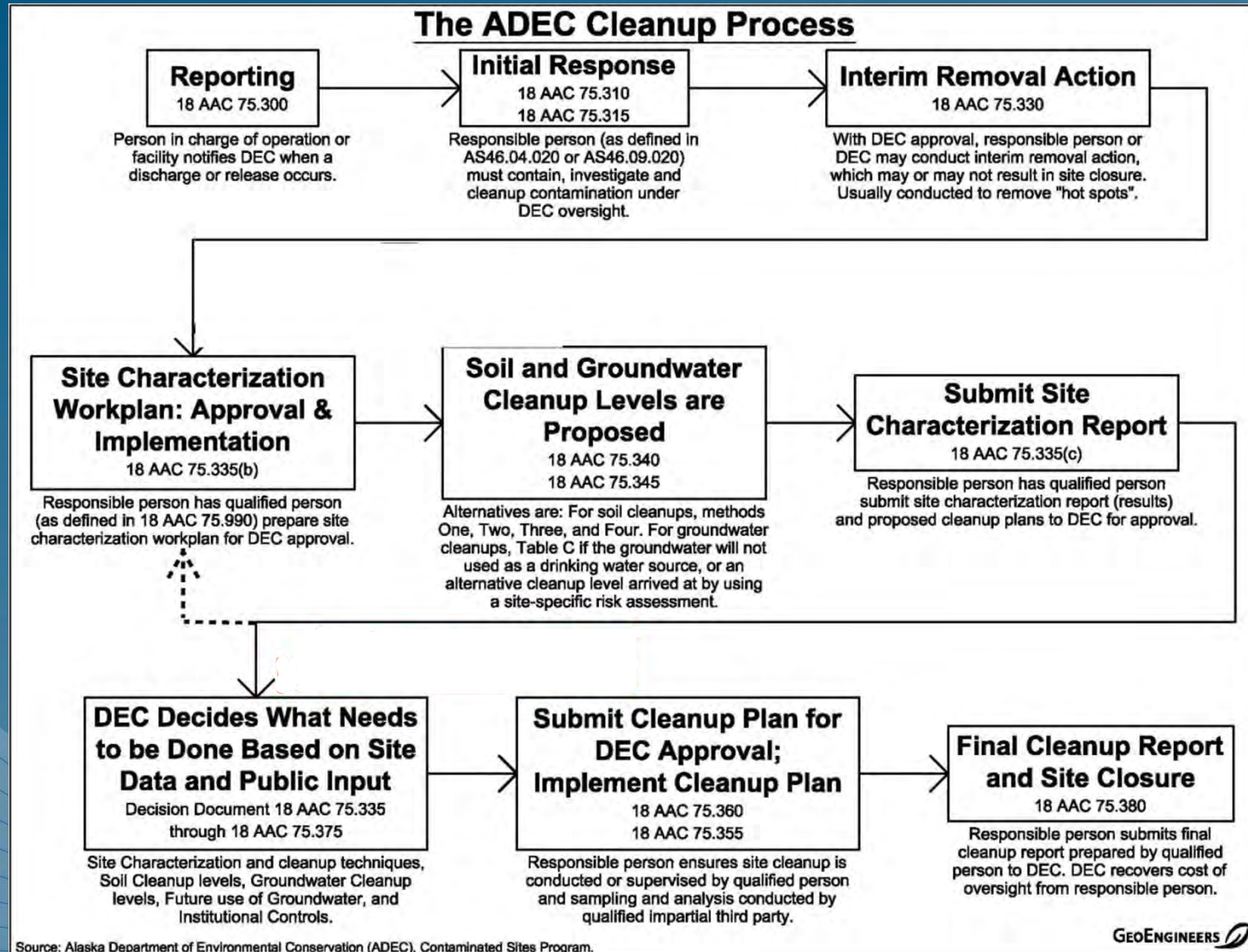
Item A.



History and Milestones of the FNGH (continued)

Item A.

- 2020 – NOVAGOLD presents proposed remedial action including cap to ADEC for approval
- 2021 – ADEC approves remedial approach
- 2021 – Pre-Design Field Work: geotechnical evaluation, hydrological data collection and modeling; conducted topographic survey; draft design completed
- 2022 – Final design prepared for ADEC approval
- 2022 – Final Design approved by ADEC



SITE CHARACTERIZATION ACTIVITIES

Current (2021) Site Conditions

Item A.



Data Source: Aerial from ESRI World Imagery (202)

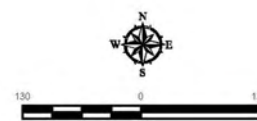
Notes:

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. cannot guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
3. Property Boundary limits of "15 Below Dry Creek USMS 1122" provided by NOVAGOLD Resources, Inc., November, 2012.

Projection: NAD 1983 StatePlane Alaska 8 FIPS 5008 Feet

Legend

- Monitoring Well Locations
- Property Owned by BSNC
- Former New Gold House
- Extent of Property Owned by NOVAGOLD Resources, Inc.
- Property owned by the City of Nome
- Direction of Creek Flow



Site Map: Current site Conditions and Key Features

Former Alaska Gold Power Plant Site
Nome, Alaska

GEOENGINEERS

Figure 1

FIELD INVESTIGATION ACTIVITY SUMMARY

- Since 2011:
 - Collected 96 groundwater samples from 10 wells
 - Wells tested for arsenic, mercury, methylmercury, and petroleum hydrocarbons
 - Collected 63 surface water samples at 15 locations; including Dry Creek upstream and downstream of the FNGH, and within the pond north of the FNGH.
 - Samples tested for arsenic, mercury, methylmercury, and petroleum hydrocarbons
 - Collected 83 sediment samples at 20 locations and tested for mercury, methylmercury, arsenic, and organic compounds
 - Collected 138 soil samples at 31 locations and tested for mercury, arsenic, and petroleum hydrocarbons

FINDINGS AND CONCLUSIONS

Site Characterization Findings and Conclusions

- Arsenic is present in naturally high concentrations throughout the Nome area.
- Arsenic is present in surface water and groundwater, consistent with high naturally occurring concentrations in soil.
- Mercury and arsenic contamination above background concentrations are present in the near surface soils at the FNGH site.
- Resident and anadromous fish are present in Dry Creek seasonally. Past studies have shown contaminant levels in juvenile salmonids are not considered harmful to the fish.
- Primary mechanism for contaminant movement is from erosion.
- Mercury has been detected in area monitoring wells, but levels are below the ADEC Table C Groundwater Cleanup Levels (and not detected since 2018). Arsenic is present above background concentrations near the FNGH site.
- Mercury, methylmercury, and arsenic are present in sediment, with highest concentrations in areas closest to the FNGH site.
 - Detected sediment concentrations of these chemicals exceed ecological screening criteria but are expected to decrease after the source of the contamination is capped.

Site Characterization Findings and Conclusions: Recommended Remedy

Item A.

- The Cleanup Techniques Evaluation looked at the following possible remedies:
 - No Action
 - Institutional Controls (new fence, continued monitoring)
 - Solidification and Stabilization of soil in place
 - Excavation and Disposal of contaminated soil
 - Covering Soil (cap)
 - Covering Soil with impermeable geosynthetic membrane and then capping
 - Partial excavation (consolidation) and smaller cap

Site Characterization Findings and Conclusions: Recommended Remedy

- Each of these remedies were evaluated against these criteria:
 - Protectiveness of human health and the environment
 - Practicality
 - Effectiveness/Permanence
 - Regulatory Compliance
 - Comparative Cost
 - State Acceptance
 - Community Acceptance
- Based on these criteria, the recommended remedy is:
Engineered Fill Cap

Site Characterization Findings and Conclusions: Recommended Remedy Rationale for Selection

- Cap eliminates the potential for direct exposure to contamination, as well as eliminates potential erosion of contaminants remaining at the FNGH site
- Cap can be designed to withstand flooding events in the area
- Limits infiltration from precipitation
- Capping addresses arsenic, mercury and methylmercury contamination present in a relatively concentrated area efficiently and cost effectively.

DESCRIPTION OF THE FNGH CLEANUP PLAN

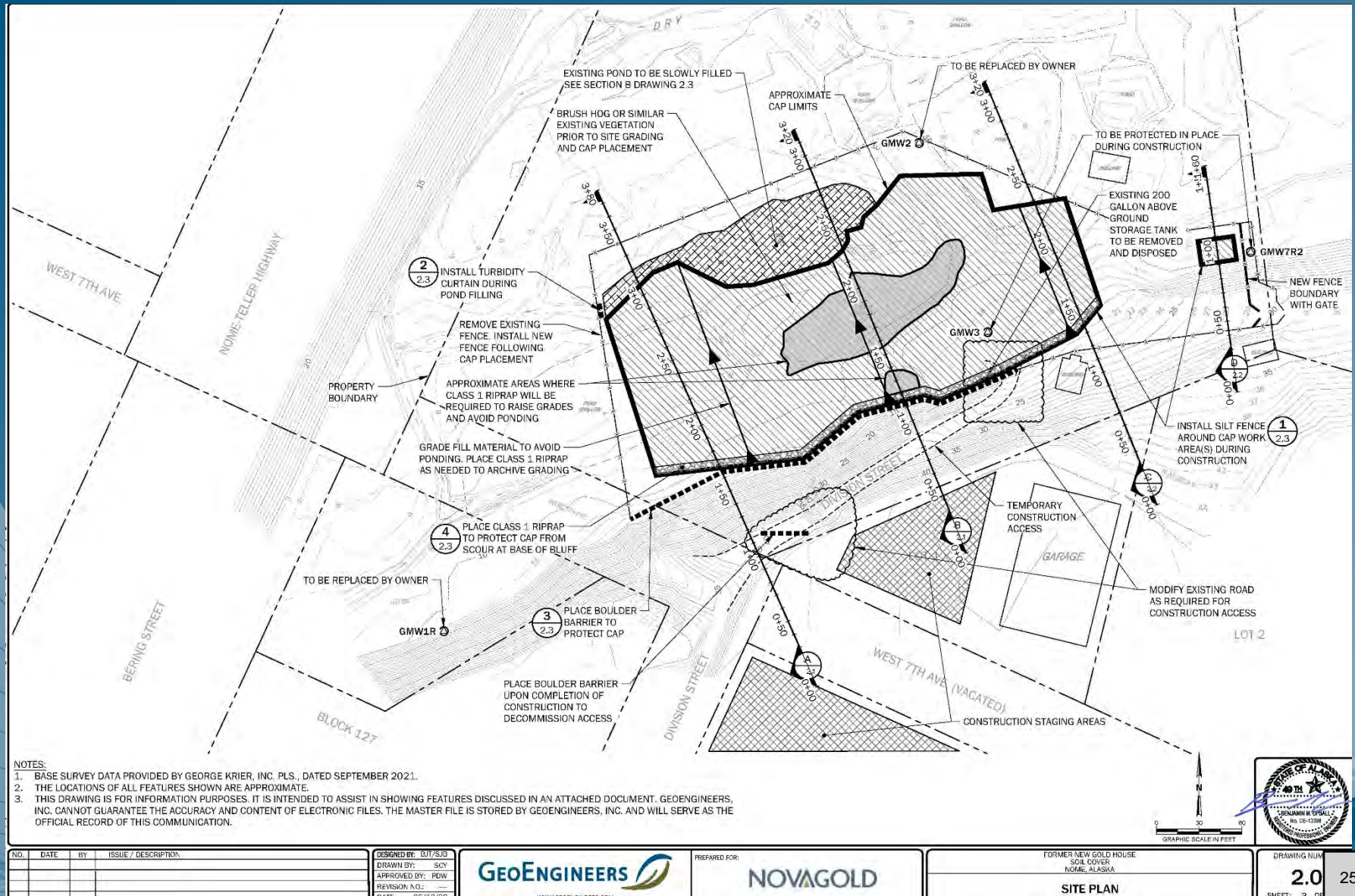
Key Design Considerations for the FNGH Engineered Fill Cap

Item A.

- Eliminate primary potential contamination source (runoff/erosion)
- Use local source(s) for materials
- Use local resources to construct
- Limit disturbance of contaminated materials at surface and subsurface to avoid mobilization
- Ease of maintenance and monitoring

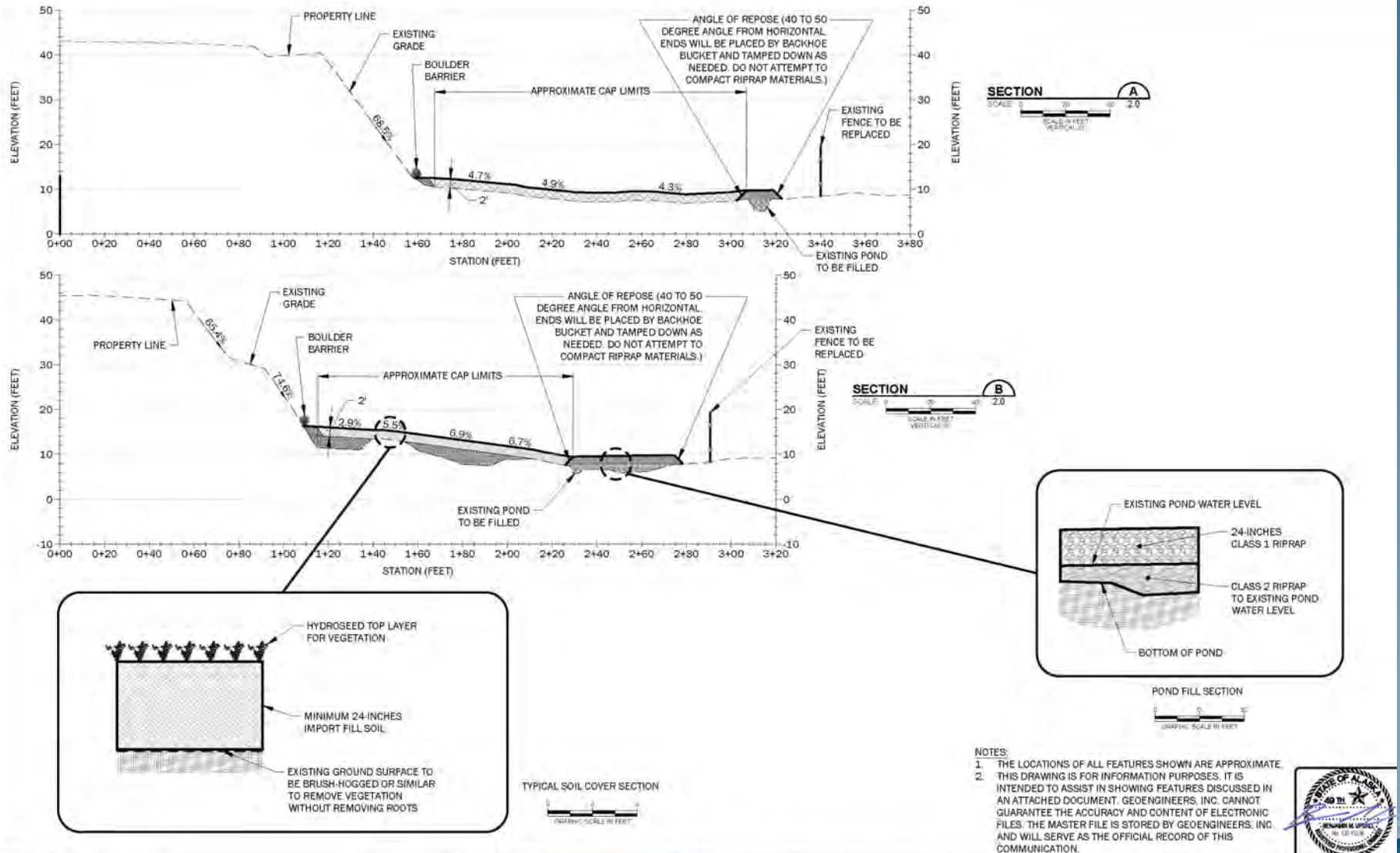
FNGH Site Cap – Plan View Footprint

Item A.



FNGH Site Cap – Side View

Item A.



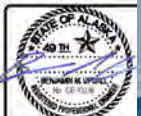
NO.	DATE	BY	ISSUE / DESCRIPTION

DESIGNED BY: WJ/SAM
DRAWN BY: SCY
APPROVED BY: PDW
REVISION NO.:
DATE: 06/13/22

GEOENGINEERS
WWW.GEOENGINEERS.COM

PREPARED FOR:
NOVAGOLD

FORMER NEW GOLD PROJECT
SOIL COVER
NOME, ALASKA
SECTIONS A AND B



DRAWING NUMBER:
2.1
SHEET

Features of the Cap

- Approximately 1 acre surface area
- Average fill depth is 2'; will be slightly more in some areas to ensure grading consistency.
- Existing manmade Pond will be filled
- Fill will come from the Nome area, consisting of clean rock and fill that provide for long-term stability
- New fence will be installed
- Two new monitoring wells to replace damaged wells will be installed
- Cap will have boulder barriers to protect against scour and trespassers
- Cap will be seeded on surface to create a natural appearance consistent with the area.

NEXT STEPS

Next Steps

- NOVAGOLD is partnering with Bering Straits Native Corporation (BSNC) to provide construction materials and to construct the cap
- Will work with City of Nome to complete any outstanding permits and resolve logistics issues
- With final approvals, anticipate mobilization in mid- to late-September
- Construction to take ~2.5 weeks, including demobilization and seeding, with completion by mid-October

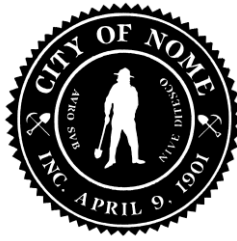
Next Steps

- Once Cap is complete, performance monitoring will commence semi-annually
- Includes:
 - Survey of completed cap for as-builts and well elevations
 - Continued periodic sampling of groundwater, surface water, and sediments to verify remedy effectiveness
 - Trend analysis of contaminant concentrations
 - Cap and perimeter fence inspection and maintenance
 - Cap maintenance as needed
- Prepare and submit final Cleanup Report for ADEC review and approval
- ADEC will review monitoring reports and could require additional action if cap does not perform as expected
- Final site closure: Date TBD

QUESTIONS?

THANK YOU

Mayor
John K. Handeland
Manager
Glenn Steckman
Clerk
Bryant Hammond



Nome Common Council Item A.
Jerald Brown
Scot Henderson
Doug Johnson
Mark Johnson
Adam Martinson
M. Sigvanna Tapqaq

**NOME COMMON COUNCIL
REGULAR MEETING MINUTES
MONDAY, JULY 25, 2022 at 5:30 / 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

102 Division St. ▪ P.O. Box 281 ▪ Nome, Alaska 99762 ▪ Phone (907) 443-6663 ▪ Fax (907) 443-5345

WORK SESSION - 5:30

- A. Discussion of O-22-07-01 An Ordinance of the Nome Common Council, Nome, Alaska, Temporarily Suspending Certain Fees for Building, Remodel, Mechanical, and Electrical Permits for Projects with Values Under \$500,000.
- B. Discussion of O-22-07-02 An Ordinance of the Nome Common Council, Nome, AK, Adding Chapter 15.100 Abuse of 911 System to the Nome Code of Ordinances.
- C. Discussion on Soliciting Greater Participation in Elections through Ordinance Reform.

ROLL CALL

Members Present: Jerald Brown; Scot Henderson; Doug Johnson; Mark Johnson (telephonic); Sigvanna Tapqaq

Members Absent: Adam Martinson (excused); Paris Hebel (excused)

Also Present: John Handeland, Mayor; Glenn Steckman, City Manager; Bryant Hammond, City Clerk; Nickie Crowe, Finance Director (telephonic)

In the audience: Diana Haecker (Nome Nugget) (Teams); Paul G. Kosto; Melissa Ford, Nome Sweet Homes; Ristine Casagranda, Coastal Heritage Properties

APPROVAL OF AGENDA

A motion was made by C. Henderson and seconded by C. D. Johnson to approve the agenda.

At the roll call:

Aye: Henderson; D. Johnson; M. Johnson; Tapqaq; Brown

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

- A. May 4th, 6th, 10th & 23rd, 2022 Nome Board of Equalization Meeting Minutes.

A motion was made by C. Henderson and seconded by C. Brown to approve the 2022 Nome Board of Equalization Meeting Minutes.

At the roll call:

Aye: D. Johnson; M. Johnson; Tapqaq; Brown; Henderson

Nay:

Abstain:

The motion **CARRIED**.

B. July 11, 2022 Nome Common Council Regular Meeting Minutes.

A motion was made by C. Henderson and seconded by C. D. Johnson to approve the July 11, 2022 minutes.

At the roll call:

Aye: M. Johnson; Tapqaq; Brown; D. Johnson; M. Johnson

Nay:

Abstain:

The motion **CARRIED**.

COMMUNICATIONS

A. Memo of July 21, 2022 from Clerk Hammond to Nome Common Council re: Certification of Referendum on O-16-10-09.

- The Council discussed the merits and legalities of passing an ordinance adopting the referendum thereby obviating the need for a ballot measure.
- Council Member Brown objected to the council taking a position on the referendum, pro or con and advocated leaving the matter to the voters.
- Mayor Handeland requested more statistical information, saying the City had an obligation to advise the voters as to the potential impact.

B. Article of July 6, 2022 Entitled *Small Sight --Big Might: Economic Impact of Bird Tourism Shows Opportunities for Rural Communities and Biodiversity Conservation*.

CITIZEN'S COMMENTS

none given

UNFINISHED BUSINESS

A. O-22-07-01 An Ordinance of the Nome Common Council, Nome, Alaska, Temporarily Suspending Certain Fees for Building, Remodel, Mechanical, and Electrical Permits for Projects with Values Under \$500,000, **SECOND READING/PUBLIC HEARING/FINAL PASSAGE**.

For the purpose of holding a public hearing, the Council recessed at 7:09 PM.

The Council reconvened at 7:10 PM.

A motion was made by C. Brown and seconded by C. Henderson to adopt O-22-07-01.

A motion was made by C. Henderson and seconded by C. D. Johnson to amend O-22-07-01 by modifying the expiration date from 12/31/25 to 12/31/27.

At the roll call:

Aye: Tapqaq; Brown; Henderson; D. Johnson; M. Johnson

Nay:

Abstain:

The motion to amend **CARRIED**.

Returning to the main motion

At the roll call:

Aye: Tapqaq; Brown; Henderson; D. Johnson; M. Johnson

Nay:

Abstain:

The motion, as amended, **CARRIED**.

- B. R-22-06-05 A Resolution Approving a Contract Between the Nome Chamber of Commerce and the City of Nome for Operation of the Nome Convention and Visitors' Bureau.

A motion was made by C. Brown and seconded by C. Tapqaq to adopt R-22-06-05.

Discussion:

- Mayor Handeland summarized the status of the resolution and the contract. He asked if there were any members that thought they had a conflict of interest.
- Council Member Henderson declared he had a conflict as the Chamber president.
- Mayor Handeland reasoned that since his was not a paid position he had no conflict and directed Council Member Henderson to vote.
- Council Member Mark Johnson declared that he had a conflict.
- Council Member Tapqaq asked that in future the Visitor Center contract have a provision to work with local tribes.

At the roll call:

Aye: Brown; Henderson; D. Johnson; Tapqaq

Nay:

Abstain: M. Johnson

The motion **CARRIED**.

NEW BUSINESS

- A. O-22-07-02 An Ordinance of the Nome Common Council, Nome, Alaska, Adding Chapter 15.100 Abuse of 911 System to the Nome Code of Ordinances.

A motion was made by C. Henderson and seconded by C. Brown to advance O-22-07-02.

At the roll call:

Aye: Henderson; D. Johnson; M. Johnson; Tapqaq; Brown

Nay:

Abstain:

The motion **CARRIED**.

- B. R-22-07-03 A Resolution Authorizing the City Manager to Enter into an Agreement with Azavar Government Solutions for the Provision of Online Sales and Bed Tax Collection.

A motion was made by C. Henderson and seconded by C. Tapqaq to adopt R-22-07-03.

Discussion:

- Manager Steckman noted that the contract amount was under his authority, but wanted the Council to be aware. He noted that the company has the ability to conduct audits.
- Finance Director Crowe described the terms of the contract pricing.
- Mayor Handeland asked if audits would be initiated at the request of the City and not by the firm.
- Council Member Henderson clarified the purpose was to make processes more efficient.
- Manager Steckman opined the intent was to make it easier for customers and staff alike.
- Clerk Hammond discussed some of the details.
- Council Member Henderson remembered a past sales tax audit contractors' contract that had similar language concerning a percentage of new revenues.
- Manager Steckman discussed the delay of the potential audit until 2023 per the contract.
- Council Member Doug Johnson expressed concern over the audit potential.
- Council Member Henderson asked if there was a reason to tie the audits to the collection of sales tax. He opined he'd rather see a larger annual fee than potential revenue through audits.
- Council Member Brown agreed in theory, though pointed to ordinances concerning who gets paid in the result of an audit as a potential safeguard. He liked the financial incentive through "proper use" of the audits. He noted an example of such an incentive structure with property tax assessments, noting a 50% cut of any savings from the property tax challenge to the contractor. He noted the City hasn't been doing audits and there were certain people and industries that were blatant abusers of the system.
- Manager Steckman clarified the terms of the contract, noting the 30 day term.
- Council Member Mark Johnson stated he was against the part of the contract that gave an incentive to audit local businesses.
- Manager Steckman discussed the discrepancies found during the payout of the CARES Act.
- Council Member Henderson expressed his opposition again for Statement of Work 1.

Council Member Brown made a motion to postpone R-22-07-03 until the August 8, 2022 Regular Meeting of the Common Council.

Council Member Brown withdrew the motion.

- Staff suggested the Council pass the resolution and staff would only pursue the sales and bed tax administration agreement.
- Manager Steckman reassured him that staff wouldn't sign something against the Council's wishes.

At the roll call:

Aye: D. Johnson; M. Johnson; Tapqaq; Brown; Henderson

Nay:

Abstain:

The motion **CARRIED**.

- C. R-22-07-04 A Resolution Awarding the Contract for the XYZ Alarm System Upgrade Project to North Star Fire Protection LLC.

A motion was made by C. D. Johnson and seconded by Council Member Tapqaq to adopt R-22-07-04.

Discussion:

- Manager Steckman discussed the budgeted amounts for the project and the bids that came in. He discussed some of the challenges in developing and putting out the bid package.

At the roll call:

Aye: Tapqaq; Brown; Henderson; D. Johnson; M. Johnson

Nay:

Abstain:

The motion **CARRIED**.

UTILITY MANAGER'S REPORT

- A. Activity Report: July 12 - July 22, 2022.

- Mayor Handeland noted that Mr. Morton was in Cordova for a conference. Mayor Handeland discussed the next day's coast guard inspection for spill drills.
- He discussed the process for expressing concerns with respect to issues with AK Waste.

CITY MANAGER'S REPORT

- A. Activity Report: July 12 - July 22, 2022.

- Manager Steckman presented his written report, highlighting an upcoming work session on site closure for property where the Richard Foster Building is now situated, at-one-time owned by NovaGold, AK Gold and the City of Nome. He noted the DEC was looking to bring the matter to a close and he has been working closely with the parties.
- The first cruise ship came in since September of 2019. He discussed 350 passengers getting off and 350 passengers getting on. He noted 162 visitors came through the museum that day.
- He discussed the status of COVID and reiterated the City has COVID test kits and masks for free.
- Manager Steckman discussed cigarette buttes and trash.

- He discussed the status of pool repairs and the costs of the project. He noted he's been assured the project will give the City another 10-15 years of upgrades. He discussed the pool would be getting a SCADA system for remote control and monitoring.
 - He discussed the 2022 abatement process and noted that abatement reports were forthcoming.
 - He discussed the possibility of needing a new heating oil tank at the Mini Convention Center, as it is a single wall. He discussed the replacement of the tank at the Visitor Center and the precarious status of the piping.
 - Manager Steckman noted the bank was seeking to add some interest to the City accounts.
 - Council Member Brown asked about school bond reimbursement money, assuming it was not contingent on repairing the pool.
 - Council Member Henderson brought up the 2019 letter from NSHC regarding the ambulance department.
 - Manager Steckman discussed his discussions with CEO Gorn and the Fire Chief and suggested that it was informational and would have a report at the next meeting.
 - Port Director Baker stated she was there for questions if there were any.
 - Manager Steckman summarized a recent coast guard visit from staff that have never been here before.
- B. Letter of October 7, 2019 from Angie Gorn to Nome Common Council re: Ambulance Proposal.
- C. Department Quarterly Reports.
- Rec Center
 - Road Crew
 - Museum
 - Library
 - NPD
 - Finance
 - IT
 - Building Inspection

CITIZEN'S COMMENTS

None given

COUNCIL MEMBER'S COMMENTS

1. Council Member Tapqaq opined that it was nice to be back.
2. Council Member Brown – no comments.
3. Council Member Doug Johnson – no comments.
4. Council Member Mark Johnson – no comments.
5. Council Member Henderson discussed the new software platform for online sales tax collection, saying he supported it, but clarified that he didn't support the incentivization of audits, noting we need to be very careful of it.

MAYOR'S COMMENTS AND REPORT

A. Activity Report: July 12 - July 22, 2022.

- Mayor Handeland discussed a recent meeting with the brass of US Army Corps of Engineers, saying no promises were made, but "if you build it, they will come" was implied. He noted it was a fruitful meeting.
- He thanked the Clerk's Office for their efforts in organizing the Fourth of July events.
- Mayor Handeland opined was great to see the cruise ship dock and noted it was good to get back to normalcy with cruise landings. He noted he was able speak to a few of the tourists and that they were enjoying their time in Nome.
- He discussed the school construction fund vis-à-vis construction projects, that these funds were previously expended and asked Manager Steckman to work with Superintendent Burgess to see if they can be used for pool repairs.
- Manager Steckman noted the City has discussed with the school the conditons of the pool before, but never got down to brass tacks. He opined that a piecemeal approach would cost more in the longrun. He opined the project would likley impact the swim team's schedule.
- Finance Director Crowe discussed the bond reimbursement and gave details.
- Council Member Doug Johnson thanked Cole and his staff for doing a great job with the ship turnover.

EXECUTIVE SESSION**ADJOURNMENT**

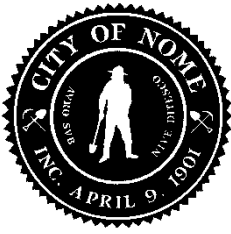
Hearing no objections, the Council adjourned at 8:12 PM.

APPROVED and SIGNED this 8th day of August 2022

JOHN K. HANDELAND
Mayor

ATTEST:

BRYANT HAMMOND
Clerk



City of Nome

P.O. Box 281, 102 Division Street

Nome, Alaska 99762

Phone (907) 443-6663

FAX (907) 443-5345 www.nomealaska.org

To: Mayor & Nome Common Council
From: Bryant Hammond, City Clerk
Date: August 5, 2022
RE: NCO Chapter Regarding Tax Audits

As requested at your July 25, 2022 Regular Meeting, below is the Nome Code of Ordinances chapter regarding tax audits:

17.10.130 Tax Audits

(a) The assessor is not bound to accept a sales tax return as correct. He or she may make an independent investigation of all retail sales transactions. In such case, the assessor may make his or her own valuation of the taxable property, which shall be prima facie evidence in a court of law.

(b) For the conduct of an investigation, the assessor or his or her agent may enter any premises during reasonable hours, and may examine all books, records and other documents and property that may reasonably lead to the discovery of evidence of retail sales transactions. A person shall, upon request, furnish to the assessor or his or her agent every facility and assistance for the purposes of the investigation.

(c) An assessor may examine a person on oath. Upon request during reasonable hours, the person shall present himself or herself for examination by the assessor.

(d) Each seller liable to collect and pay sales tax shall maintain for a period of six years all books, records and other documents containing evidence of retail sales transactions, and shall produce any and all said books, records and other documents for examination and inspection at any reasonable time by the assessor.

(e) In the event the assessor, upon completion of an audit, discovers more than five hundred dollars in additional sales taxes due from a merchant resulting from a merchant's failure to accurately report sales and taxes due thereupon, the merchant will bear responsibility for the cost of the audit. The audit fee assessment will be in addition to interest and penalties applicable to amounts deemed to be delinquent by assessor at the time of the conclusion of the audit but shall not exceed one thousand dollars.

(f) A merchant may appeal audit assessments and penalties. The appeal will be conducted in a manner that is consistent with the appeal procedures set forth in NCO Sections [17.10.110\(d\)](#) and (e). (Ord. O-20-02-01 § 10, 2020; Ord. O-12-09-02 § 14, 2012; Ord. O-93-6-6 § 1 (part), 1994)

1st Reading: July 25, 2022
 2nd Reading: August 8, 2022

Presented By:
 City Manager

Action Taken:
 Yes____
 No____
 Abstain____

CITY OF NOME, ALASKA

ORDINANCE NO. O-22-07-02

AN ORDINANCE OF THE NOME COMMON COUNCIL, NOME, ALASKA, ADDING CHAPTER 15.100 ABUSE OF 911 SYSTEM TO THE NOME CODE OF ORDINANCES

WHEREAS, the City of Nome provides emergency services to the citizens of Nome; and,

WHEREAS, fire and ambulance services in the City of Nome are largely provided by volunteers; and,

WHEREAS, non-emergency calls placed to emergency services burns out volunteers and wastes dispatchers' time, thereby potentially delaying or otherwise negatively affecting true emergency care.

NOW, THEREFORE, BE IT ORDAINED by the Nome Common Council as follows:

Section 1. Classification. This is a Code ordinance.

Section 2. Addition of NCO 15.100. Title 15 of the Code of Ordinances of Nome, Alaska, is hereby amended by adding a new chapter to read as follows:

15.100.010 Abuse of 911 System

- (a) Any person who, after being warned that their use of the 911 telephone system is improper, uses the 911 telephone system for any reason other than because of an emergency is guilty of an infraction.
- (b) For purposes of this section, "emergency" means a condition in which a reasonable person would believe emergency services will result in the saving of a life, a reduction in the destruction of property, quicker apprehension of a criminal, assistance with potentially life-threatening medical problems, a fire, a need for rescue, an imminent potential crime, or a similar situation in which immediate assistance is required. "Emergency" also includes calls to 911 to prevent an emergency response from being initiated when no such response is needed.
- (c) A person convicted under subsection (a) is subject to a fine of \$250.00.

Section 3. Amendment to Section 1.20.040.

Section 1.20.040 of the Nome Municipal Code is hereby amended to include the following addition to the fine schedule:

Code Section	Offense	Penalty/Fine
15.100.010	Abuse of 911 System	\$250

Section 4. Effective Date. This ordinance becomes effective upon adoption.

APPROVED and **SIGNED** this 8th day of August, 2022.

John K. Handeland
Mayor

ATTEST:

Bryant Hammond
City Clerk

Presented By.
City Manager

Action Taken:
Yes____
No____
Abstain____

CITY OF NOME, ALASKA

RESOLUTION NO. R-22-08-01

A RESOLUTION ALLOCATING THE 2021 NSEDC END-YEAR COMMUNITY BENEFIT SHARE FUNDS

WHEREAS, on November 10, 2021, Norton Sound Economic Development Corporation (NSEDC) informed the City of Nome (City) that it was generously distributing \$200,000 as the 2021 end-year Community Benefit Share (CBS); and,

WHEREAS, on August 8, 2022, the Nome Common Council discussed the best use of the Community Benefits Share funds at their regularly scheduled meeting; and,

WHEREAS, the Nome Common Council decided it was in the community's best interest to complete deferred maintenance on the Nome Lifesaving Center, also known as the Swimming Pool; and,

WHEREAS, the entire community will benefit from addressing such deferred maintenance either directly through use of the swimming pool or indirectly by directing City tax revenues elsewhere.

NOW, THEREFORE, BE IT RESOLVED by the Nome Common Council that the 2021 NSEDC Community Benefits Share funds are hereby allocated to \$100,000 to deferred maintenance on the Nome Swimming Pool.

APPROVED and **SIGNED** this 8th day of August, 2022.

JOHN K. HANDELAND
Mayor

ATTEST:

BRYANT HAMMOND
Clerk

Presented By.
City Manager

Action Taken:
Yes____
No____
Abstain____

CITY OF NOME, ALASKA

RESOLUTION NO. R-22-08-02

A RESOLUTION OF THE CITY OF NOME AUTHORIZING THE CITY MANAGER TO INCREASE THE BOUNTY ON JUNK VEHICLES DISPOSED OF THROUGH U CALL, WE HAUL

WHEREAS, the Nome Common Council adopted R-21-07-06 A Resolution of the City of Nome Authorizing the City Manager to Offer a Bounty on Junk Vehicles Disposed of Through U Call, We Haul; and,

WHEREAS, there yet remains an abundance of junk vehicles scattered throughout the City of Nome; and,

WHEREAS, the City of Nome wishes to expedite the removal of said junk vehicles;

NOW, THEREFORE, BE IT RESOLVED that the Nome Common Council authorizes the City Manager to increase the “bounty” of fifty dollars (\$50.00) on each car, truck or SUV removed from an individual’s property through “U Call, We Haul” within the City Limits to one hundred dollars (\$100.00).

APPROVED and **SIGNED** this 8th day of August, 2022

JOHN K. HANDELAND
Mayor

ATTEST:

BRYANT HAMMOND
City Clerk

TO: The Mayor and Common Council

From: Glenn Steckman

RE: City Manager's Report

August 4, 2022

EMT Services:

At your Common Council meeting of July 11, a member of audience made some comments about the Nome Volunteer Ambulance Department. While the comments were negative, the city staff had already determined that there were needed changes to be made to NVAD to encourage more responsive calls by the volunteers.

As you may recall, the Common Council approved a significant increase in stipends for our first responders. While the amount of an increased stipend was not discussed at budget time, it was recognized that the stipend for turning out for fire and ambulance calls had not increased for well over ten years while volunteer personal costs had risen.

The main area of concern was the turnout by EMTs. During the COVID pandemic, enough EMTs were not turning out due to family concerns about these volunteers responding to calls and being infected with COVID. The other concern centered around the amount of time these volunteers were giving to this volunteer work instead of being with family. This also happened in conjunction with a turnover of volunteers

At this meeting on July 11, there was a mention of NSHC's offer of a plan to the City of Nome back in 2019. Ironically, this NSHC plan is very similar to city staff recommendation to you as part of 2022/2023 budget preparation. Both the NSHC plan and the city budget reference two fulltime EMTs and the use of volunteers supplemented with stipends. This is like the manpower plan approved by you in the recent budget.

The NVAD plan that will be implemented calls for two volunteer EMTs available on either 12- or 24-hour shifts being paid an "on-call shift stipend" and a "on-call response stipend". The on-call shift stipend would be paid just to maintain the volunteer's availability and then the same volunteer would receive a stipend for responding to a call. The plan is to insure adequate coverage every weekend of the year.

The two full-time EMTs (city employees) would work on morning or night shift. It would be a normal eight-hour shift Monday thru Friday. They would then be on call after hours on a rotating schedule. Volunteer EMTs would still be called out and would still be eligible for an on-call response stipend.

Unfortunately, the environment of medical response to those needing substance abuse and mental health issues has created a burden on city staff, city volunteers and medical staff. If we have a call of a child in distress, we receive a strong turnout. If someone is labeled non-responsive, the turnout is less so.

I will be following closely these changes to see if there is a significant improvement to the ambulance service to citizens of Nome and our visitors. This evaluation matrix will include the number of calls, the filling of volunteer slots and response times.

New Gold House Site:

At your work session on Monday night, there will be a presentation to you and the public on working to bring closure to the former New Gold House site. A portion of this site is also owned by the city and another portion is owned by Bering Straits Native Corporation. ADEC will be participating by Zoom.

Polar Pools:

Bob Walker owner of Polar Pools will be attending your meeting on Monday night to discuss proposed pool improvements. One major change will be moving from salt water system back to a chlorine system. I believe the proposed changes will make for a better pool experience with better control systems to monitor the pool water. There will be a Scada system, an onsite management system to allow for offsite management to quickly address the water quality in the pool. A resolution for approval is on the agenda.

Visitor Center:

The exterior of the building has been walnut blasted and stained. The window trim and the door has been painted kelly green to match the visitor center sign. Corroded metal that was broken or loose has also been removed from outside the building. The roof of the center was power washed.

The additional trash cans around the building are being heavy use and require at least once a day dumping.

Anvil Mountain Park:

The composite material fence around the playground at Anvil Mountain Park has been replaced with a new wooden fence. A bench will be installed in the park. Many mothers are requesting a bench to watch their children playing on the equipment.

Recreation Center:

The sauna equipment has finally arrived to Nome. It will be installed over weekend to avoid disruptions at the Rec Center. Unless something unforeseen happens, the saunas will open Monday.

Quick Stop:

An electrician from AC's has been installing new wiring and replacing the electric box at the building. Quick Stop may be open as early as this weekend.

Public Safety Advisory Commission:

Unfortunately, the Commission could not muster a quorum this past Monday. Part of the problem may have been related to a GCI outage of phones and internet. Their next meeting will be on Wednesday, September 13th. The normal meeting date falls on Labor Day.

The Planning Commission:

The Commission met this past week to discuss a list for properties to be abated. A list of properties has been submitted to the council for approval. We are still waiting for approval from one party.

Bounty Increase:

I am requesting your approval of a \$100 bounty for cars and trucks. The goal is to get older and non-operating vehicles off lots around town. I hope this will also help in getting vehicles out of the city right away.

July 21 , 2022

Suggested Abatement List

2021 Abatement Properties

Randy Bruns 408 East Tobuk Residential Parcel 001.171.17 Lot 12 Block 86

Building Inspector:

- Abatement approved September 13,2021
- Yet to be removed



NPD:

2022 – 1 police response

2021 – 0 police response

2020 – 0 police response

NFVD: none received for 2022

DPW: DPW concurs with building inspector. The building is crowding the right of way and debris from the property hinders snow removal

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS: 403 East Tobuk Alley

TAX LOT NUMBER: 001.171.17, Block 68, Lot 11

OWNER: Randy Bruns

MAILING ADDRESS: Box 85103, Brevig Mission, Alaska 99785

TELEPHONE:

NPD COMMENTS:

3 Calls For Service all related to using property as shelter/ squatting

NVFD COMMENTS:

No fire or ambulance calls to location. Building appears to be intact, needs to be secured, no electrical connected. No water and sewer.
 Has potential of remodel, owner follow building code's
 Jim West

DPW COMMENTS:

It is a place that homeless people would sleep in the winter.

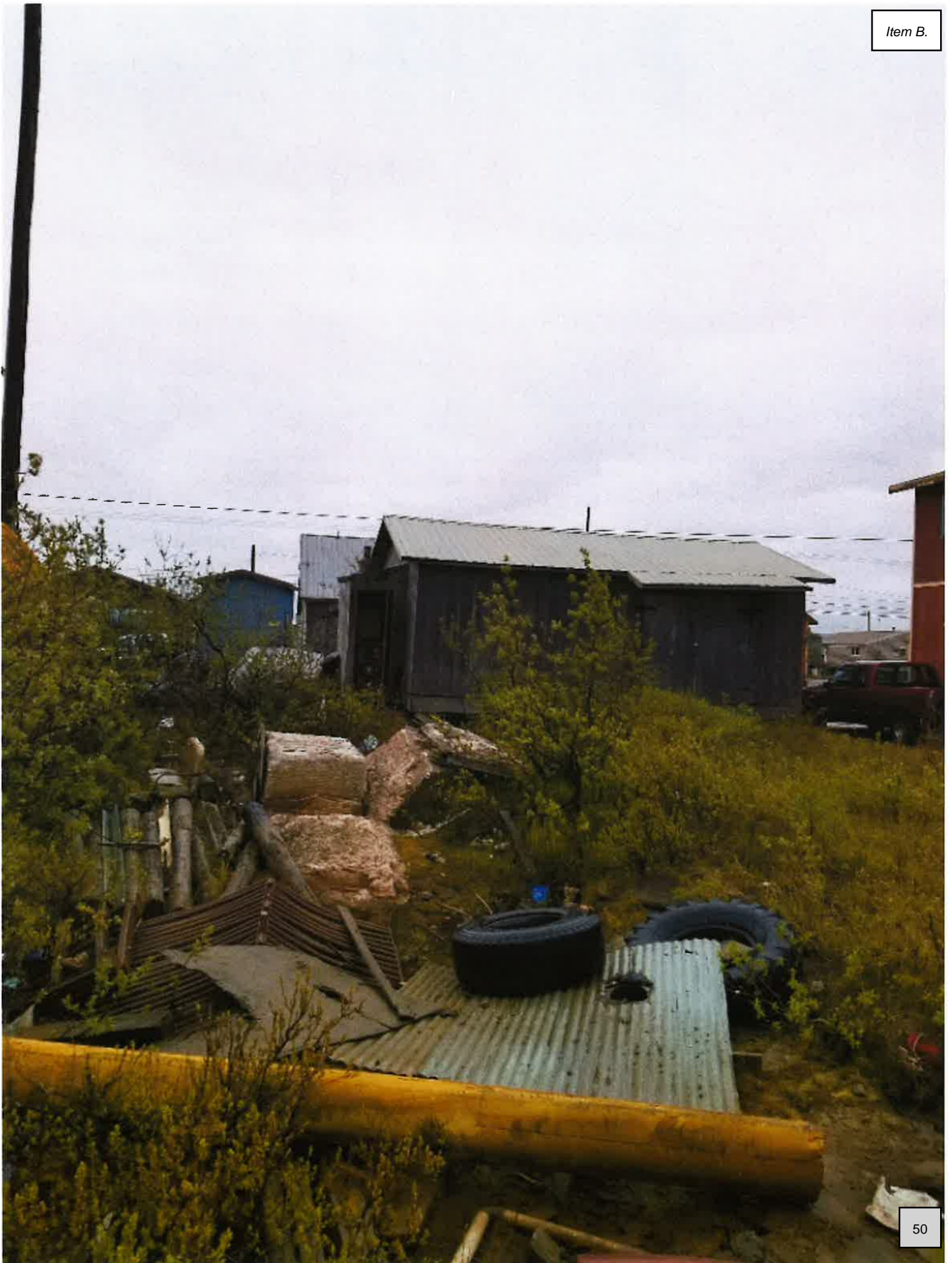
Joe Horton

BUILDING INSPECTOR COMMENTS:

The building is not secured and the property has no power and water and sewer. The property needs to be cleaned up and cars and 4 wheelers moved off city right of way.

NOME COMMON COUNCIL DECISION:

102 Division Street
 P.O. Box 281
 Nome, AK 99762
 907.443.6663
www.nomealaska.org









Fred Larsen 602 Warren Residential Parcel 001.301.14 Lot 4 Block 61

- Abatement approved September 13, 2021
- Yet to be demolished



NPD: Fire hazard and health hazard, needs to be abated.

2022 – 1 police response

2021 – 1 police response

2020 – 13 police responses

NVFD: none received for 2022

DPW: This property has excessive trash and junk vehicles.

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS: 602 Warren Place, 603 West 4th Ave.
TAX LOT NUMBER: 001.301.14, Block 61, Lot 4
OWNER: Fred Larsen Sr.
MAILING ADDRESS: Box 775, Nome, Alaska 99762
TELEPHONE:

NPD COMMENTS:

99 Calls for services 2006, 3 CFS in 2018, 10 CFS in 2019, 13 CFS 2020, 1 CFS 2021. 2 Fires at this location 2020

NVFD COMMENTS:

Recommend removal. 2 fires have occurred. Buildings uninhabitable. Electric is disconnected. Cost to repair exceeds value of property

Jim West

DPW COMMENTS:


It is a hazard for people. It is used by homeless people. Needs to be abated

BUILDING INSPECTOR COMMENTS:

These 2 building have been damaged by fire. The residents haven't applied for a remodel permit. They have 90 days after the fire to file for a remodel permit.

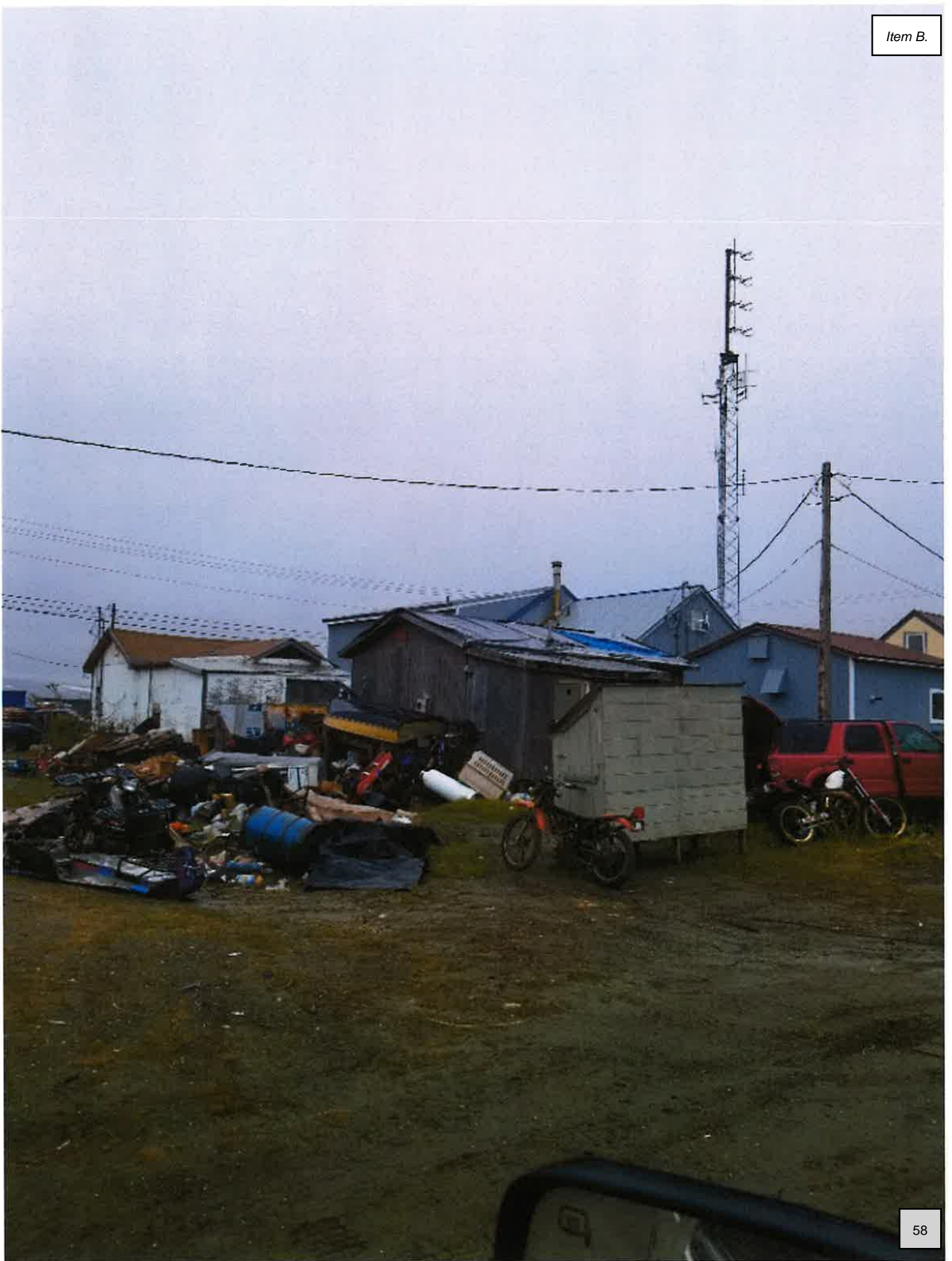
It has been over 90 days. They haven't made any improvements. There is no electricity and i believe the water has been turned off. The property is also a nuisance. The property is filled with none working vehicles and debris. Buildings aren't secured and not safe.

NOME COMMON COUNCIL DECISION:

 102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org









Duffy Halladay 413 Division Residential Parcel 001.231.28 Lot 1 PTN Block 65A

- Negotiated with lawyer to remove leaning structure (1 of 2 buildings)
- Yet to be demolished.



NPD: 0 Police Responses 2022, 2021, 2020

NVFD: none received

DPW: This building is slowly approaching the point of collapsing on the adjacent building.

CITY OF NOME
ABATEMENT PROCEEDING
CITY CLERK'S OFFICE

PHYSICAL ADDRESS: 413 Division
TAX LOT NUMBER: 001.231.28, Block 65, Lot 1
OWNER: Duffy Halladay
MAILING ADDRESS: 607 Old Steese HWY. Fairbanks, Alaska 99701
TELEPHONE:

NPD COMMENTS:

0 Calls to Services

NVFD COMMENTS:

No fire calls to this location. Building appears to be secure but potential of being a hazard. Walls have started to fail, recommend building either be repaired and secured to protect from potential hazard to other adjacent building or should be removed.

Jim West

DPW COMMENTS:


It is a hazard to the surrounding properties. looks like it is ready to collapse.

Joe Horton

BUILDING INSPECTOR COMMENTS:

This building is an immediate danger of collapsing. It needs to be demolished ASAP

NOME COMMON COUNCIL DECISION:

 102 Division Street
P.O. Box 281
Nome, AK 99762
907.443.6663
www.nomealaska.org







2022 Abatement Properties

George Foot 610 Lomen Avenue Residential Parcel 001.281.42 Block 25 Lot 15

- Uncovered foam on exterior- **fire hazard.**
- Three story building, no sprinklers **fire hazard.**
- No exterior exit 3rd story **fire hazard.**
- Numerous exposed wiring **fire hazard.**
- Substandard size rooms **code violation.**
- Inadequate egress windows **code violation.**
- Reports of fuel leaks boiler room **fire hazard.**
- Numerous non-code plumbing and electrical work.
- Complaint from Fire Chief regarding third floor ambulance access.
- Numerous Right of Way issues with parking.
- No record of Building Permits since purchase in 2004, with many alterations.
- No response from Estate to produce drawings and pull permits for repairs.



NPD: (multiple clear code violations, lots of police activity)

2022 - 22 Police Responses

2021 - 47 Police Responses

2020 - 43 Police Responses

NVFD: none received for 2022

DPW: This property has numerous vehicles parked in the right of way which hinders snow removal and road maintenance.

George Foot 206 East Fourth A & B Fourth Avenue Residential Parcel 001.171.32 Block 67 Lot 26B

- Illegal sewer connection between buildings,
- Two illegal additions to rear of house.
- Non-functioning sewer and water both buildings.
- Exposed wiring in room between trailer living spaces.
- Non-code electrical connection between buildings.
- Un permitted connex placement appears to encroach on adjoining property.
- Neighbor complaint honey buckets-vacated building
- No records of Building Permits since purchase 2013.
- No response from Estate to produce drawings and pull permits for repairs.

**NPD: (hazardous conditions inside)**

2022 - 20 Police Responses

2021 - 51 Police Responses

2020 - 25 Police Responses

NVFD: none received

DPW: DPW concurs with Building Inspector

Jim West 508 Steadman Residential Parcel 001.231.01

- Unsecured doors allowing access to interior.
- Structure appears on verge of collapse.
- Building constitutes a **fire hazard as per NCO 5.30.030.**
- Violation of **NCO 18.50.20** item h “not including junk”.



NPD: 0 Police Responses 2022, 2021, 2020

NVFD: none received

DPW: This property is close to a bus stop and on the main route to the library and rec center. As such it has a higher than average amount of children passing by and could be considered an attractive nuisance.

Jim West 104 West Fourth Avenue Residential Parcel 001.221.45 Lot 11A Block 91

- Unsecured windows allow for unauthorized access.
- Bags stored inside possible health hazard.
- Structure appears on verge of collapse.
- Building constitutes a **fire hazard as per NCO 5.30.030**.
- Violation of **NCO 18.50.20 item h “not including junk”**.



NPD: 0 Police Responses 2022, 2021, 2020

NVFD: none received

DPW: DPW concurs with building inspector

Frank Sheldon 506 Lomen Avenue Parcel 001.281.54 Lot 13 Block 26

- Unsecured windows allow for access.
- Complaints from neighbors.
- Not currently in condition to be occupied. Building constitutes a fire hazard as per **NCO 5.30.030**
- Possible “Honey Buckets” stored inside create health hazard.



NPD: 0 Police Responses 2022, 2021, 2020

NVFD: none received

DPW: none received

Christopher Thornton 408 East F Street Parcel 001.161.02 Lot 17A Block 66

- Much junk and inoperative vehicles on property. **(NCO 18.50.20)**
- Lumber and combustible waste stored against building **fire hazard. (IFC 304.4.1.1)**
- Vehicles and debris encroaching ROW on F Street and 4th Avenue
- Unsecured garage public nuisance.
- No record of permit for addition to trailer. No record for Building Permit addition to trailer.

**NPD:**

2022 - 2 Police Responses

2021 - 0 Police Response

2020 - 0 Police Response

NVFD: none received

DPW: none received

NUISANCES

Sections:

5.30.010 Hearings.

5.30.020 Abatement.

5.30.030 Definitions.

5.30.010 Hearings.

(a) The mayor, city engineer, chief of police, fire chief or city health officer may report to the city council that a particular building or structure constitutes a fire hazard, health hazard or public nuisance.

(b) Upon receiving a report under subsection (a) of this section, the city council shall fix a time and place for a hearing before the council to determine whether the report is correct.

(c) When a hearing is set, the city clerk shall cause notice of the contents of the report and of the time and place of the hearing to be served upon the owner of the building or structure. Such notice shall be served personally or by certified mail on the person listed as owner in the tax records of the city, and shall be posted at or affixed to the building or structure. If the identity and address of the owner or his agent for service of such notice cannot be ascertained by reasonable diligence, then notice shall be sent by certified mail to the last known owner at his last known address, and shall be published in a newspaper of general circulation published within the city.

(d) The council shall hold a hearing to determine whether the report is substantially correct in all material respects at the time and place set for hearing, which shall be held not less than fourteen days after notice is served as provided above. The council may as part of the hearing inspect the premises and may treat its observations as evidence to determine the correctness of the report. At the hearing the owner or his representative, if present, shall be heard and may present evidence. If the report is substantially correct in all material respects the council may by resolution declare that the premises constitutes a fire or health hazard or a public nuisance. (Ord. O-93-6-6 § 1 (part), 1994)

5.30.020 Abatement.

(a) If the city council declares a building or structure to be a fire hazard, health hazard or public

nuisance, it may order removal or demolition thereof by the owner or his agent.

(b) Notice of a removal or demolition order shall specify a period of not less than fourteen days in which the removal or demolition must be completed, and shall state that the city will remove or demolish the premises thereafter.

(c) At any time before the date set for commencement of removal or demolition, the owner or his agent of the building or structure may request a rehearing. At such rehearing, the owner or his agent may show that the deficiencies proved have been substantially remedied or that he has taken steps to remedy them, in which case the city council may rescind or conditionally suspend its order.

(d) If the building or structure is not removed or demolished in accord with the order, the city may remove or demolish it or cause it to be removed or demolished. If the city removes the building, the cost is chargeable to the building, first against the salvaged material, which may be sold at public auction, and the balance of cost, if any, against the land as in the case of taxes. (Ord. O-93-6-6 § 1 (part), 1994)

CITY OF NOME
Nome Planning Commission

Memo

TO: Mayor John Handeland & Nome Common Council
FROM: Ken Hughes – Chairman, Nome Planning Commission
THRU: Glenn Steckman - City Manager
DATE: 08/05/2022
RE: Recommending City Council Adopt the newly revised City Abatement list of 8/02/22.

The following motion was passed by the Nome Planning Commission at the Regular Meeting on Tuesday, August 2, 2022.

1. Moved by **C. Ford**, and seconded by **C. Piscoya**, the following motion be approved as written:
 - **MOTION:** To accept the property list presented by Building Inspector Cliff McHenry for abatement.

AT THE ROLL CALL:

Ayes: Piscoya, Smith, Deighton, Hughes, Ford

Nays:

Abstain:

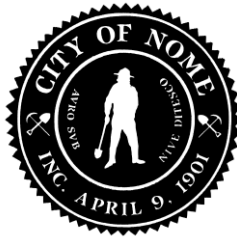
The motion **CARRIED** unanimously.

Discussion on this motion reflected in the DRAFT minutes from August 2, 2022 Regular Meeting.

Mayor
John K. Handeland

City Manager
Glenn Steckman

Deputy City Clerk
Jeremy Jacobson



Nome Planning Commission Item B.
Kenneth Hughes III, Chairman
John Odden
Gregory Smith
Carol Piscoya
Colleen Deighton
Melissa Ford
VACANT

**NOME PLANNING COMMISSION
REGULAR MEETING MINUTES
TUESDAY, AUGUST 02, 2022 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

102 Division St. ▪ P.O. Box 281 ▪ Nome, Alaska 99762 ▪ Phone (907) 443-6663 ▪ Fax (907) 443-5345

ROLL CALL

Members Present: Colleen Deighton; Ken Hughes; Melissa Ford; Carol Piscoya; Greg Smith;
Members Absent: John Odden (excused);
Also Present: Glenn Steckman, City Manager; Jeremy Jacobson, Deputy City Clerk;
John Brees, City Engineer; Clifton McHenry, Building Inspector;
In the audience: Peter Loewi, Nome Nugget; Jim Adams

APPROVAL OF AGENDA

A motion was made by C. Smith and seconded by C. Ford to approved the agenda.

At the roll call:

Aye: Hughes; Ford; Piscoya; Smith; Deighton

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. April 19, 20222 Nome Planning Commission Regular Meeting Minutes

A motion was made by C. Deighton and seconded by C. Smith to approve the April 19, 2022 minutes.

At the roll call:

Aye: Ford; Piscoya; Smith; Deighton; Hughes

Nay:

Abstain:

The motion **CARRIED**.

B. May 23, 2022 Nome Planning Commission Regular Meeting Minutes

A motion was made by C. Deighton and seconded by C. Smith to approve the May 23, 2022 minutes.

At the roll call:

Aye: Ford; Piscoya; Smith; Deighton; Hughes

Nay:

Abstain:

The motion **CARRIED**.

HISTORIC PRESERVATION COMMISSION ACTIVITIES

(3:33)

- City Manager Steckman notified the Planning Commission (PC) that the Historic Preservation Plan was still under revision.

COMMUNICATIONS

A. Pioneer Ditch - Proposed meeting SHPO, City of Nome, Paul Sayer

(3:59)

- City Manager Steckman noted a meeting between the City and the State Historic Preservation Office (SHPO) had already occurred. Proper signage describing the mining activity and history of the land ownership was advised by City Manager Steckman, additionally, any discovery or findings during the mining would be communicated to the City.

CITIZENS' COMMENTS

(7:17)

- Citizen Jim Adams at 312 Lester Bench Rd., Nome, AK, 99762 described an adjacent neighboring property where described junk vehicles and property has accrued.
- The City Building Inspector has visited the lot and made contact with the owners of the personal property, they are currently addressing the lot.

NEW BUSINESS

A. USACE - Regional General Permit

(12:32)

- Swade Hammond, *Program Manager - United States Army Core of Engineers (USACE)*, described their assessment of the last 15-years of permits applied to USACE, from Nome. He described the Nome Regional General Permit (Nome RGP) as similar to the Statewide Regional General Permit (Statewide RGP), however with limitations the Statewide RGP would not have. Nome RGP limitations in coverage
- Ryan Winn, *Project Manager - United States Army Core of Engineers (USACE)* noted program efficiency as USACE's goal. He stated the Nome RGP was being under utilized and Nome would be better suited incorporated into the statewide permitting program. He noted projects not covered under the Nome RGP are not currently covered under the Statewide RGP as Nome has it's own RGP. If Nome was incorporated under the Statewide RGP, coverage would be provided, as well as additional development opportunities.
- Swade Hammond reaffirmed for the PC projects outside City-limits not covered by the Nome RGP default to the Statewide RGP, however Nome not yet incorporated in the statewide

program would pose issues. USACE intentions would be to allow the Nome RGP to expire and add Nome into the Statewide RGP instead.

- John Blees, City Engineer joined the meeting telephonically (23:48). Mr. Blees described the previous RGP gave authority to the local-level, City Engineer, to issue an opinion of compliance. This would no longer be an option moving forward.
- Swade Hammond acknowledged an issue of compliance would be reviewed by USACE after issuance, as well as review by USACE if requirements were not met. Permits not meeting Nome RGP would be elevated to possibly either Nationwide GP or Individual permitting however only 4 instances in the last 15-years has that occurred. He opined no delay in reviewal time with the recent change in review process.
- Ryan Winn emphasized the Statewide RGP would provide more development options. He acknowledged USACE's delegated authority to local government, City Engineers. He stated USACE did not have the authority to delegate verification of the Nome RGP at the local-government level. Moving forward this procedure would no longer be allowable. There would be a delay in coverage, whether the Nome RGP was modified moving forward or an incorporation into the Statewide RGP.
- Commissioner Hughes inquired if any action is needed from the Planning Commission.
- Swade Hammond stated no action was required. Either direction chose, a gap in coverage during the reviewal period (3-5 months) would still be required. The likelihood of a project not covered under the Nationwide Permit or Individual however is not likely.
- Ryan Winn, reiterated a gap in coverage would be minimal and likely covered under the Nationwide Permit or Individual. Stating the Statewide Permit would provide more future development opportunities.
- City Manager Steckman requesting the Planning Commission provide a formal approval be forwarded to the Nome City Council.
- Ryan Winn stated the Statewide coverage would be providing many more development opportunities opposed to the Nome RGP and should be the message to the local Council.

B. Abatement Discussion

A motion was made by C. Ford and seconded by C. Piscoya to accept the property list presented by Building Inspector Cliff McHenry for abatement.

Discussion:

- City Manager Steckman noted the list presented before the PC is not complete. Some properties could fall under *dilapidated property* needing improvements before removal from the list all the way to recommended demolition. City Manager Steckman noted the list presented before the PC has his blessing, as well as the City Building Inspector's, and a signature forthcoming from the Fire Chief, with exception to a property under his own name.
- Building Inspector Cliff McHenry gave commendation to the PC for taking the topic seriously and looking into solutions towards property with the City. He gave a brief synopsis of each property condition on the list and what was requested.

- Commissioner Ford noted some of the properties have previously been apart of this list.
- Building Inspector Cliff McHenry further described code violations for properties on the list.
- Commissioner Smith noted 610 Lomen Ave., property owned by George Foot may have been made up of construction material posing challenges with a simple demolish.
- City Manager Steckman noted significant City time and resources seeking a solution with the 3-story property at 610 Lomen Avenue. He further provided a description of the abatement procedure for the Planning Commission. Emphasis was given towards finding a long-term solution towards mitigating hazardous property.
- Building Inspector McHenry suggested finding alternative solutions to addressing abatement with the property owners.
- Chairman Hughes gave his support towards moving forward on this project.
- Commissioner Piscoya opined her support as well.
- City Manager Steckman requested a motion from the Planning Commission to the City Council, recommending approval of the abatement list presented tonight.

Aye: Piscoya; Smith; Deighton; Hughes; Ford

Nay:

Abstain:

The motion **CARRIED**.

UNFINISHED BUSINESS

STAFF REPORTS

A. City Manager Report

- City Manager Steckman described City efforts towards addressing dilapidated properties around the City that may pose hazardous conditions, thus creation of the recent abatement list. The local "Nome Quickstop" convenience store had recently experienced an electrical fire which the City took quick action extinguishing before significant damage occurred.
- Commissioner Piscoya inquired into the newly installed fence at the local playground.
- City Manager Steckman addressed the ongoing issue with local vandalism plaguing fencing at the local parks.

B. Building Inspectors Report

(1hr 26m)

- Building Inspector McHenry embraced the City new permitting software, MyGov. He outlined the properties on the recent abatement list being addressed. Recap of the recent 3D housing project meetings, and recent utilization of the Community Progress organization as well.

C. Building & Remodel Permit Summaries

- Commissioner Hughes inquired into the miscellaneous permits summary which was missing.

- Deputy Clerk Jacobson noted the permit transfer from the MyGov permitting software was still going through a information transfer.

COMMISSIONERS' COMMENTS**(1:41:20)**

- Commissioner Smith praised the meeting flow and efficiency. Support for the Building Inspector and his work was given.
- Commissioner Deighton stated, due to circumstances beyond her control, she would be resigning her position with the Nome Planning Commission (NPC). She noted she would be selling her home and moving, thanking the NPC for the experience gained.
- City Manager Steckman gave C. Deighton praise for her work with the City.
- Commissioner Hughes acknowledged Building Inspector McHenry's work with the abatement, supporting his and the City's efforts to address property and development in Nome.
- Commissioner Ford
- City Manager Steckman acknowledged the recent Alaska Waste Management and advised complaints be forward the State regulatory commission as that is the appropriate body for those complaints.
- Commissioner Ford continued her inquiry to the trash-can size, as well as additional utility projects on the horizon.
- Commissioner Piscoya requested if the City could advertise a phone number for residents to call into regarding the Alaska Waste Management complaints. She thanked the U.S. Army Core of Engineers (USACE) for their attendance and guidance in the night's meeting.

SCHEDULE OF NEXT MEETING

The next regular meeting of the Nome Planning Commission is scheduled for September 6th.

ADJOURNMENT

A motion to adjourn was made by C. Deighton and seconded by C. Smith.

Hearing no objections the Planning Commission adjourned at 9:07 PM.

APPROVED and **SIGNED** this 6th day of Spetember, 2022.

KENNETH HUGHES III
Chair

ATTEST:

JEREMY JACOBSON
Deputy City Clerk

City Manager
Glenn Steckman

Port Director
Joy Baker

Harbormaster
Lucas Stotts



102 Division St. • P.O. Box 281
Nome, Alaska 99762
(907) 443-6619
Fax (907) 443-5473

**NOME PORT COMMISSION
REGULAR MEETING MINUTES
MAY 19th, 2022 @ 5:30 PM
CITY HALL COUNCIL CHAMBERS**

Nome Port Commission
Jim West, J
Charlie Lean, Vice
Item C.
Derek McLarty
Shane Smithhisler
Russell Rowe
Gay Sheffield
Drew McCann

The Regular Meeting of the Nome Port Commission was called to order at 5:30 pm by Commissioner McLarty at the City Hall Council Chambers.

ROLL CALL

Members Present: Smithhisler, West, McCann, Sheffield, McLarty

Absent: Lean, Rowe

Also Present: Glenn Steckman and Joy Baker (via Zoom)

In the audience: Howard Farley

APPROVAL OF AGENDA

Commissioner McLarty asked for a motion to approve the agenda.

Motion to approve made by Smithhisler, seconded by McCann.

At the Roll Call:

Ayes: West; McCann; Sheffield; McLarty; Smithhisler;

Nays:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

April 21, 2022 Motion made by Smithhisler, seconded by McCann to approve minutes;

Discussion:

- Sheffield expressed concern on the minutes not reflecting discussion verbatim.
- PD Baker stated it is the City's practice to do summary minutes instead of verbatim.

At the Roll Call:

Ayes: West; McCann; Sheffield; McLarty; Smithhisler;

Nays:

Abstain:

The motion **CARRIED**.

CITIZENS' COMMENTS

- Howard Farley shared he will have an addition to his vessel fleet, to be used as needed; He plans to have it available for various uses during the season.
- Sheffield requested the Port Commission adopt rules of order for meetings.

COMMUNICATIONS

- 22-04-07 DOT – SOA M-5 Route Extension - MARAD
- 22-05-04 KNOM – Nome Port Expansion Project Needs Additional Funding by November
- 22-05-16 NOAA – West Coast Alaska Winter Storm Impacts

Discussion:

- PD Baker summarized the written communications.
 - MARAD Route Designation Request; with a final letter showing updated information.
 - NOAA holding virtual webinar opportunity on June 13 regarding forecasting winter storms.
- Sheffield asked about schedules for anticipated Research Vessels and other marine traffic.
 - PD Baker stated schedules may be provided for Research Vessels/Cruise Ships; schedules are not provided by cargo shipping companies as schedules change regularly. Not all science vessel missions have secured space yet.
- CM Steckman stated that:
 - Discussions regarding perceived conflict must be expressed prior to beginning of meeting.
 - Verbally provided Rules of Conduct for review by commissioners/participants.

COMMISSIONER'S UPDATES

- Sheffield stated she is invited to National Academies of US Coast Guard Authorities to represent the City of Nome and Port.
 - PD Baker added Sheffield will be sharing input on Arctic risks, opportunities, and challenges.

HARBORMASTER'S REPORT

- PD Baker provided a brief update;
 - HM Stotts has been occupied with Public Works, but prepping for season startup.
 - Siobhan Bradley-office starting 6 June in front office; Port did not receive any apps for full-time position intended to be shared with Public Works.
 - Still seeking applicants for Dock Watch, Deputy Harbormaster; both positions are seasonal.

PORT DIRECTOR'S REPORT

PD Baker provided an overview on progress tied to the port expansion:

- City's \$175M in matching funds for phase 1 of expansion project passed the Legislature in the State's FY2023 Operating Budget; waiting for Governor to do vetoes and sign the budget.
 - PD Baker recognized Senator Olson's & Representative Foster's efforts in keeping the City's match funding in the budget to build phase 1 of the port expansion.
 - Senator Sullivan: responsible for provision in the draft WRDA bill to change the federal/local cost-share to 90/10 instead of 65/35 – WRDA bill moving in Congress.
 - Congress Young being recognized for his efforts in driving the ADDP at Nome.
 - Spring 2023: will shift to on-shore development to tie to the off-shore construction.
- Cost estimates are expected to increase due to the 15% price increase for steel.
- Phase 1: Entire docks, roads, utilities; the expansion of the Causeway.

PD Baker stated the included spreadsheets provide insight on the grant applications that have been applied for; targeting what the money would build, and the cost shares anticipated.

- Regional Port Reception Facility: the ability and capacity to receive waste from the vessels.

OLD BUSINESS – None

NEW BUSINESS

- FY2023 Port and Harbor Proposed Budgets;
 - Increased labor, fuel, services, equipment and shipping costs are expected to affect operating costs of the Port and Harbor; some with significant delivery delays

Discussion:

- Commissioner West stated budgeted gravel revenue is expected to be higher than projected.
- Smithhisler asked about budgeting for full-time positions to attract more applicants.
 - PD Baker stated challenges are city-wide any responsive labor pool being so small.
 - McLarty suggested raising the wages to increase attraction for seasonal applicants.
 - PD Baker stated the Port cannot arbitrarily increase wages to entice applicants.
- Smithhisler noted the budgeted wages states previously \$220,000 and is now \$253,000.
 - PD Baker replied the office position was changed to year-round for sharing with Public Works, and 3-year delay in labor negotiations was finalized and went in effect 1 Jan 2022.
 - There was no response to the year-round office position so a seasonal hire was chosen to get through the summer.
- Sheffield inquired on the \$144K for events; PD Baker indicated that line item encompasses many elements associated with the Port & Harbor Conference at the end of September.

Motion:

The following motion was made by Chairman West and seconded by Sheffield:

Recommend the Nome Common Council adopt the FY2023 Port & Harbor Operating and Capital Budgets as presented:

At the Roll Call:

Ayes: McCann; Sheffield; McLarty; Smithhisler; West;

Nays:

Abstain:

The motion **CARRIED**.

CITIZENS' COMMENTS

Howard Farley commented on the waste incinerator. His business does anticipate transporting the waste from vessels to the Port's harbor.

COMMISSIONER'S COMMENTS

- West commented we need to thank Senator Olson and Representative Foster with an email, letter, handshake, for their support.
- McCann stated Happy Birthday to Mr. Farley; commented he would like the Port Commission to recognize the efforts of all of our Congressional Delegation and Alaska State Legislators.
- Sheffield commented there should be increased transparency in the meetings regarding the funds for Port Development. Looks forward to being on the same sheet of paper with the City and Port. The Avian Influenza is in wild birds in Alaska, she cautioned on symptoms/contagious of the virus.
- McLarty looks forward to a successful season this summer; thanks Joy for all of her hard work.

ADJOURNMENT

Motion was made by for adjournment at 7:00pm.

APPROVED and **SIGNED** this 21st day of July 2022.



 Jim West, Chairman

ATTEST:



 Joy Baker, Port Director

PORT OF NOME

Phone/443-6619 Fax/443-5473

Memo

TO: Mayor John Handeland & Nome Common Council

FROM: Jim West, Chairman – Nome Port Commission *JW2*

THRU: Glenn Steckman - City Manager

DATE: 07/29/2022

RE: Recommending Council Request Corps take Congressional Action to Permanently Authorize East/West Harbor Bulkheads & Dredging Portion as Federal Infrastructure

The following motion was passed by the Nome Port Commission at their Rescheduled Regular Meeting on Thursday, July 28, 2022.

1. Moved by C. McCann, seconded by C. Smithhisler, that the following motion be approved:
 - **MOTION:** Recommend the Nome Common Council request the Corps to pursue congressional action to Permanently Authorize East/South bulkheads and portions of the harbor dredging areas as federal infrastructure, with the authorized purpose designated as same – based on 100-years of dedicated service by the U.S. Army Corps of Engineers in maintaining navigation and bulkhead structures in the Nome Harbor.

AT THE ROLL CALL:

Ayes: McCann; Sheffield; McLarty; Smithhisler; Lean; West, Jr.

Nayes:

Abstain:

The motion **CARRIED.**

Discussion on this motion reflected in the minutes of the July 28, 2022 Rescheduled Regular Meeting.



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 6898
JBER, AK 99506-0898

June 30, 2022

Item D.

John K. Handeland, Mayor
City of Nome
P.O. Box 281
Nome, Alaska 99762

Dear Mayor Handeland:

As discussed in our letter dated 22 November 2021, the Tentatively Selected Plan (TSP) for the Nome Inner Harbor Continuing Authorities Program Section 107 project includes project features that require deauthorizing areas currently within portions of the Federal dredge limits and the East and South sheet-pile bulkheads. The City of Nome responded to that letter on 23 May 2022 requesting a policy waiver from EP-1105-2-58, Section 8b.

The study of the Nome Inner Harbor is being conducted under authority granted by Section 107 of the Rivers and Harbors Act of 1960 (Public Law [PL] 86-645), as amended (33 U.S.C. 577), which provides authority for the US Army Corps of Engineers (USACE) to improve navigation in partnership with local non-Federal sponsors. The non-Federal sponsor must normally agree to provide and maintain berthing and fleeting areas, floats, piers, slips and similar marina and mooring facilities as needed for transient and local vessels.

The areas in question are intended to be utilized as moorage as part of the project condition and thus are considered local service facilities. This is a change in their authorized purpose.

In light of the statute and policy, the Corps does not have authority to change the area in question from a General Navigation Feature to a Local Service Facility. Any changes in the authorized purpose require Congressional action.

If you require further information, contact the Project Manager, Richard Austrung, at (907) 753-2827 or by email at Richard.D.Austrung@usace.army.mil.

Sincerely,

Damon A. Delarosa
Colonel, U.S. Army
Commanding



May 23, 2022

Colonel Damon Delarosa
CDR-Alaska District,
US Army Corps of Engineers
CEPOA-PM-C
JBER, AK 99506-6898

RE: CAP 107 Nome Harbor Study – Request for Policy Waiver (EP-1105-2-58, Section 8b)

Dear Colonel Delarosa,

The City of Nome formally requests a policy waiver from the 2019 update to Section 8b of EP-1105-2-58, regarding deauthorization of elements in the project, as described in your attached letter.

Based on the letter, as well as email and verbal exchanges with members of the project team, the City's acceptance of deauthorization would be required, prior to TSP selection and completion of the study. This hard stance by the Corps has essentially resulted in a full stop on the project.

Regarding deauthorization of the two bulkheads built by the Corps in 1923, re-built in 1951 and 2006-08, as well as inspected and maintained by the Corps for the last 99 years, the City considers this detail alone demonstrates a precedence on long-term responsibility. Another concern expressed in the policy stated deauthorization was required since these bulkheads are used as docks so can't be federal infrastructure. However, since initial construction, at one time or another, both of these bulkheads have been used as docks to load/unload, fuel, cargo, building supplies, equipment, animals, etc., with the Corps' awareness, setting yet another precedence on historic operational use.

The City signed a cost-share agreement with the Corps in May 2020 on the CAP 107 Study, but it wasn't until 19 Aug 2021, when the 20 Aug 2021 TSP was changed to an internal meeting only, that the City suspected something was up, but was not formally notified until the 10 Nov 2021 letter.

The City is proud of our successful and long-standing partnership with the Corps, but disagrees that the local sponsor should bear the costs of maintaining infrastructure that has been the responsibility of the federal government for nearly 100 years – bulkheads or dredging. As with most federal programs with hard-lined regulations and restrictive mandates, the phrase, "one-size fits all" couldn't be more accurate. In other words, requiring large cities in the Lower 48 to take on federal infrastructure in their community that is being de-authorized, would not be considered insurmountable based on the tax base of that population. However, when the same policy action is applied to a small community in rural Alaska (pop. 3,700), it takes on a completely different context with significant financial impacts.



It is with all of this in mind that the City formally requests a policy waiver be issued to prevent taking on the additional burden of maintaining infrastructure belonging to the federal government. If there are any questions, or additional information is needed, please contact me or Glenn Steckman at 907-443-6600, or Joy Baker at 907-304-1905.

Sincerely,

CITY OF NOME


John K. Handeland
Mayor

CC: Bruce Sexauer
Glenn Steckman – City Manager
Joy Baker – Port Director

White Paper

Nome Harbor De-Authorization

Issue: A change in US Army Corps of Engineers policy in March 2019 allows the Corps to seek deauthorization of previously authorized projects in which the Federal government has always held responsibility. This recent change in policy is a thinly veiled attempt by the Corps to eliminate federal infrastructure from its inventory in order to rid itself of the responsibility for maintenance and repairs, and thereby pushing the financial burden onto local governments unable to bear those costs.

Background: The City of Nome engaged with the Alaska District Corps of Engineers for a CAP 107¹ project at the Port of Nome, by signing the feasibility cost-share agreement on May 6, 2020. As the Corps was getting close to finishing its evaluation and selecting an alternative, it was discovered that one of the sheet pile structures maintained by the Corps did not have a sufficient load rating. The City of Nome requested the structure be upgraded to industry tolerances for loading/unloading cargo and equipment in order to satisfy congestion and growing demand at the facility, amid the planned Port expansion. Although this structure and others are Federal responsibilities, a 2019 policy update at the Corps instituted a change in the way the Corps handles these features with the desired result of shifting responsibility for the features to the local sponsor. The Corps is refusing to finalize this project until the City of Nome agrees to the deauthorization. Deauthorization requires Congressional action.

The Corps has managed and performed projects at the Port of Nome for over 100 years. Construction on the Port began in 1919 with regular improvements over the years including nearly annual maintenance dredging of the navigation channels. In 1923, the South and East bulkheads were constructed as revetments to protect the navigation area and stabilize the shoreline. Repairs were made to the revetments in 1954 to replace the wooden timbers with sheetpile. In 1986, additional repairs were made to the sheetpile at the entrance channel. In 1999, a new entrance to Nome Harbor consisting of a 2,986-foot long breakwater, 230-foot long causey spur breakwater, and a 3,450-foot long entrance channel with support sediment traps and a causeway bridge were authorized, and constructed in 2004-2006. The East and South bulkheads were re-aligned with new z-piling in 2006-2008. During all of the projects described above, deauthorization was not sought or discussed any time since the original construction, despite the East and South bulkheads being utilized as dock structures since the wood timbers were placed, in order to load and unload cargo, equipment and fuel lightered from offshore. In all these years, these bulkhead features have been a Federal responsibility and routinely upgraded by the Corps of Engineers.

The Corps now claims that “(T)he re-alignment of the Federal dredge limits becomes necessary where the berthing areas required for the Fish and East docks that intrude into or overlap the existing Federal limits.” (Letter from Bruce Sexauer, Chief of Civil Works dated November 10, 2021) Mr. Sexauer’s letter further states that the East and South bulkheads must be deauthorized “recognizing their use as LSF/docks”.² These bulkheads were always known to be and recognized as docks in spite of what the Corps is attempting to claim now. So, there is no change in usage. Furthermore, this CAP 107 project has zero impact on the East Dock, but the Corps is seeking deauthorization for both docks, in order to capture this structure in the process. The City of Nome had initial discussions with the Corps regarding cost-sharing

¹ CAP is the Continuing Authorities Program

² LSF are local service facilities – a local sponsor responsibility.

to costs of upgrading the South bulkhead, which was never built to the standards needed for the growth and demand in cargo and equipment movement using the bulkhead. The City strongly objects to deauthorization of the East and South bulkheads.

The Corps is basing its recommendation for deauthorization on a policy change made in March 2019, EP 1105-2-58, Section 8b which states: “CAP will not be used to implement or replace a portion of a project specifically authorized by Congress, until Congress specifically deauthorizes the project or Congress specifically funds its implementation under a CAP authority in law.” It is important to note that the City of Nome first made application to the Corps for a CAP project in September 2017 through the attached Section 107 Interest Package – Dredging Limits Expansion document. The application was considered on multiple occasions on whether to proceed with CAP or combine with the larger expansion project. The decision was to combine with the larger project, then was reversed to stand alone as a CAP 107, which is why so much time has passed since the original application. The CAP 107 study is nearing completion after two years, the City of Nome has paid for half of the study, and the Corps has now declared that without full agreement on the deauthorization, the study will be terminated. Barring a completed study, improvements identified in the CAP 107 study cannot be completed.

The designation of GNF³ versus LSF features is somewhat loose as the boundaries for GNF features must allow for safe navigation and vessels turning in the harbor. The vessel size is the largest vessel currently using the harbor as determined by the Corps. So, part of this project has also designated what were previous LSF to now become GNF features. In addition, it is presumed that the bulkheads still provide protection for the navigation area and the shoreline stabilization. Those reasons formed the basis of the GNF designation in the first place.

“CAP authorities may be used to provide additional improvements to a completed portion of a specifically authorized P&S⁴ project so long as they do not impair or substantially change the purpose or functions of the specially authorized project.” (Corps issue paper with no date.) The purpose of the East and South docks has not changed since their initial construction nearly 100 years ago. For this reason, the Corps insistence on deauthorization of the GNF features for these docks prior to completion of this CAP 107 study fail to pass the straight-faced test.

Recommendation:

1. Provide guidance to the Corps on its continued responsibility to the originally authorized GNF features at the Port of Nome as it pertains to the East and South bulkhead docks.
2. Codify that guidance in law.
3. Identify a waiver process as needed.

³ GNF are general navigation features – a Federal government responsibility.

⁴ P&S are plans and specifications.



DEPARTMENT OF THE ARMY
ALASKA DISTRICT, U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 6898
JBER, AK 99506-0898

Item D.

November 10, 2021

Joy Baker, Port Director
City of Nome
P.O. Box 281
Nome, Alaska 99762

Dear Port Director, Baker:

As discussed in the a meeting on 19 October 2021, Alternative 4, the Tentatively Selected Plan (TSP), includes project features that require deauthorizing portions of dredge areas currently designated as Federal, as well as deauthorizing the East and South sheet-pile bulkheads facing these docks. During the meeting you requested a letter explaining the need for deauthorization and potential impacts to project schedule.

The re-alignment of the Federal dredge limits becomes necessary where the berthing areas required for the Fish and East docks that intrude into or overlap the existing Federal limits. These berthing areas are necessary to obtain project benefits from vessels using these features as docks. Redesignating these berthing areas would convert a portion of the current general navigation features (GNF) to local service facilities (LSF). The feasibility report will also include recommendation for deauthorizing the East and South bulkheads, recognizing their use as LSF/docks. These deauthorizations will require congressional action.

The deauthorization actions will need to take place prior to project construction. Once the deauthorizations are approved by Congress, the non-Federal sponsor accepts responsibility for construction and maintenance for these LSF. The Pacific Ocean Division, Alaska District is requesting acknowledgment that the City of Nome will support deauthorization at this time to show support for the TSP. A more detailed discussion of the reasons for deauthorization associated of a portion of the Federal dredge limits and the East and South docks is presented in Enclosure 1.

If you require further information, contact the Project Manager, Austrung, Richard, at (907) 753-2827 or email at Richard.D.Austrung@usace.army.mil.

Sincerely,

Bruce R. Sexauer
Chief, Civil Works
USACE Alaska District

Enclosures



Polar Pools

Alaska Pool and Spa Professionals

Nome Pool Leak Repair, Pump Rebuild, Piping Replacement, Sanitation Upgrade and Automation Upgrade

July 5, 2022

To: Chip Leeper, Parks & Rec Director
City of Nome

Re: Nome Pool Leak Repair, Pump Rebuild, Piping Replacement, Sanitation Upgrade and Automation Upgrade

Polar Pools is pleased to provide this proposal for the following scope of work:

SCOPE OF WORK:

- Scope, identify and locate pool return piping/gutter system leak.
- Excavate, expose, and repair return piping/gutter leak.
- Replace, match, and install replacement tile to pool deck.
- Demo existing PVC piping.
- Demo existing electrical conduit and wiring.
- Isolate, disconnect and remove both Pool Pumps. Crate and freight to Roteq Mechanical in Wasilla for rebuild.
- Demo Electrolytic Salt conversion system.
- Demo UV Lamp System.
- Replace all pool mechanical room piping with HDPE fused pipe, hangers, and attachments.
- Install new Miox Sodium Hypochlorite generation system.
- Install new Telchine Commercial Ozone generation system.
- Install new ProMinent DCM-5 Pool Controller.
- Install new hypochlorite and muriatic acid feed pumps.
- Install new muriatic acid tank with proprietary acid vapor scrubber.
- Repair filter backwash 6" butterfly valves and realign backwash actuation linkage.
- Reinstall new rebuilt pool pumps.
- Install automation for remote execution of backwash cycle.
- Install PC interface to monitor filter pressure differential, flow, sanitized, pH and backwash automation.
- Relocate, allocate, and distribute power and wiring to accommodate installation of the new equipment.

Polar Pools

18601 Gibens Circle, Eagle River, Alaska. 99577-8571
Cell/Text: 907.3602.9643 Website: www.polarpoolsak.com
Email: bob@arcticeyeak.com

- Function test and verify all equipment operating correctly. Onsite manufacturer representatives will ensure proper installation of their equipment and train Nome personnel in proper operation.
- In depth operator training will be conducted for Nome Staff.
- Comprehensive O&M manual will be provided with detailed operator instructions and equipment manuals.

We are estimating two (2) visits to Nome.

- The first visit will be to locate pool return piping/gutter leak and execute its repair. Polar Pools, Main Line Mechanical and Haakenson Electric will either be onsite or visiting the site to determine placement and execution schedule for demo and installation of equipment This will take 7 days once the leak has been located.
- Second visit will be to commence work for upgrading the piping, sanitation, and automation systems of the pool mechanical room. This work will require fourteen (14) to sixteen (16) days to complete, not including training.

All work performed by Polar Pools, and or our subcontractors will be supervised by Bob Walker, Owner of Polar Pools during the entirety of this project.

Our proposal for this project is: **\$481,508.00.**

Here are the options and their pricing that were add to this proposal.

- Leak Detection to Isolate Pool Leak or Leaks: **\$26,154.50**
- Leak Excavation and Repair: **\$12,000.00**
- Deck Tile Repair from Excavation: **\$10,100.00**
- Pool Pump Rebuild or Replacement: **\$7,127.00** (This is a huge deal, if the pumps can not be rebuilt to like new condition they will replace them with a new pump of same flow, psi and TDH).
- Pool and Filter Full Automation from the Pool Manages office: **\$22,500.00**

The completion of this project in its entirety will put your pool in a condition that if properly operated should easily last 10-15 years. The savings on energy and safety of not handling hazardous materials will be a real benefit to your community.

The current manufacturing market, inflation and fuel costs have heavily influenced pricing on all goods and materials getting to Alaska. The volatility of these elements has created its own set of rules that need to be realized if a project of this magnitude is to be successful. A decision will need to be made within twenty-one (21) days or pricing has the potential to be influenced by escalating fuel costs. Our team will require a sixty-five (65%) percent materials deposit for this project once the proposal is signed and returned. This will ensure that each subcontractor will have the resources to purchase the required materials and equipment before pricing changes. This materials deposit will be executed via wire transfer to Polar Pools. This will allow getting resources to the subcontractors in an expeditious manner as soon as possible.

Once the materials deposit is in hand Polar Pools will execute a contract with the City of Nome and all subcontractors of this project. Those contracts will spell out in detail the work to be performed and by what subcontractor.

If you have any questions or concerns, please contact me at 907-360-9643.
This proposal is valid for 21 days.

Sincerely,

Bob Walker, Owner
Polar Pools
Cell/Text: 907.360.9643
Email: bob@arcticeyeak.com

Acceptance of work: I hereby authorize Polar Pools to proceed in accordance with above scope of work.

Owner's Signature or Authorized Representative

Date