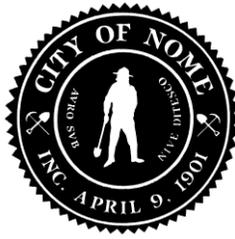


Mayor
John K. Handeland

Manager
Glenn Steckman

Clerk
Bryant Hammond



Nome Common Council
Scot Henderson
Doug Johnson
Mark Johnson
Adam Martinson
Cameron Piscoya
M. Sigvanna Tapqaq

NOME COMMON COUNCIL
WORK SESSION & REGULAR MEETING AGENDA
MONDAY, NOVEMBER 14, 2022 at 6:00 / 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 6:00 PM

- [A.](#) State of the Schools Presentation by Superintendent Burgess,

PAGE 3

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

- [A.](#) October 24, 2022 Nome Common Council Regular Meeting Minutes,

PAGE 16

COMMUNICATIONS

- [A.](#) Letter of November 8, 2022 from NSEDC to Mayor Handeland re: 2022 NSEDC Community Benefit Share,

PAGE 23

CITIZEN'S COMMENTS

NEW BUSINESS

- [A.](#) O-22-11-01 An Ordinance Authorizing the Disposal of Municipal Property by Easement to the State of Alaska Department of Transportation & Public Facilities (DOT&PF) for Incorporation into the Port Road Right-of-Way Reconstruction Project, **FIRST READING/DISCUSSION**,

PAGE 25

- [B.](#) R-22-11-01 A Resolution of the City of Nome Authorizing Participation in the Community Development Block Grant Program,

PAGE 93

UTILITY MANAGER'S REPORT

- [A.](#) Activity Report: October 25 - November 10, 2022,

VERBAL

CITY MANAGER'S REPORT

- [A.](#) Activity Report: October 25 - November 10, 2022,

PAGE 96

CITIZEN'S COMMENTS

COUNCIL MEMBER'S COMMENTS

MAYOR'S COMMENTS AND REPORT

A. Activity Report: October 25 - November 10, 2022,

VERBAL

EXECUTIVE SESSION

ADJOURNMENT

State of the Schools

Nome Public Schools

November 14, 2022 – Fourth Annual Presentation

Nome Elementary School - Successes

- Hired new AP
- Implementing new reading program (“Bookworms”) aligned with Science of Reading principles
- Variety of school committees to assist with positive staff and student climate and staff support
- Continued focus on literacy – large group of staff attended state Science of Reading conference last spring
- 10% increase in enrollment (large kinder classes)

Nome Elementary School - Challenges

- Staffing challenges – unable to fill one classroom teaching position, resulting in collapsing 3 fourth grade classrooms into two, and unable to fill one SPED teaching position, resulting in new SPED director providing services to Pre-K students
- Struggles to fill crucial student support positions (substitutes, behavior specialist, SPED paraprofessionals, food service workers) continues – using students as part-time paraprofessionals (Educators Rising, homeschoolers)
- Preparing for the requirements of the Alaska Reads Act
- Staff morale still somewhat low from pandemic

Nome-Beltz Middle/High - Successes

- Excellence in athletics – Boys' Basketball State Champions, State Wrestling Champion, eSports State Champions both fall and spring
- Enrollment remains strong
- New principal – internal promotion
- Added 0.5 FTE Generalist for Middle School to address increased enrollment at Grades 6-8

Nome-Beltz Middle/High - Challenges

- Continued rise in negative student behaviors plus dramatic increase in vaping
- No show for assistant principal, plus behavior specialist resigned early – breakdown in system for handling student behaviors and discipline
- Few substitutes; paraprofessional vacancies; turnover in front office staff; counselors providing class coverage instead of student support
- Staff exhaustion from student behaviors and lack of staff to address and support – very low morale

Anvil City Science Academy - Successes

- Continues to demonstrate high student achievement
- Staff Retention
- Hosted a statewide Arts & Culture academy for educators in August – very well attended

Anvil City Science Academy - Challenges

- Staff morale good, but pandemic exhaustion remains
- Working to improve parent engagement and volunteerism - low on substitutes
- Concerns about sustainability of program

Extensions - Successes

- Robust enrollment – approaching 30 students

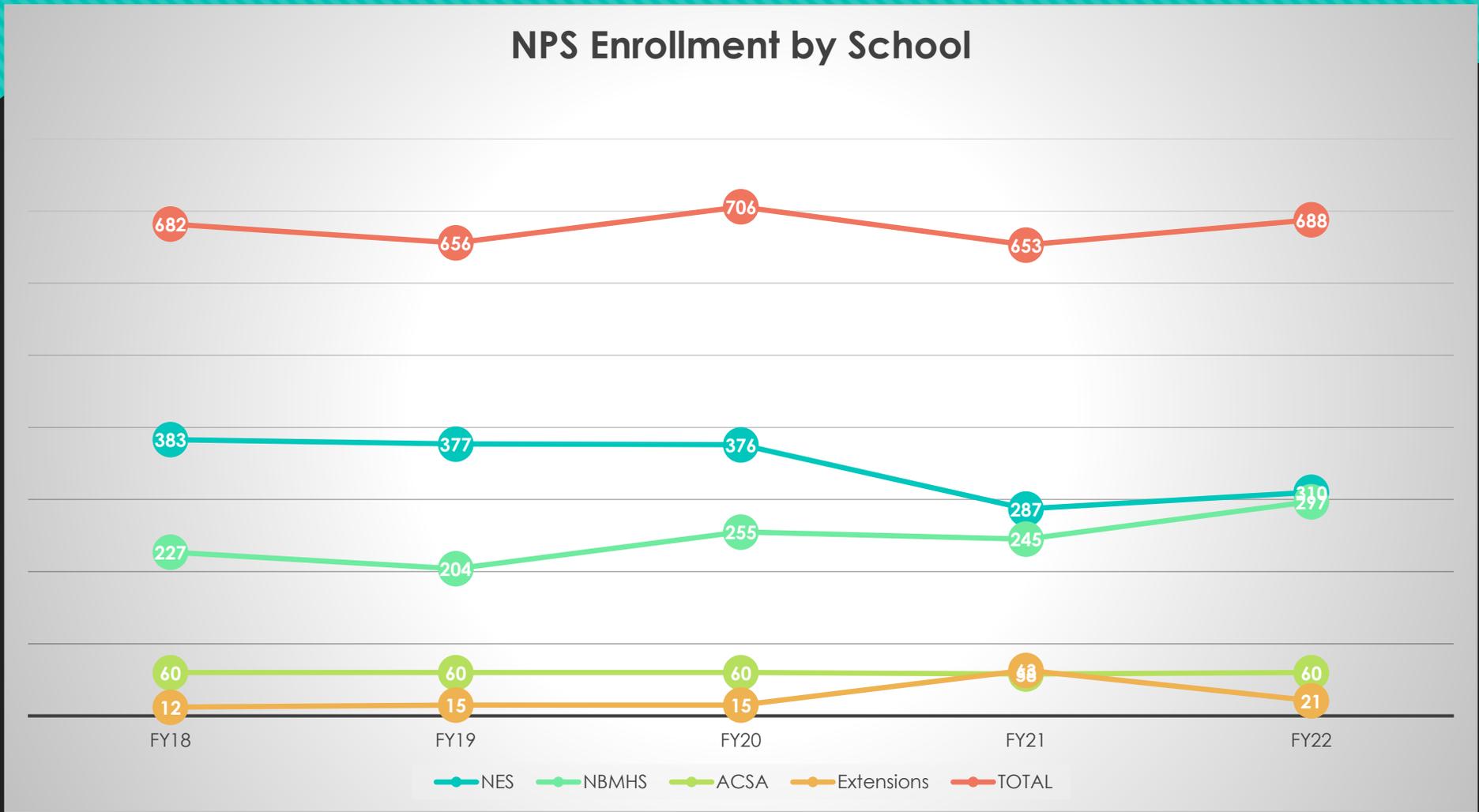
Extensions - Challenges

- Additional support needed from Extensions teacher who is also classroom teaching half-time

District - Successes

- Reasonable financial shape
 - Enrollment back up to 2019 levels
 - Careful use of COVID funds to minimize shifting staffing out of general fund and into COVID funds
 - Fund balance used more than comfortable for rising costs (fuel, electricity, vendor-provided goods)
- Two CIP projects funded by State (both reimbursements) – ACSA Restroom Remodel and Beltz Boiler Rebuild
- Successful accreditation for all schools/district-wide

Enrollment Shifts FY18-FY22



District-Challenges

- Recruitment/Retention
 - Unable to fill positions, particularly support staff (custodians, substitutes, SPED paraprofessionals, others)
- Need for Trauma Informed Schools training and Cultural Awareness/Culturally Responsive Curriculum/Instruction work – competition for PD time and teacher plates are full
- Uncertainty for state funding forecast
 - Flat Funding for 6th year in row will prove challenge
 - Negotiations year for classified staff
 - Cuts to education budget staved off by legislature – will they be successful again?
 - Lower oil price/BBL than anticipated, continued pressure for large PFD
- COVID funding “cliff” in near future

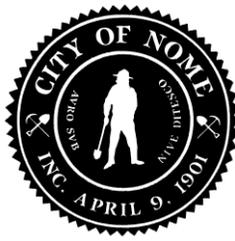
Major Maintenance

- No capital funding again last year; district has four projects on list with highest scoring at #24 – would require legislature to fund more than \$59M to reach the project
- Progress on addressing some issues:
 - Boiler Rebuild + Boiler Servicing – handled internally – on CIP request list (#24)
 - NES Day Tank Repair/Replacement – handled internally
 - Use of ARP (ESSER III) grant to fund DDC control system repair (beginning January)
- Challenges with making headway on other issues/new issues
 - Emergency Sewer Repair at NES
 - NES Fuel Spill Cleanup and Beltz Pit Dump Clean up (DEC involved)
 - NBMHS Roof replacement – on hold
 - New Teacher Apartment – on hold
 - Vehicle Repairs/Replacements
 - Swimming Pool
 - Unfunded projects – Beltz Generator Replacement, NES Fire Alarm Replacement
- Use of CIP Fund Balance (may be offset by increase in Intensive Student Funding, TBD in spring)

Mayor
John K. Handeland

Manager
Glenn Steckman

Deputy Clerk
Jeremy Jacobson



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

NOME COMMON COUNCIL
REGULAR MEETING MINUTES
MONDAY, OCTOBER 24, 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: Scot Henderson; Doug Johnson (virtual); Mark Johnson; Adam Martinson; Sigvanna Tapqaq (virtual)

Members Absent:

Also Present: John Handeland, City Mayor; Glenn Steckman, City Manager; Jeremy Jacobson, Deputy City Clerk; Joy Baker, Port Director (virtual); Nickie Crowe, Finance Director (virtual); Ken Morton, NJUS Asst. Manager; Bob Pruckett, NPD Deputy Chief; Cameron Piscoya, newly elected Council Seat E; Kellie Miller, Youth Representative

In the audience: Diana Haecker (Nome Nugget); Davis Hovey (KNOM); Rhonda Schneider (Nome Community Center); Dew McCann (Nome Kennel Club); Samuel Hiratsuka (Legislative Asst. to Mary Peltola); Efrain "Butch" Palmero (Nome Community Center)

APPROVAL OF AGENDA

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

Discussion:

- City Manager Steckman requested to remove communications item A from the agenda after discussing it with Mr. Luce earlier that day.
- Item A was removed from the evening's agenda without objection.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

OATH OF OFFICE

A. Cameron Piscoya, Council Member,
- Mayor Handeland administered the oath of office for Council Member Piscoya.

B. Kellie Miller, Youth Representative,

- Youth Representative Miller was en route from a prior commitment and would arrive shortly. The Council would return to the oath of office once youth representative Miller was present.
- 7:13 PM, Youth Representative Kellie Miller arrived. Mayor Handeland administered the oath of office for the Youth Representative seat.

APPROVAL OF MINUTES

- A. September 26, 2022 Nome Common Council Regular Meeting Minutes,
- B. October 3, 2022 Nome Common Council Special Meeting Minutes,
- C. October 6, 2022 Nome Common Council Special Meeting Minutes,

A motion was made by C. D. Johnson and seconded by C. Martinson to approve the September 26, October 3, & 6, 2022 minutes.

At the roll call:

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

Nay:

Abstain: Piscoya

The motion **CARRIED**.

COMMUNICATIONS

- A. Memorandum of February 23, 2022 from Clerk Hammond to Nome Common Council re: Taxi Cab Licenses in Nome,
- B. Letter of September 29, 2022 from AMCO to City of Nome re: Beverage Dispensary License Renewal Application,

- Mayor Handeland read the notice from the Alcohol & Marijuana Control Office (AMCO). It stated that an application was received for a liquor license renewal and submitted by Sackett Inc. d.b.a. Anchor Tavern.
- Council Member Henderson inquired into the City's review process after receiving an AMCO license application notification.
- City Manager Steckman confirmed an application proceeded by an assessment from Nome Police Department and the Clerk's department.

- C. Email and Resolution of September 30, 2022 from Nome Kennel Club to City of Nome re: Merbok Damages,

- Mayor Handeland noted the communication, questioning if an application had been filed with the Federal Emergency Management Agency (FEMA) or the State of Alaska.
- On behalf of the Nome Kennel Club, Drew McCann commented they had been working with the State. He noted the communication as notice and documentation of the property damage incurred from Typhoon Merbok. Further assessment remained; however, the newly placed Iditarod trail stakes placed last year were lost in the storm.
- Mayor Handeland requested clarification on which agency assistance was applied.

- Diana Haecker reaffirmed an application was filed with the State. She reiterated that the storm wiped out most of the tripods placed last summer. There was damage to an outhouse located at the newly renovated Topkok Cabin, the cabin was still intact.

D. Memorandum of October 6, 2022 from Clerk Hammond to Nome Common Council,

- Mayor Handeland noted the annual Alaska Municipal League (AML) Local Government Conference in Anchorage, which would be available for all Council Members. The newly elected officials' training would be available for newly elected Council Member Cameron Piscoya and any other interested council members. Any interested individuals should work with the City Clerk toward conference registration.

E. Memorandum of October 18, 2022 from Clerk Hammond to Nome Common Council re: Council Determination of Disposition of Untimely Filed Sales Tax Exemption Forms,

- Mayor Handeland noted the communication item for the Council.

A motion was made by C. Henderson and seconded by C. Martinson to accept the Bering Sea Women's Group Municipal Sales Tax Exemption application as filed timely.

At the roll call:

Aye: Piscoya; Tapqaq; Henderson; D. Johnson; M. Johnson; Martinson

Nay:

Abstain:

The motion **CARRIED**.

CITIZEN'S COMMENTS

- Rhonda Schneider, Nome Community Center (NCC) Executive Director, introduced Efrain "Butch" Palmero to the Council, her replacement with NCC.
- Samuel Hiratsuka, the Legislative Assistant to Congresswoman Mary S. Peltola, announced to the public his presence within the community for the next few days. He will be set up in Council Chambers Tuesday & Wednesday afternoon and evening to listen to what matters most to constituents, in Nome.

UNFINISHED BUSINESS

A. R-22-10-03 A Resolution to Name the Parties Qualified to Sign Depository Pledge Agreements, Orders for Payment, Warrants, and/or Checks Against the City of Nome Accounts,

A motion was made by C. Henderson and seconded by C. Martinson to adopt R-22-10-03.

At the roll call:

Aye: Tapqaq; Henderson; D. Johnson; M. Johnson; Martinson; Piscoya

Nay:

Abstain:

The motion **CARRIED**.

NEW BUSINESS

A. R-22-10-04 A Resolution Designating Bryant Hammond as Acting City Manager for November 12 - 26, 2022,

A motion was made by C. M. Johnson and seconded by C. Henderson to adopt R-22-10-04.

At the roll call:

Aye: Henderson; D. Johnson; M. Johnson; Martinson; Piscoya; Tapqaa

Nay:

Abstain:

The motion **CARRIED**.

B. R-22-10-05 A Resolution Awarding the Contract for the Furnishing of an Articulated Boom Lift for the City of Nome Department of Public Works to Construction Machinery Industrial,

A motion was made by C. Henderson and seconded by C. Martinson to adopt R-22-10-05.

Discussion:

- City Manager Steckman requested that the Common Council not accept this particular bid. Stating the City could receive a better offer with another round of submissions.

At the roll call:

Aye:

Nay: D. Johnson; M. Johnson; Martinson; Piscoya; Tapqaa; Henderson

Abstain:

The motion **FAILED**.

UTILITY MANAGER'S REPORT

A. Activity Report: September 27 - October 20, 2022,

- NJUS Assistant Manager Morton announced the utility fuel surcharge had gone up 8.8 cents per kWh, a record increase. NJUS was able to save 6.3 cents per kWh using the weighted average approach with existing inventory.
- Council Member Henderson inquired into the new combined rate.
- NJUS Asst. Manager Morton stated the new combined rate would be 44.45 cents per kWh without factoring in PCE.
- Mayor Handeland estimated, dependent on usage, roughly a 12% increase in total cost toward monthly utility bills.
- NJUS Assistant Manager Morton outlined a possible avenue for future energy & power, advanced nuclear fission. The technology is not currently commercially available. Assistant Manager Morton surmised that considering such a source's planning and development process would depend on economic viability and community interest.
- NJUS Assistant Manager Morton noted a purchase order was signed with Wartsila, collaboration with Bonanza Fuel on a spill drill training, and reported freeze-ups, likely caused by circulation pumps not being turned on.

CITY MANAGER'S REPORT

A. Activity Report: September 27 - October 20, 2022,

- City Manager Steckman stated the City would be pursuing violators of parked vehicles in the right of way around town. He welcomed Youth Representative Kellie Miller and newly-elected Council Member Piscoya and extended an invitation to tour the City facilities. He apologized for the recent interruption of e-mail transmission with City servers, noting recent upgrades to the City's firewall.
- City Manager Steckman announced the Denali Commission would be moderating a Work Summit at the Mini Convention Center on November 10, 2022. He advised on the City's budget and the impact of losing the Bering Sea Restaurant and briefed on the City's rising fuel and utility costs.
- Council Member M. Johnson shared concerns with the City's online permitting process should an applicant be without access to the internet.
- City Manager Steckman stated a dedicated computer for permit applications is available at City Hall, with staff available to assist.
- Council Member Henderson inquired why a request for proposal (RFP) was put out for the City's emergency radio system.
- City Manager Steckman expressed his concern with allowing hardware providers to diagnose and further recommend their product. Having an independent party provide a diagnosis first was preferred.
- Council Member M. Johnson acknowledged the City's current Museum Director, Dr. Amy Chan-Phillips' resignation and departure from the City of Nome. He inquired into how the City might fill that need.
- City Manager Steckman determined the Museum Director position would open to the public by December.
- Council Member M. Johnson inquired into the Assistant City Manager position, which the Council had approved for in the City's budget.
- City Manager Steckman stated the City received only two responses after the advertisement for an Assistant City Manager. One of which was an Alaskan resident, follow-up would ensue.

B. October 2022 Port Director & Capital Projects Update,

C. Harbormaster Quarterly Report,

D. September 15, 2022 Nome Port Commission Regular Meeting Minutes,

E. Parks & Recreation Quarterly Report,

F. Building Inspection Quarterly Report,

G. Kegoayah Kozga Library Quarterly Report,

H. Public Works Quarterly Report,

I. NVAD / NVFD Quarterly Report,

J. Finance Quarterly Report,

CITIZEN'S COMMENTS

- Citizen Drew McCann expressed his support for exploring nuclear fission. As Branch Manager of the newly opening Nome branch office of Northrim Bank, he gave a plug to various forthcoming positions for hire.

COUNCIL MEMBER'S COMMENTS

1. Council Member M. Johnson commented, while not directly within the City's purview, there had been a local meteorologist through the weather service, which he would like to see comeback.
2. Council Member Martinson welcomed Youth Representative Kellie Miller and newly-elected Council Member Cameron Piscoya.
3. Council Member Piscoya expressed his excitement about working with the Council on the community's future.
4. Council Member Tapqaq welcomed Council Member Piscoya and Youth Representative Miller. She expressed her delight in the reflection of diversity amongst the local representatives; however, she was saddened to hear of the news of Museum Director Amy Chan's departure. She gave praise for her work and graciousness.
5. Council Member Henderson welcomed Council Member Piscoya and Youth Representative Miller and thanked Rhonda Schneider for her service to the community of Nome. He welcomed Efrain "Butch" Palmero to the community. He encouraged those in the community available to assist with Nome Public School's staffing shortage situation to do so. He also opined his support for micro-nuclear reactor technology as an energy source.
6. Council Member D. Johnson welcomed Youth Representative Kellie Miller and Council Member Piscoya.
7. Youth Representative Miller thanked everyone and expressed her excitement to be involved.

MAYOR'S COMMENTS AND REPORT

A. Activity Report: September 27 - October 20, 2022,

- Mayor Handeland noted his time spent with Congresswoman Mary Peltola's Legislative Assistant, Sam Hiratsuka. He appreciated his time spent recently with Senator Sullivan and his presence in the region.

B. Reappointment of John Odden to Nome Planning Commission Seat C,

A motion was made by C. Henderson and seconded by C. Martinson to reappointment John Odden to the Nome Planning Commission, Seat C.

At the roll call:

Aye: Martinson; Piscoya; Tapqaq; Henderson; D. Johnson; M. Johnson

Nay:

Abstain:

The motion **CARRIED**.

EXECUTIVE SESSION

ADJOURNMENT

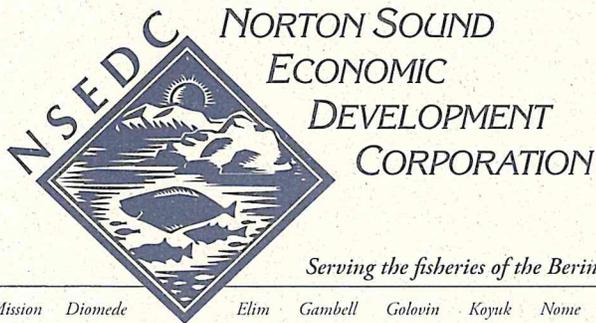
Without objection, the Nome Common Council adjourned at 7:57 PM.

APPROVED and SIGNED this 14th day of November 2022

JOHN K. HANDELAND
Mayor

ATTEST:

BRYANT HAMMOND
Clerk



Brevig Mission Diomede Elim Gambell Golovin Koyuk Nome Saint Michael Savoonga Shaktoolik Stebbins Teller Unalakleet Wales White Mountain

November 8, 2022

Mr. John Handeland, Mayor
 City of Nome
 P.O. Box 281
 Nome, AK 99762

Re: 2022 NSED C Community Benefit Share – CITY OF NOME

Dear Mayor Handeland,

On behalf of the Norton Sound Economic Development Corporation (NSED C) Board of Directors, I am pleased to announce a 2022 Community Benefit Share (CBS) distribution of \$100,000 for each NSED C member community. NSED C continues to express our firm commitment to our member communities through the CBS which provides financial support to address your community’s highest priorities.

This is the third CBS distribution for 2022. In August, a special distribution was approved by the board to allow for communities to provide a \$575 heating fuel subsidy for each household in the region. A second special distribution was declared in September for \$100,000 to each member community in response to Typhoon Merbok.

The NSED C board and staff are aware of the need to ensure accountability of not only how NSED C funds are spent, but also the process by which the use of those funds is determined. I stress the importance of—and my appreciation for—your proactive approach to help ensure that all residents of your community are aware of the decision-making process for the use of the funds.

Please note that the City of Nome (City) has the following CBS balances available for use:

Community	2021	2022	Total
NOME	\$200,000	\$100,000	\$300,000

As in prior years, NSED C requires an audit of the expenditure of previously issued CBS funds. This requires the municipality to provide financials, copies of invoices and checks, or other information which documents the procurement of items or services for the CBS disbursement. By accepting the CBS, your community acknowledges and agrees to comply with the audit requirement of the funding. Disbursement of 2022 CBS funding cannot occur until audits are complete for prior years’ distributions. NSED C’s Community Benefits Department can assist you if you have questions regarding the audit.

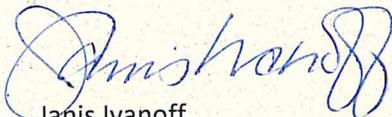
“NSED C will participate in the Bering Sea fisheries to provide economic development through education, employment, training and financial assistance to our member communities.”

With an emphasis on self-governance and accountability, NSEDC requires that the following guidelines be met in order to access the funds:

1. The City must go through a public process at the municipal level to determine the highest priorities and best uses for the funds. The public process can be a regularly scheduled city council meeting or a special community meeting to address the best use of the CBS.
2. The City must report to NSEDC on how the funds will be utilized by submitting a letter, budget, and the city council meeting minutes from the session at which CBS funds are approved.
3. The City must provide an audit with copies of invoices and checks, or other information which documents the procurement of items or services outlined in your prior years' declarations.
4. The City must expend, and have audited, all prior years' CBS funds before receiving the 2022 CBS.
5. Please note that NSEDC will only be disbursing CBS funds as direct-vendor payments or reimbursements until further notice.

Please submit all documents by January 20th, 2022, to Dora Moore, Community Benefits Specialist. If you have any questions or concerns, please contact Paul Ivanoff, Community Benefits Director, at (800) 385-3190 or by email at pivanoff@nsedc.com.

Sincerely,



Janis Ivanoff
President & CEO

cc: Nome City Council
James Serman, NSEDC Board Member

1st Reading: November 14, 2022
2nd Reading: November 28, 2022

Presented by:
City Manager
Action Taken:
Yes ___
No ___
Abstain ___

CITY OF NOME, ALASKA

ORDINANCE NO. O-22-11-01

AN ORDINANCE AUTHORIZING THE DISPOSAL OF MUNICIPAL PROPERTY BY EASEMENT TO THE STATE OF ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES (DOT&PF) FOR INCORPORATION INTO THE PORT ROAD RIGHT-OF-WAY RECONSTRUCTION PROJECT

Section 1. **Authority.** This ordinance is adopted pursuant to authority granted by NCO 2.10.030(B).

Section 2. **Classification.** This is a non-Code ordinance.

Section 3. **Authorization of Disposal to DOT&PF.** The City Council hereby authorizes the disposal of an easement interest in portions of property along the Port Road right-of-way (ROW) upon the terms and conditions contained in the easements attached hereto as exhibit A.

Section 4. **Legal Description.** A total of approximately eighty-eight thousand eight hundred fifty five (88,855) square feet designated as parcels E-1A, E-2B, E-2A, E-2B, E-5A, E-5B, E-6, E-9, E-10, E-11 and E-16 as designated in exhibit A (“the Property”).

Section 5. **Findings.** The City Council hereby finds that the use of the Property is for beneficial transportation and Port infrastructure purposes.

Section 6. **Interest Conveyed and Identification of Disposal Instrument.** The City of Nome will convey an interest in the identified parcels by easement. Consistent with the code requirement of the City retaining a reversionary interest, the easement is limited by a requirement that the property conveyed must continue to be used as a public right-of-way.

Section 7. **Value of City’s Interest.** Based on appraisals performed by Black-Smith, Bethard, & Carlson, LLC as required by Code of Federal Regulations 49 CFR part 24, the fair-market, just compensation for all easement interests is \$197,700.

Section 8. **Time Place and Manner in Which Disposal Shall Occur.** Immediately upon approval of this ordinance at the regularly scheduled City Council meeting of November 28, 2022.

Section 9. **Effective Date.** This ordinance is effective upon adoption.

APPROVED and **SIGNED** the 28th day of November, 2022.

JOHN K. HANDELAND, Mayor

ATTEST:

BRYANT HAMMOND, Clerk



THE STATE
of **ALASKA**
GOVERNOR MIKE DUNLEAVY

Department of Transportation and
Public Facilities

Item A.

NORTHERN REGION
Design & Engineering Services
Right of Way

2301 Peger Road
Fairbanks, AK 99709-5388
Main: 907-451-2273
Fax: 907-451-5411
TDD: 907-451-2363
dot.alaska.gov

CERTIFIED MAIL #7016 0340 0000 0223 6532

September 16, 2022

Bryant Hammond
City of Nome
PO Box 281
Nome, AK 99762

Re: Nome Port Road Reconstruction
Z621230000

Parcels E-1A&B, E-2A&B, E-5A&B, E-6, E-9, E-10, E-11, E-16, TCP-1A&B, TCP-2B&C, TCP-5A&B, TCP-6A&B, TCP-11, TCP-12, TCP-14ABC&D, TCP-15A&B, TCP-17AB&C, TCP-19 & TCP-21

Dear Mr. Hammond:

The State of Alaska Department of Transportation and Public Facilities (DOT&PF) is preparing a project to reconstruct Port Road in Nome. This reconstruction would improve substandard traffic flows in support of a larger reconstruction of the Port of Nome.

Construction of this project requires the purchase of easement interests from the City of Nome by DOT&PF in order to accommodate the reconstruction of the roadway. Please see the enclosed consolidated easement document for descriptions of the individual easements.

The right of way easements have been examined by a qualified third party appraiser who has considered all of the elements that contribute to the fair market value of the interests. The fair market value for all easement interests to be acquired has been determined to be a total of **\$197,700**. Copies of the appraisals are enclosed for your reference.

If you believe the market value determination does not accurately represent the value of the interests as if they were available on the open market and/or require additional conditions in order to reach an agreement you are welcome to submit a counter offer in response with documented support for your claims. Approval of any counter offer is subject to a review by the DOT&PF Right of Way Chief.

Also enclosed is a temporary construction permit (TCP) consisting of multiple locations within City of Nome property. Please see the enclosed consolidated permit for location descriptions of the individual permits. The purpose of this permit is to allow the DOT&PF contactor access to the specified portions of

"Keep Alaska Moving through service and infrastructure."

City of Nome property to grade existing driveway approaches to match the new roadway. This permit is considered to be mutually beneficial, voluntary, and revocable at will so there is no compensation included in exchange for it. If you choose not to sign the permit the project work will be limited to the existing right of way and may result in a lesser, but functional product.

All documents necessary to complete the purchase are enclosed. A Federal Highways Administration (FHWA) brochure is also enclosed to provide additional information about right of way acquisition procedures.

I've also enclosed copies of the Right of Way Map and Current Project Plan Set for your reference.

Finally, I would like to note that prior to executing any documents **I will need to have documented authority for the signatory to convey this real estate on behalf of the City of Nome**, for example, a copy of a city resolution or ordinance approving the conveyance.

I would be happy to provide digital copies of any enclosed documents upon request after this package has been confirmed to be received. I look forward to hearing from you. I can be reached at daniel.pistor@alaska.gov or 907-451-5434.

Sincerely,



Daniel Pistor
Right of Way Agent III

Enclosure

Appraisal Parcels E-1A&B, E-9, E-10, E-11 & E-16

Appraisal Parcels E-2A&B

Appraisal Parcels E-5A&B

Appraisal Parcel E-6

Consolidated Right of Way Easement (E-1A&B, E-2A&B, E-5A&B, E-6, E-9, E-10, E-11 & E-16)

Consolidated Temporary Construction Permit (TCP-1A&B, TCP-2B&C, TCP-5A&B, TCP-6A&B, TCP-11, TCP-12, TCP-14ABC&D, TCP-15A&B, TCP-17AB&C, TCP-19 & TCP-21)

Right of Way Map

Current Project Plan Set

Memorandum of Agreement

Purchase Voucher

W-9

Brochure

	<p style="text-align: center;">STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES</p> <p style="text-align: center;">EASEMENT (Corporate/Partial Property)</p>	<p>PROJECT NAME: NOME PORT ROAD RECONSTRUCTION</p> <p>STATE PROJECT #: Z621230000</p> <p>FEDERAL-AID PROJECT #: 0002278</p> <p>PARCEL #: E-1A, E-1B, E-2A, E-2B, E-5A, E-5B, E-6, E-9, E-10, E-11 & E-16</p>
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The GRANTOR, CITY OF NOME, whose mailing address is PO Box 281, Nome, AK 99762, for and in consideration of TEN DOLLARS (\$10), and other valuable consideration, in hand paid, conveys and warrants to the GRANTEE, STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES, whose mailing address is 2301 Peger Road, Fairbanks, Alaska 99709, its successors or assignees, a perpetual, full and unrestricted easement and right-of-way along, over, and across the following-described tracts of land located in the State of Alaska: All those parts of the following-described land:

- Parcel E-1A: See Exhibit A;
- Parcel E-1B: See Exhibit B;
- Parcel E-2A: See Exhibit C;
- Parcel E-2B: See Exhibit D;
- Parcel E-5A: See Exhibit E;
- Parcel E-5B: See Exhibit F;
- Parcel E-6: See Exhibit G;
- Parcel E-9: See Exhibit H;
- Parcel E-10: See Exhibit I;
- Parcel E-11: See Exhibit J;
- Parcel E-16: See Exhibit K

which lie within the easement of right-of-way lines of Alaska Project No. Z621230000, delineated as to said tracts of land on the plats attached hereto and made a part hereof as pages 3 through 49 of this instrument and designated as Parcel Nos. E-1A, E-1B, E-2A, E-2B, E-5A, E-5B, E-6, E-9, E-10, E-11 & E-16. Said parcels, containing a total of 88,855 square feet more or less, in addition to existing right-of-way, is hereby granted to the State of Alaska for the purpose of a public right of way.

The Grantor hereby covenants with the State of Alaska that the Grantor has good title to the above-described tracts of land and covenants that the State of Alaska shall have quiet and peaceable possession thereof; and shall have a free and unrestricted right to maintain said facilities as long as the right-of-way of which this easement area is a part, remains a public way.

Dated this _____ day of _____, 2_____.

City of Nome

By: _____
John K. Handeland, Mayor

CORPORATE ACKNOWLEDGMENT

STATE OF ALASKA)
 : ss
_____JUDICIAL DISTRICT)

On this ____ day of _____, 2_____, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared John K. Handeland, Mayor of the City of Nome, known to me to be the identical individual who executed the foregoing instrument, and they acknowledged to me that they executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year above written.

[NOTARY SEAL]

Notary Public in and for the State of Alaska
My Commission Expires: _____

CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY that the STATE OF ALASKA, DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES, Grantee herein, acting by and through its Commissioner, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of _____, 2_____.

DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES

By: _____
For the Commissioner

Filed for Record at the Request of and Return to:
State of Alaska
DOT&PF – Right of Way Dept.
2301 Peger Road, MS 2553
Fairbanks, AK 99709-5399
State Business-No Charge

EXHIBIT A
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E1A
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E1A

A parcel of land within U. S. Mineral Survey 410, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at a point on the easterly right of way of Causeway Road, Plat 2016-6, Port Road Right of Way, Record of Survey, recorded March 14, 2016, Cape Nome Recording District, said point being 45.75 feet right of design centerline station "PT" 11+89.09, Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, and the **TRUE POINT OF BEGINNING**;

THENCE N 15°40'50" E along the easterly right of way of said Causeway Road a distance of 185.12 feet to the southwesterly right of way of Port Road, said plat 2016-6;

THENCE continuing along the right of way of said Port Road, along curve to the left, not tangent to the last described line, having a radius of 216.90 feet, an arc length of 167.52 feet, and a chord bearing of S 45°54'34" E;

THENCE continuing along the right of way of said Port Road along a line not tangent to the last described line bearing S 71°35'00" W a distance of 117.72 feet;

THENCE continuing along the right of way of said Port Road, along a curve to the left, tangent to the last described line, having a radius of 230.39 feet, an arc length of 62.24 feet, and a chord bearing of S 63°50'39" W, and the **TRUE POINT OF BEGINNING**.

Said described parcel contains 0.252 acres more or less.

EXHIBIT A

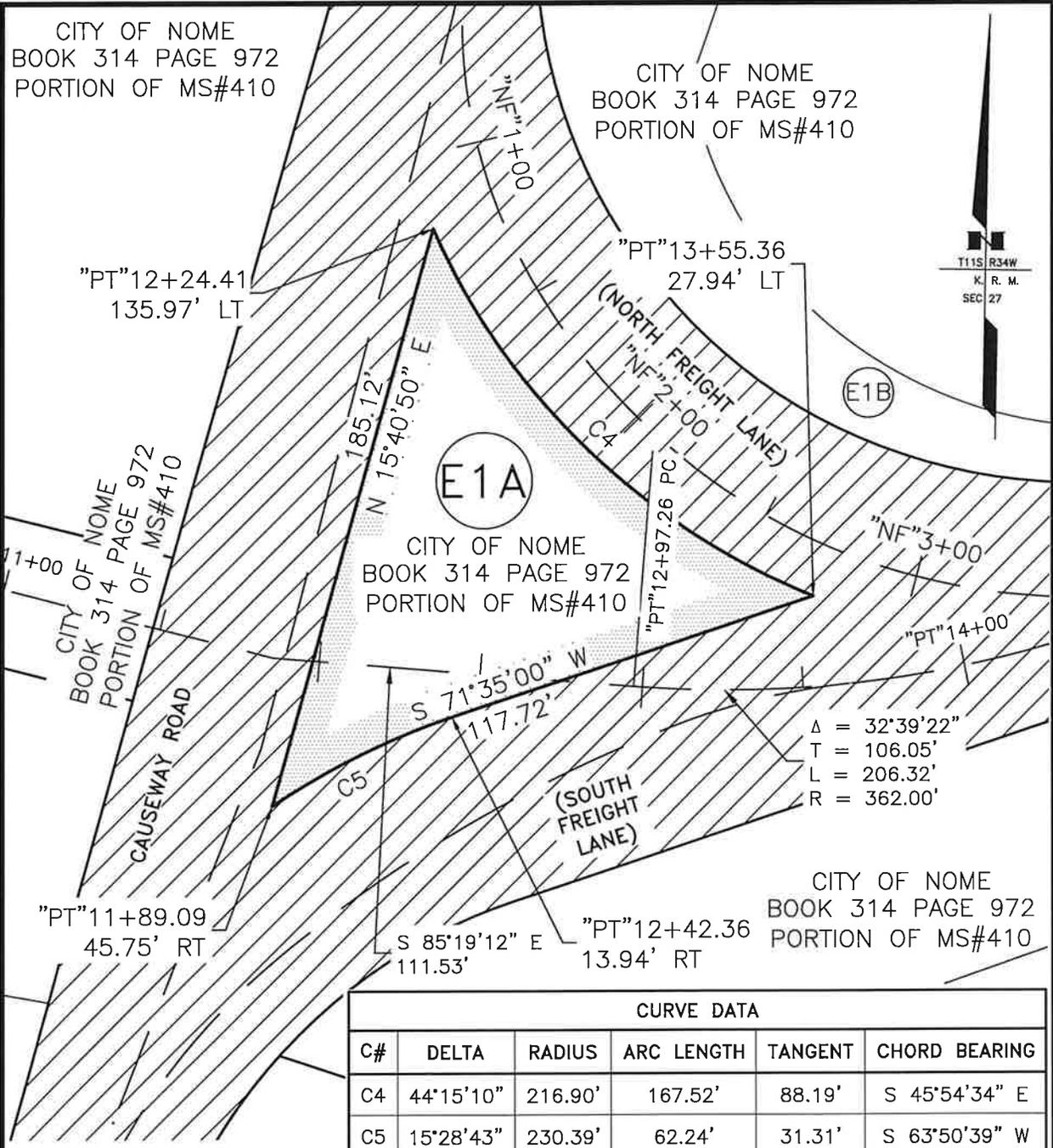
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
 NOME PORT ROAD RECONSTRUCTION
 PROJECT NUMBER 002278/Z621230000

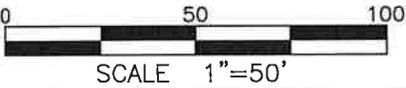


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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT A		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>1</u> OF <u>2</u>	AREA <u>0.252 ACRES</u> PARCEL NO. <u>E1A</u>
		SCALE <u>1" = 400'</u>	DATE <u>01/12/2022</u>



CURVE DATA					
C#	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C4	44°15'10"	216.90'	167.52'	88.19'	S 45°54'34" E
C5	15°28'43"	230.39'	62.24'	31.31'	S 63°50'39" W



OWNER: CITY OF NOME
REMAINING AREA = 0 AC.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT A		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>2</u> OF <u>2</u>	AREA <u>0.252 ACRES</u> PARCEL NO. <u>E1A</u>
		SCALE <u>1" = 50'</u>	DATE <u>01/12/2022</u>

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EXHIBIT B
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E1B
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E1B

A parcel of land within U. S. Mineral Survey 410, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at a point on the easterly right of way of Causeway Road, Plat 2016-6, Port Road Right of Way, Record of Survey, recorded March 14, 2016, Cape Nome Recording District, said point being 306.89 feet left of design centerline station "PT" 12+58.46, Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, and the **TRUE POINT OF BEGINNING**;

THENCE along the easterly right of way of said Causeway Road S 15°57'00" W a distance of 35.53 feet to the westerly right of way of Port Road, said plat 2016-6;

THENCE continuing along the right of way of said Port Road, along a curve to the left, tangent to the last described line, having a radius of 166.85 feet, an arc length of 338.80 feet, and a chord bearing of S 42°20'59" E;

THENCE continuing along the right of way of said Port Road, along a line not tangent to the last described curve S 47°28'33" W a distance of 0.81 feet;

THENCE continuing along the right of way of said Port Road, along a curve to the left, not tangent to the last described line, having a radius of 239.56 feet; an arc length of 133.33 feet, and a chord bearing of N 55°51'25" E;

THENCE S 57°29'17" W a distance of 66.22 feet;

THENCE along a curve to the right, tangent to the last described line, having a radius of 130.48 feet, an arc length of 259.58, and a chord bearing of N 67° 40'43" W;

THENCE along a line not tangent to the last described curve bearing N 19°09'52" E a distance of 71.07 feet;

THENCE N 15°53'59" E a distance of 44.74 feet;

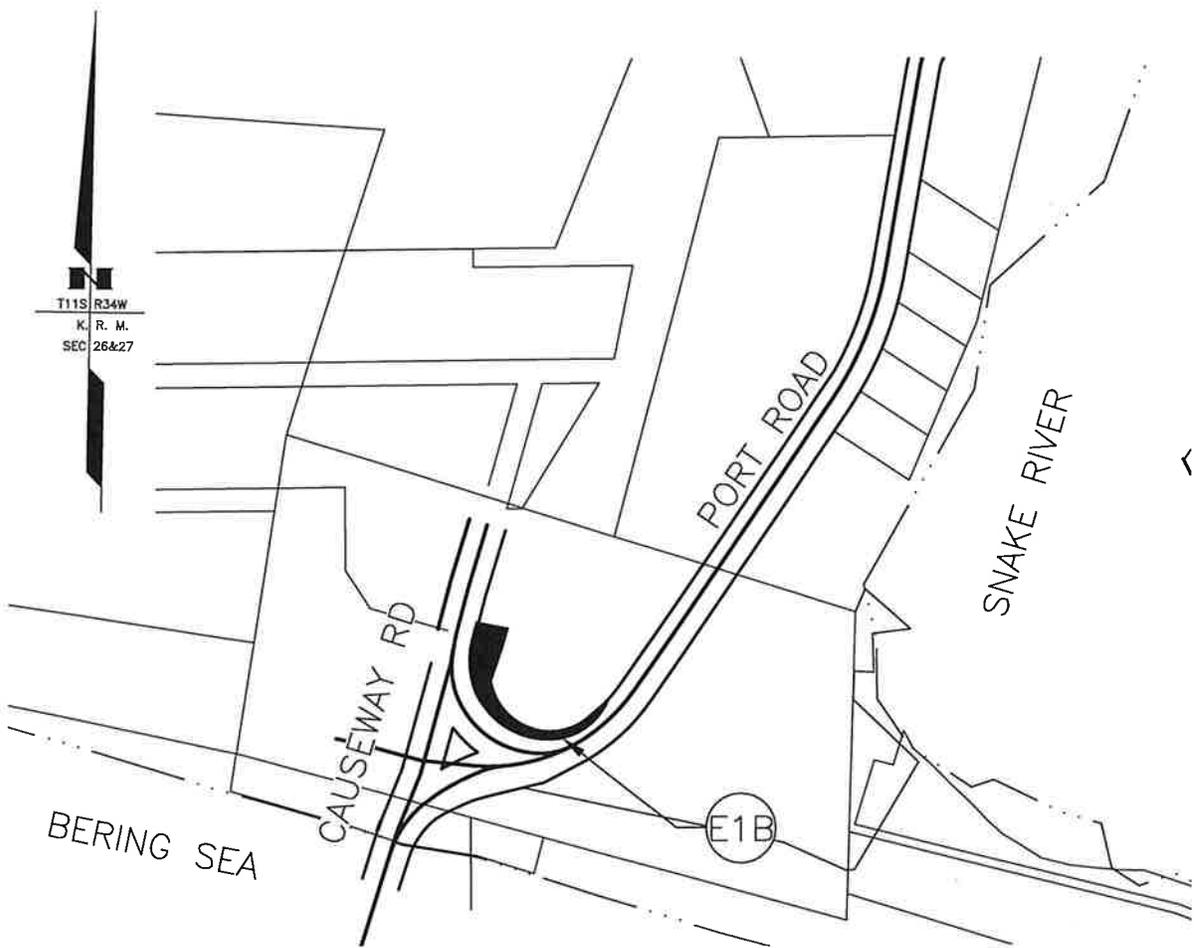
THENCE N 79°15'21" W a distance of 68.06 feet to the easterly right of way of said Causeway Road, and the **TRUE POINT OF BEGINNING**.

Said described parcel contains 0.334 acres, more or less.

EXHIBIT B

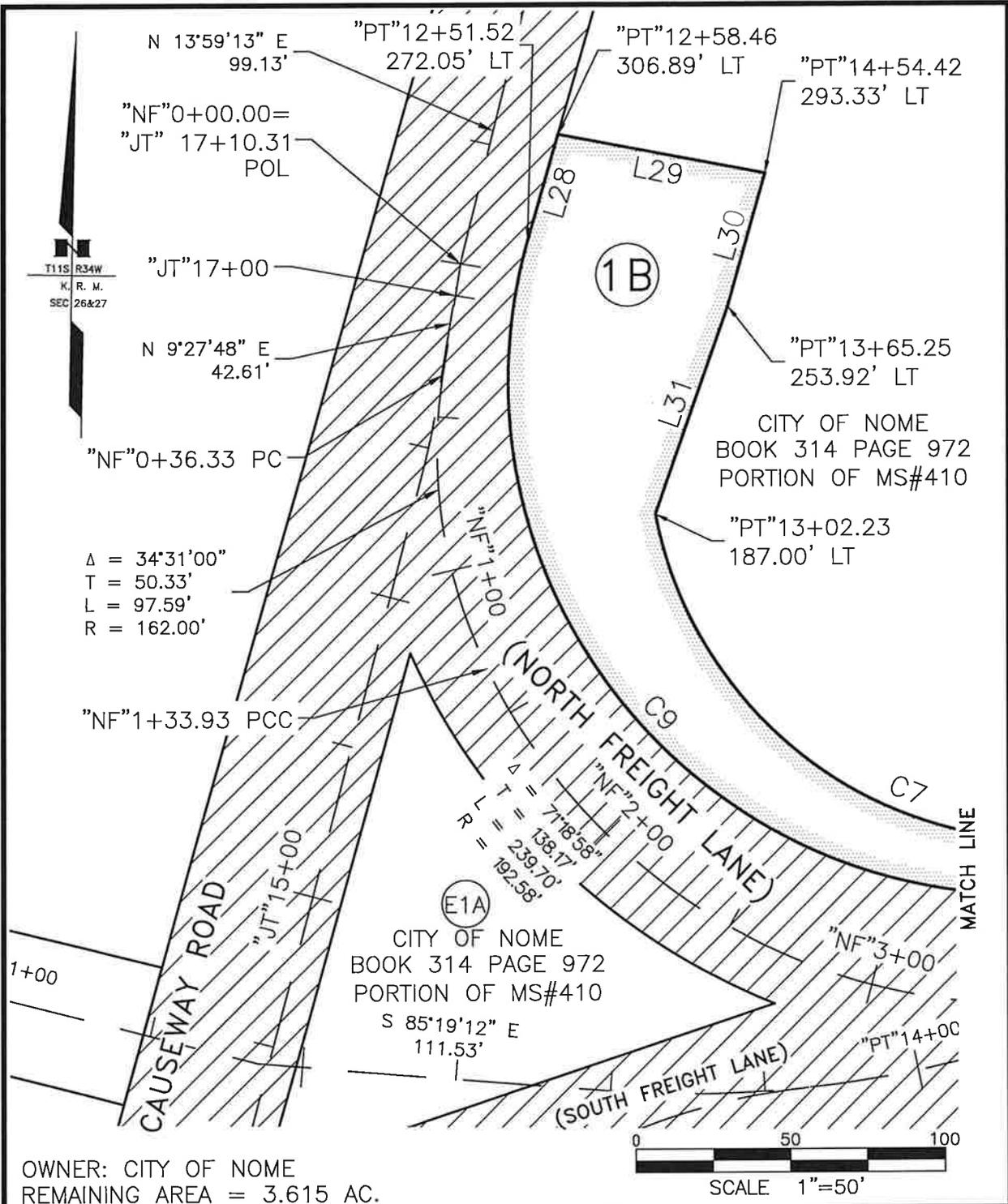
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
 NOME PORT ROAD RECONSTRUCTION
 PROJECT NUMBER 002278/Z621230000



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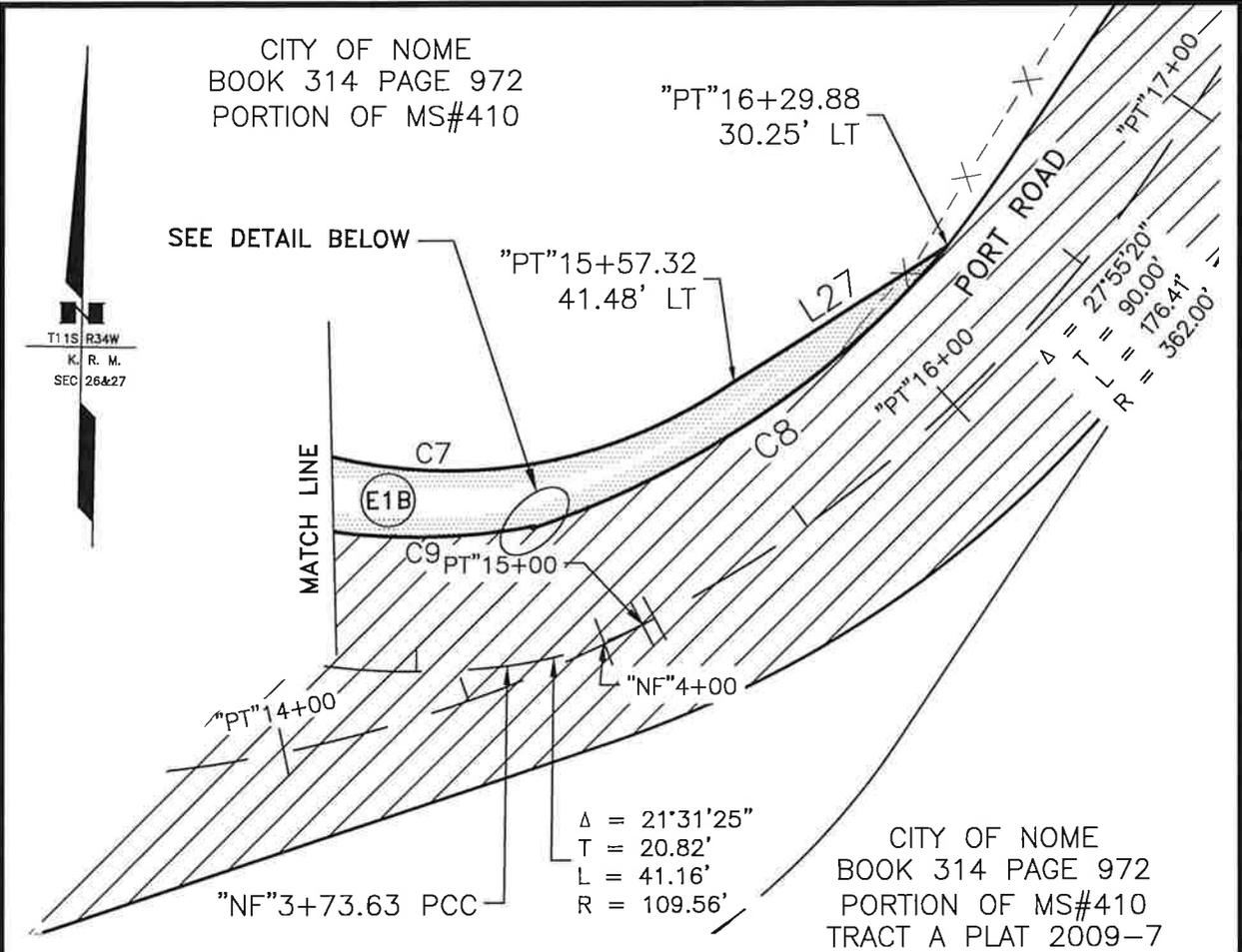
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT B		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>1</u> OF <u>4</u>	AREA <u>0.334 AC.</u> PARCEL NO. <u>E1B</u>
		SCALE <u>1" = 400'</u>	DATE <u>01/12/2022</u>



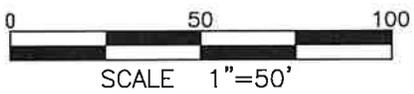
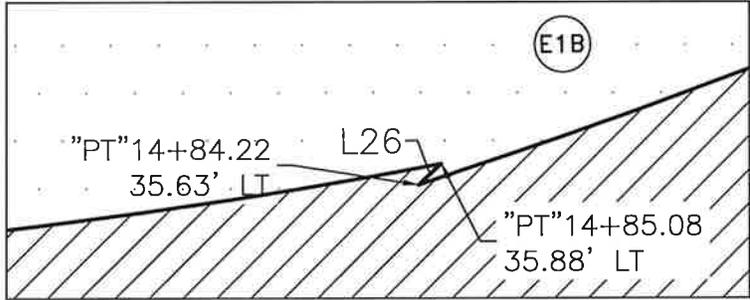
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OWNER: CITY OF NOME
 REMAINING AREA = 3.615 AC.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT B		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>2</u> OF <u>4</u>	AREA <u>0.334 ACRES</u> PARCEL NO. <u>E1B</u>
		SCALE <u>1" = 50'</u>	DATE <u>01/22/2022</u>



DETAIL
1 INCH = 5 FEET



OWNER: CITY OF NOME
REMAINING AREA = 3.615 AC.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT B		DRAWING	
PROJECT NO. 002278/Z621230000		AREA 0.334 ACRES PARCEL NO. E1B	
INITIAL	DATE	SCALE 1" = 50'	DATE 01/12/2022
		3 OF 4	

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CURVE DATA					
C#	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C7	113°59'00"	130.48'	259.58'	200.86'	N 67°40'43" W
C8	31°53'23"	239.56'	133.33'	68.44'	N 55°51'25" E
C9	116°20'47"	166.85'	338.80'	268.82'	S 42°20'59" E

LINE DATA		
L#	BEARING	DISTANCE
L26	S 47°28'33" W	0.81'
L27	S 57°29'17" W	66.22'
L28	S 15°57'00" W	35.53'
L29	N 79°15'21" W	68.06'
L30	N 15°53'59" E	44.74'
L31	N 19°09'52" E	71.07'

OWNER: CITY OF NOME
 REMAINING AREA = 3.615 AC.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT B		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
		4 OF 4	AREA <u>0.334 ACRES</u> PARCEL NO. <u>E1B</u>
INITIAL	DATE	SCALE <u>N/A</u>	DATE <u>08/20/2021</u>

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EXHIBIT C
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E2A
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E2A

A parcel of land within Tract A, Plat 2009-7, A Replatting of USMS 410; Lots 1A and 21A, Block 1; Lot 75, Block 2; Block 2B; and Unsubdivided Portions of U.S. Survey 451, recorded May 12, 2009, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at a point on the easterly right of way of Port Road, Plat 2016-6, Port Road Right of Way, Record of Survey, recorded March 14, 2016, Cape Nome Recording District, said point being 29.51 feet right of design centerline station "PT" 20+41.03, Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, said point being the most northwesterly corner of said Tract A, common to the most southwesterly corner of Lot 1, Plat 2005-15, Port Road Industrial Park Subdivision, recorded September 12, 2015, Cape Nome Recording District, and the **TRUE POINT OF BEGINNING**;

THENCE S 33°50'11" W along the said easterly right of way of Port Road on a distance of 13.43 feet;

THENCE S 64°15'53" E a distance of 91.20 feet;

THENCE S 73°10'12" E a distance of 167.39 feet;

THENCE N 19°05'19" E a distance of 24.76 feet to the southeast corner of said Lot 1, Plat 2005-15;

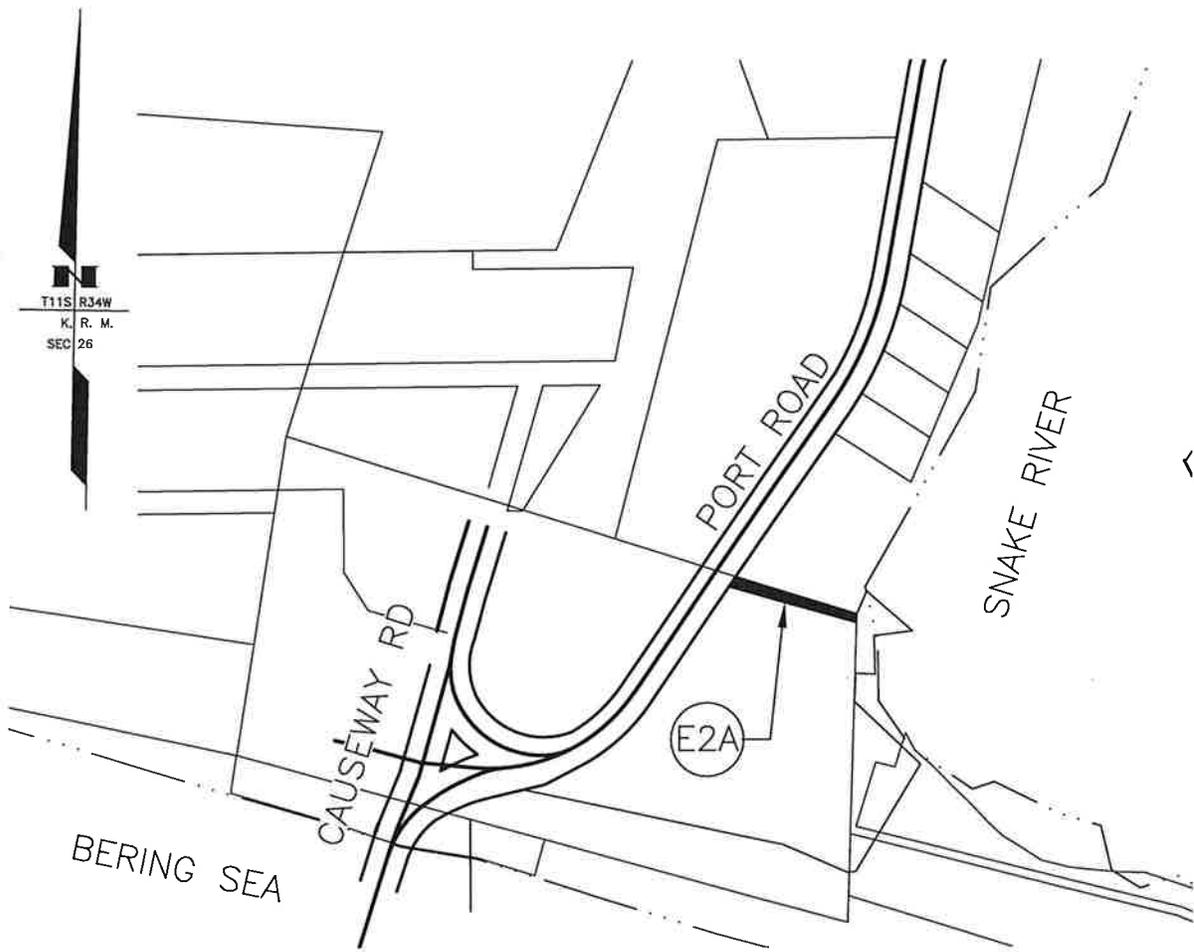
THENCE along the southerly boundary of said Lot 1, Plat 2005-15 N 72°40'14" W a distance of 254.55 feet to the **TRUE POINT OF BEGINNING**.

Said described parcel contains 0.138 acres, more or less.

EXHIBIT C

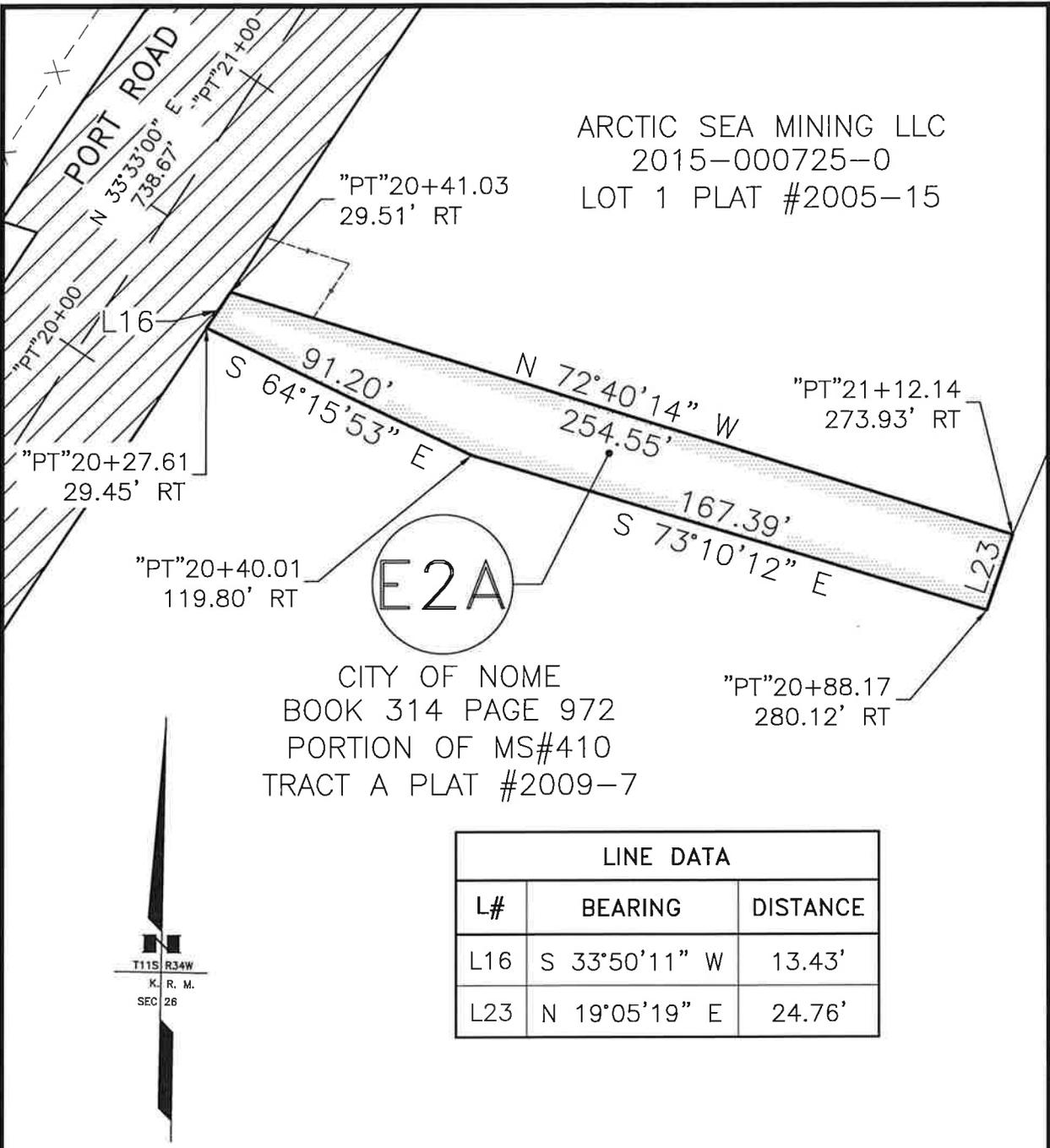
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
 NOME PORT ROAD RECONSTRUCTION
 PROJECT NUMBER 002278/Z621230000



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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT C		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>1</u> OF <u>2</u>	AREA <u>0.138 AC.</u> PARCEL NO. <u>E2A</u>
		SCALE <u>1" = 400'</u>	DATE <u>01/12/2022</u>

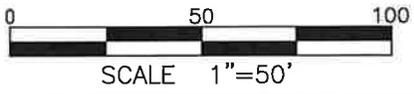


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LINE DATA		
L#	BEARING	DISTANCE
L16	S 33°50'11" W	13.43'
L23	N 19°05'19" E	24.76'

OWNER: CITY OF NOME
REMAINING AREA = 5.297 AC.*



* ACCOUNTS FOR BOTH PARCELS E2A & E2B SUBTRACTIONS.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT C		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>2</u> OF <u>2</u>	AREA <u>0.138 ACRES</u> PARCEL NO. <u>E2A</u>
		SCALE <u>1" = 50'</u>	DATE <u>01/12/2022</u>

EXHIBIT D
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E2B
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E2B

A parcel of land within Tract A, Plat 2009-7, A Replatting of USMS 410; Lots 1A and 21A, Block 1; Lot 75, Block 2; Block 2B; and Unsubdivided Portions of U.S. Survey 451, recorded May 12, 2009, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at a point on the southeasterly right of way of Port Road, Plat 2016-6, Port Road Right of Way, Record of Survey, recorded March 14, 2016, Cape Nome Recording District, common to the northerly boundary of the parcel conveyed by Statutory Warranty Deed, Book 314 Page 972, recorded January 13, 1986, Cape Nome Recording District, a point located 22.84 feet right of Design Alignment Station "PT" 14+62.88 Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, and the **TRUE POINT OF BEGINNING**;

THENCE along the said right of way of Port Road N 71°35'00" E on a distance of 16.91 feet;

THENCE continuing along the right of way of Port Road, along a curve to the left, tangent to the last described line, having a radius of 299.56 feet, an arc length of 197.36 feet, and a chord bearing of N 52°42'33" E;

THENCE S 33°46'04" W along a line not tangent to the last described curve a distance of 140.76 feet;

THENCE along a curve to the right, tangent to the last described line, having a radius of 200.00 feet, an arc length of 59.36 feet, and a chord bearing of S 42°16'12" W to the northerly boundary of said parcel conveyed by Statutory Warranty Deed, Book 314 Page 972;

THENCE N 78°47'13" W along the northerly boundary of said parcel conveyed by Statutory Warranty Deed, Book 314 Page 972 a distance of 39.09 feet;

THENCE N 24°31'09" W along the northerly boundary of said parcel conveyed by Statutory Warranty Deed, Book 314 Page 972 a distance of 33.42 feet to the True **POINT OF BEGINNING**.

Said described easement contains 0.116 acres, more or less.

EXHIBIT D

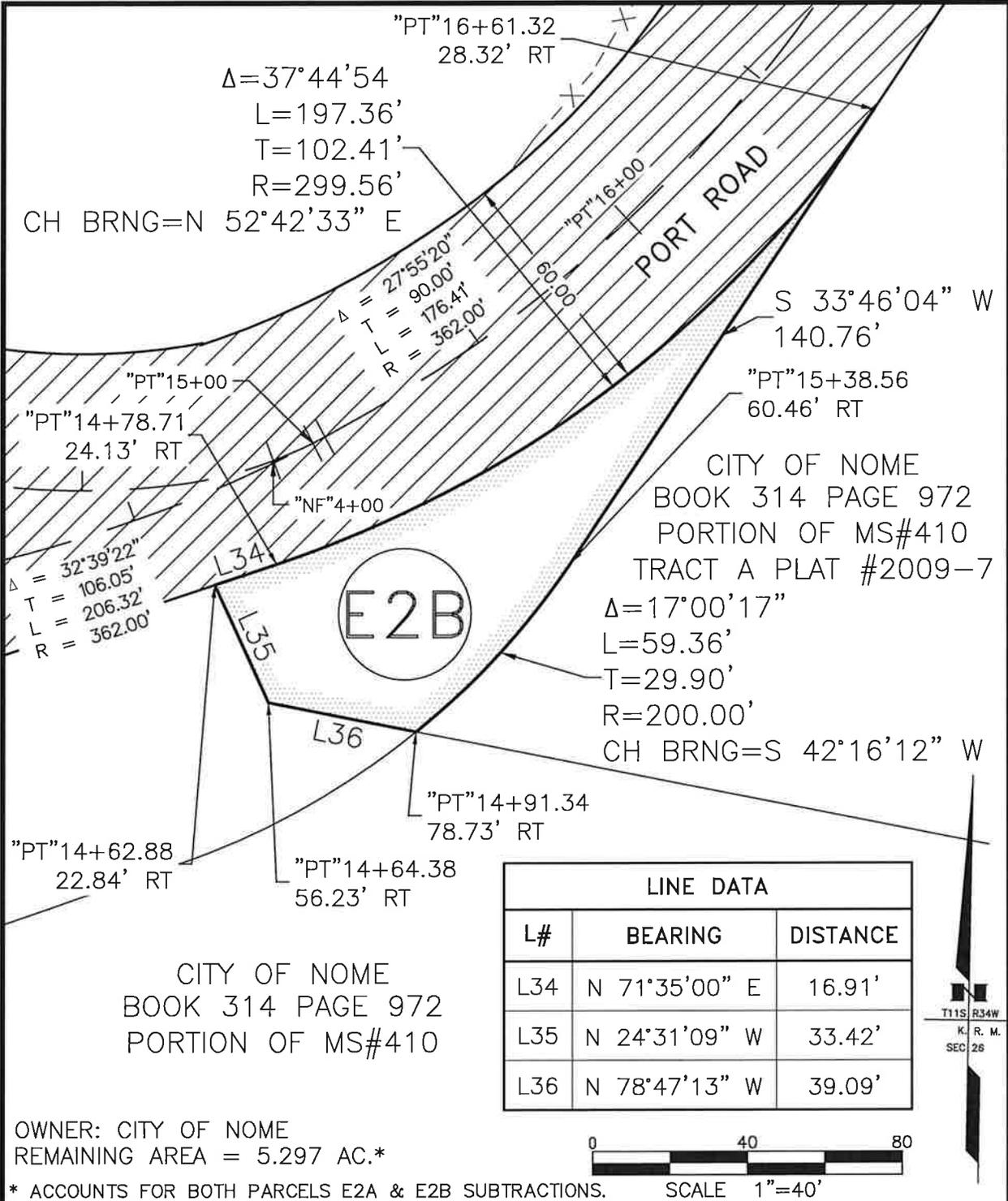
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
 NOME PORT ROAD RECONSTRUCTION
 PROJECT NUMBER 002278/Z621230000



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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT D		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>1</u> OF <u>2</u>	AREA <u>0.116 AC.</u> PARCEL NO. <u>E2B</u>
		SCALE <u>1" = 400'</u>	DATE <u>01/12/2022</u>



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CITY OF NOME
BOOK 314 PAGE 972
PORTION OF MS#410

LINE DATA		
L#	BEARING	DISTANCE
L34	N 71°35'00" E	16.91'
L35	N 24°31'09" W	33.42'
L36	N 78°47'13" W	39.09'

OWNER: CITY OF NOME
REMAINING AREA = 5.297 AC.*

* ACCOUNTS FOR BOTH PARCELS E2A & E2B SUBTRACTIONS.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT D		PROJECT NO. <u>002278/Z621230000</u>	
DRAWING		AREA <u>0.116 ACRES</u> PARCEL NO. <u>E2B</u>	
INITIAL	DATE	SCALE <u>1" = 40'</u>	DATE <u>01/12/2022</u>
	<u>2</u> OF <u>2</u>		

EXHIBIT E
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E5A
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E5A

A parcel of land within Lot 7, Plat 2005-15, Port Road Industrial Park Subdivision, recorded September 12, 2015, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at a point on the easterly right of way of Port Road, said Plat 2005-15, said point being 29.58 feet right of design centerline station "PT" 29+26.52, Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, said point being the most southwesterly corner of said Lot 7, common to the most northwesterly corner of Lot 6, Plat 2013-10, A Replat of Lot 6, Plat 2005-15 into Lots 6 and 6A, Port Road Industrial Park Subdivision, recorded December 23, 2013, Cape Nome Recording District, and the **TRUE POINT OF BEGINNING**;

THENCE S 65°10'57" E along the north boundary of said Lot 6 a distance of 111.82 feet to the most northeasterly corner of said Lot 6, common to the most northwesterly corner of Lot 6A of said Plat 2013-10;

THENCE continuing S 65°10'57" E along the north boundary of said Lot 6A a distance of 99.60 feet to the most northeasterly corner of said Lot 6A, common to the most southeasterly corner of said Lot 7;

THENCE N 13°35'47" E along the easterly boundary of said Lot 7 a distance of 14.95 feet;

THENCE N 65°46'00" W a distance of 211.90 feet to the said easterly right of way of Port Road;

THENCE along said easterly right of way of Port Road S 09°41'33" W a distance of 12.95 feet to the **TRUE POINT OF BEGINNING**.

Said described parcel contains 0.066 acres, more or less.

EXHIBIT E

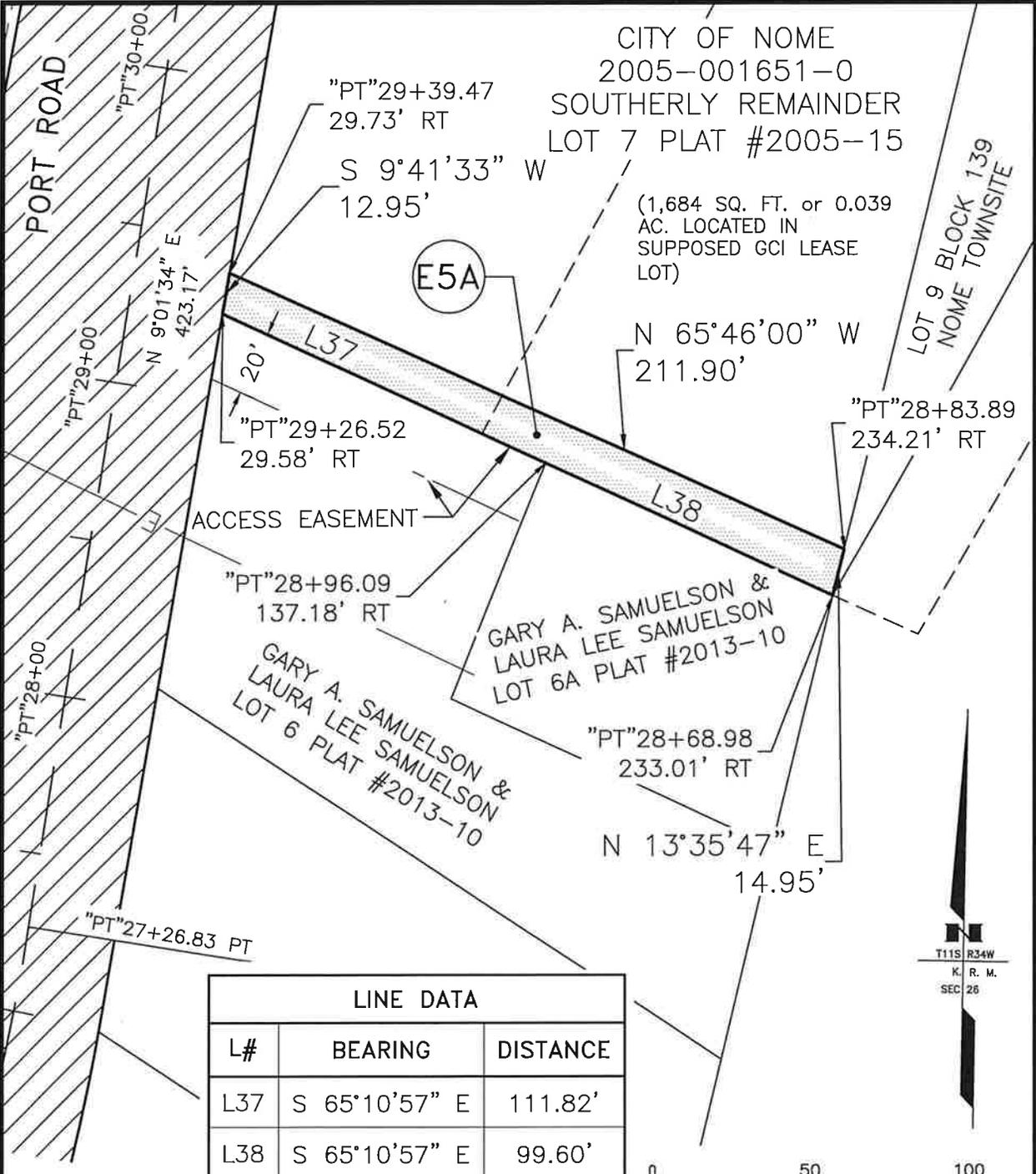
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
NOME PORT ROAD RECONSTRUCTION
PROJECT NUMBER 002278/Z621230000



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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT E		DRAWING	PROJECT NO. 002278/Z621230000
INITIAL	DATE	1 OF 2	AREA 0.066 AC PARCEL NO. E5A
			SCALE 1" = 400' DATE 01/12/2022



LINE DATA		
L#	BEARING	DISTANCE
L37	S 65°10'57" E	111.82'
L38	S 65°10'57" E	99.60'



OWNER: CITY OF NOME
REMAINING AREA = 1.471 AC.

STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT E		PROJECT NO. <u>002278/Z621230000</u>	
DRAWING		AREA <u>0.066 AC</u> PARCEL NO. <u>E5A</u>	
INITIAL	DATE	SCALE <u>1" = 50'</u>	DATE <u>01/12/2022</u>
	<u>2 OF 2</u>		

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EXHIBIT F
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E5B
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E5B

A parcel of land within Lot 7, Plat 2005-15, Port Road Industrial Park Subdivision, recorded September 12, 2015, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at the most northwesterly corner of Parcel 2, right of way of Jafet Road, established by State of Alaska Department of Transportation & Public Facilities Quitclaim Deed, Instrument No. 2012-000894-0, recorded August 16, 2012, Cape Nome Recording District, said point being 68.45 feet left of design centerline station "PT" 32+71.40, Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, and the **TRUE POINT OF BEGINNING**;

THENCE N 00°28'14" W a distance of 10.20 feet along the easterly boundary of Parcel 11, right of way Nome Port Road, established by State of Alaska Department of Transportation & Public Facilities Quitclaim Deed, Instrument No. 2012-000893-0, recorded August 16, 2012, Cape Nome Recording District, to the most southerly corner of the property described by Commissioner's Quitclaim Deed, Book 356 Page 374, recorded February 8, 2000, Cape Nome Recording District;

THENCE continuing N 00°28'14" W along the easterly boundary of said property described by Book 356 Page 374 a distance of 14.88 feet;

THENCE S 28°16'55" E a distance of 28.59 feet to the right of way of Jafet Road, established by State of Alaska Department of Transportation & Public Facilities Quitclaim Deed as Parcel 2, Instrument No. 2012-000894-0, recorded August 16, 2012, Cape Nome Recording District;

THENCE N 89°35'06" W along the right of way of said Jafet Road a distance of 13.34 feet to said Port Road right of way, and the **TRUE POINT OF BEGINNING**.

Said described parcel contains 167 square feet, more or less.

EXHIBIT F

STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

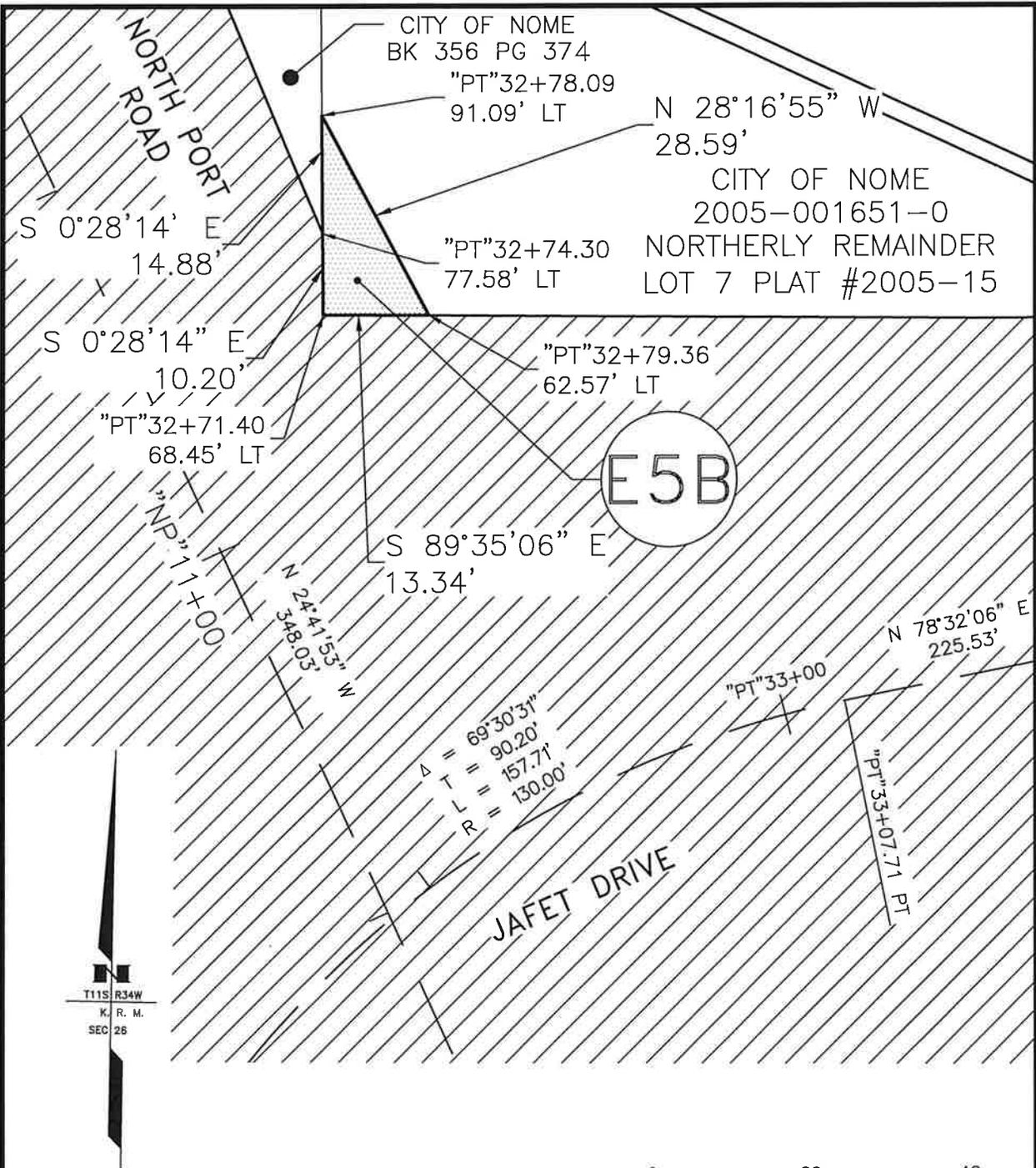
RIGHT OF WAY REQUIRED FOR
NOME PORT ROAD RECONSTRUCTION
PROJECT NUMBER 002278/Z621230000



T11S R34W
K. R. M.
SEC 26

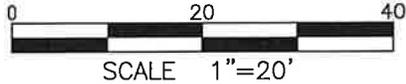
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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT F	DRAWING	PROJECT NO. <u>002278/Z621230000</u>	
		AREA <u>167 S.F.</u>	PARCEL NO. <u>E5B</u>
INITIAL	DATE	SCALE <u>1"=400'</u>	DATE <u>01/12/2022</u>
	<u>1 OF 2</u>		



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OWNER: CITY OF NOME
 REMAINING AREA = 3,479 SQ. FT.



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT F	DRAWING	PROJECT NO. <u>002278/Z621230000</u>	
		AREA <u>167 S.F.</u>	PARCEL NO. <u>E5B</u>
INITIAL	DATE	SCALE <u>1"=20'</u>	DATE <u>01/12/2022</u>
	<u>2 OF 2</u>		

EXHIBIT G
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E6
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E6

A parcel of land located within property described by Commissioner's Quitclaim Deed, Instrument no. 2004-000375-0, recorded April 8, 2004, Cape Nome Recording District, depicted as Block 21, Plat 2004-4, Record of Survey of Nome Airport Block 21, Tract II, recorded February 6, 2004, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at the most northeasterly corner of said Block 21, the **TRUE POINT OF BEGINNING**;

THENCE S 22°31'28" E a distance of 151.11 feet to the most northeasterly corner of Parcel 11, right of way Nome Port Road, established by State of Alaska Department of Transportation & Public Facilities Quitclaim Deed, Instrument No. 2012-000893-0, recorded August 16, 2012, Cape Nome Recording District

THENCE S 68°05'21" W along the right of way of said Nome Port Road a distance of 75.78 feet to the most northwesterly corner of said Parcel 11;

THENCE N 21°54'51" W a distance of 154.44 feet to the north boundary of said Block 21;

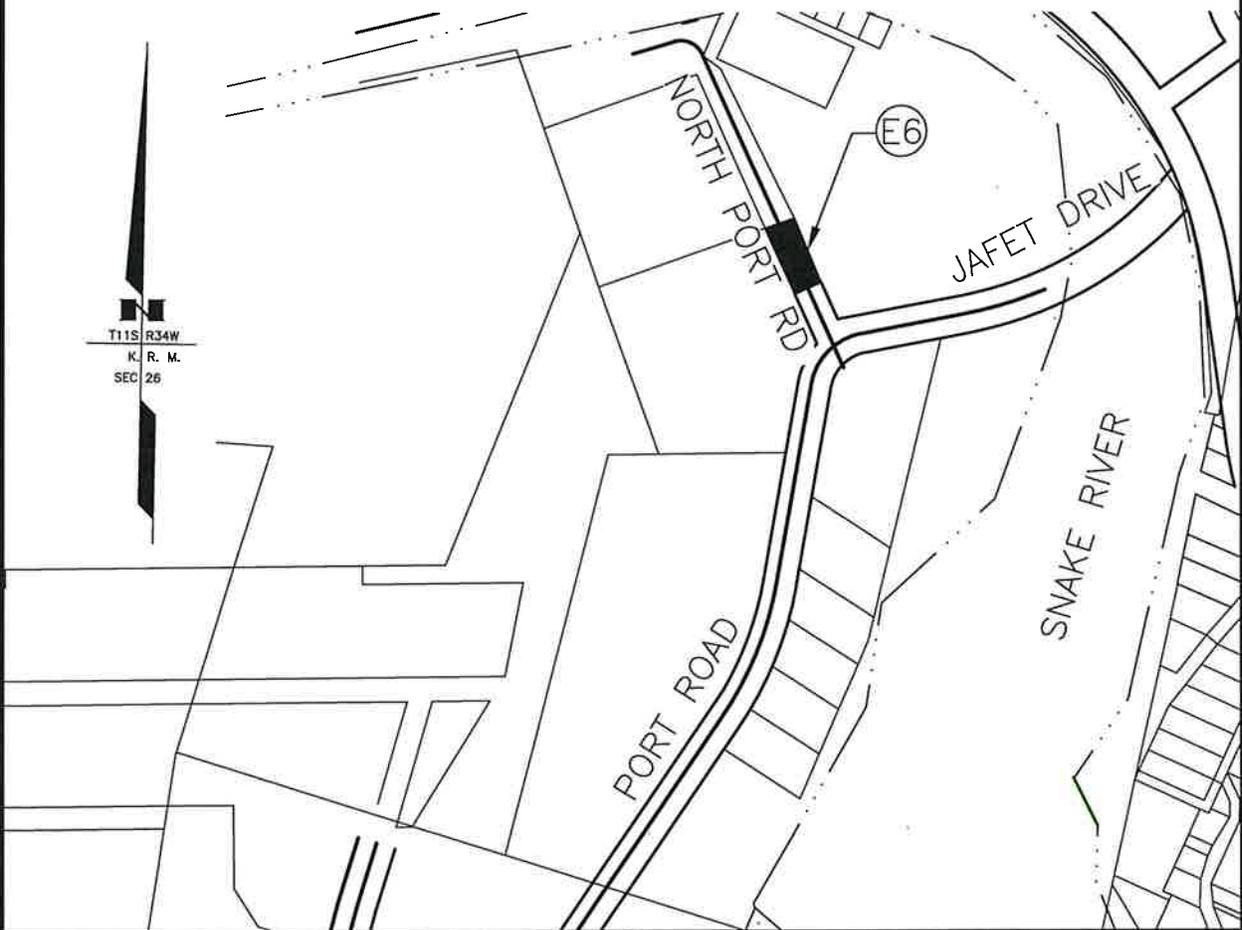
THENCE N 70°39'52" E along said north boundary of said Block 21 a distance of 74.25 feet to the **TRUE POINT OF BEGINNING**.

Said described parcel contains 0.263 acres, more or less.

EXHIBIT G

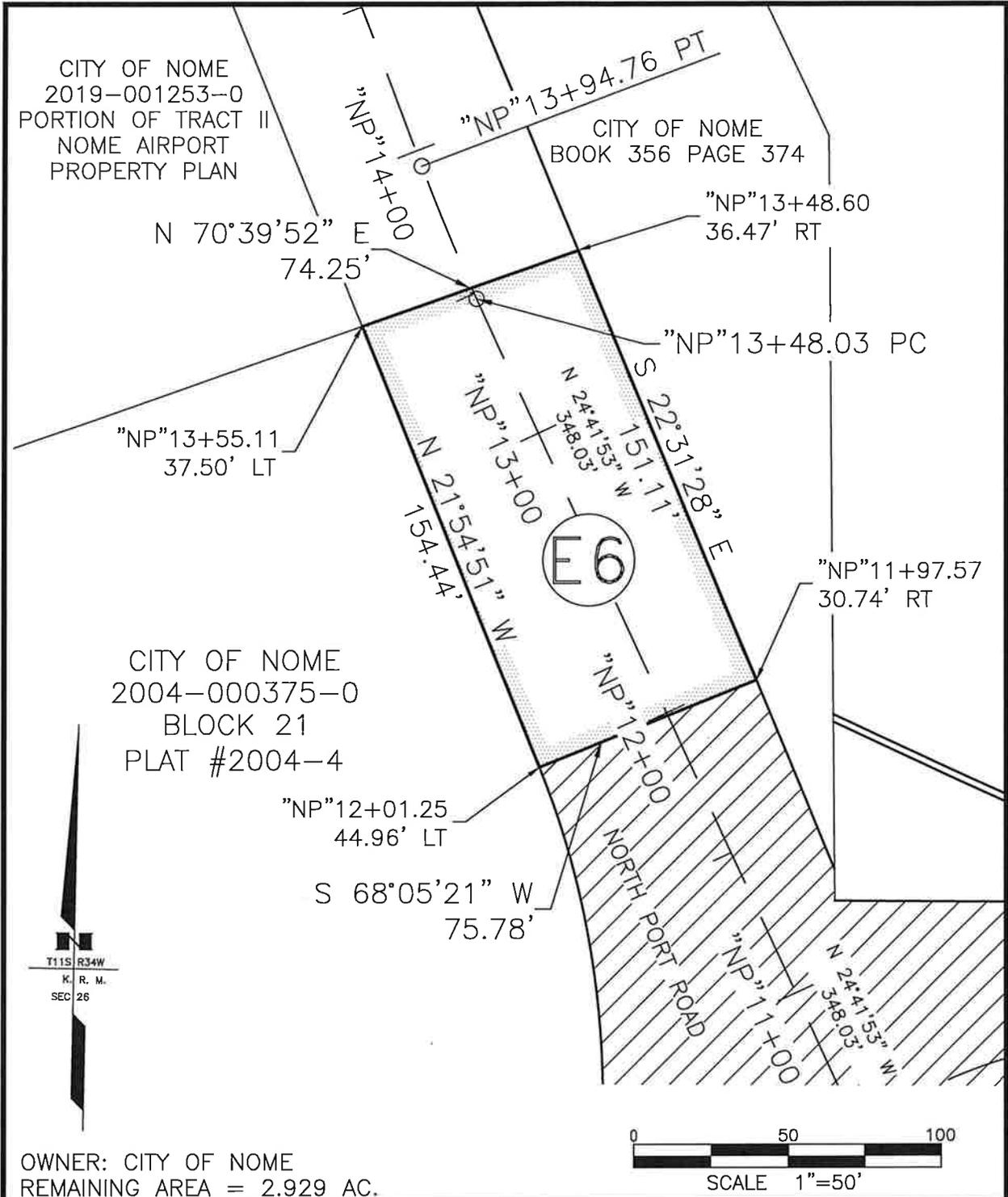
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
NOME PORT ROAD RECONSTRUCTION
PROJECT NUMBER 002278/Z621230000



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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT G		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
		1 OF 2	AREA <u>0.263 AC</u> PARCEL NO. <u>E6</u>
INITIAL	DATE	SCALE <u>1" = 400'</u>	DATE <u>01/12/2022</u>



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OWNER: CITY OF NOME REMAINING AREA = 2.929 AC.		SCALE 1"=50'	
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT G		DRAWING	PROJECT NO. 002278/Z621230000
		2 OF 2	AREA 0.263 AC PARCEL NO. E6
INITIAL	DATE	SCALE 1" = 50'	DATE 01/12/2022

EXHIBIT H
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E9
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E9

A parcel of land within Alaska Tidelands Survey 334, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at a point on the easterly right of way of Causeway Road, Plat 2016-6, Port Road Right of Way, Record of Survey, recorded March 14, 2016, Cape Nome Recording District, at a point located 23.74 feet right of Design Alignment Station "JT"11+48.40, Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, and the **TRUE POINT OF BEGINNING**;

THENCE along the right of way of Causeway Road N 15°40'50" E a distance of 101.13 feet;

THENCE continuing along the right of way of Causeway Road N 29°23'40" E a distance of 41.58 feet;

THENCE continuing along the right of way of Causeway Road, along a curve to the right tangent to the last described line, having a radius of 170.39 feet, an arc length of 37.93 feet, and a chord bearing of N 35°46'20" E to the southerly boundary of the parcel conveyed by Statutory Warranty Deed, Book 348 Page 411, recorded December 16, 1997, Cape Nome Recording District;

THENCE S 71°50'29" E along the southerly boundary of said parcel conveyed in Book 348 Page 411 a distance of 77.02 feet;

THENCE S 70°57'26" W a distance of 16.53 feet;

THENCE along a curve to the left, tangent to the last described line, having a radius of 200.07 feet, an arc length of 192.97 feet, and a chord bearing of S 43°21'53" W to the right of way of said Causeway Road, and the **TRUE POINT OF BEGINNING**;

Said described easement contains 0.105 acres, more or less.

EXHIBIT H

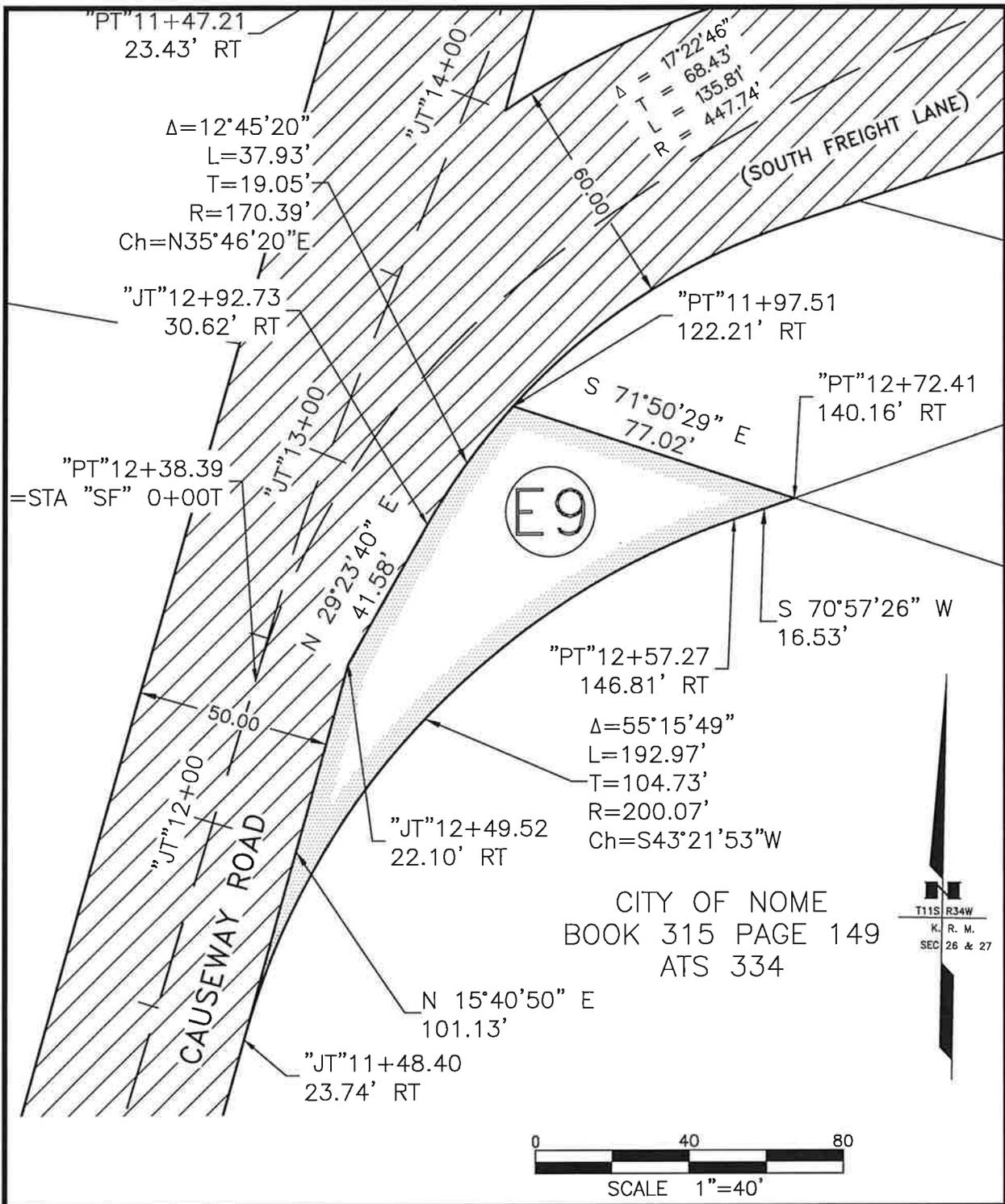
STATE OF ALASKA
DEPARTMENT OF TRANSPORTATION
&
PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
NOME PORT ROAD RECONSTRUCTION
PROJECT NUMBER 002278/Z621230000



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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT H		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>1</u> OF <u>2</u>	AREA <u>0.105 ACRES</u> PARCEL NO. <u>E9</u>
		SCALE <u>1" = 400'</u>	DATE <u>01/12/2022</u>



E9

CITY OF NOME
 BOOK 315 PAGE 149
 ATS 334

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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT H		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>2</u> OF <u>2</u>	AREA <u>0.105 ACRES</u> PARCEL NO. <u>E9</u>
		SCALE <u>1" = 40'</u>	DATE <u>01/12/2022</u>

EXHIBIT I
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E10
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E10

A parcel of land within Section Twenty-six (26) and Section Twenty-seven (27), Township Eleven South (11S), Range Thirty-four West (34W), Kateel River Meridian, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at a point on the southerly right of way of Port Road, Plat 2016-6, Port Road Right of Way, Record of Survey, recorded March 14, 2016, Cape Nome Recording District, common to the southerly boundary of U. S. Mineral Survey 410, at a point located 61.91 feet right of Design Alignment Station "PT"12+82.84 Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, and the **TRUE POINT OF BEGINNING**;

THENCE along the right of way of said Port Road S 71°35'00" W a distance of 18.41 feet;

THENCE continuing along the right of way of said Port Road, along a curve to the left tangent to the last described line, having a radius of 170.39 feet, an arc length of 87.53 feet, and a chord bearing of S 56°51'58 W to a point common to the northerly boundary of the parcel conveyed by State of Alaska Patent No. 333, Book 315 Page 149, recorded February 5, 1986, Cape Nome Recording District;

THENCE along the northerly boundary of said Patent No. 333 bearing S 71°50'29" E a distance of 77.02 feet;

THENCE N 70°57'26" E a distance of 139.88 feet to the southerly boundary of said U. S. Mineral Survey 410;

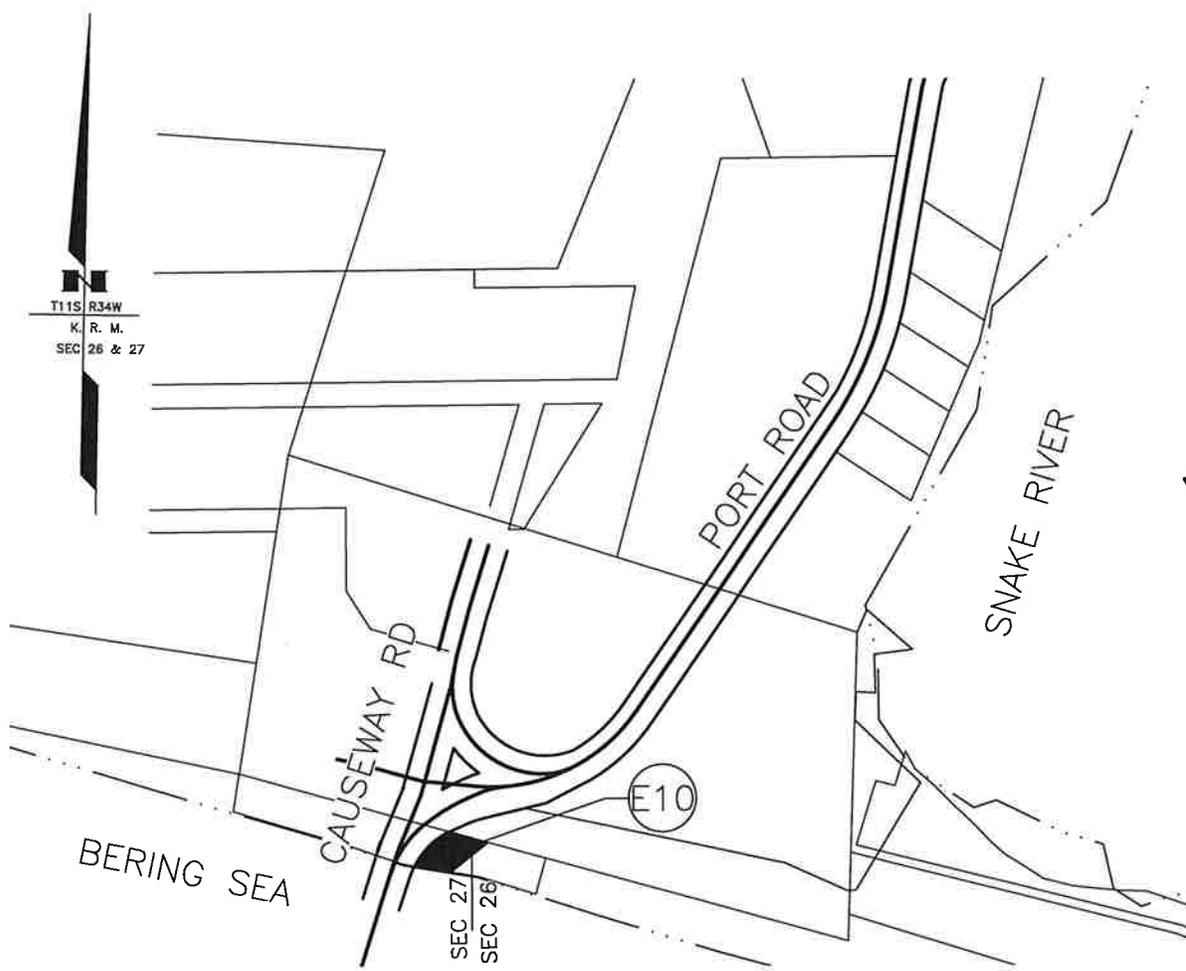
THENCE N 74°44'29" W along the southerly boundary of said U. S. Mineral Survey 410 a distance of 119.67 feet to the right of way of said Port Road, and the **TRUE POINT OF BEGINNING**.

Said described easement contains 0.190 acres, more or less.

EXHIBIT I

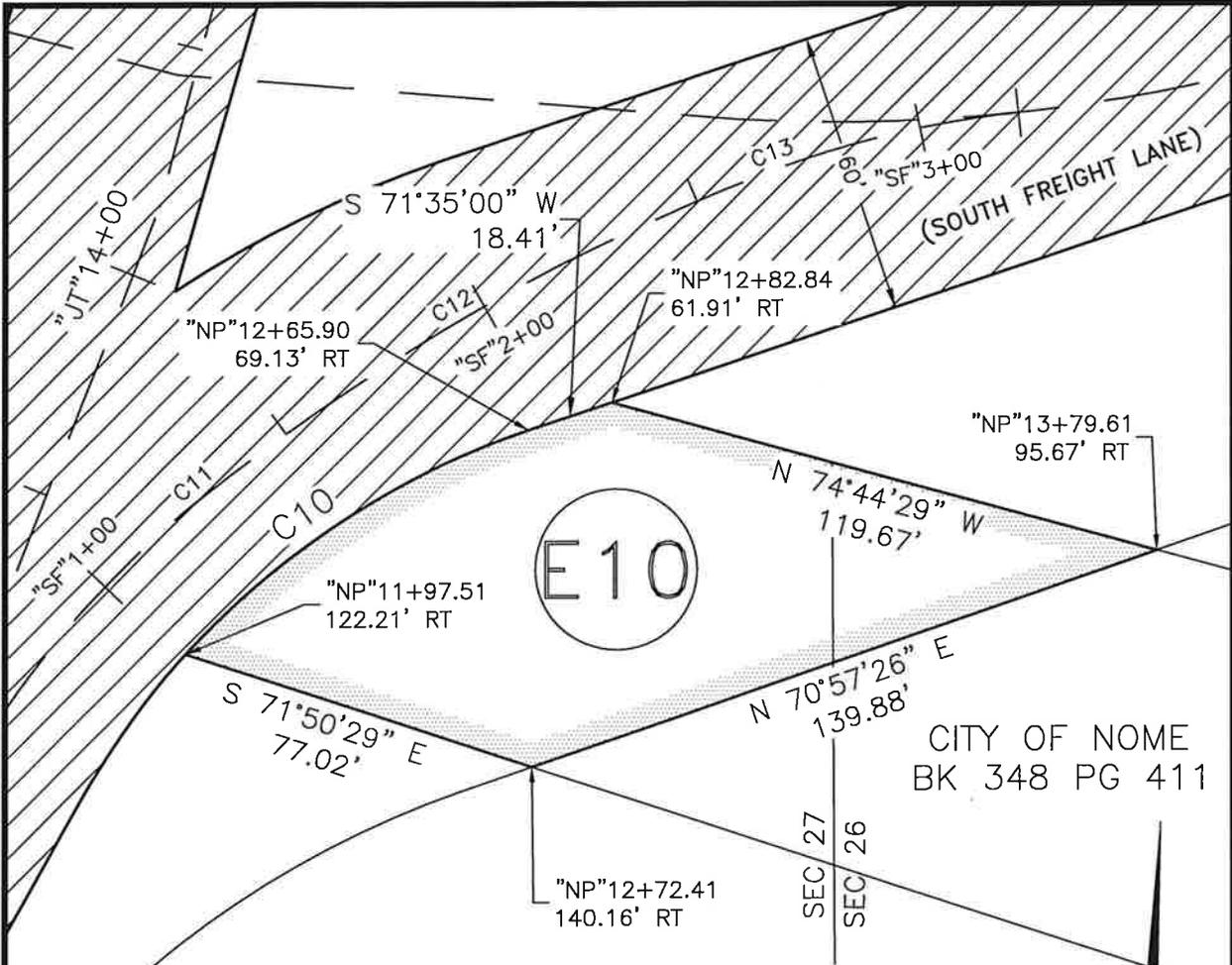
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
 NOME PORT ROAD RECONSTRUCTION
 PROJECT NUMBER 002278/Z621230000



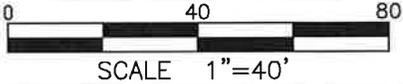
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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT I		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
		1 OF 2	AREA <u>0.190 ACRES</u> PARCEL NO. <u>E10</u>
INITIAL	DATE	SCALE <u>1" = 400'</u>	DATE <u>01/12/2022</u>



CURVE DATA					
C#	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING
C10	29°25'55"	170.39'	87.53'	44.75'	S 56°51'58" W

SF ALIGNMENT CURVE TABLE					
C#	RADIUS	ARC LENGTH	CHORD BEARING	DELTA	TANGENT
C11	212.00	128.32	N34° 00' 25"E	34°40'45"	66.19
C12	447.74	135.81	N60° 02' 10"E	17°22'46"	68.43
C13	212.00	56.90	N76° 24' 56"E	15°22'45"	28.62



T11S R34W
K. R. M.
SEC 26 & 27

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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT I		DRAWING	PROJECT NO. 002278/Z621230000
INITIAL	DATE	2 OF 2	AREA 0.190 ACRES PARCEL NO. E10
			SCALE 1" = 40' DATE 01/12/2022

EXHIBIT J
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E11
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E11

A parcel of land within U. S. Mineral Survey 410, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at a point on the southeasterly right of way of Port Road, Plat 2016-6, Port Road Right of Way, Record of Survey, recorded March 14, 2016, Cape Nome Recording District, Port Road Right of Way, Record of Survey, common to the northerly boundary of the parcel conveyed by Statutory Warranty Deed, Book 348 Page 411, recorded December 16, 1997, Cape Nome Recording District, at a point located 61.91 feet right of Design Alignment Station "PT"12+82.84 Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, and the **TRUE POINT OF BEGINNING**;

THENCE along said southeasterly right of way of Port Road N 71°35'00" E a distance of 200.48 feet to the boundary of Tract A, Plat 2009-7, recorded May 12, 2009, Cape Nome Recording District;

THENCE S 24°31'09" E along the boundary of said Tract A a distance of 33.42 feet;

THENCE continuing along the boundary of said Tract A S 78°47'13" E a distance of 39.09 feet;

THENCE along a curve to the right, not tangent to the last described line, having a radius of 200.00 feet, an arc length of 70.46 feet, and a chord bearing of S 60°51'53" W;

THENCE along a line tangent to the last described curve S 70°57'26"W a distance of 69.56 feet to the northerly boundary of said parcel conveyed in Book 348 Page 411;

THENCE N 74°44'29" W along the northerly boundary of said parcel conveyed in Book 348 Page 411 a distance of 119.67 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 0.243 acres, more or less.

EXHIBIT J

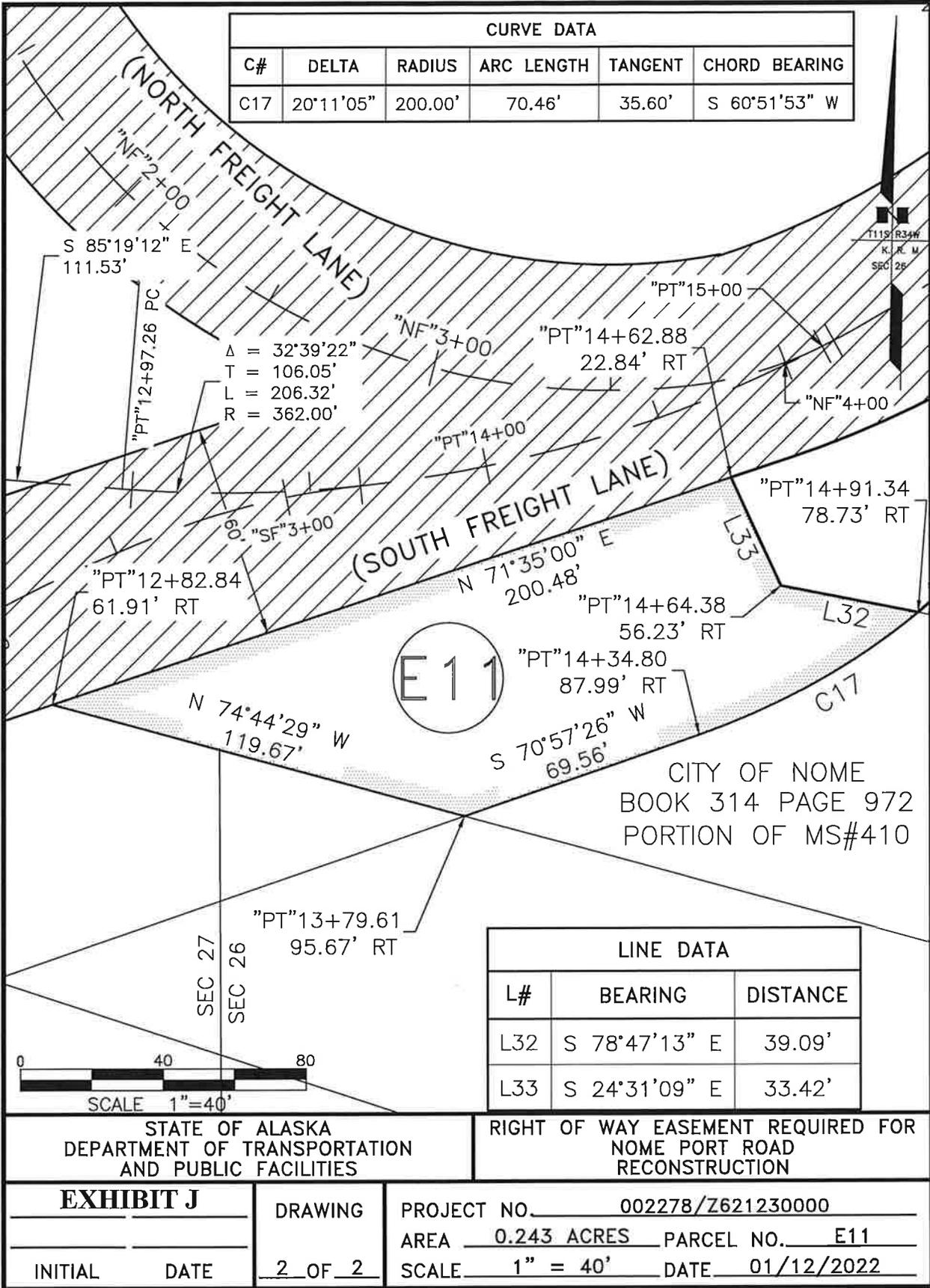
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
 NOME PORT ROAD RECONSTRUCTION
 PROJECT NUMBER 002278/Z621230000



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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT J		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
INITIAL	DATE	<u>1</u> OF <u>2</u>	AREA <u>0.243 ACRES</u> PARCEL NO. <u>E11</u>
		SCALE <u>1" = 400'</u>	DATE <u>01/12/2022</u>



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EXHIBIT K
LEGAL DESCRIPTION AND PARCEL PLAT FOR
PARCEL E16
ALASKA PROJECT 002278/Z621230000
NOME PORT ROAD RECONSTRUCTION



ALASKA DOT&PF
NORTHERN REGION
2301 PEGER ROAD
FAIRBANKS, AK
99709 (907)-451-5400

Parcel E16

A parcel of land within U. S. Mineral Survey 410, Cape Nome Recording District, Second Judicial District, State of Alaska, more particularly described as follows:

COMMENCING at a point on the westerly right of way of Causeway Road, Plat 2016-6, Port Road Right of Way, Record of Survey, recorded March 14, 2016, Cape Nome Recording District, said point located 23.43 feet right of Design Alignment Station "PT"11+47.21, Alaska Project Number 002278/Z621230000 Nome Port Road Reconstruction, and the **TRUE POINT OF BEGINNING**;

THENCE along said westerly right of way of Causeway Road N 15°40'50" E a distance of 45.92 feet;

THENCE N 76°12'05" W a distance of 325.29 feet;

THENCE S 08°30'32"W a distance of 43.20 feet;

THENCE S 75°41'06" E a distance of 319.82 feet to said westerly right of way of Causeway Road, and the **TRUE POINT OF BEGINNING**.

Said parcel contains 0.329 acres, more or less.

EXHIBIT K

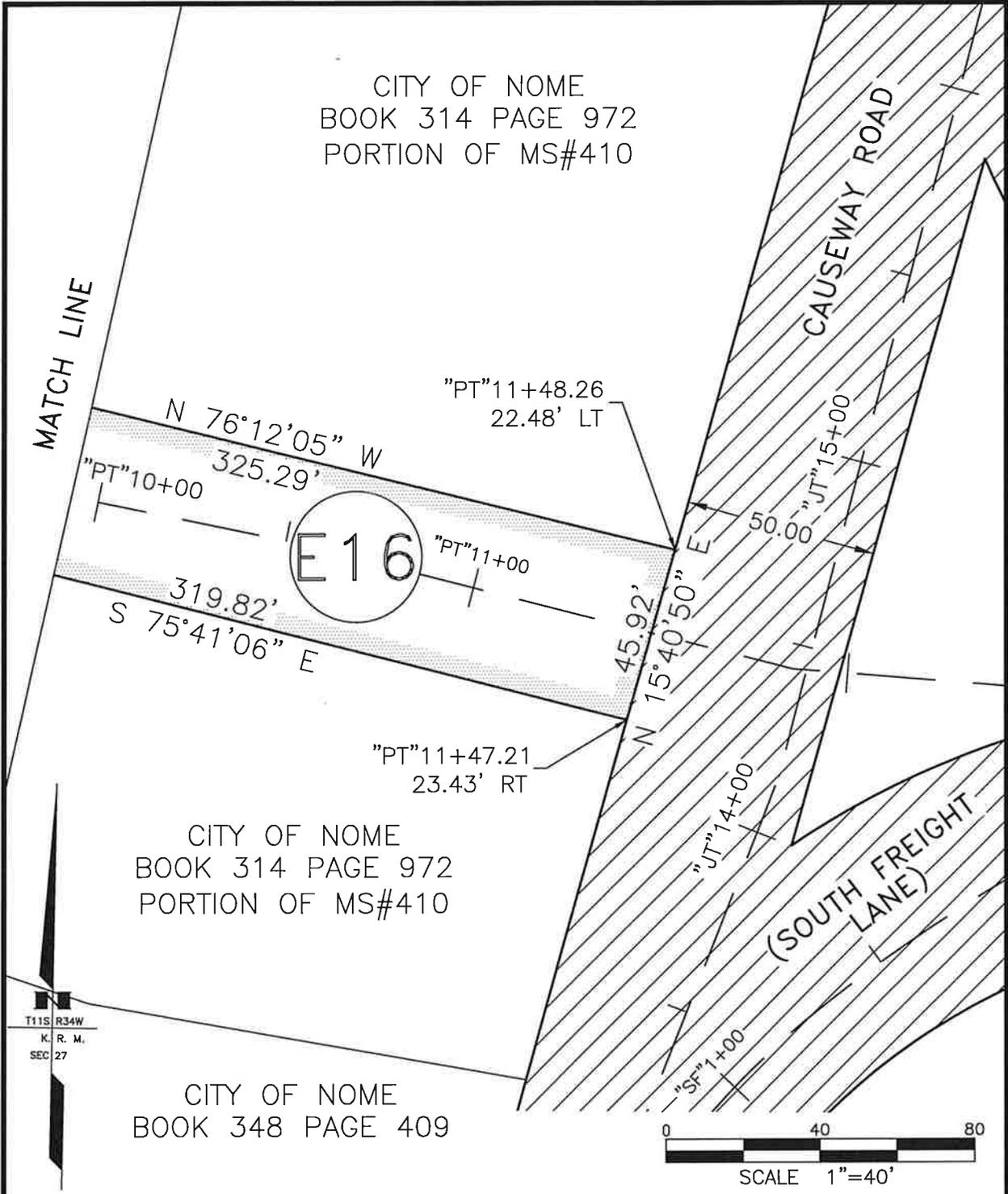
STATE OF ALASKA
 DEPARTMENT OF TRANSPORTATION
 &
 PUBLIC FACILITIES

RIGHT OF WAY EASEMENT REQUIRED FOR
 NOME PORT ROAD RECONSTRUCTION
 PROJECT NUMBER 002278/Z621230000



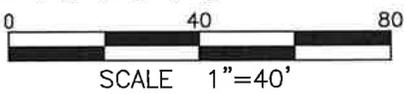
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STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT K		DRAWING	PROJECT NO. 002278/Z621230000
		1 OF 3	AREA 0.329 ACRES PARCEL NO. E16
INITIAL	DATE	SCALE 1" = 400'	DATE 08/23/2021

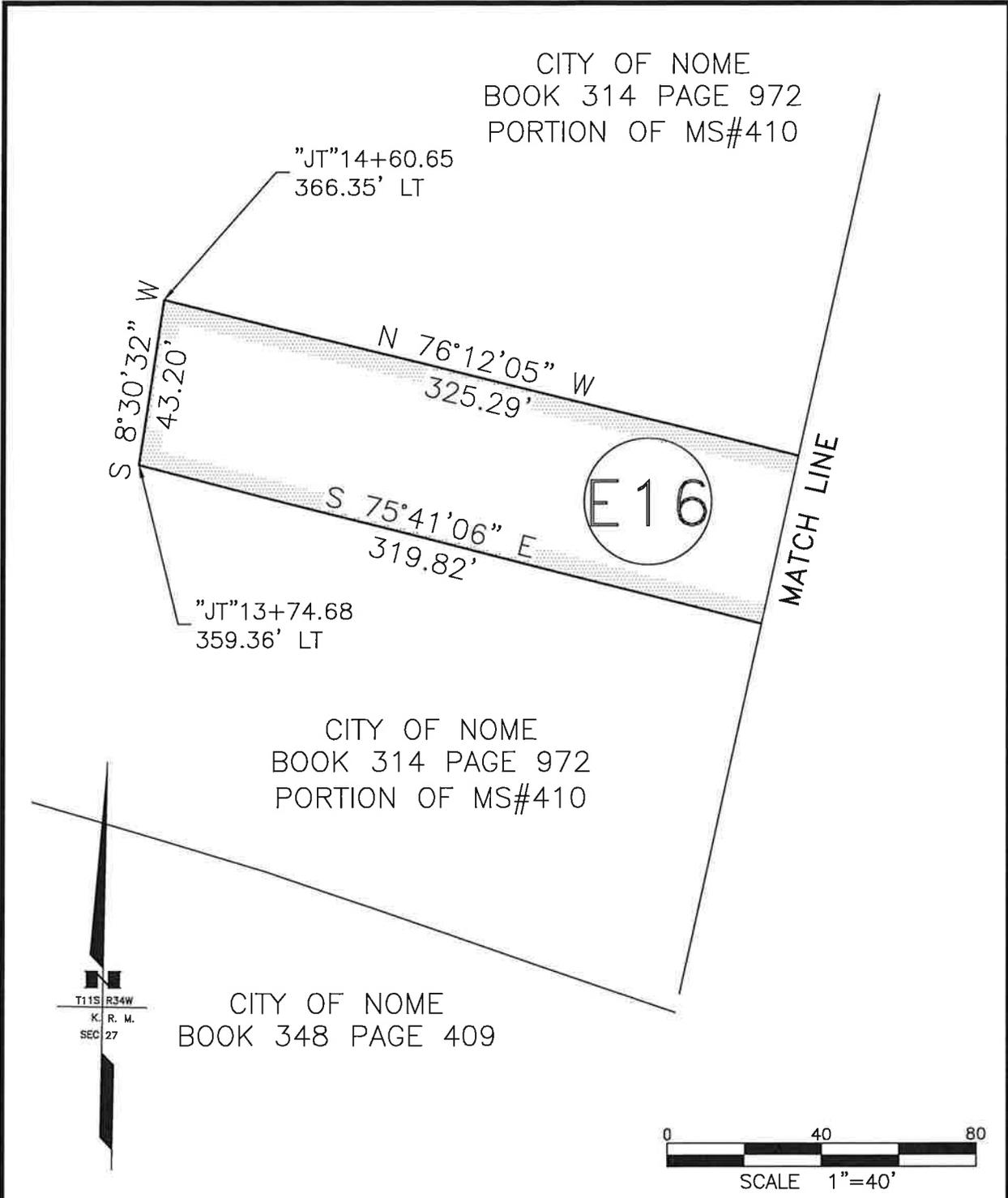


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T11S R34W
K. R. M.
SEC 27



STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT K		DRAWING	PROJECT NO. 002278/Z621230000
		2 OF 3	AREA 0.329 ACRES PARCEL NO. E16
INITIAL	DATE	SCALE 1" = 40'	DATE 08/23/2021



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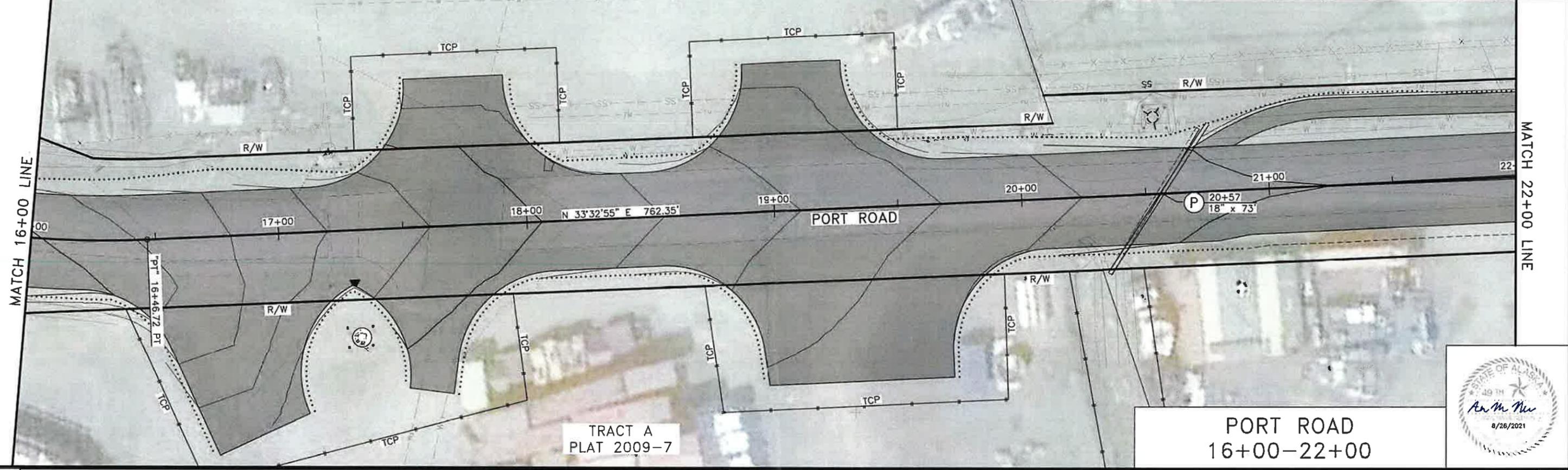
STATE OF ALASKA DEPARTMENT OF TRANSPORTATION AND PUBLIC FACILITIES		RIGHT OF WAY EASEMENT REQUIRED FOR NOME PORT ROAD RECONSTRUCTION	
EXHIBIT K		DRAWING	PROJECT NO. <u>002278/Z621230000</u>
			AREA <u>0.329 ACRES</u> PARCEL NO. <u>E16</u>
INITIAL	DATE	<u>3</u> OF <u>3</u>	SCALE <u>1" = 40'</u> DATE <u>08/23/2021</u>

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHE NO	Item A.
			ALASKA	0002278/Z62130000	2021	F2	

UNSUBDIVIDED REMAINDER OF USMS 410

MATCH 16+00 LINE

MATCH 22+00 LINE



TRACT A
PLAT 2009-7

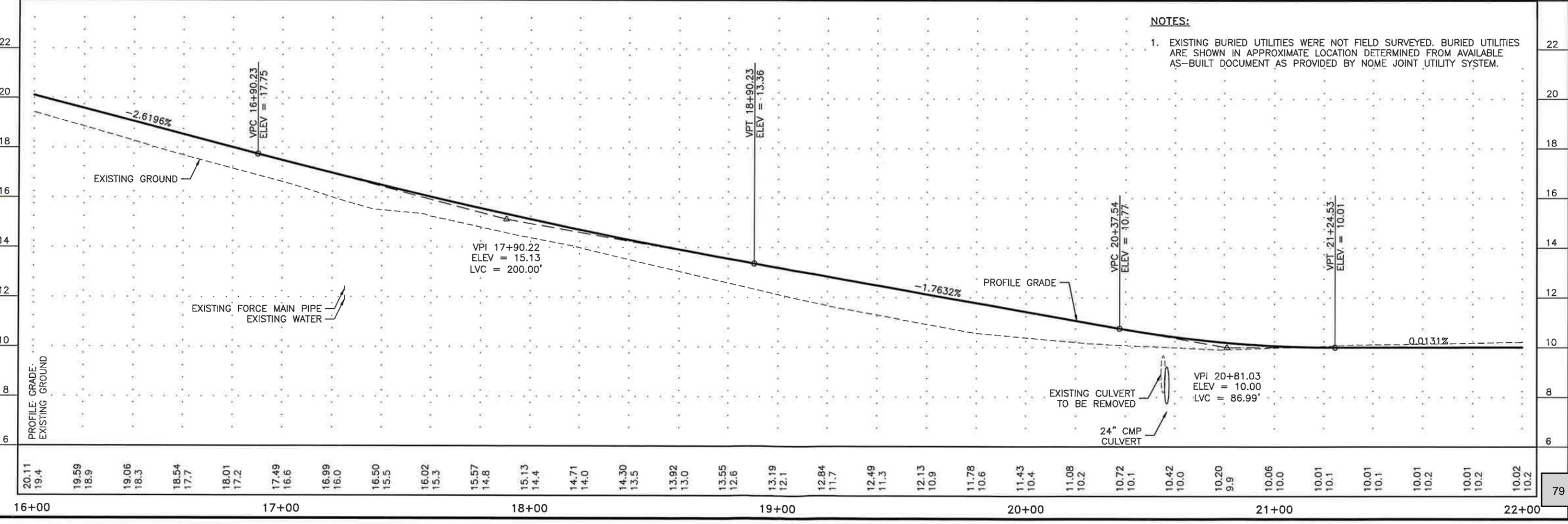
PORT ROAD
16+00-22+00



PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC, CERT. OF AUTHORIZATION NO.: AEC0605, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200
\\pdc\local\dfs\Projects\2017\17260FB-Port_Rd_Rehab\C\c4001\ms17260FB-F2_Thu_Aug_26_21_01:16am

NOTES:

- EXISTING BURIED UTILITIES WERE NOT FIELD SURVEYED. BURIED UTILITIES ARE SHOWN IN APPROXIMATE LOCATION DETERMINED FROM AVAILABLE AS-BUILT DOCUMENT AS PROVIDED BY NOME JOINT UTILITY SYSTEM.

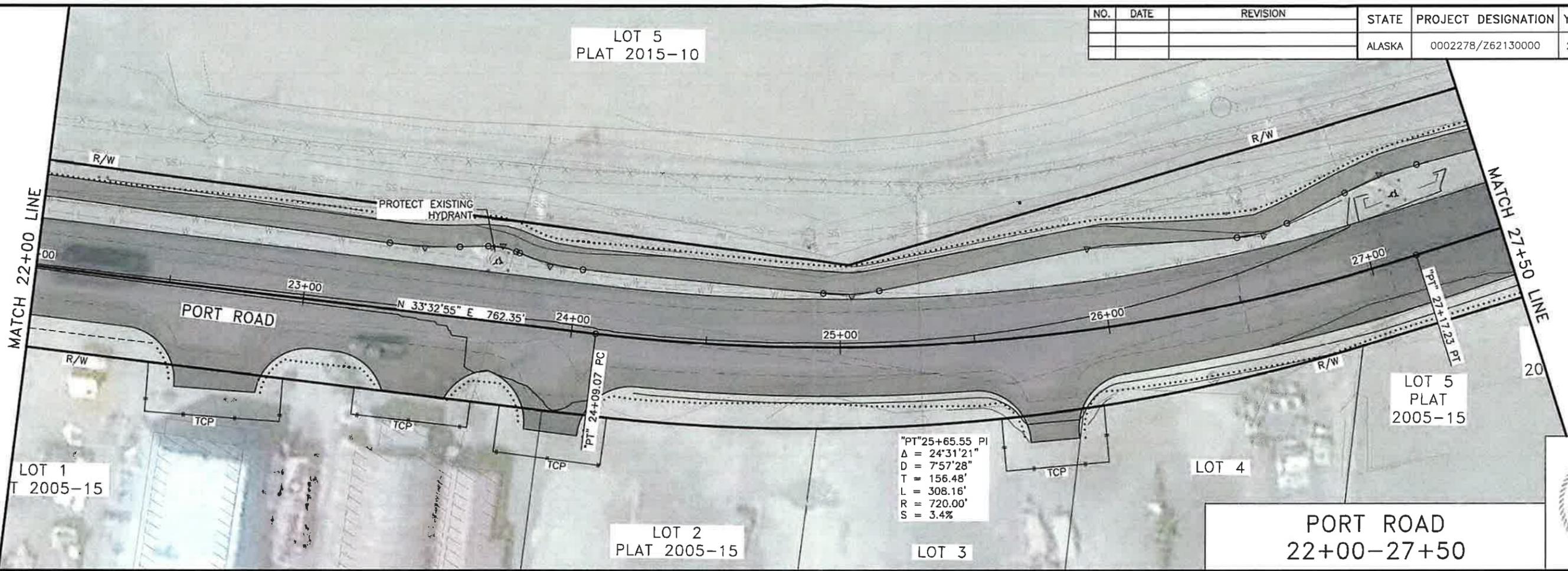


NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO	TOTAL
			ALASKA	0002278/Z62130000	2021	F3	Item A.

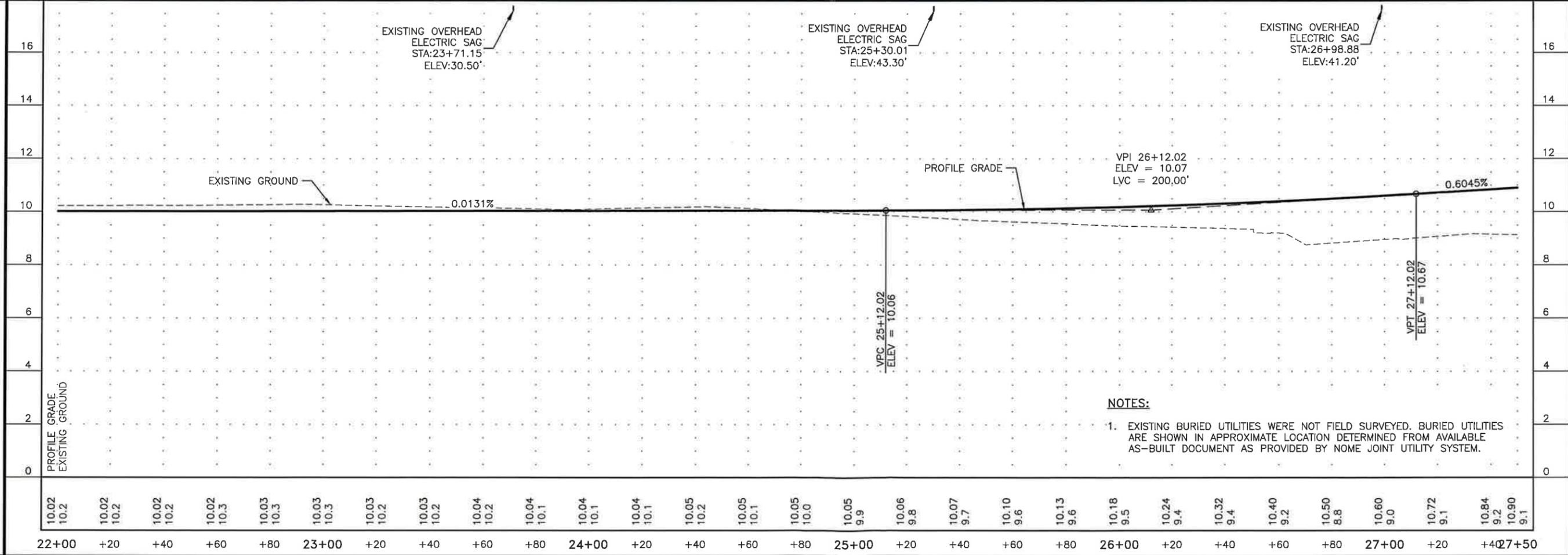
LOT 5
PLAT 2015-10

MATCH 22+00 LINE

MATCH 27+50 LINE



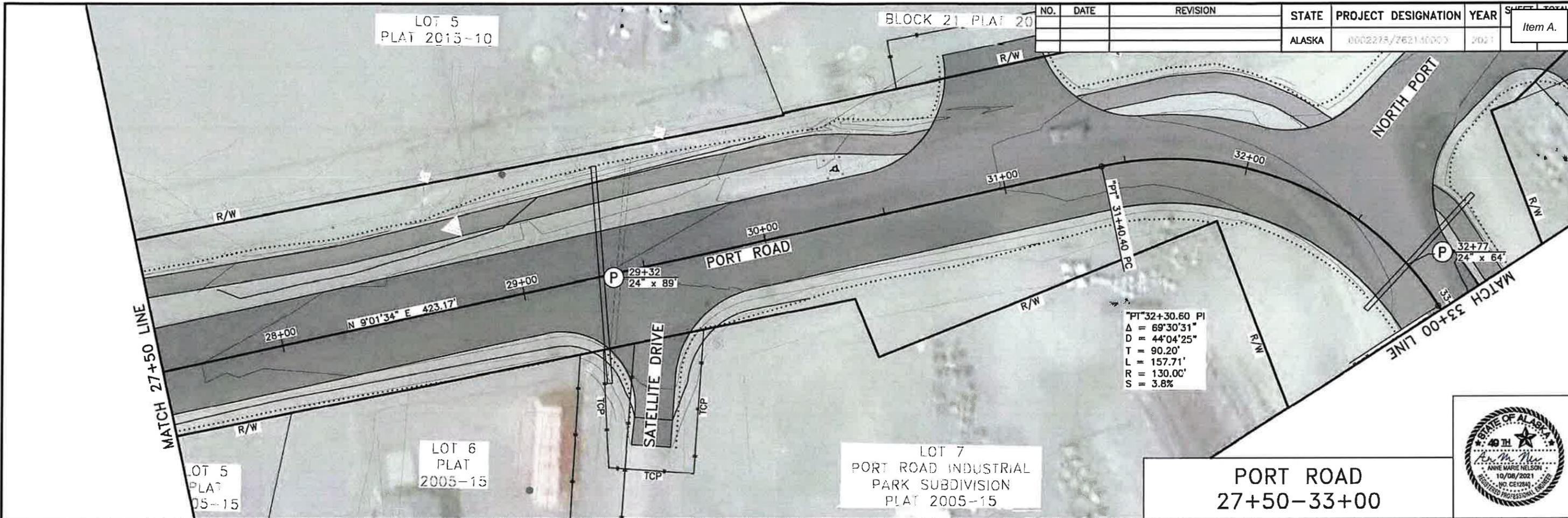
PORT ROAD
22+00-27+50



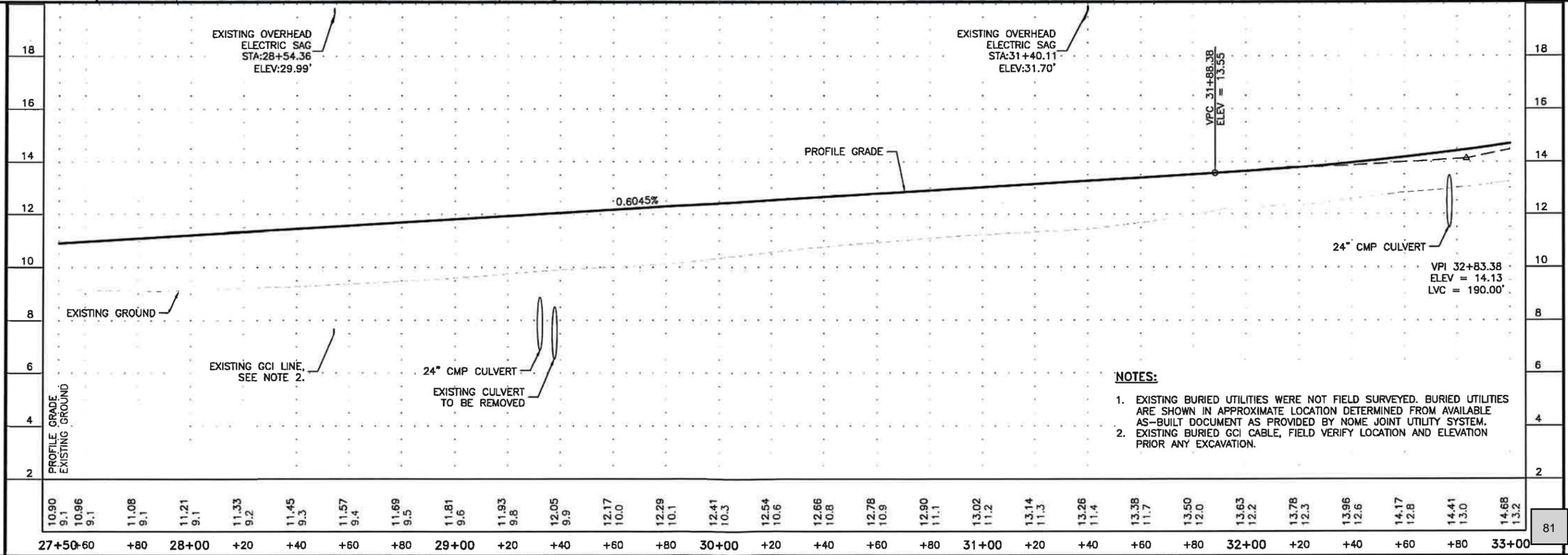
PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC, CERT. OF AUTHORIZATION NO.: AECC605, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200
\\pdc\local\DFS\Projects\2017\17260FB-Port_Rd_Rehab\C\c4001const\17260FB-F3_Thu_Aug\28\21_01:16am

PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC. CERT. OF AUTHORIZATION NO.: AEC0605, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200
 P:\2017\17260FB-Port_Rd_Rehab\C\c4001cna17260FB-F4 Fri, Oct/08/21 01:06pm

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET TOTAL
			ALASKA	0002275/26214000	2021	Item A.



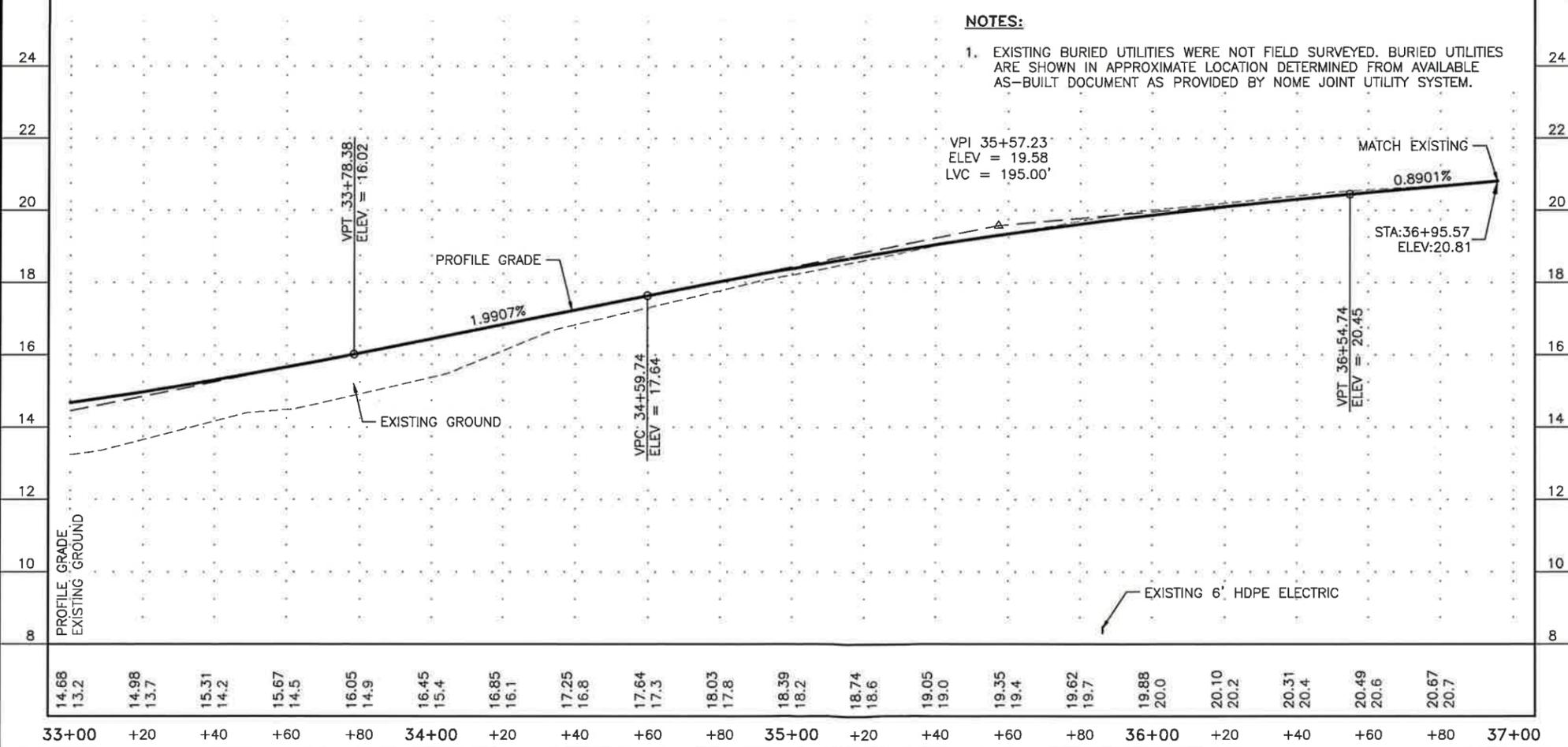
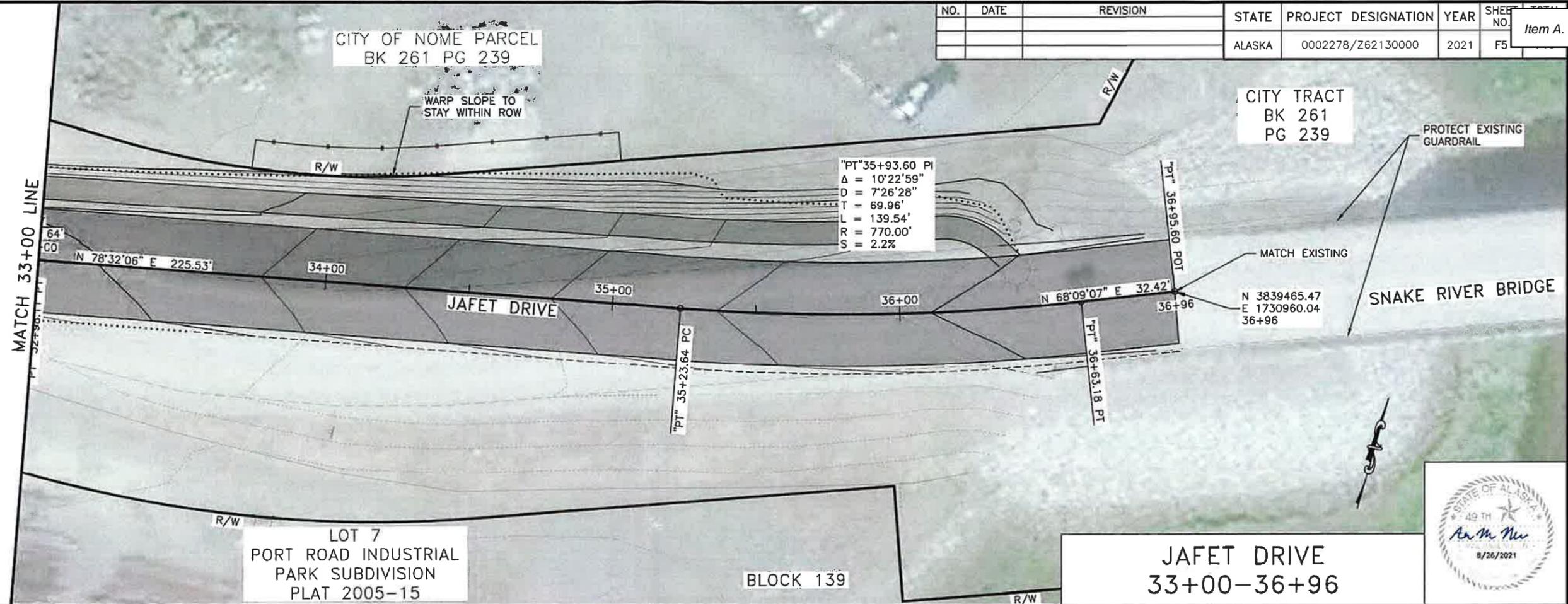
**PORT ROAD
27+50-33+00**



- NOTES:**
- EXISTING BURIED UTILITIES WERE NOT FIELD SURVEYED. BURIED UTILITIES ARE SHOWN IN APPROXIMATE LOCATION DETERMINED FROM AVAILABLE AS-BUILT DOCUMENT AS PROVIDED BY NOME JOINT UTILITY SYSTEM.
 - EXISTING BURIED GCI CABLE, FIELD VERIFY LOCATION AND ELEVATION PRIOR ANY EXCAVATION.

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.
			ALASKA	0002278/Z62130000	2021	F5

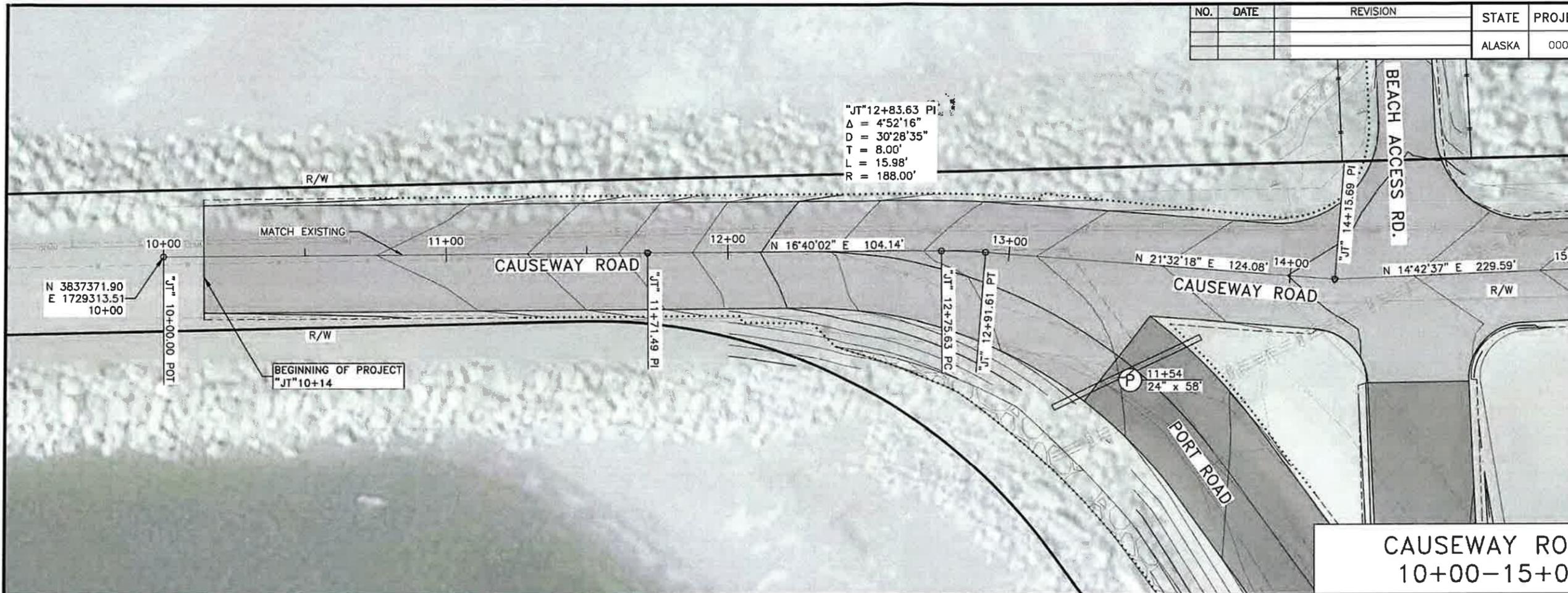
Item A.



NOTES:
 1. EXISTING BURIED UTILITIES WERE NOT FIELD SURVEYED. BURIED UTILITIES ARE SHOWN IN APPROXIMATE LOCATION DETERMINED FROM AVAILABLE AS-BUILT DOCUMENT AS PROVIDED BY NOME JOINT UTILITY SYSTEM.

PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC, CERT. OF AUTHORIZATION NO.: AECC605, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200
 \\pdc.local\dfs\Projects\2017\17260FB-Port_Rd_Rehab\C\4001\cns17260FB-F5 Jafet Drive 33+00-36+96 Thu, Aug/26/21 01:17am

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL
			ALASKA	0002278/Z62130000	2021	F6	Item A.

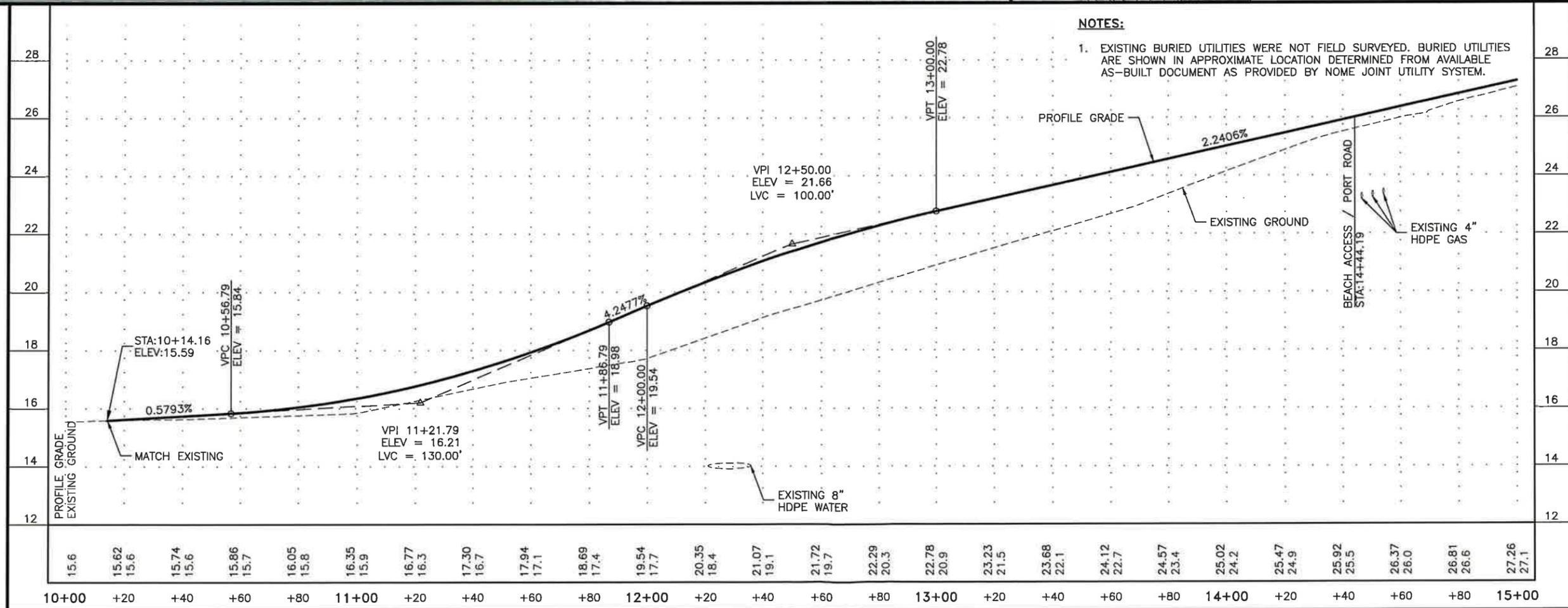


**CAUSEWAY ROAD
10+00-15+00**



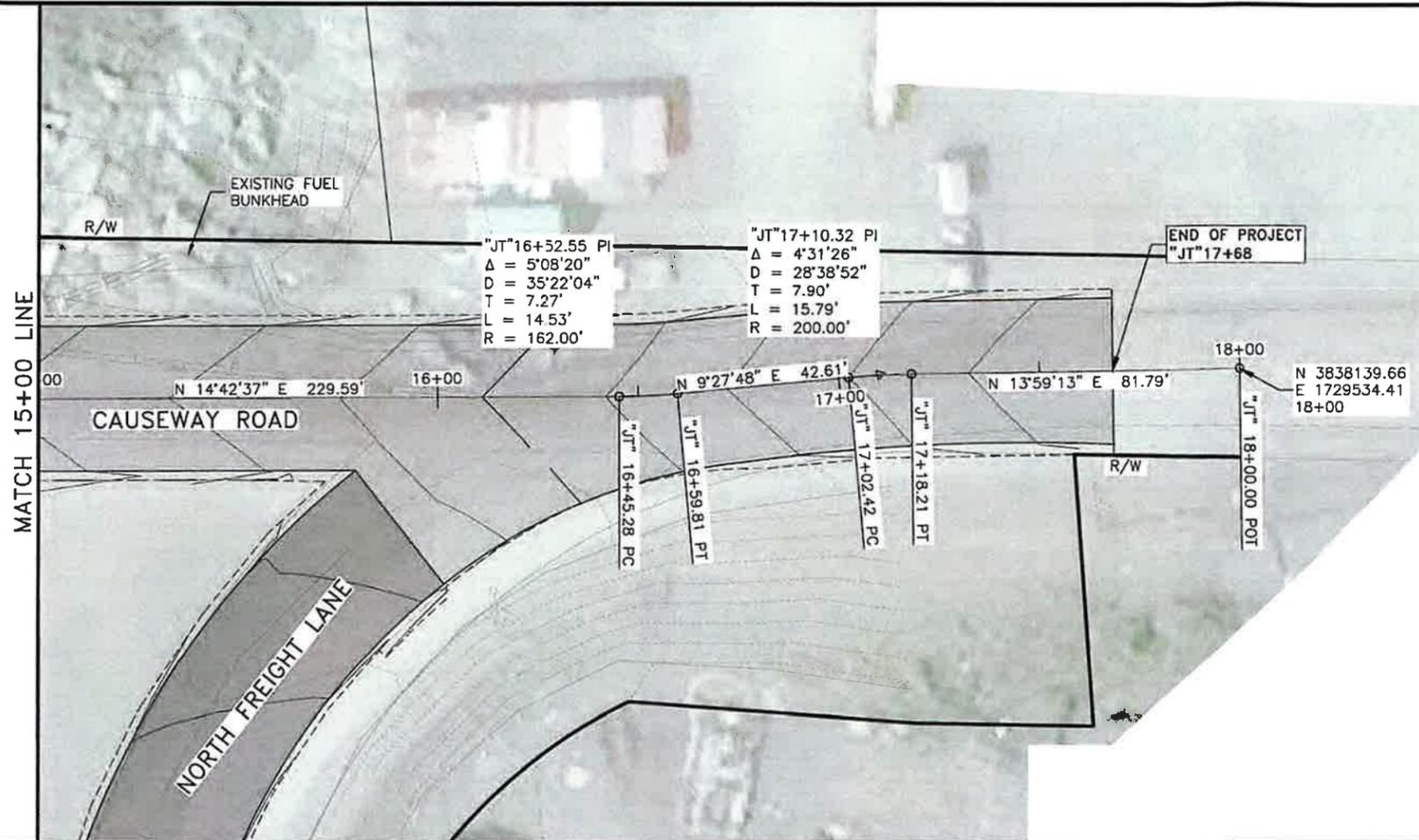
NOTES:

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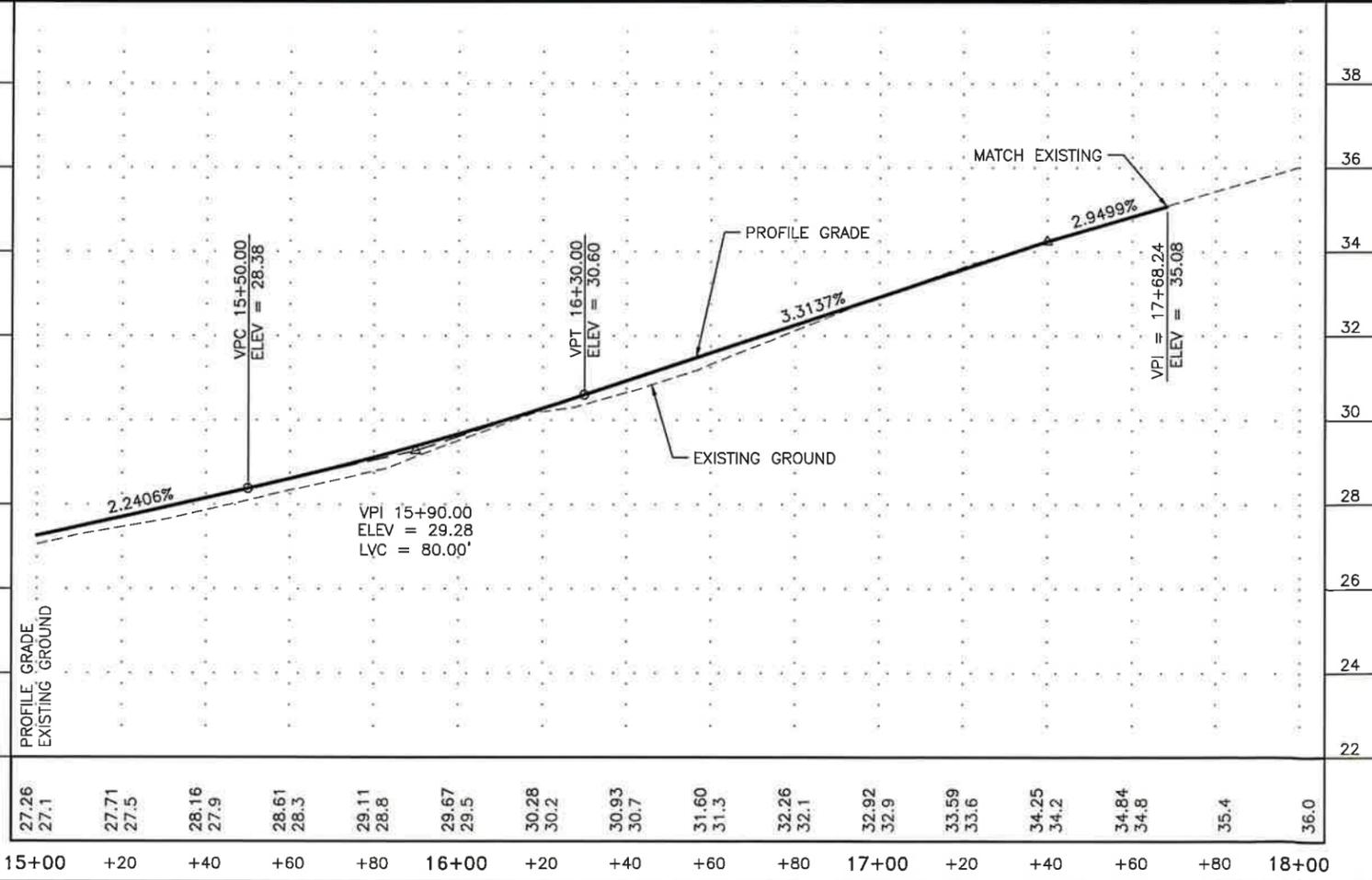


PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC, CERT. OF AUTHORIZATION NO.: AECC605, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200
 \\pdc\local\DFS\Projects\2017\17260FB-Port_Rd_Rehab\C\64001\cnst17260FB-F6 Causeway Road 10+00-15+00 Thu, Aug/26/21 01:18am

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL
			ALASKA	0002278/Z62130000	2021	F7	Item A.



CAUSEWAY ROAD
15+00-18+00



NOTES:

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PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC, CERT. OF AUTHORIZATION NO.: AECC605, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200
 \\pdc-local\dfs\Projects\2017\17260FB-Port_Rd_Rehab\C\c4001cns17260FB-F7_Causeway Road 15+00-18+00 Thu, Aug/26/21 01:19am

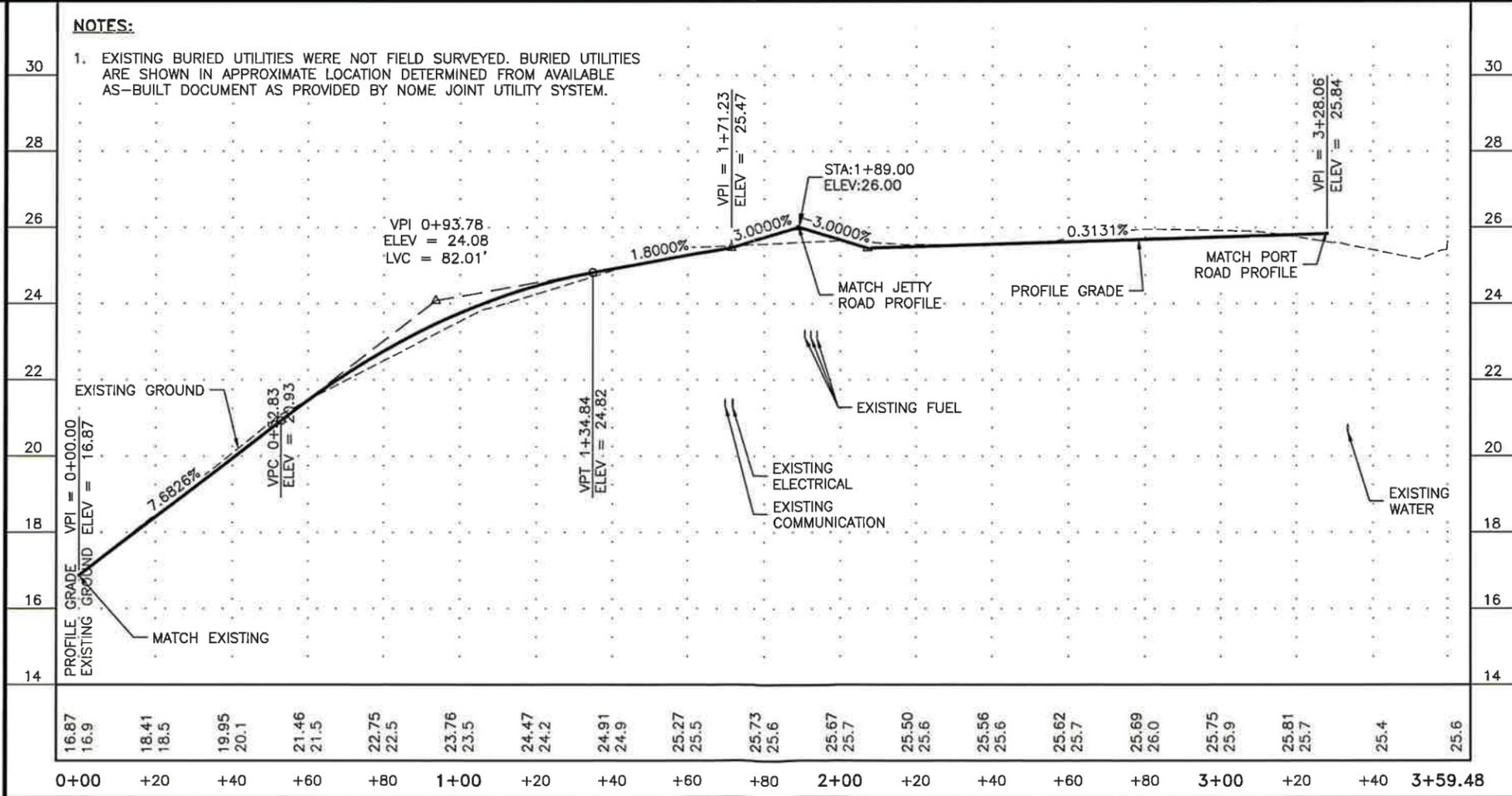
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL
			ALASKA	0002278/Z62130000	2021	FB	Item A.



BEACH ACCESS ROAD

NOTES:

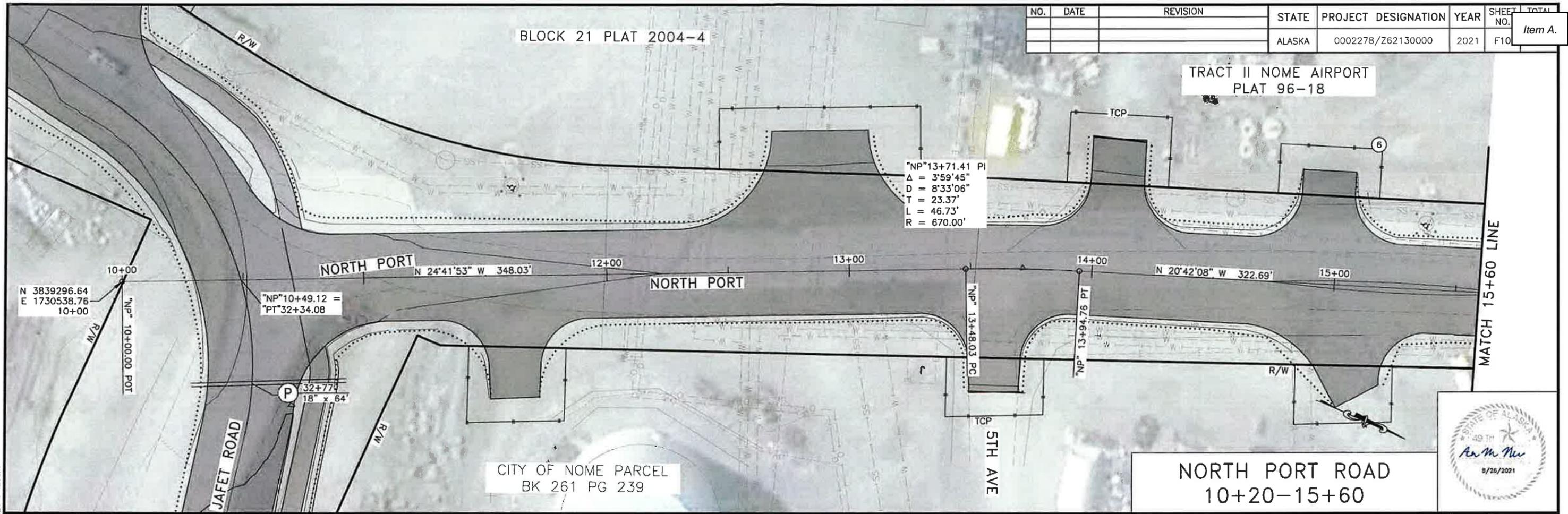
1. EXISTING BURIED UTILITIES WERE NOT FIELD SURVEYED. BURIED UTILITIES ARE SHOWN IN APPROXIMATE LOCATION DETERMINED FROM AVAILABLE AS-BUILT DOCUMENT AS PROVIDED BY NOME JOINT UTILITY SYSTEM.



PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC, CERT. OF AUTHORIZATION NO.: AECC605, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200
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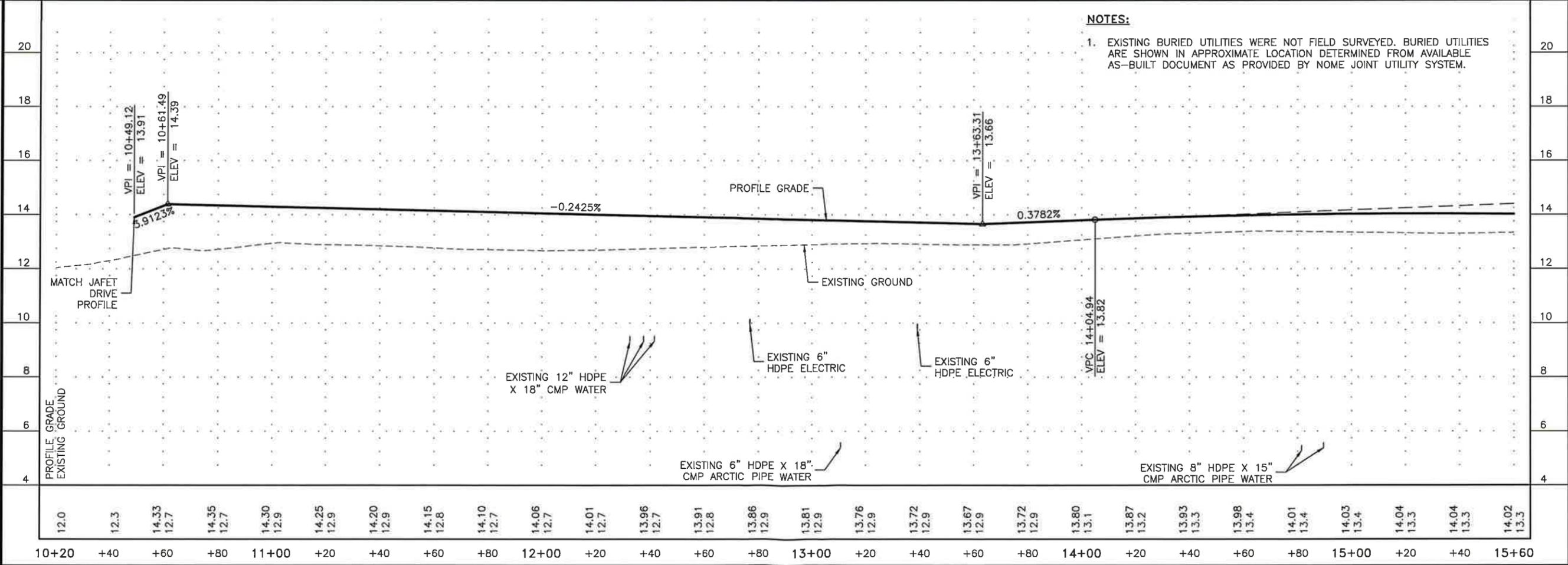
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 \\pdc\local\DFS\Projects\2017\17280PB-Port_Rd_Rehab\C\c-001\enat\17280PB-F10 North Port Road 15+60-18+80 Thu, Aug/26/21 01:20am

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL
			ALASKA	0002278/Z62130000	2021	F10	Item A.



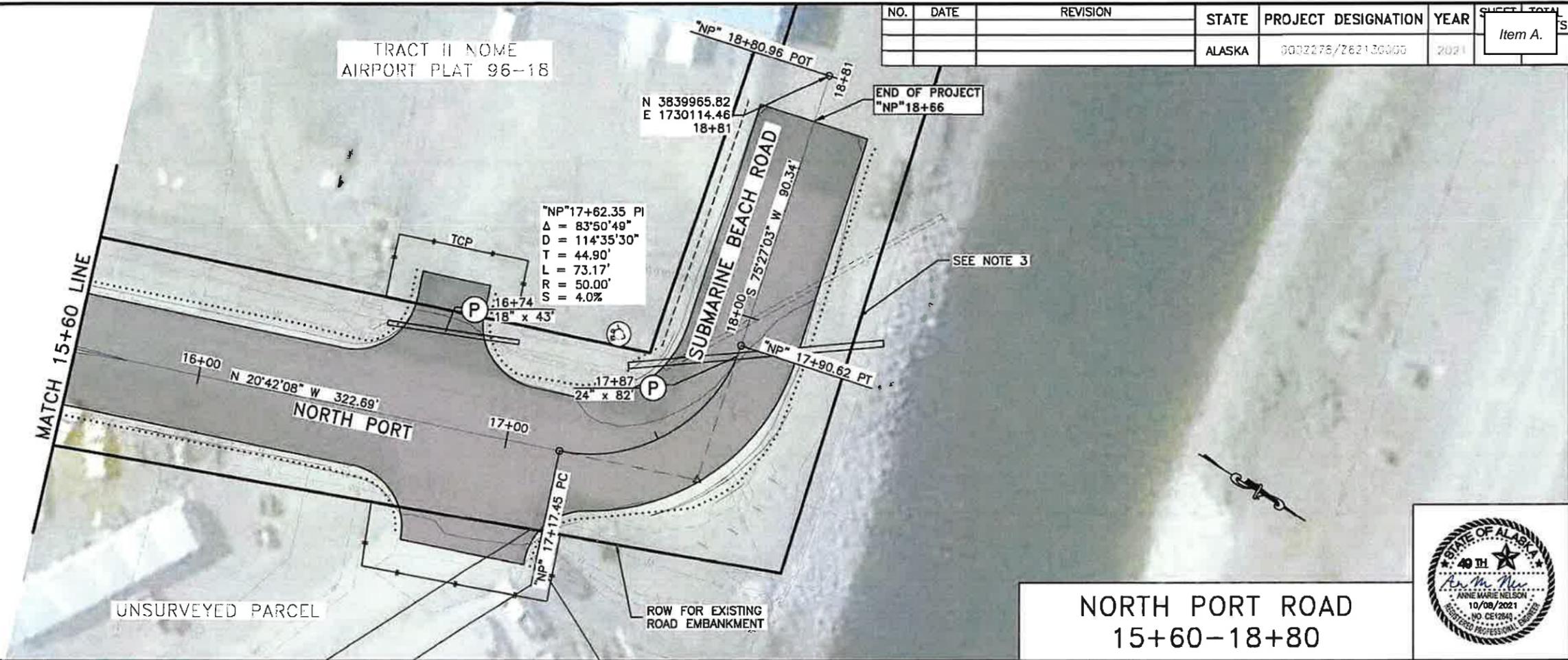
NORTH PORT ROAD
10+20-15+60

NOTES:
 1. EXISTING BURIED UTILITIES WERE NOT FIELD SURVEYED. BURIED UTILITIES ARE SHOWN IN APPROXIMATE LOCATION DETERMINED FROM AVAILABLE AS-BUILT DOCUMENT AS PROVIDED BY NOME JOINT UTILITY SYSTEM.



PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC, CERT. OF AUTHORIZATION NO: AECC805, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200
 P:\2017\17260FB-Port_Rd_Rehab\C\c4001\cnet\17260FB-F11 Fri, Oct/09/21 10:25am

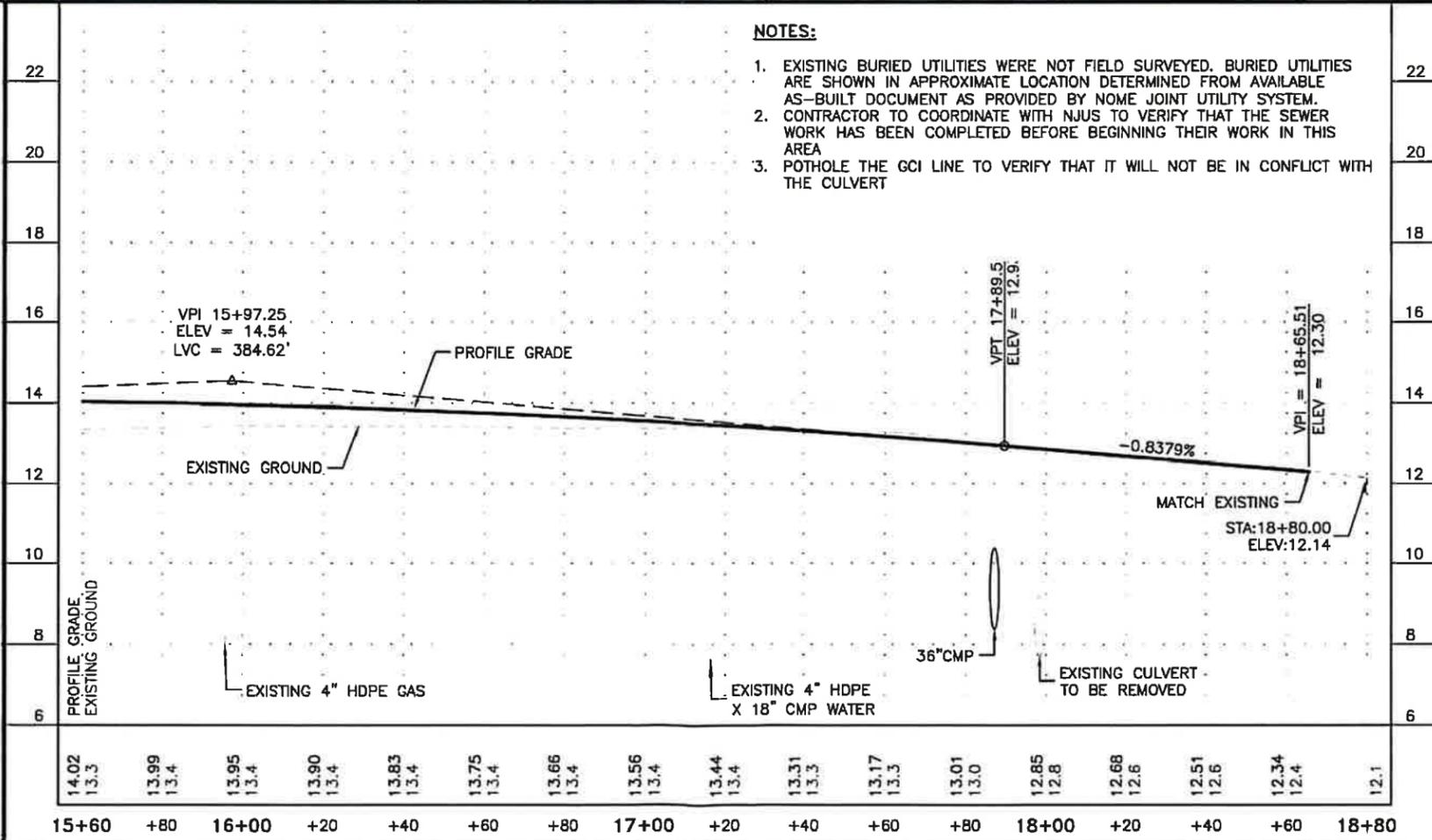
NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET TOTAL
			ALASKA	0002276/262130000	2021	Item A.



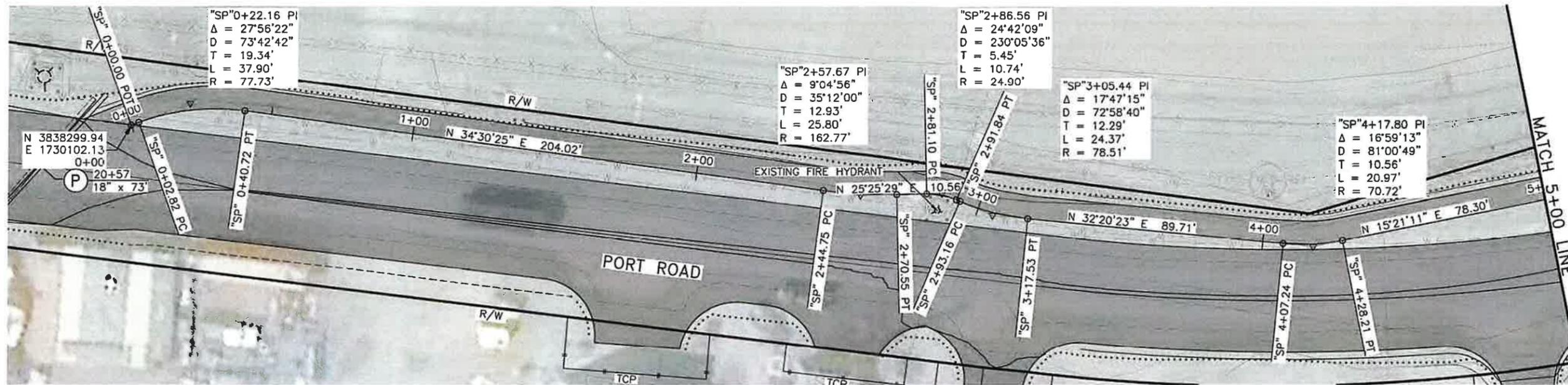
**NORTH PORT ROAD
15+60-18+80**

NOTES:

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- CONTRACTOR TO COORDINATE WITH NJUS TO VERIFY THAT THE SEWER WORK HAS BEEN COMPLETED BEFORE BEGINNING THEIR WORK IN THIS AREA
- POTHOLE THE GCI LINE TO VERIFY THAT IT WILL NOT BE IN CONFLICT WITH THE CULVERT



NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	TOTAL
			ALASKA	0002278/Z62130000	2021	F11	Item A.

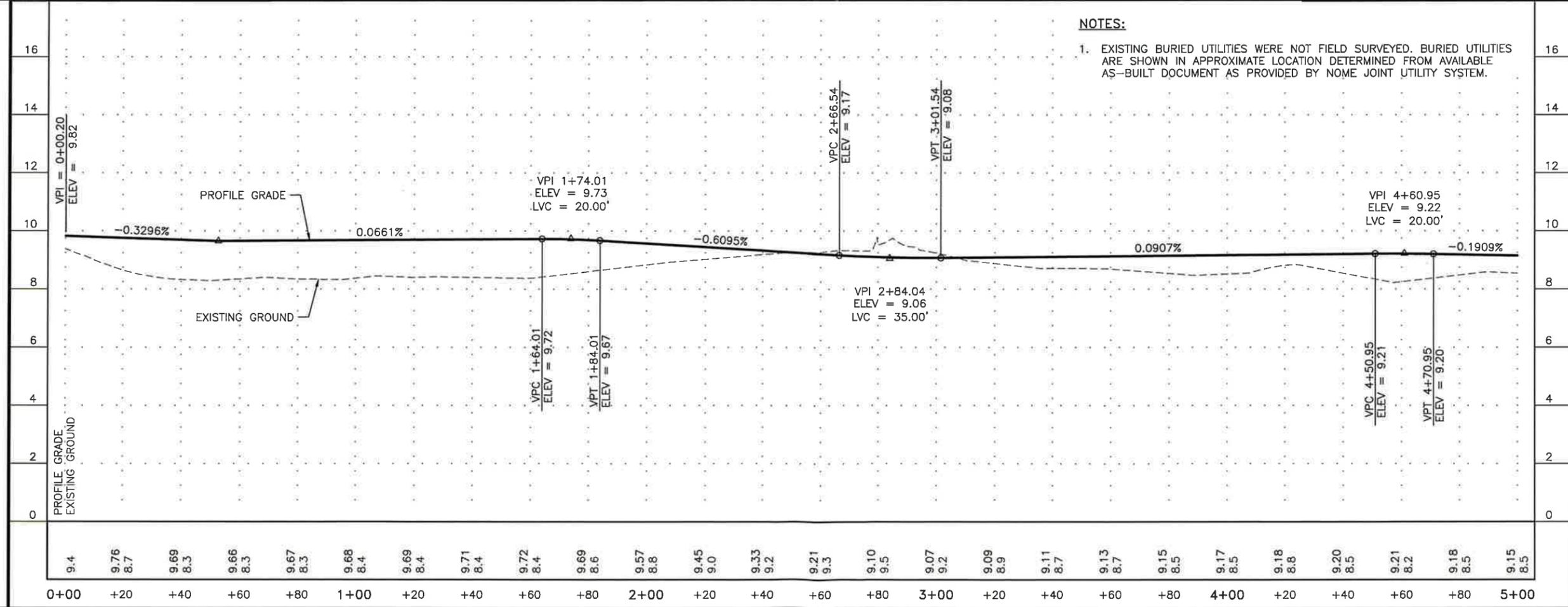


SEPARATED PATH
0+00-5+00



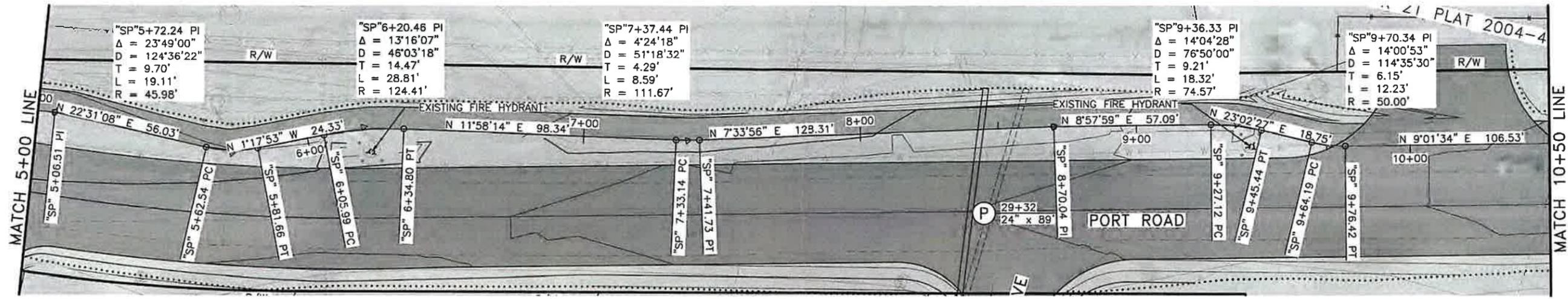
NOTES:

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PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC, CERT. OF AUTHORIZATION NO.: AECC605, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200
 \\pdc\local\DFS\Projects\2017\17260FB-Port_Rd_Rehab\C\4001\cns17260FB-F111.Thu, Aug/26/21 01:21am

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	ITEM
			ALASKA	0002278/Z62130000	2021	Item A.

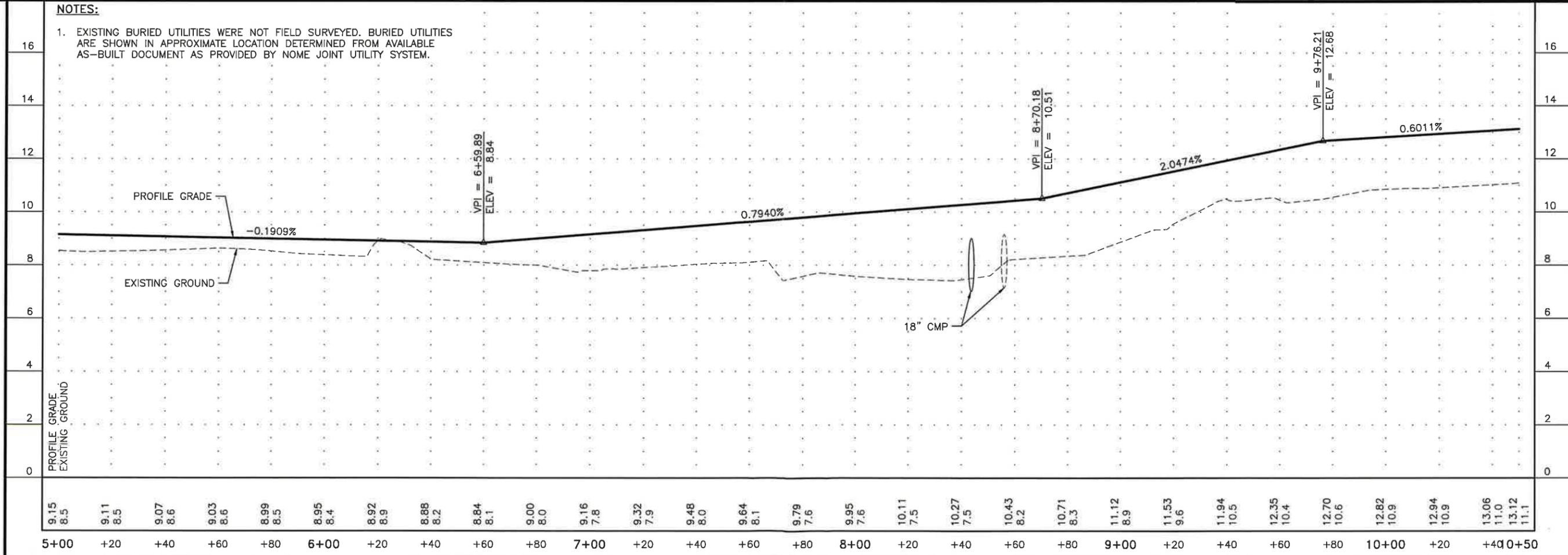


SEPARATED PATH
5+00-10+50



NOTES:

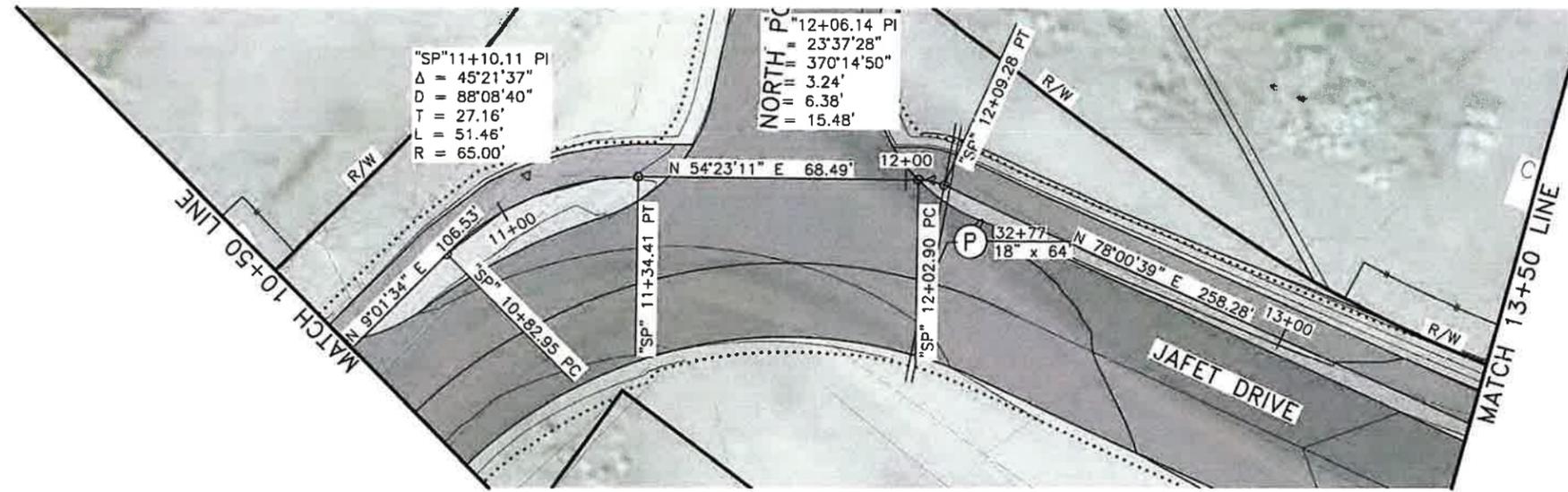
- EXISTING BURIED UTILITIES WERE NOT FIELD SURVEYED. BURIED UTILITIES ARE SHOWN IN APPROXIMATE LOCATION DETERMINED FROM AVAILABLE AS-BUILT DOCUMENT AS PROVIDED BY NOME JOINT UTILITY SYSTEM.



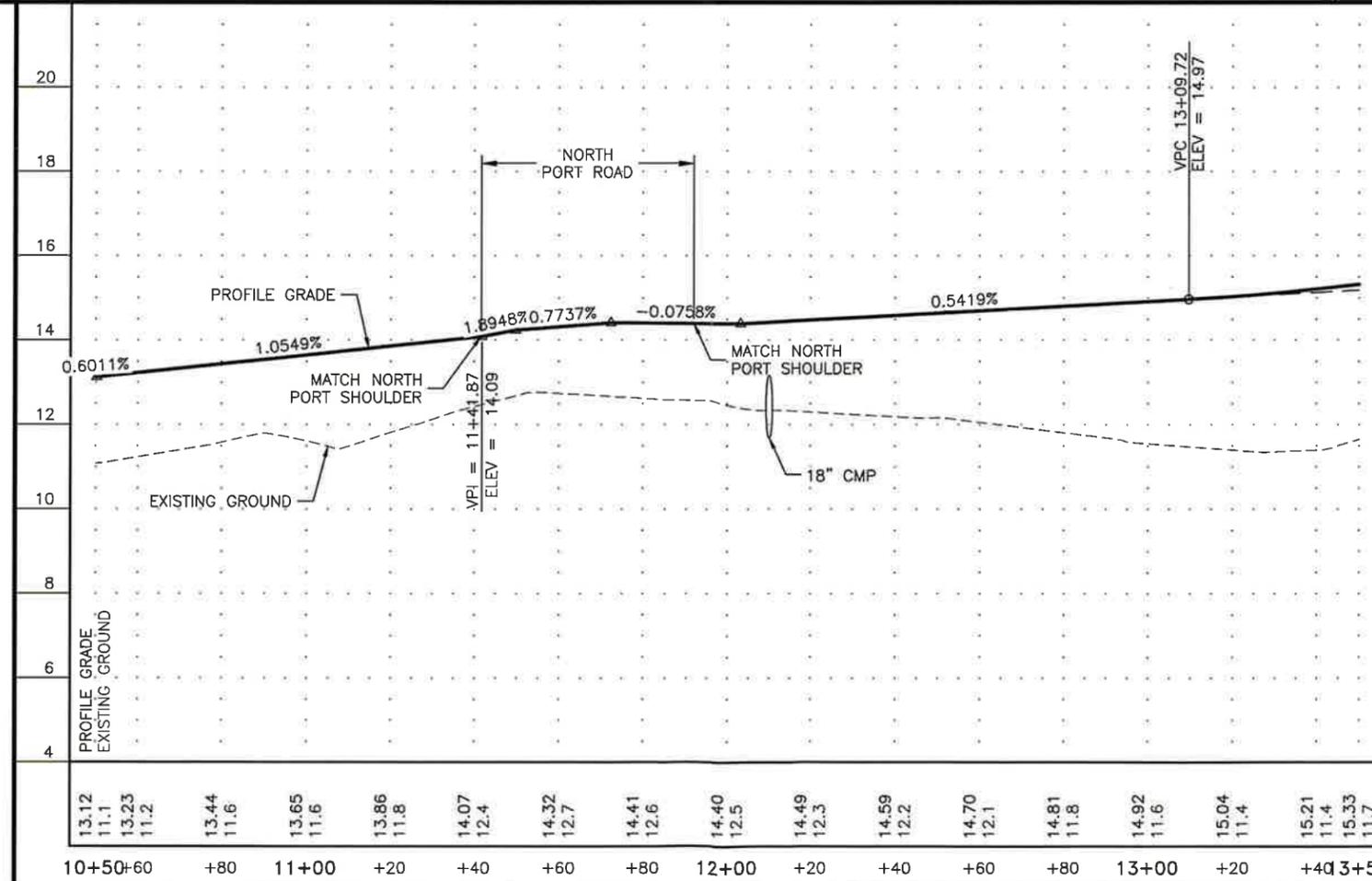
PLANS DEVELOPED BY: PDC INC ENGINEERS, LLC, CERT. OF AUTHORIZATION NO.: AECC605, 2700 GAMBELL STREET, SUITE 500, ANCHORAGE, AK 99503, (907)743-3200

NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.
			ALASKA	0002278/Z62130000	2021	F14

Item A.



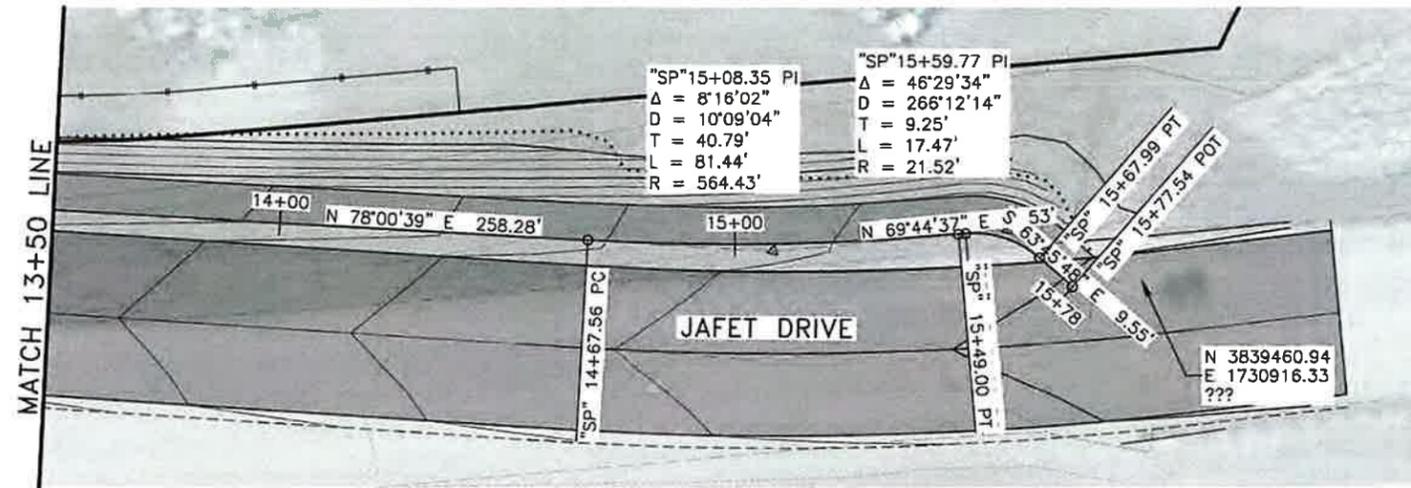
SEPARATED PATH 10+50-13+50



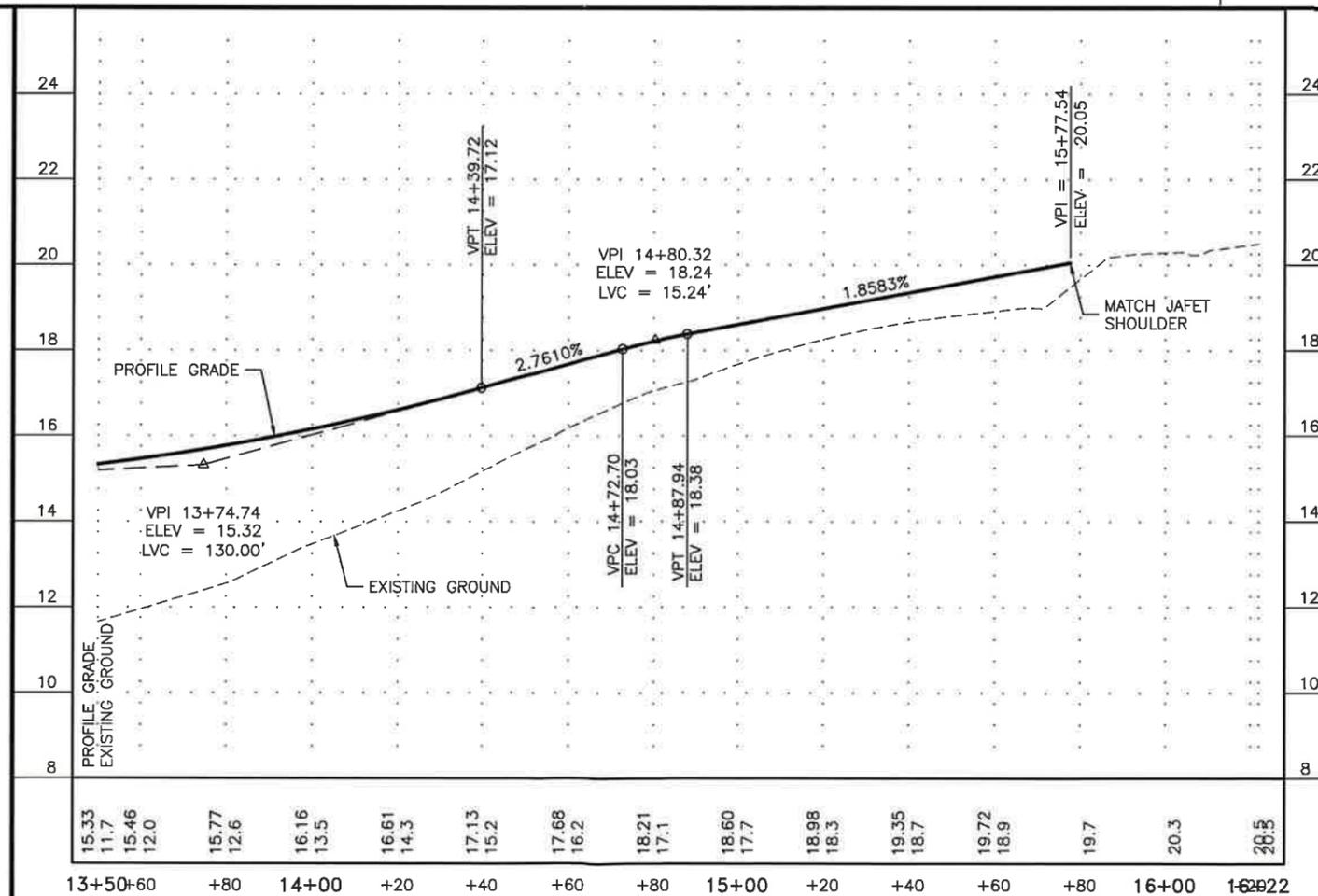
NOTES:

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NO.	DATE	REVISION	STATE	PROJECT DESIGNATION	YEAR	SHEET NO.	Item A.
			ALASKA	0002278/Z62130000	2021	F15	



SEPARATED PATH
13+50-16+22



NOTES:

- EXISTING BURIED UTILITIES WERE NOT FIELD SURVEYED. BURIED UTILITIES ARE SHOWN IN APPROXIMATE LOCATION DETERMINED FROM AVAILABLE AS-BUILT DOCUMENT AS PROVIDED BY NOME JOINT UTILITY SYSTEM.

Action Taken:
Yes ____
No ____
Abstain ____

CITY OF NOME, ALASKA

RESOLUTION NO. R-22-11-01

**A RESOLUTION OF THE CITY OF NOME AUTHORIZING PARTICIPATION IN THE
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

WHEREAS, the City of Nome wishes to provide Nome’s Housing First Project: HomePlate Nome Apartments, for use in the community; and,

WHEREAS, this entity is an applicant for a grant in the amount of \$675,397 from the Alaska Department of Commerce, Community, and Economic Development (hereinafter “Department”), under the CDBG program;

NOW THEREFORE BE IT RESOLVED, that City Manager Glenn Steckman is hereby authorized to negotiate and execute any and all documents required for granting and managing funds on behalf of the City of Nome.

BE IT FURTHER RESOLVED, that Manager Glenn Steckman is also authorized to execute subsequent amendments to said grant agreement to provide for adjustments to the project within the scope or services or tasks, based upon the needs of the project.

APPROVED and SIGNED this 14th day of November 2022.

JOHN K. HANDELAND,
Mayor

ATTEST:

BRYANT HAMMOND,
Clerk

**COOPERATIVE AGREEMENT
CITY RESOLUTION NUMBER _____**

An Agreement by and between City of Nome and Nome Community Center

WITNESSETH:

WHEREAS, the City of Nome has identified a need in the community to expand economic opportunities; and

WHEREAS, the City of Nome contemplates submitting on behalf of the Nome Community Center an application for CDBG funds from the Department of Commerce, Community, and Economic Development (DCCED) for the purpose of meeting such needs; and

WHEREAS, the City of Nome and the Nome Community Center desire, and are required to, enter into a written cooperative agreement with each other to participate in such CDBG program; and

WHEREAS, the City of Nome and the Nome Community Center understand that the City of Nome will act as the applicant and will have the ultimate responsibility to assume all obligations under terms of the grant including assuring compliance with all applicable laws and program regulations and performance of all work in accordance with the contract. Further, Glenn Steckman, Nome City Manager, will be the contact person for this project; and

WHEREAS, it is understood that Nome Community Center and DCCED have access to all participants' grant records and authority to monitor all activities.

NOW, THEREFORE, it is mutually agreed between the City of Nome and the Nome Community Center as follows:

1. The City of Nome and the Nome Community Center hereby agree that Nome's Housing First project: HomePlate Nome Apartments, will receive some specific benefit (i.e., usefulness, advantage, return) for the residents of Nome for a specified period of time, usually 20 years or the useful life of the facility.
2. The City of Nome and the Nome Community Center hereby agree to cooperate in the submission of an application for such CDBG funds, and agree to cooperate in implementation of the submitted CDBG project, as approved by DCCED.

Nothing contained in this agreement shall deprive any municipality of any power or zoning, development control, or other lawful authority which it presently possesses.

PASSED AND APPROVED BY THE Nome Common Council on November 14, 2022.

IN WITNESS THERETO:

By: _____ Attest: _____
Signature and Title Signature and Title

By: _____ Attest: _____
Signature and Title Signature and Title

Division 2 - Site Work/Demo

\$ 675,397.00

DESCRIPTION	num. unit	unit	Mat.. \$ / u.	Lab. \$ / u	Eq. \$ / u	total material	total labor	total equip.	sub-contract	TOTAL
	1					\$ -	\$ -	\$ -		\$ -
Water from Main to Structure	1					\$ -	\$ -	\$ -		\$ -
Exc & Place	24	hrs		\$ 500.00		\$ -	\$ 12,000.00	\$ -		\$ 12,000.00
Soil Material						\$ -	\$ -	\$ -		\$ -
Arctic Pipe (\$1,200 for 20FT Stick)	65	LF	\$ 60.00			\$ 3,900.00	\$ -	\$ -		\$ 3,900.00
Arctic Pipe Fittings & C.O.s	1	LS	\$ 2,000.00			\$ 2,000.00	\$ -	\$ -		\$ 2,000.00
Heat Trace for Recovery is Req'd	220	LF	\$ 25.00			\$ 5,500.00	\$ -	\$ -		\$ 5,500.00
City Inspection	3	hrs	\$ 100.00			\$ 300.00	\$ -	\$ -		\$ 300.00
Arctic Box in Div 6	1					\$ -	\$ -	\$ -		\$ -
	1					\$ -	\$ -	\$ -		\$ -
	1					\$ -	\$ -	\$ -		\$ -
	1					\$ -	\$ -	\$ -		\$ -
Sewer from Main to Structure	1					\$ -	\$ -	\$ -		\$ -
Exc & Place	24	hrs		\$ 500.00		\$ -	\$ 12,000.00	\$ -		\$ 12,000.00
Soil Material						\$ -	\$ -	\$ -		\$ -
Arctic Pipe (\$1,200 for 20FT Stick)	65	LF	\$ 60.00			\$ 3,900.00	\$ -	\$ -		\$ 3,900.00
Arctic Pipe Fittings & C.O.s	1	LS	\$ 2,000.00			\$ 2,000.00	\$ -	\$ -		\$ 2,000.00
Heat Trace for Recovery is Req'd	220	LF	\$ 25.00			\$ 5,500.00	\$ -	\$ -		\$ 5,500.00
City Inspection	3	hrs	\$ 100.00			\$ 300.00	\$ -	\$ -		\$ 300.00
Arctic Box in Div 6	1					\$ -	\$ -	\$ -		\$ -
	1					\$ -	\$ -	\$ -		\$ -
	1					\$ -	\$ -	\$ -		\$ -
Lateral Permit from NJUS	1					\$ -	\$ -	\$ -		\$ -
	1					\$ -	\$ -	\$ -		\$ -
Excvation Permit	2		\$ 300.00			\$ 600.00	\$ -	\$ -		\$ 600.00
	1					\$ -	\$ -	\$ -		\$ -
ROW Inspection	2		\$ 500.00			\$ 1,000.00	\$ -	\$ -		\$ 1,000.00
	1					\$ -	\$ -	\$ -		\$ -
	1					\$ -	\$ -	\$ -		\$ -
Electrical	1					\$ -	\$ -	\$ -		\$ -
NJUS provides transformer, pole, service conductors.	1					\$ -	\$ -	\$ -		\$ -
						\$ -	\$ -	\$ -		\$ -
Piling caps	55			\$ 1,250.00		\$ -	\$ 68,750.00	\$ -		\$ 68,750.00
Install Piling	55					\$ -	\$ -	\$ -	\$ 495,000.00	\$ 495,000.00
						\$ -	\$ -	\$ -		\$ -
Inspections	1		\$ 8,500.00			\$ 8,500.00	\$ -	\$ -		\$ 8,500.00
Hsg	1		\$ 50,000.00			\$ 50,000.00	\$ -	\$ -		\$ 50,000.00
Freight	1		\$ 4,147.00			\$ 4,147.00	\$ -	\$ -		\$ 4,147.00
						\$ 87,647.00	\$ 92,750.00	\$ -	\$ 495,000.00	\$ 675,397.00

TO: The Mayor and Common Council

FROM: Glenn Steckman

RE: City Manager Report

November 9, 2022

City Phones:

The city has been suffering from disruptions of the city's phone system and the 911 dispatch system. Some disruptions have at times been caused by software and hardware problems to our city phone and other disruptions have been caused by local providers whose systems have also been disrupted. It is a priority with GCSIT, NJUS who operates the city hub, and city staff to fix the problems related to our problems

Donation:

The Estate of Curtis Eugene Jacobs has notified the Carrie M. McLain Memorial Museum of a bequest by the late Mr. Jacobs of \$25,000.00

Nome Visitor Center:

The Visitor Center will be closed from Monday, November 28 to January 3 for carpeting, heating, lighting and painting. The facility will be closed to visitors but the staff will continue to respond to inquiries. I will be requesting a budget amendment to upgrade the furniture and racks to create a proper venue for welcoming visitors to Nome and showcasing our businesses.

Iron Dog 2023:

The Mayor and I met with Mike Vassar, the Executive Director, of Iron Dog this past week to discuss the 2023 race and Nome's role as a half-way point. The professional class racers will continue to use the Public Works Building for snow machine maintenance and repairs. The Expedition class racers will park their machines around OSJ. An arch celebrating Iron Dog will be placed on Front Street.

The Visitor Center staff has also been asked to work with the Iron Dog organizers to help on housing needs for the participants and visitors coming to Nome.

Abatement:

The shed at 413 Division St. will soon be abated. The City Clerk is currently seeking phone bids to remove the property's shed which is currently leaning towards another property. This will be the last property abated this year.

Christmas Extravaganza:

Christmas Extravaganza returns to Nome on Thursday, December 8 at 5:30pm at OSJ. This will occur after a two-year hiatus because of the COVID Pandemic.

Nome Employment Summit:

The summit was canceled this past week due to snow and travel conditions. It is being rescheduled for the second week on January.

CDBG Grant support:

Home Plate, LLC is requesting another resolution to submit a grant for Community Development Block Grant. There was a problem with the paperwork and it needs to be resubmitted. It is on your agenda for Monday night's meeting for approval. The Home Plate project is for safe housing to assist homeless people to get assistance to get back on their feet. It will house 15 people in studio apartments and it has one manager apartment.

Port RD Construction:

On Monday night will be an ordinance for easements on city property to allow for reconstruction of Port RD. While this has been discussed off and on over the past two years, the DOT wishes to finalize the agreement to go out to bid on this improvement project.

Snow:

City staff are still cleaning up from the most recent snow storm. Unfortunately, two of our traditional snow dumps are no longer available.

Safety Deposit Box:

To keep you informed, I am opening a safety deposit box with Wells Fargo to store gold nuggets and gold flecks that have been donated to the city over the years. The City does not have the appropriate place to secure the asset. The setup will be that no one person from the City can access the box.

Museum:

Gray Harrison, Cole Cushman and I met with Amy Phillips Chan before she moved from Nome to start her new job. When the museum portion of the Richard Foster building was constructed, it incorporated into a higher level of technology than most of our facilities. The purpose of the meeting was to make sure how things worked and more importantly where the on/off switches were. In this review, I noticed that some of the technology hardware was beginning to fail. The City will need to order several iPads so the museum displays will be available for visitors to use and to operate some of the exhibits.

Steadman Park:

I have attached to this report a photo of Steadman Park. As you can see the cap on the park is beginning to develop additional sink holes. I have spoken with ADEC for assistance and they have steered me toward a grant process that will be opening this spring.

Recreation Center/City Hall HV systems:

City Staff, Bristol Engineering and RSA have been hammering out the details as we are at a 95% design stage for the buildings proposed improvements. A work session will be scheduled on December 12 to discuss the project. The estimates are higher than projected, but the City has \$1.3m in ARPA funds and \$1.3m in surplus funds due to CARES funds during the height of the COVID pandemic.

Once the Common Council agrees to proceed, city staff will be requesting additional funding resources from outside agencies.

Item A.

October 28, 2022 at 12:43 PM
N 64.499644°, W 165.402433°
210° SW
AK, Nome

