

**Mayor**  
John K. Handeland

**Manager**  
Glenn Steckman

**Deputy Clerk**  
Jeremy Jacobson



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

**NOME COMMON COUNCIL  
SPECIAL MEETING AGENDA**  
WEDNESDAY, SEPTEMBER 13, 2023 at 5:15 PM  
COUNCIL CHAMBERS IN CITY HALL

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

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ROLL CALL

APPROVAL OF AGENDA

CITIZENS' COMMENTS

NEW BUSINESS

- [A.](#) R-23-09-05 A Resolution Authorizing The City Manager To Award An Option To Lease Land For A Man Camp Facility To Alaska Gold Company For Contractor Use During Construction Of The Port Of Nome Modification Construction (PONM) Project,

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- [B.](#) R-23-09-06 A Resolution Authorizing The City Manager To Proceed With Disposal Of 4 Acres Of Nome Cemetery Expansion Property To Serve As A Man Camp Site For Contractor Use During Construction Of The Port Of Nome Modification Construction (PONM) Project,

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ADJOURNMENT

Action Taken:  
Yes \_\_\_  
No \_\_\_  
Abstain \_\_\_

**CITY OF NOME, ALASKA**

**RESOLUTION NO. R-23-09-05**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO AWARD AN OPTION TO LEASE LAND FOR A MAN CAMP FACILITY TO ALASKA GOLD COMPANY FOR CONTRACTOR USE DURING CONSTRUCTION OF THE PORT OF NOME MODIFICATION CONSTRUCTION (PONM) PROJECT**

**WHEREAS**, the City of Nome (City) is in partnership with the U.S. Army Corps of Engineers (USACE) to complete design of the Port of Nome Modification Project, and will soon execute a Project Partnership Agreement (PPA) for phased construction of the project; and,

**WHEREAS**, there is a significant housing shortage in Nome, and since completion of the project feasibility study, there have been many community discussions to find solutions to the problem before construction became a probability; and,

**WHEREAS**, despite efforts to resolve the situation, the housing shortage has been getting increasingly worse in recent years, and further exacerbated by COVID-19 and recession, followed by inflation, thereby prompting requests from local residents that housing for the port expansion be specifically and separately addressed; and,

**WHEREAS**, the City and USACE agreed there was a great need to require the contractor to mobilize man camp facilities to support project personnel during construction in an effort to ensure minimal impact to any existing housing facilities in Nome; and,

**WHEREAS**, USACE regulation required the City, as the non-federal sponsor, to provide the land site for placement of the man camp facilities, thereby prompting the City to issue a Request for Proposals (RFP) in August 2023 with a total of 8 proposals submitted and reviewed by the Proposal Evaluation Committee (PEC), which then recommended award be made to Bering Straits Native Corporation (BSNC); and,

**WHEREAS**, the City Council declined to award to BSNC due to the proximity of the proposed BSNC property to existing residential areas; and,

**WHEREAS**, the Alaska Gold Property received the second highest score from the PEC; and,

**WHEREAS**, the Alaska Gold Property is in the vicinity of Satellite Field which is a preferable location for a man camp; and,

**WHEREAS**, the proposed option price and annual rent from Alaska Gold are identical to the proposed option price and annual rent proposed by BSNC; and,

**WHEREAS**, the City Council has determined that it is in the best interest of the public to award the option to lease to Alaska Gold,

**NOW, THEREFORE, BE IT RESOLVED**, the Nome Common Council hereby authorizes the City Manager to award an Option to Lease for \$2,500 to Alaska Gold for land to house contractor man camp facilities during construction of the Port of Nome Modification Project. Item A.

**APPROVED** and **SIGNED** this 11<sup>th</sup> day of September 2023.

\_\_\_\_\_  
**JOHN K. HANDELAND,**  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**JEREMY JACOBSON,**  
**Deputy City Clerk**

Action Taken:  
Yes \_\_\_  
No \_\_\_  
Abstain \_\_\_

**CITY OF NOME, ALASKA**

**RESOLUTION NO. R-23-09-06**

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROCEED WITH DISPOSAL OF 4 ACRES OF NOME CEMETERY EXPANSION PROPERTY TO SERVE AS A MAN CAMP SITE FOR CONTRACTOR USE DURING CONSTRUCTION OF THE PORT OF NOME MODIFICATION CONSTRUCTION (PONM) PROJECT**

**WHEREAS**, the City of Nome (City) is in partnership with the U.S. Army Corps of Engineers (USACE) to complete design of the Port of Nome Modification Project, and will soon execute a Project Partnership Agreement (PPA) for phased construction of the project; and,

**WHEREAS**, there is a significant housing shortage in Nome, and since completion of the project feasibility study, there have been many community discussions to find solutions to the problem before construction became a probability; and,

**WHEREAS**, despite efforts to resolve the situation, the housing shortage has been getting increasingly worse in recent years, and further exacerbated by COVID-19 and recession, followed by inflation, thereby prompting requests from local residents that housing for the port expansion be specifically and separately addressed; and,

**WHEREAS**, the City and USACE agreed there was a great need to require the contractor to mobilize man camp facilities to support project personnel during construction in an effort to ensure minimal impact to any existing housing facilities in Nome; and,

**WHEREAS**, USACE regulation required the City, as the non-federal sponsor, to provide the land site for placement of the man camp facilities, thereby prompting the City to issue a Request for Proposals (RFP) in August 2023 with a total of 8 proposals submitted and reviewed by the Proposal Evaluation Committee (PEC), which then recommended award be made to Bering Straits Native Corporation (BSNC); and,

**WHEREAS**, despite the City Council having declined awarding to BSNC, and considering the next highest scoring property owned by Alaska Gold Company (AGC), both with identical proposed option pricing and annual rent; and,

**WHEREAS**, the City Council is also aware of an alternative 4-acre site within the City-owned Nome Cemetery Expansion Property that could serve as man camp facility property, resulting in significant cost-savings to the City, and therefore has determined the using City-owned land is in the best interest of the public,

**NOW, THEREFORE, BE IT RESOLVED**, the Nome Common Council hereby authorizes the City Manager to proceed with disposal of 4 acres of Nome Cemetery Expansion Property to house contractor man camp facilities during construction of the Port of Nome Modification Project.

**APPROVED and SIGNED** this 12<sup>th</sup> day of September 2023.

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**JOHN K. HANDELAND,**  
**Mayor**

**ATTEST:**

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**JEREMY JACOBSON,**  
**Deputy City Clerk**