



City and Borough of Wrangell  
WS & Borough Assembly Meeting  
AGENDA



NIXLE Registration

Tuesday, June 10, 2025

Location: Borough Assembly Chambers

Work Session at 6:00 PM | Regular Assembly meeting at 7:00 PM

**WORK SESSION** (6:00 - 7:00 PM)

- a. Marine Service Center Value

**1. CALL TO ORDER**

- a. PLEDGE OF ALLEGIANCE led by Assembly Member Mach
- b. ROLL CALL

**2. CEREMONIAL MATTERS** - None.

**3. PERSONS TO BE HEARD**

- [a.](#) Emailed correspondence from Peter Branson regarding E-Bikes
- [b.](#) Emailed correspondence from Bernie Massin re: alternate for Cruise Ship Dock
- [c.](#) Emailed correspondence from Jeanie Arnold regarding Micromobility devices
- [d.](#) Emailed correspondence from Solvay Gillen regarding Micromobility devices
- [e.](#) Emailed correspondence from Nikka Mork regarding the Micromobility Ordinance
- [f.](#) Emailed correspondence from Marilyn Mork regarding "E-Bikes"
- [g.](#) Emailed correspondence from Wrangell Golf Club - re: ORD 1081

**4. AMENDMENTS TO THE AGENDA**

**5. CONFLICT OF INTEREST**

**6. CONSENT AGENDA**

- [a.](#) Minutes from the June 2, 2025 Special Assembly Meeting
- [b.](#) Minutes from the May 27, 2025 Regular Assembly Meeting
- [c.](#) CORRESPONDENCE - School Board Minutes from the April 14, April 23, April 30, May 7, and May 12, 2025 Meetings
- [d.](#) CORRESPONDENCE - School Board action from the May 21, May 23, and May 30 - 2025 Meetings

**7. BOROUGH MANAGER'S REPORT**

- a. Borough Manager's Report
- b. Capital Projects Department Report

- c. Police Chief Meek's Report
- d. OSU Resident Sentiment of Tourism Report
- e. Wrangell Visitor Industry Report 2025 (DRAFT)

## **8. BOROUGH CLERK'S REPORT**

- a. Borough Clerk's Report

## **9. MAYOR AND ASSEMBLY BUSINESS**

### **10. MAYOR AND ASSEMBLY APPOINTMENTS - None.**

### **11. PUBLIC HEARING - None.**

## **12. UNFINISHED BUSINESS**

- a. **RESOLUTION No. 06-25-1946** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, FOR LOTS 2, 3, 4, 5, 8, and 9, BLOCK 49, FOR \$316,800, PLUS REQUIRED FEES, TO JIAYING LU

## **13. NEW BUSINESS**

- a. **RESOLUTION NO. 06-25-1947** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE REFUND OF OVER PAYMENT OF TIDELANDS LEASE RENT PAYMENTS, TO JOHN AGOSTINE DUE TO A MANIFEST ERROR IN THE AMOUNT OF \$4,413.07
- b. **RESOLUTION No. 06-25-1948** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE BOROUGH TO ISSUE GENERAL OBLIGATION BONDS TO FINANCE THE MAJOR RENOVATION OF THE PUBLIC SAFETY BUILDING AND OTHER RELATED CAPITAL IMPROVEMENTS; FIXING CERTAIN DETAILS OF SUCH BONDS; AND AUTHORIZING THEIR SALE
- c. **RESOLUTION No. 06-25-1949** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY25 BUDGET IN THE PORT FUND BY TRANSFERRING \$25,000 FROM THE FUND RESERVES TO THE PROFESSIONAL SERVICES ACCOUNT AND AUTHORIZING ITS EXPENDITURES FOR THE WATERFRONT FEASIBILITY AND COST DEVELOPMENT
- d. Approval of Police Department Strategic Safety Plan (SS4A)
- e. Approval of a contract award to Pool Engineering, Inc. in the amount of \$775,500 for the Meyers Chuck Harbor Float Installation Project
- f. Approval of Change Order No. 14 to McG Constructors, Inc. in the amount of \$78,219.41 for the Water Treatment Plant Improvements Project

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

## **15. EXECUTIVE SESSION**

- a. **Executive Session:** Review of Borough Manager's Tasks

## **16. ADJOURNMENT**



**From:** Peter Branson <[wrangelloid@yahoo.com](mailto:wrangelloid@yahoo.com)>  
**Sent:** Tuesday, May 27, 2025 10:05 AM  
**Subject:** E-bike and e-scooter proposed ordinance

I'm not sure who to send comments to but I trust you will relay my concerns. I'd like to attend the meeting but the weather and visiting relatives make it tough.

I feel like the perceived issue of kids riding e-bikes and scooters unsafely is a problem for parents to deal with not police. The proposed law will have the result of making it more difficult for adults and businesses trying to use this efficient and clean technology to commute, recreate and bring jobs and money into the community. Many other communities are promoting ebike use to reduce traffic, parking and air pollution. We don't need more government oversight especially for something that benefits the community and environment.

Peter Branson  
Sent from my iPhone



May 26, 2025

To the Wrangell Borough Assembly

Here is a alternate for the new cruise ship dock proposed for down town.

I would like to propose putting the new cruise ship dock next to Heritage harbor. I made a picture of the area with the fill are included. Depending how you lay it out, you could add in a lot more ship piers instead of just be limited to the 2 docks.

I Estimated the amount of fill you would need for about 67712 sq.ft or 1.5 acres.

Estimating 30 feet of rock to fill it in would be about 80,000 yards @ \$20 a yard comes to about \$1.600,000..Just a guessing.

The Piers I think would be the cost of the cruise lines depending what they would like.

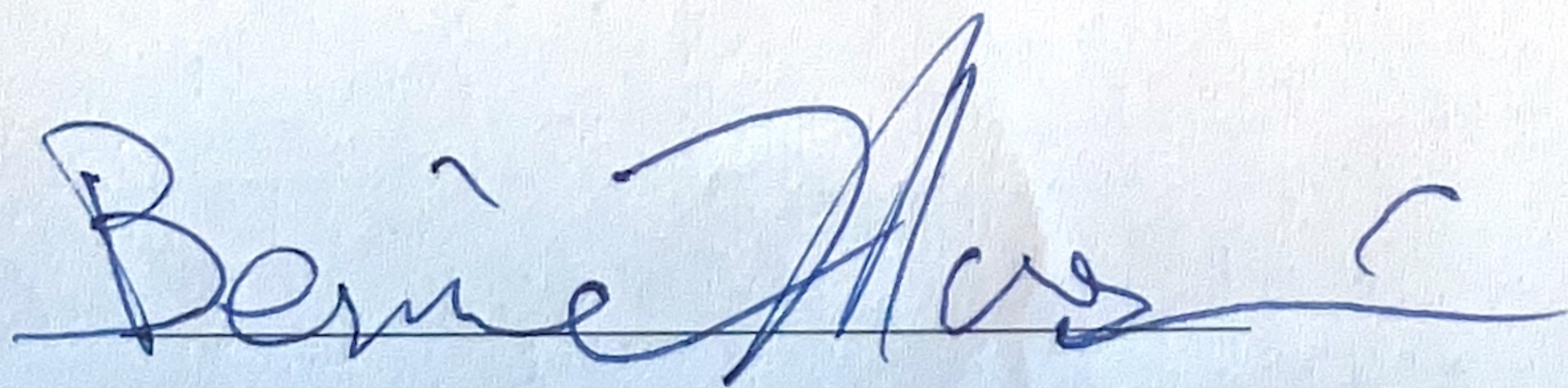
Pros- Short run to fill in the area from the city pit. Less cost for fill.

- This area has ample room to expand either north across the face of the break water or to the south towards city park.
- The fill area can be used for a staging area, bus turnaround, additional boat trailer parking, or vendor shelters. This is just a few of the ideas.
- Moving it out to Heritage would relive some of the traffic of the small jet boat tours and they could leave from Heritage boat ramp or the dock system.
- Moving it to Heritage would keep the town from being surrounded by cruise ships in the down town area. I truly like us to have some water front view from outer drive area.
- These Piers could be hot birthed out for other large yachts.

Cons- Maybe a little rougher seas in that area. Im not sure it that makes much of a difference to a 170' ship.

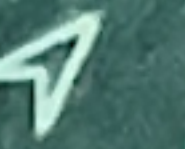
- People would have to walk or be bussed to the down town area.

Thank you for considering this option.

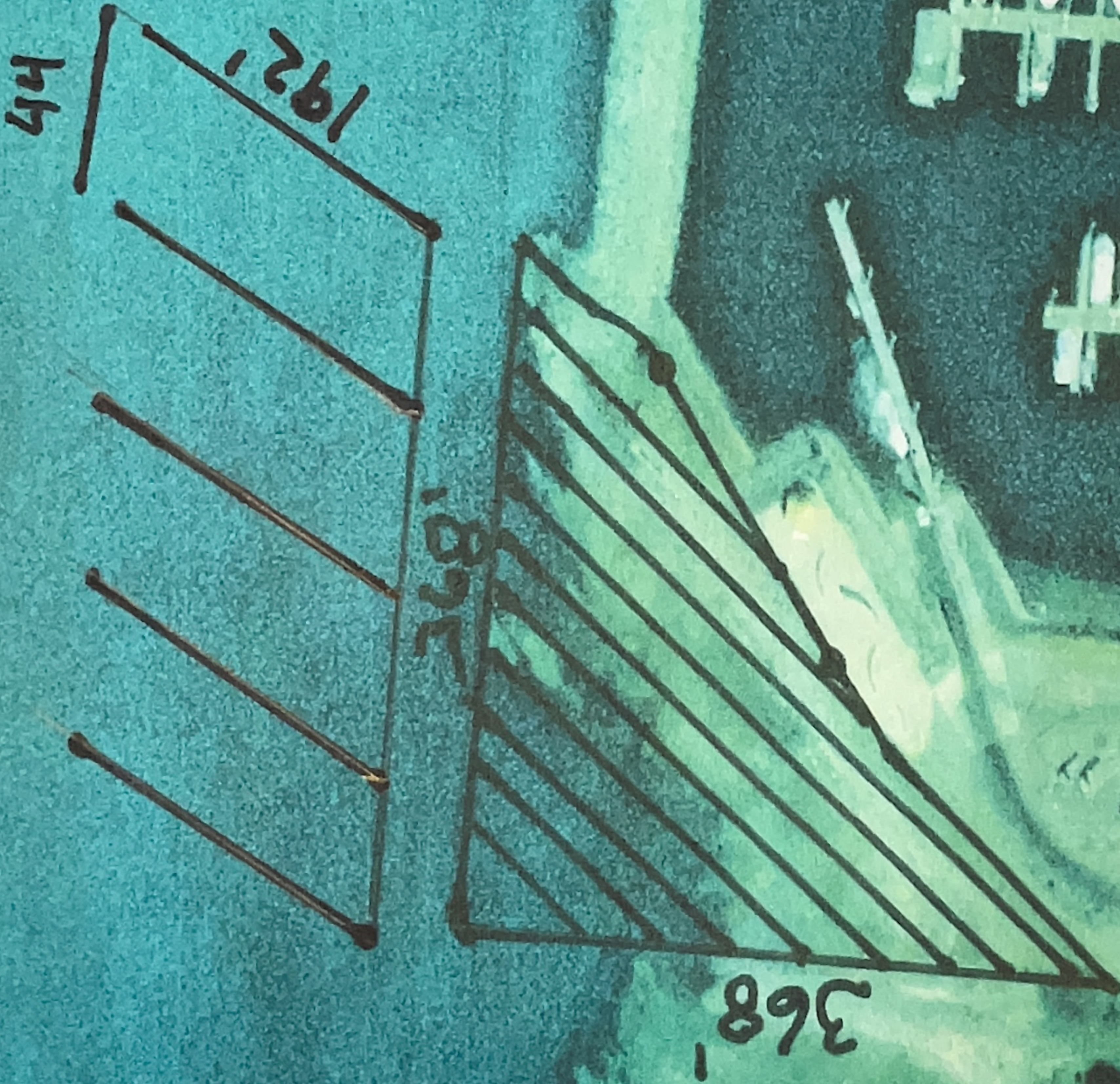


Bernie Massin  
907 305 0037





3D



Search Maps

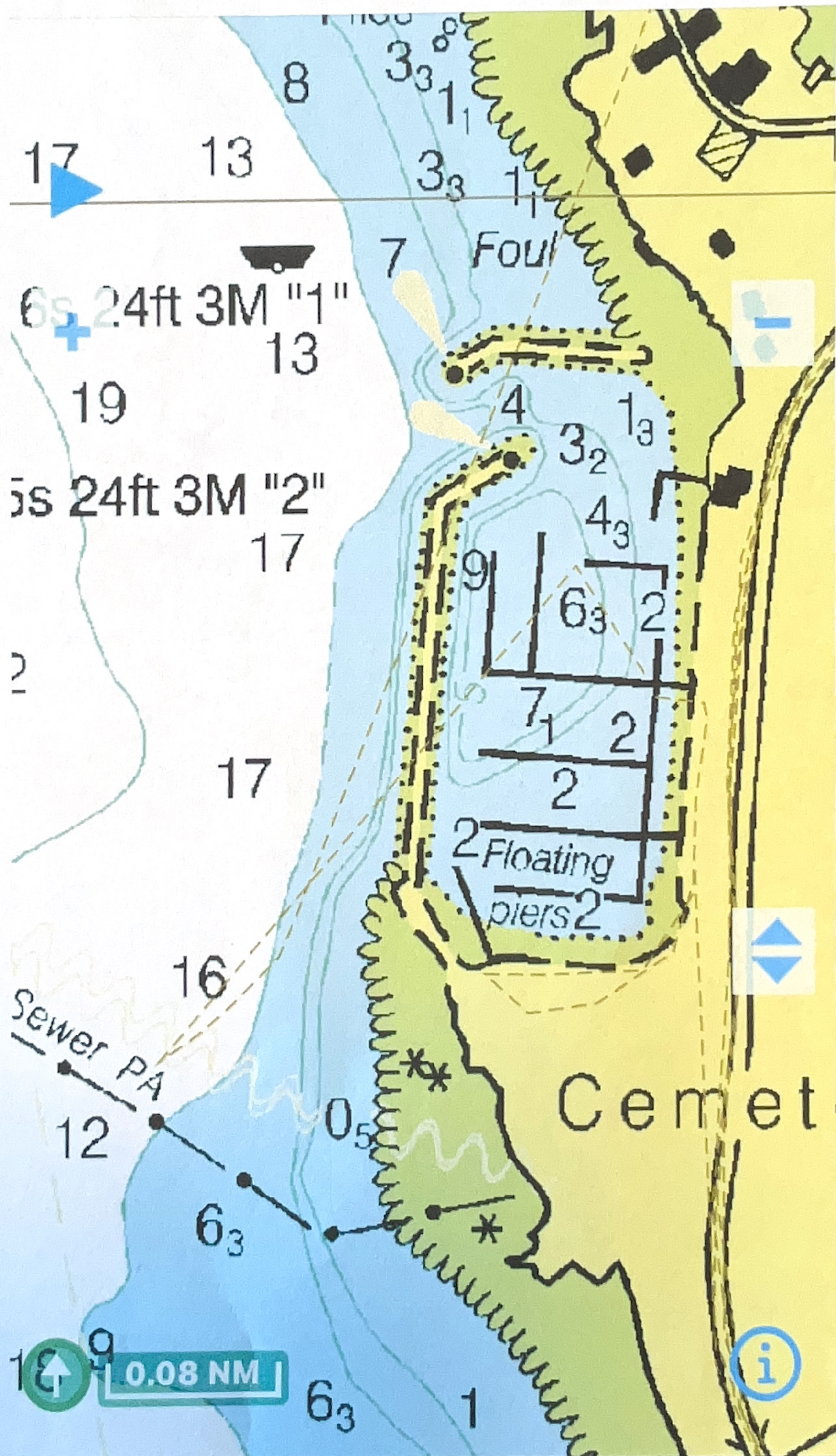


City Park

47°  
AQI 34



# Charts Wrangell Harb...



WP+ 00.00

Chart Waypoints Track Instruments More



May 27, 2025

Honorable Members of the City Council, Madam Mayor, and City Manager Villarma

**Subject: Opposition to Age Restriction in Proposed Ordinance No. 1081 - Micromobility Devices**

Dear Honorable Council Members,

I am writing to express my concern and opposition to a specific provision within the proposed ORDINANCE No. 1081, which seeks to add a new Chapter 11.39, Micromobility Devices, to Title 11, Vehicles and Traffic, of the Wrangell Municipal Code. Specifically, I am strongly against the proposed rule that would restrict the operation of micromobility devices to individuals aged 14 years and older.

I believe this age restriction is unduly prohibitive and does not accurately reflect the responsible use of these devices by younger riders in our community. My own 11-year-old child owns and regularly operates an electric scooter. I can attest that they consistently demonstrate a high level of responsibility, adhering to all existing traffic laws, exercising caution, and, without exception, wearing a helmet. Their riding habits are a testament to the fact that age alone is not the sole determinant of safe and responsible operation.

To impose a blanket age restriction of 14 years old would unnecessarily limit access to a mode of transportation and recreation that many younger individuals, like my child, utilize safely and responsibly. It would punish those who already demonstrate proper conduct and adherence to safety guidelines.

Instead of an arbitrary age limit, I urge the Council to consider alternative approaches that focus on education, helmet use enforcement, and adherence to traffic laws, rather than a prohibitive age restriction. Perhaps a focus on mandatory safety courses, parental supervision guidelines for younger riders, or clear guidelines for where these devices can be operated would be more effective and equitable.

I respectfully request that the City Council reconsider the proposed age restriction in Ordinance No. 1081. I am confident that with proper education and enforcement of existing safety regulations, younger riders can continue to safely and responsibly enjoy micromobility devices in Wrangell.

Thank you for your time and consideration of this important matter.

Sincerely,

Jeanie Arnold

Solvay Gillen  
Leeya Gillen age 9  
Annika Gillen age 12  
Box 791  
Wrangell, Alaska 99929  
May 27<sup>th</sup> 2025

City and Borough of Wrangell, Alaska  
P.O. box 531  
Wrangell, Alaska 99929

Mayor Gilbert, Borough Manager Villarma, Wrangell PD and City Council Members:

**Regarding ordinance 1081 of the Assembly of the City and Borough of Wrangell, Alaska  
Adding a new chapter 11.39 Micromobility devices to title 11, Vehicles and traffic, of  
the Wrangell municipal code.**

Why should kids still have access to scooters in Wrangell? Electric scooters encourage learning and responsibility and independence in kids. Wrangell is a slower paced town that I feel could easily support children to stay safe while remaining independent.

Riding electric scooters can also be an educational experience for children. It teaches them about traffic rules, Safety precautions and the importance of wearing protective safety gear. For some kiddos electric scooters give kids more independence. As a parent I completely understand concerns for safety.

As a parent or guardian, we have an obligation to teach our kids about safety and responsibilities in life. Electric scooters are a great way to help children learn and understand safety and responsibility of the traffic laws. I feel there are ways that we can support kids to have electric scooters in Wrangell while preparing them to be responsible and safe riders and someday drivers.

I think that teaching kids about safety and responsibility can easily be done. Parents and guardians can easily teach their children the responsibility of safe riding. I also feel that launching a safety course class for kids to participate in with a certificate to show they have learned the basic rider safety rules could be very beneficial. This safety course could perhaps teach about wearing protective gear such as helmets. Implementing rules about riding on the right in the same direction as traffic. Walking your scooter across the crosswalk/ street, respect stop signs and traffic lights just like cars around them. Understanding sidewalk safety and etiquette and using a horn or bell to make others aware as they approach and yield to pedestrians, using hand signals for turning, making sure they

don't use headphones or texting while riding and discourage taking passengers. And how to keep your scooter in proper running order.

In Anchorage, micromobility devices like e-bikes and electric scooters are generally regulated similar to bicycles, but with some specific rules. Low-speed electric-assisted bicycles (e-bikes) are allowed on any paved pathway, including trails, sidewalks (generally not in the business district), and bike lanes. Electric scooters are also permitted on roads and bike lanes, but with speed limits and potentially restrictions on night riding

Anchorage implemented a three- class system, standard within the industry and that is used in most states. The measure also set out language defining “shared micromobility programs” which helped to pave the way for self – service public rentals of e-bikes and e-scooters.

The ordinance re-defined what the city considers to be an electric – assisted bicycle. Many electric assisted kick scooters are now legal to ride anywhere a bicycle can be ridden in Anchorage, including the city's extensive paved multi use trail system and sidewalks in most areas, These type of electric scooters have two wheels and are ridden from a standing position. The motor must not have a power output of more that 500 watts and capable of speeds only up to 20 miles and hour.

This Measure set forth a three-class system, standard within industry, and used in most states. Class 1 and 2 bikes have motors that provide assistance to the rider only until the bike's speed hits 20 mph. Class 3 bikes provide assistance up to 28 mph. The main difference between Class 1 and Class 2 is the inclusion of a throttle with a Class 2 bike, which can propel the bike while the rider isn't pedaling.

All three classes have functional pedals, allowing riders to self-propel, and all motors generate no more than 750 watts of power.

Any electric bicycle that has a more powerful motor or is propelled only by a throttle is considered a motor-driven cycle and is restricted to roadways.

Previously, the city split e-bikes into two categories, low speed and high speed. Those were largely based on wattage with low speed having a wattage of 750 or less.

Alaska has no state-wide regulatory framework of e-bikes, but individual municipalities can set their own rules.

My hope is that Wrangell considers our unique environment that allows kids to continue to have the freedom and independence that living in a smaller community rewards them. Please do not take away freedom but instead give some rules that help keep kids safe while riding. I encourage Wrangell to launch a trail and sidewalk etiquette education campaign. I

think we could look at also adding signs to encourage the safety of everyone. Limit night riding, regulating the power or the scooters to something like 500 watts or 10 miles an hour, Maybe even offer a scooter route of other places for kids to safely ride. Let's give these things a try before we limit the age of electric scooters and bikes in our small community.

Thank you for your time and consideration of this matter.

Sincerely, Solvay Gillen

A handwritten signature in cursive script that reads "Solvay Gillen". The signature is fluid and connected, with a large initial 'S' and a distinct 'G'.

Parent of Annika and Leeya Gillen, both e-scooter riders



## Letter to Borough Assembly Members

Nikka Mork  
PO Box 302  
Wrangell, AK 99929  
nikkamork4@gmail.com  
907-738-4883

May 27, 2025

Dear Members of the Borough Assembly,

As a parent of four young children growing up in our small, remote town, I'm writing to voice my concerns about the proposed ordinance that would require kids to be at least 14 years old and hold a learner's permit to ride an e-bike or electric scooter.

I fully support making our town safer for everyone, especially children. I believe in teaching kids about responsible riding, enforcing helmet use, and even requiring families to take safety or traffic law classes. But completely restricting younger kids from riding e-bikes or scooters — is, in my view, an overreach.

We're not a major city with heavy traffic and large crowds. Here, our kids have a unique kind of independence. They're able to go to school, ride around town, go to a friend's house, or head to a local park — often safely and responsibly. This ordinance, as it stands, would take that freedom away and limit the options for families who rely on e-bikes and scooters as safe, affordable ways for kids to get around.

These devices represent more than just toys — they're part of today's transportation technology and will be a key part of our children's daily lives as they grow up. Teaching them how to use this technology responsibly now, while they're still under close guidance, is far more effective than waiting until they're older and unsupervised. Living in a remote community already places limits on what's available to our kids. Cutting them off from current advancements only increases that gap.

Instead of requiring a driver's license or learner's permit, why not focus on accessible education? Require a basic safety course or offer a local certification program for minors. Give parents the responsibility — and the tools — to make sure their kids are riding responsibly, without penalizing them with excessive restrictions or fines.

Even members of the assembly have expressed concern that this ordinance may be “overkill.” I appreciate that it’s important to err on the side of caution, but I ask that we scale this back and prioritize education over exclusion.

We all want what’s best for our community. I urge you to reconsider this portion of the ordinance and work with parents and residents to create a more balanced, practical approach to micromobility safety — one that keeps our kids safe without taking away their independence.

Thank you for your time, your service to our community, and your consideration of this perspective.

Sincerely,  
Nikka Mork

Please forward this to all

To all council members & Mayor Gilbert & Mason Villarma I am opposed to your proposed ordinance to require E-bike & e-scooters to have a license or permit.

I think the city should offer a class to anyone under the age of 14 who wants to be able to ride. They must pass the test & follow the rules set forth. They should be required to have their e-bike/scooter permit with them when they're riding. If they break the rules they should get a small fine (\$20.00 or less for the first offense & could be more with subsequent offenses).

The current proposal would cause hardships for adults who can't get a license for various reasons (medical or other). I feel that by the borough is making this ordinance will cause our police officers to be spending a lot of time on these minor issues when they need to focus on much more important issues.

I have lived in Wrangell for 42 years & this in my opinion is government overreach & a waste of time. There are many youth that have worked hard to buy bikes & scooters & they should be allowed to ride them.

I have never had a single child ride out in front of me & be a hazard to my driving.

I feel that you need to reconsider this proposal & vote no against it. Or, it should be put to a vote of the citizens.

Thank you for taking the time to read this letter.

Marilyn K Mork

740 Evergreen Ave

907-470-0085

Sent from my iPhone

Muskeg Meadows Golf Course  
.5 Mile Ishiyama Drive  
PO Box 2199  
Wrangell, AK 99929  
907.874.GOLF  
www.muskegmeadows.com



May 28, 2025

Wrangell Borough Assembly  
PO Box 531  
Wrangell, AK 99929

Dear Wrangell Borough Assembly Members,

I am writing regarding the proposed ORDINANCE No. 1081, specifically the "Prohibited Areas" section that states "Micromobility devices are not allowed in certain public spaces, including: Schools, parks, playgrounds, trails, sidewalks, docks, golf courses, cemeteries, and more—unless written permission is obtained from the City and Borough of Wrangell (CBW)."

Wrangell's only golf course, Muskeg Meadows, is managed by Wrangell Golf Club, Inc. We have a sublease with the City of Wrangell who is the prime lease holder with the State of Alaska DOT Airport Leasing. While I suspect the term "golf courses" may have simply been included as template language, I feel that including golf courses in this ordinance would be an overreach from the City as the prime lease holder and I request that it be completely removed from the ordinance.

I also respectfully request the City of Wrangell to consult Wrangell Golf Club, Inc before including us in any ordinance that can impact our business and operations. I discovered that "golf courses" was included in this ordinance just hours before yesterday's Assembly meeting while I was looking over the agenda packet. Wrangell Golf Club, Inc was not consulted about being included in the ordinance. If it hadn't been for the many Facebook posts about the ordinance relating to children and the and the fact that I am a parent of a scooter riding child, I would have completely missed the fact that the ordinance would also affect Muskeg Meadows Golf Course.

For the record, we do not allow scooters and e-bikes to use the golf course cart path for joy-riding but we do allow them on a case-by-case basis as an option for carrying golf clubs in the course of play. This makes sense as the paths are intended for motorized golf carts. We are comfortable managing this policy on our own without being included in the City ordinance.

On behalf of Wrangell Golf Club, Inc., we have the utmost appreciation of your time and effort dedicated to serving Wrangell. We look forward to our continued relationship and common goal of providing safe and enjoyable spaces for recreation in Wrangell.

Sincerely,

Kristy Woodbury  
President, Wrangell Golf Club, Inc

**Minutes of Regular Assembly Meeting**  
**Held on June 2, 2025**

Mayor Patricia Gilbert called the Special Assembly meeting to order at 5:30 p.m., June 2, 2025, in the Borough Assembly Chambers.

**PRESENT – ROBBINS (by phone), GILBERT, POWELL, DALRYMPLE, OTTESEN, MACH**

**ABSENT – DEBORD**

**PERSONS TO BE HEARD – None.**

**CONFLICT OF INTEREST – None.**

**EXECUTIVE SESSION**

**4a Executive Session:** Review and Approval of the Borough Clerk's Contract

**4b Executive Session:** Review and Approval of the Borough Manager's Contract

*M/S: Powell/Ottesen pursuant to 44.62.310 (c) (2), that we recess into an executive session and invite the Borough Clerk into the session, to discuss matters that may tend to prejudice the reputation and character of any person, specifically the Review of the Borough Clerk's Contract. Motion approved by polled vote.*

*M/S: Powell/Ottesen pursuant to 44.62.310 (c) (2), that we recess into an executive session and invite the Borough Manger into the session, to discuss matters that may tend to prejudice the reputation and character of any person, specifically the Review of the Borough Manager's Contract. Motion approved by polled vote*

*Recessed into Executive Session at 5:32 p.m.*

**Ottesen and Dalrymple left the meeting at around 6:30 p.m.**

*Reconvened back into Special Session at 7:17 p.m.*

*M/S: Move to approve the proposed Borough Clerk's Contract, as presented. Motion approved by polled vote*

*M/S: Move to approve the proposed Borough Manger's Contract, as negotiated. Motion approved by polled vote*

*Special Assembly meeting adjourned at 7:18 p.m.*

**ADJOURNMENT**

\_\_\_\_\_  
 Patricia Gilbert, Borough Mayor

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

## Minutes of Regular Assembly Meeting Held on May 27, 2025

Mayor Patricia Gilbert called the Regular Assembly meeting to order at 6:00 p.m., May 27, 2025, in the Borough Assembly Chambers. Assembly Member Powell led the pledge of allegiance.

**PRESENT** – ROBBINS (by phone), GILBERT, POWELL, DALRYMPLE, DEBORD, OTTESEN, MACH

**ABSENT** –

Borough Manager Villarma and Clerk Lane were also present.

**CEREMONIAL MATTERS** – None.

### **PERSONS TO BE HEARD**

Emailed Correspondence from Bruce and Nancy McQueen regarding cruise ship tourist footprint

Emailed Correspondence from Allyson Fennimore (Barge ramp relocation)

**Jeanie Arnold, resident**, spoke in opposition to the requirement in Ordinance No. 1081, specifically the 14-year-old age restriction; said that the focus should instead be on education.

**Nikka Mork, resident**, read a letter in opposition to the 14-year-old age restriction requirement in Ordinance No. 1081.

**Cindy Sweat, KSTK General Manager**, requested that the assembly continue the in-kind contribution to KSTK for FY 2026.

**Solvay Gillen, resident**, read a letter in opposition to Ordinance No. 1081; asked that instead, education could be given.

### **AMENDMENTS TO THE AGENDA**

Gilbert asked that Items 11d (Ord 1080), Item 11e (Ord 1081), Item 11f (Ord 1082), and Item 11g (Ord 1083) be moved up to be considered first under the Public Hearing. There were no objections from the assembly.

Gilbert asked that the rules be suspended and for Item 13b and 13e to be moved up to take place before the Public Hearing section. There were no objections from the assembly.

Villarma stated that Item 12a (Ordinance No. 1084 Building Code) requires more work before consideration and requested that it also be removed from the agenda. There were no objections from the assembly.

### **CONFLICT OF INTEREST**

Villarma stated that he has a conflict of interest with Item 13c (Villarma land purchase - Resolution 05-25-1945). Gilbert agreed that he does have a conflict.

### **CONSENT AGENDA**

6a Minutes from the May 13, 2025 Regular Assembly Meeting

6b CORRESPONDENCE: School Board Action from the May 12, 2025 Special Meeting

6c Presentation and Acknowledgement of the 2025 Certified Real Property Tax Roll Report

***M/S: Powell/Ottesen to approve the Consent Agenda, as submitted. Motion approved by polled vote.***

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

Manager Villarma's report was provided.

Director Arnold's Nolan Center report was provided.

Finance Director Pool provided a Report and Harbor/Utility AR for May, 2025.

Library Director Scambler's report was provided.

#### **BOROUGH CLERK'S REPORT**

Clerk Lane's report was provided.

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

Dalrymple reported on the two SSRAA pouring concrete at the Crystal Lake hatchery; will benefit both Wrangell and Petersburg; repaired and posted No Trespassing signs at the Anita Bay, on the floats; there were some issues there so they are asking people to please respect the property and signage.

Dalrymple stated that several birding people here in Wrangell, that have approached him; stated that there is a Large quantity of Bank Swallows that are using the wood pile out at the Mill Site; understands that the wood pile area is part of the transfer (clean up area); would like to see if Mr. Tonsgard could possibly delay removing the wood pile until the Swallows have moved on.

Villarma stated that he would reach out to Mr. Tonsgard and express the community's concerns.

Villarma asked if he could bring something back to the assembly on the premium amount that the assembly approved on the fee and rate schedule; either a 25% premium or agreement to a time-to-build provision.

Powell stated that if we did a 10% premium and required the time-to-build provision, here would be in favor of that.

Mach stated that he does believe that a 25% premium is too high.

#### **MAYOR AND ASSEMBLY APPOINTMENTS - None.**

**NEW BUSINESS** *moved up to be considered before Public Hearing under Amendments to the Agenda:*

**13b RESOLUTION No. 05-25-1944** OF ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALAKSA, ACCEPTING A LOAN FROM THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE REVOLVING FUND FOR THE WATERWATER TREATMENT PLANT EFFLUENT DISINFECTION PROJECT

***M/S: Powell/Ottesen to approve Resolution No. 05-25-1944. Motion approved by polled vote.***

**13e** Approve Amendment No. 4 to the Professional Services Agreement to Shannon & Wilson, Inc. for Upper Dam Safety & Stabilization Project in the amount of \$189,440

***M/S: Mach/Ottesen to approve Amendment No. 4 to the Professional Services Agreement for Shannon & Wilson, Inc. for Upper Dam Safety & Stabilization Project in the amount of \$189,440. Motion approved by polled vote.***

## PUBLIC HEARING

**11a ORDINANCE No. 1077** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 16.08 - TIDELANDS LEASES, TO REPEAL AND REPLACE SEVERAL SECTIONS IN CHAPTER 16.08 IN ITS ENTIRETY, IN THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1077 to order and asked for an administrative report.

Villarma stated that this item was a complete repeal and replace for Tideland Leases, providing necessary notice requirements, among other necessary amendments.

Gilbert asked if there was anyone who wanted to speak on this item.

**Bernie Massin, leaseholder**, spoke in opposition to the percentage increase in the tideland leases.

**John Agostine, leaseholder**, stated that he wanted to purchase his tidelands; if that did not happen, he would be stuck with the lease; not sure why his tidelands are valued differently than his neighbors tidelands.

Gilbert closed the Public Hearing and asked for a motion.

***M/S: Powell/Dalrymple to approve Ordinance No. 1077. Motion approved by polled vote.***

**11d ORDINANCE No. 1080** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING A NEW CHAPTER 6.13, FREE FLOATING SHARED MICROMOBILITY PROGRAMS, TO TITLE 6, BUSINESS TAXES, LICENSES, AND REGULATIONS, OF THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1080 to order and asked for an administrative report.

Villarma stated that this item was a process for a permitting process for businesses that rent these types of devices.

Gilbert asked if there was anyone who wanted to speak on this item.

**Aaron Angerman, resident and business owner**, stated that he had some concerns about the ordinance; one being that the ordinance stated that there would be a monthly permit fee when he believed that it would be an annual permit fee; expressed concerns about the borough being named as additional insured on the insurance; expressed concerns about the six-foot pedestrian zone provision.

Gilbert closed the Public Hearing and asked for a motion.

***M/S: Mach/Ottesen to approve Ordinance No. 1080.***

At the approval of the assembly, there were two corrections made as follows:

16.13.060 – changing the monthly permit fee to an annual permit fee; and

16.13.100 – changing the six-foot pedestrian zone to a three-foot pedestrian zone.

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

**11e ORDINANCE No. 1081** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING A NEW CHAPTER 11.39, MICROMOBILITY DEVICES, TO TITLE 11, VEHICLES AND TRAFFIC, OF THE WRANGELL MUNICIPAL CODE



Mayor Gilbert called the Public Hearing for Ordinance No. 1080 to order and asked for an administrative report.

Villarma stated that this item was for privately held electronic devices; ordinance provides for age requirements; designated areas; helmets required under the age of 18; establishes speed limits; and subject to traffic laws.

Chief Meek stated that this is a very complex issue; worked with the borough attorney on this ordinance on trying to allow the youth to have some freedom but still be safe.

Gilbert asked if there was anyone who wanted to speak on this item.

**Mandy Janson, resident**, spoke in opposition to this ordinance; son has a scooter that goes around 35 mph; he just turned 13; would be in favor of safety education instead.

**Aleisha Stearns, resident**, spoke in opposition to this ordinance; daughter is 13 and riding into town has been beneficial; has been following the rules; would prefer a more educational approach; agrees that kids should be wearing helmets; does not think that the lower cc devices should not require a permit.

**Angela Allen, resident**, spoke in opposition to this ordinance; daughter is 10 and follows the rules and wears her helmet; perhaps an education program or rodeo with a post program test would be a better idea.

**Bernie Massin, resident**, spoke in opposition to this ordinance; Wrangell is a small community; should educate the kids; having a bike is freedom; better to have them out and about instead of in front of the computer.

**Chief Meek read a message from Jamie Howell, resident**, suggested to create and use permit stickers, like the boat launch permits; maybe a video for the kids to watch would be a good idea, followed by a test.

Gilbert closed the Public Hearing and asked for a motion.

**M/S: Powell/Ottesen to approve Ordinance No. 1081.**

Chief Meek read several State Statute definitions and requirements under AS 29.90.990.

Powell stated that he is a retired EMT worker; agrees with what was being said from the parents about freedom to ride, but spoke to an accident that he witnessed that still haunts him to this day; works on Front Street and is concerned because he has witnessed several kids riding these devices at high speeds, on the sidewalks.

Powell proposed that we hold a Work Session for this topic to be discussed with the assembly and the public; wants everyone to show up and speak to this.

**M/S: Powell/Dalrymple to postpone this item until a town hall can be held. Motion approved by polled vote.**

Villarma proposed that the Town Hall meeting be held on June 11<sup>th</sup> at the Nolan Center. There were no objections from the assembly.

**11f ORDINANCE No. 1082 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MINOR OF-FENSE FINE SCHEDULE IN CHAPTER 1.20, GENERAL PENALTY, IN THE WRANGELL MUNICIPAL CODE**

***M/S: Dalrymple/Mach to postpone this item until after the Town Hall Meeting. Motion approved by polled vote.***

**11g ORDINANCE No. 1083** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SEVERAL SECTIONS OF CHAPTER 5.08 TO INCREASE THE SALES TAX EXEMPTION CAP TO \$5,000 FOR GOODS AND SERVICES, ESTABLISH A \$50,000 EXEMPTION CAP FOR MARINE SERVICE CENTER SERVICES, AND APPLY SALES TAX TO ALL CRUISE VESSEL SALES OCCURRING THE WITHIN BOROUGH BOUNDARIES, IN THE WRANGELL MUNICIPAL CODE

Gilbert called the Public Hearing for Ordinance No. 1083 to order and asked for an administrative report.

Villarma stated that this item was brought forward because the assembly has been committed to looking for revenue to help fund the schools; believes this would assist in that goal.

Gilbert asked if there was anyone who wanted to speak on this item.

***Dave Miller, business owner***, stated that he has no objection to raising the cap across the board but believes that the \$50,000 cap is out of control.

***Don Sorric, business owner***, stated that based on incoming competition coming on the market, if this passes, we could start to lose business.

***Michael Nirco, Sitka resident***, spoke on the sales tax caps in Sitka as well as the sales tax.

Gilbert closed the Public Hearing and asked for a motion.

***M/S: Mach/Powell to approve Ordinance No. 1083.***

Villarma stated that if approved, this would not be effective until October 31<sup>st</sup>, 2025.

Mach stated that the fishermen and fishing industry is struggling; to add an additional \$3,500 on a large job, would be a substantial impact; opposed to the Marine Service Center being singled out.

Dalrymple stated that he is concerned about anything that affects the viability and competitive advantage in Wrangell; we need to increase revenues and maybe this tax however, views the Marine Service Center as an economic driver.

***M/S: Mach/Powell, to amend the Ordinance to remove the \$50,000 sales tax cap in the Marine Service Center (Section M-1) from the Ordinance.***

Dalrymple stated that we need to keep an eye on this and increase the cap, if we find it necessary to do so.

Powell stated that as written to remove Section M-1, the sales tax cap will be \$5,000 for everyone; we understand that we need to be competitive; believes that the \$50,000 cap is extreme.

Villarma stated that a consideration should be that the Marine Service Center is a \$40 MIL infrastructure where the businesses are being conducted.

Ottesen stated that he agreed with Powell and Villarma; stated that he believes that if someone is paying a large amount of money to say: build a boat, they will not take issue with paying an additional \$3,200 tax.

Villarma proposed a work session before the June 10<sup>th</sup> assembly meeting to discuss this. The assembly had no objections to the work session.

***Amendment approved with Robbins, Mach, Ottesen, Dalrymple, Powell, and Gilbert voting yes, DeBord voted no.***

***Main motion as amended, was approved by polled vote.***

Recessed at 8:41pm

Reconvened 8:47pm

**11b ORDINANCE No. 1078** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SEVERAL SECTIONS OF CHAPTER 16.10 – REAL PROPERTY LEASES, TO REPEAL AND REPLACE SECTIONS IN CHAPTER 16.10 IN ITS ENTIRETY IN THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1078 to order and asked for an administrative report.

Villarma stated that this item was a complete repeal and replace for Real Property Leases, providing necessary notice requirements, among other necessary amendments.

Gilbert asked if there was anyone who wanted to speak on this item. Hearing none, Gilbert closed the Public Hearing and asked for a motion.

***M/S: Powell/Ottesen to approve Ordinance No. 1078. Motion approved by polled vote.***

**11c ORDINANCE No. 1079** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 16.12 – DISPOSITION OF PUBLIC LANDS AND TIDELANDS, TO REPEAL AND REPLACE SEVERAL SECTIONS OF CHAPTER 16.12 IN ITS ENTIRETY, IN THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1079 to order and asked for an administrative report.

Villarma stated that this item was also complete repeal and replace for Tideland and Real Property disposition, providing necessary notice requirements, among other necessary amendments.

Gilbert asked if there was anyone who wanted to speak on this item. Hearing none, Gilbert closed the Public Hearing and asked for a motion.

***M/S: Ottesen/Powell to approve Ordinance No. 1079. Motion approved by polled vote.***

**11h ORDINANCE No. 1085** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 5.10.055 – DUTY TO TIMELY SUBMIT INVOICES FOLLOWING FISCAL YEAR END, TO CHAPTER 5.10 PURCHASES AND SALES, IN THE WRANGELL MUNICIPAL CODE

Gilbert called the Public Hearing for Ordinance No. 1085 to order and asked for an administrative report.

Villarma stated that this item is necessary because there have been vendors who have not submitted invoices in a timely manner, in the past during the fiscal year when the work was completed.

Gilbert asked if there was anyone who wanted to speak on this item. Hearing none, Gilbert closed the Public Hearing and asked for a motion.

***M/S: Powell/Ottesen to approve Ordinance No. 1085. Motion approved by polled vote.***

**11i ORDINANCE No. 1086** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 5.10.045 – CONTRACTOR AND PROFESSIONAL SERVICES PERFORMANCE

EVALUATION AND DISQUALIFICATION, TO CHAPTER 5.10 PURCHASES AND SALES, IN THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1086 to order and asked for an administrative report.

Villarma stated that this would allow for a way of evaluating the performance of contractors on borough projects.

Gilbert asked if there was anyone who wanted to speak on this item. Hearing none, Gilbert closed the Public Hearing and asked for a motion.

***M/S: Powell/Mach to approve Ordinance No. 1086. Motion approved by polled vote.***

#### **UNFINISHED BUSINESS**

**12a ORDINANCE No. 1084** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, REPEALING AND REENACTING TITLE 18 – BUILDING AND CONSTRUCTION, AND ALL OF THE CHAPTERS OF TITLE 18, IN ITS ENTIRETY, IN THE WRANGELL MUNICIPAL CODE (*this item was pulled from the agenda and therefore, was not considered*)

#### **NEW BUSINESS**

**13a RESOLUTION No 05-25-1943** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, LEVYING A GENERAL TAX FOR SCHOOL AND MUNICIPAL PURPOSES UPON ALL TAXABLE PROPERTY WITHIN THE BOROUGH FOR THE TAX YEAR 2025 PURSUANT TO WRANGELL MUNICIPAL CODE SECTION 5.04.010; PROVIDING FOR THE COLLECTION OF TAXES DUE IN FY 2026 AND PRESCRIBING PENALTIES AND INTEREST FOR DELINQUENT TAXES

***M/S: Powell/Ottesen to approve Resolution No. 05-25-1973. Motion approved by polled vote.***

**13b RESOLUTION No. 05-25-1944** OF ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALAKSA, ACCEPTING A LOAN FROM THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE REVOLVING FUND FOR THE WATERWATER TREATMENT PLANT EFFLUENT DISINFECTION PROJECT (*moved up to be considered before Public Hearing under Amendments to the Agenda*)

**13c RESOLUTION NO. 05-25-1945** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, SPECIFICALLY LOTS 4 (\$42,500) AND 5 (\$42,500), BLOCK 49, FOR THE APPRAISED VALUE OF \$85,000 PLUS REQUIRED FEES, TO MASON VILLARMA

***M/S: Powell/Ottesen to approve Resolution No. 05-25-1945.***

Dalrymple asked if the recommendation that the Planning & Zoning Commission brought forward would be in the Purchase & Sales Agreement. Lane stated that yes, it would be in there.

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

**13d** Approval of a lease agreement with Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHIA) for two classrooms at Evergreen Elementary School for the purpose of early childhood educational programming

***M/S: Powell/DeBord to approve a lease agreement with Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHIA) for two classrooms at Evergreen Elementary School for the purpose of early childhood educational programming. Motion approved by polled vote.***

13e Approve Amendment No. 4 to the Professional Services Agreement to Shannon & Wilson, Inc. for Upper Dam Safety & Stabilization Project in the amount of \$189,440 (*moved up to be considered before Public Hearing under Amendments to the Agenda*)

13f Approval of Amendment 1 of the Timber Appraisal Services Contract with O'Brien Forestree LLC

***M/S: Powell/Ottesen to approved amendment 1 of the Timber Appraisal Services Contract with O'Brien Forestree LLC. Motion approved by polled vote.***

13g Approval of a Purchase and Sale Agreement between the Presbyterian Church and the City and Borough of Wrangell, Alaska

***M/S: Powell/Ottesen to approve a Purchase and Sale Agreement between the Presbyterian Church and the City and Borough of Wrangell. Motion approved by polled vote.***

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

**EXECUTIVE SESSION** – None.

Regular Assembly meeting adjourned at 9:28 p.m.

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Patricia Gilbert, Borough Mayor

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

# PROCEEDINGS

## MINUTES WRANGELL SCHOOL BOARD SPECIAL MEETING April 23, 2025, 4:00 PM Evergreen Elementary School Room 101

School Board President Dave Wilson called the special meeting of the Wrangell Public School Board to order at 4:00 PM.

CALL TO ORDER

A quorum was determined with the following school board members present Angela Allen, John DeRuyter, Dan Powers, and David Wilson. Liz Roundtree arrived at 4:07 PM. Also present was Superintendent Bill Burr and Recording Secretary Kimberly Powell.

DETERMINE QUORUM

Motion to recess into executive session to discuss a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the district, more specifically the Superintendent Search. I would like to invite Mr. Burr and Mrs. Powell by John DeRuyter, seconded by Dave Wilson. Poll vote: Angela Allen: Yes, Dan Powers: Yes, John DeRuyter: Yes, David Wilson: Yes. Motion approved.

RECESSED INTO  
EXECUTIVE SESSION AT  
4:01 PM

Elizabeth Roundtree arrived at 4:07 PM.

BOARD MEMBER  
ROUNDTREE ARRIVED

Reconvened into regular session at 4:45 PM. President Wilson stated that no action was taken in executive session.

RECONVENED INTO  
REGULAR SESSION AT  
4:45 PM

Motion to set the anticipated Superintendent Salary range starting at \$136,000, depending on experience and qualifications, pending negotiations with the successful candidate by Liz Roundtree, seconded by Dan Powers. Poll vote: Angela Allen: Yes, Dan Powers: Yes, John DeRuyter: Yes, Liz Roundtree: Yes; David Wilson: Yes. Motion approved unanimously.

SET THE ANTICIPATED  
SUPERINTENDENT  
SALARY RANGE  
STARTING AT \$136,000  
DEPENDING ON  
EXPERIENCE AND  
QUALIFICATIONS  
ADJOURNED AT 4:46 PM

Meeting Adjourned at 4:46 P.M.

  
SCHOOL BOARD SECRETARY



PROCEEDINGS

MINUTES  
WRANGELL SCHOOL BOARD  
SPECIAL MEETING  
May 7, 2025, 5:00 PM  
Evergreen Elementary School Room 101

School Board President Dave Wilson called the special meeting of the Wrangell Public School Board to order at 5:00 PM. On Wednesday, May 7, 2025.

CALL TO ORDER

A quorum was determined with the following school board members present John DeRuyter, Dan Powers, Elizabeth Roundtree, and David Wilson. Angela Allen arrived at 5:02 PM. Also present was Superintendent Bill Burr and Recording Secretary Kimberly Powell.

DETERMINE QUORUM

Board Member Powers declared a conflict of interest on the Student Transportation Proposal received from Taylor Transportation. He is an employee of Taylor Transportation and would have financial gain if they are issued a contract. President Wilson declared that Mr. Powers does have a conflict of interest.

CONFLICT OF INTEREST

The Student Transportation Proposal from Taylor Transportation died due to lack of a motion. President Wilson directed Superintendent Burr to negotiate with Taylor Transportation to come up with a proposal that would be acceptable to the Board.

STUDENT  
TRANSPORTATION  
PROPOSAL DIED FOR  
LACK OF A MOTION

Angela Allen arrived at 5:02 PM

BOARD MEMBER ALLEN  
ARRIVED AT 5:02 PM

Motion to recess into executive session to discuss a matter, the immediate knowledge of which could clearly have an adverse effect upon the finances of the district, more specifically, the Superintendent Search. I would like to invite Mr. Burr and Ms. Powell into a portion of the executive session by John DeRuyter, seconded by Dan Powers. Poll vote: Dan Powers: Yes; John DeRuyter: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; David Wilson: Yes. Motion passed unanimously.

RECESSED TO EXECUTIVE  
SESSION AT 5:02 PM

Reconvened into Regular Session at 10:49 PM

RECONVENED INTO  
REGULAR SESSION AT  
10:49 PM

Motion to contact superintendent candidates Garret, Joshua; Lee, Mark; and Oakes, Frank to notify them that they have been selected as a finalist for the Superintendent position and invite them to interview by Liz Roundtree; seconded by John DeRuyter. Poll vote: John DeRuyter: Yes; Dan Powers: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; David Wilson: Yes. Motion passed unanimously.

ANNOUNCED  
SUPERINTENDENT  
FINALISTS: JOSHUA  
GARRETT, MARK LEE,  
AND FRANK OAKES

Meeting Adjourned at 10:50 P.M.

ADJOURNED AT 10:50 PM

  
SCHOOL BOARD SECRETARY

# PROCEEDINGS

## MINUTES WRANGELL SCHOOL BOARD REGULAR MEETING April 14, 2025, 6:30 PM Evergreen Elementary School Room 101

School Board President David Wilson called the regular meeting of the Wrangell Public School Board to order at 6:30 PM.

**CALL TO ORDER**

A quorum was determined with the following school board members present John DeRuyter, Dan Powers, Elizabeth Roundtree, and David Wilson. Angela Allen arrived at 6:31 PM. Also present was Superintendent Bill Burr, Recording Secretary Kimberly Powell, and Student Representative Kalee Herman.

**DETERMINE QUORUM**

The Pledge of Allegiance was recited, led by John DeRuyter

**PLEDGE OF ALLEGIANCE**

The District Mission, Vision, and Values were recited by Dan Powers.

**DISTRICT MISSION,  
VISION, AND VALUES  
CONSENT AGENDA**

Motion to approve the agenda as presented, which includes the items on the consent agenda by John DeRuyter; seconded by Elizabeth Roundtree. Poll Vote: Angela Allen: Yes; John DeRuyter: Yes. Dan Powers: Yes; Elizabeth Roundtree: Yes; Dave: Wilson: Yes. Motion approved unanimously.

- Accepted the minutes of March 17, 2025, Regular Meeting, as presented
- Reviewed the resignation of:
  - Ann Hegney, School Counselor
  - Brent Smith: Paraprofessional

There were no conflicts declared.

**CONFLICT OF INTEREST**

Student Representative Kalee Herman shared highlights from her written report and told the Board about Wrangell High's participation at Native Youth Olympics and the Region V Music Festival.

**STUDENT  
REPRESENTATIVE  
REPORT**

Winston Davies shared a presentation on the Career & Technical Education (CTE) program at Wrangell High School and explained how it supports academics. CTE is preparing students for high skill, high demand, high paying occupations.

**TEACHER SHOWCASE**

Winston Davies, Teacher, spoke in favor of adding CTE back to the Graduation Requirements policy.

**GUESTS TO BE HEARD**

Ryan Howe, Teacher, shared concerns about the dire budget situation and added that although he was not chosen to be a member of the ad hoc committee to explore long-term budget considerations, he believes that the people who were chosen will do a good job.

Anne Luetkemeyer, Retired Teacher, addressed the letter of no confidence submitted by WTA regarding transparency. She said that she was not chosen to be a member of the ad hoc committee, which is probably good because although she is a visionary, she is not a bean counter. She requested that a board member ask the question, "how were the committee members selected?"

Mikki Angerman, Teacher responded to comments made by President Wilson in an article in the Wrangell Sentinel and said that she is concerned that the Board President who received a vote of no confidence sits at the center of the process. Ms. Angerman expressed disappointment that the ad hoc committee does not include borough or tribal representation.

Correspondence was reviewed as presented.

**REVIEWED  
CORRESPONDENCE  
INFORMATION & REPORTS**

Information and Reports were accepted by unanimous consent.

Motion to accept the resignation of Superintendent Bill Burr, effective June 30, 2025, by Dan Powers, seconded by John DeRuyter. Poll Vote: John DeRuyter: Yes. Dan Powers: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; Dave: Wilson: Yes. Motion approved unanimously.

**ACCEPTED THE  
RESIGNATION OF  
SUPERINTENDENT BILL  
BURR**

Motion to adopt the 2025-2026 school calendar as presented by Liz Roundtree, seconded by Dan Powers. Poll Vote: Dan Powers: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; John DeRuyter: Yes. Dave: Wilson: Yes. Motion approved unanimously.

**ADOPTED THE 2025-2026  
SCHOOL CALENDARS**



President Wilson read the charge for the ad hoc committee to research long-term budgetary considerations. He appointed the committee members as presented. Anne Luetkemeyer, Retired Teacher, spoke as a guest and asked if everybody on the Board was present during the meeting to determine which individuals were selected for the committee. President Wilson responded that the Board President appoints ad hoc committee members. Board Member Allen expressed interest in serving on the committee, even though she did not submit a letter. Mr. Powers said that a committee of nine is a good working committee and is concerned that if the committee gets too big, it would be hard to be functional. President Wilson appointed Board Member Allen to the committee at her request. Committee Member appointed are as follows:

- Sarah Scambler, Elementary Parent
- Aaron Angerman, Secondary Parent
- Stephanie Carney, Parent
- Angela Allen, School Board Member
- David Wilson, School Board President
- Alyssa Howell, Elementary Teacher
- Winston Davies, Secondary Teacher
- Tony Anzalone, Classified Staff Member
- Greg Clark, Principal
- Bill Burr, Superintendent

**APPOINTED AD HOC  
COMMITTEE MEMBERS TO  
RESEARCH LONG-TERM  
BUDGETARY  
CONSIDERATIONS**

Motion to revise the fiscal year 2025 budget as presented by John DeRuyter, seconded by Liz Roundtree. Poll Vote: Elizabeth Roundtree: Yes; Angela Allen: Yes; John DeRuyter: Yes. Dan Powers: Yes; Dave: Wilson: Yes. Motion approved unanimously.

**REVISED THE FY'2025  
BUDGET**

Business Manager Kristy Andrew presented the FY'26 Draft IV Budget which includes the increase to health insurance. She said that the draft reflects the cap we could receive from the Borough, but they have indicated that they will only give us \$1.4 million. She has included that figure so that everyone can see the impact it would have on our budget. President Wilson asked if the draft includes wholesale cost for utilities as offered by Mr. Villarma. Ms. Andrew said that it does not, but she will explore that option with the Borough to see what the impact is. This draft budget leaves us with a deficit of over \$300,000. We will need to find \$800,000 to balance the budget if the Borough does not give us the maximum contribution.

**DISCUSSED FY'2026  
BUDGET DRAFT IV**

Motion to approve the application for the APEI Safety & Training Grant in the amount of \$1,131.05 as presented by John DeRuyter, seconded by Dan Powers. Poll Vote: Angela Allen: Yes; John DeRuyter: Yes. Dan Powers: Yes; Elizabeth Roundtree: Yes; Dave: Wilson: Yes. Motion approved unanimously.

**APPROVED THE  
APPLICATION OF THE  
APEI SAFETY & TRAINING  
GRANT**

Motion to approve the application for the FY'26 Migrant Education Literacy Grant as presented by Liz Roundtree, seconded by John DeRuyter. Poll Vote: John DeRuyter: Yes. Dan Powers: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; Dave: Wilson: Yes. Motion approved unanimously.

**APPROVED THE  
APPLICATION FOR THE  
FY26 MIGRANT  
EDUCATION LITERACY  
GRANT AS PRESENTED**

Motion to accept the second reading of Board Policy 4222 [Teacher Aides/Paraprofessionals], Board Policy 5123 [Promotion/Acceleration/Retention], and Board Policy 5131.61 [Student Extracurricular Activities Random Drug Testing] for inclusion in the policy manual by John DeRuyter, seconded by Liz Roundtree. Poll vote: Dan Powers: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; John DeRuyter: Yes; Dave Wilson: Yes. Motion approved unanimously.

**ACCEPTED THE SECOND  
READING OF BOARD  
POLICY 4222, 5123, AND  
5131.61**

Motion to accept the first reading of Board Policy 5040 [Student Nutrition & Physical Activity], 5131.5 [Vandalism, Theft, and Graffiti], 5131.6 [Alcohol and Other Drugs], 5141.21 [Administering Medication], 5141.3 [Health Examinations], and 7320 [Meetings of the Board] as presented by John DeRuyter, seconded by Dan Powers. Poll vote: Elizabeth Roundtree: Yes; Angela Allen: Yes; John DeRuyter: Yes; Dan Powers: Yes Dave Wilson: Yes. Motion approved unanimously.

**ACCEPTED THE FIRST  
READING OF BOARD  
POLICY 5040, 5131.5,  
5131.6, 5141.21, 5141.3,  
AND 7320.**

Motion to accept the first reading repealing Board Policy 5125.3, Withholding Grades or Transcripts as recommended by AASB by John DeRuyter, seconded by Liz Roundtree. Poll vote: Angela Allen: Yes; John DeRuyter: Yes; Dan Powers: Yes; Elizabeth Roundtree: Yes; Dave Wilson: Yes. Motion approved unanimously.

**ACCEPTED THE FIRST  
READING REPEALING  
BOARD POLICY 5125.3,  
WITHHOLDING GRADES  
OR TRANSCRIPTS**

Reviewed Board Policy 6174.1, Indian Education Program

**REVIEWED BOARD  
POLICY 6174.1, INDIAN  
EDUCATION PROGRAM**



Motion to adopt Resolution 25-01, Authorizing Wrangell Public Schools' participation in the Alaska Public Risk Alliance by Liz Roundtree, seconded by John DeRuyter. Poll Vote: Kalee Herman: Yes; John DeRuyter: Yes. Dan Powers: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; Dave: Wilson: Yes. Motion approved unanimously.

**ADOPTED RESOLUTION 25-01, AUTHORIZING WRANGELL PUBLIC SCHOOLS PARTICIPATION IN THE ALASKA PUBLIC RISK ALLIANCE**

Motion to approve a contract with Kristen DeBord, Alaska Speech Trooper to provide Speech Therapy to our students in the 2025-2026 school years, not to exceed \$89,263.00, as presented by John DeRuyter, seconded by Liz Roundtree. Poll Vote: Kalee Herman: Yes; Dan Powers: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; John DeRuyter: Yes. Dave: Wilson: Yes. Motion approved unanimously.

**APPROVED A CONTRACT WITH KRISTEN DEBORD, ALASKA SPEECH TROOPER FOR THE 2025-2026 SCHOOL YEAR**

Motion to approve a contract with Bradee Axmaker, Axmaker Pediatrics to provide Physical Therapy to our students in the 2025-2026 school year, not to exceed \$10,550.00 as presented by John DeRuyter, seconded by Liz Roundtree. Poll Vote: Kalee Herman: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; John DeRuyter: Yes. Dan Powers: Yes; Dave: Wilson: Yes. Motion approved unanimously.

**APPROVED A CONTRACT WITH BRADEE AXMAKER, AXMAKER PEDIATRICS TO PROVIDE PHYSICAL THERAPY FOR THE 2025-2026 SCHOOL YEAR**

Motion to recess to executive session to discuss a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the district, more specifically the proposal for conducting a Superintendent Search by John DeRuyter, seconded by Liz Roundtree. Poll vote: Angela Allen: Yes; John DeRuyter: Yes; Dan Powers: Yes; Elizabeth Roundtree: Yes; Dave Wilson: Yes. Motion approved unanimously.

**RECESSED TO EXECUTIVE SESSION AT 8:03 PM**

Student Representative Kalee Herman left the meeting at 8:03 PM.

**STUDENT REPRESENTATIVE KALEE HERMAN LEFT THE MEETING**

Reconvened into regular session at 9:06 PM. President Wilson said that no action was taken in executive session.

**RECONVENED INTO REGULAR SESSION AT 9:06 PM WITH NO ACTION TAKEN.**

Motion to conduct the Superintendent Search in-house and to appoint Board Members Angela Allen and John DeRuyter to work with district office staff members to conduct the search by John DeRuyter, seconded by Dan Powers. Poll vote: John DeRuyter: Yes. Dan Powers: Yes; Elizabeth Roundtree: Yes; Angela Allen: Yes; Dave: Wilson: Yes. Motion approved unanimously.

**APPROVED CONDUCTING THE SUPERINTENDENT SEARCH IN-HOUSE AND APPOINTED ANGELA ALLEN AND JOHN DERUYTER TO HELP STAFF RECRUIT**

Reviewed upcoming dates and meeting announcements.

**REVIEWED UPCOMING DATES AND MEETING ANNOUNCEMENTS BOARD MEMBER COMMENTS AND COMMUNITY ACTIVITY REPORTS**

Board Member Allen is excited that her son is graduating this year. She requested that she be allowed to hand him and another student their diplomas.

Dan Powers reminded the other Board members that May 2 & 3 is the Milk Run Music Festival. Two bands are coming to town with both daytime and evening performances. Alaska Airlines was so excited about the festival that they have sponsored it and have provided bag tags with the logo.

Mr. DeRuyter said that he is still volunteering with Parks & Rec. He appreciated Mr. Davies' presentation and suggested bringing the Graduation Policy back for review as Mr. Davies requested. Mr. DeRuyter is excited about the ad hoc committee and said it is a marvelous opportunity for community involvement. There is great potential for the committee to bring a lot to the table for the Board.

President Wilson agreed with Mr. DeRuyter's sentiments about the ad hoc committee and said that after their final presentation in August, the Board will have to decide which direction to go. Mr. Wilson thanked the Board for their backing and said that he now realizes that during the joint work session with the Borough Assembly, he should have stated that the Board cannot make decisions during a work session. He heard the concerns about the Open Meetings Act and said that he hopes that the Board is transparent and remains compliant with the OMA. Mr. Wilson said that he would like the ad hoc committee to be chaired by a community member. He suggested that he appoint Sarah Scambler as the chair. The other Board members indicated their support of this. Mr. Wilson also mentioned that Little League has started.

Meeting Adjourned at 9:18 P.M.

**ADJOURNED AT 9:18 PM**

  
SCHOOL BOARD SECRETARY

PROCEEDINGS

MINUTES  
WRANGELL SCHOOL BOARD  
SPECIAL MEETING  
April 30, 2025, 4:00 PM  
Evergreen Elementary School Room 101

School Board President Dave Wilson called the special meeting of the Wrangell Public School Board to order at 6:30 PM.

CALL TO ORDER

A quorum was determined with the following school board members present John DeRuyter, Dan Powers, Elizabeth Roundtree, and David Wilson. Angela Allen was absent, excused. Also present was Superintendent Bill Burr and Recording Secretary Kimberly Powell.

DETERMINE QUORUM

Motion to authorize a transfer of up to \$250,000 from the major maintenance fund to the general fund in fiscal year 2025-2026 by John DeRuyter, seconded by Elizabeth Roundtree. Poll vote: Dan Powers: Yes; John DeRuyter: Yes; Elizabeth Roundtree: Yes; David Wilson: Yes. Motion passed.

AUTHORIZED A  
TRANSFER OF UP TO  
\$250,000 FROM THE  
MAJOR MAINTENANCE  
FUND TO THE GENERAL  
FUND

Motion to approve the fiscal year 2026 budget as presented for submittal to the City & Borough of Wrangell, Alaska by John DeRuyter, seconded by Elizabeth Roundtree. Teacher Mikki Angerman urged the board to reconsider finalizing the budget until the district could explore a principal/superintendent administrative structure. Poll vote: Dan Powers: Yes; John DeRuyter: Yes; Elizabeth Roundtree: Yes; David Wilson: Yes. Motion passed.

APPROVED THE FISCAL  
YEAR 2026 BUDGET FOR  
SUBMITTAL TO THE CITY  
& BOROUGH OF  
WRANGELL, ALASKA

Meeting Adjourned at 6:37 P.M.

ADJOURNED AT 6:37 PM

  
SCHOOL BOARD SECRETARY



## PROCEEDINGS

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**MINUTES  
WRANGELL SCHOOL BOARD  
SPECIAL MEETING  
May 12, 2025, 5:00 PM  
Evergreen Elementary School Room 101**

School Board President Dave Wilson called the special meeting of the Wrangell Public School Board to order at 5:00 PM. On Monday, May 12, 2025.

**CALL TO ORDER**

A quorum was determined with the following school board members present John DeRuyter, Dan Powers, Elizabeth Roundtree, and David Wilson. Angela Allen was absent. Also present was Superintendent Bill Burr and Recording Secretary Kimberly Powell.

**DETERMINE QUORUM**

Motion to recess into executive session to discuss a matter, the immediate knowledge of, could prejudice the reputation and character of a person, more specifically the Superintendent Search. I would like to include Mr. Burr and Ms. Powell as needed by John DeRuyter, seconded by Dan Powers. Poll vote: Dan Powers: Yes; Elizabeth Roundtree: Yes; John DeRuyter: Yes; David Wilson: Yes. Motion passed.

**RECESSED TO EXECUTIVE  
SESSION AT 5:01 PM**

Reconvened into Regular Session at 5:11 PM with no action taken in executive session.

**RECONVENED INTO  
REGULAR SESSION AT  
5:11 PM**

Motion to contact superintendent candidate, Casey Robinson by John DeRuyter, seconded by Liz Roundtree. Poll vote: Elizabeth Roundtree: Yes; John DeRuyter: Yes; Dan Powers: Yes; David Wilson: Yes. Motion passed.

**ANNOUNCED  
SUPERINTENDENT  
FINALIST: CASEY  
ROBINSON**

Meeting Adjourned at 5:13 P.M.

**ADJOURNED AT 5:13 PM**

  
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SCHOOL BOARD SECRETARY

**BOARD ACTION****WRANGELL PUBLIC SCHOOL BOARD  
REGULAR MEETING (PAGE 1)  
MAY 21, 2025****FOR DETAILS, CONTACT:**

BILL BURR  
SUPERINTENDENT  
DIRECT PHONE: 907-874-2347

- Approved the agenda
- Approved the consent agenda
  - Approved Minutes
    - April 14, 2025, Regular School Board Meeting
    - April 23, 2025, Special School Board Meeting
    - April 30, 2025, Special School Board Meeting
    - May 7, 2025, Special School Board Meeting
    - May 12, 2025, Special School Board Meeting
  - Approved removing obsolete equipment from the inventory data base and offering it to the public for surplus or recycle as appropriate
  - Offered Ryan Howe a contract addendum to serve as Special Education Coordinator
  - Offered Ryan Howe a contract addendum to teach Special Education Extended School
  - Offered extracurricular contracts for the 2025-2026 school year as presented
  - Reviewed the Resignation of Mark Robinson, Paraprofessional and Jamie Wollman, Elementary Principal
- Ruled that Dan Powers has a conflict of interest on the Extracurricular Pays Scale
- Ruled that Dave Wilson has a conflict of interest on Ratifying the Negotiated Agreement
- Accepted the award of the APEI Safety & Training Grant in the amount of \$1,131.05
- Authorized the Superintendent to complete negotiations and purchase science curriculum
- Entered into an MOU with the City & Borough of Wrangell regarding Responsibility for Major Rehabilitation, Major Repair, and Construction of School Facilities
- Accepted the first reading of Board Policy:
  - 4111, Certified Staff Recruitment and Selection
  - 5141.31, Immunizations
  - 6161.2, Damaged or Lost Instructional Materials
  - 7322, Agenda/Meeting Materials
- Accepted the second reading of Board Policy:
  - 5040, Student Nutrition & Physical Activity
  - 5131.5, Vandalism, Theft, and Graffiti
  - 5131.6, Alcohol and Other Drugs
  - 5141.3, Health Examinations
  - 5141.21, Administering Medication
  - 7320, Meetings of the Board
- Reviewed Board Policy 5121, Grades/Evaluation of Student Achievement
- Accepted the Second Reading Repealing Board Policy 5125.3, Withholding Grades or Transcripts
- Ratified the Negotiated Agreement with Wrangell Teachers Association as presented
- Revised the Extracurricular Pay Scale as presented, effective July 1, 2025
- Sanctioned the Track & Field Team for the 2024-2025 school year, with no district funding
- Adjourned

## BOARD ACTION

### WRANGELL PUBLIC SCHOOL BOARD SPECIAL MEETING (PAGE 1) MAY 23, 2025

**FOR DETAILS, CONTACT:**

BILL BURR

SUPERINTENDENT

DIRECT PHONE: 907-874-2347

- Recessed to Executive Session
- Reconvened into Regular Session
- Offered Dr. Joshua Garrett a contract for the position of Superintendent of Schools beginning, July 1, 2025, pending negotiations. Mr. Casey Robinson was a close runner-up. If Mr. Garrett does not accept, we would offer Mr. Robinson a contract
- Appointed Liz Roundtree and David Wilson to negotiate a Superintendent Contract with Dr. Garrett
- Adjourned

WRANGELL PUBLIC SCHOOLS

**FOR RELEASE: 2:30 PM**  
MAY 23, 2025

## BOARD ACTION

### WRANGELL PUBLIC SCHOOL BOARD SPECIAL MEETING (PAGE 1)

May 30, 2025

**For Details, Contact:**

Bill Burr

Superintendent

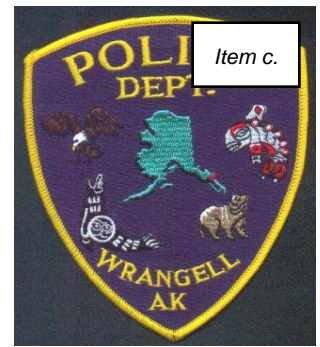
Direct Phone: 907-874-2347

- Offered Dr. Joshua Garrett a contract for the position of Superintendent of Schools beginning, July 1, 2025, as presented
- Adjourned

WRANGELL PUBLIC SCHOOLS

**FOR RELEASE: 1:30 PM**  
May 30, 2025

Chief Dale E. Meek “Gene”  
Wrangell Police Department  
PO Box 1168, Wrangell, Alaska 99929  
907-874-3304



Date: June 1, 2025

Reference: Director's Report for Public Safety

Good Evening

I apologize; it has been a couple months since my last report. We have been very busy. We have a couple of felony investigations currently being reviewed by the District Attorney's Office that I will hopefully be able to release more information on in the near future.

### **School Engagements:**

The Wrangell School system remains a focus for our public safety. Officer Damon Roher participated in the Hooligan Reading Fair at the Evergreen Elementary. He provided rides in a marked Wrangell Police Department patrol unit for children who earned enough credits. Our smiles were WAY bigger than those who earned rides in the ambulance.



Additionally, WPD had the Bike Rodeo which taught bike safety and the rules of the road for riding bikes in town on the roadways.

We committed time to meeting the new Wrangell School Superintendent. I believe we are headed in the right direction for a strong relationship between the schools and the police department.

Soon we will be meeting with the community to discuss EV and Micromobility devices. From these discussions, we plan on developing a “Bike Rodeo” style of educational course for our youth.

### **Community Engagements:**

The Wrangell Police Department will be partnering with the US Coast Guard, US Customs and Border Patrol, Alaska Wildlife Troopers, and the Petersburg Police



Department for this 4<sup>th</sup> of July Celebration's Boat Races. Agencies will be focusing on deterring criminal activity and water safety. Concentrated focus will be on narcotics, drunk boating, drunk driving and reckless behavior on land and water. We want all of our residents and visitors to have a fun filled, exciting but safe 4<sup>th</sup> of July.

A monthly meeting has been established by Wrangell PD with all the Chief of the Southeast (Alaska). This monthly meeting is used to discuss common problems and provide mutual support for our region. Additional members of the group include the Alaska State Troopers, the District Attorney's Office (recent addition), the US Coast Guard and several other federal and state agencies. Separate meetings are planned with the Coast Guard and the Southeast Alaska Cities Against Drugs (SEACAD) to discuss drug interdiction efforts.

A new cooperative effort is taking place between Petersburg PD and Wrangell PD. We are sending two patrol officers up on May 16<sup>th</sup> and 17<sup>th</sup> to assist with through Little Norwegian Festival. In return, Wrangell will receive two patrol officers for our 4<sup>th</sup> of July Festival and Boat Races. This effort has drawn interest from Sitka PD who desires to participate in future multi-agency cooperative efforts.

### **Modernization:**

We continue to clean years of accumulated trash out of the building. Years of stacking old computers, broken typewriters, broken furniture, and various other non-essential items have led to 9 pickup truck bed loads of junk being removed from the public safety building. A new paint job and some new office furniture is coming quickly to the WPD Dispatch Center.

We have three large grants going into the system before the end of July. The SS4A (Safe Streets for All) grant will focus on updating all our computer software and blending a CAD (Computer Aided Dispatch) system with WPD and WFD report writing systems. A SVPP (School Violence Prevention Program) grant will focus on implementing security doors and rapid notification systems for a hostile intruder at our schools. Finally, a COPS Hire grant will be used to cover 75+% of the cost of a Youth Relations Officer for the schools.

### **Training:**

Correctional Officer Elijah Comstock has been certified to teach dispatch courses. This is the next step in the progression of professionalism in our Dispatch Center. Elijah will next participate in an Emergency Medical Dispatch program (EMD) to provide better services to the fire department and to be able to provide over the phone CPR in cases of emergencies. Police Officers Damon Roher and Kyler Clyburn are receiving advanced training to become certified Field Training Officers. This training is

approximately a month long and is used to train new officers in basic patrol techniques in an on the job training format.

All officers have been training on drug detection, active shooter responses, search/seizure and a multitude of other topics. We are learning and increasing our abilities.

All officers qualified on their handgun platforms this past month. Rifles and Shotguns are next.

**Increased Enforcement:**

We are continuing to investigate narcotics trafficking and drug dealing. Additionally, we will be enforcing DUI and BUI (boating under the influence) for the 4<sup>th</sup> of July.....  
Please don't be that person we find.

Chief

# Resident Sentiment of Tourism

Wrangell 2025

## Project Mission

To protect destinations for future generations of visitors and residents.



# Project Overview

## Why The Research

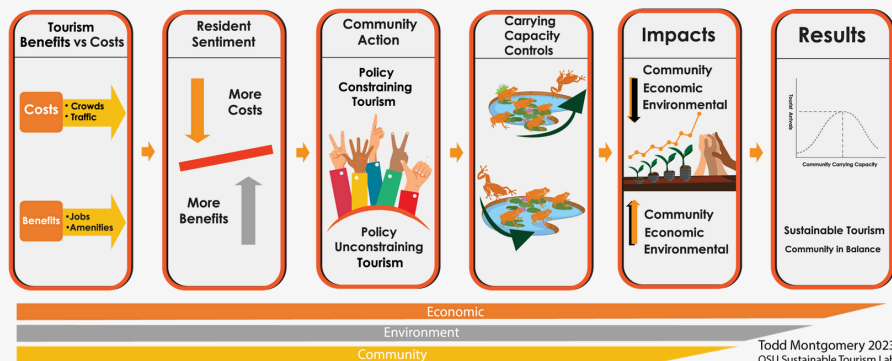
Communities around the world have grappled with tourism—its positive and negative impacts—for years. For many, it serves as the primary economic driver, meeting the basic needs of community members. However, in other destinations, the cost-benefit balance of tourism is less clear.

In the wake of the pandemic, communities are reassessing their relationship with tourism, exploring how to make the industry sustainable from economic, social, and environmental perspectives.

The goal of the OSU Sustainable Tourism Lab is to support these efforts by providing applied research, objective information, and best practices.

## Sustainable Tourism

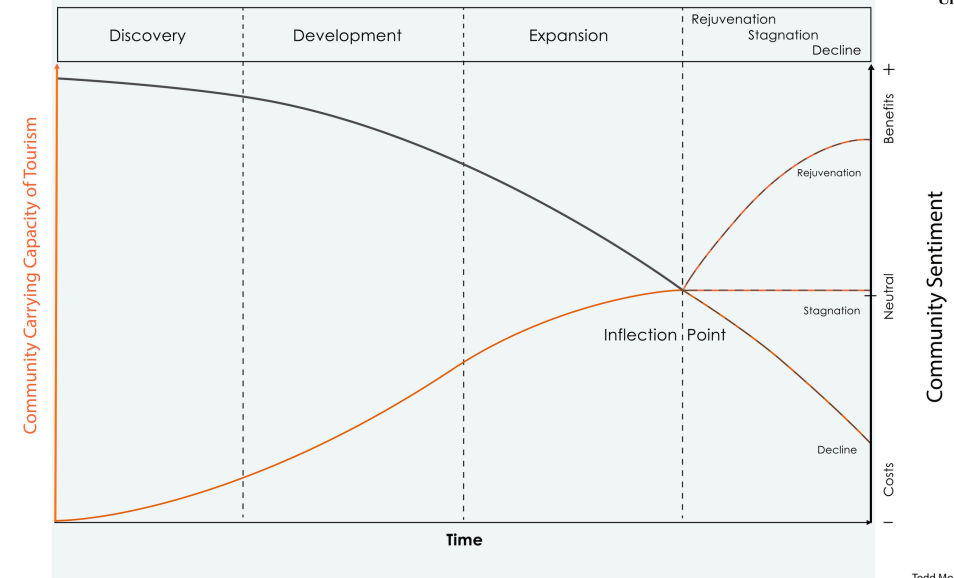
Community Carrying Capacity Model



Todd Montgomery 2023  
OSU Sustainable Tourism Lab

## Destination Lifecycle

Community Sentiment Impact



Item d.

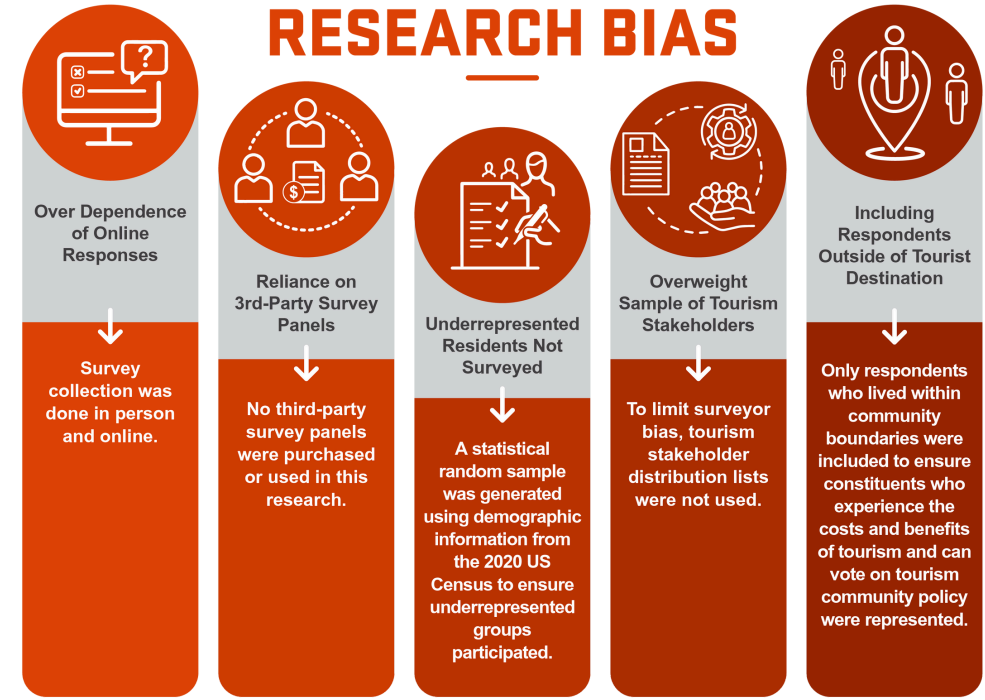
## Project Overview

Our research has shown a strong relationship between a destination's lifecycle stage and the sentiment levels within its community. Additionally, we've found that community sentiment levels influence the community carrying capacity of the destination.

When a community's sentiment falls below neutral, it often prompts action—directly or indirectly—through political entities to reduce the area's overall carrying capacity. This may manifest as restrictions on visitor numbers, the implementation of policies aimed at preserving local resources, or changes to infrastructure planning. Such actions are typically driven by a desire to protect the community's quality of life and mitigate negative impacts on the environment and local culture.



## ADDRESSING RESEARCH BIAS



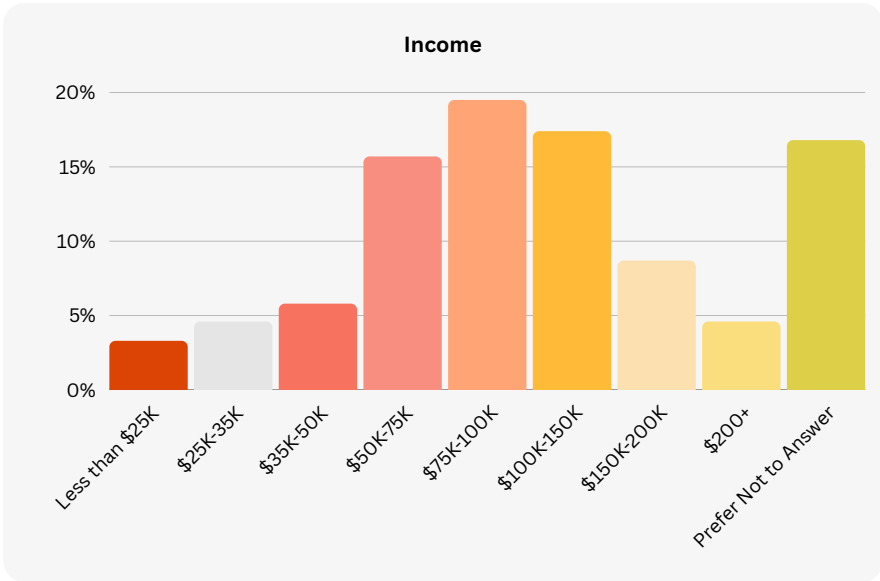
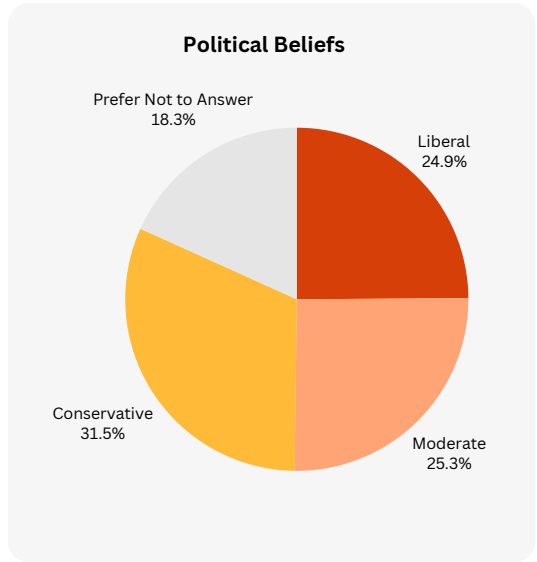
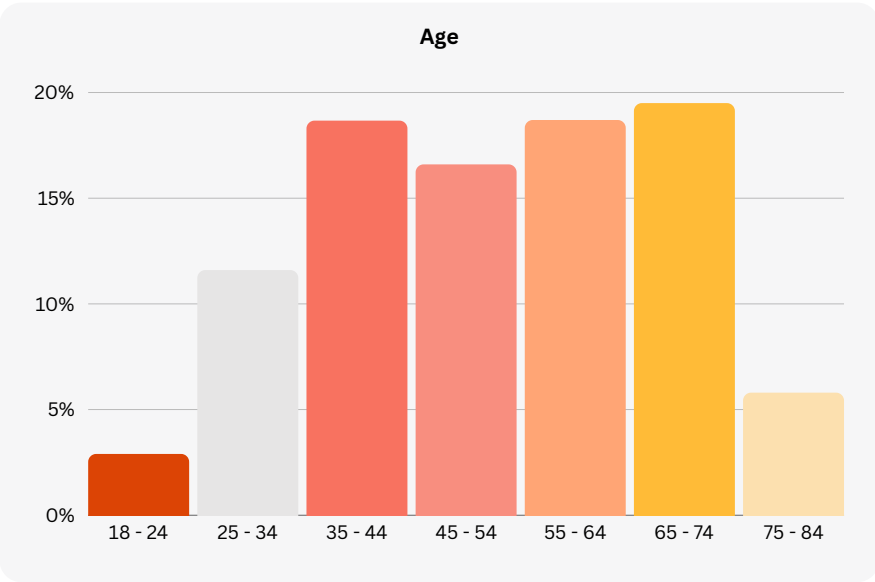
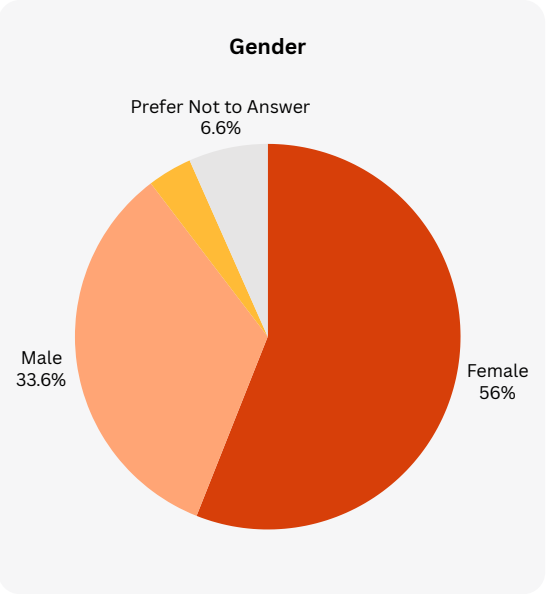
### Methodology

During our research, we have reviewed hundreds of studies conducted worldwide. The quality of these surveys varied greatly, with several common gaps identified, including:

- Were underrepresented groups included in the study?
- Was the sample statistically representative of the community?
- Were non-tourism stakeholders equally represented?
- Were the studies one-off efforts, or were follow-up studies conducted to track changes over time?

Our report ensures that community-specific survey data were statistically representative of the entire population in question. To amplify the voices of all community members, we made extensive efforts to engage people where they were, conducting surveys both in person and online. After collecting the initial data, we identified and performed outreach to groups underrepresented in our sample. Despite these efforts, we recognized that more rigorous methods were needed to ensure fairness and accuracy.

To meet this challenge, we employed stratified random sampling, followed by a downsampling technique to align category percentages with census data. Downsampling involves repeatedly drawing random samples—5,000 times in our case—as each random sample from the original dataset can yield different results. This approach allowed us to account for variability and ensure a balanced representation. The histograms in this report depict this variability, forming a bell curve that highlights the importance of repeated sampling in achieving reliable outcomes.



Demographics

In all our projects, we strive to collect a representative sample grounded in U.S. Census data. For Wrangell—a community of approximately 2,000 residents—our sample of 241 survey responses offered a strong foundation, even prior to applying stratified random sampling techniques. The high response rate relative to the town’s population underscores the community’s engagement and lends additional credibility to the findings. This strong participation also enhances our ability to draw meaningful conclusions about local attitudes and priorities.

Gender representation in the sample leaned slightly female. Age and income distributions formed a balanced bell curve, with most respondents falling into mid-range categories.

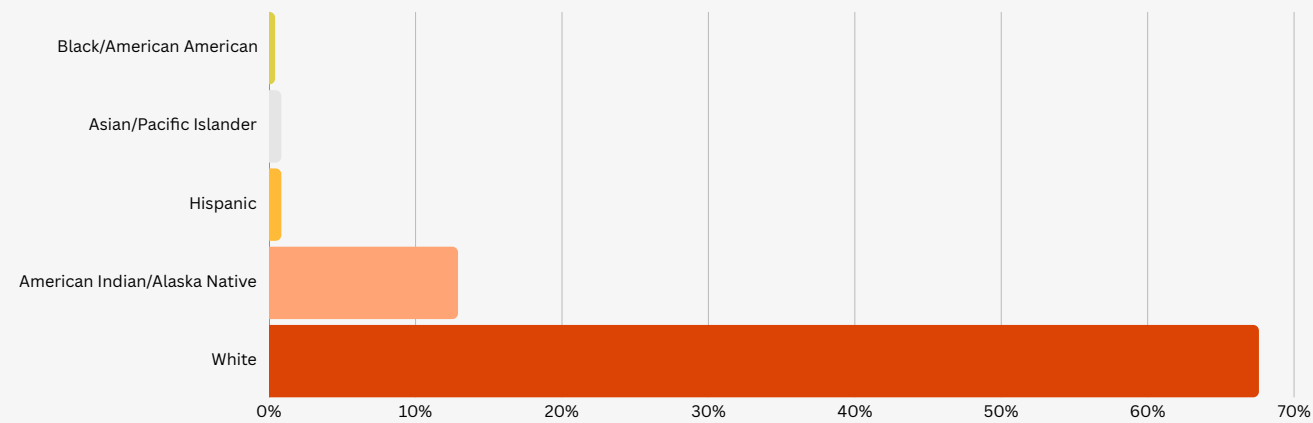
The sample also captured key aspects of Wrangell’s unique demographic profile, including a high proportion of long-term residents. Notably, most participants did not work in the hospitality sector, reducing the potential for bias toward tourism-related perspectives. The majority of respondents also identified as white.

This well-rounded dataset provided a reliable basis for understanding local sentiment, ensuring our analysis accurately reflects the views and dynamics of Wrangell’s community.

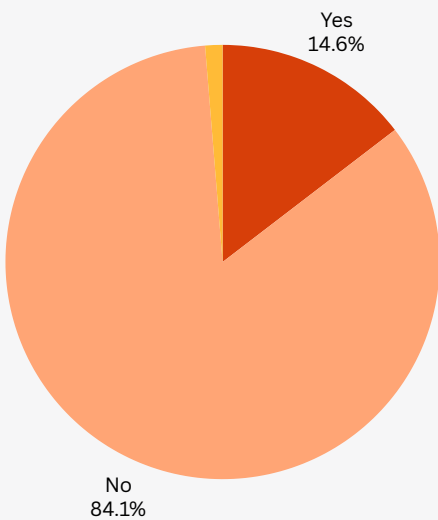
# Sample Demographics

Item d.

Ethnicity



Employed in Hospitality



Length of Residency

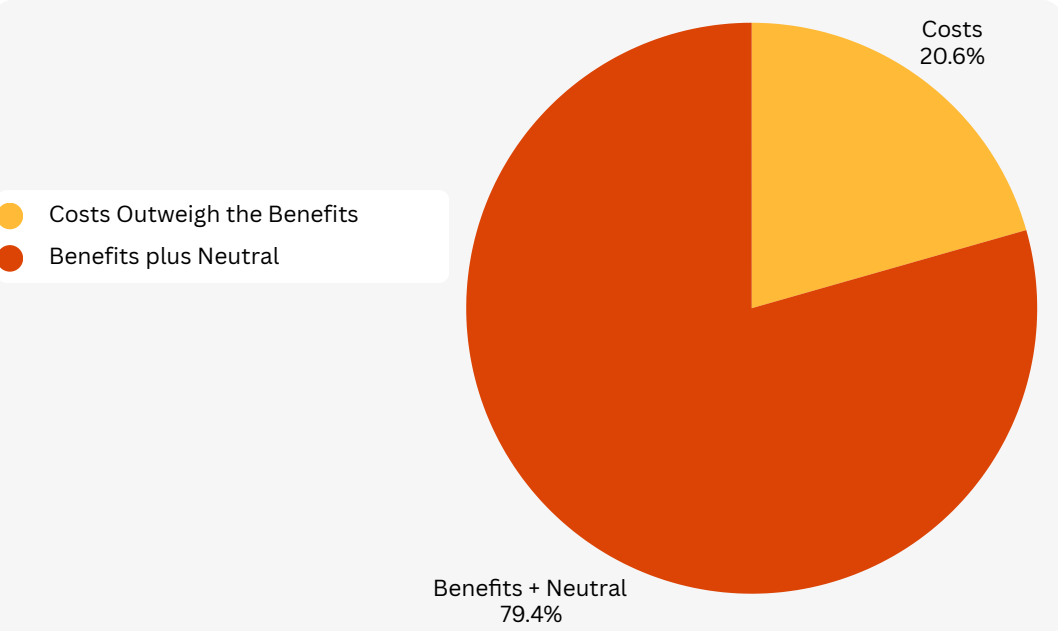


## Costs Vs Benefits

As part of our Carrying Capacity Model, one of the most insightful and widely adopted measures of community sentiment is the “Costs vs. Benefits” question. This question cuts to the core of how residents weigh tourism’s impact—do the positives outweigh the negatives?

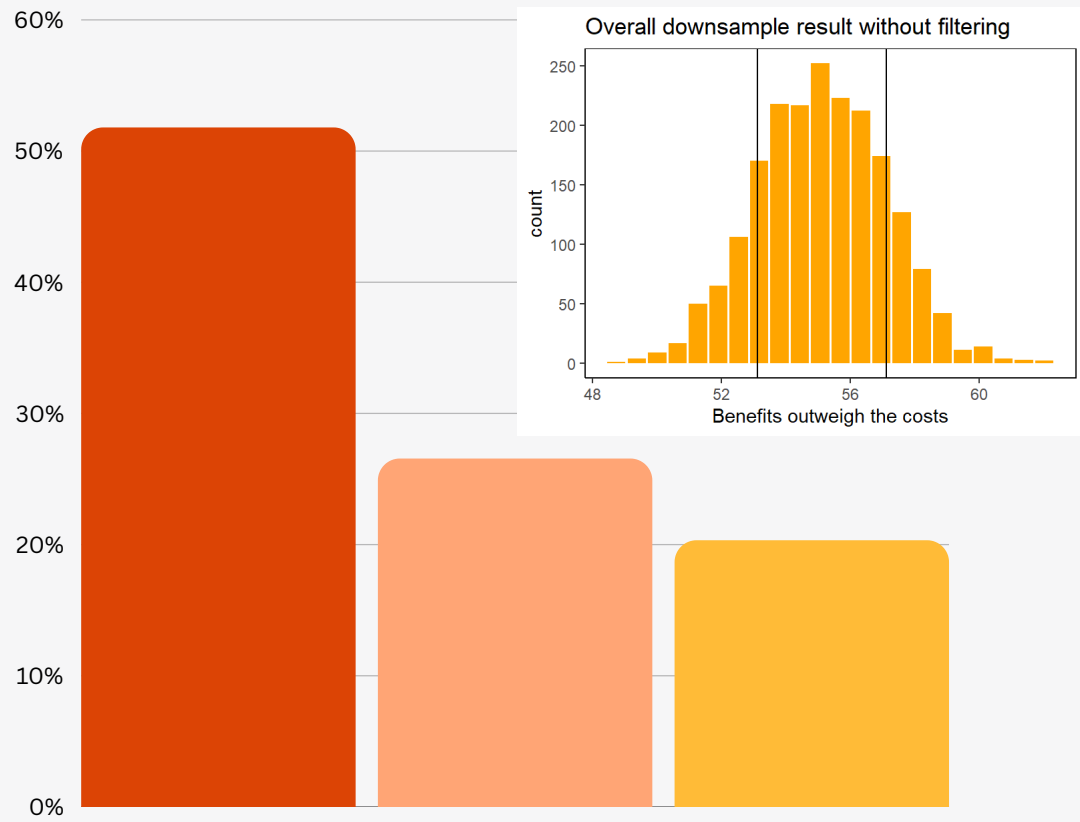
In Wrangell, about 52% of respondents believe tourism brings more benefits than costs, while 20% feel the opposite—that the costs are too high relative to the benefits.

These results are later benchmarked against other destinations to provide context and reveal how Wrangell stacks up. Overall, the data suggests a relatively healthy sentiment toward tourism. Still, without thoughtful planning and management, public opinion could shift—potentially resulting in policies that limit tourism growth down the line.



## Wrangell 2025

- Benefits Outweigh the Costs
- Neutral: Equal Amount of Benefits and Costs
- Costs Outweigh the Benefits



In general, do you feel the benefits of tourism outweigh the costs or the costs of tourism outweigh the benefits of tourism?



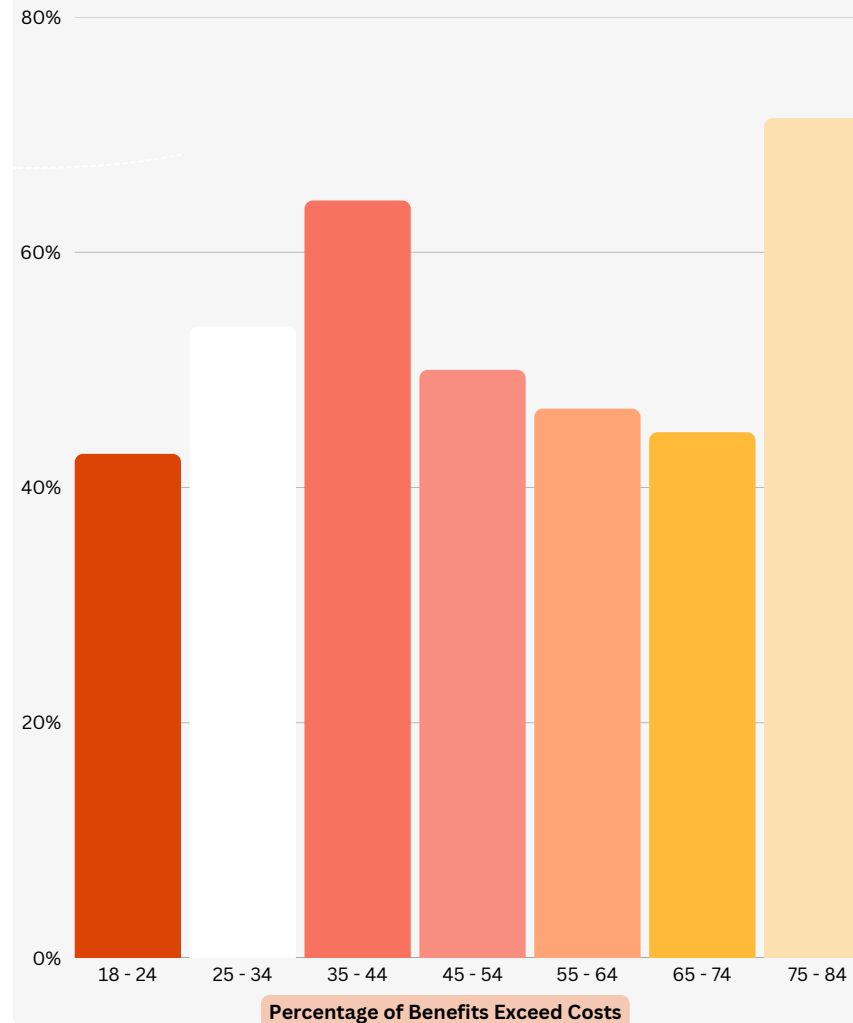
## Age & Residency Benefits vs Costs

In a departure from trends seen in many other destinations, older residents in Wrangell view tourism more favorably than their younger counterparts. This may reflect the community's strong base of long-term residents who are well established and continue to benefit from tourism's economic contributions.

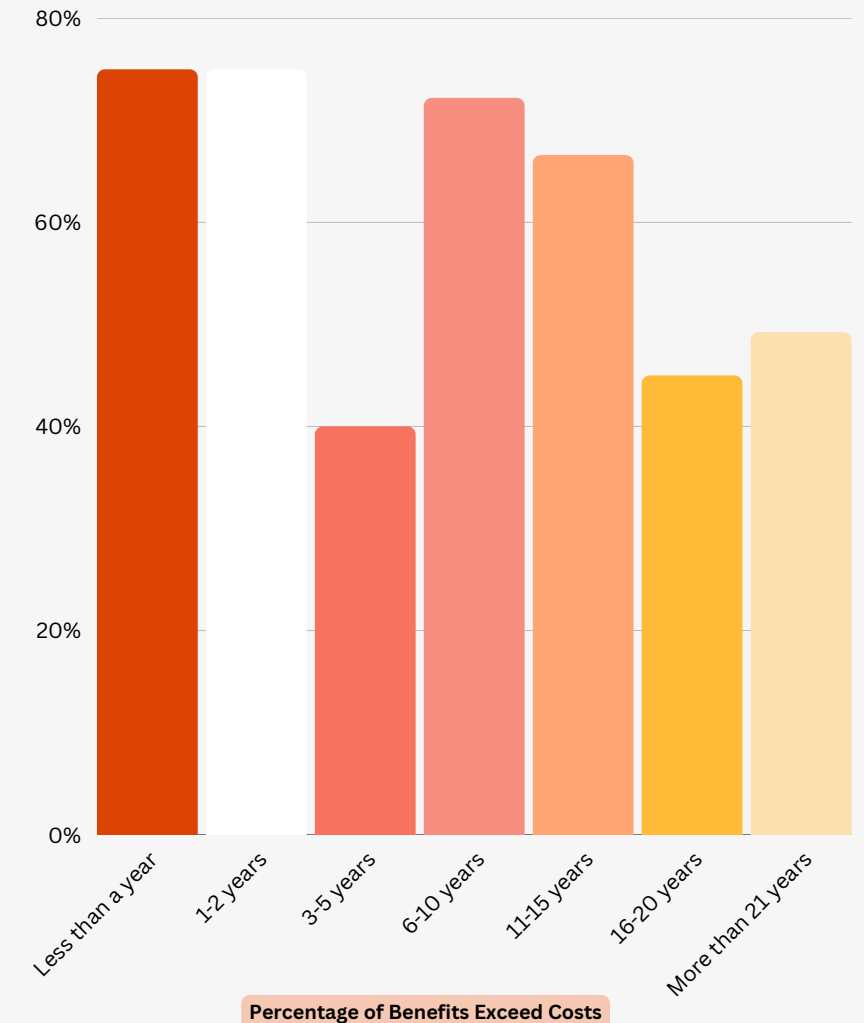
Conversely, newer residents—those who have lived in Wrangell for a shorter time—also report high levels of perceived benefit. This likely stems from choosing to move to an active tourist destination, drawn by its opportunities and amenities tied to the tourism economy.

What makes Wrangell especially interesting is how this pattern diverges from what we typically see elsewhere. In many places, longtime residents tend to express much greater skepticism, often yearning for the quieter, pre-tourism version of their community. Having witnessed substantial change over time, they may be more cautious about the pace and direction of tourism growth.

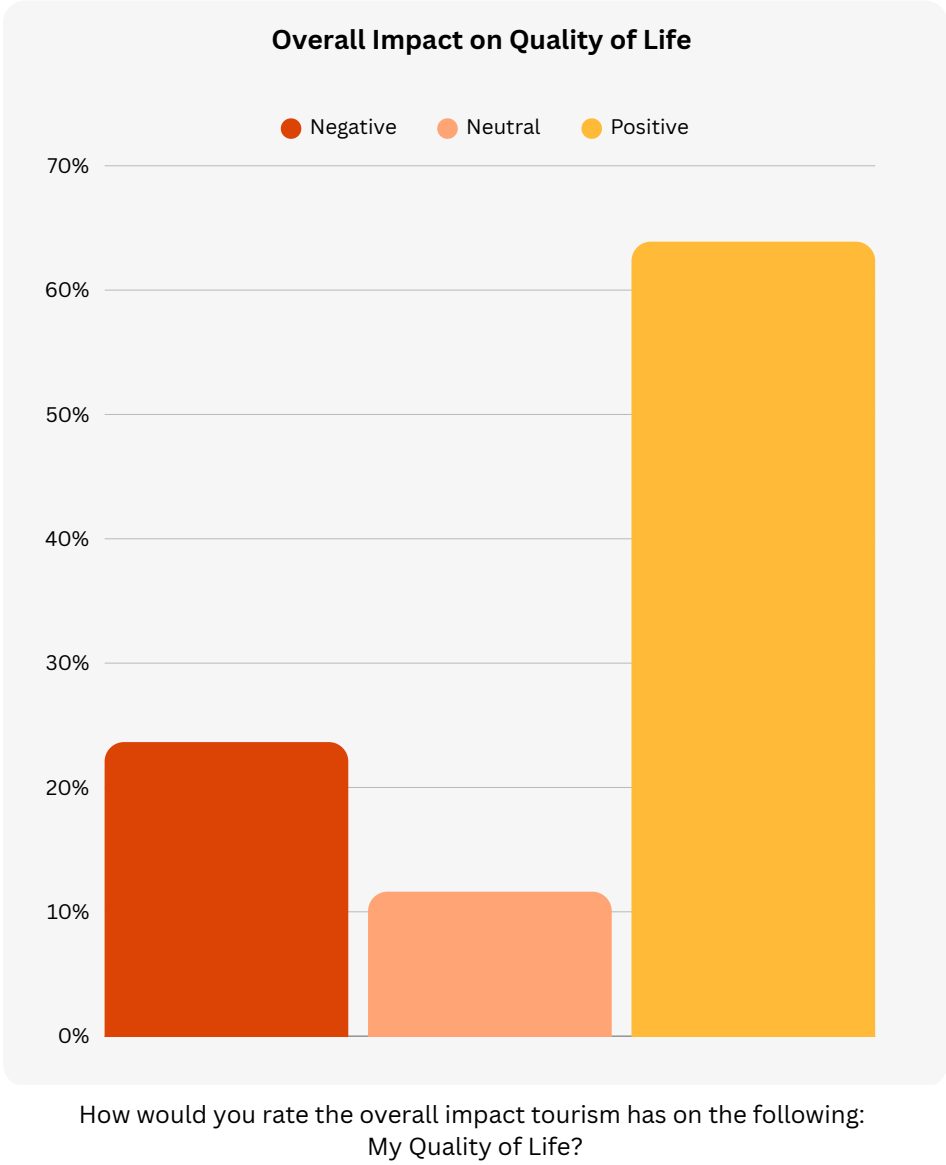
### Perceptions of Tourism by Age Group



### Perceptions of Tourism by Length of Residency



# Resident KPI: Quality of Life



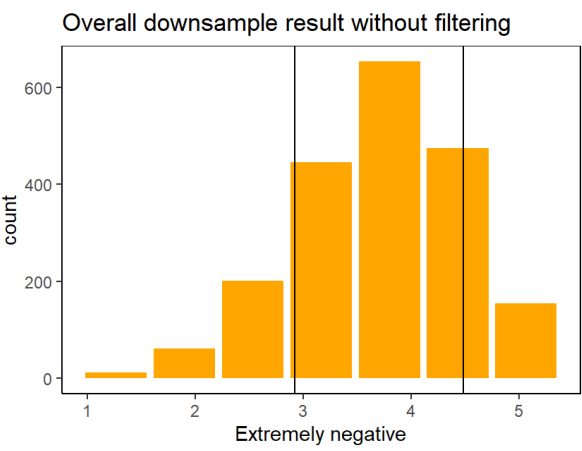
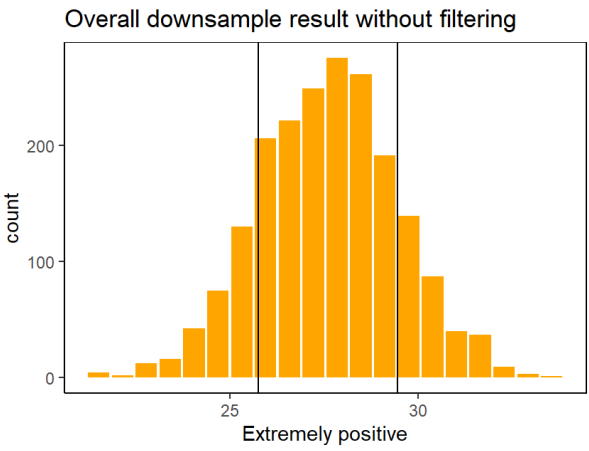
## Quality of Life

Item d.

Our second key indicator for assessing tourism’s impact is its effect on residents’ quality of life. Unlike broader economic or community-wide measures, this metric serves as an early warning signal—often predicting future shifts in how residents weigh tourism’s overall costs and benefits unless efforts are made to address negative impacts and amplify the positives.

In Wrangell, 64% of residents say tourism improves their quality of life, while about 24% report a negative impact. These numbers tend to be less favorable than responses to the "Costs vs. Benefits" question, likely because quality of life taps into how tourism affects individuals on a personal level, rather than its broader community value.

The takeaway is clear: sustaining positive sentiment requires a deliberate balance—ensuring tourism supports, rather than erodes, the day-to-day experience of local residents. Without that, support for tourism can quickly erode over time.

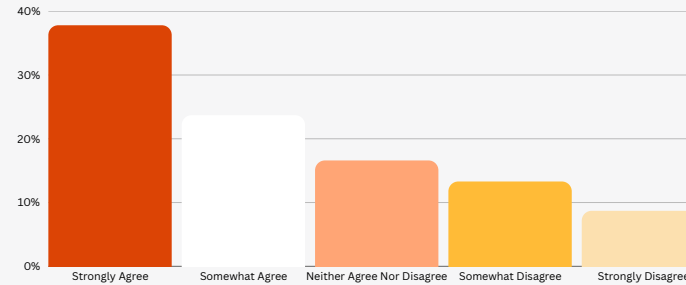


## Common Tourism Costs

Globally, vacation rentals, traffic, overcrowding, and environmental degradation are among the most commonly cited costs of tourism. In Wrangell, resident concerns mirror broader trends when it comes to traffic and environmental impacts.

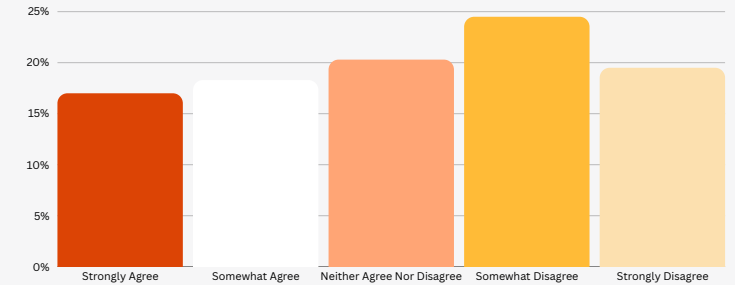
However, perceptions of vacation rentals stand out—generally viewed in a more favorable light compared to many other destinations. This divergence may be linked to Wrangell’s cruise-centric, day-trip tourism model, where fewer visitors stay overnight, reducing pressure on local housing. While this pattern is noteworthy, it warrants further investigation to better understand the underlying dynamics.

## Perceptions of Vacation Rentals



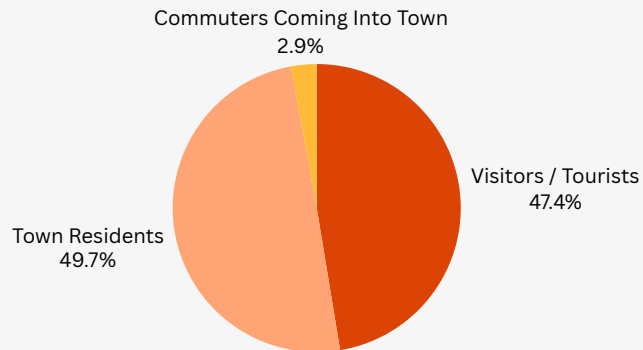
Do you agree or disagree with the following statements about short term rentals (i.e.: Airbnb, VRBO) in your town? Vacation rentals are a positive addition to our town.

## Perception of Impact on the Environment



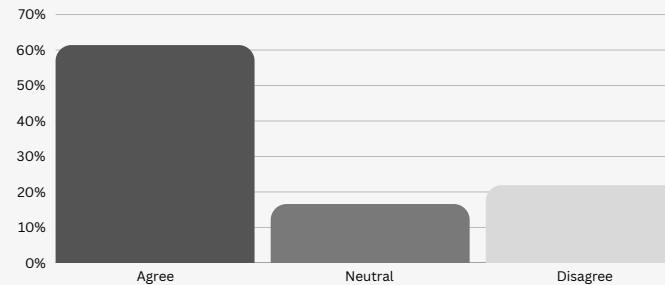
Do you agree or disagree with the following statements about tourism and the environment? Tourism causes more positive environmental effects than negative ones.

## Source of Traffic



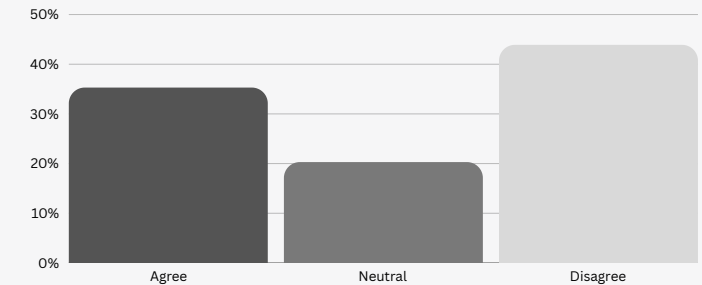
Who contributes most to traffic congestion in your town?

## Perceptions of Vacation Rentals



Perception of Vacation Rentals

## Perception of Impact on the Environment



Perception of Tourism Impact on the Environment

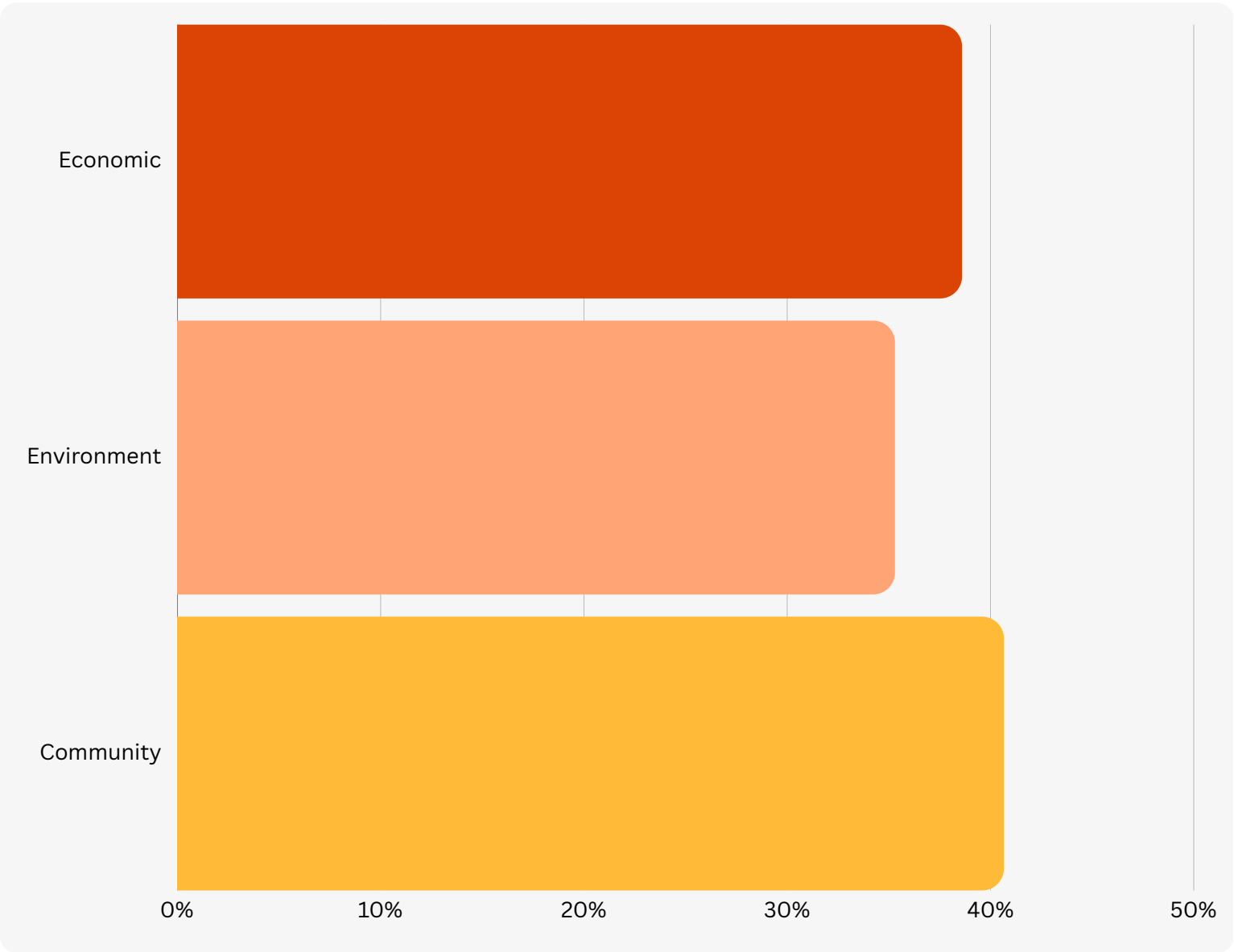
Tax Revenue Priorities

Wrangell residents voiced opinions on how tourism tax revenue should be spent, with an emphasis on projects that directly benefit the community. While environmental initiatives and economic development also received notable support, they trailed slightly behind community-focused investments.

As we've observed in many destinations, the definition of "community benefit" can vary widely. For some, it means upgrading public infrastructure like parks, roads, or waterfronts. For others, it may involve support for social services, education, or the preservation of local culture and heritage.

A key takeaway from this data is the importance of digging deeper into what specific types of community projects residents prioritize. Clarifying these preferences can help ensure that funding decisions truly reflect the community's shared vision. Just as importantly, involving residents in these conversations can foster a greater sense of ownership, increase transparency, and ultimately lead to more successful and sustainable project outcomes.

Tourist destinations often have a lodging tax (aka a tax on tourists) for anyone staying in a hotel, vacation rental, or other short-term lodging. Please rank how you feel tax revenue should be reinvested in your town.

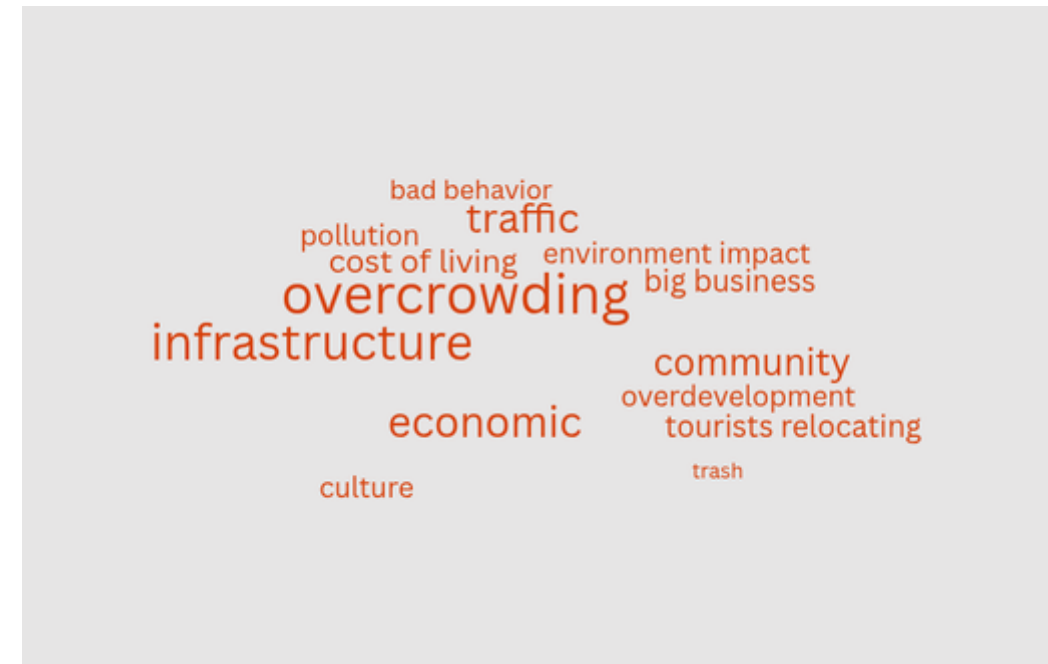


What are the biggest benefits of tourism?



In a few words, what is the biggest benefit of tourism to your town?

What are the biggest costs of tourism?



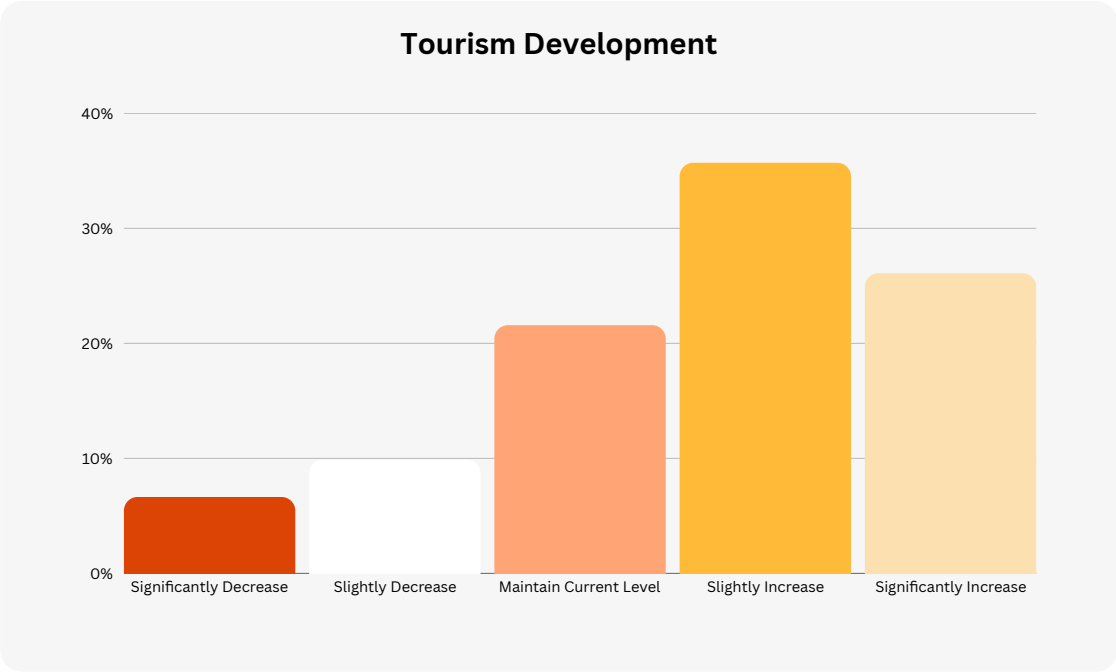
In a few words, what is the biggest cost of tourism to your town?

## Perceived Costs & Benefits of Tourism

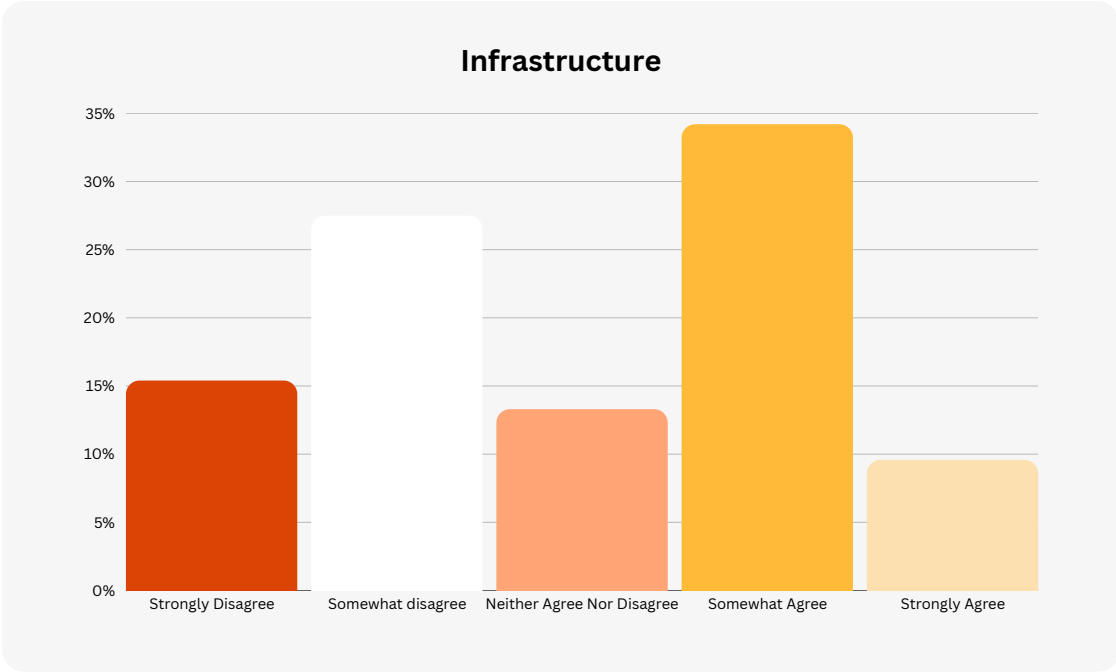
Around the world, communities tend to view tourism primarily through an economic lens—and Wrangell is no exception. Residents most frequently cited economic benefits such as tax revenue, job creation, and increased local spending as the key advantages of tourism.

When it comes to perceived costs, Wrangell showed both alignment and divergence from broader trends. While concerns about community, infrastructure, and traffic echoed those seen in other destinations, Wrangell stood out as only the second destination in our research to rank overcrowding as the top concern. This finding contrasts with nearby Skagway, where cost-related concerns leaned more heavily toward community strain and affordability.

Upcoming sections on tourism development and greenspace will offer deeper insight into how these concerns connect to residents' broader views on quality of life.



Do you support more or less tourism development in our town?



Do you agree or disagree with the following statement:  
The current infrastructure and visitor services can support the volume of tourism in my town?

Tourism Development & Infrastructure

In 2024, the OSU Sustainable Tourism Lab introduced new questions exploring resident views on tourism development and existing infrastructure. Wrangell residents expressed a clear preference for expanding tourism development—one of the strongest pro-development sentiments recorded across all destinations in the study. This is particularly noteworthy given Wrangell’s current stage in the tourism lifecycle, where communities often become more cautious about growth.

Perceptions of infrastructure were more mixed. A majority of residents felt the existing infrastructure could adequately support current tourist volumes. This stands out, as most destinations typically show broad support for infrastructure expansion. Wrangell’s response suggests a degree of confidence in current capacity, or perhaps a measured view of the scale of tourism growth needed.

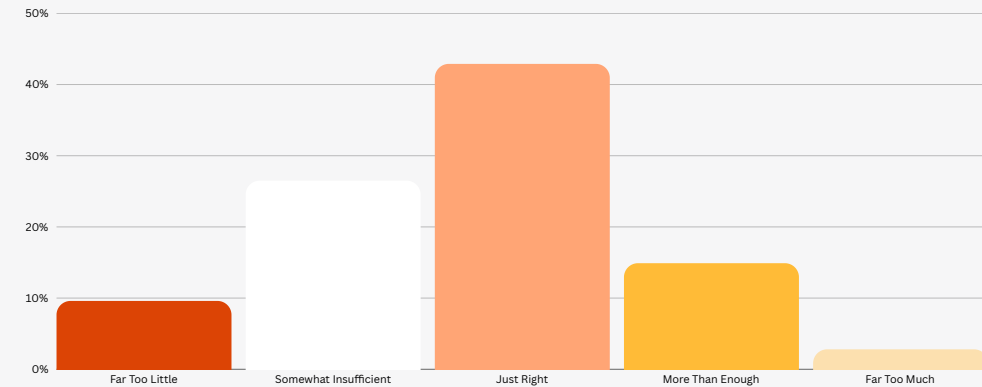
## Greenspace

Wrangell residents' views on greenspace reflect a balanced and measured approach, closely aligning with sentiment in other Alaskan cruise destinations. Unlike many global tourism hotspots—where the lack of accessible greenspace is considered a major cost of tourism and a growing source of resident frustration—Wrangell has not yet reached a critical threshold in this regard. This suggests that while concerns exist, they are not as acute as in more densely developed destinations.

The open-ended comments section of the survey adds valuable context to this finding. Many residents expressed a desire for more parks, gardens, and natural gathering spaces that could serve both locals and visitors. A recurring theme was the call for expanded waterfront development, particularly through the creation of additional trails and recreational areas that showcase Wrangell's natural assets while promoting health, accessibility, and tourism appeal.

In addition, respondents highlighted the need for further beautification of the downtown core. Suggestions included landscaping, public art, and cleaner, more welcoming streetscapes—elements that could enhance the visitor experience while also fostering local pride. These responses point to a community that values its natural environment and recognizes the opportunity to make strategic, low-impact improvements that support both resident well-being and tourism development.

## Green Space



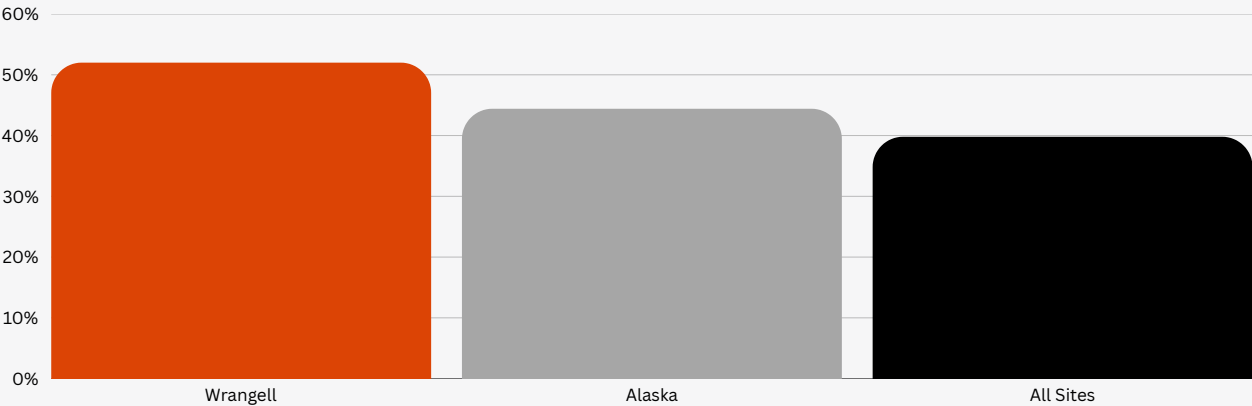
What is your opinion on the current amount of green space in our town?

rest areas  
community gardens  
playgrounds and family amenities  
waterfront redevelopment  
maintenance of existing green spaces  
improved and expanded parks  
reallocation of industrial space  
downtown beautification and greening  
more trails

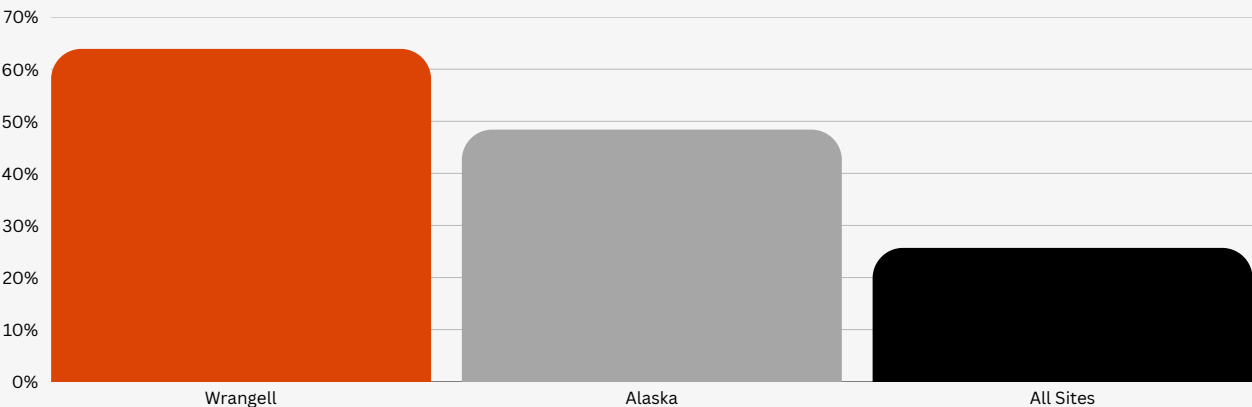


# Destination Benchmarks

Benefits vs Costs of Tourism



Positive Impact on Quality of Life



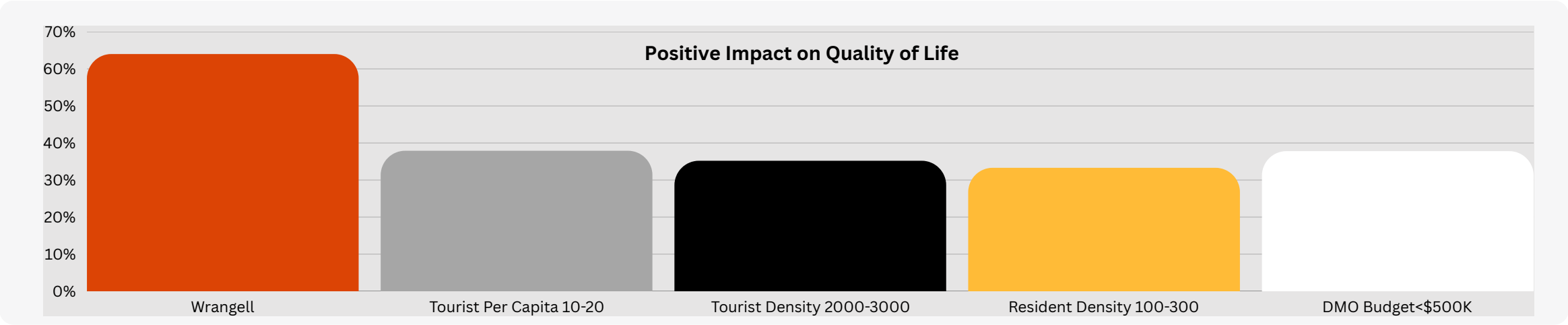
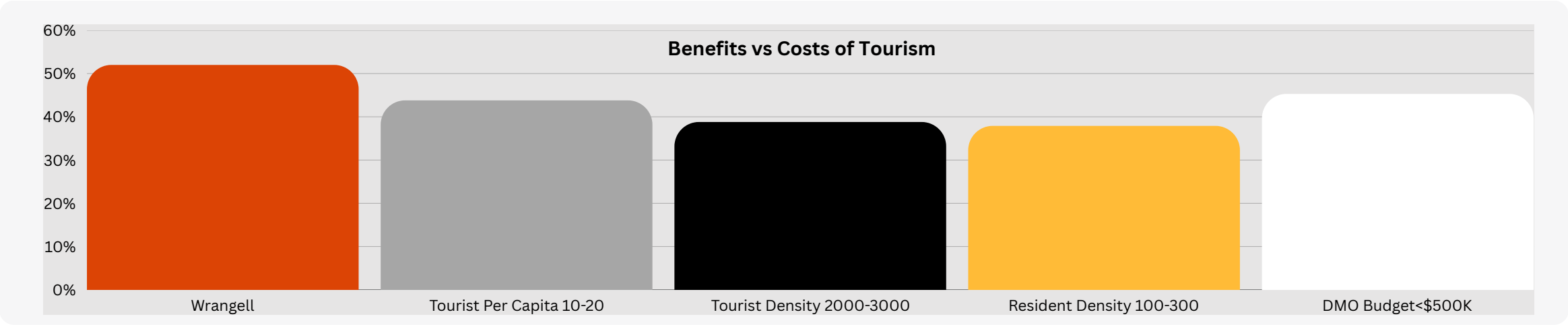
Tourism Impacts

Wrangell stands out as a distinctive destination with its own mix of opportunities and challenges. Still, comparing it to other destinations—including those across Alaska—can offer valuable context and insight.

Across the 300 destinations we monitor as of 2025, including several in Alaska, residents generally report less favorable views of tourism than those in Wrangell. However, it's important to interpret these comparisons carefully. Community-level data doesn't always align neatly with regional trends—especially when some Alaskan residents live in areas with little to no tourism, which naturally shapes their perceptions.

One interesting finding was Wrangell's notably positive quality of life ratings compared to other Alaskan communities. This contrast may again reflect differences in exposure: in areas where tourism is minimal, residents may not experience either the benefits or the challenges firsthand. These differences underscore how the scale and visibility of tourism can significantly shape public sentiment—especially when residents are closely connected to its local impact.

It also points to the importance of localized planning efforts that reflect each community's unique tourism profile. For Wrangell, maintaining this positive sentiment will likely depend on balancing growth with a continued focus on resident well-being.



- 1. Tourists per Capita:  $\text{Tourists per Capita} = \frac{\text{Annual Tourist Arrivals}}{\text{Resident Population}}$
- 2. Tourist Density:  $\text{Tourist Density} = \frac{\text{Annual Tourist Arrivals}}{\text{Land Area (in square miles)}}$
- 3. Resident Density:  $\text{Resident Density} = \frac{\text{Resident Population}}{\text{Land Area (in square miles)}}$
- 4. DMO Budget Total Budget: Total DMO Budget

# Benchmark: Age and Residency Length

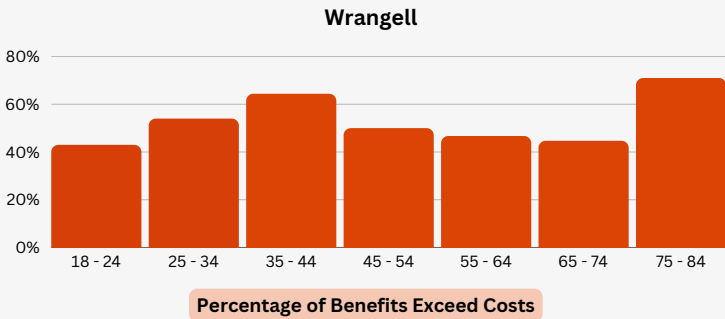
Item d.

## Benefits vs Costs of Tourism

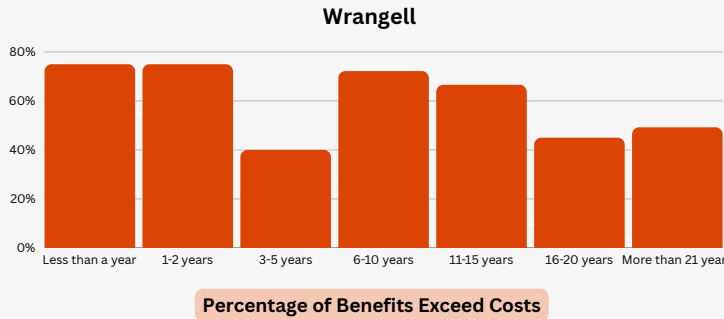
Shorter-term residents generally view tourism more favorably, likely because they benefit directly from tourism-related jobs. This trend holds true in Wrangell, where newer residents expressed more positive perceptions of tourism. Attitudes by age group were less consistent, though the 35–44 and 75+ age groups showed the highest levels of approval.

Traffic concerns are often tied to tourism, and Wrangell follows this pattern: 61% of residents attributed traffic problems to tourists. However, this figure is lower than in other Alaskan destinations, suggesting Wrangell faces a distinct set of challenges —particularly related to day-cruise visitors.

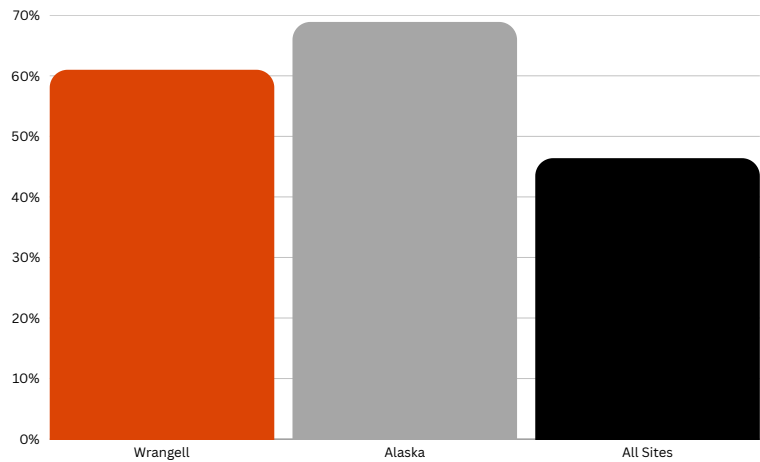
Perceptions of Tourism by Age Group



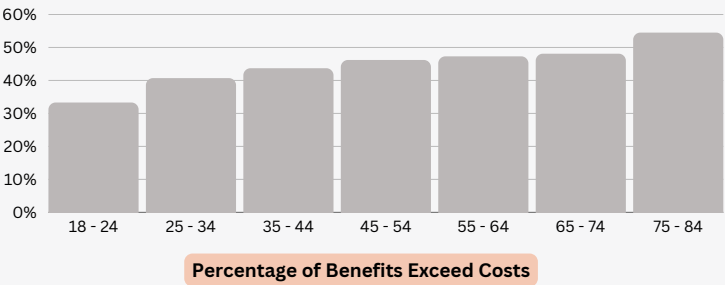
Perceptions of Tourism by Length of Residency



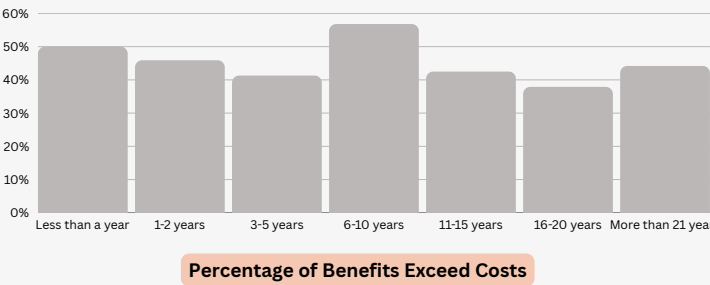
Percentage Blame Tourists for Traffic



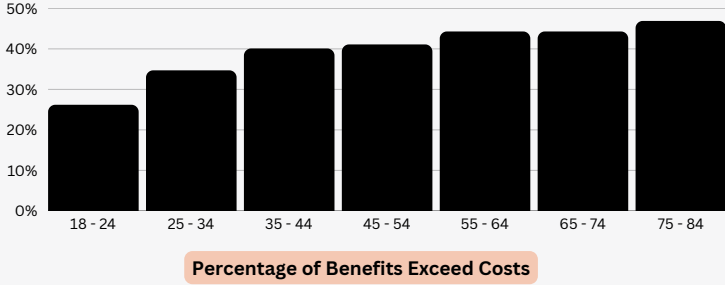
Alaska



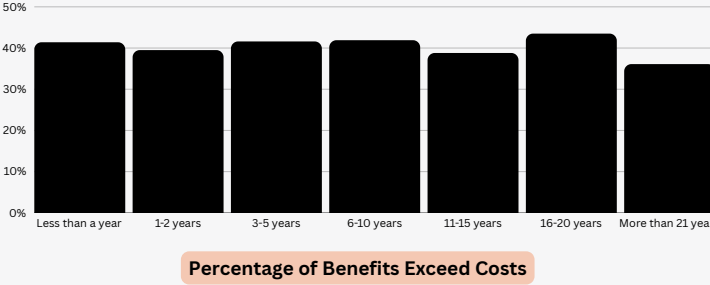
Alaska



All Destinations



All Destinations



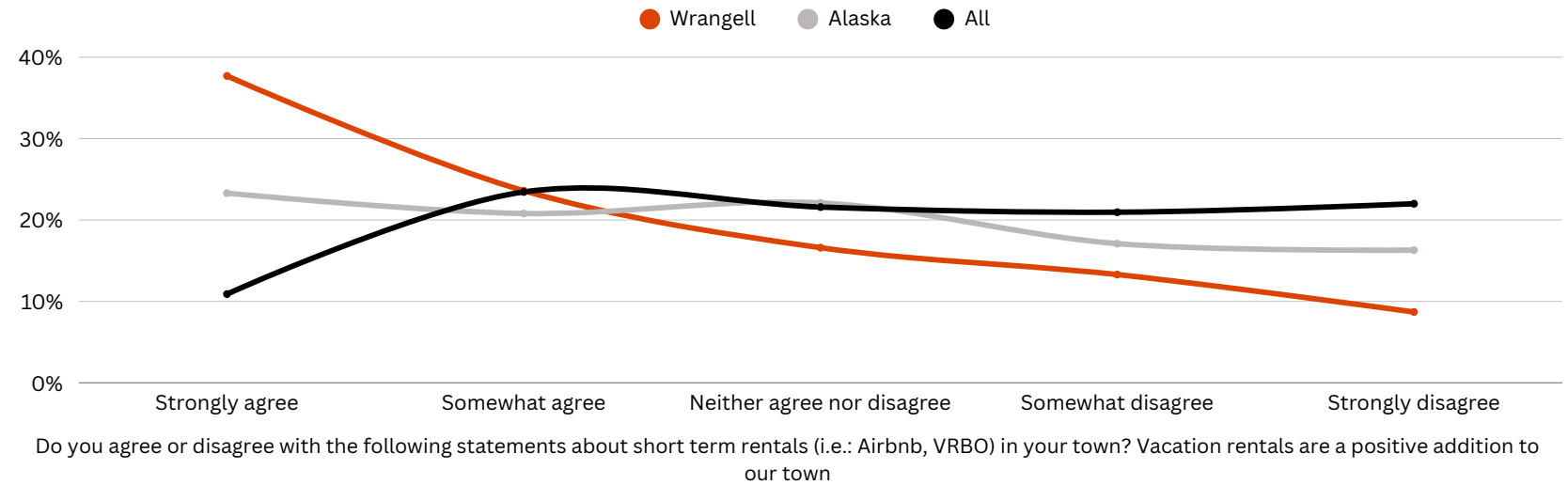
Vacation Rentals & Environment

Vacation rentals are currently viewed more positively in Wrangell than in many other destinations. This likely reflects their relatively limited presence in the community, as Wrangell hosts a smaller volume of overnight visitors compared to more heavily trafficked areas. However, as tourism grows, resident sentiment may shift—making it important to track future changes in attitudes.

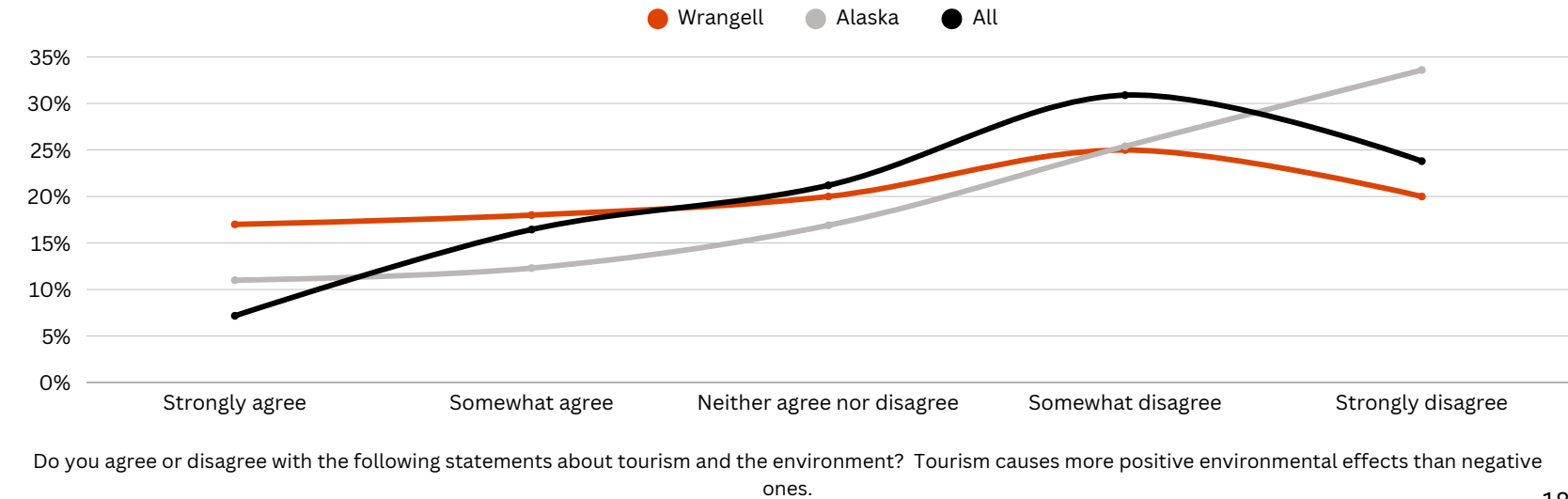
Wrangell is widely regarded as a pristine and scenic destination, and residents expressed fewer concerns about the negative impacts of tourism than respondents in Alaska and in other benchmark destinations. This is a data point to monitor, as the town’s natural beauty is a core driver of visitor demand. If residents perceive that tourism is degrading the environment, it may present a growing challenge for destination management.

Interestingly, the views on environmental impacts are in line with support levels allocating additional tax dollars to address these issues. This may also reflect uncertainty about effective solutions, hesitation to invest public funds, or a lack of consensus on who should bear the responsibility for mitigation.

Perceptions of Vacation Rentals



Perception of Tourism Impact on the Environment





## Wrangell



## Alaska



## All Destinations



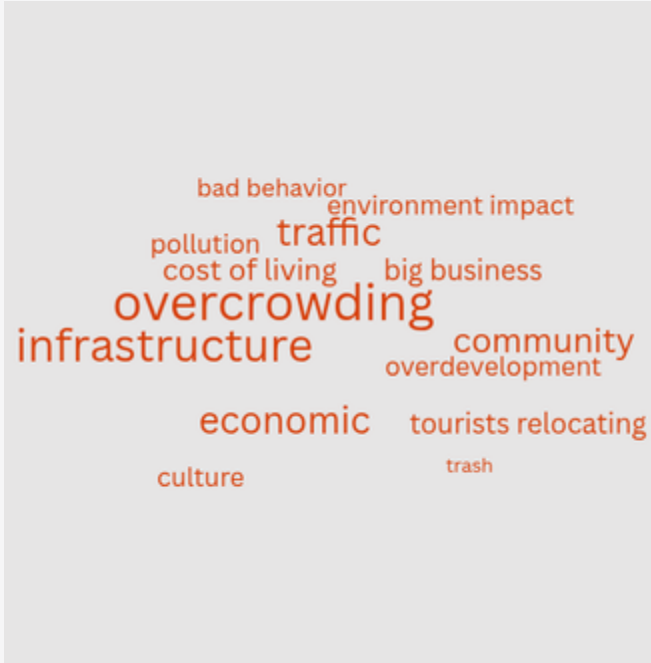
In a few words, what is the biggest benefit of tourism to your town?

### Benefits

As previously noted, Wrangell residents' perceptions of tourism's benefits generally align with those observed in similar destinations. Economic benefits—such as support for local businesses, job creation, and increased tax revenue—are widely recognized and appreciated. This mirrors a common pattern in tourism communities, where economic growth is viewed as one of tourism's primary advantages.

At the same time, there is a growing recognition among residents of the need for sustainable, well-managed growth. While economic gains are valued, there is likely a desire to protect the community's quality of life—a key attribute that make Wrangell appealing to both residents and visitors. This suggests a nuanced perspective: one that embraces the economic potential of tourism, but also calls for deliberate planning to ensure those benefits endure without compromising the town's character.

## Wrangell



## Alaska



## All Destinations



In a few words, what is the biggest cost of tourism to your town?

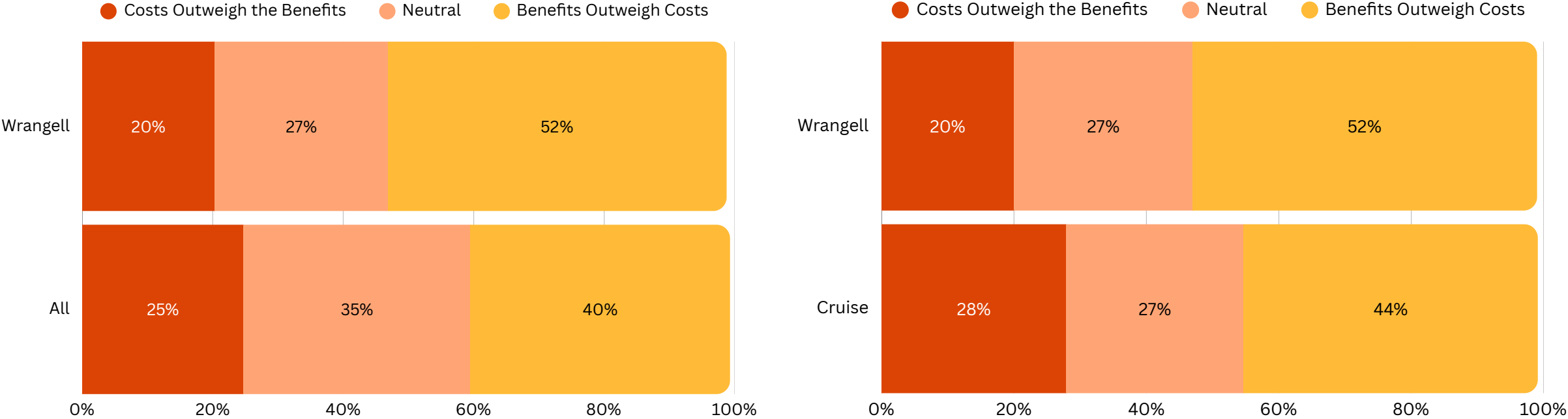
### Costs

Overcrowding stands out as one of the most significant perceived costs of tourism in Wrangell—more prominently than in many other destinations. While this concern appears in other benchmark communities, it tends to rank lower on their list of tourism-related challenges. In Wrangell, however, residents also expressed concerns about infrastructure strain and traffic, underscoring a broader sense of pressure on local systems.

This pattern points to a unique challenge: Wrangell’s smaller geographic footprint and high seasonal influx of visitors likely intensify the experience of overcrowding. As such, tourism-related impacts may feel more visible, suggesting the need for proactive planning to manage peak periods and protect residents’ quality of life.

# Benchmark: Population & Cruise

Item d.



### Benchmarks

To provide additional context for evaluating Wrangell’s performance, new benchmark sets were introduced—focusing on other cruise destinations and communities with similar population sizes.

Compared to its cruise destination peer group, Wrangell reports a more favorable overall perception of tourism. Specifically, residents in Wrangell perceive tourism-related costs to be approximately 8% lower than those reported in comparable cruise ports. This suggests that, despite recognizing some downsides, residents see the benefits—such as increased tax revenue and business activity—as outweighing the costs.

Similarly, Wrangell’s perceived tourism costs were also lower than in other small communities with similar populations. This trend may reflect Wrangell’s distinct tourism dynamics, where the seasonal concentration of visitors and relatively modest scale of tourism activity reduce the intensity of negative impacts—at least for now.

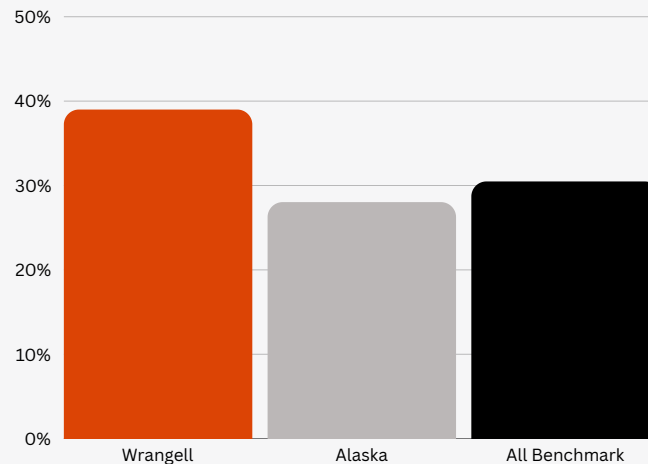
## Tax Priorities

Overall, Wrangell residents demonstrated a consistent preference for tourism tax revenue to be allocated across economic, community, and environmental priorities. Among these, community projects ranked slightly higher than economic initiatives, with environmental projects receiving the lowest prioritization.

While community investments tend to be the top priority across most Alaskan destinations, Wrangell stood out for placing greater emphasis on economic uses of tourism revenue. As noted earlier, this economic prioritization is notably higher than in both other Alaskan communities and similarly sized destinations, reflecting Wrangell's distinct perspective on the role of tourism in supporting local development.

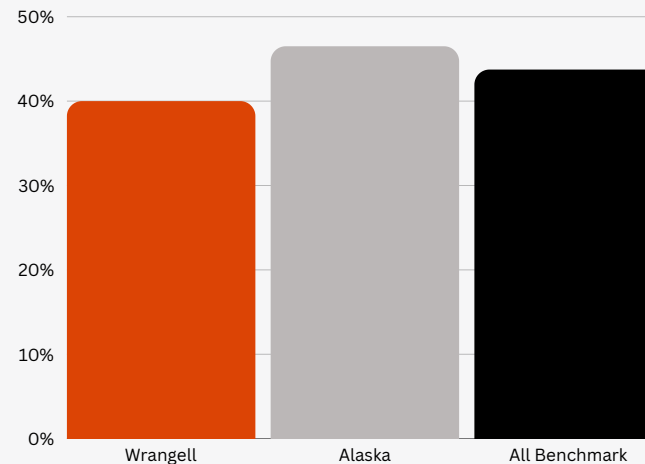
### Economic

#### Tax Priority



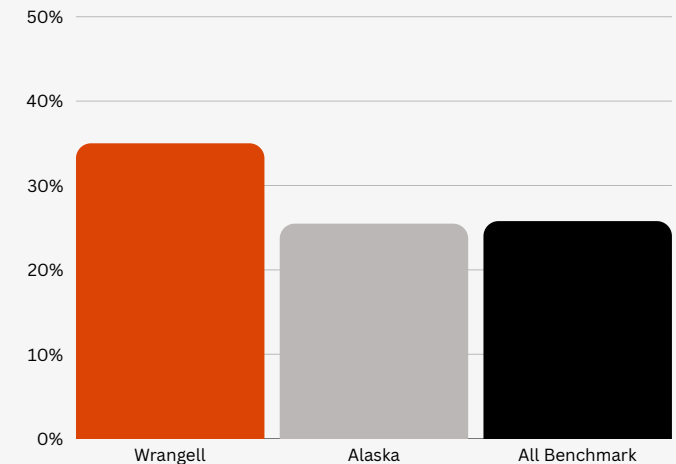
### Community

#### Tax Priority



### Environmental

#### Tax Priority



Tourist destinations often have a lodging tax (aka a tax on tourists) for anyone staying in a hotel, vacation rental, or other short-term lodging.

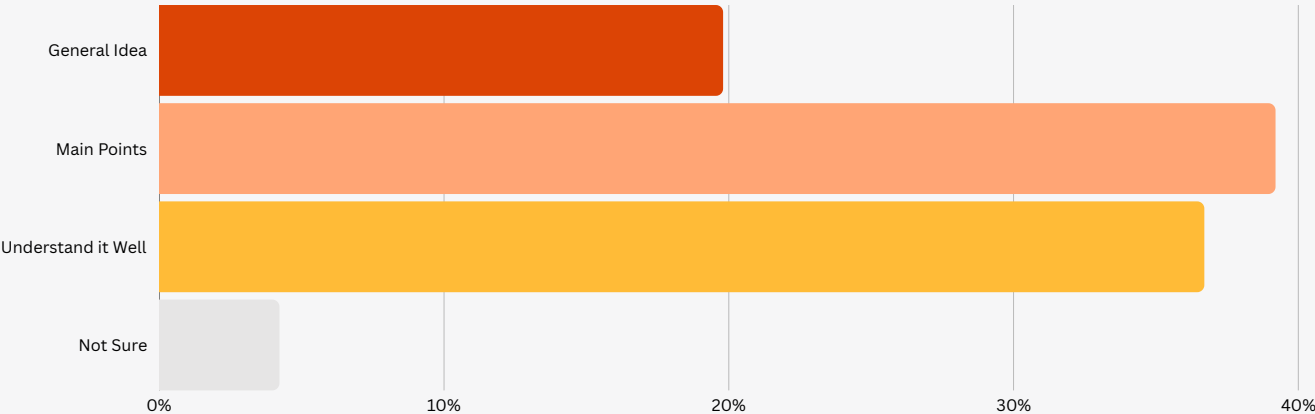
Please rank how you feel tax revenue should be reinvested in your town.

## Local Questions

The Wrangell community believes it has a strong understanding of the economic benefits associated with tourism. Approximately 76% of respondents indicated they either understood tourism’s economic contribution well or were at least familiar with its key points. This level of awareness reinforces responses to our broader economic benefits question, which serves as a key performance indicator (KPI) across all of our destination studies. It suggests that residents are not only seeing the benefits but are also well-informed about how tourism supports local businesses, jobs, and tax revenue.

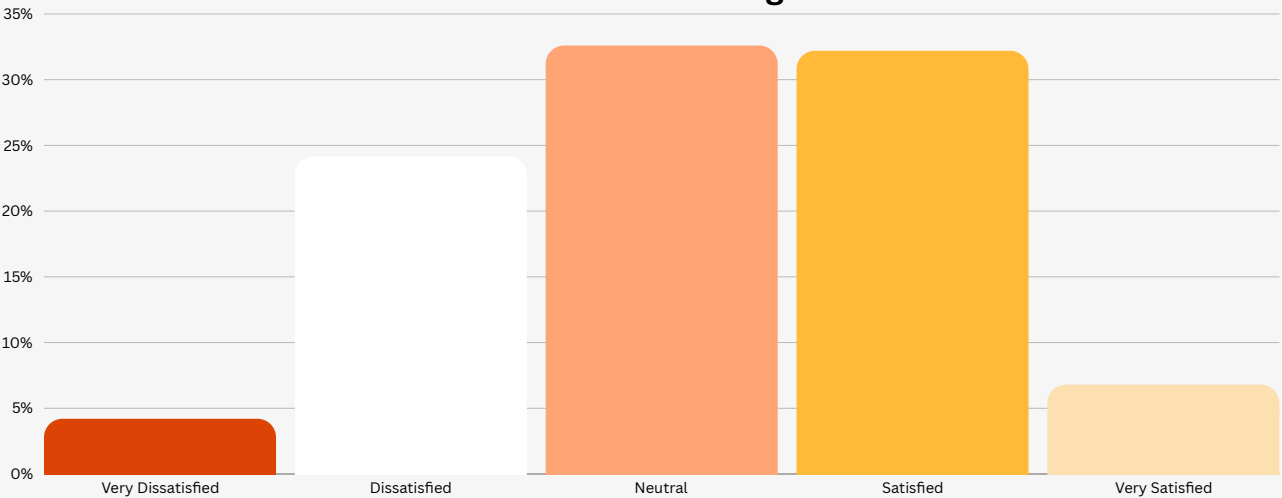
In a related question, residents also expressed support for the current cruise ship scheduling. This is particularly notable when compared to other cruise destinations, where scheduling often becomes a flashpoint for concerns around overcrowding and quality of life. Wrangell’s approval of cruise scheduling may indicate that the town has found a balance between welcoming visitors and maintaining a manageable flow of tourism activity. It may also reflect proactive planning or natural advantages—such as fewer ship arrivals—that help mitigate the more visible costs of cruise tourism. As cruise visitation patterns evolve, this will be an important area to monitor, especially given its influence on resident satisfaction in other similarly situated communities.

### Economic Contribution



Which of the following best describes your understanding of the economic contribution of tourism to Wrangell (e.g. benefits of independent versus cruise ship visitors, revenue allocation, state passenger tax, port fees)?

### Cruise Scheduling



How satisfied or dissatisfied are you with the current scheduling of cruise ship arrivals in Wrangell (e.g., number of ships per day, time of day)?

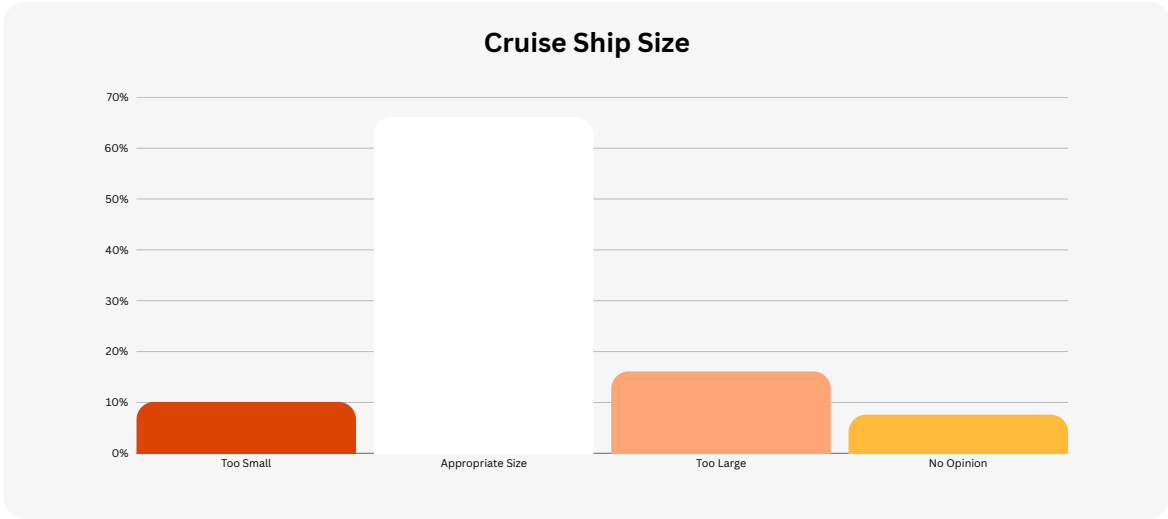


## Local Questions

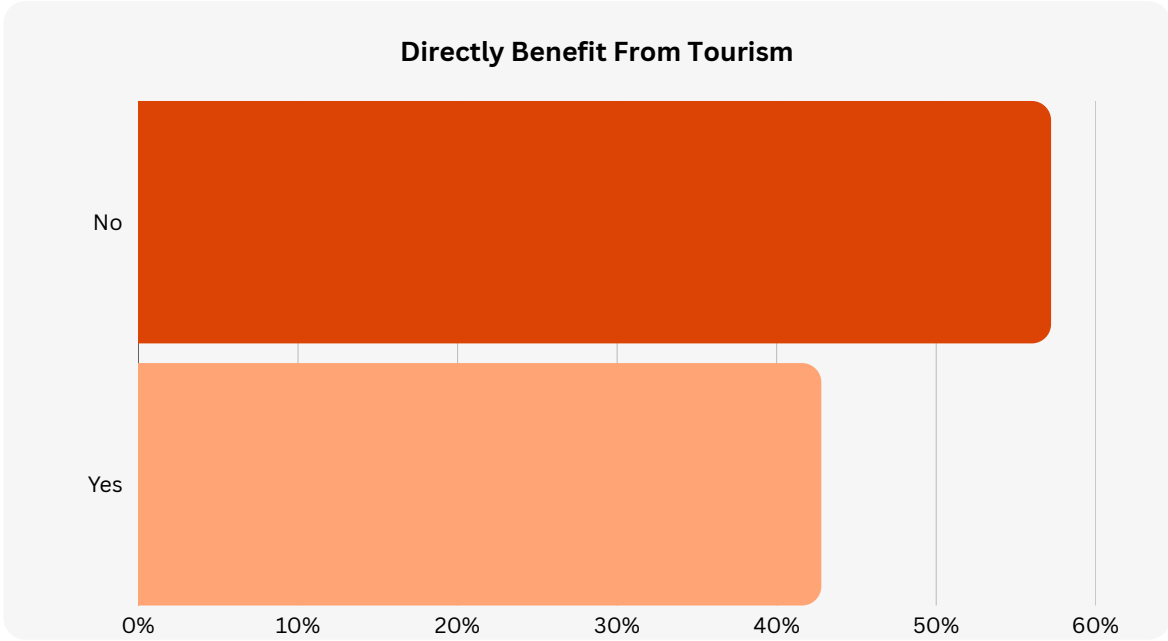
The Wrangell community overwhelmingly approved of the sizes of cruise ships visiting their port. In many other destinations, ship size has emerged as a contentious issue, often linked to overcrowding, infrastructure strain, and environmental concerns. Wrangell’s approval on this front reinforces earlier findings that residents are generally satisfied with the current balance and scale of tourism activity.

The final Wrangell-specific survey questions offer several layers of interpretation. On one hand, a majority of residents indicated that they do not personally benefit directly from tourism. This lends credibility to the survey sample and findings, suggesting the results are not skewed by individuals with a vested interest in the tourism industry.

On the other hand, this response could also signal a potential gap in public understanding or recognition of tourism’s broader impact. It is likely that many residents experience indirect benefits—such as improved services, enhanced community infrastructure, or greater economic vitality—without necessarily linking these to tourism. Gaining a clearer understanding of how residents perceive and differentiate between direct and indirect benefits could provide valuable insights for future engagement and communication strategies.



When you think about cruise ships visiting Wrangell, which of the following best describes your perception of their size?



Do you or any member of your household directly benefit from the tourism industry in Wrangell (e.g., employment, business ownership, etc.)?

**THANK YOU**

**OSU Sustainable Tourism Lab**







# Wrangell Visitor Economy 2025

**DRAFT**

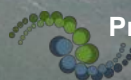
May 2025

Prepared for



CITY & BOROUGH OF

# Wrangell



Prepared by  
Rain Coast Data

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# Wrangell Visitor Economy Summary

Wrangell's 2024 tourism season brought in 3% fewer tourists than in 2023, despite original projections for a larger number of visitors. However, Wrangell's 2025 tourism season is expected to be its biggest in terms of visitor volume in twenty years as large cruise ships visit the community. Wrangell is expected to attract 40,000 to 45,000 tourists, depending on how full the cruise ships are.

**Total Tourist Arrival and Spending:** In 2024, visitors spent an estimated \$5.9 million in Wrangell. Based on current visitor projections, tourists are likely to spend \$7.6 million in Wrangell during the summer of 2025 (assuming 88% capacity for the cruise ships).

**\$5.9 million**  
tourist spending  
in Wrangell in  
2024

## Overnight Visitors in Commercial

**Accommodations:** In 2024, an estimated 2,000 overnight guests stayed in Wrangell at hotels, inns, bed & breakfasts, and short-term rentals. These visitors spent \$1.38 million on lodging. Including other local expenditures, their total estimated spending in Wrangell reached \$2.4 million.

**2,000**  
Hotel, short-term rental and  
other overnight  
visitors in  
2024

**Cruise Projections:** Wrangell welcomed 21,207 cruise passengers in 2024. If ships run at full capacity in 2025, 41,968 cruise ship passengers would visit the community, a 74% capacity increase from 2024. In 2025, Wrangell is scheduled to receive 117 port calls from 20 ships. Cruise passengers are expected to make up 92% of the community's tourists in 2025. Based on the current schedule, in 2026 Wrangell is expected to have a record breaking tourism season with nearly 80,000 cruise visitors.

**74%**  
Projected  
increase in cruise  
ship passenger  
capacity in  
2025

**Positive Outlook:** The 2025 business climate survey of Wrangell's visitor industry indicates strong optimism, with 89% of respondents holding a positive economic outlook for the upcoming year, including 44% of Wrangell's business leaders that expect their prospects to be better or much better over the next year.

**89%**  
positive outlook  
for 2025 visitor  
season

## Overview of Tourism in Wrangell

In summer 2024, Wrangell welcomed just over 25,000 air, cruise, ferry and yacht visitors—about a 800 less than in 2023— and well short of the originally projected 35,000.

The shortfall resulted primarily from losing 14 cruise visits due to the bankruptcy of American Queen Voyages, and an additional three vessels opting to visit Klawock instead of Wrangell. In 2025, seven scheduled Wrangell visits were canceled, with those ships choosing Klawock over Wrangell.

While Wrangell briefly experienced an influx of large cruise ships in the early 2000s, its tourism model over the past two decades has centered on ferry passengers, smaller cruise ships, and independent travelers. While that model had success, the market has changed. Deep reductions in Alaska Marine Highway System service resulted in an 92% decline in ferry-based independent tourism over the past decade. At the same time cruise numbers are increasing. Wrangell is scheduled to receive four port calls from large cruise ships in 2025, in addition to a strong number of visitors on small and mid-sized ships. In 2026, for the first time in more than two decades, Wrangell is expected break tourism visitation records as nearly 80,000 cruise ship passengers are scheduled to visit the community.

Wrangell is an attractive port, known for its authentic “working waterfront” atmosphere, offering visitors an experience distinct from ports with a stronger retail focus. Situated at the mouth of the Stikine River, the area is rich in wildlife and cultural heritage with historical significance, such as Chief Shakes Island, Petroglyph Beach State Historic Park—home to the largest concentration of rock engravings in Southeast—and the Stikine-LeConte Wilderness. Wrangell’s nature-based attractions are world-class. The Anan Wildlife Observatory is renowned for its bear viewing; however the area’s July–August peak access is limited, meaning that attraction has very little room for the large-scale growth needed. To fully benefit from shifting visitor patterns, Wrangell must adapt its tourism strategy.

To fully be successful Wrangell must present itself as a competitive port, as other tourism-friendly destinations vie for the same customers. Developing more shore-excursions that appeal to higher-volume cruise markets presents both a challenge and a critical opportunity for Wrangell’s tourism future.

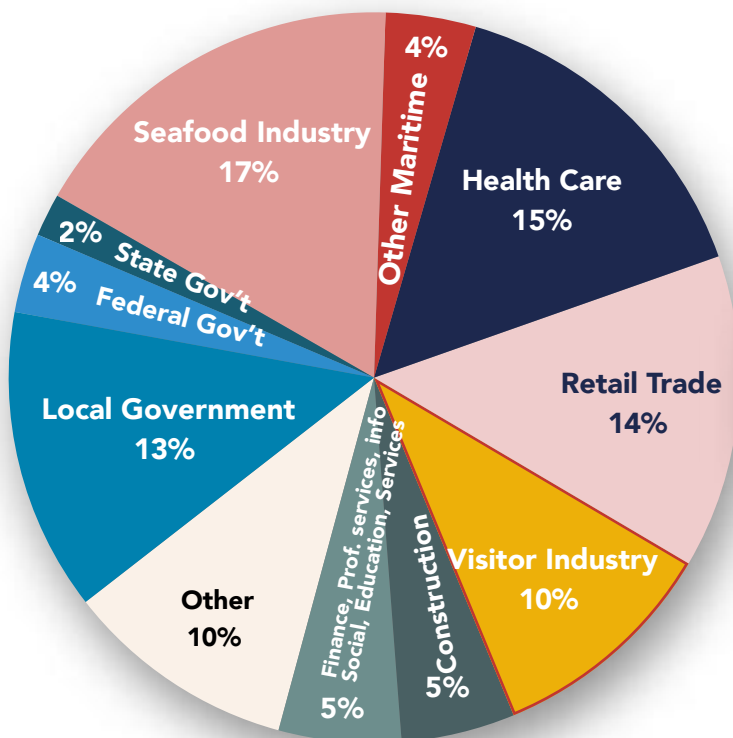
## Visitor Industry Employment

Wrangell had 1,052 year-round equivalent jobs and nearly \$60 million in workforce earnings in 2023. In 2023, visitor industry employment made up 10% of all private sector employment in Wrangell, accounting for 108 annual average jobs with associated workforce earnings of \$3.5 million.<sup>1</sup> The visitor industry accounted for 6% of total Wrangell workforce earnings in 2023. All four quarters of 2024 data is not yet available.

### Annualized **Jobs**

1,052 Total Jobs

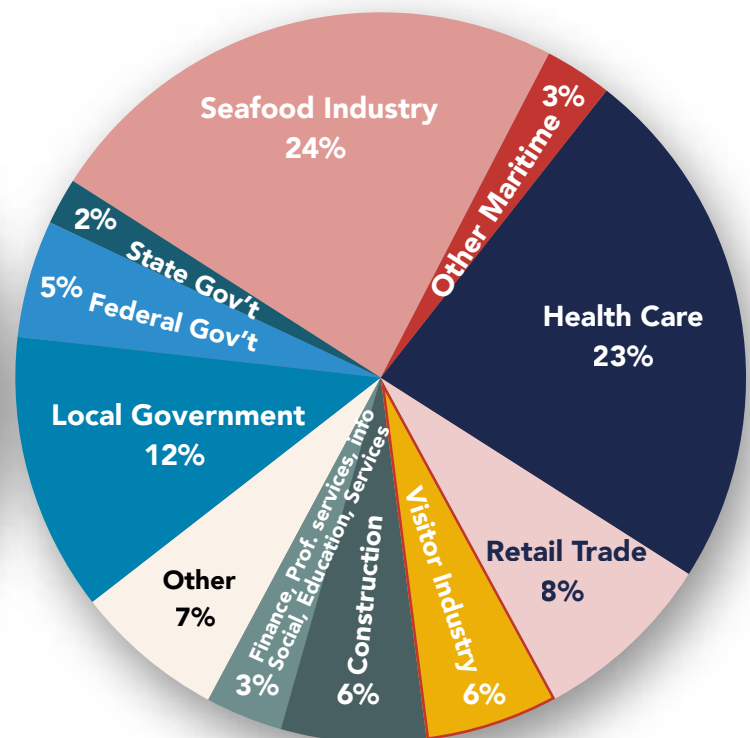
108 **Visitor** Sector Jobs



### Employment **Earnings**

Total Earnings \$59 million

**Visitor** Sector \$3.5 million



Wrangell's visitor sector is smaller than the region as a whole; the Southeast Alaska visitor industry represented 18% of all jobs and 13% of all employment earnings in 2023.

<sup>1</sup> **Sources:** Alaska Department of Labor Employment & Wage data; US Census Nonemployer (self-employment) Statistics. **Notes:** Due to data confidentiality, some figures are estimates by Rain Coast Data, based on all available inputs. Since annual average employment measures monthly jobs on an annual basis, a visitor industry job that lasts three months counts as one-quarter of an annual average job. Therefore total people employed by the visitor industry last year is a much higher number. 2024 data is not yet fully available.

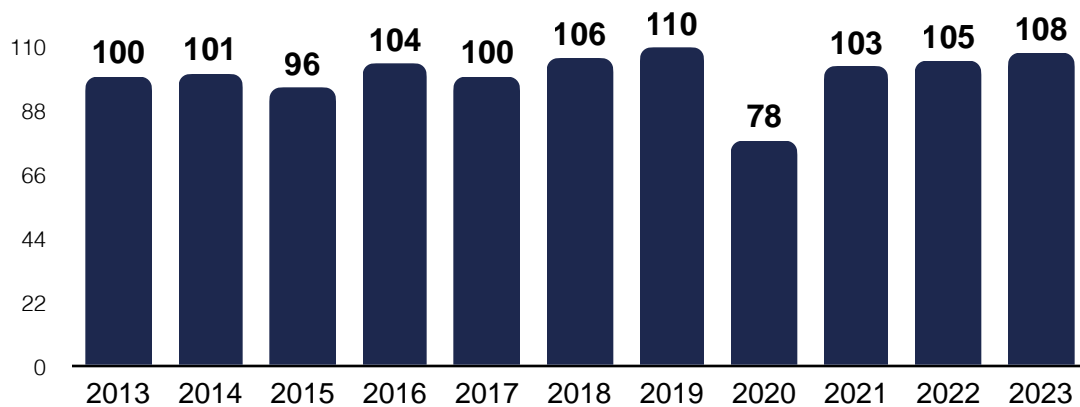
### Annual Visitor Industry Employment 2014-2023

Visitor sector employment in Wrangell has been remarkably steady (with the exception of pandemic year 2020) at just over 100 annualized jobs over the past decade. While peak worker count is significantly higher, using an annualized count (year-round equivalent job analysis) allows tourism jobs to be compared across sectors, and is a better way of making annual comparisons.

The average visitor sector wage increased by 4% between 2022 and 2023, while total workforce earnings in that sector increased by 3%.

	Year 2014	Year 2017	Year 2018	Year 2019	Year 2021	Year 2022	Year 2023	% Change 2022- 2023
Average Visitor Industry Wage	\$22,227	\$24,066	\$27,259	\$31,955	\$30,961	\$31,293	\$32,520	4%
Total Visitor Industry Employment	101	100	106	110	103	105	108	3%
Total Visitor Workforce Earnings in millions	\$2.24	\$2.40	\$2.89	\$3.52	\$3.19	\$3.29	\$3.51	7%

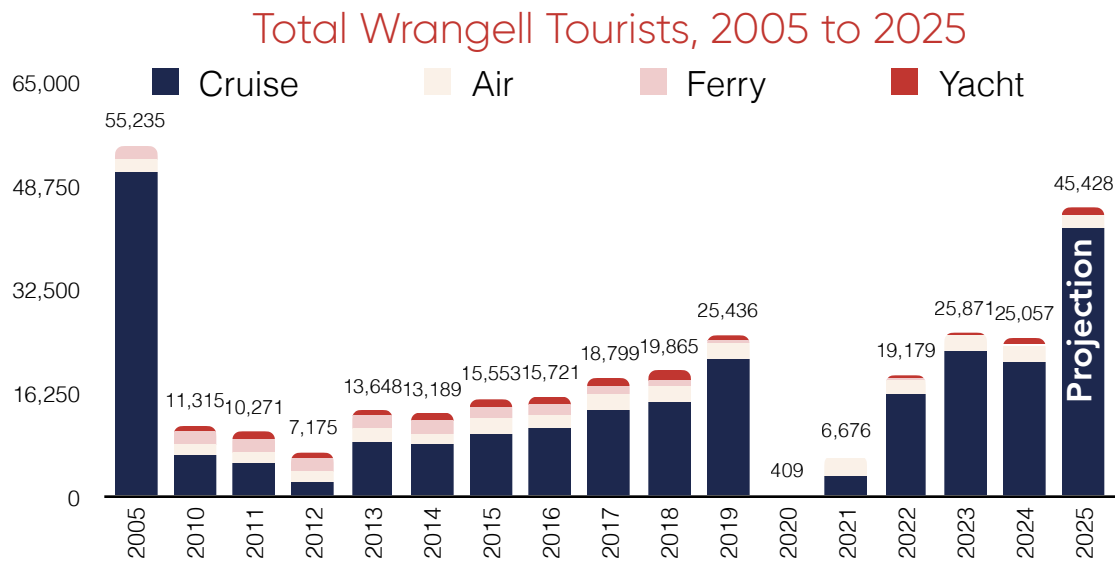
### Wrangell Visitor Sector Jobs, Annualized: 2013 to 2023



**Note:** Annualized employment (or year-round employment) tracks total workers each month of the year, sums the monthly total, and divides that number by twelve. **Source:** Alaska Department of Labor and US Census Nonemployer (self-employment).

# Change in the Visitor Industry

## Total Tourist Arrivals



In 2025, Wrangell is projected to host 45,428 tourists in the community, assuming ships are at full capacity, and 40,400 if they are at 88% capacity, as they were in 2024. Either way, it will be Wrangell's biggest tourism year since 2005. Wrangell receives tourists from cruise ships, airplanes, ferries, and yachts.

Wrangell has developed a boutique visitors sector, supporting just over 100 annualized jobs - a number that does not change much over time. The tourism industry in Wrangell has long focused on Anan. Because the number of people allowed to visit Anan each year is capped by Forest Service permits, and the season for Anan is quite limited, tourism growth in Wrangell has been partially capped as well.<sup>2</sup> The community had focused on ferry tourism—visitors who would spend multiple days and nights in the community, taking several high-end tours—but reduced and unattractive ferry schedules due to budget cuts have all but eliminated ferry tourism. Wrangell's current challenge is how to monetize growth once the boutique tours are fully booked.

<sup>2</sup> The Forest Services caps the permits due the bears' natural behavior and tolerance for human interaction while fishing. Before the permits were regulated by the Forest Service, the guides also chose to limit access.

## Estimated Summer Tourists to Wrangell 2010-2025

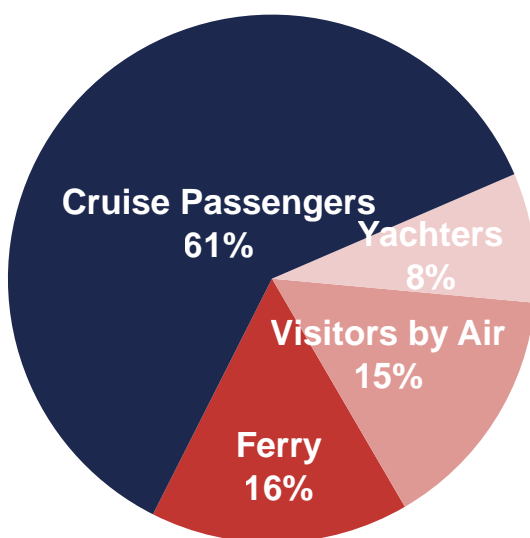
Summer Visitors to Wrangell	2010	2014	2024	2025	% Change 2024-2025
<b>Total Visitors</b>	<b>11,907</b>	<b>13,256</b>	<b>25,057</b>	<b>45,428</b>	<b>73%</b>
Cruise	6,779	8,096	21,207	41,968	98%
Air	1,768	2,008	2,600	2,300	-12%
Ferry	2,000	2,100	170	160	-6%
Transient Vessels (includes yachts)	960	1,052	1,080	1,000	-7%

**Air:** US Bureau of Transportation Statistics RITA arriving passengers. **Cruise Passengers:** Cruise Line Agencies of Alaska. Small cruise ship schedules with research regarding total capacity. **Alaska Marine Highway System:** Annual Traffic Volume Reports and direct data request. **\*Yacht** counts provided by City and Borough of Wrangell. Due to a change in the counting process, these figures are no longer comparable to past years. "Summer tourists" are calculated in a variety of ways. All yacht and cruise passengers are considered "tourists." Air and ferry passengers are calculated by subtracting October to April average passenger arrivals from monthly summer passenger arrivals. From this number total seafood processing workers in Wrangell per summer is subtracted.

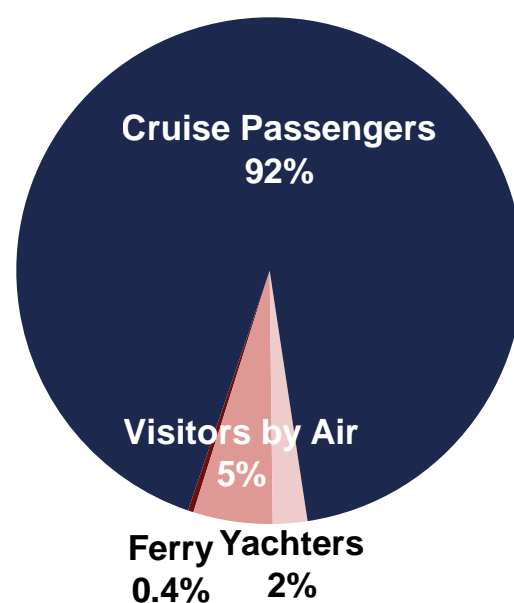
### Summer Tourists by Mode of Arrival

In 2025, 92% of all tourists are expected to arrive via cruise ship, while 5% will arrive by air. Based on current ferry schedules, less than 1% of all tourists will arrive via ferry. In 2014, 61% of all tourists were from cruise ships, and 16% arrived by ferry.

Summer Tourists by Mode of Arrival  
in Wrangell 2014



Summer Tourists by Mode of Arrival  
in Wrangell 2025





# Summer Visitation and Spending Analysis

In 2024, summer tourists spent nearly \$6 million in the Wrangell economy. The visitor spending analysis was conducted using a full accounting of visitor spending through the City and Borough of Wrangell sales tax receipts for businesses serving visitors. Depending on the category, total sales tax receipts for winter months were subtracted from summer months to determine "visitor spending." Accommodation tax and short term rental sales figures were also used. Using this analysis, Wrangell's visitors spent \$5.9 million in 2024.

## Total Tourist Spending, 2024

Summer Spending by Visitors by Category	2024
<b>Total estimated summer tourist spending</b>	<b>\$5,914,820</b>
Food, Beverages	\$1,969,159
Excursions and Transportation	\$1,602,187
Accommodation	\$1,383,618
Visitor Retail Spending	\$959,854

Note that Wrangell has a sales tax cap of \$3,000 that applies both to goods and services. Sales may have been missed by this analysis if they were over \$3,000; however only for the portion over \$3,000.

Using this analysis, and combining it with how many days each type of visitor stayed, depending on mode, and estimates of much spending per person occurred per spending category, estimates of spending by visitor type can be established.

## Tourists by Mode of Arrival and Expenditures in Wrangell 2024 Estimates

	2024	Total Estimated Spending Per Passenger	Total Estimated Summer Visitor Spending 2024
<b>Total Tourists</b>	<b>26,307</b>	<b>\$238</b>	<b>\$5,914,820</b>
Cruise Passengers	21,207	\$146	\$3,098,947
Visitors by Air	2,600	\$954	\$2,480,761
Yacht and Ferry	1,250	\$268	\$335,116

If the assumptions from analysis are applied to 2025 projections, it is estimated that tourists will spend approximately \$7.6 million in the Wrangell economy this year, based on 88% capacity of cruise ships.

### Summer Tourists by Mode of Arrival and Expenditures in Wrangell 2025 Projections

	2025	Total Estimated Spending Per Visitor	Total Estimated Summer Visitor Spending 2025
<b>Total Tourist Projections</b>	<b>40,392</b>	<b>\$189</b>	<b>\$7,618,017</b>
Cruise Passengers	36,932	\$146	\$5,396,818
Visitors by Air	2,300	\$827	\$1,901,163
Yacht and Ferry	1,160	\$276	\$320,036



## Cruise Passengers

Southeast Alaska cruise passenger arrivals hit a new regional record in 2024 of 1.73 million cruise passengers, surpassing the 2023 record by 4%. Wrangell's cruise numbers declined by 8% in 2024 to 21,207 passengers. The projection had been for a capacity of 31,437 cruise passengers. Several things occurred.

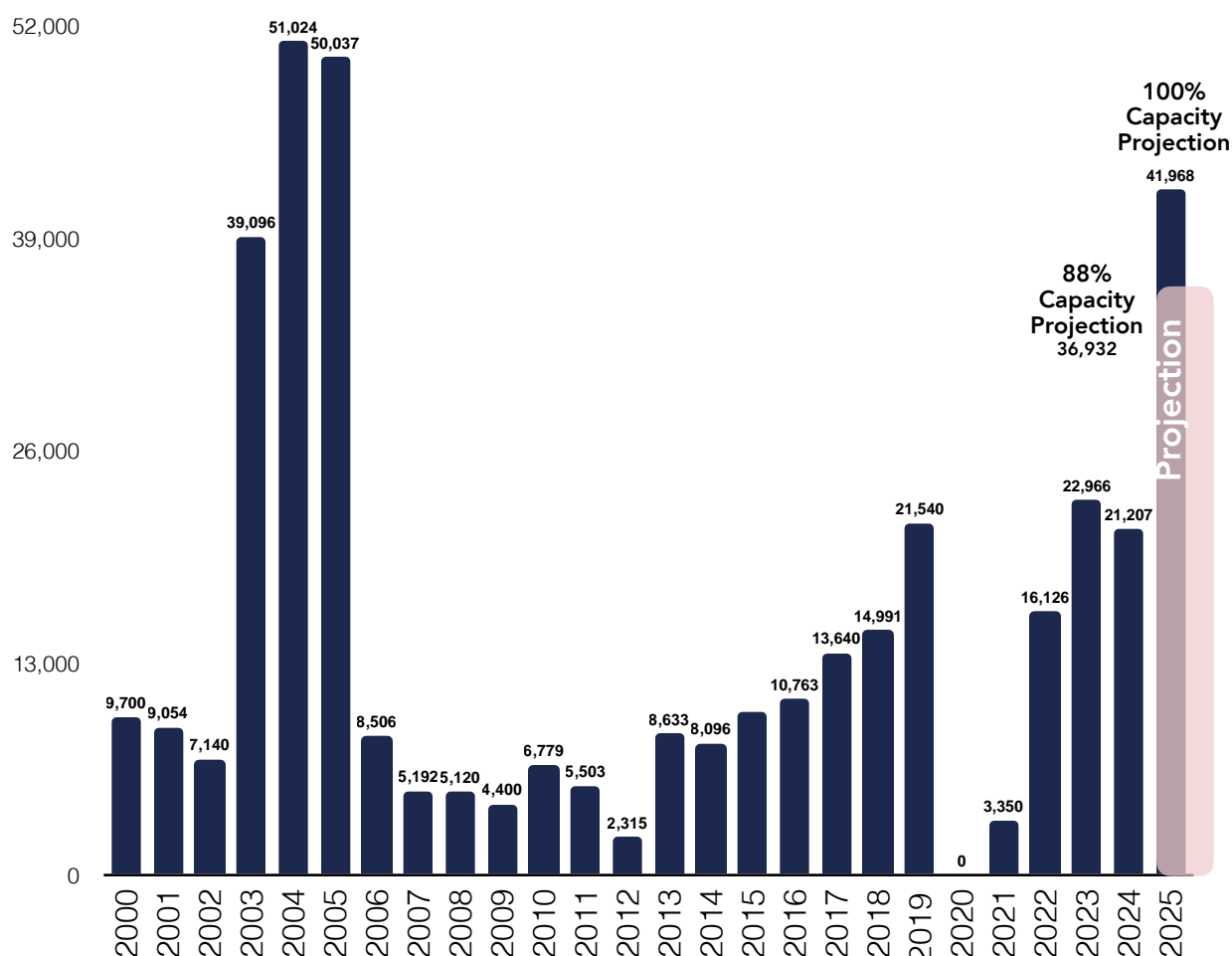
The ships visiting Wrangell in 2024 were 88% full. Wrangell lost 14 cruise visits from the 186-passenger Ocean Victory following the bankruptcy of American Queen Voyages. Wrangell lost another combined three visits from the 746-passenger Seven Seas Explorer and the 670-passenger Regatta, which chose to send the ships to Klawock instead.

### Cruise Ship Passengers 2024

2024 Ships	Total Visitors	Passenger Capacity	% Capacity
Alaskan Dream ships	1,420	1,420	assume 100%
NG Sea Bird	550	620	89%
NG Sea Lion	483	620	78%
American Constellation	2,502	2,720	assume 92%
<b>Small Ships</b>	<b>4,955</b>	<b>5,380</b>	<b>92%</b>
Crystal Serenity	574	740	78%
Seabourn Odyssey	3,278	3,600	91%
Silver Muse	2,115	2,384	89%
Silver Shadow	299	392	76%
Roald Amundsen	1,632	2,650	62%
Regatta	654	684	96%
Hanseatic Nature	400	460	assume 87%
Viking Orion	925	930	99%
Fridtjof Nansen	374	530	71%
<b>Mid-Sized Ships</b>	<b>10,251</b>	<b>12,370</b>	<b>83%</b>
Queen Elizabeth	4,008	4,162	96%
Nieuw Amsterdam	1,992	2,160	92%
<b>Large Ships</b>	<b>6,000</b>	<b>6,322</b>	<b>95%</b>
<b>Grand Total</b>	<b>21,207</b>	<b>24,072</b>	<b>88%</b>

**Source:** Cruise Line Agencies of Alaska; McKinley Research Group, LLC; City and Borough of Wrangell. **Note:** Arriving passenger numbers were not available for Alaskan Dream, American Constellation, or Hanseatic Nature.

## Total Cruise Passengers in Wrangell 2000-2025



Source: Cruise Line Agencies of Alaska; City and Borough of Wrangell; McKinley Research.

While 2025 cruise passenger numbers are expected to represent a recent record for Wrangell, levels will still be far below 20 years ago when more than 50,000 passengers visited Wrangell. Also it will be about 5,000 short of earlier projections. From the Wrangell Sentinel in February 2025:

*"Wrangell's potential summer cruise ship passenger count has dropped by about 5,000 with the loss of two mid-size ships to Klawock. The Prince of Wales Island community opened up a cruise ship port last summer to attract more visitors — and economic activity — to the town of about 700 residents which is on the island's extensive road system that links 10 communities. The 728-berth Sea Nova canceled six Wrangell stops May through August, switching to Klawock, and the 750-berth Silver Seas Explorer moved an August visit to Klawock while retaining one Wrangell stop in May."*

In 2025, Wrangell is expected to have 117 port calls from 41,969 passengers, if all ships are entirely full. This represents a 74% capacity increase over 2024. If ships are at 88% capacity, as they were in 2024, the community would host approximately 37,000 cruise passengers.

### Cruise Ship Projections 2025

2025 Ships	Port Calls	Passenger Capacity	Total Visitors
Alaskan Dream	15	40	600
Baranof Dream	15	49	735
NG Sea Bird	10	60	600
NG Sea Lion	8	60	480
American Constitution	15	170	2,550
American Constellation	16	170	2,720
<b>Small Ships</b>	<b>79</b>		<b>7,685</b>
Hanseatic Inspiration	2	230	460
Seabourn Quest	8	450	3,600
Nansen	1	530	530
Roald Amundsen	7	530	3,710
Silver Moon	1	623	623
Villa Vie Odyssey	1	650	650
Seven Seas Explorer	1	750	750
Viking Venus	4	930	3,720
Viking Orion	2	930	1,860
Riviera	7	1,250	8,750
<b>Mid-Sized Ships</b>	<b>34</b>		<b>24,653</b>
Westerdam	1	1,848	1,848
Nieuw Amsterdam	1	2,100	2,100
Grand Princess	1	2,600	2,600
Ruby Princess	1	3,082	3,082
<b>Large-Ships</b>	<b>4</b>		<b>9,630</b>
<b>Grand Total</b>	<b>117</b>		<b>41,968</b>

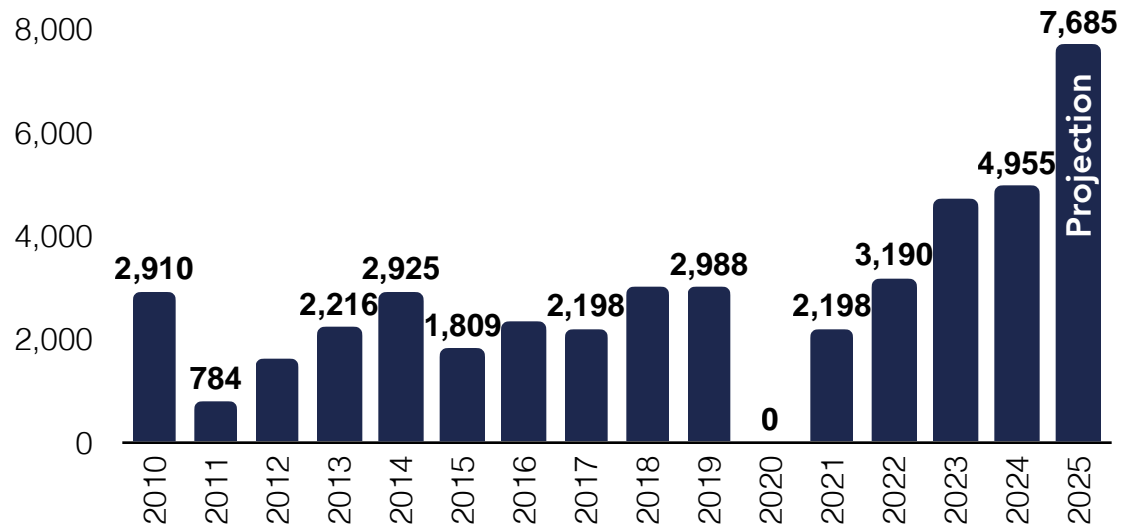
Cruise Line Agencies of Alaska; City and Borough of Wrangell.

For the purpose of this analysis, small cruise ships include those with 30 to 199 passengers per vessel; mid-sized cruise ships includes those with 200 to 1,299 passengers per vessel; and large ships have 1,300 passengers or more.

### Small Cruise Ships

In 2025, 6 small cruise ships with an average capacity of about 90 passengers are expected to make 79 port calls, potentially bringing 7,685 passengers to Wrangell. This represents a 55% increase in the total number of visitors on small cruise ships compared to 2024.

#### Wrangell Small Cruise Capacity 2010 to 2025



**Note:** For consistency, 2021 capacity numbers are included for small cruise ships, although actual travelers were likely lower. For the purposes of this analysis, small cruise ships are defined as those with 30 to 199 passengers per vessel.

Wrangell's small cruise ship sector experienced disruptions in 2010 when Cruise West ceased operations at the end of the summer season, and again during the pandemic years of 2020 and 2021.

### Mid-Sized Cruise Ships

In 2025, 10 mid-sized cruise ships with an average capacity of about 700 passengers are expected to make 34 port calls, potentially bringing 24,653 passengers to Wrangell if the ships are at full capacity.

### Large Cruise Ships

Four ships, Nieuw Amsterdam, Grand Princess, Ruby Princess, and Westerdam are scheduled to one port call each. At full capacity, they would bring a combined 9,630 visitors. This will represent only the third year since 2005 that large cruise ships have visited Wrangell. The Noordam made an unscheduled visit to Wrangell in September 2022, and 2024 was the first year with scheduled large cruise ships in two decades.



## Cruise Projections 2026

In 2026, based on the draft schedule, Wrangell is expected to have more than 150 port calls from nearly 80,000 passengers, if all ships are at 100% capacity - nearly doubling the number of expected ship passengers for 2025. Assuming a similar number of visits by small cruise ships, passengers from mid-sized ships are projected to nearly double, while passengers visiting by large cruise ship could be three times higher than in 2025. The 2026 schedule includes 47 visits from 8 ships (indicated below in all capital letters) not on Wrangell's 2025 schedule.

### Cruise Ship Projections 2026

2025 Ships	Port Calls	Passenger Capacity	Total Visitors
<b>Small Ships</b>	<b>79</b>		<b>7,685</b>
Hanseatic Inspiration	2	230	460
SEABOURN ENCORE	9	600	5,400
Nansen	1	530	530
Roald Amundsen	1	530	530
SILVER NOVA	1	728	728
Viking Venus	5	930	4,650
Viking Orion	6	930	5,580
Riviera	10	1,250	12,500
WORLD OF RESIDENSEA	3	1,046	3,138
AZAMARA PURSUIT	3	700	2,100
CRYSTAL SYMPHONY	4	600	2,400
LUMINARA	6	450	2,700
STAR SEEKER	13	224	2,912
<b>Mid-Sized Ships</b>	<b>64</b>		<b>43,628</b>
ZAANDAM	1	1,432	1,432
Nieuw Amsterdam	1	2,100	2,100
QUEEN ELIZABETH	8	2,081	16,648
Ruby Princess	2	3,082	6,164
<b>Large-Ships</b>	<b>13</b>		<b>28,316</b>
<b>Grand Total</b>	<b>156</b>		<b>79,629</b>

Cruise Line Agencies of Alaska; City and Borough of Wrangell.  
Ships that are capitalized were not the on the Wrangell schedule for 2025.

# Air Passengers

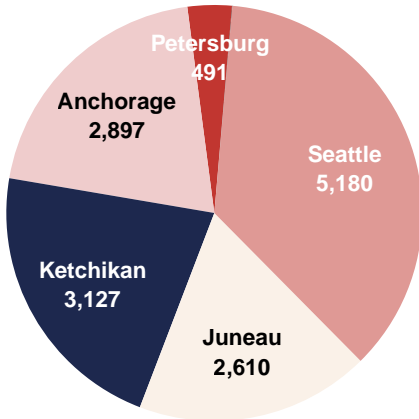
The number of air passengers arriving in Wrangell gradually increased through 2019. Passenger traffic fell steeply, and then rebounded strongly following the pandemic. Further growth occurred in 2023 as Trident Seafoods restarted local operations. In 2024, an estimated 14,297 air passengers arrived in Wrangell, a 2% increase over 2023 levels.



To estimate how many of these summer travelers were tourists (rather than locals traveling home or people traveling to work in Wrangell), average off-season monthly travel numbers were subtracted from high-season monthly travel numbers, along with summer labor estimates. Approximately 2,600 summer air travelers are estimated to have visited Wrangell for the purpose of recreation in 2024.

Looking at a full year of passenger data, the greatest percentage of passengers arrived in Wrangell via Seattle (36%), while 22% arrived from Ketchikan, 20% arrived from Anchorage, 18% arrived from Juneau, and 3% came from Petersburg.

**Passengers  
Disembarkments in  
Wrangell by City 2024**



## Ferry Passengers

In 2023, nearly 1,400 Alaska Marine Highway (AMHS) ferry passengers arrived in Wrangell. Just over half of these arrived during the summer (May through September).

Since 2014, the number of passengers disembarking in Wrangell has decreased by 80% — a nearly five-fold decrease — due to service cuts and reduced sailings. However, in 2024, the number of passengers disembarking increased by about 100 passenger over 2023 levels. Wrangell received 97 port calls in 2024, down from 354 port calls in 2014.



AMHS has been hit hard by state budget reductions, yet Wrangell has been disproportionately impacted by service and port call cuts. Visitor-focused businesses built around serving ferry passengers have been further impacted by the unreliability of ferry services.

The MV Kennicott was sent to a shipyard in November of 2024 and is scheduled to be out of service until the end of 2025, while the MV Matanuska has been out of service since 2022, leaving just the MV Columbia to provide weekly summer service to Wrangell.

## Ferry Passenger Arrivals

Year	Total Arriving Ferry Passengers	Summer Tourist Passengers (Estimated)
2024	1,397	170
2023	1,288	225
2022	1,513	280
2021	771	143
2020	274	NA
2019	2,907	815
2018	3,749	961
2017	4,841	1,364
2016	5,399	1,365
2013	7,180	2,010
<b>Change 2013-2024</b>	<b>-81%</b>	<b>-92%</b>

The 2025 Alaska Marine Highway System schedule has a similar level of service for Wrangell as in the past several years: one ship serving the mainline route, with one stop northbound and one southbound each week in the summer.

# Accommodations Visitation and Spending Analysis

## Total Accommodation Spending Impact Summary

In 2024, 2,000 overnight guests are estimated to have stayed in Wrangell, including hotel, motel, and short-term rental (AirBNB). These visitors booked more than 5,200 accommodation nights. Overnight visitors spent \$1.38 million on accommodation last year.

Those staying overnight in Wrangell spent an estimated additional \$1 million in 2024, on all other costs, including excursions, food, alcohol, coffee, tips, donations, retail purchases, etc.

Altogether overnight visitors in Wrangell are estimated to have spent \$2.4 million in 2024.

## Total Accommodation Spending Impact, Wrangell 2024

Accommodation Type	Estimated Guests	Estimated Nights Booked	Total Accommodation Costs	Estimated Spending (excluding hotel costs)	Total Estimated Spending
Hotel, Motel, Traditional B&B (excludes short-term-rentals)	1,549	2,846	\$1,056,463	\$808,499	\$1,864,962
Short-Term Rentals	454	2,362	\$327,155	\$214,838	\$541,993
<b>Total</b>	<b>2,003</b>	<b>5,208</b>	<b>\$1,383,618</b>	<b>\$1,023,337</b>	<b>\$2,406,955</b>

**Note:** All figures presented in this report are based on the best available data at the time of analysis. Estimates were developed using a combination of accommodation tax records, visitor counts, historical trends, industry benchmarks, survey data, and sources such as AirDNA and the Alaska Department of Labor. Where exact data was unavailable, carefully considered assumptions and proxy data from comparable communities were used to model visitation and spending patterns.

## Accommodation Inventory

In 2025, Wrangell had 26 overnight accommodation businesses, with 109 total rooms.<sup>3</sup> The Sourdough Lodge opened in 2023, after an extended closure, significantly increasing the accommodation capacity for the community.

### Wrangell Overnight Rentals Inventory by Rooms/Units

Accommodation Name	2025
Stikine Inn	34
Sourdough Lodge	16
Wrangell Extended Stay	8
A Suite Spot	5
Chrome Chasers, LLC	4
Forget Me Not Lodging	3
Grand View Bed & Breakfast	3
Heritage Harbor Boathouse	3
ARED LLC	2
Mt. Dewey Sunset Bed & View	2
Reeves Guesthouse	2
NorthStar Reflections Guest Suite	1
Harbor Heights	1
Below Deck Apt, LLC	1
Ritchie, Bonnie & Chad	1
Maxmo Rentals	1
Huckleberry Hill Cottage	1
Love Shack	1
Fort Wrangell	2
B&B One Block from Town	4
Historic Tugboat	2
MV Adak	2
Reliance Harbor	2
Cozy Wrangell	2
Other short-term rentals	6
<b>Total Rooms/Units</b>	<b>109</b>

<sup>3</sup> Many of these rooms are available in summer only and a handful of the AirBNBs have very limited availability.

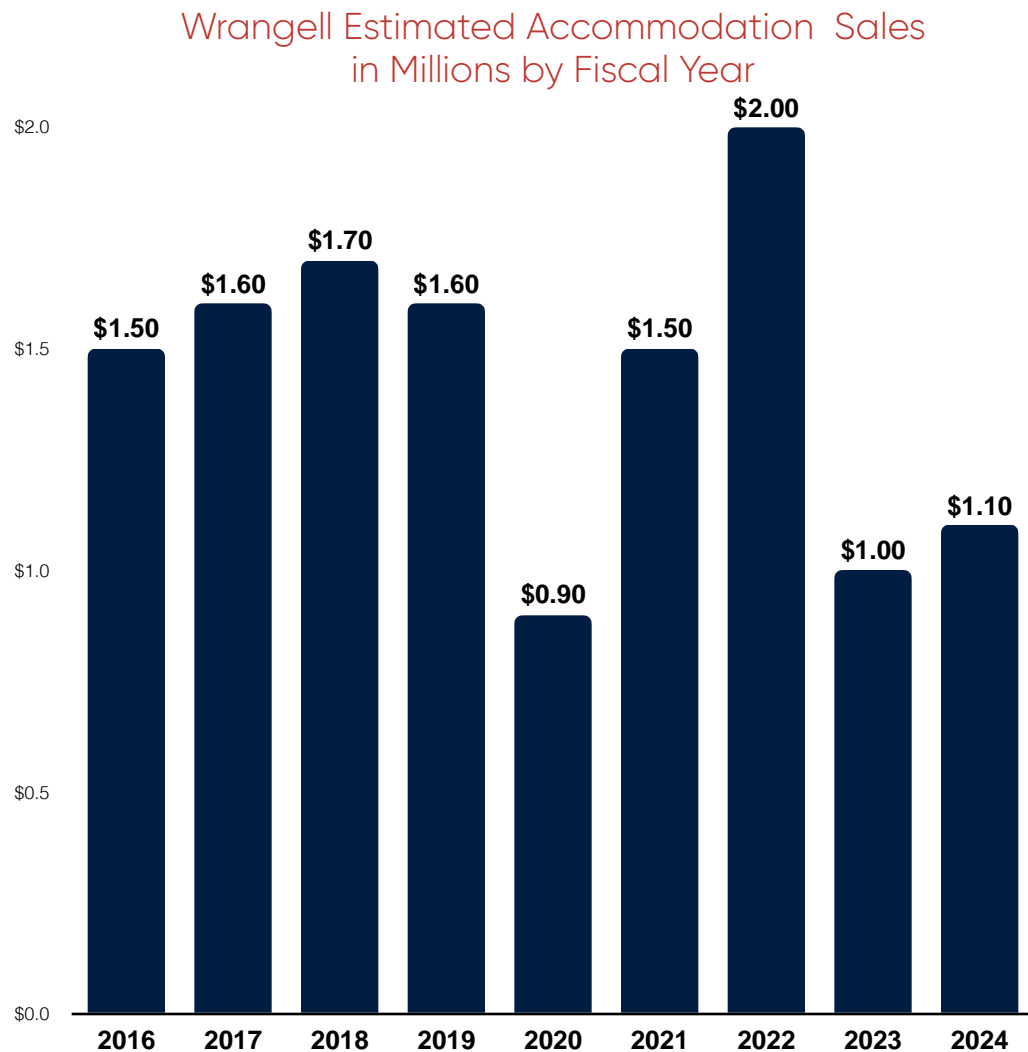


### Accommodation Tax

The City and Borough of Wrangell imposes a 6% transient occupancy tax on the rental of temporary lodging, including hotels, bed and breakfasts, and short-term rentals.

Based on tax collections, 12 short-term rental businesses with 20 combined rooms or units are also not currently paying local accommodation tax.

Still, the accommodation tax data is incredibly useful, because it represents a consistent group of taxpayers. For the past 9 years, excluding 2020, average Wrangell accommodation sales has been \$1.5 million.



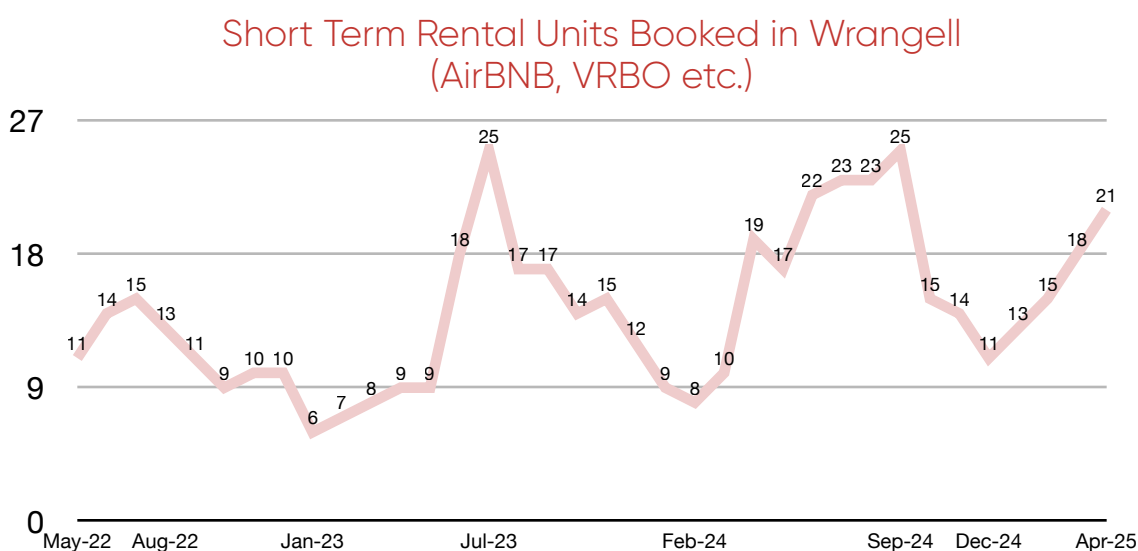
Source: City and Borough of Wrangell

### Short Term Rentals (STRs)

A total of 32 Wrangell units or rooms are currently registered with either Airbnb or VRBO, although many are inactive.

Use of short-term rentals, like Airbnb and Vrbo, remained flat at 25 peak bookings in the summers of 2023 to 2024. In April of 2025, 21 short term rental units had bookings.

The average price per night in 2024 was \$145 per night (this is a fully loaded rate that includes the cleaning fee, Airbnb fee, and taxes). Properties range from \$67 to \$1,400 per night. Half of the listings offer an "entire home," while the other half offer a single room within a home or more traditional Bed and Breakfast.



Half of the active short-term housing listings offered availability on a seasonal basis only (available for a few days to six months of the year only). Just 16% of Wrangell listings were available all or most of the year (more than 270 days). The average length of stay at a STR in Wrangell in 2024 was 3.2 days.

An analysis of the data identifies no rental housing units that are being diverted to short-term rentals year-round.

## STR Revenue

In 2024, the short term rentals in Wrangell collectively earned \$327,155, a 21% increase over 2023 when the STRs earned \$269,722. The City and Borough of Wrangell has a 6% Public Accommodation Tax which applies to short term rentals, which would have conceptually brought in \$22,900 in tax revenue for the community, if these were fully collected.

### Revenue by STR Unit Type, Wrangell 2024

Month Registered (not all active)	Unique 6	B&Bs 6 Rooms	Apts 7	Houses 13	Total Revenue	Total Nights
January	\$3,071	\$952	\$406	\$2,666	<b>\$7,095</b>	<b>46</b>
February	\$1,797	\$1,066	\$141	\$6,131	<b>\$9,135</b>	<b>64</b>
March	\$609	\$2,251	\$	\$8,683	<b>\$11,543</b>	<b>102</b>
April	\$2,808	\$9,073	\$5,320	\$18,056	<b>\$35,257</b>	<b>253</b>
May	\$3,594	\$6,354	\$2,202	\$13,562	<b>\$25,712</b>	<b>217</b>
June	\$2,797	\$9,321	\$6,161	\$17,588	<b>\$35,867</b>	<b>275</b>
July	\$9,288	\$12,295	\$11,291	\$21,186	<b>\$54,060</b>	<b>364</b>
August	\$4,435	\$13,878	\$6,883	\$28,485	<b>\$53,681</b>	<b>361</b>
September	\$6,036	\$8,804	\$4,768	\$22,378	<b>\$41,986</b>	<b>276</b>
October	\$1,608	\$9,036	\$4,862	\$7,816	<b>\$23,322</b>	<b>182</b>
November	\$6,266	\$1,909	\$1,652	\$6,231	<b>\$16,058</b>	<b>99</b>
December	\$2,026	\$6,013	\$2,125	\$3,275	<b>\$13,439</b>	<b>123</b>
<b>Total Short Term Rental Revenue 2024</b>					<b>\$327,155</b>	<b>2,362</b>

**Note:** Unique rentals include boats, tents, and tiny homes, for example.

A total of 2,362 room nights were booked in Wrangell in 2024 using AirBNB or VRBO, (the equivalent of a 6 to 7-room hotel being fully booked for a year). The total revenue for these stays was \$327,155, a figure that includes cleaning, but excludes the Wrangell accommodation tax.

## STR Visitation and Spending Analysis

In Wrangell in 2024 there were 196 STRs units booked, resulting in 2,362 room nights (see previous table), and resulting in \$327,155 in total spending to these local accommodation providers. AirDNA also provides the total length of stay by month for Wrangell. An analysis of people per booking was developed to understand total visitors. Based on available data an estimated more than 450 visitors stayed at STRs in Wrangell in 2024. In addition to spending on accommodation, they spent an additional estimated \$214,838 on food, excursions, shopping, and transportation. Based on the full analysis, visitors using STRs spent \$542,000 in Wrangell in 2024.

### Total STR Economic Impact, Wrangell 2024

Month	Length of Stay	STR Units booked	People Per Booking	Total people	Total Room Costs	Estimated Visitor Spending (excluding STRs)	Total Estimated Visitor Spending in Wrangell by STR users
January	2.19	9	1.0	9	\$7,095	\$1,833	\$8,928
February	4.45	8	1.2	10	\$9,135	\$3,984	\$13,119
March	5.38	10	1.5	15	\$11,543	\$7,355	\$18,898
April	3.85	19	2.4	46	\$35,257	\$16,577	\$51,834
May	2.97	17	1.9	32	\$25,712	\$17,061	\$42,773
June	3.1	22	2.1	46	\$35,867	\$26,003	\$61,870
July	2.77	23	3.7	84	\$54,060	\$42,034	\$96,094
August	3.23	23	3.1	71	\$53,681	\$41,239	\$94,920
September	3.69	25	1.6	39	\$41,986	\$25,936	\$67,922
October	2.94	15	4.7	70	\$23,322	\$19,093	\$42,415
November	3.78	14	1.6	23	\$16,058	\$8,098	\$24,156
December	5.61	11	1.0	11	\$13,439	\$5,627	\$19,066
<b>Totals</b>		<b>196</b>	<b>2.14</b>	<b>454</b>	<b>\$327,155</b>	<b>\$214,838</b>	<b>\$541,993</b>

**Sources:** Length of Stay; STR Units booked; and Total Room Costs provided by AirDNA. People Per Booking used AirDNA STR data. Estimated Visitor Spending (excluding STRs) was developed using hotel guest spending in Wrangell Alaska. All analysis is developed by Rain Coast Data.

## Hotel Visitation and Spending Analysis

Wrangell has 82 traditional hotel and bed and breakfast rooms across 12 establishments (that are not double counted by the short-term rental data). In 2024, these traditional establishments booked nearly 3,000 hotel room nights, hosting an estimated 1,423 visitors to Wrangell who spent just over a million dollars for their rooms. To understand additional spending by lodging guests, the analysis below is based on averages, and a known amount of dollars spent in Wrangell in 2024. Not every hotel guest participates in excursions or rents a vehicle, for example.

- Visitors spent an average of \$101 per person for food each day (including food, coffee, bars, restaurants, grocery, etc.)
- Visitors spent an average of \$16 per person for shopping each day (including souvenirs, fishing related purchases, etc.)
- Visitors spent an average of \$16 per person for transportation each day (including vehicle rentals, fuel, taxis, and other paid transportation options).
- Visitors spent an average of \$10 per person for excursions each day (including tours and activities).

Based on this analysis, hotel visitors spent an estimated \$1.7 million in Wrangell last year.

## Total Hotel Economic Impact, Wrangell 2024

Estimated Visitors	Estimated Nights Booked	Total Room Costs	Estimated Spending (excluding hotel costs)	Total Estimated Spending
1,423	2,850	\$1,056,463	\$644,129	\$1,700,592

## Anan, Stikine, LeConte Tours

Anan Wildlife Observatory, the Stikine River, and LeConte Glacier are three of Wrangell's most significant water-based visitor attractions. The Anan Wildlife Observatory, managed by the U.S. Forest Service, is accessible only by boat or plane and requires a permit during peak season (July 5 to August 25), with daily access limited to 60 commercially guided and 12 independent visitors. In 2023, the site welcomed a record 2,905 visitors—2,357 guided and 548 independent. Not all accessed the site from Wrangell. The Stikine River, known as “the great river” in Tlingit, flows 400 miles from British Columbia and is popular for jet boat tours that explore its rich history, geology, and wildlife; more adventurous visitors may opt for canoeing or kayaking. Nearby, LeConte Glacier—the southernmost tidewater glacier in North America—sits 20 miles from the Stikine River's mouth and offers dramatic calving displays. Tours to the glacier typically last four hours and are also conducted by jet boat.

In 2024, the 8 businesses that provide these tours earned a combined \$1.36 million, 19% more than they earned for the tours in 2023 (\$1.15 million).



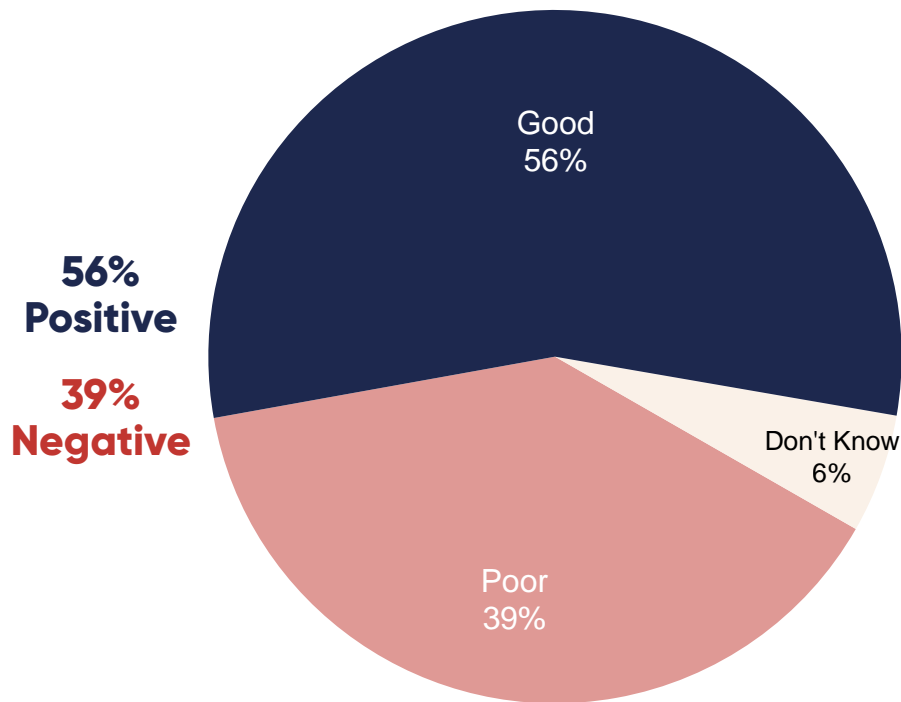


## 2025 Visitor Business Climate Survey

### Current Business Climate

In the spring of 2025 a total of 18 Wrangell business owners and operators in visitor related industries (tourism, restaurants, other food and beverage businesses, accommodation, excursion providers, and others providing services to visitors) responded to the Southeast Conference Business Climate survey, representing a total workforce of 175.

How do you view the overall business climate right now?



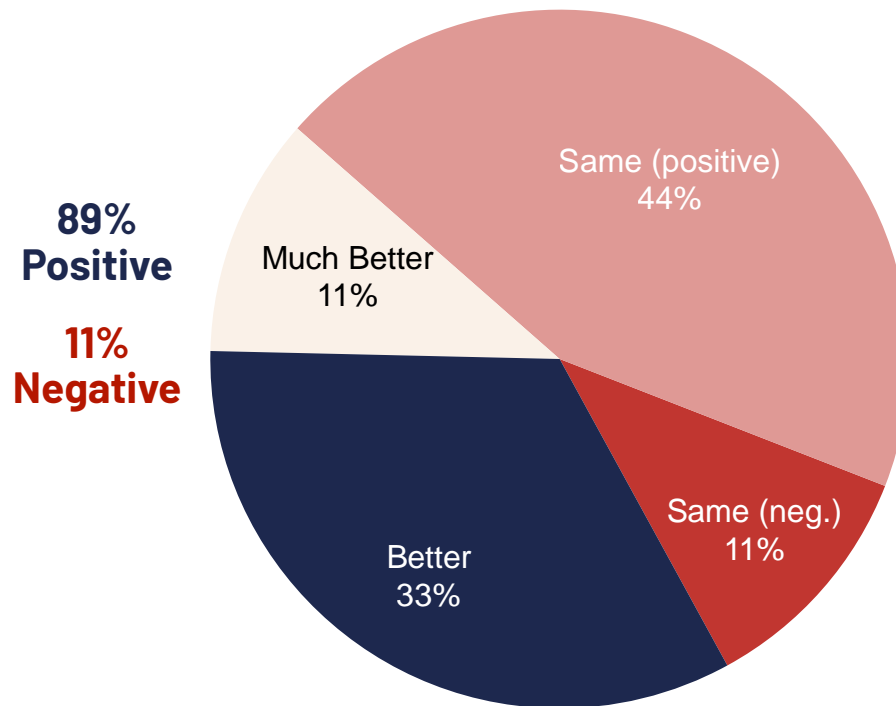
Wrangell Visitor Economy Now: How do you view the overall business climate right now?

In 2025, Wrangell visitor industry business leaders were divided as to the state of the Wrangell business climate. Just over half (56%) of visitor industry business leaders called the business climate good or very good; while 39% called it poor.

An additional 6% said they did not know, however, a lack of business certainty regarding the economy is primarily a negative response when it comes to business.

## Wrangell Visitor Sector Economic Outlook

What is the economic outlook for your business/industry over the next year (compared to the previous year)?



Wrangell Visitor Economy Outlook: What is the economic outlook for your business/industry?

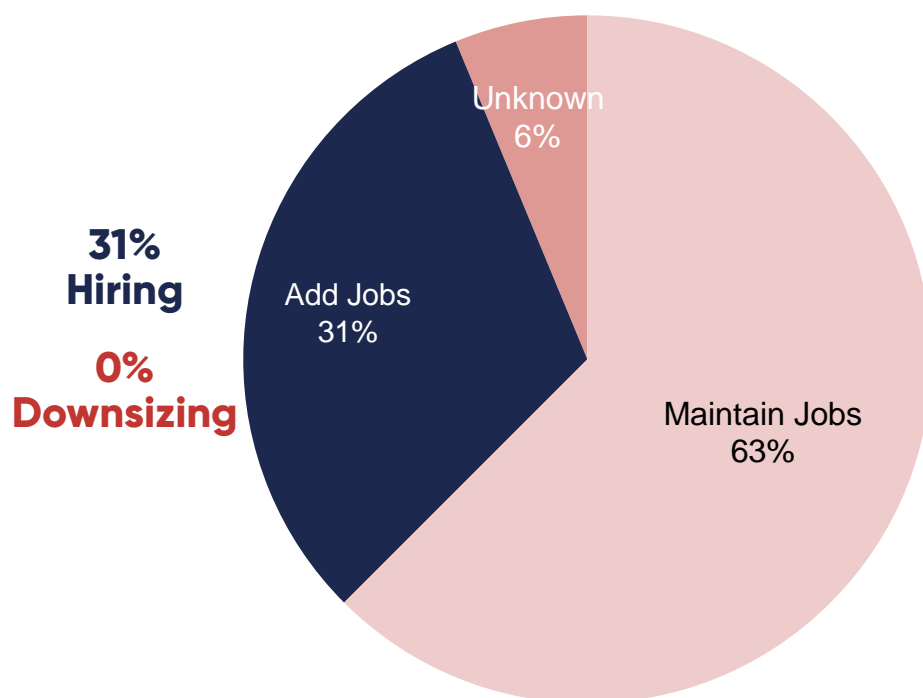
**Economic Future:** In 2025, 89% of respondents describe the economic outlook for their business or industry over the next 12 months as positive; while 11% have a negative outlook.

Nearly half (44%) of survey respondents expect their prospects to be better or much over the next year, an additional 44% of tourism business leaders say their business outlook is similar to current operations — in a positive way.

No tourism business leaders expect the outlook to worsen over the coming year; while 11% say that operations are already going poorly and no change is expected.

## Wrangell Visitor Sector Hiring Projections

Over the next 12 months, do you expect your organization to add jobs, maintain jobs, reduce jobs, or are you unsure?

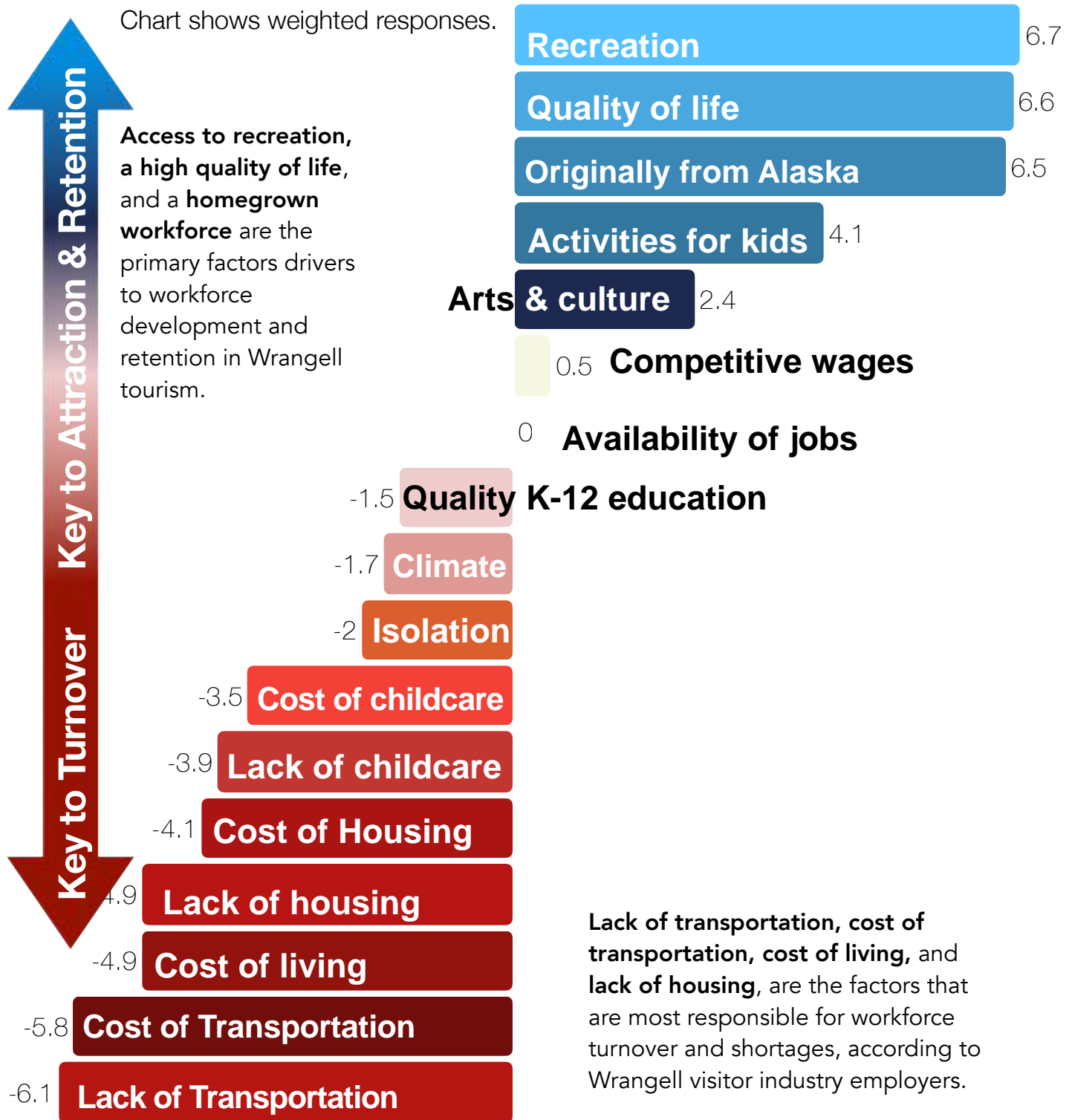


### Employment changes in the next year

When asked about staffing expectations, about a third (31%) anticipate adding new jobs over the next year, and nearly two-thirds of visitor sector business leaders (63%) expect to maintain job levels in the coming year. No business leaders expect to reduce staffing levels.

# Retention & Turnover: How do these factors impact worker attraction & retention?

Wrangell tourism business leaders were asked to rank the impact of 17 elements on workforce attraction, retention, and turnover. This is a weighted ranking of their responses.



## Wrangell Visitor Sector Economic Outlook: Open-Ended Responses

In the spring of 2025, Wrangell visitor industry business leaders were asked to describe their economic outlooks in their own words. These comments were primarily regarding their expectations of the 2025 season.

Tourism is driving strong seasonal growth in Wrangell, but businesses face challenges including workforce shortages, limited ferry and other transportation access, regulatory burdens for sport fishers and guides, and decreasing federal and state investments in infrastructure. Cruise traffic is growing, while independent travelers are seen as more valuable than cruise passengers. Business leaders are optimistic about job creation, visitor demand, and Wrangell's tourism offerings.

- *Tourism is our sector, and we will effectively double in business this year from last. We have added two new employees this year and are anticipating the season to grow significantly again next year and in 2027. So with that, we have been preemptively making plans to create more jobs. The only concerns I have will be not being able to find those employees. But I guess that's a good problem to be facing in the shadow of growth!*
- *The growth we need for stability in our business is dependent on independent travelers. Current dependance on cruise ship traffic is much like expecting every year to have a great fish return. It's the independent traveler that stays longer, spends more money in town and helps promote our community as they travel to other places. Wrangell is a difficult place to visit. Although we have Alaska Airlines flights twice a day, there is a finite number of seats and with stops in Ketchikan and Petersburg northbound, and Juneau, Petersburg and Ketchikan southbound, seats are often not available. If there are seats, they are cost prohibitive. Why fly to Wrangell for \$250 when you can fly to Ketchikan, Juneau or even Sitka for \$99. Our current ferry service is limited to one northbound and one southbound run each week. Although this is scheduled to improve over the next many years, it might help to have a ferry that operates more often from Ketchikan to Hollis, to Coffman Cove to Wrangell and maybe the Petersburg terminal for the IFA. Another ferry can run from Juneau to Petersburg. We are also concerned that the current changes and reduction in the USFS will be detrimental to small businesses if the Federal Government decides to use concessionaires for various venues. Small businesses cannot compete with larger corporations, and we may lose our access and ergo opportunities. This would be catastrophic.*

- Tourism has been the primary driver of financial growth for the business I manage. With Wrangell anticipating a 35% surge in visitors this year and further growth projected for 2026, our focus is on maximizing revenue capture from this increased tourism. Additionally, we aim to boost conference reservations, attracting groups from within Southeast Alaska and beyond to utilize our rental space, thereby fostering broader economic development in Wrangell.
- Our business is solid. The cruise industry grows in Wrangell. Sadly as the cruise industry grows the city of Wrangell doesn't have the money to build the infrastructure to maintain the growth. Not enough tour operators to meet the needs of the ships. Operators are aging out and just a few companies will survive into the future. Catch 22. Tourism is the only viable growth industry in town and not enough entrepreneurs are embracing it as an opportunity. We have an average age of 50 years plus as our population. We have a terrific opportunity with the cruise industry if we can get people to step up.
- Lack of foreign travel due to the current Presidential travesty is a huge concern for us. We are also bracing for huge increases in fuel and materials
- Government regulation with the Forest Service and Fish and Game and regulations with Sport Fishing for Halibut and other species make it very hard to sell trips to our area, Wrangell. Every year, more regulations make operating our business harder and harder. Because of all the limits on sport fishing for guests being "guided," it is difficult to meet guests' needs and expectations. They feel they are better off in a "do it yourself" fishing environment where their fish are not as limited as in a "guided" situation. This is especially true for guided, sport halibut fishing. We also guide guests for fly fishing experiences, and the Prince of Wales Forest Service recently shut down guided fishing in their district for the entire month of May for guided fishing. This affects our business greatly. Not only that, but our guests book trips with us up to a year or more in advance, and Prince of Wales Forest Service shut down guided fishing in May only two months before the season. This drastic and last-minute closure creates stress for our guides who need to make changes to our typical fishing areas last minute. We cannot apply for and get new areas added to our Operating Plan in only two months. In our business of guiding sport fishing guests, we are getting more regulations that limit us more every year. The noose is constantly closing in tighter and tighter until we can no longer sell trips to guests because we will have nothing to offer them. It seems that government agencies are trying to limit sport fishing to have an effect on

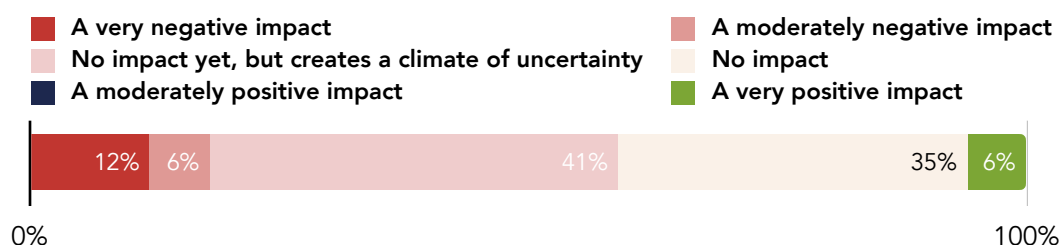


the fish populations when the commercial fishing has so much more of an impact. But commercial fishing is not being regulated like sport fishing is. I believe this is because lobbyists pay off government officials to promote their industry. Sport fishing doesn't have the money to lobby politicians. NOAA is there for the commercial industry. They do not consider the money sport fishing brings to Alaska.

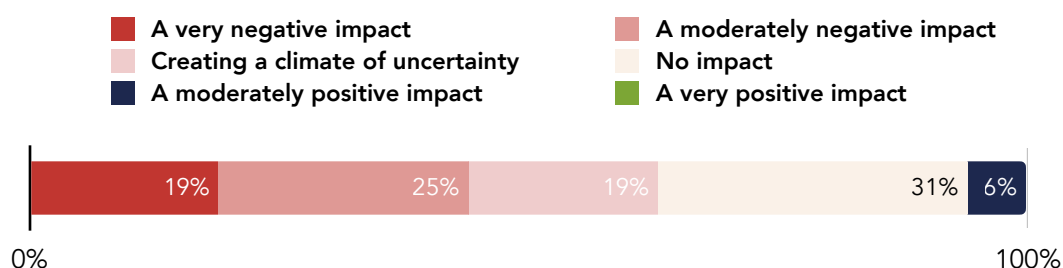
- We need employees to support the 120 days of summer tourism. Biz needs support in customer service training, marketing and signage. Bringing back a Main Street type of program would help to create a more welcoming environment.
- With more cruise ships scheduled to make port in Wrangell over the next two years, we anticipate growth as long as local workforce can fill the seasonal positions we need to operate at higher capacity.
- My only challenge is wanting to invite longer-term occupants (Airbnb), but the Website allows multiple, short-term reservations in a given month. I don't have an easy way to manage this any differently. It only affects me and would not alter the outlook for the community, as a whole.
- new tariffs and discourse with the US admin have possibly had a negative impact on potential travelers to Alaska... inquiries have slowed down considerably the last couple weeks.
- We are a B&B and Charter Company. We are located in Wrangell. We do not believe the cruise ship or tourism will sustain our community. We need industry. We are concerned about overregulating the Charter Fishing Industry.
- I believe regionally, Southeast Alaska is struggling to remain united. As smaller communities without infrastructure connecting our economies seeing increased costs and aging populations, we need to be able to open up our economic landscapes not only regionally, but nationally (domestically) in order to encourage local and non-local investment.

## Wrangell Visitor Sector Federal Impacts

Have the federal job or spending cuts impacted your business?



How do you expect federal changes in Wrangell to impact your business over the next few months?



18% of Wrangell tourism businesses say they have already been negatively impacted by the early federal job and spending cuts that hit the region.

Asked about the business impacts (positive or negative) of the federal changes (i.e. tariffs, executive orders, regulatory, staffing changes, etc.), nearly half (44%) of Wrangell tourism businesses said they expected negative business impacts, including 19% who expect the impacts to be very negative. Another 6% are expecting positive impacts.

Businesses were asked to describe the impacts in their own words: Please describe the impact (positive or negative) you expect the federal changes to have on your business or sector over the coming months (i.e. tariffs, executive orders, regulatory, staffing changes, etc.). Several businesses report negative impacts or concerns from federal changes, including reduced bookings, uncertainty from tariffs, and fewer foreign visitors. Others cite reliance on federal grants or US Forest Service staffing, with potential funding cuts affecting operations. A few see no direct impact, while some support the changes despite expected short-term challenges.

All responses are presented below:

## Wrangell Visitor Sector Federal Impacts: Open-Ended Responses

- *We will see decreased revenue with less federal employees traveling.*
- *We work with private, for profit companies whose clients are ones able to afford vacations. I don't see that we will face any impact from current federal changes.*
- *We are already seeing a dramatic pause in bookings of tours on cruise ships. Historically, our sales to non-cruise passengers increases in March and April, however these bookings have also trickled down to almost zero.*
- *We utilize grants administered by federal agencies to enhance our museum. The lack of funding could impact us in a negative way, especially since we do not have an operating expenditure currently to add & maintain our museum.*
- *Things will get worse before they get better, but I support the federal changes.*
- *Negative due to tariffs, uncertainty, lack of foreign travelers due to fear and mistrust of the USA, uncertain staffing with the USFS and other agencies.*
- *In working with employees in the Forest Service, they are upset and concerned with the budget cuts and employee reduction. We do not feel the effect in our business personally. The government is slow and difficult to work with. Rather than simplify and make processes efficient, they complicate a simple situation and create a bunch of extra paperwork for each scenario. Less funding for the nonsense is good in our opinion and for the business experience.*
- *The important jobs & money will return once this initial process is fully complete.*
- *Layoffs of Federal employees would cause private industries to have to find ways around all the Federal Permitting Processes and Policies. This will negatively impact our environment and the total visitor experience.*
- *Foreign visitors have begun to cancel their cruise trips or independent bookings because of travel concerns with entering and exiting the US. We depend on USFS seasonal staff to maintain rec sites used by tourists. Increased cost of goods essential to this industry (aluminum etc.) make*



*predicting future costs difficult. We have to lock in prices on contracts often two years in advance.*

- People may be less inclined (or able) to travel for pleasure if it becomes too expensive an option for the use of their time and resources.*
- We have a big Alaska Native population. As the administration cancels grants and federal funding it adversely impacts our business and our community.*
- Continued strained US border country relations are not good for Alaska since we are separated by a country from our country. Everyone seems cautious at this time.*



# CITY & BOROUGH OF WRANGELL

## BOROUGH CLERK'S REPORT

Office 907-874-2381 | Email: [clerk@wrangell.com](mailto:clerk@wrangell.com)



TO: BOROUGH ASSEMBLY MEMBERS AND MAYOR GILBERT  
 FROM: KIM LANE, BOROUGH CLERK  
 SUBJECT: June 10<sup>th</sup> CLERK'S REPORT

### Upcoming Meetings & Other Informational dates:

#### Other City Boards/Commissions:

**June 12** - Planning & Zoning Commission mtg. @ 5:30pm in the Assembly Chambers  
**June 17** – Wrangell Convention & Visitors Bureau mtg. @ noon in the Assembly Chambers

#### Other Community Events:

### Upcoming Work Sessions (scheduled), Public Hearings (scheduled), Regular Assembly Meetings, and Other Meetings (scheduled)

DATE	MEETING TYPE/EVENT	WS? - TOPIC	TIME	NOTES
2025-06-10	REGULAR	WS   Yes – Marine Service Ctr Value	6PM REG	
2025-06-11	TOWN HALL – NOLAN CENTER	Ord 1081 – Micromobility Devices – addressing scooters, e-bikes, safety, etc.	5:30PM	THIS TOWN HALL WILL BE IN THE NOLAN CENTER
2025-06-24	REGULAR	WS   TBD	6PM REG	
2025-07-22	REGULAR	WS   TBD	6PM REG	
2025-08-26	REGULAR	WS   TBD	6PM REG	
2025-09-09	REGULAR	WS   TBD	6PM REG	
2025-09-23	REGULAR	WS   TBD	6PM REG	
2025-10-09	SPECIAL TO CERTIFY ELECTION	NO	5:30PM	
2025-10-14	REGULAR	WS   TBD	6PM REG	
2025-10-28	REGULAR	WS   TBD	6PM REG	
2025-11-12	REGULAR	NO	6PM REG	Will look to cancel this meeting

I am out of town attending the Professional Development education session in Tacoma. Rob Marshall is your clerk for this meeting and for the Town Hall meeting tomorrow (June 11<sup>th</sup>).

I have completed the 2025 Local Election calendar and will put that in an upcoming report.  
For this upcoming election, the following elected and appointed seats / persons terms will be expiring:

Elected Officials

Borough Assembly: Two – (3 Year Terms) (Powell & Robbins)

Borough Assembly: one – (1 Year Unexpired Term) (Mach)

School Board: two – (3 Year Terms) (Wilson & Roundtree)

Port Commission: two – (3 Year Terms) (Davies & Yeager)

Port Commission: one – (1 Year Unexpired Term) (Silva)

Letters will be mailed to those whose terms expire mid-July

Declaration for Candidacy will be from August 1<sup>st</sup> through August 29<sup>th</sup> this year.

Appointed Officials

Planning & Zoning Commission: two (2) - three-year terms (Henson & Hutchinson)

Parks & Recreation Advisory Board: one (1) - three-year term (Nore)

Wrangell Convention & Visitors Bureau: two (2) three-year terms (Schwartz-Yeager & Ottesen)

Economic Development Committee: two (2) three-year terms (Dalrymple & O'Brien)

Letters will be mailed to those whose terms expire mid-August

Borough Property for Sale...

**Industrial Property Sales:** The following Industrial Lots are still listed on the Public Surplus site. To date, there have been no bids received for these three lots.

If there are any lots that do not sell, they will be listed for 30-day periods, until sold.

LOT 9, BLOCK 66, INDUSTRIAL REPLAT	(25,849 sq. ft.)	\$51,700
LOT 11, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400
LOT 12, BLOCK 66, INDUSTRIAL REPLAT	(16,500 sq. ft.)	\$31,400



Below are a few links of interest:

- **NIXLE:** <https://www.wrangell.com/publicsafety/nixle-community-registration>
- **BOROUGH FEE AND RATE SCHEDULE: (effective until 6-30-25):**  
<https://www.wrangell.com/finance/borough-fee-rate-schedule>  
 (effective 7-1-2025):  
[https://www.wrangell.com/sites/default/files/fileattachments/finance/page/21828/main fee and rate schedule - eff 7-1-25 res 04-25-1931.pdf](https://www.wrangell.com/sites/default/files/fileattachments/finance/page/21828/main%20fee%20and%20rate%20schedule%20-%20eff%207-1-25%20res%2004-25-1931.pdf)
- **BOROUGH ONLINE PARCEL MAP:**  
<https://wrangell.maps.arcgis.com/apps/MapTools/index.html?appid=915a59c02b0b4eebb139232d88626f5e>
- **WRANGELL MUNICIPAL CODE:**  
<https://www.codepublishing.com/AK/Wrangell/#!/WrangellNT.html>  
 After clicking on this link, expand the + Municipal Code link to view the code.
- **BOROUGH CALENDAR OF UPCOMING MEETINGS:**  
<https://www.wrangell.com/calendar>
- **PURCHASING BOROUGH OWNED LAND:**  
<https://www.codepublishing.com/AK/Wrangell/#!/Wrangell16/Wrangell1612.html#16.12>  
 Please note that this code section (if approved by the assembly) will change as of May 28, 2025. For the latest complete code section, please contact the borough clerk at [clerk@wrangell.com](mailto:clerk@wrangell.com).
- **CRUISE SHIP CALENDAR (2025):** <https://travelwrangell.com/s/WRG-2025-Cruise-Ship-Schedule-as-of-050725.pdf>

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	June 10, 2025
	<u>Agenda Section</u>	<b>12</b>

**RESOLUTION No. 06-25-1946** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, FOR LOTS 2, 3, 4, 5, 8, and 9, BLOCK 49, FOR \$316,800, PLUS REQUIRED FEES, TO JIAYING LU

### SUBMITTED BY:

Kim Lane, MMC, Borough Clerk  
Kate Thomas, Economic Development Director  
Steve Miller, Harbormaster

### FISCAL NOTE:

**Expenditure Required:** \$XXX Total

Fiscal Year (FY):	Amount: \$
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### **Amount Budgeted:**

FY:	\$
-----	----

### **Account Number(s):**

XXXXXX XXX XXXX
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### **Account Name(s):**

Enter Text Here
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### **Unencumbered Balance(s) (prior to expenditure):**

\$XXX
-------

### Reviews/Approvals/Recommendations

<input checked="" type="checkbox"/>	Commission, Board or Committee
Name(s)	Planning and Zoning Commission
Name(s)	Port Commission
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

**ATTACHMENTS:** 1. RES 06-25-1946 2. Request 3. Aerial Map. 4. Staff Report from PZ & PC

### **RECOMMENDATION MOTION:**

Move to approve Resolution No. 06-25-1946, with the provisions of a 3-year time-to-build requirement and an access agreement contingency.

### **SUMMARY STATEMENT:**

The Borough Assembly held a Public Hearing on May 13, 2025 and approved moving forward with the sale of the six lots as described above to Jiaying Lu.

After the Public Hearing, the clerk noticed the public notice for anyone who wished to protest the sale, to do so by June 9, 2025. There were no protests received.

The total appraised value for the six lots is \$316,800. The applicant will be required to pay the appraisal fee, advertising fees and the recording fee as well.

Once all fees are paid, the clerk will cause a Quitclaim Deed to be recorded.

*The information below has not changed since the May 13<sup>th</sup> Public Hearing meeting of the Assembly.*

The Planning and Zoning Commission approved a recommendation to sell the Six Lots that are located behind the Old Wrangell Medical Center for the purpose of building a 16-unit multifamily housing complex.

The following is the action that was taken at the Planning & Zoning Commission meeting:

On April 10, 2025, the Planning and Zoning Commission reviewed the request from Jiaying Lu to purchase Borough-owned real property referenced in the subject and approved a recommendation to the Borough Assembly to move forward with the sale.

Although conditions were not explicitly stated in the approved motion, staff and commissioners discussed the following considerations:

- The applicant will need to pursue and complete a zoning amendment to allow for multifamily residential development prior to initiating any construction activities.
- A detailed development plan should be provided by the applicant, including site layout, building design, utility connection strategies, on-site parking, and stormwater management considerations.
- The Purchase and Sale Agreement should clarify that approval of the land sale does not imply or guarantee subsequent land use approvals, including conditional use permits or zoning amendments.
- The applicant should be responsible for infrastructure improvements, utility extensions, and all associated costs necessary to support the proposed development.
- The design and execution of the project should seek to complement surrounding land uses and contribute positively to addressing Wrangell's housing needs.

Following the Planning and Zoning Commission meeting, Administration met with Jiaying Lu and Levi Miller on Thursday, May 1, to discuss the lots. During the meeting, it was verbally agreed that the recommended motion would include a three-year time-to-build requirement and an access agreement to be incorporated into the final purchase and sale agreement.

## CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO: 06-25-1946

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, FOR LOTS 2, 3, 4, 5, 8, and 9, BLOCK 49, FOR \$316,800, PLUS REQUIRED FEES, TO JIAYING LU

WHEREAS, the Borough Assembly, at their meeting held May 13, 2025, approved moving forward with the sale of borough-owned property described as Lots 2, 3, 4, 5, 8, and 9, Block 49, to Jiaying Lu; and

WHEREAS, all requirements as per WMC 16.12.040 – Sale of real property or Tidelands, have been followed; and

WHEREAS, the applicant has agreed to a three-year time-to-build requirement and access agreement contingency; and

WHEREAS, a Public Hearing was held (as per WMC 16.12.040) on May 13, 2025, to hear public testimony and for the Assembly to vote to move forward with the sale of said property; and

WHEREAS, all property owners within 300-feet of the proposed property were notified of the public hearing; and

WHEREAS, a public notice was published three times in the newspaper, inviting those who wished to protest the sale, to do so by June 9, 2025; and

WHEREAS, there were no protests for the sale of said property received; and

WHEREAS, the Borough Assembly approves the sale of the above described borough-owned property to Jiaying Lu, 1125 W. Gail Drive, Wasilla, Alaska, 99654, for the amount of \$316,800 plus associated fees.

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

Section 1. The Assembly of the City & Borough of Wrangell, Alaska authorizes the sale of the Borough-owned property more particularly known as: Lots 2, 3, 4, 5, 8, and 9, Block 49, zoned Open Space, to Jiaying Lu.

Section 2. The Borough Mayor and Clerk are authorized to execute a quit claim deed to Jiaying Lu, to convey the borough-owned property, when the full price

of \$317,901 which includes the advertising, appraisal fee, recording fee and fair market value amounts are paid.

Section 3. This resolution takes effect upon approval.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 10th DAY OF JUNE 2025.

CITY & BOROUGH OF WRANGELL

\_\_\_\_\_  
Patricia Gilbert, Borough Mayor

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

# CITY & BOROUGH OF WRANGELL

## OFFICE OF THE BOROUGH CLERK

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381  
205 BRUEGER STREET WRANGELL, AK, 99929



### PUBLIC LAND & TIDELANDS PURCHASE APPLICATION

WMC 16.12.010 - 16.12.180

APPLICATION FEE: \$250.00 NON- REFUNDABLE - MUST BE PAID AT TIME OF FILING

OFFICIAL USE ONLY	RECEIVED BY <input type="text"/>	DATE RECEIVED <input type="text"/>	PAYMENT TYPE CHECK <input type="checkbox"/> CREDIT CARD <input type="checkbox"/> CASH <input type="checkbox"/>
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Applications to purchase borough-owned real property or borough-owned tidelands shall be submitted to the borough clerk. The borough clerk shall submit the application to the planning and zoning commission and if borough-owned tidelands, to the port commission for comments in favor or against the sale.

After the report(s) have been received by the borough clerk from the planning and zoning commission or the port commission (if borough-owned tidelands), the borough clerk shall place the request for purchase on an upcoming regular borough assembly agenda, as a public hearing item, for the assembly to approve moving forward with the sale. All property owners within 300 feet shall be notified by mail regarding the public hearing.

#### SECTION I.

APPLICANT'S FULL NAME <input type="text"/>	EMAIL ADDRESS <input type="text"/>	PHONE NUMBER <input type="text"/>
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APPLICANT'S PHYSICAL ADDRESS <input type="text"/>
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APPLICANT'S MAILING ADDRESS <input type="text"/>
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#### SECTION II.

REQUEST TO PURCHASE OR EXCHANGE .....	PURCHASE <input checked="" type="checkbox"/>	EXCHANGE <input type="checkbox"/>
REQUEST TO PURCHASE TIDELANDS OR REAL PROPERTY .....	TIDELANDS <input type="checkbox"/>	REAL PROPERTY <input checked="" type="checkbox"/>

PLEASE PROVIDE THE PARCEL ID NUMBER AS WELL AS EITHER THE PHYSICAL ADDRESS OR LEGAL DESCRIPTION OF THE PROPERTY.

PARCEL ID NUMBER <input type="text"/>	PHYSICAL ADDRESS <input type="text"/>
--	--

LOT:	BLOCK:	SUBDIVISION:
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LEGAL ACCESS TO LOTS (STREET NAME) <input type="text"/>
--

CURRENT ZONING OF PROPERTY <input type="text"/>	LOT SIZE <input type="text"/>
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**CITY & BOROUGH OF WRANGELL**  
**PUBLIC LAND & TIDELANDS PURCHASE APPLICATION**  
CONTINUED FROM PAGE 1

Item a.

**SECTION III.**

**INCLUDE AND LIST ANY SUPPORTING DOCUMENTS (I.E. MAPS).**

Please see attachments in email

**STATE THE PURPOSE AND PROPOSED USE OF THE PROPERTY.**

The purpose of this property is to build a 16-unit modern and affordable housing complex in Wrangell, Alaska. As a nurse who has served the community for two years, and with my Native Alaskan partner who was born on this island, I've seen the urgent need for safe, updated housing. This project will provide clean, energy-efficient homes for local residents, families, essential workers, supporting both the wellbeing and growth of the community.

**DESCRIBE THE IMPROVEMENTS THAT WILL BE ADDED TO THE PROPERTY.**

The property will be developed into a 16-unit multifamily housing complex designed to withstand Wrangell's wet, rainy climate. Improvements will include durable, weather-resistant construction materials, such as metal roofing and moisture-resistant siding. Each unit will feature a full kitchen, bathroom, and living space. The property will also include on-site parking, exterior lighting, and essential infrastructure. The overall design prioritizes affordability, long-term sustainability, and enhanced quality of life for residents.

**WHEN WILL THE PROPOSED CONSTRUCTION IMPROVEMENTS BEGIN AND WHEN WILL THEY BE COMPLETED?**

START DATE 10-01-2025

END DATE TBD

**WHAT IS THE ESTIMATED COST OF IMPROVEMENTS THAT WILL BE ADDED TO PROPERTY?**

COST: \$TBD

**DESCRIBE THE EFFECTS THAT THE PROPOSED USE WILL HAVE ON PUBLIC STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC, AND PARKING. INCLUDE A PLAN FOR MITIGATING ADVERSE EFFECTS ON STREETS, PUBLIC FACILITIES, PUBLIC SERVICES, PUBLIC UTILITIES, TRAFFIC CONGESTION, AND PARKING, AND A PLAN FOR PAYING ALL ASSOCIATED COSTS.**

This affordable housing project should have minimal impact on public streets and services due to Wrangell's low traffic and population. Utilities will be connected through coordination with local providers, and all necessary permits and inspections will be completed. On-site parking will be included to reduce street congestion. All associated costs for utility hookups, infrastructure, and improvements will be covered by the developer.

**CITY & BOROUGH OF WRANGELL**  
**PUBLIC LAND & TIDELANDS PURCHASE APPLICATION**  
CONTINUED FROM PAGE 2

Item a.

**SECTION III. (CONT.)**

If the applicant wishes to purchase real property or tidelands for the purposes of economic development, the assembly may determine, in its sole discretion, that it is in the best interest of the Borough to dispose of the property, which has a value of \$1,000,000 or less, without requests for proposals or sealed bid procedures and at less than fair market value. In determining the best interests of the borough under the Wrangell Municipal Code, the assembly may consider any relevant factors, which may include:

- i. The desirability of the economic development project.
- ii. The actual or potential economic benefits to the borough, its economy and other businesses within the borough.
- iii. The contribution of the proponent to the economic development project in terms of money, labor, innovation, expertise, experience and otherwise.
- iv. The business needs of the proponent of the project in terms of integration into existing facilities and operations, stability in business planning, business commitments, and marketing.
- v. Actual or potential local employment due to the economic development project.
- vi. Actual and potential enhancement of tax and other revenues to the borough related to the project.
- vii. Existing and reasonably foreseeable land use patterns and ownership.

**SECTION IV. ACKNOWLEDGEMENT**

*I hereby affirm all the information submitted with this application is true and correct to the best of my knowledge. I understand that incomplete applications will not be accepted and that all fees must be paid prior to review of this application.*

**SIGNATURE OF APPLICANT**

Jiaying Lu

**DATE**

4/3/25

**PLANNING DEPARTMENT**

PO BOX 531 WRANGELL, AK, 99929 | +1 (907) 874-2381  
205 BRUEGER STREET, WRANGELL, AK, 99929



Date: April 28<sup>th</sup>, 2025

To: Honorable Mayor and Borough Assembly  
Mason Villarma, Borough Manager  
Kim Lane, Borough Clerk

From: Kate Thomas, Economic Development Director

Subject: Request from Jiaying Lu to purchase Borough-owned real property within Wrangell Townsite, Lots 2, 3, 4, 5, 8, and 9 of the Subdivision Plat Block 54, according to Plat No. 68-81, zoned Open Space/Public.

Recommendation: The Planning and Zoning Commission recommends that the Borough Assembly approve the sale of Borough-owned Lots 2, 3, 4, 5, 8, and 9, Block 54, Wrangell Townsite, subject to the conditions outlined herein.

Attachments: 1. Aerial Map of Property, 2. Plat No 68-81, 3. Proposed Four-plex design concept

On April 10, 2025, the Planning and Zoning Commission reviewed the request from Jiaying Lu to purchase Borough-owned real property referenced in the subject and approved a recommendation to the Borough Assembly to move forward with the sale.

Although conditions were not explicitly stated in the approved motion, staff and commissioners discussed the following considerations:

- The applicant will need to pursue and complete a zoning amendment to allow for multifamily residential development prior to initiating any construction activities.
- A detailed development plan should be provided by the applicant, including site layout, building design, utility connection strategies, on-site parking, and stormwater management considerations.
- The Purchase and Sale Agreement should clarify that approval of the land sale does not imply or guarantee subsequent land use approvals, including conditional use permits or zoning amendments.
- The applicant should be responsible for infrastructure improvements, utility extensions, and all associated costs necessary to support the proposed development.
- The design and execution of the project should seek to complement surrounding land uses and contribute positively to addressing Wrangell's housing needs.

Included herein is a summary of the findings of fact, meeting discussion, and considerations informing this recommendation.

The lots proposed for sale are currently zoned Open Space/Public, a designation intended to protect public facilities, recreation, and natural resources. The applicant proposes to develop a 16-unit

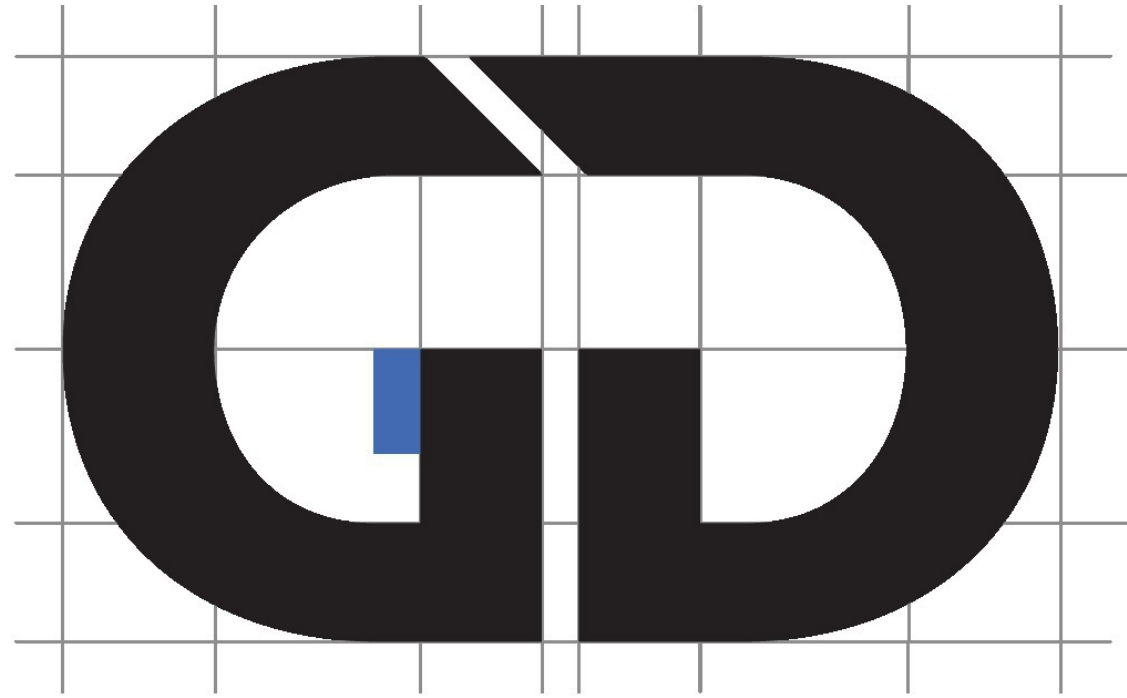
affordable multifamily housing complex featuring durable materials, on-site parking, and infrastructure designed to meet local building standards.

The Commission recognizes the community's critical need for expanded housing options and acknowledges that the applicant's proposal aligns with Borough priorities to promote residential development over industrial or light industrial uses in this area. Historically, these lots have been reserved for potential future use in connection with the redevelopment of the adjacent old Wrangell Medical Center property. However, with the Borough's evolving priorities and the absence of immediate municipal plans for the parcels, facilitating housing development now represents a worthy consideration.

While a zoning amendment will be required prior to development, the Commission supports moving forward with the land sale based on the applicant's commitment to addressing Wrangell's housing shortage and the compatibility of the proposed project with the Borough's long-term vision.

Infrastructure considerations, traffic impacts, and the preservation of community character were discussed. The sale will include clear provisions assigning the costs of necessary improvements to the applicant and requiring compliance with applicable permitting and development regulations.





# GALLOWAYDESIGNS

GALLOWAY DESIGNS  
452 S KNIK GOOSE BAY RD,  
WASILLA, AK 99654

907.841.7777  
me@igorgalloway.com  
www.idhalaska.com

KURT ANDERSON

RENDERINGS  
FOR ILLUSTRATION ONLY

PROJECT INFORMATION:

LIVING AREA:  
1st Floor: 318 sf  
2nd Floor: 1,707 sf  
3rd Floor: 2,130 sf  
TOTAL: 4,355 SF

GARAGE AREA:  
Standard Garage: 1,708 sf  
Shop Bay: n/a sf  
TOTAL: 1,708 SF



GENERAL NOTES, DISCLAIMER AND COPYRIGHT:

THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES.

NONE OF THE EMPLOYEES OF GALLOWAY CONSULTING, LLC (DBA GALLOWAY DESIGNS) ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. THE DESIGNER IS NOT QUALIFIED TO DETERMINE ELECTRICAL, MECHANICAL OR STRUCTURAL APPROPRIATENESS OF THE DESIGN AND WILL NOT ASSUME RESPONSIBILITY FOR DAMAGES OR LOSS RESULTING THROUGH IMPROPER ENGINEERING AND/OR IMPLEMENTATION OF THIS DRAWING. CLIENT AND/OR CONTRACTOR SHOULD HAVE THE PLANS REVIEWED BY A LOCAL PROFESSIONAL ARCHITECT OR ENGINEER BEFORE THE START OF CONSTRUCTION. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS "WILL BE HELD HARMLESS" ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS, OMISSIONS, OR DEFICIENCIES IN ANY FORM BY ANY PARTY WHATSOEVER.

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SHEET:	TITLE:	SHEET:	TITLE:
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2	SPECIFICATIONS SHEET	11	2ND FLOOR ELECTRICAL PLAN
3	FRONT ELEVATIONS	12	SECTIONS AND DETAILS
4	SIDE ELEVATIONS	13	CABINETS AND RENDERINGS
5	FOUNDATION PLAN	14	FLOOR FINISHES
6	MAIN FLOOR PLAN	15	WINDOWS AND DOORS
7	2ND FLOOR PLAN		
8	FLOOR FRAMING		
9	ROOF PLAN & 3D VIEWS		



Item a.

idh

ACCEPTED AS DRAWN BY:

Buyer

Contractor

KURT ANDERSON

PRESENTATION VIEWS

DRAWN BY:

GD

GALLOWAYDESIGNS

907.841.7777

452 S Knik Goose Bay Rd, Wasilla, AK 99654

SCALE @ 24"x36"

DATE: 10/3/2022

SHEET NUMBER:

1



# CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.



Public Map

1 inch = 88.640382 feet  
112 : 2/12/2024



**DISCLAIMER: THESE MAPS ARE FOR PLANNING PURPOSES ONLY.  
PROPERTY LINES ARE APPROXIMATE. AERIAL 2002.**



# CERTIFICATION OF APPROVAL BY THE PLANNING BOARD

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT OF BLOCK 54 OF THE SUBDIVISION PLAT OF WRANGELL TOWNSITE, U.S. SURVEY NO. 1119, SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE WRANGELL PLANNING BOARD, AND THAT SAID PLAT HAS BEEN APPROVED BY THE BOARD BY RESOLUTION NO. \_\_\_\_\_, DATED \_\_\_\_\_, AND THAT THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE: 3/28, 1968

By Dorothy E. Janderson  
CHAIRMAN OF BOARD

ATTEST: Edward J. Caem  
CLERK

I, \_\_\_\_\_, ENGINEER, IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT WRANGELL, ALASKA, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1968.

DATE: 3/28, 1968 Edward J. Caem  
CITY ENGINEER

## CERTIFICATION OF APPROVAL BY THE COUNCIL

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

DATE: \_\_\_\_\_ 1968

\_\_\_\_\_  
MAYOR

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

SUBDIVISION OF PLAT

BLOCK 54

WRANGELL TOWNSITE

DATE: \_\_\_\_\_ SCALE 1" = 40'

PREPARED BY: CLAYTON H. SCHMITT

EXISTING STONE MONUMENT

FIRST AVENUE

UTILITY EASEMENT

EASEMENT

SCENIC STRIP

SEWER LINE

UTILITY EASEMENT

REID STREET S66°42'E

BENNETT STREET

SALES STREET N 23°18'E

EXISTING IRON PIPE MONUMENT

68-81

Filed 3:25 P.M. 4/16/68

Index of Miscellaneous Plate

Pages City of Wrangell

and King, Magistrate-Recorder  
Wrangell, Alaska

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	June 10, 2025
	<u>Agenda Section</u>	<b>13</b>

**RESOLUTION NO. 06-25-1947** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE REFUND OF OVER PAYMENT OF TIDELANDS LEASE RENT PAYMENTS, TO JOHN AGOSTINE DUE TO A MANIFEST ERROR IN THE AMOUNT OF \$4,413.07

<p><b><u>SUBMITTED BY:</u></b></p> <p>Rob Marshall, Controller Kim Lane, Borough Clerk</p>	<p><b><u>FISCAL NOTE:</u></b></p> <p><b>Expenditure Required:</b> \$XXX Total</p> <table style="width: 100%;"> <tr> <td style="width: 60%;">Fiscal Year (FY):</td> <td>Amount: \$</td> </tr> </table> <p><b>Amount Budgeted:</b></p> <table style="width: 100%;"> <tr> <td style="width: 60%;">FY:</td> <td>\$</td> </tr> </table> <p><b>Account Number(s):</b></p> <table style="width: 100%;"> <tr> <td style="width: 60%;">XXXXXX XXX XXXX</td> </tr> </table> <p><b>Account Name(s):</b></p> <table style="width: 100%;"> <tr> <td style="width: 60%;">Enter Text Here</td> </tr> </table> <p><b>Unencumbered Balance(s) (prior to expenditure):</b></p> <table style="width: 100%;"> <tr> <td style="width: 60%;">\$XXX</td> </tr> </table>	Fiscal Year (FY):	Amount: \$	FY:	\$	XXXXXX XXX XXXX	Enter Text Here	\$XXX
Fiscal Year (FY):	Amount: \$							
FY:	\$							
XXXXXX XXX XXXX								
Enter Text Here								
\$XXX								

<b><u>Reviews/Approvals/Recommendations</u></b>	
<input type="checkbox"/>	Commission, Board or Committee
Name(s)	Planning and Zoning Commission
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

**ATTACHMENTS:** 1. Calculation from Assessor

**RECOMMENDATION MOTION:**  
Move to approve Resolution No. 06-25-1947.



**SUMMARY STATEMENT:****Purpose:**

This resolution is for the purpose of authorizing a refund to Mr. John Agostine for the overpayment of tideland lease rent due to a longstanding square footage miscalculation (from 2004 to 2025).

**Background:**

In March 2004, a modification to the tidelands described as Lots 14A and 15A, Block 84A (parcels 02-015-111 and 02-015-113) resulted in a preliminary plat being submitted to the Assessor that listed the square footage as 34,956. This figure was used as the basis for calculating Mr. Agostine's annual tideland lease rent from 2004 to 2025.

However, the final plat recorded in August 2004 (Plat 2004-9) reflected an amended and accurate square footage of 30,423. The discrepancy between the preliminary and final square footage figures went unnoticed in the lease billing process.

As a result, Mr. Agostine has overpaid on his tideland lease from 2004 through 2025. The total overpayment amounts to **\$4,413.07**.

**Recommendation:**

The City and Borough of Wrangell should take corrective action to refund the total overpaid lease rent in the amount of \$4,413.07 to Mr. John Agostine.

## CITY AND BOROUGH OF WRANGELL

RESOLUTION NO. 06-25-1947

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE REFUND OF OVER PAYMENT OF TIDELANDS LEASE RENT PAYMENTS, TO JOHN AGOSTINE DUE TO A MANIFEST ERROR IN THE AMOUNT OF \$4,413.07

WHEREAS, from 2004 through 2025 the square footage for the tidelands described as Lots 14A and 15A, Block 84A – parcels 02-015-111 and 02-015-113, currently leased by John Agostine, was incorrectly calculated; and

WHEREAS, in March of 2004, there was a modification to the tidelands and the square footage given to the assessor (based on a preliminary plat) was 34,956; and

WHEREAS, the final plat was recorded in August of 2004 with the actual square footage being amended and recorded on plat 2004-9 as 30,423; and

WHEREAS, since the annual tideland lease rent was based on the square footage of 34,956, Mr. Agostine's annual tideland lease rent has been overstated; and

WHEREAS, As a result of the miscalculation, Mr. Agostine overpaid his tideland lease rent from 2004 through 2025; and

WHEREAS, the City & Borough of Wrangell desires to correct this overpayment; and

WHEREAS, the City & Borough of Wrangell will refund the full amount of overpaid tideland lease rent from 2004-2025 in the amount of \$4,413.07.

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

Section 1. The Assembly of the City & Borough of Wrangell, Alaska authorizes the refund of the overpayment of tideland lease rent to John Agostine in the amount of \$4,413.07.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 10<sup>th</sup> DAY OF JUNE, 2025.

CITY & BOROUGH OF WRANGELL

\_\_\_\_\_  
Patricia Gilbert, Borough Mayor

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



Year	Original Size	Rate	FV	Full Lease	FL Rounded	Actual SF	Rate	FV	Full Lease	Overpayment
2004	34,956	\$0.55	\$19,225.80	\$1,153.55	\$1,153.50	30,423	\$0.55	\$16,732.65	\$1,003.96	\$149.54
2005	34,956	\$0.55	\$19,225.80	\$1,153.55	\$1,153.50	30,423	\$0.55	\$16,732.65	\$1,003.96	\$149.54
2006	34,956	\$0.55	\$19,225.80	\$1,153.55	\$1,153.50	30,423	\$0.55	\$16,732.65	\$1,003.96	\$149.54
2007	34,956	\$0.55	\$19,225.80	\$1,153.55	\$1,153.50	30,423	\$0.55	\$16,732.65	\$1,003.96	\$149.54
2008	34,956	\$0.55	\$19,225.80	\$1,153.55	\$1,153.50	30,423	\$0.55	\$16,732.65	\$1,003.96	\$149.54
2009	34,956	\$0.60	\$20,973.60	\$1,258.42	\$1,260.00	30,423	\$0.60	\$18,253.80	\$1,095.23	\$164.77
2010	34,956	\$0.60	\$20,973.60	\$1,258.42	\$1,260.00	30,423	\$0.60	\$18,253.80	\$1,095.23	\$164.77
2011	34,956	\$0.60	\$20,973.60	\$1,258.42	\$1,260.00	30,423	\$0.60	\$18,253.80	\$1,095.23	\$164.77
2012	34,956	\$0.60	\$20,973.60	\$1,258.42	\$1,260.00	30,423	\$0.60	\$18,253.80	\$1,095.23	\$164.77
2013	34,956	\$0.60	\$20,973.60	\$1,258.42	\$1,260.00	30,423	\$0.60	\$18,253.80	\$1,095.23	\$164.77
2014	34,956	\$0.65	\$22,721.40	\$1,363.28	\$1,362.00	30,423	\$0.65	\$19,774.95	\$1,186.50	\$175.50
2015	34,956	\$0.65	\$22,721.40	\$1,363.28	\$1,362.00	30,423	\$0.65	\$19,774.95	\$1,186.50	\$175.50
2016	34,956	\$0.65	\$22,721.40	\$1,363.28	\$1,362.00	30,423	\$0.65	\$19,774.95	\$1,186.50	\$175.50
2017	34,956	\$0.65	\$22,721.40	\$1,363.28	\$1,362.00	30,423	\$0.65	\$19,774.95	\$1,186.50	\$175.50
2018	34,956	\$0.65	\$22,721.40	\$1,363.28	\$1,362.00	30,423	\$0.65	\$19,774.95	\$1,186.50	\$175.50
2019	34,956	\$0.69	\$24,119.64	\$1,447.18	\$1,446.00	30,423	\$0.69	\$20,991.87	\$1,259.51	\$186.49
2020	34,956	\$0.69	\$24,119.64	\$1,447.18	\$1,446.00	30,423	\$0.69	\$20,991.87	\$1,259.51	\$186.49
2021	34,956	\$0.69	\$24,119.64	\$1,447.18	\$1,446.00	30,423	\$0.69	\$20,991.87	\$1,259.51	\$186.49
2022	34,956	\$0.69	\$24,119.64	\$1,447.18	\$1,446.00	30,423	\$0.69	\$20,991.87	\$1,259.51	\$186.49
2023	34,956	\$0.69	\$24,119.64	\$1,447.18	\$1,446.00	30,423	\$0.69	\$20,991.87	\$1,259.51	\$186.49
2024	34,956	\$1.90	\$66,416.40	\$3,984.98	\$3,984.00	30,423	\$1.90	\$57,803.70	\$3,468.22	\$515.78
2025	34,956	\$1.90	\$66,416.40	\$3,984.98	\$3,984.00	30,423	\$1.90	\$57,803.70	\$3,468.22	\$515.78
									Total Est Overpay	\$4,413.07

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	June 10, 2025
	<u>Agenda Section</u>	<b>13</b>

**RESOLUTION No. 06-25-1948** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE BOROUGH TO ISSUE GENERAL OBLIGATION BONDS TO FINANCE THE MAJOR RENOVATION OF THE PUBLIC SAFETY BUILDING AND OTHER RELATED CAPITAL IMPROVEMENTS; FIXING CERTAIN DETAILS OF SUCH BONDS; AND AUTHORIZING THEIR SALE

<p><u>SUBMITTED BY:</u></p> <p>Mason Villarma, Borough Manager</p>	<p><u>FISCAL NOTE:</u></p> <p><b>Expenditure Required:</b> \$XXX Total</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 50%;">FY 25:</td> <td style="border: none; width: 50%;">FY 26:</td> </tr> </table> <p><b>Amount Budgeted:</b></p> <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 50%;"></td> <td style="border: none; width: 50%;">FY25 \$0</td> </tr> </table> <p><b>Account Number(s):</b></p> <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 50%;"></td> <td style="border: none; width: 50%;">XXXXXX XXX XXXX</td> </tr> </table> <p><b>Account Name(s):</b></p> <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 50%;"></td> <td style="border: none; width: 50%;">Enter Text Here</td> </tr> </table> <p><b>Unencumbered Balance(s) (prior to expenditure):</b></p> <table style="width: 100%; border: none;"> <tr> <td style="border: none; width: 50%;"></td> <td style="border: none; width: 50%;">\$XXX</td> </tr> </table>	FY 25:	FY 26:		FY25 \$0		XXXXXX XXX XXXX		Enter Text Here		\$XXX
FY 25:	FY 26:										
	FY25 \$0										
	XXXXXX XXX XXXX										
	Enter Text Here										
	\$XXX										

<u>Reviews/Approvals/Recommendations</u>	
<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Res 06-25-1948 2. Cost Estimates 3. Bond Application (AMBBA)

### RECOMMENDATION MOTION:

Move to approve Resolution 06-25-1948



## SUMMARY STATEMENT:

Resolution No. 06-25-1948 authorizes the City and Borough of Wrangell to issue up to \$3 million in general obligation bonds to finance the major renovation of the Public Safety Building and other related capital improvements. The resolution affirms voter approval of the bond issuance from the October 1, 2024 municipal election, authorizes the sale of the bonds to the Alaska Municipal Bond Bank, and establishes key terms and conditions including interest rates, maturity limits, tax pledge provisions, and the structure of repayment. The full faith and credit of the Borough is pledged for repayment, and the Borough commits to levy taxes without limitation as needed to fulfill debt obligations.

The Borough is planning to pursue major rehabilitation of the Public Safety Building in calendar year 2026. We have received word that Representative Begich successfully got our Community Project Funding (CPF) request through the appropriations and into the House Bill. We are 1 of 2 Alaskan communities to have a project in the RDA Community Facilities account. That said, our financial plan and project scope will be dependent on the success of our request making it through the congressional reconciliation process. The Borough would issue these bonds in late Fall/early Winter. Below are two simple plans to fund the Public Safety Building—one with no CPF and one for a successful CPF request:

### Funding Approach 1: CPF funding unsuccessful; roof and siding only

General Fund Reserves:	\$ 500,000
Bond Proceeds:	\$3,000,000
<u>General Fund Reserves:</u>	<u>\$1,210,679</u>
<b>Total:</b>	<b>\$4,710,679</b>

### Funding Approach 2: CPF funding successful; roof, siding, fire alarm, and overhead doors

General Fund Reserves:	\$ 500,000
Bond Proceeds:	\$3,000,000
<u>RD CPF Grant:</u>	<u>\$2,438,000</u>
<b>Total:</b>	<b>\$5,938,000</b>

\*Regardless of the funding approach, the Borough is proposing to use General Fund reserves to fund engineering and design such that we can move forward regardless of the fate of our CPF request.

## CITY AND BOROUGH OF WRANGELL, ALASKA

## RESOLUTION NO. 06-25-1948

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE BOROUGH TO ISSUE GENERAL OBLIGATION BONDS TO FINANCE THE MAJOR RENOVATION OF THE PUBLIC SAFETY BUILDING AND OTHER RELATED CAPITAL IMPROVEMENTS; FIXING CERTAIN DETAILS OF SUCH BONDS; AND AUTHORIZING THEIR SALE

WHEREAS, pursuant to Ordinance No. 1065, passed on August 27, 2024, the Assembly of the City and Borough of Wrangell, Alaska (the "Borough"), submitted to the qualified voters of the Borough the question of whether to issue general obligation bonds in the principal amount of not to exceed \$3,000,000 (the "Bonds") to finance the major renovation of the public safety building and other related capital improvements, at the election held in the Borough on October 1, 2024; and

WHEREAS, the qualified voters of the Borough approved the issuance of the Bonds at the election held in the Borough on October 1, 2024; and

WHEREAS, the Assembly finds that it is in the best interest of the Borough to issue the Bonds; and

WHEREAS, the Alaska Municipal Bond Bank has agreed to purchase the Bonds pursuant to the terms of a loan agreement relating to the Bonds;

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

Section 1. The following terms shall have the following meanings in this resolution:

(a) "Bond" means each bond issued by the Borough pursuant to this resolution as evidence of the indebtedness authorized pursuant to Ordinance No. 1065.

(b) "Bond Bank" means the Alaska Municipal Bond Bank.

(c) "Bond Bank Bonds" means the bonds issued by the Bond Bank to provide funds to purchase the Bonds.

(d) "Bond Register" means the registration books maintained by the Registrar, which include the names and addresses of the owners or nominees of the Registered Owners of the Bonds.



(e) “Borough” means the City and Borough of Wrangell, Alaska, a municipal corporation duly organized as a unified home-rule borough under Title 29 of the Alaska Statutes.

(f) “Code” means the Internal Revenue Code of 1986, as amended from time to time, together with all regulations applicable thereto.

(g) “Continuing Disclosure Certificate” means a certificate executed and delivered by the Borough with respect to compliance with paragraph (b)(5) of Rule 15c2-12 of the Securities and Exchange Commission, as such certificate may be amended or supplemented from time to time in accordance with its terms.

(h) “Costs” means the costs of planning, designing, site preparation, construction, acquiring, renovating, installing, and equipping the Project, including interest on the Bonds during the period of planning, designing, site preparation, constructing, acquiring, renovating, installing, and equipping the Project; the cost, whether incurred by the Borough or by another, of field surveys and advance planning undertaken in connection with the Project properly allocable to the Project; the cost of acquisition of any land or interest therein required as the site or sites of the Project or for use in connection therewith; the cost of any indemnity and surety bonds and premiums on insurance incurred in connection with the Project prior to or during construction thereof; all related direct administrative and inspection expenses, whether incurred by the Borough or by another, in connection with the Project prior to or during construction thereof and allocation of portions of direct costs of the Borough; legal fees and other costs of issuance of the Bonds by the Borough, including financing charges and fees and expenses of bond counsel, financial advisors, and consultants in connection therewith; the cost of any bond insurance premium; the cost of audits; the cost of all machinery, apparatus, and equipment, engineering, architectural services, designs, plans, specifications and surveys, estimates of cost, and reimbursement of all money advanced from whatever source for the payment of any item or items of cost of the Project; expenses necessary or incidental to determining the feasibility or practicability of the Project; and such other expenses not specified herein as may be necessary or incidental to the acquisition and development of the Project, the financing thereof, and the putting of the same in use and operation.

(i) “Government Obligations” means direct obligations of, or obligations the payment of principal of and interest on which are unconditionally guaranteed by, the United States of America.

(j) “Loan Agreement” means each loan agreement between the Borough and the Bond Bank relating to the Bonds.

(k) “Project” means the major renovation of the public safety building and other related capital improvements, all as further described in Ordinance No. 1065.

(l) “Registered Owner” means the person named as the registered owner of a Bond in the Bond Register.

(m) “Registrar” means the Clerk of the Borough, or any successor that the Borough may appoint by resolution.

Section 2. For the purpose of providing the funds required to pay Costs of the Project, the Borough hereby authorizes and determines to issue and to sell the Bonds in the aggregate principal amount of not to exceed \$3,000,000. The Bonds shall be designated “City and Borough of Wrangell, Alaska General Obligation Bonds,” together with such other series designation as may be determined by the Borough Manager.

Section 3. The Bonds shall be direct and general obligations of the Borough, and the full faith and credit of the Borough are hereby pledged to the payment of the principal of and interest on the Bonds. The Borough hereby irrevocably pledges and covenants that it will levy and collect taxes upon all taxable property within the Borough without limitation as to rate or amount, in amounts sufficient, together with other funds legally available therefor, to pay the principal of and interest on the Bonds as the same become due and payable.

Section 4. The Bonds shall be dated the date of their initial delivery, shall be in the denomination of \$5,000 or any integral multiple thereof, or such other date and denominations as may be determined by the Borough Manager, and shall be numbered separately in such manner and with any additional designation as the Registrar deems necessary for purposes of identification. The Bonds shall bear interest payable semi-annually and shall mature and become due and payable in each of the years and in the principal amounts to be set forth in the Loan Agreement. Interest on the Bonds shall be calculated on the basis of a 360-day year consisting of twelve 30-day months. The Borough Manager is authorized to fix and determine the principal amount, principal amount per series, prepayment rights, maturity date, principal installments and payment dates, and the rate or rates of interest to be borne by such principal installments, provided that (a) no rate of interest on any principal installment shall exceed the rate of interest on the corresponding maturity of the Bond Bank Bonds; (b) the true interest cost of the Bonds shall not exceed 5.5% unless approved by resolution of the Assembly; and (c) all of the Bonds shall mature on or before the day that is 21 years after the date of their initial delivery.

Section 5. Both principal of and interest on the Bonds shall be payable in lawful money of the United States of America which, on the respective dates of payment thereof, shall be legal tender for the payment of public and private debts. For so long as the Bond Bank is the Registered Owner of all outstanding Bonds, payments of principal thereof and interest thereon shall be made as provided in the Loan Agreement. If the Bond Bank is no longer the Registered Owner of all outstanding Bonds, payments of principal thereof and interest thereon will be made by check or draft mailed by first-class mail to the Registered Owner of each Bond at the addresses for such Registered Owners appearing on the Bond Register on the 15th day of the month preceding the payment date, provided that the final installment of principal of and interest on each Bond will be payable at the office of the Registrar upon surrender of the Bond to the Registrar. If the principal installment of any Bond is not paid when due, the Borough shall pay interest on such principal installment at



the same rate provided therein from and after its due date until such principal installment is paid in full or provision for payment thereof has been made.

Section 6. Principal installments of the Bonds may be subject to prepayment, at the Borough's option, on the dates and at the prices to be set forth in the Loan Agreement. If less than all of the principal installments of the Bonds are to be prepaid, the principal installments to be prepaid shall be determined by the Borough. Notice of any such prepayment shall be sent by the Borough not less than 50 days prior to the date fixed for prepayment by first-class mail to the Registered Owner of each Bond to be prepaid at such Registered Owner's address as it then appears on the Bond Register. Notice of prepayment having been duly given and money for prepayment being held by the Borough, interest on the principal installments to be prepaid shall cease to accrue on the date fixed for prepayment.

Section 7. Each Bond shall be in substantially the following form, subject to the provisions of the Loan Agreement, and together with such changes not inconsistent herewith as may be approved by the Borough Manager (such approval to be conclusively evidenced by the execution and delivery of the Bond):

No. \_\_\_\_\_

\$\_\_\_\_\_

UNITED STATES OF AMERICA

STATE OF ALASKA

CITY AND BOROUGH OF WRANGELL

GENERAL OBLIGATION BOND

REGISTERED OWNER:

PRINCIPAL AMOUNT:

The City and Borough of Wrangell, Alaska (the "Borough"), a municipal corporation of the State of Alaska, hereby acknowledges itself to owe and for value received promises to pay to the registered owner set forth above (the "Registered Owner"), or its registered assigns, the principal amount set forth above in the following installments on \_\_\_\_\_ 1 of each of the following years, and to pay interest on each such principal installment from the date hereof until paid or provision for payment thereof has been made, payable on \_\_\_\_\_ 1, \_\_\_\_, and semiannually thereafter on \_\_\_\_\_ 1 and \_\_\_\_\_ 1 of each year, at the following rates per annum:

<u>Year</u>	<u>Principal Installment</u>	<u>Interest Rate</u>
-------------	----------------------------------	--------------------------

For so long as the Alaska Municipal Bond Bank (the “Bond Bank”) is the Registered Owner, payments of principal hereof and interest hereon shall be made as provided in the loan agreement between the Bond Bank and the Borough relating to this bond (the “Loan Agreement”). In the event that the Bond Bank is no longer the Registered Owner, payments of principal hereof and interest hereon will be made by check or draft mailed by first-class mail to the Registered Owner at the address for such Registered Owner appearing on the Bond Register on the 15th day of the month preceding the payment date, provided that the final installment of principal of and interest on this bond will be payable at the office of the Borough Clerk (the “Registrar”) upon surrender of this bond to the Registrar. Interest on this bond shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

This bond is one of the general obligation bonds of the Borough (the “Bonds”), together aggregating \$\_\_\_\_\_ in principal amount and constituting bonds authorized for the purpose of paying the Costs of the Project, and issued under Resolution No. \_\_\_\_ of the Borough titled:

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE BOROUGH TO ISSUE GENERAL OBLIGATION BONDS TO FINANCE THE MAJOR RENOVATION OF THE PUBLIC SAFETY BUILDING AND OTHER RELATED CAPITAL IMPROVEMENTS; FIXING CERTAIN DETAILS OF SUCH BONDS; AND AUTHORIZING THEIR SALE

(the “Resolution”).

The principal installments of this bond due on or after \_\_\_\_\_ 1, \_\_\_\_, shall be subject to prepayment, at the Borough’s option, on and after \_\_\_\_\_ 1, \_\_\_\_, in whole or in part, at a prepayment price of \_\_\_\_% of the principal amount to be prepaid, plus accrued interest to the date fixed for prepayment. If less than all the principal installments of the Bonds are to be prepaid, the principal installments to be prepaid shall be determined by the Borough. Notice of any such prepayment shall be sent by the Borough not less than 50 days prior to the date fixed for prepayment by first-class mail to the Registered Owner of each Bond to be redeemed at such Registered Owner’s address as it then appears on the Bond Register. Notice of prepayment having been duly given and money for prepayment being held by the Borough, interest on the principal installments to be prepaid shall cease to accrue on the date fixed for prepayment.

This bond is transferable as provided in the Resolution, (i) only upon the Bond Register and (ii) upon surrender of this bond together with a written instrument of transfer duly executed by the Registered Owner or the duly authorized attorney of the Registered Owner, and thereupon a new fully



registered Bond or Bonds in the same aggregate unpaid principal amount, series, and maturity shall be issued to the transferee in exchange therefor as provided in the Resolution upon the payment of charges, if any, as therein prescribed. The Borough may treat and consider the person in whose name this bond is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or prepayment price, if any, hereof and interest due hereon and for all other purposes whatsoever.

This bond is a direct and general obligation of the Borough, and the full faith and credit of the Borough are pledged to the payment of the principal hereof and interest hereon. The Borough has irrevocably pledged and covenanted to levy and collect taxes upon all taxable property within the Borough without limitation as to rate or amount, in amounts sufficient, together with other funds legally available therefor, to pay the principal hereof and interest hereon as the same become due and payable.

Reference is hereby made to the Resolution and any resolution supplemental thereto for a description of the rights of the Registered Owner of this bond and of the rights and obligations of the Borough thereunder, to all of the provisions of which Resolution the Registered Owner of this bond, by acceptance hereof, assents and agrees.

IT IS HEREBY CERTIFIED AND RECITED that all conditions, acts, or things required by the constitution or statutes of the State of Alaska or the ordinances or resolutions of the Borough to exist, to have happened, or to have been performed precedent to or in the issuance of this bond, exist, have happened, and have been performed, and that the series of Bonds of which this is one, together with all other indebtedness of the Borough, is within every debt and other limit prescribed by said constitution, statutes, ordinances, or resolutions.

IN WITNESS WHEREOF, THE CITY AND BOROUGH OF WRANGELL, ALASKA, has caused this bond to be signed in its name and on its behalf by its

Mayor and its corporate seal to be hereunto impressed or otherwise reproduced and attested by its Clerk, all as of the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

CITY AND BOROUGH OF WRANGELL, ALASKA

\_\_\_\_\_/specimen/\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_/specimen/\_\_\_\_\_

Clerk

Section 8. The Bonds shall be executed manually or in facsimile in the name of the Borough by the Mayor, and its corporate seal shall be impressed or otherwise reproduced thereon and attested by the Clerk. The execution of a Bond on behalf of the Borough by persons that at the time of the execution are duly authorized to hold the proper offices shall be valid and sufficient for all purposes, although any such person shall have ceased to hold office at the time of delivery of the Bond or shall not have held office on the date of the Bond.

Section 9. The Bonds shall be issued only in registered form as to both principal and interest. The Borough designates the Clerk as Registrar for the Bonds. The Registrar shall keep, or cause to be kept, the Bond Register at the office of the Borough. The Borough, in its discretion, may deem and treat the Registered Owner of each Bond as the absolute owner thereof for all purposes, and neither the Borough nor the Registrar shall be affected by any notice to the contrary. Each payment made as described in this resolution shall be valid and shall satisfy and discharge the liability of the Borough on the Bonds to the extent of the amount or amounts so paid. Bonds may be transferred only upon the Bond Register. Upon surrender for transfer or exchange of any Bond at the office of the Registrar, with a written instrument of transfer or authorization for exchange in form and with guaranty of signature satisfactory to the Registrar, duly executed by the Registered Owner or its duly authorized attorney, the Borough shall execute and the Registrar shall deliver an equal aggregate principal amount of Bonds of the same series and maturity of any authorized denominations, subject to such reasonable regulations as the Registrar may prescribe and upon payment sufficient to reimburse it for any tax, fee, or other governmental charge required to be paid in connection with such transfer or exchange. All Bonds surrendered for transfer or exchange shall be canceled by the Registrar. The Borough covenants that, until all Bonds have been surrendered and canceled, it will maintain a system for recording the ownership of each Bond that complies with the provisions of section 149 of the Code.

Section 10. Upon surrender for cancellation to the Registrar of a mutilated Bond, the Borough shall execute and deliver a new Bond of like series, maturity, and principal amount. Upon filing with the Registrar of evidence satisfactory to the Borough that a Bond has been destroyed, stolen, or lost and of the ownership thereof and upon furnishing the Borough with indemnification satisfactory to it, the Borough shall execute and deliver a new Bond of like series, maturity, and principal amount. The person requesting the execution and



delivery of a new Bond pursuant to this section shall comply with such other reasonable regulations as the Borough may prescribe and pay such expenses as the Borough may incur in connection therewith. Any Bonds issued pursuant to this section in substitution for Bonds alleged to be destroyed, stolen, or lost shall constitute original additional contractual obligations on the part of the Borough, whether or not the Bonds alleged to be destroyed, stolen, or lost are or become at any time enforceable by anyone.

Section 11. The sale proceeds of the Bonds shall be applied to pay Costs of the Project and shall be deposited in the appropriate funds or accounts of the Borough for such purposes.

Section 12. The Borough covenants to comply with any and all applicable requirements set forth in the Code in effect from time to time to the extent that such compliance shall be necessary for the exclusion of the interest on the Bonds from gross income for federal income tax purposes. The Borough covenants that it will make no use of the proceeds of the Bonds that will cause the Bonds to be "arbitrage bonds" subject to federal income taxation by reason of section 148 of the Code. The Borough covenants that it will not take or permit any action that would cause the Bonds to be "private activity bonds" as defined in section 141 of the Code.

Section 13. The sale of not to exceed \$3,000,000 aggregate principal amount of the Bonds, as provided in the Loan Agreement and this resolution, is hereby authorized and approved. The preliminary official statement relating to the Bond Bank Bonds in substantially the form filed with this resolution, a final official statement relating to the Bond Bank Bonds in substantially the form of such preliminary official statement, and the distribution of each in connection with the sale of the Bond Bank Bonds are hereby approved. The Mayor, the Borough Manager, and the Clerk are each hereby individually authorized and directed to provide such information for inclusion in such preliminary official statement and final official statement as such officials may deem necessary or desirable in connection with the sale of the Bond Bank Bonds. The Loan Agreement in substantially the form filed with this resolution is hereby approved. The Mayor and the Borough Manager are each hereby individually authorized to execute and deliver the Loan Agreement in such form, together with such changes not inconsistent herewith as may be approved by the Mayor or the Borough Manager (such approval to be conclusively evidenced by such official's execution and delivery of such document).

Section 14. The Mayor, the Borough Manager, and the Clerk are each hereby individually authorized and directed to execute and deliver the Continuing Disclosure Certificate and such other documents, agreements, and certificates and to do and perform such things and determine such matters necessary and desirable for the Borough to carry out its obligations under the Bonds, the Loan Agreement, the Continuing Disclosure Certificate, and this resolution.

Section 15. The Assembly from time to time and at any time may adopt a resolution or resolutions supplemental hereto, which resolution or resolutions thereafter shall become a part of this resolution, for any one or more of the following purposes: (a) to add to the

covenants and agreements of the Borough in this resolution other covenants and agreements thereafter to be observed, or to surrender any right or power herein reserved to or conferred upon the Borough; or (b) to make such provisions for the purpose of curing any ambiguities or of curing, correcting, or supplementing any defective provision contained in this resolution or in regard to matters or questions arising under this resolution as the Assembly may deem necessary or desirable and not inconsistent with this resolution and which shall not materially adversely affect the interest of the Registered Owners. Any such supplemental resolution may be adopted without the consent of any Registered Owner.

With the consent of the Registered Owners of a majority in aggregate principal amount of the Bonds at the time outstanding, the Assembly may adopt a resolution or resolutions supplemental hereto for the purpose of adding any provisions to or changing in any manner or eliminating any of the provisions of this resolution or of any supplemental resolution; provided, that no such supplemental resolution shall: (a) extend the stated maturity date of any of the Bonds, or reduce the amount or change the payment date of any principal installment, or reduce the rate of interest thereon, or extend the stated dates for payments of such interest, or reduce any prepayment price, without the consent of the Registered Owner of each Bond so affected; or (b) reduce the aforesaid percentage of Registered Owners required to approve any such supplemental resolution, without the consent of all Registered Owners of the Bonds then outstanding. It shall not be necessary for the consent of the Registered Owners to approve the particular form of any proposed supplemental resolution, but it shall be sufficient if such consent approves the substance thereof.

Upon the adoption of any supplemental resolution under this section, this resolution shall be deemed to be modified and amended in accordance therewith, and the respective rights, duties, and obligations under this resolution of the Borough and all Registered Owners shall thereafter be subject in all respects to such modification and amendment, and all the terms and conditions of the supplemental resolution shall be deemed to be part of the terms and conditions of this resolution for any and all purposes. Bonds executed and delivered after the execution of any supplemental resolution adopted under this section may bear a notation as to any matter provided for in such supplemental resolution, and if such supplemental resolution shall so provide, new Bonds modified so as to conform, in the opinion of the Borough, to any modification of this resolution contained in any such supplemental resolution may be prepared by the Borough and delivered without cost to the Registered Owners, upon surrender for cancellation of such Bonds in equal aggregate principal amounts.

Section 16. Payment of any Bonds may be provided for by the irrevocable deposit in trust of cash, noncallable Governmental Obligations, or any combination thereof. The cash and the maturing principal and interest income on such Government Obligations, if any, must be sufficient and available without reinvestment to pay when due the principal, whether at maturity or upon fixed prepayment dates, of and interest on such Bonds. The cash and Government Obligations shall be held irrevocably in trust for the Registered Owners of such Bonds solely for the purpose of paying the principal or prepayment price of and interest on such Bonds as the same shall mature or become payable upon prepayment, and, if applicable,



upon the giving of notice of prepayment and notification of all Registered Owners of affected Bonds that the deposit required by this section has been made and that such Bonds are deemed to be paid in accordance with this resolution. Bonds the payment of which has been provided for in accordance with this section shall no longer be deemed outstanding hereunder. The obligation of the Borough in respect of such Bonds shall nevertheless continue but the Registered Owners thereof shall thereafter be entitled to payment only from the cash and Government Obligations deposited in trust to provide for the payment of such Bonds.

Section 17. All payments made by the Borough of, or on account of, the principal of or interest on the Bonds shall be made on the several Bonds ratably and in proportion to the amount due thereon, respectively, for principal or interest as the case may be. No recourse shall be had for the payment of the principal of or the interest on the Bonds or for any claim based thereon or on this resolution against any member of the Assembly or officer of the Borough or any person executing the Bonds. The Bonds are not and shall not be in any way a debt or liability of the State of Alaska or of any political subdivision thereof, except the Borough, and do not and shall not create or constitute an indebtedness or obligation, either legal, moral, or otherwise, of State of Alaska or of any political subdivision thereof, except the Borough.

Section 18. If any one or more of the provisions of this resolution shall be declared by any court of competent jurisdiction to be contrary to law, then such provision shall be null and void and shall be deemed separable from the remaining provisions of this resolution and shall in no way affect the validity of the other provisions of this resolution or of the Bonds.

Section 19. This resolution shall become effective immediately.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, this 10th day of June, 2025.

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Patricia Gilbert, Borough Mayor

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



**CITY OF WRANGELL**  
**Public Safety Building Rehabilitation**  
**Project Cost Estimate - Option 1**

**Prepared By: Estimations, Inc. and City and Borough of Wrangell**  
**(using Estimations Inc 2025 construction costs and adding 3.5% cost escalation for a 2026 construction)**  
**May-25**

Item	Item Description	Units	Quantity	Amount
	General Requirements	LS	1	\$865,052
	Envelope Walls	LS	1	\$1,182,674
	Roof Replacement and Repair	LS	1	\$1,046,358
	Construction Subtotal			\$3,094,083
	Construction Contingency (10%)			\$309,408
	Construction Total			\$3,403,492
	Estimating Contingency (10%)			\$340,349
	Construction Total with Estimating Contingency			\$3,743,841
	Engineering Design (12%)			\$408,419
	Contract Admin / Construcion Inspections (12%)			\$408,419
	Owner Relocation of Tenants			\$150,000
	PROJECT TOTAL			\$4,710,679



**CITY OF WRANGELL**  
**Public Safety Building Rehabilitation**  
**Project Cost Estimate - Option 2**

Prepared By: Estimations, Inc. and City and Borough of Wrangell  
 (using Estimations Inc 2025 construction costs and adding 3.5% cost escalation for a 2026 construction)  
 May-25

Item	Item Description	Units	Quantity	Amount
	General Requirements	LS	1	\$865,052
	Envelope Walls	LS	1	\$1,182,674
	Roof Replacement and Repair	LS	1	\$1,046,358
	Replace Overhead Doors	LS	1	\$144,681
	Fire Alarm Replacement	LS	1	\$500,000
	Construction Subtotal			\$3,738,764
	Construction Contingency (10%)			\$373,876
	Construction Subtotal			\$4,112,641
	Estimating Contingency (10%)			\$411,264
	Construction Total with Estimating Contingency			\$4,523,905
	Engineering Design (12%)			\$493,517
	Contract Admin / Construcion Inspections (12%)			\$493,517
	Owner Relocation of Tenants			\$150,000
	PROJECT TOTAL			\$5,660,938

To add Mechanical Controls with a construction cost of \$450,000, the new Project Total is \$6,324,238





## Application for Bonds

A request for the Alaska Municipal Bond Bank Authority (the Bond Bank) to purchase a revenue or general obligation bond issue of the applicant. This isn't considered a commitment on the part of the applicant or the Bond Bank. Additional information may be requested before a final recommendation.

### I. General Information

A. Name of Governmental Unit (Applicant):

City & Borough of Wrangell

B. Type of government (home rule, first class, authority, etc.):

Home Rule

C. Contact Person for the government:

Name:		Title:	
Jackson Pool		Finance Director	
Address:		City:	State: Zip:
205 Brueger St		Wrangell	AK 99929
Phone:	Fax:	E-mail:	
(907) 874 - 2381		<a href="mailto:jpool@wrangell.com">jpool@wrangell.com</a>	

D. Applicant's Bond Counsel:

Name:		Title:	
Marc Greenough, Foster Garvery		Principal	
Address:		City:	State: Zip:
1111 Third Avenue Suite 3000		Seattle	WA 98101
Phone:	Fax:	E-mail:	
206.447.7888		<a href="mailto:marc.greenough@foster.com">marc.greenough@foster.com</a>	

E. Applicant's Financial Advisor or Underwriter (if applicable):

Name:		Title:	
Address:		City:	State: Zip:
Phone:	Fax:	E-mail:	

**II. Issue Information****A. Total amount of bond purchase request:**

\$ 3,000,000

**B. Total term of requested loan:** 20 years**C. Preferred principal and interest payment months:** June/Dec <sup>principa</sup>l/interest interest only**D. If a bond election is required, provide a copy of the bond election ordinance and ballot proposition. q Attached**

If a bond election has been held, provide the votes for and against the issue(s):

Yes:	No:	Percent of registered voters casting ballots
402	135	24%

Does the municipality intend to pledge any specific assets or taxes in addition to property tax? Provide details of the additional security. Attached

**E. Will you need interim financing? NO**

## 1. If applicable, provide interim financing information:

Amount:	Maturity:	Rate:	Lender:

2. Provide information that would impact the Bond Bank's ability to retire the interim financing with permanent financing. ☐ Attached**F. Describe project to be financed, including the information requesting in 1-6. If this information is available in a project feasibility study, you may reference and attach it.**

1. Are engineering and specifications completed? ☐ Yes ☒ No
2. If not, when are they projected for completion? Fall/Winter 2025
3. Have construction bids been awarded? ☐ Yes ☒ No
4. Are there additional state or local approvals required? ☐ Yes ☒ No
5. Describe timing/scheduling plan: Acquiring comprehensive engineering estimates in Fall/Winter 2025. Go out to bid for project in early Spring 2026 and proceed with construction phase. Substantial completion projected in late 2026.

## 6. What is the projected completion date? Fall/Winter 2026

**G. Sources of uses of funds**

Sources of Funds		Uses of Funds	
Bonds (this application)	\$ 3,000,000	Construction	\$ 3,094,083
Federal Funds*	\$	Engineering	\$ 408,419
State Funds*	\$	Contingency	\$ 309,408 Engineering / \$340,349 Estimating
Applicant's Funds	\$ 1,710,679	Cost of Issuance	\$ Unknown
Other (specify)	\$	Other	\$ 558,419
Total:	\$ 4,710,679	Total:	\$ 4,710,679

\*If federal or state funds are involved, provide a complete description of the status and uses of these funds.

## 1. Indicate which costs, including costs of issuance, would be paid for with AMBBA bond proceeds:

The majority of the cost of construction would be paid for using AMBAA bond proceeds. Excess will be funded by Borough Reserves.

**III. Credit Information**

A. Provide the loan agreements or copies of the cover page of official statements for your government's outstanding bonds. ☒ Attached

B. Has your municipality entered into lease purchase agreements or other financing agreements supported by General Fund revenues? ☒ Yes ☐ No  
If yes, provide amount of financed, purpose and principal amount outstanding. \$

C. Are any of the above referenced issues supported by special assessments on benefited property, revenues, user fees or state reimbursement for school construction projects? ☐ Yes ☒ No  
If yes, please attach details. ☐ Attached

D. Has your government ever failed to meet its debt service coverage requirements or other covenants on general obligation, revenue, or special assessment bonds? ☐ Yes ☒ No  
If yes, please attach an explanation. ☐ Attached

E. Has your government ever defaulted on any of its general obligation, revenue, or special assessment bonds? ☐ Yes ☒ No  
If yes, please attach an explanation. ☐ Attached

F. Provide information on the amount, timing, and purpose of any bonds you have authorized by the voters, but not yet issued. ☒ Attached.

G. Attach your government's forecast on amount, timing, and purpose of future general obligation or revenue bond financing. If this information is available in your long-term plan, provide a copy. ☒ Attached

H. Give a brief summary of your local economy. Include major industries and their projections. Describe any positive or negative trends or factors. (If this information is available in an annual report, provide a copy with your application.) ☒ Attached

Are any of the community's major employers expected to make changes in work force or operations?

☐ Yes ☒ No

If yes, provide an explanations. ☐ Attached

J. Please provide population figures for your community for the last five years. Indicate the source of your figures.

Year	Population	Source
2024	2030	US Census Bureau / Alaska Department of Labor
2023	2064	US Census Bureau / Alaska Department of Labor
2022	2064	US Census Bureau / Alaska Department of Labor
2021	2071	US Census Bureau / Alaska Department of Labor
2020	2127	US Census Bureau / Alaska Department of Labor

L. Provide assessed valuation and property tax collected for all taxable property within your corporate limits for the past five years. ☒ Attached

M. Provide your audited financial statements from the last two years (provide your unaudited statement if audit hasn't been preformed). ☒ Attached

N. Provide your current year's budget. ☒ Attached

O. Provide your capital improvement plan. ☒ Attached

P. Provide any other financial or economic information that will assist evaluation of your application. ☒ Attached

**IV. Legal Information**

A. Provide a certificate of your legal counsel that establishes there is no litigation pending or threatened in any court in any way:

1. affecting the corporate existence of your government, or the titles of officers to their respective offices, or seeking to restrain or enjoin the issuance, sale or delivery of the bonds, or the right of the applicant to levy and collect taxes pledged or to be pledged to pay the principal of and interest on the bonds, or the pledge thereof, or in any way contesting or affecting the validity or enforceability of the bonds or the loan agreement between the applicant and the Bond Bank, or contesting the power of your government or your authority with respect to the bonds; or

2. against your government or involving any of the property or assets of or under the control of your government, which, whether individually or in the aggregate involves the possibility of any judgement or uninsured liability which may result in any material change in the revenues properties, or assets, or in the condition, financial or otherwise, of your government.



B. An opinion or certificate to the same effect, dated the date of the closing, shall be delivered to the Bond Bank on the date of closing.

C. If any such litigation is pending or threatened, attach a description of the litigation, including caption and case number, description of the relief requested as it pertains to the matters described, and the procedural status of the litigation

The facts and representations in this application and all attachments are true and accurate in all respects and no material facts are omitted to the best of my knowledge

**Jackson Pool**

Name (print)

**Finance Director**

Title

*Jackson Pool*

Signature

**06/02/2025**

Date of Application

Please return all applications to:

Ryan Williams

Alaska Municipal Bond Bank Authority

Department of Revenue

PO Box 110405

Juneau, AK 99811-0405

(907)465-2893 phone

[ryan.williams@alaska.gov](mailto:ryan.williams@alaska.gov)

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	June 10, 2025
	<u>Agenda Section</u>	<b>6</b>

**RESOLUTION No. 06-25-1949** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY25 BUDGET IN THE PORT FUND BY TRANSFERRING \$25,000 FROM THE FUND RESERVES TO THE PROFESSIONAL SERVICES ACCOUNT AND AUTHORIZING ITS EXPENDITURES FOR THE WATERFRONT FEASIBILITY AND COST DEVELOPMENT

**SUBMITTED BY:**

Amber Al-Haddad, Capital Projects Director

**FISCAL NOTE:**

**Expenditure Required:** \$25,000

FY 24: \$	FY 25: \$25,000	FY26: \$
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**Amount Budgeted:**

**Account Number(s):**

**Account Name(s):**

**Unencumbered Balance(s) (prior to expenditure):**

**Reviews/Approvals/Recommendations**

<input checked="" type="checkbox"/>	Commission, Board or Committee
Name(s)	Planning and Zoning Commission
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

**ATTACHMENTS:** 1. Resolution 06-25-1949.

## RECOMMENDATION MOTION

Move to Approve Resolution No. 06-25-1949.

### SUMMARY STATEMENT:

American Cruise Lines has submitted a request to enter a long-term partnership with the Borough to construct a port facility. Following a May 29<sup>th</sup> presentation by ACL, the Borough Assembly



requested that Administration pursue cost estimates for tideland fill and/or other infrastructure necessary to accommodate a CBW and ACL partnership.

Consideration and approval of Resolution 06-25-1949, a budget amendment to transfer \$25,000 from Port Fund Reserves to the Port Fund operating budget, Professional Services account. This funding will support a feasibility and cost analysis of downtown waterfront infrastructure, including tideland fill and other infrastructure necessary to accommodate the ACL dock and adjacent tideland improvements at the Old Mill Dock and inform the financial bonding capacity for the project.

## CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 06-25-1949

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY25 BUDGET IN THE PORT FUND BY TRANSFERRING \$25,000 FROM THE FUND RESERVES TO THE PORT FUND OPERATING BUDGET PROFESSIONAL SERVICES ACCOUNT AND AUTHORIZING ITS EXPENDITURES FOR THE WATERFRONT FEASIBILITY AND COST DEVELOPMENT

WHEREAS, American Cruise Lines has submitted a request to enter a long-term partnership with the Borough to construct a port facility; and

WHEREAS, the Borough Assembly requested that Administration pursue cost estimates for tideland fill and other infrastructure necessary to accommodate the ACL dock and adjacent tideland improvements at the Old Mill Dock; and

WHEREAS, an amount of \$25,000 is required to fund a feasibility and cost analysis of downtown waterfront infrastructure improvements; and

WHEREAS, the feasibility and cost analysis will inform the Port and Harbor's financial bonding capacity for future port-related projects.

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

Section 1: The City and Borough of Wrangell FY 2025 Budget is amended to reflect a transfer in the amount of \$25,000 from the Port Fund Reserves to the Port Fund Operating Budget, Professional Services Account, and authorize its expenditure for the Waterfront Feasibility and Cost Development project.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 10<sup>th</sup> DAY OF JUNE 2025.

CITY & BOROUGH OF WRANGELL, ALASKA

\_\_\_\_\_  
Patricia Gilbert, Borough Mayor

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

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	June 10, 2025
	<u>Agenda Section</u>	<b>13</b>

Approval of Police Department Strategic Safety Plan (SS4A)

<p><b><u>SUBMITTED BY:</u></b></p> <p>Gene Meek, Police Chief</p>	<p><b><u>FISCAL NOTE:</u></b></p> <p><b>Expenditure Required:</b> \$XXX Total</p> <table style="width: 100%;"> <tr> <td style="width: 60%;">Fiscal Year (FY):</td> <td>Amount: \$</td> </tr> </table> <p><b>Amount Budgeted:</b></p> <table style="width: 100%;"> <tr> <td style="width: 60%;">FY:</td> <td>\$</td> </tr> </table> <p><b>Account Number(s):</b></p> <table style="width: 100%;"> <tr> <td style="width: 60%;">XXXXXX XXX XXXX</td> </tr> </table> <p><b>Account Name(s):</b></p> <table style="width: 100%;"> <tr> <td style="width: 60%;">Enter Text Here</td> </tr> </table> <p><b>Unencumbered Balance(s) (prior to expenditure):</b></p> <table style="width: 100%;"> <tr> <td style="width: 60%;">\$XXX</td> </tr> </table>	Fiscal Year (FY):	Amount: \$	FY:	\$	XXXXXX XXX XXXX	Enter Text Here	\$XXX
Fiscal Year (FY):	Amount: \$							
FY:	\$							
XXXXXX XXX XXXX								
Enter Text Here								
\$XXX								

<u>Reviews/Approvals/Recommendations</u>	
<input type="checkbox"/>	Commission, Board or Committee
Name(s)	Planning and Zoning Commission
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

**ATTACHMENTS:** 1. SS4A

### **RECOMMENDATION MOTION:**

Approval of a Police Department Strategic Safety Plan (SS4A)



## SUMMARY STATEMENT:

### Vision & Goals

The Borough of Wrangell is committed to eliminating traffic fatalities and reducing serious injury crashes by 50% in three years, with a goal of zero fatalities by 2035. Leadership from the Mayor, Assembly, and Public Safety Department supports this effort through the Safe Streets initiative.

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### Structure & Oversight

Lead Agency: Public Safety Department

Support: EMS, Fire, Public Works, Planning, School District, Tribal Council

A Steering Committee meets quarterly to guide implementation, monitor data, and ensure public involvement.

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### Key Safety Issues (2023–2024)

- 13 injury crashes, 2 fatalities, 604 EMS calls
- Risk areas: Ferry terminal, downtown corridor
- Contributing factors: Poor lighting, unmarked crosswalks, narrow roads, limited enforcement, substance use

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### Public Engagement & Equity

- Quarterly workshops and surveys
- Tribal and youth involvement
- Online/webform for public safety input
- Focus on access for elderly, disabled, and non-drivers

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### Policy & System Updates

- Lower residential/school speed limits to 20 mph
- Adopt Vision Zero principles
- Require safe design in all road projects
- Improve crash reporting and create a crash review board
- Launch a computer-aided dispatch system for coordinated emergency response

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### Planned Projects

- Short-Term: Centralized emergency dispatch system
- Mid-Term: Walkways, lighting, bike routes
- Long-Term: Multi-use path to ferry terminal, traffic coordinator role, full evacuation plan

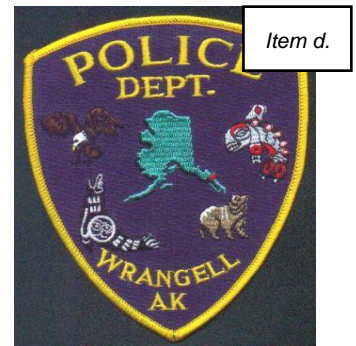
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### Tracking Progress

- Metrics: Crash reduction, response time, upgrades completed
- Reporting: Annual safety audit, biannual reports, public dashboard
- Plan reviewed and updated every two years with public input

This initiative reflects Wrangell's commitment to safer, more accessible streets for all residents.

Chief Dale E. Meek “Gene”  
Wrangell Police Department  
PO Box 1168, Wrangell, Alaska 99929  
907-874-3304



# Comprehensive Safety Action Plan

**For:** City and Borough of Wrangell  
**Population:** ~2,000 | Rural Island Community  
**Plan Period:** 2025–2028

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## 1. Leadership Commitment and Goal Setting

### **Vision Statement:**

The Borough of Wrangell is committed to achieving zero roadway fatalities within the Borough of Wrangell and serious injuries through proactive, equitable, and data-driven safety interventions.

### **Leadership Commitment:**

The Mayor, Borough Assembly, and Department of Public Safety affirm their commitment by endorsing the Safe Streets initiative and allocating resources for implementation, oversight, and public communication.

### **Goal:**

Reduce serious injury crashes by 50% over the next three years and eliminate all traffic fatalities by 2035.

## 2. Planning Structure

### **Lead Agency:**

Wrangell Public Safety Department

### **Support Agencies and Roles:**

- **EMS and Fire Services:** Emergency response data analysis, post-crash review
- **Public Works:** Infrastructure improvements
- **Planning & Zoning:** Land use coordination and pedestrian access improvements
- **School District:** Safe routes to school collaboration
- **Tribal Council:** Equity and cultural considerations

### **Steering Committee:**

A multidisciplinary Steering Committee will guide implementation, monitor progress, and facilitate interagency coordination. The committee will meet **quarterly** to review data, adjust priorities, and ensure transparency and community representation in the plan’s execution.



### 3. Safety Analysis

#### Traffic Injury Data (2023–2024):

- 13 motor vehicle crashes with injuries
- 2 motor vehicle fatalities
- 604 ambulance calls (includes all emergency types, but contributes to spatial analysis)

#### Key Risk Factors Identified:

- High incidence near ferry terminal and central commercial corridor
- Limited lighting and signage on secondary roads
- Unmarked crosswalks in school and senior areas
- High response time due to geographic isolation
- Delayed response time due to lack of multi-agency coordination

#### Contributing Factors:

- Narrow, unpaved or weather-damaged roadways
- High pedestrian activity in mixed-use zones
- Seasonal darkness and inclement weather
- Limited driver education and enforcement presence
- Drug and alcohol abuse

### 4. Engagement and Collaboration

#### Stakeholder Involvement:

- Public workshops and surveys held quarterly
- Youth engagement via schools and local clubs
- Collaboration with Tribal leaders and elders
- Input from EMS, police, and ferry/harbor officials

#### Equity Focus:

- Outreach to underserved or mobility-impaired populations
- Plan includes accommodations for non-drivers, elderly, and youth

#### Public Reporting Tool:

A mobile-friendly webform and hotline allow residents to report hazards or suggest safety improvements.

### 5. Policy and Process Changes

#### Proposed Policy Updates:

- Reduce default local speed limit from 25 to 20 mph in residential/school areas
- Adopt a Vision Zero resolution and integrate it into planning ordinances
- Mandate complete safe streets principles in all roadwork projects
- Enforce helmet use and pedestrian right-of-way policies

### Administrative Improvements:

- Improve interagency coordination on crash reporting
- Use EMS and crash data to prioritize road maintenance
- Implement a crash response review board for incidents involving injuries
- Employ interagency coordination and response through the development and implementation of a computer aided dispatch system. This system will be capable of coordinating multiple report management systems.

## 6. Strategy and Project Selections

### Near-Term (1–2 Years):

- **NEW:** Purchase and implement a centralized, computerized emergency dispatch and communication system to streamline response efforts across police, fire, EMS, Search and Rescue, and public utilities. This system will allow for real-time location tracking, shared incident updates, and better coordination across departments.

### Mid-Term (2–4 Years):

- Expand road shoulders and add pedestrian walkways with additional biking options along main routes
- Enhance street lighting in problem areas based on crash history

### Long-Term (4+ Years):

- Construct a separated multi-use path from the ferry terminal to the town center
- Integrate dispatch data into long-range transportation planning
- Establish a permanent traffic and emergency response coordinator role
- Develop a comprehensive island-wide evacuation and emergency traffic management plan

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## 7. Progress and Transparency

### Performance Indicators:

- % reduction in injury crashes
- **% reduction in emergency response time across coordinated agencies**
- Number of infrastructure safety upgrades completed
- Community satisfaction survey scores

### Monitoring and Reporting:

- An **annual traffic safety audit** and crash trend analysis will be conducted by the Steering Committee with agency support.
- **Biannual progress reports** will be presented to the Borough Assembly and made available to the public.

### Transparency Tools:

- A **public-facing online dashboard** will display up-to-date information on crash trends, project status, and community-submitted reports.
- A yearly **“Safe Streets” town hall** will provide a forum to share data, gather public input, and present ongoing efforts.
- Printed versions of updates will be posted at borough offices, the library, community center, and ferry terminal bulletin boards for residents without internet access.

### **Public Sharing and Plan Updates:**

- The full plan and all updates will be made available online through the Borough website and in hard copy upon request.
- The plan will be **formally reviewed and updated every two years** by the Steering Committee to incorporate:
  - New crash and response data
  - Completed projects and outstanding needs
  - Community feedback and agency recommendations
- Substantial revisions or additions will be subject to **public comment periods** before adoption.



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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	June 10, 2025
	<u>Agenda Section</u>	<b>13</b>

Approval of a contract award to Pool Engineering, Inc. in the amount of \$775,500 for the Meyers Chuck Harbor Float Installation Project

**SUBMITTED BY:**

Amber Al-Haddad, Capital Projects Director

**FISCAL NOTE:**

**Expenditure Required:** \$775,500

FY 25: \$775,500

**Amount Budgeted:**

**Account Number(s):**

**Account Name(s):**

CIP Meyers Chuck Harbor  
Replacement

**Reviews/Approvals/Recommendations**

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

**ATTACHMENTS:** 1. Bid Opening Checklist and Tabulation Summary for the Meyers Chuck Harbor Float Installation Project

### **RECOMMENDATION MOTION:**

Move to approve a contract award to Pool Engineering, Inc. in the amount of \$775,500 for the Meyers Chuck Harbor Float Installation Project.

**SUMMARY STATEMENT:**

The Meyers Chuck Harbor Replacement - Float Installation project involves the removal of the existing floats and installation of the newly constructed floats, fabricated by Bellingham Marine Inc, as procured under a separate contract.

The float installation construction work consists of all activities necessary to perform mobilization, construction surveying, demolition and disposal of existing floats, delivery and installation of Owner-provided floats, salvage and reinstall existing gangway, pile removal and installation, protected species observation, floatation billets, anodes, and other improvements as identified in the project documents. The Engineer's Estimate was approximately \$1,400,000.

This project is scheduled to receive a 50/50 matching grant from the State of Alaska Harbor Facilities Grant, with the State funds totaling \$1,092,138. The State grant has a match requirement, which the Harbor Fund has committed, in total, in the amount of \$1,092,138. A recap of funding and encumbrances to date is provided as an attachment.

The Borough solicited bids for this procurement and on May 30<sup>th</sup> we received two bids according to the attached bid opening summary. Pending receipt of the grant agreement document from the State of Alaska for the construction phase of the project, staff recommend awarding the procurement contract to the low bidder, Pool Engineering, Inc., for a total contract price of \$775,500.

## City and Borough of Wrangell, Alaska

## Meyers Chuck Harbor Replacement - Float Installation

## Bid Opening Checklist and Tabulation Summary

Bid Opening Date: May 30, 2025 @ 2:00 p.m. - Borough Assembly Chambers

Bidder's Name	Bid Form 00 03 00	Bid Schedule 00 03 10	Bid Security 00 03 20	Addenda		Bid Amount	Modified Bid Amount	Total Bid Amount with Modification
				#1	#2			
Western Dock & Bridge LLC	x	x	x	x	x	\$884,300.00		\$884,300.00
Pool Engineering Inc	x	x	x	x	x	\$775,500.00		\$775,500.00

Witness:



Witness:





PROJECT FUNDING & EXPENDITURES REPORT - MEYERS CHUCK HARBOR REPLACEMENT

6/5/2025

Project Available at Start of Construction Phase		AMOUNT	TOTALS
	Harbor Fund Contribution	\$ 1,166,185.00	
	State of Alaska, Harbor Facilities Program Grant	\$ 1,166,185.00	
	Total Funding Sources to Date	\$ 2,332,370.00	\$ 2,332,370.00
Float Procurement Contract with Bellingham Marine		AMOUNT	
Original Contract	Meyers Chuck Harbor Replacement - Float Procurement	\$ 445,000.00	
Change Order #1	Provide additonal 50' float module	\$ 84,981.00	
	Total Floats Cost to Date	\$ 529,981.00	\$ (529,981.00)
Float Installation Contract with Pool Engineering			
Original Contract	Meyers Chuck Harbor Replacement - Float Installation	\$ 775,500.00	
	Total Construction Phase CA/CI Cost to Date	\$ 775,500.00	\$ (775,500.00)
PND Contract Administration and Inspection Contract			
Original Contract	Meyers Chuck CA&I Engineering Services	\$ 156,719.00	
	Total CA&I Services Cost to Date	\$ 156,719.00	\$ (156,719.00)
Project Funds Remaining for Construction Phase (50% CBW Funding / 50% State Funding)			\$ 870,170.00

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	June 10, 2025
	<u>Agenda Section</u>	<b>13</b>

Approval of Change Order No. 14 to McG Constructors, Inc. in the amount of \$78,219.41 for the Water Treatment Plant Improvements Project

**SUBMITTED BY:**

Amber Al-Haddad, Capital Projects Director

**FISCAL NOTE:**

**Expenditure Required: \$78,219.41**

**Amount Budgeted:**

**Account Number(s):**

72300 302 9999 00 72001

**Account Name(s):**

Water Fund CIP for Water Treatment Plant Improvements Project

**Unencumbered Balance of Approved  
Funding, prior to expenditure:**

**Reviews/Approvals/Recommendations**

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

**ATTACHMENTS:** 1) Project Funding and Change Order Report

### **RECOMMENDATION MOTION:**

Move to Approve Change Order No. 14 to McG Constructors, Inc. in the amount of \$78,219.41 for the Water Treatment Plant Improvements Project.

### **SUMMARY STATEMENT:**

The City and Borough of Wrangell's capital project to construct a new water treatment facility is on-going and is approximately 96% complete.

Several change orders have been issued to date, including a couple of no cost changes, as identified on the attached change order log for construction services. Based on its dollar value of \$ 78,219.41, Change Order 14 requires Assembly approval as it is over the Borough Manager's spending authority.

Change Order 14 includes the following items, which are a deviation in the contract or are a value add:

- Repair lower section of wall behind the demolished Ozone Generator, which has corroded the metal studs and damaged sheetrock (\$4,892.19)
- Provide Cat6 ethernet cables to the chemical injection pumps from the network panels; run conduit and make wall penetrations between chemical room and main plant electrical room; Run three Cat6 ethernet cables to the Admin Building panel 10-NP-02 from the three Chemical Injection pumps. (\$9,708.94)
- Hach instrumentation replacement. (\$2,644.03)
- Provide and install an additional sample pump assembly gear pump, priming assembly with valve. (\$7,265.70)
- Construction Change Directive-04 as outlined in Change Order 9. Provide and install additional approximate 150' of backwash discharge piping and remove abandoned tank in Bloom Trailer Court, requiring additional removal of unsuitable material and importing suitable backfill and bedding material. (T&M costs account for the additional work beyond what was originally scheduled for this task \$53,708.55)

Project funding approved to date, as reflected on the attached Project Funding Change Order Report, will be used to pay for Change Order No 14 expenditures.





## Change Order No. 14

Date of Issuance: June 4, 2025Effective Date: June 4, 2025

Project: Wrangell Water Treatment Plant	Owner: City and Borough of Wrangell	Owner's Contract No.:
Contract: 1046		Date of Contract: 11/03/2023
Contractor: McG Constructors, Inc.		Engineer's Project No.: 1528.50206.01

**The Contract Documents are modified as follows upon execution of this Change Order:**

Description: Corroded metal studs and damaged sheetrock were found in the wall behind the old ozone generator. Repairing the damaged wall with new steel studs and replacing drywall to 4 feet above floor with cement board & Fire-Resistant Paneling is necessary. The Caustic Soda pumps, coagulant pump, and orthophosphate pump need ethernet cable connections from the network panels. The Hach turbidimeters are getting replaced with UVT analyzers. A second post-chemical injection sample pump is needed.

**Attachments (list documents supporting change):**

COP21 – Repair Lower Wall Behind Demolished Ozone Generator \$4,892.19

COP22 – Ethernet Cables to Chemical Injection Pumps \$9,708.94

COP27 – Hach Replacements \$2,644.03

COP34 – Sample Pump Assembly \$7,265.70

CCD04/CO9 Agreement for FBW Installation T&amp;M Costs \$53,708.55

**CHANGE IN CONTRACT PRICE:**

Original Contract Price:

\$19,605,000

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 13:

\$513,089.35

Contract Price prior to this Change Order:

\$20,118,089.45 plus T&M of change order 9

[Increase] [Decrease] of this Change Order:

\$78,219.41

Contract Price incorporating this Change Order:

\$20,196,308.91

RECOMMENDED:

By: \_\_\_\_\_

Engineer (Authorized Signature)

Date: \_\_\_\_\_

Approved by Funding Agency if applicable): \_\_\_\_\_

**CHANGE IN CONTRACT TIMES:**Original Contract Times: ☐ Working days ☒ Calendar daysSubstantial completion (days or date): September 24, 2024Ready for final payment (days or date): December 31, 2024

[Increase] [Decrease] from previously approved Change Orders No. 1 to No. 13:

Substantial completion Phase I (days): 218Substantial completion Phase II (days): 262Ready for final payment (days): 176

Contract Times prior to this Change Order:

Substantial completion Phase I (date): April 30, 2025Substantial completion Phase II (date): June 13, 2025Ready for final payment (days or date): June 25, 2025

[Increase] [Decrease] of this Change Order:

Substantial completion Phase I (days): 0Substantial completion Phase II (days): 0Ready for final payment (days or date): 0

Contract Times incorporating approved Change Orders:

Substantial completion Phase I (date): April 30, 2025Substantial completion Phase II (date): June 13, 2025Ready for final payment (days or date): June 25, 2025

ACCEPTED:

By: \_\_\_\_\_

Owner (Authorized Signature)

Date: \_\_\_\_\_

ACCEPTED:

By: \_\_\_\_\_

Contractor (Authorized Signature)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Project Available at Start of Construction Phase		AMOUNT	TOTALS
Total Funding Available at Start of Construction Phase		\$ 21,774,130.00	\$ 21,774,130
McG Constructors Contract		AMOUNT	
Original Contract	Water Treatment Plant Construction	\$ 19,605,000.00	
Change Order #1	Modify Fire Alarm requirement; Modify Overhead Door requirement; Tie-in building sewer to waste drain	\$ (14,304.96)	
Change Order #2	No Cost Contract Language Requirements for Disadvantaged Businesses use and incorporating a new Federal David Bacon Wage Decision	\$ -	
Change Order #3	Falling and Bucking Trees above new building	\$ 7,475.00	
	Install new raw water line to lab	\$ 7,322.29	
	Cross Connection Valve Reconfiguration (mandate from DEC)	\$ 53,631.75	
Change Order #4	No Cost Time Extension	\$ -	
Change Order #5	Add surge protectionand spare fuse to Motor Control Center (MCC); Provide underground conduit and conductor between transformer and Ct Cabinet	\$ 84,256.48	
Change Order #6	Additional second high level sensor in hypochlorite tank to eliminate a single point of failure; Addition of an on-site backwash discharge valve cluster to allow a discharge directly off the filter backwash line to a drainage ditch if there were ever issues at one of the downstream lift stations. This would also allow for on-site discharge of	\$ 15,319.14	
Change Order #7	Addition of 6" Inline Fan w/ Rotary Speed Control \$3,327.24; Rock Breaking \$2,070; EQ Basins Media Removal \$12,362.50; Conduit, conductors, & Wiring Terminations \$35,052.97	\$ 52,812.71	
Change Order #8	Control Conduit & Conductors, Blower Controls, Long Lead Items for On-Site Grading Plan	\$ 60,549.42	
Change Order #9	Filter backwash piping (T&M Rates approved for future Change Order of final costs), Backwash control valve, On-site grading plans	\$ 131,186.49	
Change Order #10	Substantial Completion Date Extension for Phased Project (PhI April 30; Phase II June 13)	\$ -	
Change Order #11	UVT Analyzers & pH meter replacement, painting elimination in a few rooms, repair to a rotten wall, ethernet cables for injection pump, power for a chemical dosing location, and additional power receptacles on the upper	\$ 48,253.73	
Change Order #12	Chlorine contact basin header piping material (labor yet to be priced out)	\$ 30,245.00	
Change Order #13	New water line to chemical injection pumps and relocation/new static mixer post filter	\$ 36,342.00	
Change Order #14	Repair rotten wall, add ethernet cables to chemical injectioon pumps, Hach instrument replacements, sample pump assembly, CCD-04/CO9 agreement for additional pipe installed for Backwash Discharge Line (T&M costs)	\$ 78,219.41	
Total Construction Costs to Date		\$ 20,196,308.46	\$ (20,196,308.46)
DOWL CA/CI Contract			
Original Contract	Water Treatment Plant Construction Phase Contract Administration and Construction Inspection (CA/CI)	\$ 627,863.00	
Amendment 5	Special Inspections and SCADA System Integration	\$ 182,475.00	
Amendment 6	Resident Inspector (Actual)	\$ 148,354.34	
Amendment 7	Additional Construction Phase Contract Administration and Construction Inspection (CA/CI) and Speciality Inspection Services	\$ 130,256.00	

Amendment 8	Second Commissioing Trip for Water Engineer (Commissioning Agent) / August addiitonal Final Inspection Trip	\$	22,300.00	
	for DOWL's Project Manager and Water Engineer			
	Total Construction Phase CA/CI Costs to Date	\$	1,111,248.34	\$ (1,111,248.34)
CBW Salaries	CBW Salaries	\$	11,566.73	
	CBW Salaries	\$	8,725.78	
	CBW Salaries	\$	2,380.12	
	CBW Salaries	\$	1,795.53	
	Total CBW Salaries	\$	24,468.16	\$ (24,468.16)
Project Funds Remaining for Construction Phase				\$ 442,105.04

Item f.



## CITY & BOROUGH OF WRANGELL, ALASKA SPECIAL BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	June 10, 2025
	<u>Agenda Section</u>	<b>15</b>

**Executive Session:** Review of Borough Manager's Tasks

SUBMITTED BY:

Mason Villarma, Borough Manager

FISCAL NOTE:

**Expenditure Required:** \$XXX Total

FY 25: \$	FY 26: \$	FY27: \$
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**Amount Budgeted:**

	FY25 \$XXX
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**Account Number(s):**

	XXXXXX XXX XXXX
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**Account Name(s):**

	Enter Text Here
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**Unencumbered Balance(s) (prior to expenditure):**

	\$XXX
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Reviews/Approvals/Recommendations

<input type="checkbox"/>	Commission, Board or Committee
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS:

**RECOMMENDATION MOTION** I move, pursuant to 44.62.310 (c) (2), that we recess into an executive session and invite the Borough Manager into the session, to discuss matters that may tend to prejudice the reputation and character of any person, specifically the Review of Borough Manager's Tasks.

**SUMMARY STATEMENT:**

None.