



NIXLE Registration

Tuesday, February 27, 2024

Location: Borough Assembly Chambers

Work Session from 6:00-7:00 PM / Regular Assembly Meeting at 7:00 PM

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

- a. Wrangell Cooperative Association, Borough Assembly, and Staff

1. CALL TO ORDER

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

2. CEREMONIAL MATTERS

3. PERSONS TO BE HEARD

4. AMENDMENTS TO THE AGENDA

5. CONFLICT OF INTEREST

6. CONSENT AGENDA

MOTION ONLY: *Move to Approve the Consent Agenda, as submitted.*

- [a.](#) Minutes from the February 13, 2024 Regular Assembly Meeting
[b.](#) Approval of Proposed Tax Free Days (May 4th and October 5th), as requested by the Wrangell Chamber of Commerce
[c.](#) Final plat approval of the Eilertsen Replat, a replat and subdivision of Lot 4, Block 5, of the Wrangell Island West Subdivision (A.S.L.S 83-7) according to Plat No. 83-11, creating Lots 4A and 4B, zoned Rural Residential 1, owned and requested by James and April Eilertsen

7. BOROUGH MANAGER'S REPORT

- a. Borough Manager's Report
b. Infrastructure Report / Update

8. BOROUGH CLERK'S REPORT

- [a.](#) Borough Clerks Report

9. MAYOR AND ASSEMBLY BUSINESS

10. MAYOR AND ASSEMBLY APPOINTMENTS

- [a.](#) Parks & Recreation Board Appointment

11. PUBLIC HEARING

- a.** **ORDINANCE No. 1050** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 14.09.042, USE OF PORT AND HARBOR DUMPSTERS, IN CHAPTER 14.09 PROHIBITED PRACTICES, IN THE WRANGELL MUNICIPAL CODE
- b.** **ORDINANCE No. 1051** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MINOR OFFENSE FINE SCHEDULE IN CHAPTER 1.20, GENERAL PENALTY, OF THE WRANGELL MUNICIPAL CODE
- c.** Request for the sale/exchange of Borough-owned real property described as a portion of Parcel 7, A.S.L.S 84-83, zoned Commercial, adjacent to the Torgramsen-Glasner Subdivision, based on the requesting purchaser granting a utility easement acquisition on real property for the purpose of demonstrating Borough site control for the Water Treatment Plant Improvement project

12. UNFINISHED BUSINESS

13. NEW BUSINESS

- a.** **RESOLUTION No. 02-24-1845** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE PORT AND HARBOR FUND IN THE AMOUNT OF \$11,101 FOR METAL ROOFING AND PARTS PURCHASE AND AUTHORIZING ITS EXPENDITURE
- b.** **RESOLUTION No. 02-24-1846** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2024 BUDGET IN THE SEWER AND STREETS FUND TRANSFERRING \$32,995.00 FROM SEWER (\$16,497.50) AND STREETS (\$16,497.50) FUND SYSTEM MAINTENANCE AND SUPPLIES TO THE SEWER FUND CAPITAL EXPENDITURES LINE ITEM FOR A CRAWLER INSPECTION CAMERA AND AUTHORIZING ITS EXPENDITURE

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

15. EXECUTIVE SESSION – None.

16. ADJOURNMENT

**Minutes of Regular Assembly Meeting
Held on February 13, 2024**

Mayor Patricia Gilbert called the Regular Assembly meeting to order at 6:00 p.m., February 13, 2024, in the Borough Assembly Chambers. Assembly Member Powell led the pledge of allegiance.

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

ABSENT – None

Interim Borough Manager Villarma and Clerk Lane were also present.

CEREMONIAL MATTERS – None.

PERSONS TO BE HEARD

Chris Ellis, Wrangell Resident, spoke on the item for requiring insurance for vessels in the harbor; type of insurance is very important; Seward and Whittier are the only ones that require insurance for vessels in the harbor and the requirement is for liability; gave the example from Juneau on how much they are charging (surcharge) per foot; Wrangell is considering \$5 per foot and Juneau is a lot less than \$5 per foot.

Cassie Schlotzhauer, Wrangell Resident, spoke regarding the city parks and the need for upgrades; wanting to do a dedication park in the Shoemaker Park area, in memory of their daughter who passed away recently; looking to push for upgrades and to make the park ADA compliant both on the grounds and swings.

Wayne Ellis, Wrangell Resident, spoke on the item for requiring insurance for vessels and on the fact that most of the boats are not insured; may be other options that could be put in place instead of requiring insurance.

AMENDMENTS TO THE AGENDA – None.

CONFLICT OF INTEREST

Dalrymple declared a potential conflict of interest to Item 13h. Gilbert stated that she could understand the potential conflict, however, it would affect all of the Assembly Members, so she declared no conflict. There were no objections from the Assembly.

CONSENT AGENDA

MOTION ONLY: *Move to Approve the Consent Agenda, as submitted.*

6a Minutes from the January 23, 2024, Regular Assembly Meeting

6b **RESOLUTION NO. 02-24-1839** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ACCEPTING A GRANT IN THE AMOUNT OF \$22,500 FROM CLEAN VESSEL ACT GRANT FOR THE PUMPOUT STATION AT SHOEMAKER HARBOR

6c **RESOLUTION NO. 02-24-1840** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE PORT AND HARBOR FUND FOR THE AK DEPARTMENT OF FISH AND GAME CLEAN VESSEL ACT (CVA) 25% REQUIRED

MATCH FOR THE PUMPOUT STATION AT SHOEMAKER HARBOR AND
AUTHORIZING ITS EXPENDITURE

6d ~~RESOLUTION NO. 02-24-1842 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF
WRANGELL, ALASKA, SUPPORTING DEPARTMENT OF NATURAL RESOURCES
(DNR) FOR THE FEMA COOPERATING TECHNICAL PARTNERS (CTP) PROGRAM
GRANT APPLICATION~~ *Powell removed from the Consent Agenda – moved to Unfinished
Business*

6e Approval of a Letter of Support for House Bill (HB) 201

6f CORRESPONDENCE: Minutes from the December 18, 2023, Regular School Board Meeting

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

BOROUGH MANAGER'S REPORT

Economic Development Director Thomas provided an economic report. Matt Henson, Marketing and Community Development Coordinator gave a brief report on the recent visit from the USCG Pike; spoke in the upcoming “Kids don’t float / Touch a boat” event in April.

Interim Borough Manager Villarma provided his report.

BOROUGH CLERK'S REPORT

Clerk Lane provided her report.

MAYOR AND ASSEMBLY BUSINESS

Gilbert asked that we strengthen our MOA with both the Forest Service and Wrangell Cooperative Association.

Morrison stated that we might want to adopt an MOU with Sealaska as well.

MAYOR AND ASSEMBLY APPOINTMENTS – None.

PUBLIC HEARING

11a Petition to Rezone Lot 5, Block 1, according to Plat 83-11 of Wrangell Island West, zoned Rural Residential changing the zoning district from Rural Residential (RR) to Rural Remote Unit (RMU) requested by Christian Ryll

Gilbert called the Public Hearing to order and asked for an administrative report.

Villarma stated that the Planning & Zoning did not approve the request to rezone Mr. Ryll’s property.

Thomas also stated that because a zone change is legislative matter that would amend the code, the ultimate decision falls in the assembly; the Planning & Zoning Commission made a recommendation to deny the petition.

Mayor Gilbert opened the Public Hearing and asked if there was any persons who wanted to speak on this item.

Rod Ryll, resident, stated that when they originally purchased the property they liked the remoteness; they opened up the road but the road does not go to the property; didn't want that; chose to remain remote residential; access is not highway access.

Gilbert closed the Public Hearing and asked for a motion.

M/S: Morrison/Ottesen Petition to Rezone Lot 5, Block 1, according to Plat 83-11 of Wrangell Island West, zoned Rural Residential changing the zoning district from Rural Residential (RR) to Rural Remote Unit (RMU) requested by Christian Ryll.

Gilbert stated that there was currently no RMU zoning designation in Wrangell Island West in the Wrangell Municipal Code.

Thomas stated that before we became a borough in 2008 and before the Comprehensive plan was adopted in 2010, there were several areas that remained RMU; the Ryll property may have been considered RMU before incorporation however, after incorporation, the area in question was rezoned RR, most likely due to its proximity to Zimovia Highway; Thomas also stated that Mr. Ryll's property is currently accessible by a private driveway that was developed by the two southern property owners.

At the request of Gilbert on what Spot Zoning was, Thomas stated that "Spot Zoning" is essentially changing the zoning of an individual parcel within a greater area of land; the Alaska Statutes do not preclude spot zoning necessarily although the courts have reviewed certain cases to determine the ethics of it; provided a reference to some case studies in Homer where the courts ruled in favor of the municipality when someone sought spot zoning for their particular land area.

Motion failed unanimously by polled vote.

UNFINISHED BUSINESS

12a RESOLUTION NO. 02-24-1842 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, SUPPORTING DEPARTMENT OF NATURAL RESOURCES (DNR) FOR THE FEMA COOPERATING TECHNICAL PARTNERS (CTP) PROGRAM GRANT APPLICATION (moved from the Consent Agenda)

M/S: Powell/Ottesen to approve Resolution No. 02-24-1841. Motion approved by polled vote.

NEW BUSINESS

13a ORDINANCE No. 1050 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 14.09.042, USE OF PORT AND HARBOR DUMPSTERS, IN CHAPTER 14.09 PROHIBITED PRACTICES, IN THE WRANGELL MUNICIPAL CODE

M/S: Powell/Morrison to approve First Reading of Ordinance No. 1050 and move to a Second Reading with a Public Hearing to be held on February 27, 2024. Motion approved by polled vote.

13b ORDINANCE No. 1051 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MINOR OFFENSE FINE SCHEDULE IN CHAPTER 1.20, GENERAL PENALTY, OF THE WRANGELL MUNICIPAL CODE

M/S: Powell/Morrison to approve First Reading of Ordinance No. 1051 and move to a Second Reading with a Public Hearing to be held on February 27, 2024. Motion approved by polled vote.

13c RESOLUTION No. 02-24-1841 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AUTHORIZING PARTICIPATION IN THE FY2024 U.S. DEPARTMENT OF TRANSPORTATION REBUILDING AMERICAN INFRASTRUCTURE WITH SUSTAINABILITY AND EQUITY (RAISE) GRANT PROGRAM AND COMMITTING FUNDS FOR PROJECT COSTS THAT EXCEED \$25,000,000 AND PROJECT COST OVERRUNS FOR THE WRANGELL HARBOR BASIN REVITALIZATION & TRANSPORTATION RESILIENCY PROJECT

M/S: Morrison/Ottesen to approve Resolution No. 02-24-1841. Motion approved by polled vote.

13d RESOLUTION NO. 02-24-1843 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE SALE OF TWO PUMP REBUILD KITS IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE SECTION 5.10.061, DISPOSAL OF SURPLUS PROPERTY EXCEPT TO WAIVE THE PROVISION THAT STATES “TO DISPOSE OF IN ACCORDANCE WITH WRITTEN POLICIES AND PROCEDURES”

M/S: Powell/Ottesen to approve Resolution No. 02-24-1843. Motion approved by polled vote.

13e Discussion and Possible Direction: Port & Harbor Insurance

After extensive discussion with the Borough Assembly, Harbormaster Miller, and Interim Manager Villarma, the Assembly directed the Borough Manager to schedule a Joint Work Session with the Port Commission for March 7, 2024.

Joe Holden, Wrangell Resident spoke in favor of insurance for vessels.

13f Discussion and Possible Direction: Mill Property Uses

Villarma stated that a good vision for the Mill Property would be to bring in business and job opportunities; asked if the Assembly was open to longer term leases.

After more discussion, there was no objection to opening up longer term leases at the Mill Site location.

13g Approval of Congressional Direct Spending Priorities

M/S: Powell/Ottesen to approve the recommended Congressional Direct Spending Priorities for FY2025. Motion approved by polled vote.

13h ORDINANCE No. 1052 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 3.04.095 – MAYOR AND ASSEMBLY COMPENSATION TO CHAPTER 3.04 – ASSEMBLY – GENERAL PROVISIONS IN THE WRANGELL MUNICIPAL CODE

M/S: Morrison/Ottesen to approve First Reading of Ordinance No. 1052 and move to a Second Reading with a Public Hearing to be held on February 27, 2024.

Dalrymple stated that if there was an issue with attendance, the municipal code covers that downfall; has a problem with the Assembly essentially funding themselves; would rather that this be brought before the people as an advisory vote at the next election.

Powell expressed that this is not about compensation; this is about attracting younger people to run for office.

M/S: DeBord/Powell to amend the Ordinance to add a provision that allows any assembly member to elect to forego compensation. Amendment was approved with Powell, Robbins, DeBord, Morrison, Ottesen, and Gilbert voting yes; Dalrymple voted no.

Main motion, as amended was approved with Powell, Robbins, DeBord, Morrison, Ottesen, and Gilbert voting yes; Dalrymple voted no.

13i RESOLUTION NO. 02-24-1844 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR THE ADDITION OF AN INTERN POSITION AND THE AMENDMENT TO THE NON-UNION WAGE AND GRADE TABLE

M/S: Morrison/Ottesen to approve Resolution No. 02-24-1844.

Morrison spoke in favor of this.

Powell spoke in opposition to doing this as an on-the-job training position since the borough would be putting in a lot of time into a person who will not stick around; believes this is a good idea but needs more work.

Villarma stated that this position would be specific to City Hall needs.

Motion approved by polled vote.

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

EXECUTIVE SESSION

15a Executive Session: IBEW Collective Bargaining Agreement Negotiations Progress

M/S: Morrison/Powell moved, pursuant to AK 44.66.310(c)(1), that we go into Executive Session, and invite the Interim Borough Manager and Assistant Interim Borough Manager, to discuss the Collective Bargaining progress which is a matter by law required to be confidential. Motion approved by polled vote.

The Assembly moved into Executive Session at 8:48 p.m.

The Assembly reconvened back into the Regular meeting at 9:27 p.m.

Regular Assembly meeting adjourned at 9:29 p.m.

Patricia Gilbert, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk



Wrangell Chamber of Commerce

P.O. Box 49
Wrangell, AK 99929
(907) 874-3901
www.wrangellchamber.com

February 21, 2024

City & Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

Dear Assembly Members,

The Wrangell Chamber of Commerce would respectfully request that the Tax Free Days for 2024 be set for Saturday, May 4, and Saturday, October 5.

Thank you for your consideration and please feel free to contact the Wrangell Chamber of Commerce office with any questions.

Sincerely

Tommy Wells
Executive Director
Wrangell Chamber of Commerce

Cc: Bill Burr, President
Chamber Board of Directors

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	February 27, 2024
	<u>Agenda Section</u>	6

Final plat approval of the Eilertsen Replat, a replat and subdivision of Lot 4, Block 5, of the Wrangell Island West Subdivision (A.S.L.S 83-7) according to Plat No. 83-11, creating Lots 4A and 4B, zoned Rural Residential 1, owned and requested by James and April Eilertsen

SUBMITTED BY:

Kate Thomas, Economic Development Director

FISCAL NOTE:

Expenditure Required: \$XXX Total	
Fiscal Year (FY):	Amount: \$
Amount Budgeted:	
	FY: \$
Account Number(s):	
	XXXXX XXX XXXX
Account Name(s):	
	Enter Text Here
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)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Final Plat of the Eilertsen Replat; 2. Aerial map of lots

This item is being considered under the Consent Agenda. Matters listed under the consent agenda are considered to be routine and will be enacted by one motion and vote. There will be no separate discussion on these items. **If the Mayor, and Assembly Member, the Manager or Clerk requests discussion and/or consideration on an item under the Consent Agenda, that item will be removed from the Consent Agenda and will be considered under Unfinished Business.**

RECOMMENDATION MOTION (*Consent Agenda Item*):

Approved under the Consent Agenda.

SUMMARY STATEMENT: The minimum lot size for lots zoned Rural Residential is 15,000 square feet (WMC 20.52.090), except that the minimum lot area may be 10,000 square feet for lots served by public water and sewer service, or for lots entirely within an area for which a local improvement district is proposed and a central sanitary sewer system is approved by the State Department of Environmental Conservation. The applicant is subdividing Lot 4 (211,130 sq. ft. or 4.847 acres) into two lots creating Lot 4A (54,734 sq. ft.) and 4B (156,395 sq. ft.). Both lots are greater than the minimum lot size.

The final plat was approved at the Planning and Zoning Commission meeting on February 15th, 2024.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AND WITHOUT RESERVE. WE HEREBY DEDICATE TO THE PUBLIC THE OPEN SPACES TO PUBLIC OR PRIVATE USE, AS NOTED.

DATE _____ JAMES EILERTSEN
 DATE _____ APRIL EILERTSEN

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY QUALIFIED AND SWORN, AND AFTER PERSONAL KNOWLEDGE AND WITHOUT OBJECTION TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND TO BE THE ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL ASSEMBLY AND THAT THE PLAT SHOWING HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL
 ATTEST: _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL AND THAT THE PLAT SHOWING HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT MAGISTRATE, EX-OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ CHAIRMAN, PLANNING COMMISSION
 SECRETARY _____

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

I, THE UNDERSIGNED, AS THE PROPERTY TAX CLERK FOR THE CITY AND BOROUGH OF WRANGELL, HEREBY CERTIFY THAT ACCORDING TO THE RECORDS IN MY POSSESSION, THE FOLLOWING DESCRIBED PROPERTY IS CARRIED ON THE TAX RECORDS OF THE CITY AND BOROUGH OF WRANGELL, IN THE NAME OF _____

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

ASSESSOR CITY AND BOROUGH OF WRANGELL

OWNERSHIP STATUS

1. LOT 4, A.S.L.S. 88-7 (JAMES & APRIL EILERTSEN)

PROPOSED OWNERSHIP

1. LOT 4A, EILERTSEN REPLAT (JAMES & APRIL EILERTSEN)
 2. LOT 4B, EILERTSEN REPLAT (JAMES & APRIL EILERTSEN)

PREVIOUS LOT AREAS

1. LOT 4, A.S.L.S. 88-7 (211,180 SQ. FT./4.847 ACRES)

NEW LOT AREAS

1. LOT 4A, EILERTSEN REPLAT (54,734 SQ. FT./1.257 ACRES)
 2. LOT 4B, EILERTSEN REPLAT (156,395 SQ. FT./3.590 ACRES)

PREVIOUS LOT ZONING

1. LOT 4, A.S.L.S. 88-7 (RURAL RESIDENTIAL ONE)

NEW LOT ZONING

LOT 4A, EILERTSEN REPLAT (RURAL RESIDENTIAL ONE)
 LOT 4B, EILERTSEN REPLAT (RURAL RESIDENTIAL ONE)

NOTES

1. THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5900.
2. ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
3. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
 - PLAT 89-21 (A.S.L.S. 89-7)
 - ORED 2023-000235-0

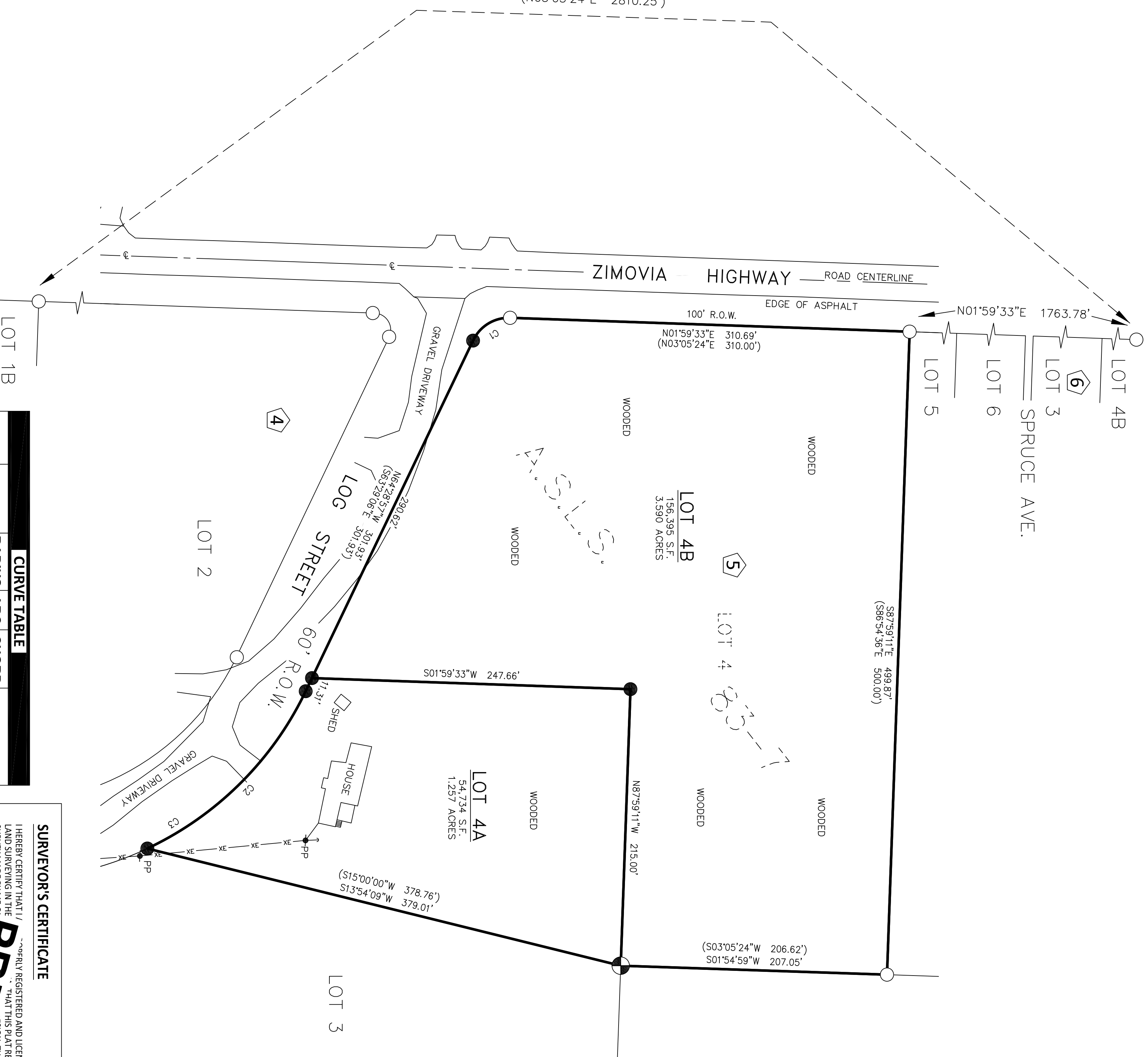
BASIS OF BEARING

BEARINGS SHOWN ARE MAD_8312011(EPOCH-2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 5.81 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT DATUM: NAD 83, 2011. LONG WAVELENGTH GPS DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
	BLOCK NUMBER
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	PRIMARY MONUMENT RECOVERED
	UNSURVEYED
	SURVEYED
	ROW CENTERLINE
	RECORD EASTMENT BOUNDARY
	EXISTING OVERHEAD ELECTRICAL
	MEASURED DATA
	RECORD DATA

BASIS OF BEARING

N01°59'33"E 2809.91'
 (N03°05'24"E 2810.25')

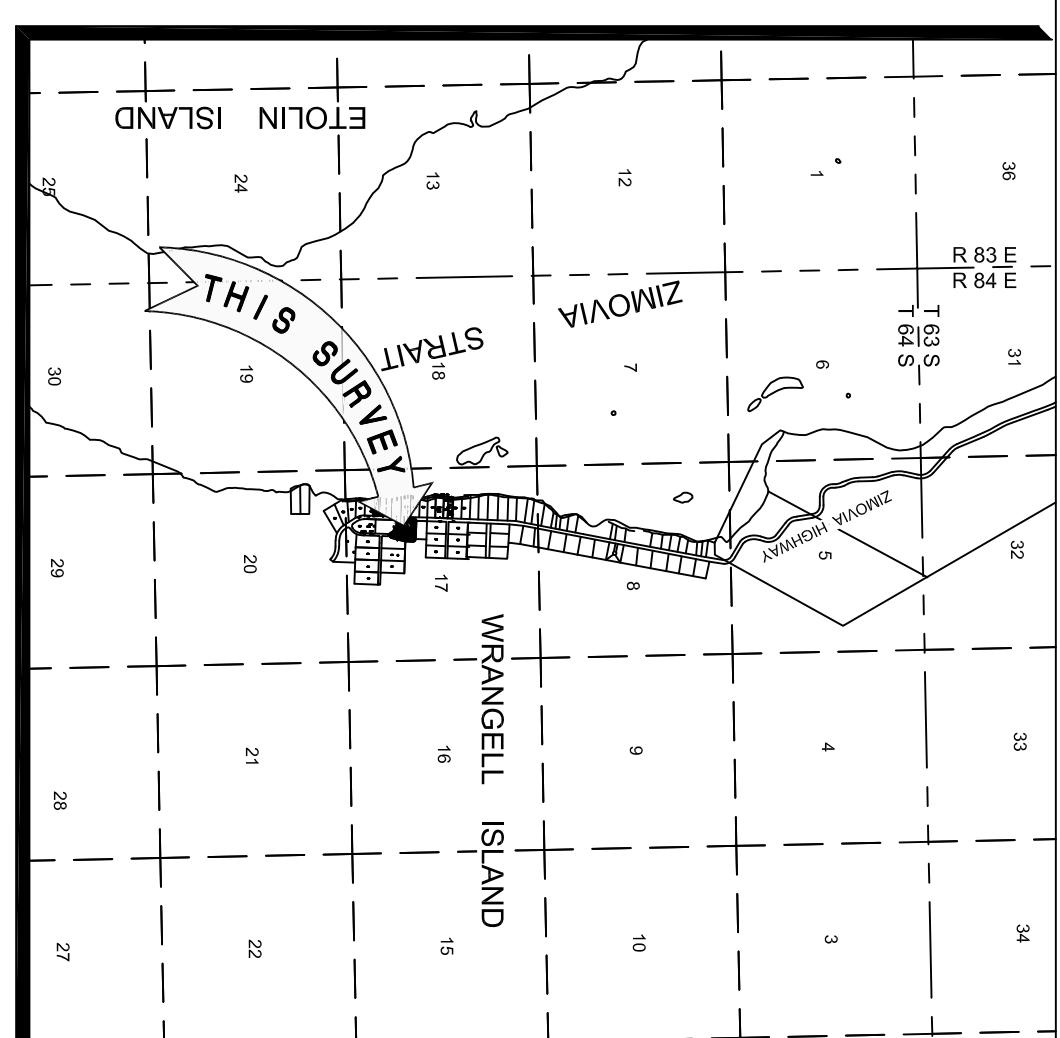


CURVE TABLE					
CURVE	DELTA	RADIUS (FT)	ARC (FT)	CHORD (FT)	CH. BEARING
C1	67°10'21"	30.52'	35.78'	33.27'	N31°55'38"W
C2	66°28'30"	30.52'	35.41'	33.46'	N30°06'51"W
C3	39°12'19"	258.49'	176.88'	173.44'	N44°47'51"W
C4	39°14'35"	258.49'	177.05'	173.60'	N43°45'48"W
C5	66°29'20"	258.49'	299.96'	283.41'	N31°09'21"W
C6	66°34'04"	258.49'	300.32'	283.22'	N30°06'04"W

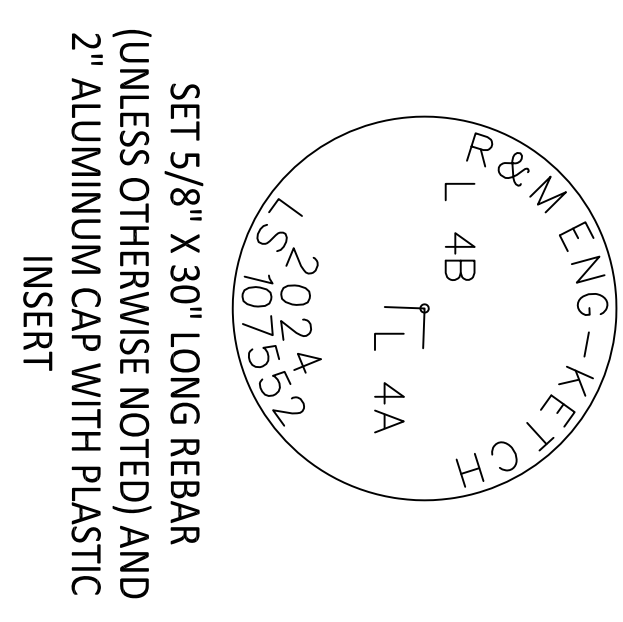
SURVEYOR'S CERTIFICATE

HEREBY CERTIFY THAT I, _____, AM A QUALIFIED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA. I HAVE PERSONALLY EXAMINED THE MONUMENTS SHOWN AND THAT ALL DIMENSIONS ARE CORRECT.

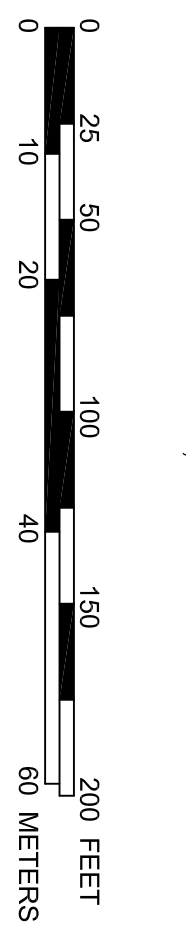
DATE _____
 CHRISTOPHER G. PETERSON, PLS # 107552



TYPICAL SECONDARY MONUMENT SET THIS SURVEY



SCALE 1"=50'



SHEET 1 OF 1

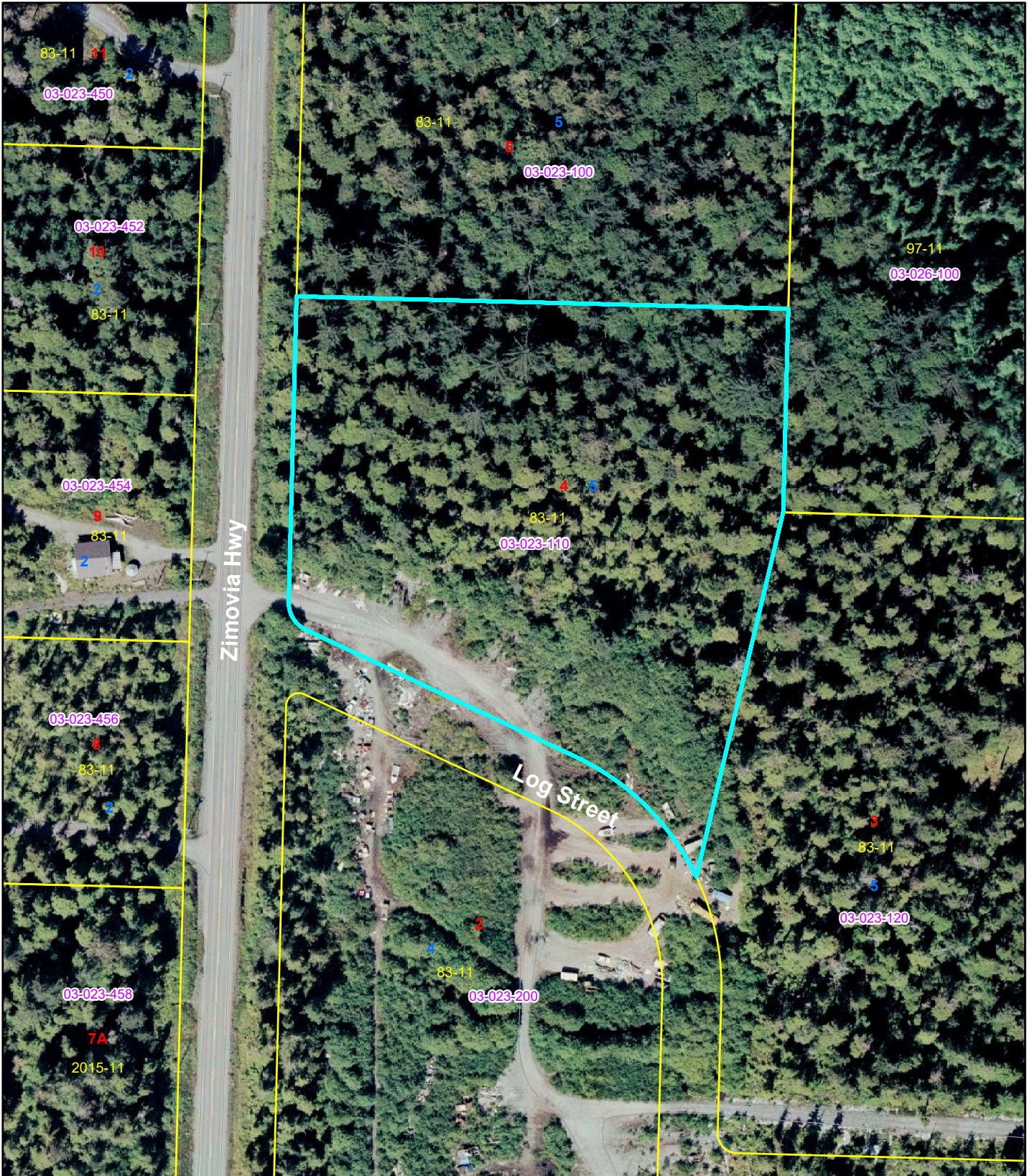
R&M ENGINEERING
 7180 BEVILL ROAD, SUITE 300
 KETCHIKAN, AK 99901
 Phone: (907) 226-2917
 Fax: (907) 226-2441
 P.O. BOX 2298
 WRANGELL, AK 99929
 Phone: (907) 305-0290

EILERTSEN REPLAT
 A REPLAT AND SUBDIVISION OF
 LOT 4, WITHIN BLOCK 5,
 OF WRANGELL ISLAND WEST SUBDIVISION (A.S.L.S. 83-7),
 ACCORDING TO PLAT 83-11;
 CREATING

LOCATED WITHIN
 WRANGELL ISLAND WEST SUBDIVISION (A.S.L.S. 83-7)
 SECTION 17 T. 64S., R. 84E.
 WRANGELL, ALASKA 99929
 WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH DATE: NOVEMBER 2023
 DRAWN BY: MCH DATE: NOVEMBER 2023

SCALE: 1"=50' CHECKED: CGP R&M PROJECT NO.: 232820



Eilertsen Replat and Subdivision

Public Map



1 inch = 141.824612 feet
 Date: 1/5/2024



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

CITY & BOROUGH OF WRANGELL, ALASKA

BOROUGH CLERK'S REPORT

SUBMITTED BY: Kim Lane, Borough Clerk

Upcoming Meetings & Other Informational dates:

Other City Boards/Commissions:

March 5 – Economic Development Board mtg at 5:30pm in the Assembly Chambers

March 14 – Planning & Zoning Commission mtg at 5:30pm in the Assembly Chambers

Community Events:

March 25 – City Offices – CLOSED for Seward's Day

Meetings and Other events of the Borough Assembly:

Please see below for the list of upcoming meetings for the Assembly.

Upcoming 2024 Work Sessions (scheduled), Public Hearings (scheduled), Regular Assembly Meetings, and Other Meetings (scheduled)

Date	Time	Purpose
<i>February 27 (WS with WCA)</i>	<i>6pm</i>	<i>Regular Assembly Meeting (begins at 7pm)</i>
<i>March 7</i>	<i>5:30pm</i>	<i>Joint WS with Port Commission (Harbor Insurance)</i>
<i>March 8</i>	<i>8:30-NOON</i>	<i>Work Session with Sealaska</i>
<i>March 12 (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>March 26 (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>April 9 (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>April 23 (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>May 13</i>	<i>5:30pm</i>	<i>Board of Equalization Hearing</i>
<i>May 14 (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>May 16</i>	<i>5:30pm</i>	<i>Budget Work Session ONLY</i>
<i>May 28 (Budget PH, FY25 Budget Adoption & Mill Levy Adoption - tentative)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>June 11 (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>June 25 (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>

- Once the Budget calendar has been populated, it will be shared with the assembly and public. I will amend the schedule above accordingly.

Assembly Compensation Ordinance – As stated in the email that was sent to the Assembly, Charter Section 2-3, it specifically states that “No assembly member may receive any compensation for serving on the assembly, but may be reimbursed for expenses incurred in the discharge of his or her official duties”.

As you know, if something is stated in our Charter, it takes an affirmative vote of the people at a regular or special election to change it.

Therefore, we will not be bringing the Ordinance back to the assembly at this time.



If the assembly wants me to draft an ordinance that the assembly would adopt at a meeting in May or June to add it to the ballot, please show me four hands!

To be clear, if the question were to be on the ballot, it would be to change the language in the Charter to allow for compensation and after the election (if it passes), a new Ordinance would come before you to set the dollar amount in Chapter 3-04.

Parks & Recreation Board Appointment – We received a letter of interest for the Parks & Recreation Board vacancy from Lorne Cook.

Public Forum (cemetery) – I gave a presentation for community members on Saturday, February 24th for those who wanted information on end-of-life processes. This included information on how many spaces we have in the current columbarium and cemetery. Also, information was provided on the costs for burial in the cemetery or columbarium. This is a first for me. I was happy to be invited to provide this information to our community members.

Euthanasia – We are still working through the process to try and make this happen. I spoke with the vet in town, and he said that he would work with the two individuals who are interested in taking on this task. The challenge is finding a certification course. I have reached out to an ex-police officer in Wrangell who went through the certification process to find out where he received his training. I have also emailed an online certification course contact that was given to me and have yet to receive a response.

Municode – During the Strategic Planning event with department heads, I was able to provide some training on agenda statements and items. I forget sometimes that although I work in Municode constantly, most department heads do not.

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	February 27, 2024
	<u>Agenda Section</u>	10

Parks & Recreation Board Appointment

<u>SUBMITTED BY:</u>			
Kim Lane, Borough Clerk			

RECOMMENDATION

Appointments are to be made by the Mayor, with the consent of the Assembly for the following vacancy:

<i>Board/Committee/Commission</i>	<i>Letter of Interest Received from:</i>
Parks & Recreation Board (1 Available)	1. LORNE COOK

Procedure - Mayor: “I will appoint _____ to fill the vacancy on the _____ until October 2025.

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

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

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

Motion: Move to appoint _____ to fill the vacancy on the _____ for the term up until October 2025.

Begin forwarded message:

From: Lorne Cook <lcook@wrangell.com>
Date: February 16, 2024 at 8:42:56 AM PST
To: Kim Lane <clerk@wrangell.com>
Subject: Parks and recreation advisory board

Hey Kim,

Just wanted to write this email to let you know that I am interested in the advisory board seat for parks and recreation. Let me know what all I have to do to get that ball rolling.

On another note. I would like to also check in on the animal euthanasia and what we figured out there as far as what we have to do to become licensed or to have the ability to do this.

Thanks,
Lorne Cook

Get [Outlook for iOS](#)

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	February 27, 2024
	<u>Agenda Section</u>	11

ORDINANCE No. 1050 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 14.09.042, USE OF PORT AND HARBOR DUMPSTERS, IN CHAPTER 14.09 PROHIBITED PRACTICES, IN THE WRANGELL MUNICIPAL CODE

SUBMITTED BY:

Steve Miller, Port & Harbor Director

<u>FISCAL NOTE:</u>		
Expenditure Required: \$XXX Total		
FY: \$	FY: \$	FY2: \$
Amount Budgeted:		
	FY22 \$XXX	
Account Number(s):		
	XXXXX XXX XXXX	
Account Name(s):		
	Enter Text Here	
Unencumbered Balance(s) (prior to expenditure):		
	\$XXX	

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

ATTACHMENTS: 1. ORD 1050

MAYOR PROCEDURE: Declare the Public Hearing open. The Mayor shall ask if there is any administrative report on the Public Hearing Item. Persons who signed up to talk on this item shall be called to the podium.

Once all persons have been heard, declare the Public Hearing closed and entertain a motion.

RECOMMENDATION MOTION:
Move to Approve Ordinance 1050.

SUMMARY STATEMENT: This ordinance will govern the usage of harbor dumpsters, specifically restricting their access to port and harbor users. These dumpsters are solely intended for the disposal of vessel trash, while strictly prohibiting the dumping of hazardous waste, oil products, gasoline, large commercial fishing gear, construction debris, furniture, and any other bulky or dangerous items. In the past we have pulled out refrigerators and even a Volkswagen bug cut into pieces. This ordinance explicitly forbids the disposal of non-port and harbor related waste, encompassing household waste and construction waste.

The Port Commission, at their regular meeting on February 1st, did review and approve the proposed Ordinance, as presented.

CITY AND BOROUGH OF WRANGELL, ALASKA
ORDINANCE NO. 1050

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 14.09.042, USE OF PORT AND HARBOR DUMPSTERS, IN CHAPTER 14.09 PROHIBITED PRACTICES, IN THE WRANGELL MUNICIPAL CODE

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

SEC. 1. Action. The purpose of this ordinance is to add Section 14.09.042, Use of Port and Harbor dumpsters to Chapter 14.09, in the Wrangell Municipal Code.

SEC. 2. Amendment. Section 14.09.042, Use of Port and Harbor dumpsters, is added as follows:

14.09.042 Use of Port and Harbor dumpsters.

- A. Dumpsters provided at port and harbor facilities are for port and harbor related use only.
- B. Port and Harbor dumpsters are only for vessel trash disposal. Dumping of oil products, gasoline, large commercial fishing gear and equipment, construction debris, furniture, and any other large objects or hazardous waste are prohibited. All cardboard products should be flattened and placed neatly in-between dumpsters to maximize dumpster capacity.
- C. The dumping of non-port and harbor related waste, such as household waste and construction waste, is prohibited.

SEC. 3. Severability. If any provision of this ordinance, or any application thereof to any person or circumstances is held invalid, the remainder of this ordinance and the application to all other persons or circumstances shall not be affected thereby.

SEC. 4. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.

SEC. 5. Effective Date. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING: February 13, 2024

PASSED IN SECOND READING: _____, 2024

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>	February 27, 2024
	<u>Agenda Section</u>	11

ORDINANCE No. 1051 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MINOR OFFENSE FINE SCHEDULE IN CHAPTER 1.20, GENERAL PENALTY, OF THE WRANGELL MUNICIPAL CODE

SUBMITTED BY:

Steve Miller, Port & Harbor Director

FISCAL NOTE:

Expenditure Required: \$XXX Total		
FY 21: \$	FY 22: \$	FY23: \$
Amount Budgeted:		
	FY22 \$XXX	
Account Number(s):		
	XXXXX XXX XXXX	
Account Name(s):		
	Enter Text Here	
Unencumbered Balance(s) (prior to expenditure):		
	\$XXX	

Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. ORD 1051

MAYOR PROCEDURE: Declare the Public Hearing open. The Mayor shall ask if there is any administrative report on the Public Hearing Item. Persons who signed up to talk on this item shall be called to the podium.

Once all persons have been heard, declare the Public Hearing closed and entertain a motion.

RECOMMENDATION MOTION:
Move to Approve Ordinance 1051.

SUMMARY STATEMENT:

With the adoption of Ordinance No. 1050 (Use of Port and Harbor Dumpsters), a change to the Fine Schedule (WMC 1.20) is necessary. This Ordinance will make the change to the Fine Schedule in WMC 1.20.

The fine for this offense will be \$150.00 for each offense.

CITY AND BOROUGH OF WRANGELL, ALASKA
ORDINANCE NO. 1051

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MINOR OFFENSE FINE SCHEDULE IN CHAPTER 1.20, GENERAL PENALTY, IN THE WRANGELL MUNICIPAL CODE

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

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

SEC. 1. Action. The purpose of this ordinance is to amend the Minor Offense Fine Schedule in Section 1.20.050 of Chapter 1.20, General Penalty, of the Wrangell Municipal Code to add to the fine schedule the code sections relating to violations of Chapter 14.09 – Use of Port and Harbor Dumpsters.

SEC. 2. Amendment. Section 1.20.050 of the Wrangell Municipal Code is amended to read:

1.20.050 Minor Offense Fine Schedule.

In accordance with AS 29.25.070(a), citations for the following offenses may be disposed of as provided in AS 12.25.195-.230, without a court appearance, upon payment of the fine amounts listed below plus the state surcharge required by AS 12.55.039 and AS 29.25.074. Fines must be paid to the police department. If an offense is not listed on a fine schedule, the defendant must appear in court to answer the charges. The Alaska Court System's Rules of Minor Offense Procedure apply to all offenses listed below. Citations charging these offenses must meet the requirements of Minor Offense Rule 3. If a person charged with one of these offenses appears in court and is found guilty, the penalty imposed for the offense may not exceed the fine amount for that offense listed below.

The fine amounts listed below are doubled for motor vehicle or traffic offenses committed in a highway work zone or traffic safety corridor, as those terms are defined in AS 28.90.990 and 13 AAC 40.010(b).

An offense listed in this schedule may not be disposed of without court appearance if the offense is in connection with a motor vehicle accident that results in the death of a person.

Section	Offense	Penalty/Fine
...		
<u>14.09.042</u>	<u>Use of Port and Harbor Dumpsters</u>	<u>\$150.00 fine for each offense.</u>
...		

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

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

PASSED IN FIRST READING: February 13, 2024

PASSED IN SECOND READING: _____, 2024

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>	February 27, 2024
	<u>Agenda Section</u>	11

Request for the sale/exchange of Borough-owned real property described as a portion of Parcel 7, A.S.L.S 84-83, zoned Commercial, adjacent to the Torgramsen-Glasner Subdivision, based on the requesting purchaser granting a utility easement acquisition on real property for the purpose of demonstrating Borough site control for the Water Treatment Plant Improvement project

<u>SUBMITTED BY:</u>
Mason Villarma, Interim Borough Manager Amber Al-Haddad, Capital Facilities Director

<u>FISCAL NOTE:</u>		
Expenditure Required: \$		
FY 23: \$	FY 24: \$	FY25: \$
Amount Budgeted:		
Account Number(s):		
Account Name(s):		
Unencumbered Balance(s) (prior to expenditure):		

<u>Reviews/Approvals/Recommendations</u>	
<input checked="" type="checkbox"/>	P&Z Commission
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

- ATTACHMENTS:
1. Email outline of agreement of terms between CBW and Mr. Glasner, through correspondence from Amber Al-Haddad, Capital Facilities Director to Don Glasner;
 2. P&Z Commission Recommendation Memo from Kate Thomas, Economic Development Director
 3. Land Purchase Aerial Map
 4. Recorded Utility Easement on Parcel 03-002-306 owned by Don Glasner

MAYOR PROCEDURE: Declare the Public Hearing open. The Mayor shall ask if there is any administrative report on the Public Hearing Item. Persons who signed up to talk on this item shall be called to the podium.

Once all persons have been heard, declare the Public Hearing closed and entertain a motion.

RECOMMENDATION MOTION:

Approval to move forward with the sale/exchange of Borough-owned real property described as a portion of Parcel 7, A.S.L.S 84-83, zoned Commercial, adjacent to the Torgramsen-Glasner Subdivision, based on the requesting purchaser granting a utility easement acquisition on real property for the purpose of demonstrating Borough site control for the Water Treatment Plant Improvement project.

SUMMARY STATEMENT

The water plant project's federal funding partners, both USDA and EDA, require the Borough to provide proof, through legal counsel concurrence, that we have site control for all lands upon which the infrastructure project will be constructed.

As such, the Borough realized a need to acquire a utility easement on private property, real property described as a portion of Parcel 03-002-306 currently owned by Don Glasner, for a portion of the backwash water discharge line associated with the Water Treatment Plant Improvement project.

Plat 2016-2 associated with this property noted that a utility easement was in place for the existing water line, which has been designed to be repurposed in the water plant project as the backwash discharge sewer line; however, upon legal counsel research, it was determined that the previous easement had been relinquished by the federal government when the real property was transferred to the previous private land owner, Mr. Torgramsen, and thus it did not exist for Borough use.

Through the utility easement acquisition negotiations with current real property owner, Don Glasner, he agreed to enter into an agreement with the Borough for the necessary utility easement in exchange for consideration of his request to purchase a 125' x 235' (see attached Land Purchase Aerial Map that reflects the approximate area of the requested land) portion of Borough-owned real property described as a portion of Parcel 7, A.S.L.S 84-83, zoned Commercial. This portion of the Borough-owned property is adjacent to Mr. Glasner's property under the Torgramsen-Glasner Subdivision.

Based on the critical nature of the utility easement needed to meet funding requirements related to the water plant project, administration agreed to recommend to the Borough Assembly the sale of the portion of the Borough-owned property described as a portion of Parcel 7, A.S.L.S 84-83 at a price less than market value in exchange for receiving the utility easement on the Don Glasner property. The

impact of not having the utility easement is that the federal agencies will not reimburse the Borough for project expenditures without the Borough proving compliance with site control. Borough counsel must perform property title searching and certify site control compliance.

The utility easement for the backwash discharge line has been granted by Mr. Glasner and it is now complete as recorded with the Wrangell Records Office (copy of easement attached). With the sale of the requested Borough-owned land, a subsequent utility easement will be included in the survey and plat as the existing utility pipe continues through that section of land proposed to be sold.

Administration recommends approving the sale/exchange of Borough-owned real property to/with Don Glasner without public bidding and at a less than market value, in an amount equal to \$26,150 [(29,375sqft * \$1/sqft) - \$3,225 for easement] in accordance with WMC 16.12.080, based on the economic value and critical need for the utility easement for our Water Treatment Plant Improvement project.

16.12.080 Exchange or trade of borough real property or tidelands.

Notwithstanding any other requirement of this chapter, except the requirements provided for public notice in WMC [16.12.015](#), exchanges or trades of borough-owned real property or tidelands or interests therein shall be governed solely by this subsection and in compliance with the borough charter, the borough assembly may, by resolution and without public bidding, exchange any borough-owned real property or tidelands or interest therein, provided that:

A. The value of the borough-owned real property, or interest therein, and the value of the real property, or tidelands, or interest therein, to be exchanged have been determined by either an appraisal prepared by a qualified appraiser obtained by the borough within the preceding 12 months, or by review of the then current property assessment records of the borough.

B. The value of the borough-owned real property, or tidelands or interest therein, is equal to the value of the real property, tidelands or interest therein, to be exchanged; or, if the value of the borough-owned real property, tidelands or interest therein is different from the value of the real property, or tidelands or interest therein, to be exchanged, the difference is made up in money.

C. The borough assembly determines by resolution that the borough-owned property or tidelands or interest therein is no longer needed for municipal purposes and that the exchange of properties or tidelands or interests therein is in the public interest.



CITY & BOROUGH OF WRANGELL

INCORPORATED MAY 30, 2008

Capital Facilities Department

PO Box 531, Wrangell, AK 99929

Phone (907)-874-3902

To: Don Glasner

Email Communication from December 1, 2023

Hello Don,

Please find below a modification to my November 30th outline of land exchange concerns. The following is agreed to for presentation to our Borough Assembly, for final approval.

The Borough has the need for a legal document that identifies the granting of a utility easement for the currently abandoned water line those traverses, in part, your property. The approximate location of that 10' water easement is reflected on Plat 2016-2.

You seek an exchange of land that would benefit both you and Borough. The Borough is requesting a utility easement in the area of approximately 10' x 215' (2,150 sf). A recent land appraisal related to the same utility easement on the adjacent Bloom property (Panhandle Trailer Court) was valued at \$1.50/sf. You have accepted the \$1.50/sf for the easement area, with a value of \$3,225.

You have requested consideration to purchase a portion of Borough-owned land adjacent to your property, Parcel 03-002-306. Your request is to extend your back property line into the existing Borough parcel by one hundred twenty-five feet (125'). The length of your back property line is two hundred thirty-five feet (235'). Thus, the purchase request is for an area of 125' x 235', equating to 29,375 square feet (sf) of land. If the request to purchase is approved by our Assembly, you agree to grant an extension to the above referenced utility easement in an area of 10' (w) x 125' (l) equating to 1,250 square feet (sf) of easement area. Your justification for offering a price below the market value of the land is to work with the Borough to see the easement established for the purpose of the Borough showing site control for the Water Treatment Plant Improvement project, as required by our federal funding partners on the infrastructure project, and economic benefit to the community of Wrangell.

In summary, at the \$0.50/sf price for land exchange and a share in a portion of the survey costs, a cost recap is:

- 235' x 125' land acquisition (29,375 sf x \$.50) \$14,687.50
- Share in survey cost \$ 1,891.00
- Less 10' x 340' utility easement (3,400 sf x \$1.50) (\$ 5,100.00)
- Total Land Purchase and Easement Provision Exchange \$11,478.50

Please review this outline and provide your concurrence with the details. Please call with any questions or concerns about the information outlined above. If in agreement, the easement document is attached again for your use. We can issue payment for the 215' portion of the easement with the return of your signed easement document.

Sincerely,



Amber Al-Haddad
Capital Facilities Director

Attachment: Plat 2016-2; Draft Utility Easement

Copy: Mason Villarma, Interim Borough Manager
Kim Lane, Borough Clerk
Kate Thomas, Economic Development Director



CITY & BOROUGH OF WRANGELL
INCORPORATED MAY 30, 2008

Economic Development Department

PO Box 531, Wrangell, AK 99929
Phone (907)-874-3902

Date: December 18th, 2023

To: Mason Villarma, Interim Borough Manager
Kim Lane, Borough Clerk
Assembly of the City and Borough of Wrangell

From: Kate Thomas, Economic Development Director

Subject: Recommendation from the Planning and Zoning Commission to approve the sale of land requested by Mr. Don Glasner to purchase a portion of Borough Real Property identified as Parcel 7, A.S.L.S 84-83, zoned commercial adjacent to the Torgramsen-Glasner Subdivision.

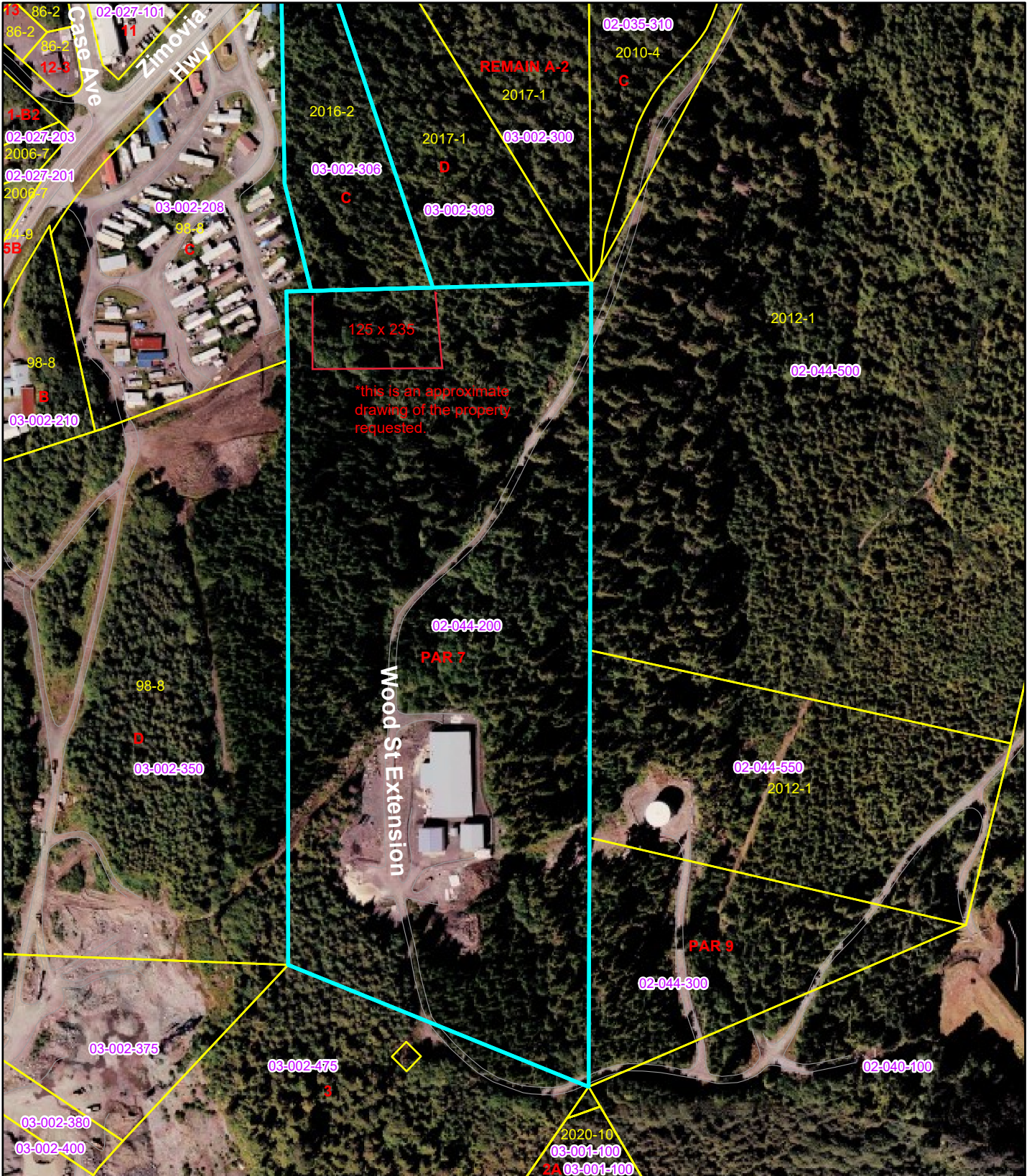
Attachments: 1) Public Map of Property

On December 14th, 2023, the Planning and Zoning Commission reviewed and approved a recommendation to the Borough Assembly to approve the sale of borough-owned property identified as Parcel 7, A.S.L.S 84-83, zoned commercial to Mr. Don Glaser the purposes of a land exchange to preserve a utility easement demonstrating site control on behalf of the Borough for the Water Treatment Plant Improvement project, as required by federal funding partners under the following conditions:

1. Mr. Glasner shall grant a utility easement in an area of 10' (w) x 215' (l) equating to 2,150 sq. ft. within Parcel 03-002-306 to the Borough; and
2. Mr. Glasner shall grant an extension of the utility easement to the above reference utility easement to the Borough in an area of 10' (w) x 125' (l) equating to 1,250 sq. ft.; and
3. Mr. Glasner shall receive no more than \$1.50 per square foot of land area within the established easement boundaries; and
4. A survey shall be conducted for the purpose of adjusting the back property line of Parcel 03-002-306 (owned by Mr. Glasner) acquiring a portion of Parcel 7 (owned by the Borough) not to exceed an area of 125' x 235' or 29,375 sq. ft; and
5. Mr. Glasner shall pay no less than \$1,891 of the shared survey costs with the Borough; and
6. Mr. Glasner shall pay no less than \$0.50 per square foot for the land he has requested to purchase from the Borough; and
7. Mr. Glasner shall work cooperatively with the Borough to finalize the survey and plat.

CITY AND BOROUGH OF WRANGELL, ALASKA

Item c.



1 inch = 265.921147 feet
Date: 12/8/2023
33

Public Map



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



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

Wrangell Recording District

Page 1 of 3

UTILITY EASEMENT

The Grantor, Don Glasner, whose mailing address is PO Box 192, Hillsdale, New Jersey 07642, conveys and warrants to the Grantee, the City and Borough of Wrangell, a municipality whose address is P.O. Box 531, Wrangell, Alaska, 99929, its successors and assignees, an unrestricted utility easement, over and across the following described tract of land located in the City & Borough of Wrangell, Alaska,

A PORTION OF LOT C, Torgramsen-Glasner Subdivision.

The Basis of Bearing for this easement are Alaska State Plane Zone 1 Grid Bearings.

A portion of Parcel #03-002-306, Lot C, Torgramsen-Glasner Subdivision, according to the official plat thereof, filed under Plat No. 2016-2, in the records of the Wrangell Recording District, State of Alaska; said portion being more particularly described by metes and bounds as follows, as depicted on the Plat 2016-2 attached hereto as Exhibit A.

Said parcel, containing an area of 2,150 square feet, more or less, as calculated from these courses and distances, is hereby granted to the City & Borough of Wrangell for the purpose of repurposing and existing water pipeline to a wastewater pipeline. All costs incurred to install the modify and repurpose the pipeline will be at the Grantee's expense. The Grantee also agrees to pay all costs associated with the preparation and recording of this utility easement.

The Grantor hereby covenants with the Grantee that the Grantor has good title to the above-described tract of land, and covenants that the Grantee shall have quiet and peaceable possession thereof.

IT IS ALSO UNDERSTOOD that the Easement herein granted does not convey any right or interest in the above-described property, except as stated herein, nor does it prevent Grantor from the use of said property; provided, however that such use does not interfere with the rights granted to the Grantee as described above. In addition, the Grantee, its successors, assigns, agents, contractors, and employees agree to the following conditions of entry:

1. **DAMAGE TO PROPERTY:** Grantee will exercise care to avoid damaging the property in any manner not consistent with the purpose for which this agreement is issued.

- 2. COOPERATION WITH GRANTOR: Grantee shall always cooperate with Grantor and comply with reasonable requests not inconsistent with the purpose for which this agreement is issued.
- 3. ACCEPTANCE: All parts of the easement site used by the Grantee shall be left in acceptable condition.
- 4. INDEMNITY: Grantee shall indemnify and hold Grantor harmless from all damages arising out of any claim for injury or loss to any persons or property, directly related to or directly arising from the Grantee's use of the property or Grantee's activities on the property described above.

NOW THEREFORE, in consideration of \$3,225 (in words: Three thousand two hundred twenty-five dollars) and the other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, said Grantor hereby grants to Grantee the above-described utility easements.

Executed this 5th day of December 2023 in Wrangell, Alaska.

GRANTOR: Don Almon Date: 12-6-23

Name and Title of Signatory: DONALD GLASNER PROPERTY OWNER

GRANTEE: Mason F. Villarma Date: 12/13/23

Name and Title of Signatory: Mason F. Villarma, Interim Borough Manager, City and Borough of Wrangell

Nicole Rivera
Notary Public

Nicole L. Rivera
Notary Public
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 4, 2027

ACKNOWLEDGMENT OF GRANTOR

STATE OF ALASKA)
) ss:
First Judicial District)

On this 13th day of December 2023, before me, the undersigned, a Notary Public in and for the State of Alaska, personally appeared Mason Villarma, known to me to be the identical individual(s) who executed the foregoing instrument, and they acknowledged to me that they executed the same as the free and voluntary act of said company, with full authority to do so and with full knowledge of its contents, for the uses and purposes therein mentioned.

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

GIVEN UNDER MY HAND and official seal the day and year last above written.



Sherri D. Cowan

Notary Public for Alaska
Commission expires: 10-21-2025

CERTIFICATE OF ACCEPTANCE BY GRANTEE

THIS IS TO CERTIFY that the CITY and BOROUGH OF WRANGELL, ALASKA Grantee, acting by and through its Borough Manager, hereby accepts for public purposes the real property, or interest therein, described in this instrument and consents to the recordation thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this 14th day of December, 2023.

CITY and BOROUGH OF WRANGELL

By: Mason F. Villarma
Mason F. Villarma, Interim Borough Manager



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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	February 27, 2024
	<u>Agenda Section</u>	13

RESOLUTION No. 02-24-1845 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE PORT AND HARBOR FUND IN THE AMOUNT OF \$11,101 FOR METAL ROOFING AND PARTS PURCHASE AND AUTHORIZING ITS EXPENDITURE

<u>SUBMITTED BY:</u>
STEVE MILLER, PORT DIRECTOR

<u>FISCAL NOTE:</u>	
Expenditure Required: \$11,101	
Fiscal Year (FY): 2024	Amount: \$11,101
Amount Budgeted:	
	FY24 - \$0
Account Number(s):	
	74000-401-7002
Account Name(s):	
	Facility Repair and Maintenance
Unencumbered Balance(s) (prior to expenditure):	
	\$12,088

<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 02-24-1845

RECOMMENDATION MOTION:
Move to Approve Resolution No. 02-24-1845.

SUMMARY STATEMENT:
The asphalt shingles on the Harbor office, aged 24 years, face the harsh elements daily. Their exposure to temperature fluctuations, and severe weather has led to brittleness, cracking, and curling. Considering their expected lifespan of 15 to 30 years, it's prudent to plan for timely

replacement to maintain the roof's integrity and prevent potential leaks or further damage. The staff recommends replacement with metal roofing as the cost is within about \$2,500 of asphalt shingles. The installation will be done with Harbor employees when we get a forecast for at least a week of good weather.

CITY AND BOROUGH OF WRANGELL

RESOLUTION NO. 02-24-1845

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE PORT AND HARBOR FUND IN THE AMOUNT OF \$11,101 FOR METAL ROOFING AND PARTS PURCHASE AND AUTHORIZING ITS EXPENDITURE

WHEREAS, the Assembly of the City and Borough of Wrangell, Alaska, recognizes the need for improvements to the port and harbor facilities; and

WHEREAS, the existing roofing requires replacement to enhance safety and functionality; and

WHEREAS, the allocated budget for the Port and Harbor Fund needs adjustment to accommodate this necessary expenditure.

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

SEC. 1. The Port and Harbor Fund 7400-401-7002 Facility Repair and Maintenance is hereby amended in the amount of \$11,101 to cover the costs associated with metal roofing and parts purchase.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 27TH DAY OF February 2024.

CITY & BOROUGH OF WRANGELL

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>	February 27, 2024
	<u>Agenda Section</u>	13

RESOLUTION No. 02-24-1846 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2024 BUDGET IN THE SEWER AND STREETS FUND TRANSFERRING \$32,995.00 FROM SEWER (\$16,497.50) AND STREETS (\$16,497.50) FUND SYSTEM MAINTENANCE AND SUPPLIES TO THE SEWER FUND CAPITAL EXPENDITURES LINE ITEM FOR A CRAWLER INSPECTION CAMERA AND AUTHORIZING ITS EXPENDITURE

SUBMITTED BY:

Tom Wetor, Public Works Director

FISCAL NOTE:

Expenditure Required: \$32,995.00 Total	
Fiscal Year (FY): 2024	Amount: \$32,995.00
Amount Budgeted:	
FY: 2024	\$ 0
Account Number(s):	
76000 503 7025 and 11000 024 7030 to 76000 503 7900	
Account Name(s):	
Sewer Collection System Maintenance and Streets Maintenance and Supplies to Sewer Collections Capital Expenditure	
Unencumbered Balance(s) (prior to expenditure):	
76000 503 7025 - \$83,747 11000 024 7030 - \$44,266	

Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. Res No. 02-24-1846, Riezler Quote, Cues Quote, Gemini Quote

RECOMMENDATION MOTION:
Move to Approve Resolution No. 02-24-1846

SUMMARY STATEMENT:

The Public Works Department camera that is used to inspect underground infrastructure is aging and has limited function. Currently we utilize a “push” camera that has a very small camera head. This camera works good for short inspections but it is not able to do longer lines. Additionally, the camera is designed for smaller mains (6” or less). When trying to use this camera in larger mains it is difficult to see much detail as the focus is not as good in a larger space. In smaller mains the light on the camera and focus allow you to see the condition of the pipe. In larger mains the edges start to get more blurry making it difficult to see more detail.

Our camera also does not have a rotating head so we are not able to turn the camera to inspect the condition of laterals or stub outs. Due to the design of the existing camera there are many limitations in what we are able to do with it. For example, a main that consistently clogs for us is the sewer main in Shakes St. This sewer main does not have a lot of pitch so there is some expectation that there could be issues with flow. However, we are in this location 4-5 times a year to clear the clogged sewer main. Our push camera cannot be pushed over 200’ through the main from one manhole to the other, especially with minimal pitch. As a result we are not able to see if there is a belly or sag in this line nor are we able to see if there is a build up along any of the stubouts that could indicate if something that isn’t supposed to be dumped down the drain (like cooking oil or grease) is getting dumped down the drain. If all stub outs were clear with the exception of 1 or 2 that had a lot of grease build up this could also give us more information on how to better work with the public to keep our system free flowing. Lastly, our existing camera also is not effective in any lines that have a significant bend. If there is more than a 45 degree angle it is difficult to push the camera around those corners and actually be able to see a 360 degree view inside the pipe.

As part of the Water Treatment Plant construction projects, one of the responsibilities of the Borough is to inspect the old ductile iron and asbestos concrete water mains that run down the hill through the woods from Wood St to Panhandle trailer court. (Town is fed off of a DI main that runs all the way down Wood St). The purpose of this inspection is to determine which of these lines is in better condition for slip lining with HDPE to handle the backwash from the new DAF filtration system. The filtration system will occasionally need to be backwashed to clean organics removed from the raw water out of the system and this discharge needs to be disposed of through the city sewer system. This was chosen as the preferred alternative as there was concern with running the pipe along the back side of the rock pit straight to the WWTP or running a new line all the way down Wood St to where the backwash would then be pumped from Node 19 to Node 4 to Node 6 to the WWTP. Treating the backwash on site would have required a higher classification water plant which we would not be able to staff given current staff certifications and licensure. It would take several years working in a higher classified plant until staff would have enough time to even qualify for higher licensure. Utilizing an old existing main was expected to be the most cost effective long term solution to the backwash handling.

MCG construction will have a contractor in town during the week of May 20th to install an insertion valve on the DI line that needs to be inspected. This line is still charged and was considered a back up feed for town, which is not common to have in water distribution systems. The insertion valve is needed to isolate this main. Once the insertion valve is installed the Borough has 60 days to get this inspection done in order to be able to tell MCG which line they are

supposed to slip line, the DI or the AC. The DI main would be preferred as it is newer but it cannot be inspected until the insertion valve is installed. The span of these lines that need to be inspected is approximately 1,500' which is a very long run for any kind of inspection camera. In fact, it is difficult to find cameras that go over 1,000'.

We have spoken to several neighboring communities who have crawler style cameras that could possibly do this inspection. We expect mobilization for another utility department to cost close to \$20,000 to do this inspection. The reason for the expense is because Juneau and Ketchikan are not willing to rent their system directly to us and would require their staff to travel to do the inspection. We would have to pay for one staff member to travel with their camera that is mounted in the back of a box truck, on the ferry. Then, we would have to have 1-2 other staff fly in and stay for a couple days to do the inspection, and then we would still pay for one staff member to travel back to their respective community on the ferry with the truck. Given ferry schedules the travel and overtime added up quickly. There is also concern with getting the inspection scheduled in the 60 day window we have. If there is a hold up with the insertion valve contractor, or on those parts being manufactured, or the other utilities having limited flexibility to change plans at the last minute, especially during their own construction season in June and July, this could put the water treatment plant construction project at risk of falling behind.

Considering our own camera is in need of updating, and the cost for mobilizing in an inspection team, we could buy a new camera that would cover the vast majority of our needs and take care of the inspection for the WTP project for nearly the same price. A new push camera costs around \$7,000 to \$10,000 but even a new push camera would still have some of the same limitations as our existing push camera.

Attached are quotes for crawler style cameras that can do a variety of line sizes while also having the functions to inspect laterals or stub outs. Crawler cameras are basically remote controlled cars with a light and camera that fit inside W/S mains. There is a display where staff can see the inside of the pipe and many have a line counter making it easier to pin point where there could be an issue.

First off, we would use this camera to help us narrow down the leak we have at the current WTP. We have isolated the clearwell and filter bay 4 and still have not pin pointed the leak. Our next step is to isolate filter bay 3. If those efforts are unsuccessful our next step is to inspect the piping from filter bays 3 and 4 to the clearwell. These lines have several 90 degree angles making it unlikely we can inspect this line with our push camera. The crawler camera is able to go around the bends, rotate the camera and get a full inspection.

The second project we will use this for this the backwash handling for the new WTP. Third, we will use this camera to inspect underground infrastructure for leak detection several times in a year. Typically we try to do smoke testing in the spring and a better camera would be useful to get more information before digging it up. We also get many reports in a given year about residents sewer being clogged up. Often times there is no clean out at the ROW making it nearly impossible for PW to ensure homeowners have done their part without going into their homes or digging up their yard. Going into peoples homes to ensure they have adequately snaked or inspected their own lines opens us up to liability. A crawler camera with a rotating head would allow us to

inspect stub outs to see if it is clogged at the main. If it is not clogged at the main then the issue is likely on the property owners side and therefor their responsibility.

Lastly, in an ideal world we will slip line the DI or AC for backwash handling with HDPE and be able to forget about it for the next 40 years. However, given the run of this line if we don't invest in a camera we will have no way to inspect that line in the future without bringing someone in. Cameras definitely get more expensive the longer they are set up for and we don't have any other runs in the system that are this long, but if there was ever an issue with the backwash line we would be money behind to mobilize someone in at that point.

Given our inspection needs at the WTP, and the advantages for the added features and leak detection combined with the fact that our infrastructure is aging and leaks will become increasingly more common, the Public Works Department is recommending buying the Gemini II inspection camera for \$32,995.00. This model has similar functions as the brands in the other quotes but it is the cheapest option. This agenda statement and budget amendment will move \$16,497.50 from the Sewer Collection System Maintenance (76000 503 7025) fund and \$16,497.50 from the Streets Maintenance and Supplies (11000 024 7030) Fund to the Sewer Fund Collections Capital Expenditure account (76000 503 7900) to cover the cost of this camera. The Sewer System Maintenance fund will have \$67,249.27 after this expenditure and the Streets Maintenance and Supplies fund will have \$27,768 left after this expenditure.

Buying this camera will allow us to do better inspections as well as provide the most flexibility moving forward. If we are able to camera and dig less on clogged sewer mains any differences in expense will be made up for within the first couple of years. The initial cost covers a model that is good for pipes 8" and bigger. A second crawler will be needed down the road in order to be able to do smaller lines. The majority of our infrastructure is 8-12" but there are some outliers. There are models that start off smaller however the limitation with these is that they cant get as long of a run. Smaller cameras are typically designed for 500' or less and we need it to be able to do at least 750' in order to do the back wash line inspection. A second Crawler costs approximately \$12,000.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION No. 02-24-1846

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2024 BUDGET IN THE SEWER AND STREETS FUND TRANSFERRING \$16,497.50 FROM SEWER FUND COLLECTION SYSTEM MAINTENANCE AND \$16,497.50 FROM STREETS MAINTENANCE AND SUPPLIES TO THE SEWER FUND COLLECTIONS CAPITAL EXPENDITURES LINE ITEM FOR A GEMINI II CRAWLER INSPECTION CAMERA

WHEREAS, with several inspections of underground infrastructure at the water treatment plant needed and with the need for a new camera with better function for leak detection; and

WHEREAS, a budget amendment totaling \$32,995 is required to cover the expense of this camera.

WHEREAS, the request is to transfer \$16,497.50 from the Sewer Fund Collection System Maintenance; and

WHEREAS, to also transfer \$16,497.50 from the Streets Maintenance and Supplies.

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

Section 1. The FY 2024 Budget in the Sewer Fund Collection System Maintenance is amended to reflect a decrease in revenue of \$16,497.50 to the Sewer Collections Capital Expenditure Fund.

Section 2. The FY 2024 Budget in the Streets Maintenance and Supplies Fund is amended to reflect a decrease in revenue of \$16,497.50 to the Sewer Collections Capital Expenditure Fund.

Section 3. The FY 2024 Budget in the Sewer Collections Capital Expenditure Fund is amended to authorize an expenditure of \$32,995 for a Gemini II Crawler Inspection Camera.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 27TH DAY OF February 2024.

Patricia Gilbert, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

C550 FLEXITRAX PACKAGES

Cues C550 flexitrax™ System – 2023 USA – February 01, 2023 - Issue 1

The advanced and complete portable crawler system for the pipeline inspection professional. Prices and packages subject to change, please call for an official Quote

Prices do not include shipping or applicable taxes.



SBP (Small Basic Package)

6" to 8" Multiple Pipe Options

Power drum w/ 1000ft (305m) cable w/swivel

P354 Crawler

Command Module

Pan/Tilt Camera

3" Small PVC Grit Wheels with Adaptors

Medium Wheel set

3" Intermediate Wheel set

Down Hole set (Top / Bottom roller, rope, poles)

Downhole Hook and strap kit

5m Link Cable

Localization Pack (*Software, grease, mains cable, USB interface cable, Accessory Bag*)

C550 Cable Blanking Tow Eye

Pendant controller not included



SBP	\$ 51,016.00
Two Day Training	\$ 2,925.00

SSP (Small Standard Package)

6" – 18" Multiple Pipe Options

P354 Crawler Assy

Powered Drum w 305m (1000') cable w/
Swivel

Command Module

Pendant Controller

Pan/Tilt Camera

Small Elevator

Medium Wheel set x2

3" Intermediate Wheel set x1

3" & 4" PVC Wheel set

5m Link Cable

Down Hole set (*Top / Bottom roller, rope, poles*)

Downhole Hook and strap kit

Centering in 18" w/Small Elevator included

Ease of Use Hand held Controller

Localization Pack (*Software, grease, mains
cable, USB interface cable, accessory Bag*)

C550 Cable Blanking Tow Eye



SSP	\$ 56,855.00
Two Day Training	\$ 2,925.00



LBP (Large Basic Package)

8" – 18" Multiple Pipe Options

P356 Crawler Assy.

Powered Drum w 305m (1000') cable w/
Swivel

Command Module

Pan/Tilt Camera

Down Hole set

(Top / Bottom roller , rope, poles)

Downhole Hook and strap kit

Fixed Elevator

4" Grit Wheel with adaptors

Medium Wheel set x1

Large Wheel set x1

5m link Cable

Steering Capability

Localization Pack *(Software, grease, mains cable, USB interface
cable, accessory Bag)*



LBP	\$ 57,771.00
Two Day Training	\$ 2,925.00



LSP (Large Standard Package)

8" – 36" Multiple Pipe Options

Powered Drum w 305m (1000') cable w/
Swivel

P356 Crawler Assy

Command Module with Joysticks

Pan/tilt Zoom Camera

Down Hole set

(Top / Bottom roller, rope, poles)

Downhole *(Hook and strap kit)*

Large Elevator Power Elevator

Medium Wheel set x2

Dual Large Pneumatic Wheel set with spacers

3" & 4" PVC Wheels set

Light head

5m Link Cable

Pendant Controller

Steering Capability

Ease of Use Hand Held Controller

Centering on 36" w/Large Elevator Included

C550 Cable Blanking Tow Eye

Localization Pack *(Software, grease, mains cable, USB interface cable, Accessory Bag)*



LSP	\$ 72,085.00
Two Day Training	\$ 2,925.00



LDP (Large Deluxe Package)

6" – 36" Multiple Pipe Options

Powered Drum w 305m (1000') cable w/ Swivel

P356 Crawler Assy

P354 Crawler Assy. (not shown)

Command Module Joysticks for Power elevator

Pan/Tilt Camera (not shown)

Pan/Tilt Zoom Camera

Down Hook & Strap

Down Hole set

(Top / Bottom roller, rope, poles)

Fixed Elevator

Large Powered Elevator

Medium Wheel set x2

3" Intermediate Wheels and Adaptors (not shown)

Dual set of Large Pneumatic Wheels with spacers

3" & 4" PVC Wheels set

5m Link Cable

Pendant Controller

8W Light Head

Steering Capability

Pendant

C550 Cable Blanking Tow Eye

Localization Pack *(Software, grease, mains cable, USB interface cable, Accessory Bag)*



LDP	\$ 91,782.00
Two Day Training	\$ 2,925.00



LPP (Large Platinum Package)

2.25" – 36" Multiple Pipe Options

Powered Drum w 305m (1000') cable w/ Swivel

P354 Crawler Assy.

P356 Crawler Assy.

Command Module

Pan/Tilt camera

Pan/Tilt Zoom Camera

Down Hook and Strap

Down Hole set *(Top / Bottom roller, rope, poles)*

Large Elevator Powered

Fixed Elevator

Medium Wheel set x4

Dual Large Pneumatic Wheel set with spacers

3" Intermediate Wheel set with adaptors

3" & 4" PVC Wheels set with adaptors

5m Link Cable

Pendant Controller

8W Light Head

Steering Capability

Accupoint Locator

C550 CABLE BLANKING TOW EYE

C542 2" Pushrod Camera System 200' mini system 2.25" – 6" Pipe Capabilities



LPP	\$ 109,602.00
Two Day Training	\$ 2,925.00



SSMP (Small Standard Manual Package)

6-15" Multiple Pipe Options

Manual Drum 820' with Swivel

PSU for Manual Drum

P354 Crawler Assy.

Command Module

Pan/Tilt camera

Down Hook and Strap

Down Hole set *(Top / Bottom roller, rope, poles)*

Fixed Elevator

Medium Wheel set x2

3" Intermediate Wheels and Adaptors (not shown)

3" & 4" PVC Wheels set with adaptors

5m Link Cable

Pendant Controller

Blanking Tow Eye

Localization Pack *(Software, grease, mains cable, USB interface cable, Accessory Bag)*



SSMP	\$ 49,109.00
Two Day Training	\$ 2,925.00



LSMP (Large Standard Manual Package)

8-36" Multiple Pipe Options

Manual Drum 820' with Swivel

PSU for Manual Drum

P356 Crawler Assy.

Command Module

Pan/Tilt Zoom camera

Down Hook and Strap

Down Hole set (Top / Bottom roller, rope, poles)

Large Power Elevator

Light Head

Medium Wheel set x2

Dual Large Wheel Set up

3" & 4" PVC Wheels set with adaptors

5m Link Cable

Pendant Controller

Blanking Tow Eye

Localization Pack (Software, grease, mains cable, USB interface cable, Accessory Bag)



SSMP	\$ 63,075.00
Two Day Training	\$ 2,925.00

RIEZLER CRAWLER CAMERA SYSTEM OVERVIEW



FWL-100 Accessories

-  Lifhook With Holder
-  Lift Fork
-  Camera Elevator
-  D84
-  D96
-  D97
-  D100
-  D117
-  D122
-  Wheel Transport Case

Control Unit



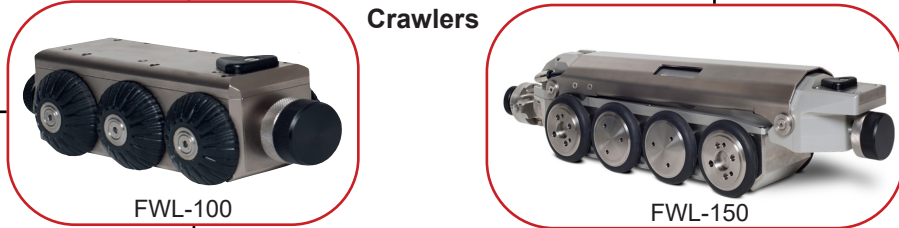
Reels



FWL-150 Accessories

-  D160
-  D215
-  D15 Wheel Transmission
-  Elevator Extension
-  Lift Hook

Crawlers



Camera Heads



Accessories



RIEZLER CRAWLER CAMERA CONTROL UNIT

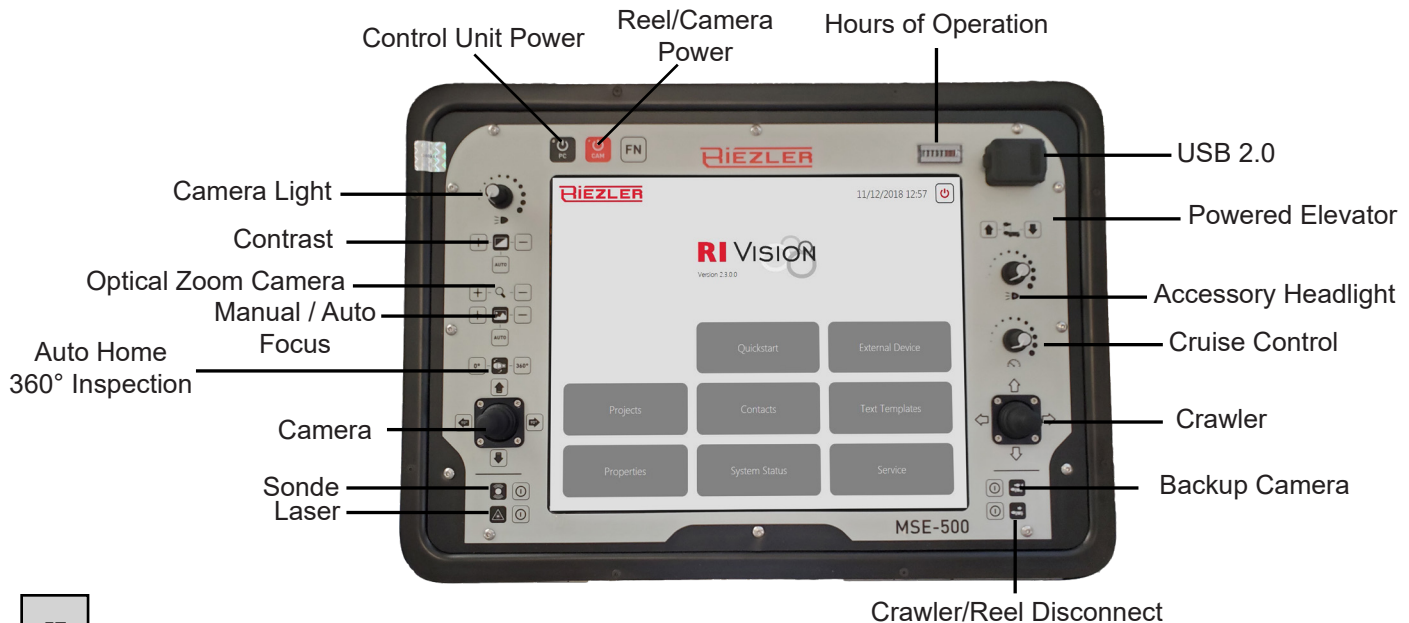


MSE-500 CONTROL UNIT

- High resolution daylight visible 12.4" (1024x768p) touchscreen display
- USB ports for optional keyboard / mouse for added control
- Videos and pictures saved on internal memory with option to export to USB device
- Industrial grade PC with 256 GB SSD harddrive (faster boot-up and loading times)
- Free software updates
- 2 x USB 2.0, 1 x RJ45, 1 x Video IN, 1 x Video OUT, 1 x HDMI
- 110-240 V AC power / max. 250 Watts

CONTROL UNIT SPECIFICATIONS

Dimensions	19.3" L x 15" W x 11.4" H
Weight	22.1 lbs.



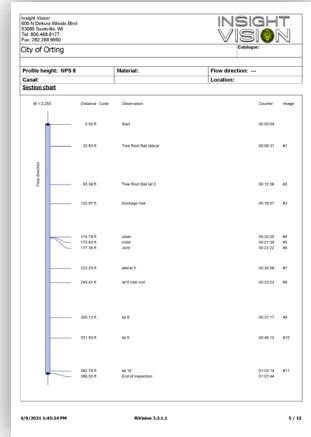
RIEZLER CRAWLER CAMERA SOFTWARE MODULES



RI-VISION MODULES

RiVision Report

- Allows for the creation of country-specific damage catalog reports, directly at the control unit.
- Free updates, when damage catalogs change or are upgraded.
- Compatible with WinCan vX



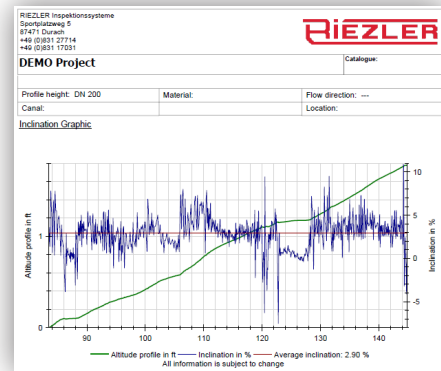
RiVision RS232

- Allows for the use of external systems, especially useful when recording inspections with third-party software (ex. WinCan vX) instead of RiVision.



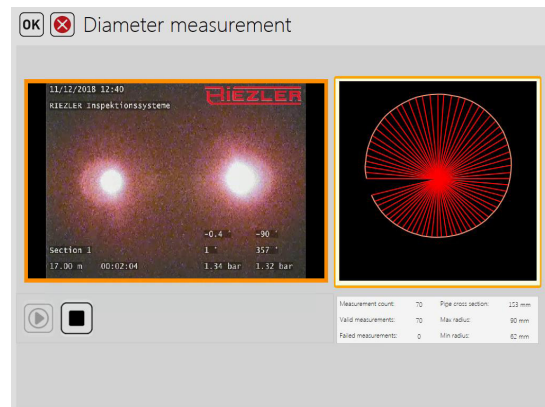
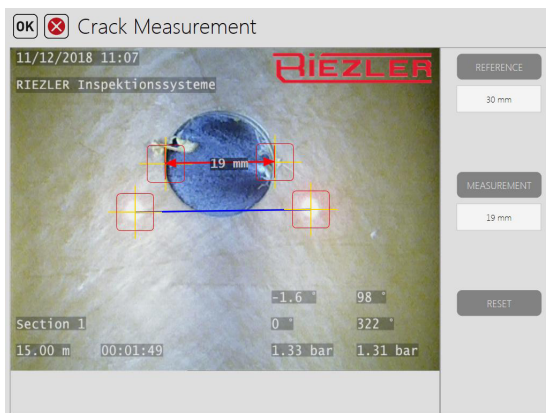
RiVision Inclination

- Allows for the creation of inclination graphics automatically at the control unit.



RiVision Measurement

- Allows for precise measurement of cracks and deformations within the pipe, using the full potential of the pan and tilt cameras with integrated parallel lasers.
- Autonomously determine the diameter of the pipe with a touch of a button.



RIEZLER CRAWLER CAMERA

REEL OPTIONS



KTA-200 MOTORIZED REEL

- Automatic cable position
- Integrated control unit
- 492 - 656 feet of kevlar-reinforced, acid and abrasion resistant camera cable
- Manual or crawler synchronized feed mode
- Adjustable tractive force
- Meter counter with incremental position encoder and output shaft
- Customizable with multiple crawlers and camera heads to choose from

KTA-200 REEL SPECIFICATIONS

Dimensions	34.7" L x 13.8" W x 18.9" H
Weight	110 lbs. with 200m Cable

KTA-300 MOTORIZED REEL

- Automatic cable position
- Integrated control unit
- 656 - 1000 feet of kevlar-reinforced, acid and abrasion resistant camera cable
- Manual or crawler synchronized feed mode
- Adjustable tractive force
- Meter counter with incremental position encoder and output shaft
- Customizable with multiple crawlers and camera heads to choose from

KTA-300 REEL SPECIFICATIONS

Dimensions	37" L x 15.7" W x 22.4" H
Weight	170 lbs. with 300m Cable



KTM-7x(200) MANUAL REEL

- Stable stainless steel frame
- 656 feet of kevlar-reinforced cable
- Integrated digital meter counter
- Fully customizable with multiple crawlers and camera heads to choose from
- Adjustable break

200m REEL SPECIFICATIONS

Dimensions	17.7" L x 14.6" W x 21.3" H
Weight	57 lbs. with 200m Cable

KTM-7x(125) MANUAL REEL

- Stable stainless steel frame
- 410 feet of kevlar-reinforced cable
- Integrated digital meter counter
- Fully customizable with multiple crawlers and camera heads to choose from
- Adjustable break

125m REEL SPECIFICATIONS

Dimensions	17.7" L x 13.8" W x 21.3" H
Weight	43 lbs. with 125m Cable



RIEZLER CRAWLER CAMERA

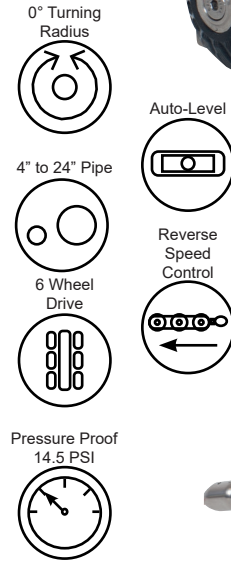
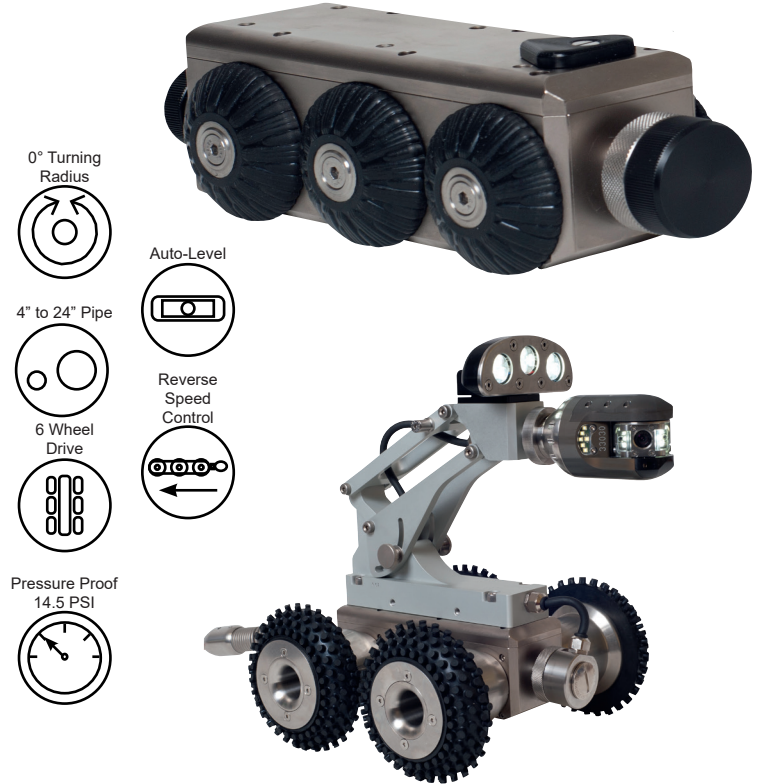
CRAWLER OPTIONS



FWL-100 CRAWLER

- Suitable for use in 4 to 24 inch pipe (with appropriate accessories)
- Speed control in reverse
- Steerable, with 6 powered wheels
- Mechanical camera elevator (optional)
- Pressure-proof till 14.5 PSI
- Internal pressure view
- Tilt measurements long. and lat. axis
- Power supply via control unit
- Fully customizable with multiple camera options

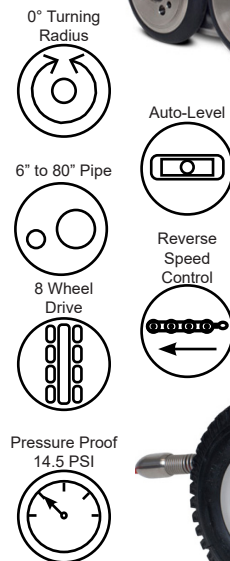
FWL-100 CRAWLER SPECIFICATIONS	
Dimensions	9.5" L x 3.4" W x 3.1" H
Weight	14.55 lbs.
Engine	2 BLDC-engine at 30 Watt
Materials	Brass / Stainless Steel



FWL-150 CRAWLER

- Suitable for use in 6 to 80 inch pipe (with appropriate accessories)
- Speed control in reverse
- Steerable, with 8 powered wheels
- Electrical powered camera elevator (stock)
- Pressure-proof till 14.5 PSI
- Internal pressure view
- Tilt measurements long. and lat. axis
- Power supply via control unit
- Fully customizable with multiple camera options





FWL-150 CRAWLER SPECIFICATIONS	
Dimensions	21.3" L x 5.1" W x 4.7" H
Weight	40.8 lbs.
Engine	2 BLDC-engine at 50 watt
Materials	Aluminum / Stainless Steel



RIEZLER CRAWLER CAMERA

CAMERA OPTIONS



	RIK-45	RSK-78	RSK-60	RZK-115
				
Self Leveling	X	X	X	X
Auto Pan 90°		X	X	X
Auto 360 Inspection		X	X	X
Pressure Supervision and Alarm		X	X	X
Swivel Range		+/- 110°	+/- 115°	+/- 125°
Parallel Laser			X	X
Pipe Size	3" - 16"	4" - 48"	3" - 24"	6" - 80"
Waterproof	72.5 PSI or 130' Depth	72.5 PSI or 130' Depth	72.5 PSI or 130' Depth	72.5 PSI or 130' Depth
LED Lights	12	18 Dimmable	18 Dimmable	30 Dimmable
Lens Angle	85°	85°	68°	4° - 68°
Focus	Fixed	Adjustable	Adjustable	Adjustable and Auto Focus
Zoom	3x Digital From MSE-500	3x Digital From MSE-500	3x Digital From MSE-500	10x Optical 32x Digital
Image Sensor	1/2.8" Color-CMOS	1/2.8" Farb-CMOS	1/4" Color-CMOS	1/3" Color-CMOS
Resolution	700 lines	700 lines	420 lines	700 lines
Dimensions	1.77" Diameter 2.75" Long	3.1" Diameter 4.3" Long	2.36" Diameter 3.94" Long	4.5" Diameter 6.3" Long
Weight	1 Lb	2.1 Lbs	1.5 Lbs	4.8 Lbs

*All values based on ideal pipe conditions

RIEZLER CRAWLER CAMERA ACCESSORIES



FWL-100 Accessories



Lowering Fork

Used to lower the small crawler into the pipe



Lift Hook With Holder

33 feet of rope with lift hook and holder



Camera Elevator

Usable in 12"+ pipe
Mechanical



Wheel

D84
Usable in 6"+ pipe



Wheel

D96
Usable in 6"+ pipe
Metal-grit traction



Wheel

D97
Usable in 8"+ pipe



Wheel

D100
Usable from 8"+ pipe
Metal-grit traction



Wheel

D117
Usable in 12"+ pipe



Wheel

D122
Usable in 12"+ pipe
Recommended for ducts or flat areas



Wheel Transport Case

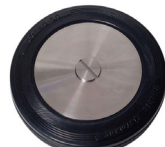
Stores the spare wheel sets when not in use.

FWL-150 Accessories



D15 Wheel Transmission

Used in 20"+ pipe



Wheel

D160
Usable in 12"+ pipe



Wheel

D215
Spare wheel for the D15 Wheel Transmission



Elevator Extension

Allows the crawler to inspect pipes 40" - 80"+



Lift Hook

33 feet of rope with lift hook

Accessories for Both



Rear Camera

RFK-100
Usable from 4"+ pipe



Cable Guide

33 feet of rope with stainless steel cable guide



Locating Sender

512khz
Used to be able to locate the crawler underground



Additional Light

ZBL-500
Usable from 12"+ pipe
9 ultrabright LEDs



Stainless Steel Holder

Stainless steel holder for the MSE-500 control unit

RIEZLER CRAWLER CAMERA SERVICE



Insight Vision focuses on providing quick and efficient service for our customers. Most of the service work is done right at our home facility in Saukville, WI. Our expert service technicians are trained to diagnose and repair our full line of camera systems. Unlike some of our competitors, our typical repairs do not take weeks or months to complete.

What to Expect



- One on one customer service
- Expert service technicians
- Quick repair turnaround times (typical repair completed in less than 48 hours)
- Over the phone trouble shooting
- Speak directly to a person, no robotic call ques
- Smooth service experience



Mobile Power Equipment LLC
 711 Skylar Street
 Springdale, AR 72762

Phone: 877-230-2744
 info@mpesupplies.com

Item b.

Quote - 02-16-24-002103

To:

E-mail: twetor@wrangell.com

Phone: (907) 660-7833

Bill To Ship To: Tom Wetor
 02/16/24 City and Borough of Wrangell
 Public Works Director
 Wrangell, AK 99929

Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID	Proposed Ship-
		MARTIN					

Quantity	Item	Description	Description	Discount %	Taxable	Unit Price	Total
1	GEMINI II G-10	820 ft	CRAWLER	25%		\$42,995.00	\$32,995.00
1	BACKUP CAM	REAR CAMERA		100%		3,995.00	FREE
1	SECOND CRAWLER	FOR 6"+ PIPES		30%		\$18,000.00	\$12,000.00
1	SOFTWARE			100%		\$ 2,995.00	FREE
						Subtotal	\$44,995.00
						Tax	
						Shipping	FREE
						Deposit Paid	
						Balance Due	\$44,995.00