



City and Borough of Wrangell  
Special Borough Assembly Meeting AGENDA



NIXLE Registration

Monday, December 01, 2025  
5:30 PM

Location: Borough Assembly Chambers

Assembly Meetings are livestreamed through Zoom Webinar. You can listen and watch from your device with the information below:

Link: <https://us02web.zoom.us/j/82198672624?pwd=nQmF3oaRoa5WHYzHCFMvEivvbaFMIS.1>

Passcode: 99929

Or to join via audio by dialing: (253) 215-8782 or (253) 205-0468

Webinar (meeting) ID: 821 9867 2624 | Passcode: 99929



Please note that Persons to be Heard is not available through Zoom.

**1. CALL TO ORDER**

**2. PERSONS TO BE HEARD**

**3. AMENDMENTS TO THE AGENDA**

**4. CONFLICT OF INTEREST**

**5. NEW BUSINESS**

- a. Approve a Contract Award to PND Engineers in the Amount of \$236,888 for Engineering Services for the Port Development and Port Expansion Projects
- b. Approve a Contract Award to proHNS in the Amount of \$51,013 for Engineering Services for the Wrangell Flume Replacement Project
- c. Final Plat approval of the Alder Top Village, Shoemaker Bay Subdivision II, a replat of Lot 26 of U.S.S. No 3403; Blocks 1-3 and Tract A (Plat No. 87-5), creating Lots 1-22, zoned Single Family Medium Density, owned and requested by the City and Borough of Wrangell, Alaska
- d. **RESOLUTION No. 12-25-2002** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2026 BUDGET BY TRANSFERRING \$236,888 FROM THE PORT FUND RESERVES TO THE PORT FUND OPERATING BUDGET, PROFESSIONAL SERVICES CONTRACTUAL ACCOUNT, AND AUTHORIZING EXPENDITURES FOR ENGINEERING SERVICES FOR THE DEEPWATER PORT DEVELOPMENT AND DOWNTOWN PORT EXPANSION PROJECTS
- e. **RESOLUTION No. 12-25-2003** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2026 BUDGET BY TRANSFERRING \$51,013 FROM THE WATER FUND RESERVES TO THE WATER FUND OPERATING BUDGET, PROFESSIONAL SERVICES CONTRACTUAL ACCOUNT, AND AUTHORIZING EXPENDITURES FOR ENGINEERING SERVICES FOR THE WRANGELL FLUME REPLACEMENT PROJECT

**6. ADJOURNMENT**

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	December 1, 2025
	<u>Agenda Section</u>	<b>5</b>

Approve a Contract Award to PND Engineers in the Amount of \$236,888 for Engineering Services for the Port Development and Port Expansion Projects

SUBMITTED BY:

Amber Al-Haddad, Capital Projects Director

FISCAL NOTE:

**Expenditure Required:** \$236,888

Fiscal Year (FY): 2026

**Account Number(s):**

74020 000 7519

**Account Name(s):**

Professional Services Contractual

**Unencumbered Balance(s) (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. PND Engineers Fee Proposal dated November 25, 2025

**RECOMMENDATION MOTION:**

Move to Approve a Contract Award to PND Engineers in the Amount of \$236,888 for Engineering Services for the Port Development and Port Expansion Projects.

**SUMMARY STATEMENT:**

The EDA FY25 Disaster Supplemental Grant Program is a crucial source of federal investment designed to support long-term economic recovery, promote regional economic resilience, and fund infrastructure improvements in communities affected by federally declared disasters.

The primary objectives of the program are to replace damaged infrastructure, create resilient new infrastructure that protects against future hazards, and/or stabilize and grow local and regional economies following an economic shock. Wrangell seeks to leverage this funding to modernize and expand essential infrastructure to support critical freight transportation, marine and water utility infrastructure, as well as our tourism industry.

Wrangell is eligible for the EDA FY2025 Disaster Supplemental Grant Program funding opportunity for disaster recovery funding since Wrangell received a major disaster declaration in 2023/2024 related to the 11-mile Zimovia Highway Landslide. Wrangell has developed a three-component project in response to the Industry Transformation Path opportunity. These projects are coalition-led, multi-project portfolios that will transform regional economies through industry development. Grant amounts for the Industry Transformation Path are expected to range from \$20 million to \$50 million.

Further eligibility to submit an application to the Industry Transformation Path program requires that our proposed projects have had a Preliminary Engineering Report, including an Environmental Narrative, completed before making the application to request funding.

Staff have developed a scope of work for two of the three projects (the third project will be pursued under a contract with a separate engineering firm) associated with two major waterfront infrastructure projects: the Deepwater Port Development project and the Downtown Waterfront Expansion project. The projects are briefly described as follows:

- Deepwater Port Development - Site development to ensure and reliable water and sewer utilities and resilient electrical power delivery for all future deepwater port tenants and operations. Current and potential operations at the deepwater port site include metal scrap and recycling, five-megawatt data center, marine vessel storage, freight barge facility, marine fabrication and repairs, and potential additional industrial fabrication facilities.
- Downtown Waterfront Expansion – Infrastructure improvements to enhance port infrastructure efficiency, improve vessel and pedestrian access, and facilitate economic development by expanding tourism and marine service facilities within the downtown waterfront area.

Engineering Services were solicited competitively, and one proposal was received from PND Engineers. Staff have worked to refine the scopes of work for each project as developed with our executive team and further defined by evolving interests from private investors.

Timely completion of these technical documents is critical to meet the federal application due deadline of March 6, 2026. Upon Assembly approval, PND Engineers will have two months to develop and finalize the conceptual designs, cost estimates, and environmental assessments for each project.

Staff recommend the Assembly approve the contract with PND Engineers, Inc. in the amount of \$236,888 for the preparation of critical pre-application documentation positioning the Borough to submit strong applications for the EDA FY25 Disaster Supplemental Funding for both the Deepwater Port Development and the Downtown Waterfront Expansion projects under the EDA FY25 Disaster Supplemental Grant opportunity.

A portion of the costs, in the amount of \$44,688, identified under the fee proposal for the Deepwater Port Development will be paid through the grant funds awarded to the Borough for the 40-Acre Deepwater Port planning grant.

The remainder of the costs for this work will be paid from Port Fund Reserves as identified under RES 12-25-2002 FY2026 Budget Amendment for the Engineering Services for the Deepwater Port Development and Downtown Port Expansion Projects.



November 25, 2025

PND 25J111

Amber Al-Haddad  
Capital Projects Director  
City and Borough of Wrangell  
PO Box 531  
Wrangell, AK 99929

**SUBJECT:** Wrangell Port Development and Port Expansion  
Priority Project No. 1, Preliminary Engineering Reports – Rev 1

Dear Amber:

PND Engineers, Inc. (PND) thanks the City and Borough of Wrangell (CBW) for selecting our firm and appreciates the opportunity to provide preliminary engineering services on the Wrangell Port Development and Port Expansion projects. The scope of services under this revised proposal includes Priority Project No. 1, Preliminary Engineering Reports in support of EDA grant applications to be prepared by CBW for development of the 6 Mile Deep Water Port and the Downtown Port.

### Scope of Services

The scope of services follows your letter of November 24, 2025 and includes clarifications through open discussion and email exchanges. We understand that portions of the work performed under this proposal will be shared between the PER and subsequent PIDP scopes of work. The attached scope and fee proposals detail the services PND and CBW have collectively anticipated under two Project Priority No. 1 tasks:

- Task 1A: Preliminary Engineering Report- Deep Water Port Site Development
- Task 1B: Preliminary Engineering Report- Downtown Port Development

Assumptions: PND will utilize available aerial photography, survey, geotechnical, environmental, roadway and utility asbuilt information from past vicinity projects to develop base maps of existing conditions. The base maps along with site specific photos provided by CBW will be used to develop concept designs and cost estimates for each site development. The available information will be needed immediately and shall be provided by CBW in suitable electronic format within 5 days of NTP. No additional topographic or bathymetric field surveys, site investigations or site visits are included in this scope. There is no public involvement process included in the current scope. During development of the concept designs, the PND team will rely on direction received from CBW staff through regular progress meetings. Please note however, that new site specific field information will be essential for

future design and permitting phases.

### Fee Proposal

PND proposes to perform the work outlined in the attached proposals for Tasks 1A and 1B on a Fixed Fee basis (FF). PND will not exceed the proposed fees without prior written authorization. Any additional requested services not listed within the attached proposals shall be provided at additional cost. Additional services may be provided on a Fixed Fee or Time and Expenses basis at your discretion. All T&E work will be invoiced in accordance with PND's standard billing rates at time of service. All third party expenses and subconsultant fees shall include 10% administrative markup.

### Schedule

Services will commence immediately upon receiving notice to proceed, anticipated by December 2, 2025. Preliminary Engineering Reports will be delivered by February 6, 2026.

PND appreciates the opportunity to assist CBW with this work. Feel free to call me at any time if you have any questions or desire any changes to the proposed scope of services to better serve your needs. Should you find this proposal acceptable, please forward an agreement for signature. We look forward to working with you on this important project.

Sincerely,

PND Engineers, Inc. | Juneau Office



Dick Somerville, P.E.  
Vice President



Sean Sjostedt, P.E.  
Principal Engineer



**City and Borough of Wrangell (CBW)**  
**Project Priority No. 1 - PER Development**  
**Deep Water Port Development & Downtown Port Expansion**  
**PND Proposal No. 25J111**  
**November 25, 2025**

Item a.

**Scope of Services**

	PND Engineers	RESPEC	EPS	10% Sub Markup	Line Item Costs
<b>Task 1A: Preliminary Engineering Report - Deep Water Port Site Development</b>					
1A.1. Project Management - Prime and subconsultant contracts, 4 client and team coordination meetings, correspondence, admin and clerical.	\$8,000	\$3,120	\$1,088	\$421	\$12,629
1A.2. Detailed project descriptions for the improvement elements of 3 major facility components to support future port tenants and operations.	\$9,000	\$5,100	\$1,088	\$619	\$15,807
1A.3.1. Detailed concept design drawings for Component No. 1 - Industrial Subdivision Development and Site Utilities. Existing utility review; roadway strategy; utility layout strategy; water utility w/ directional drilling across highway; sewer utility including dedicated industrial wastewater system; on-site electrical distribution system; Geotechnical considerations w/ sawdust fill & site investigation planning. CBW to provide background site topographic information & existing utility as-builts within 5 days of NTP.	\$18,000	\$6,080		\$608	\$24,688
1A.3.2. Detailed concept design drawings for Component No. 2 - Standby Power Generation Facility. Site specific standby power generation including existing building mods, equipment specs & complex grid interconnection capabilities. Evaluate repurposing an existing building and adding an overhead crane; two EMD 710 Diesel Generators: repurposing 10,000 gal fuel tank; assess alternative of two used Cat generators; dedicated control space & UPS black start; connection to main Deepwater Port Site circuit with switchgear and transformer and seamless power transfer during outage; power feed back into regional electrical distribution network; full integration into existing SCADA infrastructure w/ automated synchronization. CBW to provide all background electrical utility and generator information within 5 days of NTP.	\$4,000		\$12,488	\$1,249	\$17,737
1A.3.3. Detailed concept design drawings for Component No. 3 - Port & Marine Infrastructure Development. Marine access & port operational areas including waterfront bulkhead stabilization; 10 acre upland laydown area; abutment for future barge landing; airbag haulout ramp; marine service center annex w/ multi-use concrete ramp, 100T amphibious boat hoist; vehicle & trailer parking & long term vessel storage. CBW to provide operational criteria for each element.	\$20,000				\$20,000
1A.4. Material quantity calculations and detailed ROM budgets including narrative for 3 major facility components	\$8,000	\$4,160	\$3,352	\$751	\$16,263
1A.5. Project constraints narrative	\$2,000	\$940	\$1,484	\$242	\$4,666
1A.6 Proposed method of construction procurement	\$1,000				\$1,000
1A.7. Identify (list) project permits required for all project components. Permit applications excluded.	\$3,000				\$3,000
1A.8. Prepare project schedule	\$3,000				\$3,000
1A.9. Environmental documentation narrative - assess and identify level of NEPA documentation required with EDA input as lead federal agency. Excludes regulatory consultations and preparation of NEPA documents.	\$5,000				\$5,000
1A.10. Assemble study materials and prepare Draft Preliminary Engineering Report for CBW review within 5 days.	\$10,000				\$10,000
1A.11. Address review comments and prepare final PER deliverables.	\$4,000	\$2,080	\$1,484	\$356	\$7,920
<b>Total Fixed Fees</b>	<b>\$95,000</b>	<b>\$21,480</b>	<b>\$20,984</b>	<b>\$4,246</b>	<b>\$141,710</b>
<b>Estimated Third Party Expenses</b>					
1. Travel	None				
2. Per Diem	None				
3. Lodging	None				
4. Vehicle & Fuel	None				
5. Misc. Expenses	Job consumables, supplies, reproduction, etc.				\$500
6. Administrative markup on expenses	10% on 3rd party expenses				\$50
<b>Total Fixed Expenses</b>					<b>\$550</b>
<b>Total Fixed Fee Task 1A: Preliminary Engineering Report - Deep Water Port Site Development</b>					<b>\$142,260</b>

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any services not specifically listed in the scope and fee proposal above shall be considered additional services. All such services can be provided at additional costs under an amendment to the contract.



**City and Borough of Wrangell (CBW)**  
**Project Priority No. 1 - PER Development**  
**Deep Water Port Development & Downtown Port Expansion**  
**PND Proposal No. 25J111**  
**November 25, 2025**

Item a.

**Scope of Services**

Scope of Services	PND Engineers	RESPEC	Corvus	10% Sub Markup	Line Item Costs
Task 1B: Preliminary Engineering Report - Downtown Port Expansion					
1B.1. Project Management - Prime and subconsultant contracts, 4 client and team coordination meetings, correspondence, admin and clerical.	\$8,000	\$2,650		\$265	\$10,915
1B.2. Detailed project descriptions for the improvement elements of 3 major facility components to enhance port efficiency, vessel & pedestrian access, economic development of tourism and marine related facilities in the downtown area.	\$9,000	\$2,985		\$299	\$12,284
1B.3.1. Detailed concept design drawings for Component No. 1 - City Dock Floating Dock & Access Modification. All tide dock access for specialized vessels w/ misaligned gangway access points including removal of northern catwalk and breasting dolphin to allow for new floating dock and new breasting dolphin located north of the new float. Floating dock to accommodate large passenger vessels with 25' tidal range and potential wave action. Provide pedestrian gangway access from new transition float connecting to shore. CBW to provide background site topographic and bathymetric information and anticipated wave conditions within 5 days of NTP.	\$12,000				\$12,000
1B.3.2. Detailed concept design drawings for Component No. 2 - Freight Barge Yard Revitalization. DELETED					
1B.3.3. Detailed concept design drawings for Component No. 3 - Marine Service Center Expansion. Boatyard expansion by tideland fill placement with armor rock shore protection, water, sewer, power and lighting utilities to service marine businesses and boatyard infrastructure. CBW to provide all background upland topography, property boundaries, storm drain and utility asbuilt information within 5 days of NTP.	\$12,000	\$4,020		\$402	\$16,422
1B.4. Material quantity calculations and detailed ROM budgets including narrative for 3 major facility components	\$8,000	\$2,650		\$265	\$10,915
1B.5. Project constraints narrative	\$2,000	\$1,140		\$114	\$3,254
1B.6 Proposed method of construction procurement	\$1,000				\$1,000
1B.7. Identify (list) project permits required for all project components. Permit applications excluded.	\$3,000				\$3,000
1B.8. Prepare project schedule	\$3,000				\$3,000
1B.9. Environmental documentation narrative - assess and identify level of NEPA documentation required with EDA input as lead federal agency. Excludes regulatory consultations and preparation of NEPA documents.	\$5,000				\$5,000
1B.10. Assemble study materials and prepare Draft Preliminary Engineering Report for CBW review within 5 days.	\$10,000				\$10,000
1B.11. Address review comments and prepare final PER deliverables.	\$4,000	\$2,080		\$208	\$6,288
Total Fixed Fees	\$77,000	\$15,525		\$1,553	\$94,078
Estimated Third Party Expenses					
1. Travel	None				
2. Per Diem	None				
3. Lodging	None				
4. Vehicle & Fuel	None				
5. Misc. Expenses	Job consumables, supplies, reproduction, etc.				\$500
6. Administrative markup on expenses	10% on 3rd party expenses				\$50
Total Fixed Expenses					\$550
Total Fixed Fee Task 1B: Preliminary Engineering Report - Downtown Port Expansion					\$94,628



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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	December 1, 2025
	<u>Agenda Section</u>	<b>5</b>

Approve a Contract Award to proHNS in the Amount of \$51,013 for Engineering Services for the Wrangell Flume Replacement Project

SUBMITTED BY:

Amber Al-Haddad, Capital Projects Director

FISCAL NOTE:

**Expenditure Required:** \$ 51,013

Fiscal Year (FY): 2026

**Account Number(s):**

72000 000 7519

**Account Name(s):**

Professional Services Contractual

**Unencumbered Balance(s) (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. proHNS Fee Proposal dated November 25, 2025

**RECOMMENDATION MOTION:**

Move to Approve a Contract Award to proHNS in the Amount of \$ 51,013 for Engineering Services for the Wrangell Flume Replacement Project.

**SUMMARY STATEMENT:**

The EDA FY25 Disaster Supplemental Grant Program is a crucial source of federal investment designed to support long-term economic recovery, promote regional economic resilience, and fund infrastructure improvements in communities affected by federally declared disasters.

The primary objectives of the program are to replace damaged infrastructure, create resilient new infrastructure that protects against future hazards, and/or stabilize and grow local and regional economies following an economic shock. Wrangell seeks to leverage this funding to modernize and expand essential infrastructure to support critical freight transportation, marine and water utility infrastructure, as well as our tourism industry.

Wrangell is eligible for the EDA FY2025 Disaster Supplemental Grant Program funding opportunity for disaster recovery funding since Wrangell received a major disaster declaration in 2023/2024 related to the 11-mile Zimovia Highway Landslide. Wrangell has developed a three-component project in response to the Industry Transformation Path opportunity. These projects are coalition-led, multi-project portfolios that will transform regional economies through industry development. Grant amounts for the Industry Transformation Path are expected to range from \$20 million to \$50 million.

Further eligibility to submit an application to the Industry Transformation Path program requires that our proposed projects have had a Preliminary Engineering Report, including an Environmental Narrative, completed before making the application to request funding.

Staff have developed a scope of work for one of the three projects (the other two projects will be pursued under a contract with a separate engineering firm) associated with a major water infrastructure project: the Wrangell Flume Replacement. The project is briefly described as follows:

- Wrangell Flume Replacement project seeks to replace approximately 250 feet of the existing flume, a vital structure that channels surface water into our raw water reservoir system. This flume, which has reached the end of its useful life, must be decommissioned to avoid further degradation. The flume is critical to the drinking water supply, capturing runoff from a significant portion of our watershed. Without it, a substantial volume of water would fail to reach the reservoir, compromising the water supply for the community. The flume is our mechanism for maximizing flow off the watershed, allowing Wrangell to continue meeting its growing demand for potable water.

Engineering Services were solicited competitively, and two proposals were received. Staff have worked with the highest evaluated firm, proHNS, to refine the scope of work for the project as developed with our executive team.

Timely completion of the technical documents is critical to meet the federal application due deadline of March 6, 2026. Upon Assembly approval, proHNS will have two months to develop and finalize the conceptual design, cost estimate, and environmental assessment for the project.

Staff recommend the Assembly approve the contract with proHNS in the amount of \$51,013 for the preparation of critical pre-application documentation positioning the Borough to submit a strong application for the EDA FY25 Disaster Supplemental Funding for the Wrangell Flume Replacement project under the EDA FY25 Disaster Supplemental Grant opportunity.

The cost for this work will be paid from the Water Fund Reserves as identified under RES 12-25-2003 FY2026 Budget Amendment for the Engineering Services for the Wrangell Flume Replacement Project.



November 25, 2025

City and Borough of Wrangell  
Attn: Amber Al-Haddad, Capital Project Director  
205 Brueger Street  
Wrangell, AK 99929  
[aal-haddad@wrangell.com](mailto:aal-haddad@wrangell.com)

Re: Engineering Services for Wrangell Flume Replacement RFQ – Fee Proposal

Dear Ms. Al-Haddad

Thank you again for the notification that proHNS was selected as the top-ranked firm for the Engineering Services for the Wrangell Flume Replacement Project during the RFQ process. We're excited for the opportunity to continue moving forward.

We have attached our Price Proposal for Engineering Services as requested. The proposal aligns with the RFQ scope and reflects our understanding of the project requirements and anticipated level of effort. We are happy to provide clarification or adjustments as needed.

**Project Understanding:**

proHNS understands that the Borough's primary need is for technical support to prepare the Preliminary Engineering Report (PER) for the Wrangell Flume Replacement Project, with the City and Borough of Wrangell (CBW) leading the preparation of the Environmental Narrative. The existing flume, which conveys hillside stream water to the Borough's reservoir system, is deteriorating, difficult to access, and requires ongoing maintenance. These conditions will guide our analysis and recommendations included in the PER.

Our team will evaluate existing data, assess potential alternatives, and develop the PER to define a practical replacement approach and identify probable environmental requirements. CBW will lead the preparation of the Environmental Narrative, with support from our subconsultant RCE where needed. The PER deliverable will provide the technical foundation for the Borough's Industry Transformation Path grant application under the EDA FY 2025 Disaster Supplemental Program. We are committed to completing the PER by the Borough's February 6, 2026 internal deadline, ensuring timely inclusion in the March 10, 2026 EDA submission.

**Fee Proposal Overview:**

The following fee proposal reflects proHNS's understanding of the project requirements as outlined in the RFQ and discussed in our submitted proposal. The estimated level of effort and associated costs are organized by task to clearly show how time and resources are allocated across the project.

**Primary Tasks:**

1. Project Management and Administration
2. Data Collection and Existing Conditions Analysis
3. Engineering Evaluation and Alternatives Analysis
4. Concept-Level Design
5. Environmental Narrative Documentation (prepared by CBW Staff with support from proHNS subconsultant, RCE, as needed)
6. Preliminary Engineering Report (PER), following the EDA outline (developed by proHNS)
  - Project Overview,
  - Project Drawings (prepared in Task 4)
  - Construction Cost Estimate & Budget Narrative (prepared in Task 3 & 4)
  - Project Constraints (identified in Task 3)
  - Proposed method of construction procurement
  - Number of construction contracts anticipated
  - Project Permits
  - Project Schedule
7. Final Review and Coordination

**Deliverables:**

- Project Administration Package
- Existing conditions map using LiDAR base, site reconnaissance summary (photos and notes)
- Alternatives comparison matrix with recommendation, hydraulic summary, planning-level cost estimates
- Concept design drawings (PDF and CAD versions), concept cost estimate
- Preliminary Engineering Report

**Exclusions:**

- Agency filing fees for permit applications
- Geotechnical site investigation
- Surveying/staking
- Consulting with federal agencies for the environmental narrative (may use public resources, e.g., IPAC, as needed)
- Preparation of the Environmental Narrative (CBW is responsible; proHNS's role is limited to subconsultant support)

**Proposed Schedule:**

Assuming a Notice to Proceed (NTP) on Dec. 2, 2025, our team will complete the PER and support for the Environmental Narrative within approximately 10 weeks, meeting the Borough's Feb. 6, 2026 deadline and allowing sufficient time for integration into the EDA grant application by March 10, 2026.

**Professional Service Fees:**

For the services described in Exhibit A, we propose a Lump Sum fee of \$48,263.00, which includes all labor, travel, overhead, materials, equipment, profit, insurance, and direct expenses required to complete the work. Certain specialized services provided by subconsultants are anticipated and will be billed on a Time & Materials (T&M) basis, with a not-to-exceed budget of \$2,750.00. This T&M budget includes the subconsultant's direct labor and expenses, plus a 10% management markup for our coordination and oversight of their work. CBW will lead the preparation of the Environmental Narrative, and our role is limited to subconsultant support.

The combination of our Lump Sum fee and the subconsultant T&M budget results in a total potential project cost of \$51,013.00. Actual costs may be lower if subconsultant services are not fully utilized.

**Subconsultant List:**

1. Rugged Coast Environmental (RCE)

We appreciate the opportunity to support this project and look forward to the next steps. Please contact me directly with any questions regarding this proposal.

Respectfully,



Lucas Chambers, PE  
Principal Engineer/Manager proHNS LLC  
907-738-7384  
lucas@proHNS.com

**Proposal Disclaimer:**

The standard of care for all professional engineering and related services performed or furnished by proHNS LLC under this Proposal will be the care and skill ordinarily used by members of the subject profession practicing under similar circumstances at the same time and in the same locality. proHNS LLC makes no guarantees or warranties, express or implied, under this Proposal or otherwise, in connection with the services described herein. To the fullest extent permitted by State law, the Client will indemnify and hold harmless proHNS LLC and proHNS LLC's officers, directors, partners, agents, subconsultants, and employees from and against any and all claims, costs, losses, and damages arising out of or relating to this Proposal. The scope, deliverables, schedule, and fee proposed herein is applicable to the subject Project(s) only, and the term for acceptance of this Proposal is 30 days from the Proposal Date unless otherwise specified or agreed upon between the Client and proHNS LLC.

Attachments: proHNS Exhibit A - Professional Services Fee Estimate dated 11/25/2025

## Exhibit A - Professional Services Fee Estimate



Project: Wrangell Flume Replacement - PER & Environmental Narrative  
 Client: City & Borough of Wrangell  
 Location: Wrangell, AK

Task	Task Description	CM	PM	Hours per Subtask	Labor Cost per Subtask
<b>1</b>	<b>Project Management &amp; Administration</b>				
1.1	Project kickoff and coordination meeting (in person)	1	3	4	\$ 725.00
1.2	Develop project management plan (schedule, QA/QC, communications)	0	8	8	\$ 1,280.00
1.3	Prepare and maintain project schedule	0	4	4	\$ 640.00
1.4	Bi-Weekly progress updates and budget tracking	0	8	8	\$ 1,280.00
1.5	Coordination with City & Borough of Wrangell	1	8	9	\$ 1,525.00
1.6	Internal QA/QC review and documentation	2	2	4	\$ 810.00
1.7	Project closeout	1	2	3	\$ 565.00
	<b>Task Subtotals</b>	<b>5</b>	<b>35</b>	<b>40</b>	<b>\$ 6,825.00</b>
<b>2</b>	<b>Data Collection &amp; Existing Conditions</b>				
2.1	Review available Owner-provided data (LiDAR, GIS, mapping, prior reports)	0	8	8	\$ 1,280.00
2.2	Integrate LiDAR data into AutoCAD base mapping	0	14	14	\$ 2,240.00
2.3	Site reconnaissance (to document flume condition, access, and obvious constraints)	0	6	6	\$ 960.00
2.4	Review available hydrologic, hydraulic, and water system data (stream flow, rainfall, watershed characteristics)	0	10	10	\$ 1,600.00
2.5	Compile environmental and cultural desktop data (wetlands, habitat, historic, floodplain, etc.)	0	0	0	\$ -
2.6	Develop base map for design and environmental analysis	0	12	12	\$ 1,920.00
	<b>Task Subtotals</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>\$ 8,000.00</b>
<b>3</b>	<b>Engineering Evaluation and Alternatives Analysis</b>				
3.1	Define project purpose, need, and deficiencies in existing flume	0	4	4	\$ 640.00
3.2	Establish performance and design criteria (capacity, durability, maintenance)	0	6	6	\$ 960.00
3.3	Identify feasible replacement options (3 alternatives)	0	16	16	\$ 2,560.00
3.4	Conduct hydraulic capacity analysis using LiDAR-derived profiles	0	14	14	\$ 2,240.00
3.5	Evaluate constructability for each alternative under limited access	0	12	12	\$ 1,920.00
3.6	Compare material handling, installation methods, O&M, and cost	0	12	12	\$ 1,920.00
3.7	Develop planning-level cost estimates for each feasible alternative	0	12	12	\$ 1,920.00
3.8	Recommend preferred alternative; Meet with CBW to Discuss	0	4	4	\$ 640.00
	<b>Task Subtotals</b>	<b>0</b>	<b>80</b>	<b>80</b>	<b>\$ 12,800.00</b>
<b>4</b>	<b>Concept-Level Design</b>				
4.1	Develop LiDAR-based alignment and grading plan	0	8	8	\$ 1,280.00
4.2	Prepare concept-level drawings (Plan and profile view, Cross-section, Concept details, Access and staging layout)	0	32	32	\$ 5,120.00
4.3	Identify major materials and construction quantities	0	6	6	\$ 960.00
4.4	Prepare concept-level construction cost estimate and budget narrative	0	8	8	\$ 1,280.00
4.5	Internal QA/QC review	2	2	4	\$ 810.00
4.6	Meet with CBW to discuss Concept Design	0	2	2	\$ 320.00
	<b>Task Subtotals</b>	<b>2</b>	<b>58</b>	<b>60</b>	<b>\$ 9,770.00</b>
<b>5</b>	<b>Environmental Narrative</b>				
	Prepared by CBW, technical support provided through subconsultant RCE as needed			0	\$ -
	<b>Task Subtotals</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>
<b>6</b>	<b>Preliminary Engineering Report (PER)</b>				
6.1	Prepare PER following EDA outline	0	24	24	\$ 3,840.00
6.2	Integrate environmental narrative summary and drawings	0	4	4	\$ 640.00
6.3	Submit Draft PER to CBW and Hold Review Meeting	1	4	5	\$ 885.00
6.4	Incorporate comments and finalize	1	6	7	\$ 1,205.00
	<b>Task Subtotals</b>	<b>2</b>	<b>38</b>	<b>40</b>	<b>\$ 6,570.00</b>
<b>7</b>	<b>Review, Coordination, and Final Deliverables</b>				
7.1	Conduct Final Review Meeting with CBW	0	4	4	\$ 640.00
7.2	Address consolidated comments on PER	0	8	8	\$ 1,280.00
7.3	Submit final deliverable package (Final PER, Concept Drawings)	1	8	9	\$ 1,525.00
	<b>Task Subtotals</b>	<b>1</b>	<b>20</b>	<b>21</b>	<b>\$ 3,445.00</b>

proHNS Staff Position Descriptions		Hours per Staff	Labor Billing Rates*	Labor Amount per Staff Member
CM	Contract Manager	10	\$ 245.00	\$ 2,450.00
PM	Project Manager	281	\$ 160.00	\$ 44,960.00
			<b>proHNS Labor Subtotal</b>	<b>\$ 47,410.00</b>

\* Labor Billing Rates include all direct labor (wages), employee benefits, firm profit, and IDCRC (firm IDCRC, or overhead rate, is currently 104% based on State of Alaska Office of Internal Review Audit No. 24-PA-05). proHNS LLC reserves the right to adjust Labor Billing Rates based on updated firm IDCRC (updated annually based on prior fiscal year).

## Estimated Expenses/Direct Costs

Round Trip Airfare (Ketchikan - Wrangell - Ketchikan)	EA	1	\$ 450.00	\$ 450.00
Vehicle Rental Rate	Day	1	\$ 250.00	\$ 250.00
Daily Meal Per Diem	Day	1	\$ 75.00	\$ 75.00
			<b>10% Markup</b>	<b>\$ 77.50</b>
<b>Total Estimated Expenses</b>				<b>\$ 852.50</b>

<b>Proposed Total Lump Sum Fee Amount</b>	<b>\$ 48,263.00</b>
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Subconsultant Services	Fee Structure	Proposed Amount
Rugged Coast Environmental	T&M	\$ 2,500.00
	Subcontractor Services Subtotal	\$ 2,500.00
	Subcontracted Services 10% Markup	\$ 250.00
	<b>Total Subcontract Services Fee</b>	<b>\$ 2,750.00</b>
<b>Proposed Total Fee Amount</b>		<b>\$ 51,013.00</b>

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	December 1, 2025
	<u>Agenda Section</u>	<b>5</b>

Final Plat approval of the Alder Top Village, Shoemaker Bay Subdivision II, a replat of Lot 26 of U.S.S. No 3403; Blocks 1-3 and Tract A (Plat No. 87-5), creating Lots 1-22, zoned Single Family Medium Density, owned and requested by the City and Borough of Wrangell, Alaska

### SUBMITTED BY:

Kate Thomas, Economic Development  
Director

### 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
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### Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. Final Plat (to be provided at the meeting)

### **RECOMMENDATION MOTION:**

Move to approve the final plat for the Alder Top Village, Shoemaker Bay Subdivision II.

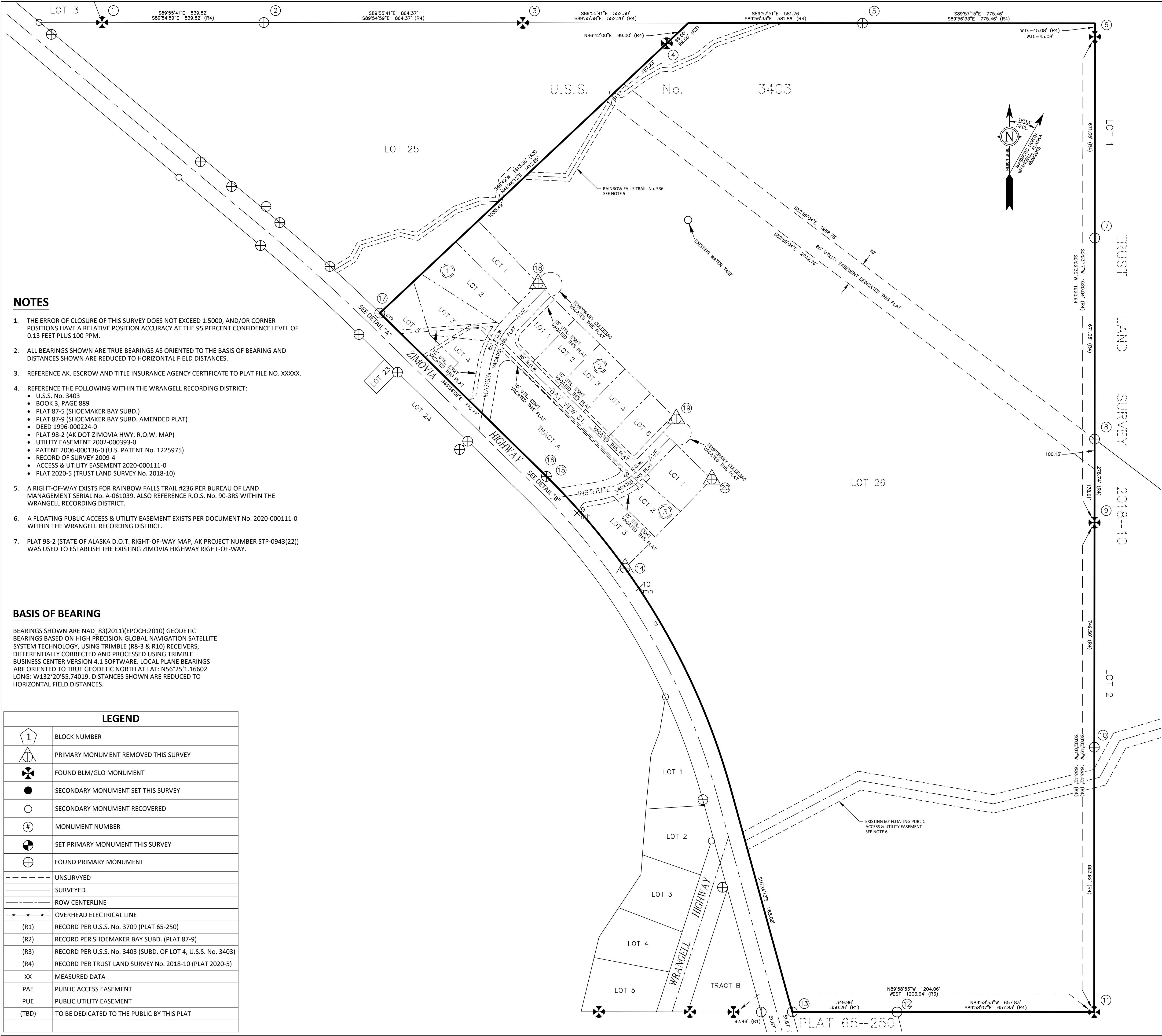


**SUMMARY STATEMENT:** The City and Borough of Wrangell requests approval of the Final Plat for Alder Top Village, Shoemaker Bay Subdivision II, a replat of Lot 26 of U.S.S. No. 3403 and Blocks 1–3 and Tract A of Plat No. 87-5. The subdivision creates twenty-two (22) residential lots zoned Single-Family Medium Density, with lots generally averaging one-half acre and ranging from approximately 17,000 to 24,000 square feet.

The Preliminary Plat received Planning & Zoning Commission approval in June 2021, and with subdivision construction now substantially complete including roads, drainage, utilities, and site work, the Final Plat is ready for review. This phase establishes the first portion of the broader Alder Top Village development. The subdivision name and road names were provided by the Wrangell Cooperative Association, reflecting ongoing partnership and cultural recognition.

The property is bordered by Institute Creek and the plat incorporates at least a 100-foot setback to preserve riparian areas and ensure long-term stability of the subdivision. The plat also vacates outdated platted rights-of-way and utility easements previously established under Plat No. 87-9 for former site structures. In their place, the Final Plat creates new public streets, utility easements, and public access corridors that align with the subdivision layout and the infrastructure constructed over the past several seasons. These updates ensure appropriate legal access, utility placement, and circulation for future homeowners.

Final Plat approval is required before recording and is a necessary step in establishing the legal subdivision in advance of Borough property sales. In accordance with Wrangell Municipal Code, the Planning & Zoning Commission will act on this plat prior to Assembly consideration. Staff recommends approval of the Final Plat for Alder Top Village, Shoemaker Bay Subdivision II, as submitted.



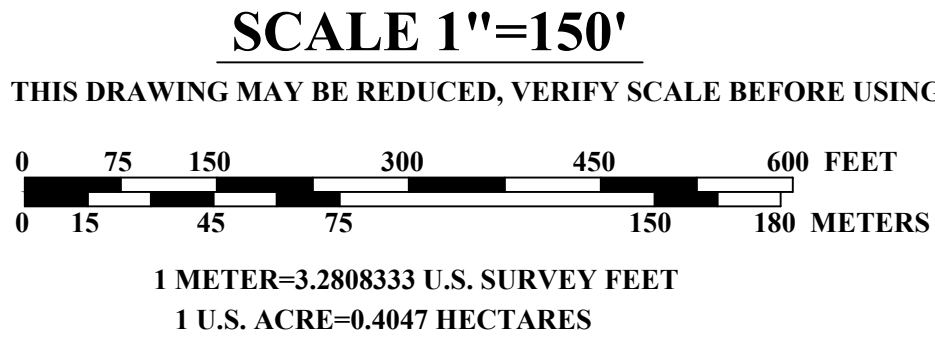
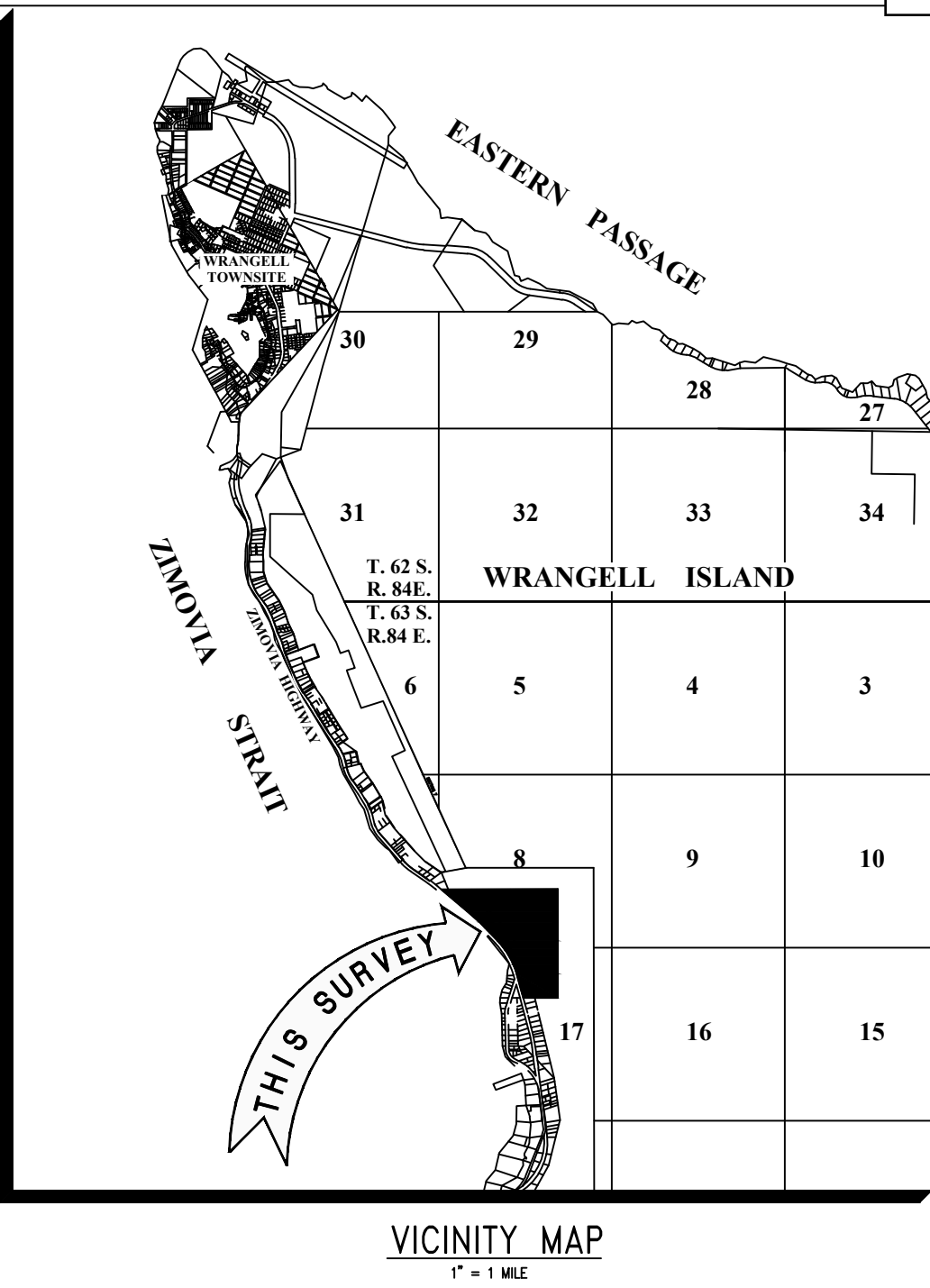
NOTES

- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000, AND/OR CORNER POSITIONS HAVE A RELATIVE POSITION ACCURACY AT THE 95 PERCENT CONFIDENCE LEVEL OF 0.13 FEET PLUS 100 PPM.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- REFERENCE AK. ESCROW AND TITLE INSURANCE AGENCY CERTIFICATE TO PLAT FILE NO. XXXXX.
- REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:
  - U.S.S. No. 3403
  - BOOK 3, PAGE 889
  - PLAT 87-5 (SHOEMAKER BAY SUBD.)
  - PLAT 87-9 (SHOEMAKER BAY SUBD. AMENDED PLAT)
  - DEED 1996-000224-0
  - PLAT 98-2 (AK DOT ZIMOVIA HWY. R.O.W. MAP)
  - UTILITY EASEMENT 2002-000393-0
  - PATENT 2006-000136-0 (U.S. PATENT No. 1225975)
  - RECORD OF SURVEY 2009-4
  - ACCESS & UTILITY EASEMENT 2020-000111-0
  - PLAT 2020-5 (TRUST LAND SURVEY No. 2018-10)
- A RIGHT-OF-WAY EXISTS FOR RAINBOW FALLS TRAIL #236 PER BUREAU OF LAND MANAGEMENT SERIAL NO. A-061039. ALSO REFERENCE R.O.S. No. 90-3RS WITHIN THE WRANGELL RECORDING DISTRICT.
- A FLOATING PUBLIC ACCESS & UTILITY EASEMENT EXISTS PER DOCUMENT No. 2020-000111-0 WITHIN THE WRANGELL RECORDING DISTRICT.
- PLAT 98-2 (STATE OF ALASKA D.O.T. RIGHT-OF-WAY MAP, AK PROJECT NUMBER STP-0943(22)) WAS USED TO ESTABLISH THE EXISTING ZIMOVIA HIGHWAY RIGHT-OF-WAY.

BASIS OF BEARING

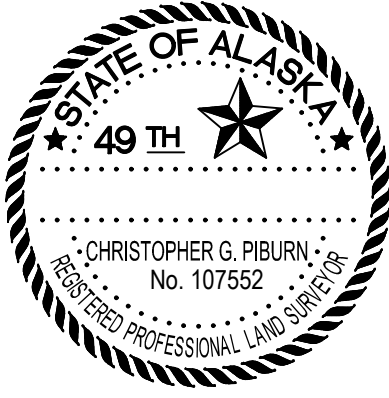
BEARINGS SHOWN ARE NAD\_83(2011)[EPOCH:2010] GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8-3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N56°25'1.16602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

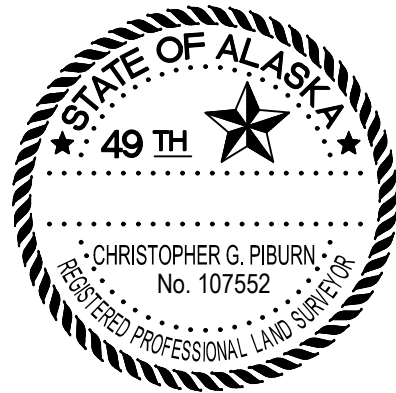
LEGEND	
1	BLOCK NUMBER
	PRIMARY MONUMENT REMOVED THIS SURVEY
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
#	MONUMENT NUMBER
	SET PRIMARY MONUMENT THIS SURVEY
	FOUND PRIMARY MONUMENT
---	UNSURVEYED
---	SURVEYED
---	ROW CENTERLINE
---	OVERHEAD ELECTRICAL LINE
(R1)	RECORD PER U.S.S. No. 3709 (PLAT 65-250)
(R2)	RECORD PER SHOEMAKER BAY SUBD. (PLAT 87-9)
(R3)	RECORD PER U.S.S. No. 3403 (SUBD. OF LOT 4, U.S.S. No. 3403)
(R4)	RECORD PER TRUST LAND SURVEY No. 2018-10 (PLAT 2020-5)
XX	MEASURED DATA
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(TBD)	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT



SHEET 1 OF 4

<b>R&amp;M</b> R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917 7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441 KETCHIKAN, AK 99901	
CRAIG OFFICE Phone: (907) 826-2294 521 WEST HAMILTON DR. CRAIG, AK. 99921	
CERTIFICATE OF AUTHORIZATION #: C576	
<b>ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION II</b>	
A SUBDIVISION AND REPLAT OF LOT 26, OF U.S.S. No. 3403; BLOCKS 1 - 3, & TRACT A, OF SHOEMAKER BAY SUBDIVISION (PLAT 87-5); AND PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT VACATIONS CREATING LOTS 1 - 22 WITHIN BLOCK 1, AND TRACT A WITHIN BLOCK 2, ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II CONTAINING 121.86 ACRES MORE OR LESS	
LOCATED WITHIN SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST U.S.S. No. 3403 COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT	
SURVEYED BY: R&M DATE: JULY 2020	DRAWN BY: MCH DATE: AUGUST 2020 - MARCH 2021
SCALE: 1"=150'	CHECKED: CGP
R&M PROJECT NO: 202725	

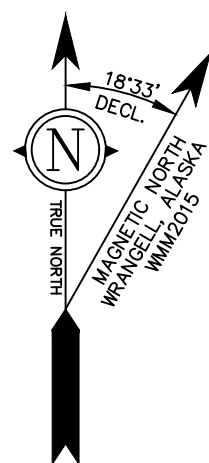












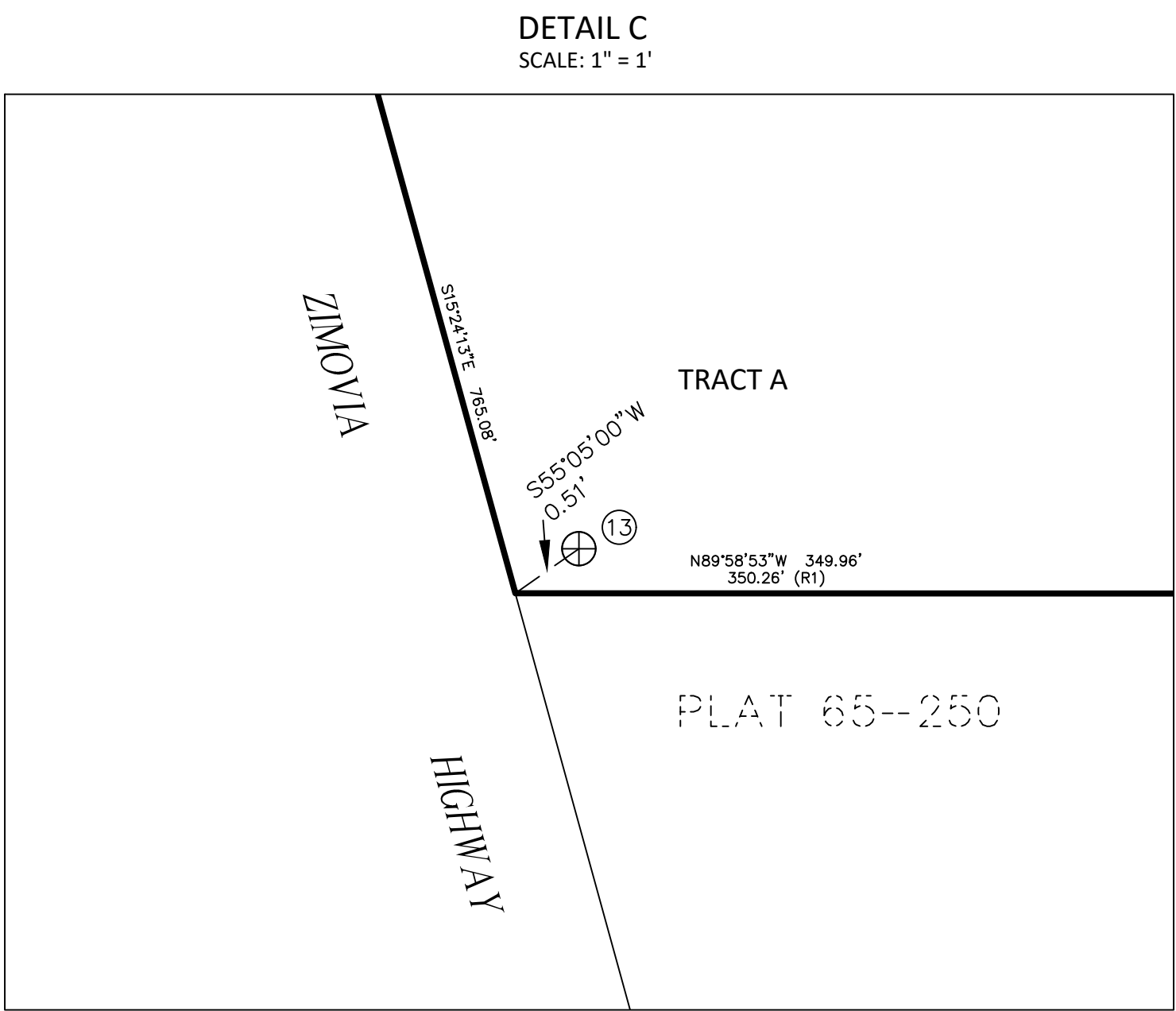
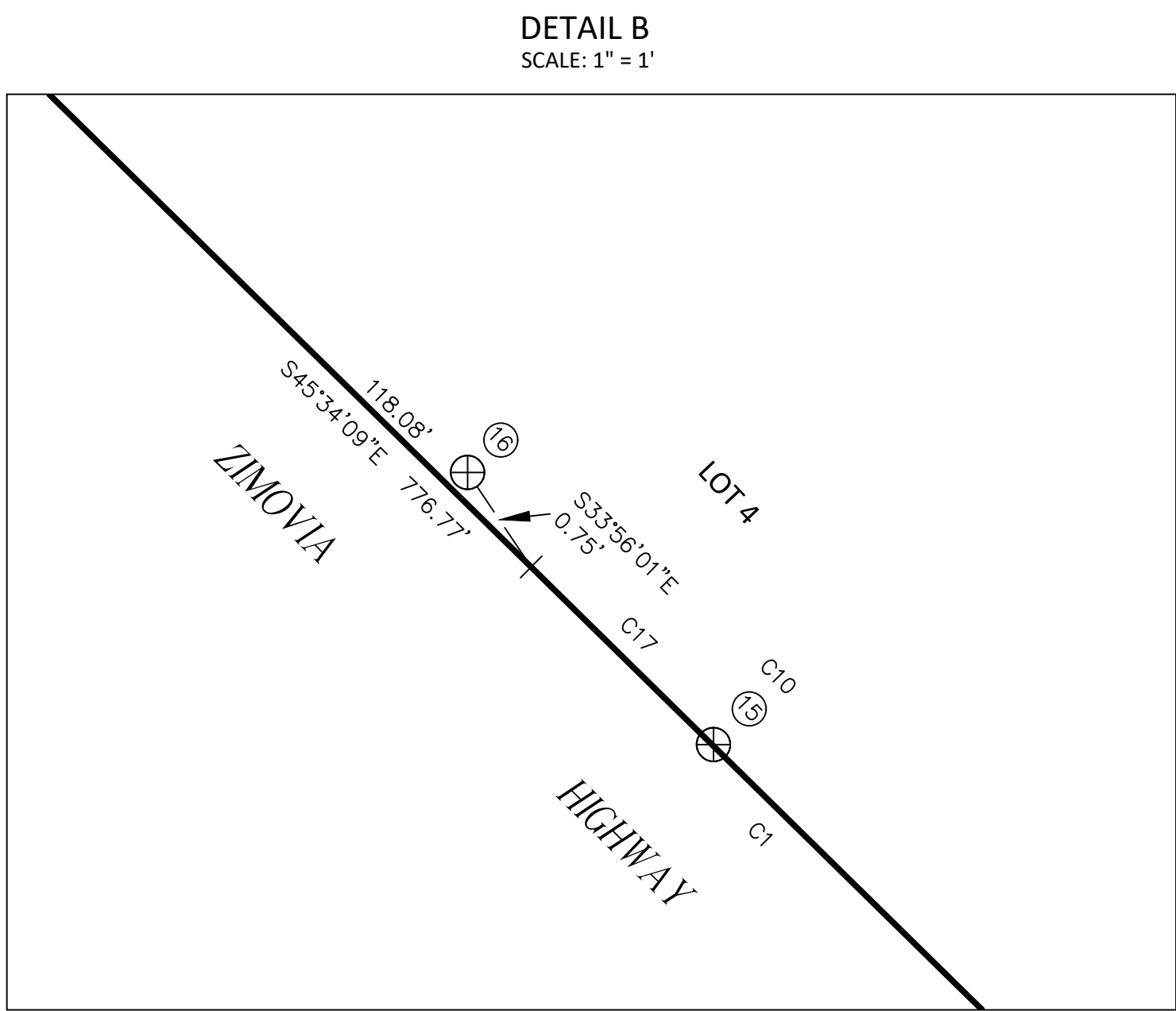
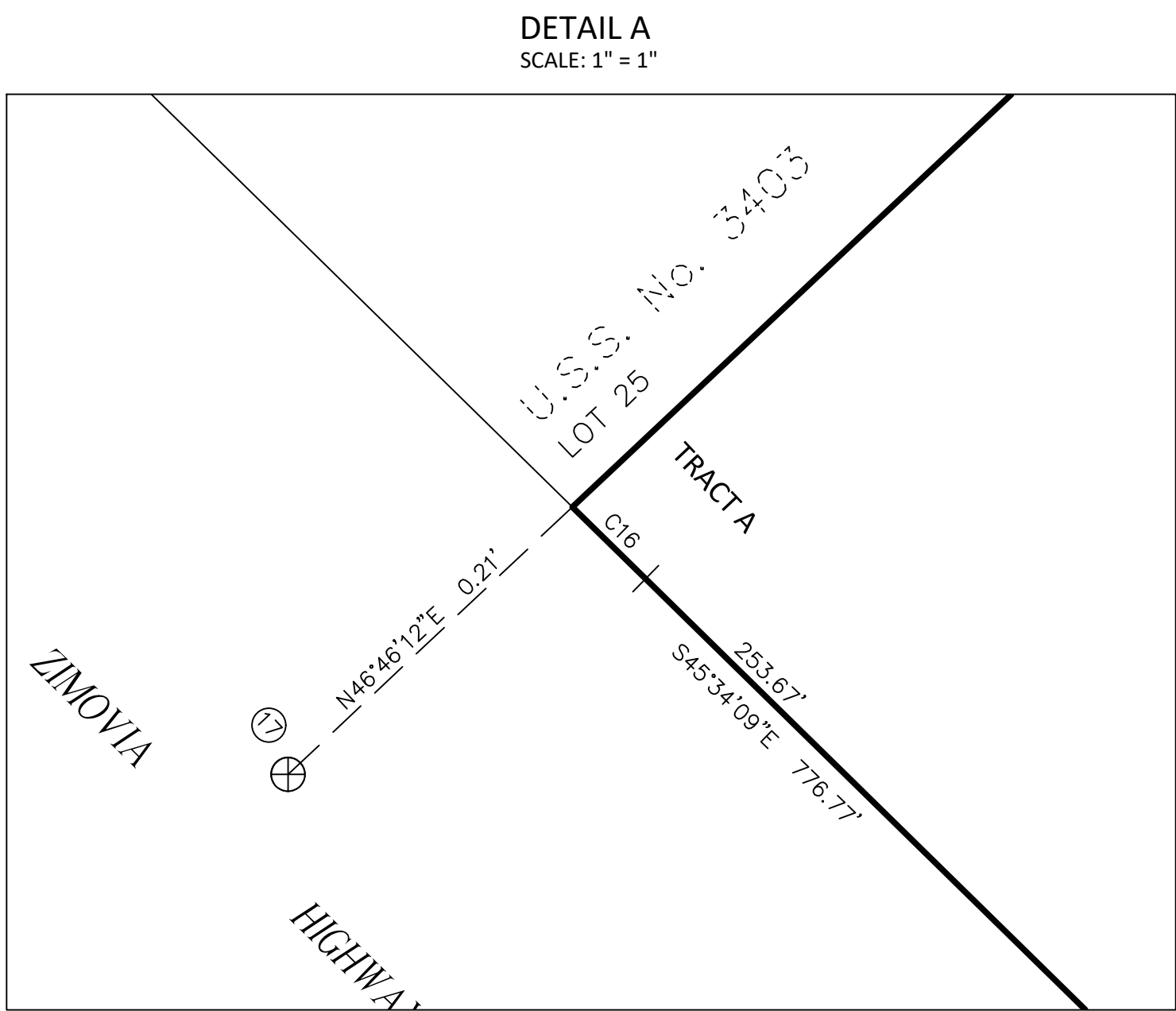
<b>CURVE</b>	<b>DELTA</b>	<b>RADIUS</b>	<b>ARC</b>	<b>CHORD</b>	<b>CH. BEARING</b>
C1	30°09'57"	2343.15	1233.65	1219.45	N30° 29' 13"W
C2	13°07'45"	2343.15	536.93	535.75	S21° 58' 08"E
C3	0°44'02"	2343.15	30.02	30.02	S28° 54' 01"E
C4	0°44'01"	2343.15	30.01	30.01	S29° 38' 03"E
C5	2°26'16"	2343.15	99.70	99.69	S31° 13' 12"E
C6	2°41'32"	2343.15	110.10	110.09	S33° 47' 06"E
C7	3°11'59"	2343.15	130.86	130.84	S36° 43' 52"E
C8	3°11'04"	2343.15	130.23	130.22	S39° 55' 23"E
C9	3°30'57"	2343.15	143.78	143.76	S43° 16' 24"E
C10	0°32'19"	2343.15	22.03	22.03	N45° 18' 02"W
C11	28°35'47"	143.49	71.62	70.88	S61° 04' 11"W
C12	12°04'04"	143.49	30.22	30.17	S52° 48' 20"W
C13	16°31'43"	143.49	41.39	41.25	S67° 06' 14"W
C14	28°35'47"	113.49	56.64	56.06	S61° 04' 11"W
C15	8°21'49"	173.49	25.33	25.30	S71° 11' 11"W
C16	0°00'02"	5614.08	0.06	0.06	N45° 34' 09"W
C17	0°02'27"	2343.15	1.67	1.67	S45° 32' 58"E

1 METER = 3.2808333 U.S. SURVEY FEET  
1 U.S. ACRE = 0.4047 HECTARES


SCALE: 1"=80'	CHECKED: CGP	R&M PROJECT NO: 232772
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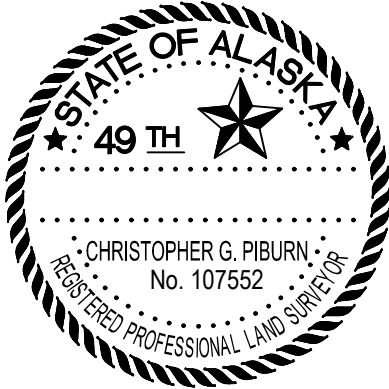


LEGEND	
	BLOCK NUMBER
	PRIMARY MONUMENT REMOVED THIS SURVEY
	FOUND BLM/GLO MONUMENT
	SECONDARY MONUMENT SET THIS SURVEY
	SECONDARY MONUMENT RECOVERED
	MONUMENT NUMBER
	SET PRIMARY MONUMENT THIS SURVEY
	FOUND PRIMARY MONUMENT
----	UNSURVEYED
=====	SURVEYED
-----	ROW CENTERLINE
(R1)	RECORD PER U.S.S. No. 3709 (PLAT 65-250)
(R2)	RECORD PER SHOEMAKER BAY SUBD. (PLAT 87-9)
(R3)	RECORD PER U.S.S. No. 3403 (SUBD. OF LOT 4, U.S.S. No. 3403)
(R4)	RECORD PER TRUST LAND SURVEY No. 2018-10 (PLAT 2020-5)
XX	MEASURED DATA
PAE	PUBLIC ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(TBD)	TO BE DEDICATED TO THE PUBLIC BY THIS PLAT



SHEET 3 OF 4

		<b>R&amp;M ENGINEERING-KETCHIKAN, INC.</b> 7180 REVILLA ROAD, SUITE 300 KETCHIKAN, AK 99921		<b>Phone: (907) 225-7917</b> <b>Fax: (907) 225-3441</b>	
<b>CRAIG OFFICE</b> 521 WEST HAMILTON DR. CRAIG, AK. 99921		<b>Phone: (907) 826-2294</b>			
<b>CERTIFICATE OF AUTHORIZATION #: C576</b>					
<b>ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION II</b>					
<p>A SUBDIVISION AND REPLAT OF</p> <p>LOT 26 , OF U.S.S. No. 3403;</p> <p>BLOCKS 1 - 3 , &amp; TRACT A, OF SHOEMAKER BAY SUBDIVISION (PLAT 87-5);</p> <p>AND</p> <p>PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT VACATIONS</p> <p>CREATING</p> <p>LOTS 1 - 22 WITHIN BLOCK 1, AND TRACT A WITHIN BLOCK 2,</p> <p>ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II</p> <p>CONTAINING 121.86 ACRES MORE OR LESS</p>					
<p>LOCATED WITHIN</p> <p>SECTIONS 8 &amp; 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST</p> <p>U.S.S. No. 3403</p> <p>COPPER RIVER MERIDIAN, ALASKA</p> <p>WRANGELL RECORDING DISTRICT</p>					
SURVEYED BY: R&M  DATE: JULY 2020			DRAWN BY: MCH  DATE: AUGUST 2020		
SCALE:  1"=150'	CHECKED:  <div style="text-align: center;">CGP</div>		R&M PROJECT NO:  <div style="text-align: center;">202725</div>		





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 DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

DATE \_\_\_\_\_ CITY & BOROUGH OF WRANGELL

DATE \_\_\_\_\_ PRINTED NAME & TITLE

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 COMMISSIONED AND SWORN, PERSONALLY APPEARED TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND \_\_\_\_\_ 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 HEREIN WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

CERTIFICATE OF APPROVAL BY THE ASSEMBLY

I 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 AS RECORDED IN MINUTE BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THE PLAT SHOWN 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: \_\_\_\_\_

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

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY PLAT RESOLUTION NO \_\_\_\_\_ DATED \_\_\_\_\_ 20\_\_\_\_, AND THAT THE PLAT SHOWN 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)ss

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 \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE \_\_\_\_\_

CHRISTOPHER G. PIBURN, PLS # 107552



TYPICAL SECONDARY MONUMENT

SET THIS SURVEY



SET 5/8" X 30" LONG REBAR (UNLESS OTHERWISE NOTED) AND 2" ALUMINUM CAP WITH PLASTIC INSERT

PRIMARY MONUMENTS RECOVERED

<div>MON. 1</div> <div></div> <div>RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION</div>	<div>MON. 2</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE A MOUND OF STONE. IN GOOD CONDITION</div>	<div>MON. 3</div> <div></div> <div>RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION</div>	<div>MON. 4</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. BRASS CAP PROJECTING 3" ABOVE A MOUND OF STONE. IN GOOD CONDITION</div>	<div>MON. 5</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION</div>	<div>MON. 6</div> <div></div> <div>RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION</div>	<div>MON. 7</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE THE GROUND. IN GOOD CONDITION</div>	<div>MON. 8</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE THE GROUND. IN GOOD CONDITION</div>
<div>MON. 9</div> <div></div> <div>RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT PROJECTING 13" ABOVE THE GROUND. BENT WESTERLY. SHOT BASE OF PIPE.</div>	<div>MON. 10</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 2" ABOVE THE GROUND. IN GOOD CONDITION</div>	<div>MON.11</div> <div></div> <div>RECOVERED 2.5" DIA. BRASS CAP ON A 1" X 30" STEEL PIPE MONUMENT. IN GOOD CONDITION</div>	<div>MON.12</div> <div></div> <div>RECOVERED 2.5" DIA. BRASS CAP ON A 2" STEEL PIPE MONUMENT PROJECTING 11" ABOVE GROUND. IN GOOD CONDITION</div>	<div>MON.13</div> <div></div> <div>RECOVERED 2.5" DIA. BRASS CAP ON A 2" STEEL PIPE MONUMENT PROJECTING 8" ABOVE GROUND. IN GOOD CONDITION</div>	<div>MON. 14</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 6" ABOVE THE GROUND. IN GOOD CONDITION</div>	<div>MON. 15</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION</div>	
<div>MON. 16</div> <div></div> <div>RECOVERED BRASS OCTAGON MON. CAST IN CONCRETE FLUSH WITH THE GROUND. IN GOOD CONDITION</div>	<div>MON. 17</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION</div>	<div>MON. 18</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 7" ABOVE THE GROUND. IN GOOD CONDITION</div>	<div>MON. 19</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 3" ABOVE THE GROUND. IN GOOD CONDITION</div>	<div>MON. 20</div> <div></div> <div>RECOVERED 2.5" DIA. POST MON. WITH 3.25" DIA. ALUM. CAP PROJECTING 1" ABOVE THE GROUND. IN GOOD CONDITION</div>			

SHEET 4 OF 4



R&M ENGINEERING-KETCHIKAN, INC. Phone: (907) 225-7917  
7180 REVILLA ROAD, SUITE 300 Fax: (907) 225-3441  
KETCHIKAN, AK 99901  
CRAIG OFFICE Phone: (907) 826-2294  
521 WEST HAMILTON DR.  
CRAIG, AK. 99921  
CERTIFICATE OF AUTHORIZATION #: C576

ALDER TOP VILLAGE, SHOEMAKER SUBDIVISION II

A SUBDIVISION AND REPLAT OF LOT 26, OF U.S.S. No. 3403; BLOCKS 1 - 3, & TRACT A, OF SHOEMAKER BAY SUBDIVISION (PLAT 87-5); AND PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT VACATIONS CREATING LOTS 1 - 22 WITHIN BLOCK 1, AND TRACT A WITHIN BLOCK 2, ALDER TOP VILLAGE, SHOEMAKER BAY SUBDIVISION II CONTAINING 121.86 ACRES MORE OR LESS

LOCATED WITHIN SECTIONS 8 & 17, TOWNSHIP 63 SOUTH, RANGE 84 EAST U.S.S. No. 3403 COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT

SURVEYED BY: R&M DATE: JULY 2020 DRAWN BY: MCH DATE: AUGUST 2020

SCALE: N/A CHECKED: CGP R&M PROJECT NO: 202725

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	December 1, 2025
	<u>Agenda Section</u>	<b>5</b>

RESOLUTION No. 12-25-2002 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2026 BUDGET BY TRANSFERING \$236,888 FROM THE PORT FUND RESERVES TO THE PORT FUND OPERATING BUDGET, PROFESSIONAL SERVICES CONTRACTUAL ACCOUNT, AND AUTHORIZING EXPENDITURES FOR ENGINEERING SERVICES FOR THE DEEPWATER PORT DEVELOPMENT AND DOWNTOWN PORT EXPANSION PROJECTS

SUBMITTED BY:

Amber Al-Haddad, Capital Projects Director

FISCAL NOTE:

**Expenditure Required:** \$236,888

Fiscal Year (FY): 2026

**Account Number(s):**

74020 000 7519

**Account Name(s):**

Professional Services Contractual

**Unencumbered Balance(s) (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. Resolution 12-25-2002

**RECOMMENDATION MOTION:**

Move to Approve Resolution 12-25-2002.

**SUMMARY STATEMENT:**

The EDA FY25 Disaster Supplemental Grant Program is a crucial source of federal investment designed to support long-term economic recovery, promote regional economic resilience, and fund infrastructure improvements in communities affected by federally declared disasters.

The primary objectives of the program are to replace damaged infrastructure, create resilient new infrastructure that protects against future hazards, and/or stabilize and grow local and regional economies following an economic shock. Wrangell seeks to leverage this funding to modernize and expand essential infrastructure to support critical freight transportation, marine and water utility infrastructure, as well as our tourism industry.

Wrangell is eligible for the EDA FY2025 Disaster Supplemental Grant Program funding opportunity for disaster recovery funding since Wrangell received a major disaster declaration in 2023/2024 related to the 11-mile Zimovia Highway Landslide.

Further eligibility to submit an application to the Industry Transformation Path program requires that our proposed projects have had a Preliminary Engineering Report, including an Environmental Narrative, completed before making the application to request funding.

Wrangell has developed the Deepwater Port Development and Downtown Port Expansion Projects as two of the three projects for which we will develop conceptual designs, cost estimates, and environmental assessments to assist in a grant application.

Funding from Port Fund Reserves, in the amount of \$236,888, will be transferred to the Port Fund Operating Budget, Professional Services Contractual Account, to pay for Engineering Services for the Preliminary Engineering Report and Environmental Narrative for the Deepwater Port Development and Downtown Port Expansion Projects.

RES 12-25-2002 authorizes a FY26 Budget Amendment in the Port Fund by transferring \$236,888 from Port Fund Reserves to Port Fund Operating Budget, Professional Services Contractual Account, for Engineering Services for the Deepwater Port Development and Downtown Port Expansion Projects and administration of their expenditures.

**CITY AND BOROUGH OF WRANGELL**  
**RESOLUTION No. 12-25-2002**

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2026 BUDGET BY TRANSFERRING \$236,888 FROM THE PORT FUND RESERVES TO THE PORT FUND OPERATING BUDGET, PROFESSIONAL SERVICES CONTRACTUAL ACCOUNT, AND AUTHORIZING EXPENDITURES FOR ENGINEERING SERVICES FOR THE DEEPWATER PORT DEVELOPMENT AND DOWNTOWN PORT EXPANSION PROJECTS

**WHEREAS**, The EDA FY25 Disaster Supplemental Grant Program is a crucial source of federal investment designed to support long-term economic recovery, promote regional economic resilience, and fund infrastructure improvements in communities affected by federally declared disasters; and

**WHEREAS**, Wrangell is eligible for the EDA FY2025 Disaster Supplemental Grant Program funding opportunity for disaster recovery funding since Wrangell received a major disaster declaration in 2023/2024 related to the 11-mile Zimovia Highway Landslide; and

**WHEREAS**, Further eligibility to apply to the Industry Transformation Path grant program requires that our proposed projects have a Preliminary Engineering Report and an Environmental Narrative completed before making the application to request funding; and

**WHEREAS**, Wrangell has developed the Deepwater Port Development and Downtown Port Expansion Projects as two of the three projects for which we will develop conceptual designs, cost estimates, and environmental assessments to assist in a grant application; and

**WHEREAS**, Funding from Port Fund Reserves, in the amount of \$236,888, will be transferred to the Port Fund Operating Budget, Professional Services Contractual Account, to pay for Engineering Services for the Preliminary Engineering Report and Environmental Narrative for the Deepwater Port Development and Downtown Port Expansion Projects.

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

**Section 1:** The Assembly of the City and Borough of Wrangell hereby authorizes a FY26 Budget Amendment in the Port Fund by transferring \$236,888 from Port Fund Reserves to Port Fund Operating Budget, Professional Services Contractual Account, for



Engineering Services for the Deepwater Port Development and Downtown Port Expansion Projects and administration of their expenditures.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 1<sup>st</sup> DAY OF DECEMBER 2025.

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>	December 1, 2025
	<u>Agenda Section</u>	<b>5</b>

RESOLUTION No. 12-25-2003 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2026 BUDGET BY TRANSFERRING \$51,013 FROM THE WATER FUND RESERVES TO THE WATER FUND OPERATING BUDGET, PROFESSIONAL SERVICES CONTRACTUAL ACCOUNT, AND AUTHORIZING EXPENDITURES FOR ENGINEERING SERVICES FOR THE WRANGELL FLUME REPLACEMENT PROJECT

SUBMITTED BY:

Amber Al-Haddad, Capital Projects Director

FISCAL NOTE:

**Expenditure Required:** \$51,013

Fiscal Year (FY): 2026

**Account Number(s):**

72000 000 7519

**Account Name(s):**

Professional Services Contractual

**Unencumbered Balance(s) (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. Resolution 12-25-2003

**RECOMMENDATION MOTION:**

Move to Approve Resolution 12-25-2003.

**SUMMARY STATEMENT:**

The EDA FY25 Disaster Supplemental Grant Program is a crucial source of federal investment designed to support long-term economic recovery, promote regional economic resilience, and fund infrastructure improvements in communities affected by federally declared disasters.

The primary objectives of the program are to replace damaged infrastructure, create resilient new infrastructure that protects against future hazards, and/or stabilize and grow local and regional economies following an economic shock. Wrangell seeks to leverage this funding to modernize and expand essential infrastructure to support critical freight transportation, marine and water utility infrastructure, as well as our tourism industry.

Wrangell is eligible for the EDA FY2025 Disaster Supplemental Grant Program funding opportunity for disaster recovery funding since Wrangell received a major disaster declaration in 2023/2024 related to the 11-mile Zimovia Highway Landslide.

Further eligibility to submit an application to the Industry Transformation Path program requires that our proposed projects have had a Preliminary Engineering Report, including an Environmental Narrative, completed before making the application to request funding.

Wrangell has developed a Water Flume Replacement project as one of three projects for which we will develop a conceptual design, cost estimate, and environmental assessment to assist in a grant application.

Funding from Water Fund Reserves, in the amount of \$51,013, will be transferred to the Water Fund Operating Budget, Professional Services Contractual Account, to pay for Engineering Services for the Preliminary Engineering Report and Environmental Narrative for the Wrangell Flume Replacement project.

RES 12-25-2003 authorizes a FY26 Budget Amendment in the Water Fund by transferring \$51,013 from Water Fund Reserves to Water Fund Operating Budget, Professional Services Contractual Account, for Engineering Services for the Water Flume Replacement project and administration of its expenditures.

**CITY AND BOROUGH OF WRANGELL**  
**RESOLUTION No. 12-25-2003**

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2026 BUDGET BY TRANSFERRING \$51,013 FROM THE WATER FUND RESERVES TO THE WATER FUND OPERATING BUDGET, PROFESSIONAL SERVICES CONTRACTUAL ACCOUNT, AND AUTHORIZING EXPENDITURES FOR ENGINEERING SERVICES FOR THE WRANGELL FLUME REPLACEMENT PROJECT

**WHEREAS**, The EDA FY25 Disaster Supplemental Grant Program is a crucial source of federal investment designed to support long-term economic recovery, promote regional economic resilience, and fund infrastructure improvements in communities affected by federally declared disasters; and

**WHEREAS**, Wrangell is eligible for the EDA FY2025 Disaster Supplemental Grant Program funding opportunity for disaster recovery funding since Wrangell received a major disaster declaration in 2023/2024 related to the 11-mile Zimovia Highway Landslide; and

**WHEREAS**, Further eligibility to apply to the Industry Transformation Path grant program requires that our proposed projects have a Preliminary Engineering Report and an Environmental Narrative completed before making the application to request funding; and

**WHEREAS**, Wrangell has developed a Water Flume Replacement project as one of three projects for which we will develop a conceptual design, cost estimate, and environmental assessment to assist in a grant application; and

**WHEREAS**, Funding from Water Fund Reserves, in the amount of \$51,013, will be transferred to the Water Fund Operating Budget, Professional Services Contractual Account, to pay for Engineering Services for the Preliminary Engineering Report and Environmental Narrative for the Wrangell Flume Replacement project.

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

**Section 1:** The Assembly of the City and Borough of Wrangell hereby authorizes a FY26 Budget Amendment in the Water Fund by transferring \$51,013 from Water Fund Reserves to Water Fund Operating Budget, Professional Services Contractual Account, for Engineering Services for the Water Flume Replacement project and administration of its

expenditures.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL,  
ALASKA THIS 1<sup>st</sup> DAY OF DECEMBER 2025.

CITY & BOROUGH OF WRANGELL

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Patricia Gilbert, Borough Mayor

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