

Tuesday, July 27, 2021 6:00 PM

Location: Borough Assembly Chambers

1. CALL TO ORDER

- a. PLEDGE OF ALLEGIANCE led by Assembly Member Ryan Howe
- b. CEREMONIAL MATTERS None.

2. ROLL CALL

3. PERSONS TO BE HEARD - Section WMC 3.05.040 (C) states that: The chair may call to order any person who is breaching the peace or being disorderly by speaking without recognition, engaging in booing or catcalls, speaking vulgarities, name calling, personal attacks, or engaging in other conduct which is determined by the chair to be disruptive of the meeting. Any person so disrupting a meeting of the assembly may be removed and barred from further attendance at the meeting unless permission to return or remain is granted by a majority vote of the assembly.

4. AMENDMENTS TO THE AGENDA

5. CONFLICT OF INTEREST

6. CONSENT AGENDA

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

- <u>a.</u> Minutes of the June 22, 2021 Regular Assembly Meeting
- <u>b.</u> Minutes of the July 13, 2021 Special Assembly Meeting
- C. Approval of Final Plat of the Merritt Replat, a replat of Lot 5-A, of a replat with Lot 5, within Block 24 of Wrangell Townsite, according to Plat 78-1; and Lot 5-B1 of L&A Subdivision, according to Plat 2002-3, creating Lot A, Merritt Replat, zoned Multi-Family, requested by Brian Merritt

7. BOROUGH MANAGER'S REPORT

- <u>a.</u> Parks & Recreation Directors Report
- b. Economic Development Department Report
- c. Capital Facilities Department Report
- d. Insurance Report
- e. Valvoda Attorney Fees Recovery Status Report
- <u>f.</u> Library Report
- g. Electric Department Accounts Receivable
- h. Harbormaster's Report

8. BOROUGH CLERK'S FILE

- a. Borough Clerk's Report
- 9. MAYOR AND ASSEMBLY BUSINESS
- 10. MAYOR AND ASSEMBLY APPOINTMENTS None.

11. PUBLIC HEARING

- a. ORDINANCE No. 1004 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE ZONING MAP TO EFFECT A CHANGE TO LOT Y2, TRACT Y, U.S.S. 2321 FROM LIGHT INDUSTRIAL TO RURAL RESIDENTIAL 1
- 12. UNFINISHED BUSINESS None.

13. NEW BUSINESS

- **a. ORDINANCE No. 1005** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, REPEALING SECTION 15.12.035 PERMITS, SECTION 15.12.050 METER DEPOSITS, SECTION 15.12.055 ELECTRICAL CONNECTION FEES, SUBSECTION 15.12.065(G), AND EXTENTION POLICIES, SUBSECTION 15.12.140(D) DISCONTINUANCE OF SERVICE, AND SECTION 15.12.240 USE OF POLES IN THEIR ENTIRETY AND ESTABLISHING A NEW PROCESS FOR FEES IN CHAPTER 15.12, ELECTRICITY, OF THE WRANGELL MUNICIPAL CODE
- **b. EMERGENCY ORDINANCE No. 1006** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA REAFFIRMING THE DECLARATION OF EMERGENCY IN EMERGENCY ORDINANCES 976, 980, 985, 994, and 1003 AND REENACTING THE ADOPTION OF INTERNATIONAL AND INTERSTATE TRAVEL TESTING MEASURES
- C. ORDINANCE No. 1007 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING CHAPTER 20.28 OF THE ZONING CODE TITLED RR-1 DISTRICT RURAL RESIDENTIAL SECTION 20.28.040 CONDITIONAL USES BY ADDING CONDOMINIUMS IN AREAS WITH CITY SEWER AND WATER AS A NEW CONDITIONAL USE
- d. ORDINANCE No. 1008 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING CHAPTER 5.03, FISCAL PROVISIONS GENERALLY, AND ADDING SECTION 5.03.001, SET-OFFS PRIOR TO DISBURSEMENTS, IN CHAPTER 5.03, OF THE WRANGELL MUNICIPAL CODE
- **RESOLUTION No 07-21-1598** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE SOLID WASTE FUND TRANSFERRING \$15,000 FROM SOLID WASTE FUND RESERVES TO THE SOLID WASTE FUND ADMINISTRATION PROFESSIONAL SERVICES ACCOUNT AND AUTHORIZING ITS EXPENDITURE FOR ATTORNEY FEES AND COSTS ASSOCIATED WITH OBTAINING A CERTIFICATE OF CONVENIENCE AND NECESSITY FROM THE RCA (REGULATORY COMMISSION OF ALASKA) FOR GARBAGE COLLECTION
- **E. RESOLUTION No. 07-21-1599** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LANDS, LOT 6A, BLOCK 61, AMENDED INDUSTRIAL PARK SUBDIVISION III (PLAT NO. 2001-7), AS REPLATTED PER WOODBURY-INDUSTRIAL REPLAT, ZONED INDUSTRIAL, TO BRETT WOODBURY AND MIKE MATNEY
- **RESOLUTION No 07-21-1600** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY2022 BUDGET IN THE CAPITAL

IMPROVEMENTS PROJECT FUND BY ACCEPTING HARBOR FACILITY MATCHING GRANT AMENDMENT NO. 2 FROM THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES IN THE AMOUNT OF \$80,728.27 AND AUTHORIZING ITS EXPNEDITURE FOR THE SHOEMAKER HARBOR REPLACEMENT PROJECT

- h. RESOLUTION No 07-21-1601 OF THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET IN THE CAPITAL IMPROVEMENTS PROJECT FUND BY ACCEPTING THE GULF OF ALASKA PINK SALMON DISASTER RELIEF GRANT IN THE AMOUNT OF \$46,276 AND AUTHORIZING ITS EXPENDITURE FOR THE SHOEMAKER BAY HARBOR NET FLOAT REPLACEMENT PROJECT
- i. Approval of a Cell Tower Land Lease for Lot 12, 13, and 14 Block 5, according to the Official Plat, USS 2127, with Vertical Bridge to Allow a New Cellular Tower
- j. Approval to Amend the Tideland Lease in the Shoemaker Bay Harbor Parking Lot with Vertical Bridge to Allow a New Cellular Tower and Expansion of the Property
- k. Approval of the Parks & Recreation Employee Handbook
- L Approval to Convey Two Fire Department Vehicles to the Wrangell Volunteer Fire Association for Divestiture
- m. Approval of FY22 Marine General & Wharfinger Legal Liability & Excess Liability Insurance Policy with Traveler's Property Casualty Co. of America through Petersburg-Wrangell Insurance in the Amount of \$27,075
- n. Approval of FY22 Property, Auto, Liability, and Workers Compensation Insurance Renewal with Alaska Public Entity Insurance (APEI) through Wrangell-Petersburg Insurance in the Amount of \$397,923.83
- 14. ATTORNEY'S FILE Available for Assembly review in the Borough Clerk's office

15. EXECUTIVE SESSION

- a. Executive Session: Collective Bargaining Update
- 16. ADJOURNMENT

Minutes of Regular Assembly Meeting Held on June 22, 2021

Mayor Prysunka called the Regular Assembly meeting to order at 7:00 p.m., June 22, 2021, in the Borough Assembly Chambers. Assembly Member Powell led the pledge of allegiance, and the roll was called.

PRESENT: PRYSUNKA, MORRISON, COURSON, POWELL, DALRYMPLE, GILBERT

ABSENT: HOWE

Borough Manager Von Bargen and Borough Clerk Lane were also in attendance.

CEREMONIAL MATTERS

The promotion of Wrangell Police Officer Nicholas Pearson to Sergeant was celebrated.

PERSONS TO BE HEARD / PUBLIC CORRESPONDENCE

AMENDMENTS TO THE AGENDA

CONFLICT OF INTEREST

Gilbert declared a conflict of interest on Item 13e (Maintenance funding for Wrangell Public Schools) since she is a School Board Member. Prysunka stated that he did not see that Gilbert had a conflict. There were no objections by the Assembly.

CONSENT AGENDA

a. Minutes of the June 8, 2021, Regular Assembly Meeting

M/S: Gilbert/Morrison to Approve the Consent Agenda, as presented. Motion approved unanimously by polled vote.

BOROUGH MANAGER'S REPORT

Manager Von Bargen's report was provided.

BOROUGH CLERK'S REPORT

Clerk Lane's report was provided.

MAYOR AND ASSEMBLY BUSINESS - None.

MAYOR AND ASSEMBLY APPOINTMENTS - None.

PUBLIC HEARING

11a FY 2021/2022 Borough Budget

Mayor Prysunka declared the Public Hearing open on this item.

Caleb Vierkant, Wrangell Sentinel, questioned the amount that was being transferred to the Nolan Center and Parks and Recreation Funds, where is that money coming from.

Von Bargen stated that the transfers that go to the Noland Center and the Parks and Recreation Departments, come out of the General Fund; they are both considered Special Revenue Fund accounts. Also,

the surplus in the General Fund is a summary of all surplus; We do not know the exact amount yet, it is an estimate. The American Rescue Plan Act (ARPA) money is part of the General Fund surplus shown, along with the Sales Tax Revenue.

Prysunka declared the Public Hearing closed.

UNFINISHED BUSINESS

12a RESOLUTION No. 06-21-1592 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE SALE OF PUBLIC LAND ON THE PUBLIC SURPLUS WEBSITE, IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE CHAPTER 16.12, SPECIFICALLY, LOT 5, BLOCK 59A, INDUSTRIAL SUBDIVISION (AMENDED PLAT), PLAT NO. 85-8, WRANGELL RECORDING DISTRICT (postponed from June 8th meeting)

M/S: Powell/Morrison to Approve Resolution No. 06-21-1592. Motion approved unanimously by polled vote.

NEW BUSINESS

13a RESOLUTION No. 06-21-1594 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADOPTING THE BUDGET FOR ALL FUNDS OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, FOR THE FISCAL YEAR 2021-2022

M/S: Gilbert/Powell to Approve Resolution No. 06-21-1594. Motion approved unanimously by polled vote.

13b EMERGENCY ORDINANCE No. 1003 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA EXTENDING THE BOROUGH'S DECLARATION OF EMERGENCY RELATED TO THE NOVEL CORONAVIRUS (COVID-19) PANDEMIC RETROACTIVELY FROM MAY 26, 2021 AND GRANTING AUTHORIZATION TO TAKE ACTIONS NECESSARY TO PROTECT PUBLIC HEALTH DURING THE EMERGENCY THROUGH SEPTEMBER 30, 2021

M/S: Powell/Dalrymple to Approve Emergency Ordinance No. 1003. Motion approved unanimously by polled vote.

13c RESOLUTION No. 06-21-1595 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AUTHORIZING THE BOROUGH MANAGER TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH ROYAL CARIBBEAN LTD, DBA SILVERSEA CRUISES

M/S: Morrison/Courson to Approve Resolution No. 06-21-1595.

Carol Rushmore, Economic Development Director, stated that this is a requirement of CDC and other municipalities around Alaska are also adopting Memorandum of Agreements.

Motion approved unanimously by polled vote.

13d ORDINANCE No. 1004 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE ZONING MAP TO EFFECT A CHANGE TO LOT Y2, TRACT Y, U.S.S. 2321 FROM LIGHT INDUSTRIAL TO RURAL RESIDENTIAL 1

M/S: Powell/Morrison to Approve first reading of Ordinance No. 1004 and move to a second with a public hearing to be held on July 27, 2021. Motion approved unanimously by polled vote.

13e Approval of Use of FY 21 Maintenance Funding by Wrangell Public Schools up to \$100,000 for Certain Maintenance Projects

M/S: Gilbert/Powell to Approve Use of FY 21 Maintenance Funding by Wrangell Public Schools up to \$100,000 for Certain Maintenance Projects.

After discussion, Von Bargen stated that if the Assembly wanted to vote this down, she would come back to the Assembly on the meeting in July, with the list of items to approve.

Motion failed unanimously by polled vote.

RESOLUTION No. 06-21-1596 OF THE CITY & BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2021 BUDGET IN THE MISCELLANEOUS LIBRARY GRANTS FUND BY TRANSFERRING \$3,025 FROM FUND RESERVES TO THE FUND MATERIALS & SUPPLIES OPERATING ACCOUNT AND AUTHORIZING ITS EXPENDITURE TO THE FRIENDS OF THE LIBRARY FOR THE NEWSPAPER DIGITIZING PROJECT

M/S: Powell/Morrison to approve Resolution No. 06-21-1596. Motion approved unanimously by polled vote.

13g RESOLUTION No. 06-21-1597 OF THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2021 BUDGET IN THE GENERAL FUND BY TRANSFERRING UP TO \$20,000 FROM FUND RESERVES TO THE POLICE DEPARTMENT CAPITAL EXPENDITURES ACCOUNT AND AUTHORIZING ITS EXPENDITURE FOR ACQUISITION OF A SURPLUS CHEVY TAHOE USFS LAW ENFORCEMENT VEHICLE

M/S: Powell/Gilbert to Approve Resolution No. 06-21-1597. Motion approved unanimously by polled vote.

ATTORNEY'S FILE

EXECUTIVE SESSION - None.

14 Available for Assembly review in the Borough Clerk's office.

Regular Assembly meeting adjourned at 8:02 p.m.

Stephen Prysunka, Borough Mayor

ATTEST: _____ Kim Lane, MMC, Borough Clerk

Minutes of Special Assembly Meeting Held on July 13, 2021

Vice-Mayor Gilbert called the Special Assembly meeting to order at 6:00 p.m., July 13, 2021, held in the Borough Assembly Chambers.

PRESENT: DALRYMPLE, GILBERT, MORRISON, COURSON, POWELL

ABSENT: HOWE, PRYSUNKA

<u>PERSONS TO BE HEARD / PUBLIC CORRESPONDENCE</u> – None.

CONFLICT OF INTEREST - None.

ITEM(S) OF BUSINESS

6a Approval of Professional Services Agreement with Shannon & Wilson in the amount of \$42,602 for Environmental Site Assessment

M/S: Morrison/Powell Moved to Approve a Professional Services Agreement with Shannon & Wilson in the amount of \$42,602 for an Environmental Site Assessment. Motion approved unanimously by polled vote.

Special Assembly meeting adjourned at 6:21 p.m.	
	Stephen Prysunka, Borough Mayor
ATTEST: Kim Lane, MMC, Borough Clerk	

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

	<u>DATE:</u>	July 27, 2021
AGENDA ITEM TITLE:	<u>Agenda</u> <u>Section</u>	6

Approval of Final Plat of the Merritt Replat, a replat of Lot 5-A, of a replat with Lot 5, within Block 24 of Wrangell Townsite, according to Plat 78-1; and Lot 5-B1 of L&A Subdivision, according to Plat 2002-3, creating Lot A, Merritt Replat, zoned Multi-Family, requested by Brian Merritt

SUBMITTED BY: Carol Rushmore, Economic Development

Director

Reviews/Approvals/Recommendations						
Commission, Board or Committee						
Name(s) Planning and Zoning Commission						
Name(s)						
	Attorney					
	Insurance					

FISCAL NOTE:						
Expendit	ure Required: \$>	KXX Total				
FY 20: \$	FY 21: \$	FY22: \$				
Amount l	Budgeted:					
F	Y20 \$XXX					
Account	Number(s):					
X	XXXX XXX XXXX					
Account	Name(s):					
E	Enter Text Here					
Unencumbered Balance(s) (prior to expenditure):						
\$	XXX					

ATTACHMENTS: 1. Final Plat of the Merritt Replat; 2. Aerial

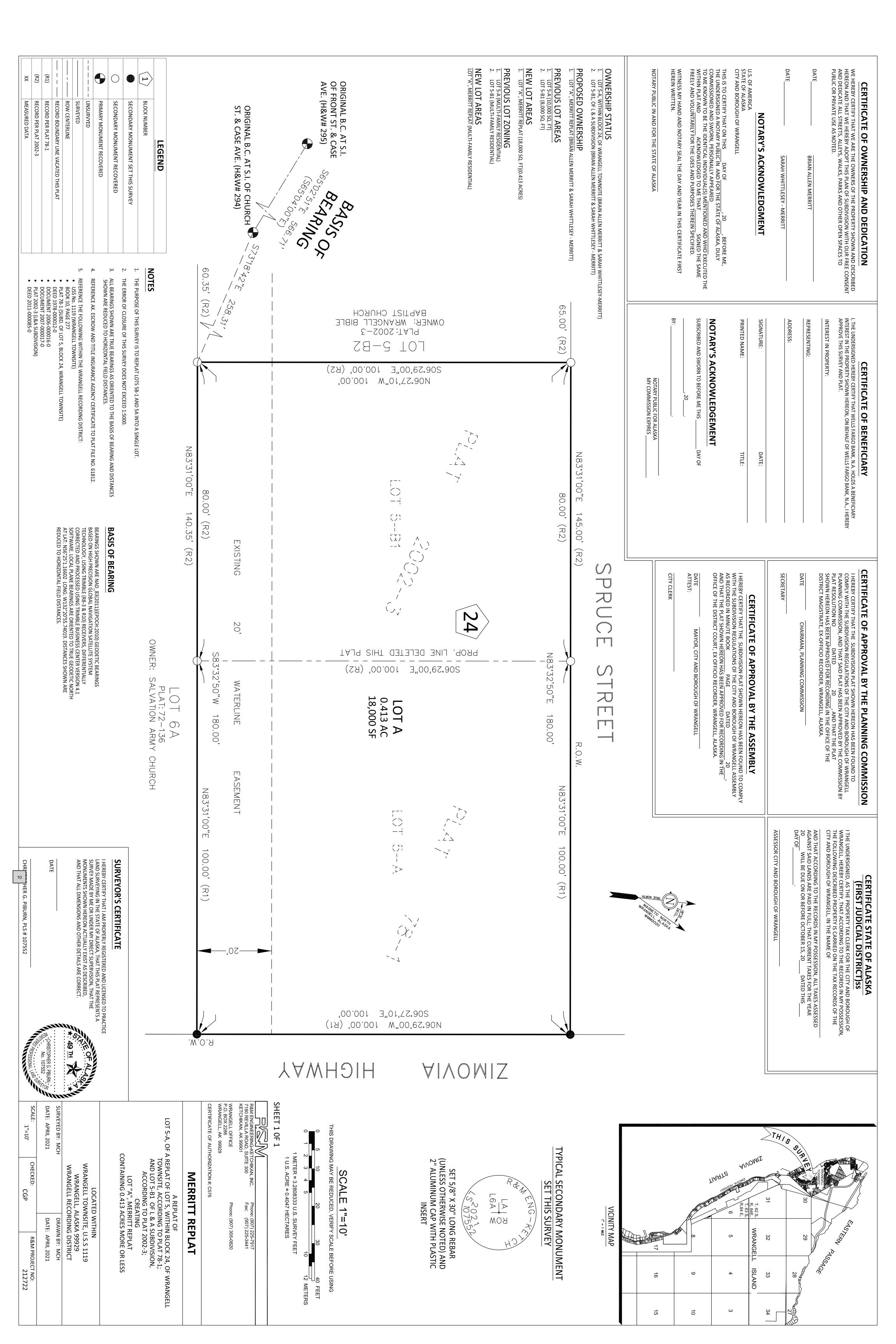
RECOMMENDATION MOTION:

Approved under the Consent Agenda.

SUMMARY STATEMENT:

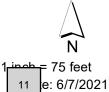
The Merritt's inherited the lot owned by Mr. Bob Grant with a residential dwelling which is adjacent to their vacant lot. The Merritt's are combining the two lots into a single lot. Both lots are zoned Multi-Family. Mr. Merritt is proposing to build a shop on the vacant lot, but could not do so as a stand alone

shop without a primary use - the residence. There have been no changes to the outside boundary lines, only elimination of the internal shared property line.



CITY AND BOROUGH OF WRANGELL, ALASKA









To: Borough Manager, Lisa Von Bargen CC: Borough Assembly, P&R Advisory Board

From: P&R Director Kate Thomas Subject: P&R Department Report

Date: April 8th, 2021

FINANCIAL & FACILITY ACCESS REPORT

COMPARISON	MONTH	2019	2021	%
ATTENDANCE	March	1276	455	36 %
REVENUES	March	\$9,918.67	\$2,390.32	24%

Please note that the facility was closed for a week in March due to COVID19.

FACILITY MAINTENANCE REPORT

Maintenance staff continue to find ways to enhance the aesthetics and function of the facility. Most recently, Lane improved the racquetball court with a painted border around the base. Between the improved lighting and base paint, the racquetball court looks like new. Many compliments from the public have been shared with Lane. Likewise, Lane replaced the score keepers table in the gymnasium. The aging top needed to be replaced due to damage around the perimeter and surface. Lane also recommended that the Director reach out to SEARHC to inquire about the plants in the old hospital building. SEARHC was kind enough to bequeath those to the facility, which are now staged in the lobby. While these improvements made be small in scope, they are noticeable and add to the liveliness of the facility.

The USFS, WCA, P&R and Garden Committee have been working together for some time to resurrect use of the garden facility adjacent to the lower cemetery. WCA built new garden beds, USFS has provided labor to deconstruct the old beds and move soil to the new ones. Public works stepped in a few weeks ago to relocate materials with their heavy equipment. P&R is currently taking inventory of chain link fence parts that need to be acquired to repair and improve the perimeter fencing. Lane will be working to make those improvements in the coming weeks. This project is a fantastic example of community collaboration. WCA has been instrumental in organizing this effort. It is important to note that two Seniors supported the project through their final school project. Alex Rooney built and installed a three-tier chicken manure compost facility and Julia Miethe built waist high garden beds for users that may need better accessibility to garden.

Lane has also taken inventory of improvements needed at the Covered Basketball Court and Kyle Angerman park. As the weather transitions into spring Lane will begin addressing those needs one park location at time. Focusing on the full scope of needs at one park location at a time, the improvements made will be noticeable to the community and limit any loose ends that could be overlooked in future efforts.

Lane will begin virtual training session to obtain the Certified Pool Operator license in May. The virtual offering is an opportunity established due to COVID19, which allows staff to obtain the credential for a much lower cost than past years where travel was required.

RECREATION REPORT

Lucy Robinson is currently working on an inter-community collaboration with Juneau, Petersburg, and Wrangell, called "Walk Southeast". More information on the program can be found at

https://juneau.org/parks-recreation/walk-southeast. Lucy is excited to work with other communities in this capacity. Juneau facilitated the program last year which was very successful. Wrangell has an opportunity to build on that success while engaging with regional partners in a purposeful way. As the program details are finalized the department will begin launching it to the public. The Advisory Board will be updated along the way.

A lifeguard course is scheduled for April 16-18. Kate Thomas and Lucy Robinson will be sharing instructor responsibilities. There are plans to recertify one of our in-house staff in the process. Currently, there are no participants enrolled in the course. If participation does not increase, the department will reschedule the course for a later time this spring or early Summer. There are several staff that will need to be recertified before August. Likewise, Kate and Lucy both need to recertify their Lifeguard Instructor credentials. This need requires both parties to travel for in person skills assessments. There is a course scheduled at the end of May in Petersburg and end of June in Fairbanks. It is critical that P&R maintains the ability to certify lifeguards locally, as costs for outside instructors to travel to Wrangell as needed is an unreasonable expense.

Lucy is working on graphics and media to continue enhancing the pool lobby. As well, she is working on updating the facility rules signage specific to the pool, weight room and racquetball court. These improvements are well liked by our patrons and fall in line with feedback provided by the board in past meetings. Lucy has also drafted media for Parks. The entrance bulletin and kiosk at Volunteer Park will soon have graphics encouraging better stewardship as it relates to pet waste management, with fun photos from our Pet Photo Contest held in 2020.

Following a successful youth and middle school basketball program, Lucy has been approached by Volunteers who hope to facilitate a series of 3 on 3 basketball events this Summer. In preparation for the outdoor based program Lucy proposed a community clean up at the Covered Basketball with a dedication ceremony prior to the start of the 3 on 3 series. The clean up will take place in the first two weeks of June, with the dedication ceremony on June 15th. Improvements include installing missing basketball backboard, replacing backboard rims, installing bird spikes on upper rafters, replacing nets, pressure washing the court, spray painting new lines on the court to include a pickleball court, four square and hopscotch.

Plans continue to evolve for Summer Recreation. The department is planning to host several small pods of youth, with two staff assigned to each group. The number of participants that the program can host will largely depend on the staff recruitment successes. Currently, there are several potential staff for the program. Department leaders are eager to identify a mature young adult or adult to lead the program. Ideally 6 staff would be available to oversee activities and supervise participants. Discussions have been held around the value of launching a community survey to determine what the public interest is and to generate awareness to the return of this program. A sample activities schedule from 2019 has been included in the board packet, to create a better picture of the program.

COVID MITIGATION PLAN

Parks and Recreation has updated its facility mitigation plan to allow for fully vaccinated persons to enter the facility following travel without delay. Further updates are just around the corner. Changes include increasing the weight room capacity to 3 persons, lowering the age restriction to access the facility from 13 years of age to 9, although the department is considering returning to the previous age limit of 7. Age restrictions have significantly impacted the participation of open swims since youth are required to come with parent or guardian if they are 12 and under. All updates will be published on the website.

EMPLOYEE HANDBOOK

The Employee Handbook has been sent to the Borough Manager for review. No further updates are available on this project. P&R hopes to be able to implement the new policy within the next two months. Any progress will be reported to the Advisory Board.

PET WASTE CAMPAIGN

Joan Sargent and Kate Thomas spent a combined three hours at the park picking up dog waste on Friday, April 2nd, 2021. Nearly 30 pounds of dog waste was collected and that does not account for all areas of the park. The entrance and fence perimeter were the focus areas. Little League reported that they too spent considerable time picking up waste on the ball fields. Unfortunately, the park aspect of the outreach was cancelled due to considerable snowfall. Jeanie Arnold, Liz Buness and Kate Thomas participated in the community market promoting good stewardship in parks related to Pet Waste. Nearly 25 people signed the "Scoop the Poop" pledge. Kate plans to upload the information related to campaign on the department's website including the pledge form to encourage more people to get on board with the movement. In addition to the efforts discussed with the board, Kate will be visiting the KSTK studio on Monday (4/12) morning at 9:00AM to support the radios pledge drive and promote the Pet Waste Campaign. The Board is encouraged to listen in. Likewise, the Board should determine whether they want to reschedule the park outreach event in the coming weeks as the weather improves.

COMMUNITY COLLABORATIONS

Planning has begun for the community wide downtown clean up. Borough departments are collaborating to determine the best timeframe and priority tasks. Currently, the event has the potential to be facilitated the first or second week in May. P&R will be primarily focusing on the bump outs along front street. Materials are being procured and outreach will be conducted to obtain interest from Volunteers. Advisory Board members are strongly encouraged to participate in the event and support the recruitment of volunteers. The effort will be encouraged throughout the week, with one to two focus days towards the end of the week where all parties will come together for a full day of work. One weekend day is being considered to encourage greater public participation. Lunch will be provided to staff and volunteers who participate. Input from the Board is welcome.

STAFF RECRUITMENT & CAPACITY

The department is currently experiencing a shift in staff capacity. In the spring of 2020, P&R bid farewell to six student employees who graduated from school and embarked on a new series of adventures. The departure of those staff is still being felt. Recruitment efforts have been stifled by the pandemic. Likewise, low wages and increased competition for entry level applicants around town are other factors impacting the departments capacity to recruit new staff. P&R is optimistic that it will regain its capacity and build on the excellent and committed staff that remain on the team. It is worth noting that the departments capacity to return programs such as Summer Recreation will largely depend on staff capacity. Parks Maintenance is another area of need. Unfortunately, the department does not have any return staff for the Parks season this year.

A YEAR IN REVIEW

P&R anticipates that 2021 will be largely focused on rebuilding what it lost in momentum in 2020. 2019 was an epic year in terms of staff capacity, public participation and buy in, revenues

and creativity. Staff planned for 2020 to be even better. In January of 2020, Lucy and Kate developed the first Annual Work Plan that the department has established in its existence, and certainly reached for the stars and had high expectations. Kate is very proud of what the department accomplished in years past, and while 2020 was not the most favorable year staff are pleased of their adaptability and successes non-the-less.

Here is a list of programs and efforts P&R deployed in 2020/2021:

- Virtual talent show
- P&R sponsored music playlist
- (2) swim camps for youth ages 7 and up
- (2) parent and me swim lessons
- Pickleball
- Youth basketball
- Forest explorers
- Beach explorers
- Candy cane hunt in the park
- Pet waste management campaign and park clean up
- Community hot dog feed
- Lifeguard course
- Lifeguard in service training
- Hosted high school swim team
- Hosted swim club
- Pup in park photo contest
- Pet photo Christmas calendar
- Recruited three new advisory board members
- (2 sessions) high school aquatics classes
- (2 sessions) middle school aquatics classes
- Water aerobics
- Agua stretching
- Winter recreation (as a trial for summer rec)
- Community garden collaboration
- Development of the community collaboration to clean up the downtown corridor
- Supported and worked the Nolan Center garden beds clean up
- NRA grant submittal
- Statewide comprehensive outdoor recreation plan facilitation for the southeast region
- Private rentals in the pool and gymnasium
- Hot water tank replacement project
- Interior community center window repairs
- Facility deep clean and organization effort
- Painting interior sections of both facilities
- Open swims
- Lap swims
- Tot swims
- And more...

To: Borough Manager, Lisa Von Bargen CC: Borough Assembly, P&R Advisory Board

From: P&R Director Kate Thomas Subject: P&R Department Report

Date: May 5th, 2021

FINANCIAL & FACILITY ACCESS REPORT

COMPARISON	MONTH	2019	2021	%
ATTENDANCE	April	1390	518	37%
REVENUES	April	\$8,691.67	\$3,061.25	35%

^{*}Please note that facility access was restricted to Level 3 mitigation measurers in April which included closing the locker rooms.

FACILITY MAINTENANCE REPORT

Maintenance staff Lane Fitzjarrald has been tackling some parks-oriented projects over the past few weeks as the weather has allowed, in addition to his pool duties. Areas of focus have included Mount Dewey trail repairs and maintenance, Kyle Angerman basketball court maintenance and park clean up, seasonal opening of park bathrooms, tree removal at various park locations and more.

P&R hired returned staff Mason Dingwall to fill one of the park positions. Mason has done a stand-up job with his duties in the past and the department is pleased with his return. Recruitment is ongoing for the second position. While the department awaits hire for the second crew member, Lane Fitzjarrald is supporting the parks crew by inspecting restrooms three times per week and conducting the necessary cleaning duties, along with trash removal at all park and downtown locations.

Upcoming projects include the downtown community clean, improvements to the volunteer park tennis court and revitalization of the covered basketball court.

RECREATION REPORT

Lucy Robinson has successfully launched the Walk Southeast program in conjunction with Juneau and Petersburg P&R Departments. Lucy has been working to launch the program for a couple of weeks. The details are now available online with over 70 participants registered at this time. Board Members are encouraged to participate. At the very least check out the details on our website. Walk Southeast. It is important to note that this is a competition to see which community can walk the most miles. The participant with the most miles could win up to 25K air miles with Alaska Airlines.

Kate and Lucy are both working to finalize the summer schedule of programming. At this time staff interviews are being conducted and training is being scheduled. While the department may not have the capacity to run the full scope of programming hosted in 2019, there will be many opportunities for the community to engage in a variety of enrichment programming. The schedule of activities will include a full session of swim lessons which includes levels and camp style programming. Other opportunities may include Forest Explorers, Beach Explorers, Youth Sports Camps, Movies in the Parks, Music in the Parks, Paint by Numbers, Family Camp Out, Community Paddle, and Community Hiking Excursions.

Lucy is also working with maintenance staff to revitalize the covered playground. Lucy proposed a clean up project to create a little more incentive and personal accountability while recreating in that area.

Improvements include Pressure wash court, Cut back brush/alders near fence, Replace missing backboard, Paint existing backboards, Replace rims, Replace nets, Re-paint court lines, Paint additional lines for 4-square + hopscotch, String lighting: fence perimeter, Set up benches, Install basketball cage, Provide basketballs (used, from surplus supply), Clean up surround area: garbage, etc., Host a dedication ceremony, naming the space and honoring those that helped facilitate the project, Launch 3x3 Basketball Series, Clean up adjacent parking area.

LIFEGUARD & SWIM INSTRUCTOR SEMESTER COURSE

P&R is currently working on outlining a semester long Lifeguard and Swim Instructor Course to be facilitated in the high school next year. Classes would be offered in the morning, with theoretical components taught in the classroom while in water sessions would be hosted in the pool. Lucy would be the primary instructor, and Kate would be prepared to step in as needed throughout the year. Classes of this nature have been incorporated into the school back in late 1990's and early 2000's. P&R hopes that this will help drive staff recruitment and maintain positive engagement with High School students that are not already apart of the staff team. Likewise, this would enhance the school's extracurricular roster of classes. While this is not confirmed, P&R has discussed this at multiple levels internally and with the school over the past five years. The current philosophy is "you don't know until you try." Community courses will still be necessary to keep the flow of incoming lifeguards consistent to help offset attrition. Although they may be able to be offered less frequently depending on the enrollment of the school program.

COVID MITIGATION PLAN

The department reduced facility capacity and limited access to areas of the building during the April surge of COVID cases. Attendance seemed to drop off substantially, due to the concern around cases, but more specifically due to locker room access which was closed for a period. Patrons reported that they preferred to use the facility only while the locker rooms are accessible.

The surge in cases has plateaued and dropped down to 3 cases as of May 3rd. The department is currently operating under Level 2 mitigation measures.

REVIEW OF EFFORTS TOWARDS THE PET WASTE CAMPAIGN:

- 2019 installed two new dog waste bag dispenser units
- 2020 summer outreach through Facebook
- Summer pet photo contest
- Fall pet photo contest
- December pet calendar sales
- January board meeting discussion
- Directors report January, February, march, and April
- March KSTK air advertisements for one month
- March and April sentinel newspaper advertisements
- March community market outreach and poop pledge efforts
- Spring staff cleanup of dog waste
- April advisory board and director clean up at volunteer park
- Spring public announcements
- Face to face outreach at park entrance on April 19, 20, 21 & 22
- April 26th clean up and park inspection for closure

- Little League park clean up
- Public notice on Park Update

VOLUNTEER HOURS LOGGED FOR PET WASTE CAMPAIGN:

Joan Sargent 20 Hours
Haig Demerjian 4.5 hours
Kaelene Harrison 4 hours
Briana Schilling 4 hours
Cindy Martin 6 hours
Jeanie Arnold 3 hours
Liz Buness 3 hours

Kate Thomas 6.5 hours, plus 20 hours of administrative time

SAINT FRANCES ANIMAL RESCUE SHELTER UPDATE

Thanks to the Advisory Board for their approval to proceed with the steps necessary in lease land for the Saint Frances Animal Rescue shelter. The proposal for development has been included in the Directors Report packet for the record. Below are the steps necessary following P&R approval. No further action is required of the Advisory Board at this time.

- 1. P&R motion and approval to proceed with site development process. ✓
- 2. WCA Tribal motion and approval to proceed with site development process.
- 3. Planning and Zoning Conditional Use Permit Application and Public Hearing
- 4. Establish a Lease Agreement with Associated Insurance Requirements

MEMORANDUM

TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY

CITY AND BOROUGH OF WRANGELL

FROM: CAROL RUSHMORE, ECONOMIC DEVELOPMENT DIRECTOR

SUBJECT: **Economic Development Department**

DATE: **July 2021**

Economic Development:

RAISE Grant (formerly BUILD):

Staff have been working on an engineering and design planning grant application for Inner Harbor through the US Dept of Transportation Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant. Cost estimate for design, NEPA, permitting and benefit cost analysis – all activities necessary to make this a shovel ready project – is estimated to cost \$1,200,403 (15% of the construction costs less admin costs). This is a nationally competitive grant of which only \$30 million of the \$1 billion available, will be available for planning grants and \$10 million of that is set aside for communities of persistent poverty (Wrangell is not). There is no match required for planning grants. Awards will be made by the end of November.

Community Navigator:

Juneau Economic Development Council (JEDC) is making an application to the Community Navigator Program grant through Small Business Administration and met with economic development agencies and communities to determine parameters of the grant and hub and spoke type services. The grant would provide business assistance to small businesses within the communities. Southeast Conference is also part of a statewide ARDOR application. Wrangell should be able to participate in one of these options to assist local businesses and our participating level and expectations is being determined.

Landless:

Staff is finalizing maps and report of issues of concern for submittal to Senator Murkowski's office.

Planning and Zoning:

Institute Property:

Due to the recent national issues surrounding Native Boarding schools and potential cultural resources and burials, US Department of Interior will be conducting an investigation of all BIA schools, Wrangell Institute being one of those schools. The Corps of Engineers is not granting our wetland fill permit due to the Section 106 requirements of the National Historic Preservation Act. The Borough Manager and I participated in a consultation with the Corps of Engineers and SHPO, the State Historic Preservation Office, to determine what our responsibilities will be to

investigate the site for cultural artifacts and remains. There will be a fairly intensive archaeology survey of the property required of the Borough. The exact requirements will differ somewhat between the Corps of Engineers and SHPO but a survey of the entire site will be needed and exactly what that entails is still to be determined, as is what DOI investigation will involve. Staff met with Corps of Engineers representatives on July 13-15 to discuss the Institute permitting process and any other upcoming municipal projects that may need permitting.

Appraisals:

Staff have been responding to inquiries from Roger Ramsey, the appraisal contractor providing information he needs to complete the appraisals. Almost all of the appraisals are completed and Staff are reviewing these for questions or comments.

Tourism:

Great American Outdoor Act:

https://www.fs.usda.gov/managing-land/gaoa

The USFS was seeking comments on project scheduling and need under the Great American Outdoors Act. GAOA gives the Forest Service new opportunities to deliver benefits to the American public through major investments in recreation infrastructure, public lands access, and land and water conservation. These investments will also contribute to the economic growth and job creation in rural America. GAOA provides permanent full funding for the Land and Water Conservation Fund (LWCF) and establishes a new National Parks and Public Land Legacy Restoration Fund (LRF) to address the deferred maintenance backlog for 5 federal agencies over the next 5 years.

Wrangell Projects being considered for funding in 2023 include: Rainbow Falls Trail system; Kunk Lake Trail; Anita Bay Marine Access and Road; The Nemo Loop Road; Trail repair for Turn Island Trail, Long Lake and Thoms Lake: Roosevelt Harbor ramp; St. John's Access and Roads on Zarembo.

https://usfs.maps.arcgis.com/apps/MapSeries/index.html?appid=7965efeb81084a2a802c946b0 43e79a8 Comments closed on July 6.

Cruise ships:

American Cruise Lines had 3 crew test positive for COVID while in Petersburg prior to their arrival in Wrangell, and thus their Sunday 7/8 call to Wrangell was cancelled.

Covid-Safe Travel and Marketing Grant:

Southeast Conference applied for this marketing grant focused on travel to Alaska this summer. Wrangell is a direct beneficiary because we were not eligible to apply on our own. A photographer will be in town next week to acquire photos for a social media push that Thompson and Co (PR firm) is coordinating with the Southeast Alaska Tourism Council.

Item b.

Mt. Dewey Trail Extension – FLAP Grant:

July 6, staff met with PND Engineers, the contractors hired by the City to implement the Non Motorized Transportation project, or better known as Mt. Dewey Trail extension. The crew were in town to finalize the trail path, survey the trail, perform a wetland delineation and other scoping planning efforts.

City and Borough of Wrangell Capital Facilities Department Report July 23, 2021

Facilities Service & Maintenance - Capital Facilities provides service and maintenance to City and Borough of Wrangell facilities.

Facility Maintenance Report

- ♦ We currently have only one maintenance staff and have not rehired the second since Dwane Ballou left in February.
- Special projects included assisting a local contractor with bathroom flooring replacement in the Library, circulation pump rebuilds and replacements in the Public Safety Building, the old Hospital and the Library, 5-Mile Substation bay door repairs, and Library bench upgrades.
- ♦ coordinating pressure vessel inspections with the State of Alaska Mechanical inspector and annual fire extinguishers with a service contractor.
- ♦ The remaining time was spent on routine daily management of heating, air, and ventilation systems at the PSB, Nolan Center, and Swimming Pool, and performing preventive maintenance as time allows.

Former Wrangell Medical Center Building (310 Bennet Street) News

The Wrangell Hospice Loan Closet moved into the Garage space of the old WMC building mid-June. They have access to the garage area with a keyed lock door access. There is no access into the remaining portion of the building from the space assigned, and lock devices are in place to prevent access into the remainder of the building.

Capital Improvement Projects - Capital Facilities provides management of capital improvement projects and major maintenance to City and Borough of Wrangell facilities and infrastructure.

GENERAL FUND PROJECTS

Nolan Center Standby Generator

- ♦ Grant received from Homeland Security and Emergency Management.
- ♦ February 2021 grant application submitted to Homeland Security and Emergency Management requesting \$80,000 to complete the installation of project. Applicants to be notified in Fall.
- Next steps: 1) complete environmental review; 2) confirm power capacity for building.

Public Safety Building

- ♦ A fee proposal in the amount of \$82,040 was received from AMC Engineers was received in early June. The scope of work follows direction by the Assembly to obtain a ROM cost for a variety of renovation and new construction options, as follows:
 - Renovate/repair existing PSB with one contract with multiple phases.

- Renovate/repair existing PSB with multiple contracts over a 10-year period.
- Construct new PSB with the Corrections / Jail facility constructed as a separate stand-alone building (assumes construction at 310 Bennett Street after the old hospital is demolished)
- Construct new PSB with the Fire Hall constructed as a separate stand-alone building (assumes construction at 310 Bennett Street after the old hospital is demolished)
- A new construction cost estimate from November 2020 will be updated to reflect current construction cost trends. The depth of costs estimated for the four additional cost options will be similar to that for the new building construction developed in the November 2020 cost estimate, so that the same cost assumptions are utilized throughout.
- With further direction from the Assembly, a revised fee proposal was received on June 24 for adding another project cost developing option for repurposing the former Wrangell Medical Center Building for a multi-use public building, including, but not limited to, Public Safety Building tenants, and City Hall. The added WMC renovation option adds \$60,000 to the proposal and includes a site visit by each discipline to perform an assessment of the existing WMC for the purposes of reusing the building.

Skeet Range Improvements

- ♦ Grant from National Rifle Association (NRA) received in 2020 for Phase I.
- ♦ Project development for 2021 construction will be based on the Phase I funded project only.

Kyle Angerman Memorial Playground Replacement

- ♦ A combination of grants, donations, and local CBW contributions received to date.
- ♦ Project requires an additional \$25,000 to cover the shortfall due to LWCF program rejected by State to advance to design and construction.

COMMERCIAL PASSENGER VESSEL EXCISE TAX FUND / FEDERAL HIGHWAYS FLAP GRANT

Non-Motorized Transportation System (Mt. Dewey Trail Extension)

- ♦ Grant from Federal Highways FLAP; existing work is the Scoping Project with engineering services.
- ♦ A kickoff meeting with PND Engineers and Corvus Design identified general route layout with future development plan considered.
- Survey and design teams were in Wrangell the week of July 5th to identify the trail route and parking location, survey the project areas and perform a wetland delineation. Results from that effort have identified a trail route on the east slope of Mt Dewey through both forested lands and muskeg lands. A subsequent trail was identified to connect the existing Volunteer Loop trail to Ishiyama Drive.
- ♦ Below are representative photos of the various terrain through which the Mt Dewey east slope expansion route will follow:





NORTH COUNTRY TRAILHEAD ACCESS ROAD REPAIR FUND

North Country Trailhead Access Road Repair

- ♦ Grant from Federal Highways FLAP.
- ♦ Scope priorities established on Spur Road.
- Stationing to be staked in the field and competitive bidding solicitation document developed based on USFS road maintenance and repair standard specification document.

ELECTRIC FUND

Environmental Assessment for Utilities Campus Master Plan.

- ♦ WML&P fund reserves to CIP Fund for project.
- Following Assembly approval to proceed with this project, a PSA has been issued to Shannon & Wilson to perform the boring, testing, and reporting related to soil conditions on the Boroughowned parcel. Work is expected to take place this summer and will require a couple of weeks of work for the field crews.

WATER FUND

Upper Reservoir Bypass

- Water fund reserves to CIP Fund for project. A grant extension received until June 30, 2022.
- ♦ A design PSA amendment was approved for additional survey and design for replacing the existing Ductile Iron Pipe under the same design contract. Survey work has been completed and the

engineers are working to the 95% level design with coordination with the State of Alaska Dam Safety division.

Water Mains Replacement

- ♦ DEC loan and grant funds for project.
- Contractor achieved Substantial Completion in early July and is working to complete punch list and required close out items. A final change order is required to compensate the Contractor for encountering bedrock and also for reconciling quantities as this contract was based on unit prices for quantities placed.

Water Treatment Plant Improvements

- ♦ A work session took place on July 13th to discuss the status of the project and determine the approach for the updated Preliminary Engineering Report. Also present at the meeting were representatives from both USDA/RD and EDA funding agencies, as well as the principle engineer from CRW Engineering who developed the PER.
- ♦ The Borough Assembly reaffirmed the DAF as the water treatment project for Wrangell and direction was provided to move forward with value engineering services with CRW Engineering to reevaluate certain project aspects and update the project costs. This effort is scheduled to be complete by the end of September 2021.

Upper Dam Stabilization and Repair

- Water fund reserves to CIP Fund for project.
- Shannon & Wilson began by modeling groundwater conditions using seepage model profiles from the US Army Crops of Engineers (Corps) dam analysis work in 2006, and they encountered inconsistent data whereby the measured water levels suggest an impermeable material (i.e. possibly a sheetpile core) may be embedded to the top of the crib. We have not found to date historical documents that show such a material was installed. The engineers are consulting with DNR, former engineering staff who worked on our dams, and the Corps is being consulted now about possibly inconsistencies in their report.

Water Transmission Line Isolation Valve

- ♦ Water fund reserves to CIP Fund for project.
- ♦ Technical specifications for the water valve and installation procedures were received from R& Engineering. An Invitation to Bid for the hot tap valve installation will be developed to proceed.

Ash Street Water Main Replacement Engineering Design

Water fund reserves to CIP Fund for project. Project requires planning effort to advance.

SEWER FUND

Node 8 Sewer Pump Station Rehabilitation

Sewer fund reserves to CIP Fund for project. Project requires planning effort to advance.

Node 19 Lift Station Standby Generator

- ♦ Funding is from the balance of the State of Alaska DCCED Grant for the hospital.
- ♦ A sole source procurement of the standby generator was approved. Procurement to follow.
- Planning for the generator placement and construction of a sheltered space is underway.

HARBOR FUND

Shoemaker Bay Harbor Replacement

- ♦ The Borough received \$46,276 from the 2016 Gulf of Alaska Pink Salmon Disaster Relief. The approved project for this grant was replacement of the net float at Shoemaker Harbor.
- ADOT Harbor Matching Grant division approved an amendment to the Shoemaker Harbor Replacement to include a net float replacement, electrical upgrades to the boat grid, and construction inspection work related to the boarding float. Matching funds are from the Pink Salon Disaster Relief grant and Harbor funds.
- ♦ Construction and materials bids were received for this work, which will require Assembly approval for two of the three bids.

Harbor Security System

- ♦ Grant from Homeland Security and Emergency Management.
- ♦ This grant amount does not fully cover the anticipated costs for installing the system for the Priority #1 site, identified as the Marine Service Center (MSC).
- ♦ Once funding is received to advance the MSC project, an environmental assessment is required.
- ♦ The shortfall in funding for the MSC will be requested in the FY22 CIP Capital Projects budget request.
- ♦ Under the Homeland Security's grant round for FY2021, the Borough has requested funding for all ten Ports and Harbors sites.

City Dock Fender Pile Repair

- ♦ Harbor fund reserves to CIP Fund for project.
- \$35,000 DCCED Covid-19 grant received; expires June 30, 2021.
- ♦ The Corps of Engineers has reissued the Nationwide Maintenance Permit, with concurrence with the National Marine Fisheries Services, for the in-water pile replacement work.
- ♦ Owner-purchased piles and hardware have been procured, and an Invitation to Bid is scheduled to be released for the construction project.

SANITATION FUND

Solid Waste Transfer Station Upgrades (Baler project)

- ♦ Sales Tax: Schools, Health and Sanitation fund reserves to CIP Fund for project.
- Delivery of the Badger Baler will be over a month earlier than expected, and AML has agreed to assist with storing the equipment in Wrangell at no charge until all critical project components are in place to allow the equipment to be installed and baling operations to begin.
- ♦ The electrical design for the 3-ph secondary power is complete and an RFP solicitation has been issued. The Borough elected to purchase certain electrical components ahead of awarding the construction project due to the materials' long lead times.
- Due to a shortage of used forklifts at reasonable costs, MWL&P has agreed to share their forklift with the Sanitation Dept for loading bales; therefore, a forklift will not be purchased for baling operations at this time.

One bids were received in response to the solicitation for a loading ramp. The specifications are slightly different, and we are working to identify acceptable options with the one solicitation participant.

SECURE RURAL SCHOOLS FUND

High School and Middle School Fire Alarm System Upgrades

♦ Morris Engineering has traveled to Wrangell for a site review and is developing the engineering design work for the project. Design should be complete by mid-August in advance of the September 1st DEED grant application submission.

High School Elevator Replacement

♦ The elevator consultants are scheduled to be in Wrangell for a site review the week of August 2nd.

High School Sidewalk Replacement Project

♦ The Invitation to Bid release has been delayed due to staff work load. Staff hope to maintain a 2021 construction project.

ENVIRONMENTAL REMEDIATION PROJECTS

Contaminated Soil Sites

Shannon & Wilson will perform the in-field engineering work of the site characteristic work plans for three contaminated sites at the same time as their crews mobilize to Wrangell for the Utilities Campus Environmental Site Assessment boring and testing.

FUTURE PROJECT PLANNING

FY22 CIP Capital Projects Budget

♦ A proposed CIP Capital Projects budget has been developed for consideration for future project funding.

July 15, 2021

To: Mayor Prysunka & Assembly Members From: Lisa Von Bargen, Borough Manager

Re: Insurance Report

At the June 8th meeting the Assembly approved the FY22 Health Insurance renewal with the following anticipated costs:

Medical with Vision: \$1,077,249

Dental: \$58,854

HRA: \$ 3,851 + the cost of claims

On this agenda for action by the Assembly are the FY22 Marine Insurance and Property, Auto, Liability and Workers Compensation Insurance renewals in the amounts of \$27,075 and \$397,923.83, respectively.

This report is intended to provide information regarding the insurance policies renewed for FY22 that fall within the Borough Manager's spending authority and do not require Assembly approval.

Pollution Policy for Hospital Fuel Tank

\$1,952.17 Mt. Hawley Insurance Co.

*Charged to Insurance Account in Hospital Legacy Fund

Cyber Liability Policy

\$10,025.32 HSB Specialty Insurance Co.

*Charged to the Administration Insurance Account in General Fund

Police Boat Insurance

\$5,287.00 Traveler's Property Casualty Co. of America

*Charged to the Police Insurance Account in General Fund

Volunteer Fireman's Length of Service Awards Plan

\$14,141.00 Glatfelter Insurance

*Charged to the Fire Volunteer Insurance Account in General Fund

Across all funds and departments, the Borough will spend just shy of \$1.6 Million on insurance during FY22.

Item e.

CONFIDENTIAL ATTORNEY-CLIENT PRIVILEGE

LEVESQUE LAW GROUP, LLC

Joseph N. Levesque Shane E. Levesque, Of Counsel 3380 C Street, Suite 202 Anchorage, Alaska 99503

Phone: (907) 261-8935 Fax: (206) 309-0667

Website: levesquelawgroup.com

MEMORANDUM

TO:

Lisa Von Bargen, Borough Manager

FROM:

Kym Davis, Office Manager

DATE:

July 23, 2021

RE:

Status Update - Kipha Valvoda Collections Effort

Our File No. 584-2

You asked for a status update on the Kipha Valvoda collections effort.

Summary of Actions Taken

Following the judgment in favor of the City and Borough of Wrangell in the Kipha Valvoda vs. the City and Borough of Wrangell matter on March 31, 2021, (1WR-19-00008CI) in the amount of \$56,285.66 with 3.25% post judgment interest, Kyle Hardin from Alaska Public Entity Insurance (APEI) hired Empire Collection Agency, located in Babylon, NY to assist in collecting the judgement.

On July 23, 2021, Kyle Hardin provided the following update from Empire Collection Agency to Attorney Joe Levesque:

We have left numerous messages and have sent out new certified demand letters. They have been ignoring our attempts to get in contact with them. Our skip trace department located new information and our collectors have reached out to all numbers and addresses located but we have not had a response back. Our skip trace department is running a skip tract to locate any relative information to gain

Item e.

LEVESQUE LAW GROUP, LLC

Kim Lane, City Clerk July 23, 2021 Page | **2**

contact with your debtors. We will continue our efforts. Thank you and have a great day.

We will provide additional updates as collections efforts progress.

City and Borough of Wrangell Irene Ingle Public Library Report Director: Margaret Villarma

July, 2021

Summer Reading Program

It has been a busy summer at the library with our reading program. We have had 155 students enroll. As of today, we have had 62 students complete the program with the required 10 points. Many of them have far more than that. We still have two weeks left for the students to test so that number will increase. Those students will be invited to a pool/pizza party on August 7th. In order to maintain a safe environment we will split them into two groups and have two parties that day. They will receive a special gift for getting their 10 points.

Grants

The library applied for the First Bank Community Development Grant in the amount of \$3000.00. We received this grant and it will help cover the cost of the Summer Reading Program. We received notice that we will receive a \$10,000 grant through the WCA that will help pay for a new server for the library automation system. This will also include funds to pay for Alaska Digital Library. The library was also informed that it will be receiving the Alaska Public Library Assistance Grant in the amount of \$7,000. This will pay for the Online Catalog Library Center which allows us to borrow books from other libraries. The remaining amount is used to purchase books.

Digitizing Project

We recently decided that it would in the best interest of this project to transfer funds that had been donated for this project to the Friends of the Library. With the help of Larry Persily (owner of the Wrangell Sentinel), the Friends have partnered with the Juneau Community Foundation. This foundation will apply for a grant through the Rasmuson Foundation. They will keep the books and submit the reports. There is a fee but it will included in the grant proposal. We should know in approximately a month if the Friend's will receive this grant. This is great news for the library and the Sentinel since it makes researching articles so much faster and easier.



July 27, 2021

To: Mayor Prysunka and Assembly Members

From: Lisa Von Bargen, Borough Manager

Re: Electric Accounts Receivable

Administration is trying to provide the Assembly with regular updates regarding delinquent accounts. The attached document is an aging report for Wrangell Municipal Light & Power. Total accounts receivable owned to WML&P is \$459,345. Of that amount \$333,275 is the amount owed on the current billing cycle. The following amounts are passed due:

\$44,524	30-60 Days Past Due
\$16,671	60-90 Days Past Due
\$9,976	90-120 Days Past Due
\$54,900	120+ Days Past Due

\$126,071 Total Past Due

The Borough has not done shut-offs since the start of the pandemic. Those were scheduled to begin shortly after the new calendar year and did not take place. In January the Assembly approved the 2021 Year of Hope Program allowing a drawing each month for a month's electric utility credit for anyone paying their bill on time who is fully current on utility payments. With the announced departure of the Finance Director that program did not get deployed. Administration will rectify the situation with both of these tools. That should help effect a change with the electric accounts receivable. Monthly reports will be provided to the Assembly.

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10003-03	\$0.00	\$285.96	\$0.00	\$0.00	\$0.00	\$0.00	\$285.96
10004-02	\$0.00	\$130.21	\$0.00	\$0.00	\$0.00	\$0.00	\$130.21
10005-03	\$0.00	\$33.66	\$0.00	\$0.00	\$0.00	\$0.00	\$33.66
10007-01	\$0.00	\$112.15	\$0.00	\$0.00	\$0.00	\$0.00	\$112.15
10008-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
10009-01	\$0.00	\$166.36	\$0.00	\$0.00	\$0.00	\$0.00	\$166.36
10011-03	\$0.00	\$10.03	\$0.00	\$0.00	\$0.00	\$0.00	\$10.03
10013-01	\$0.00	\$1,526.74	\$0.00	\$0.00	\$0.00	\$0.00	\$1,526.74
10014-01	\$0.00	\$130.37	\$0.00	\$0.00	\$0.00	\$0.00	\$130.37
10015-01	\$0.00	\$813.76	\$0.00	\$0.00	\$0.00	\$0.00	\$813.76
10016-04	\$0.00	\$1.09	\$1.09	\$1.09	\$1.09	\$128.72	\$133.08
10016-05	\$0.00	\$285.66	\$0.00	\$0.00	\$0.00	\$0.00	\$285.66
10019-01	\$0.00	\$37.85	\$0.00	\$0.00	\$0.00	\$0.00	\$37.85
10022-01	\$0.00	\$318.35	\$0.00	\$0.00	\$0.00	\$0.00	\$318.35
10023-01	\$0.00	\$813.17	\$0.00	\$0.00	\$0.00	\$0.00	\$813.17
10024-01	\$0.00	\$200.70	\$0.00	\$0.00	\$0.00	\$0.00	\$200.70
10025-02	\$0.00	(\$48.14)	(\$162.74)	(\$191.11)	\$0.00	\$0.00	(\$401.99)
10026-01	\$0.00	(\$138.42)	\$0.00	\$0.00	\$0.00	\$0.00	(\$138.42)
10027-02	\$0.00	\$223.78	\$0.00	\$0.00	\$0.00	\$0.00	\$223.78
10028-01	\$0.00	\$375.03	\$0.00	\$0.00	\$0.00	\$0.00	\$375.03
10029-02	\$0.00	\$396.19	\$0.00	\$0.00	\$0.00	\$0.00	\$396.19
10031-05	\$0.00	\$339.11	\$0.00	\$0.00	\$0.00	\$0.00	\$339.11
10034-01	\$0.00	\$152.23	\$0.00	\$0.00	\$0.00	\$0.00	\$152.23
10035-01	\$0.00	\$236.00	\$0.00	\$0.00	\$0.00	\$0.00	\$236.00
10036-02	\$0.00	\$191.47	\$197.71	\$246.65	\$264.61	\$57.61	\$958.05
10038-03	\$0.00	\$349.19	\$0.00	\$0.00	\$0.00	\$0.00	\$349.19
10039-03	\$0.00	\$232.19	\$0.00	\$0.00	\$0.00	\$0.00	\$232.19
10040-04	\$0.00	\$205.66	\$0.00	\$0.00	\$0.00	\$0.00	\$205.66
10041-07	\$0.00	\$273.05	\$256.90	\$0.00	\$0.00	\$0.00	\$529.95
10043-02	\$0.00	\$192.81	\$0.00	\$0.00	\$0.00	\$0.00	\$192.81
10044-05	\$0.00	\$272.13	\$269.06	\$0.00	\$0.00	\$0.00	\$541.19
10045-01	\$0.00	\$193.40	\$0.00	\$0.00	\$0.00	\$0.00	\$193.40
10046-13	\$0.00	\$354.23	\$381.46	\$0.00	\$0.00	\$0.00	\$735.69
10047-09	\$0.00	\$57.27	\$61.87	\$0.00	\$0.00	\$0.00	\$119.14
10048-02	\$0.00	\$293.41	\$243.90	\$323.57	\$0.00	\$0.00	\$860.88
10049-03	\$0.00	\$29.62	\$0.00	\$0.00	\$0.00	\$0.00	\$29.62
10050-06	\$0.00	\$7.95	\$7.95	\$7.95	\$7.95	\$945.19	\$976.99
10052-10	\$0.00	\$27.88	\$0.00	\$0.00	\$0.00	\$0.00	\$27.88
10053-01	\$0.00	\$272.86	\$156.82	\$0.00	\$0.00	\$0.00	\$429.68
10060-14	\$0.00	\$358.66	\$0.00	\$0.00	\$0.00	\$0.00	\$358.66
10063-15	\$0.00	\$282.24	\$322.79	\$0.00	\$0.00	\$0.00	\$605.03
10064-20	\$0.00	\$230.79	\$277.92	\$0.00	\$0.00	\$0.00	\$508.71
10065-01	\$0.00	\$221.43	\$40.55	\$0.00	\$0.00	\$0.00	\$261.98
10068-01	\$0.00	\$372.30	\$0.00	\$0.00	\$0.00	\$0.00	\$372.30
10070-01	\$0.00	\$173.58	\$0.00	\$0.00	\$0.00	\$0.00	\$173.58
19071-16	\$0.00	\$209.97	\$0.00	\$0.00	\$0.00	\$0.00	\$209.97
3 072-07	\$0.00	\$245.04	\$0.00	\$0.00	\$0.00	\$0.00	\$245.04

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10073-04	\$0.00	\$370.35	\$309.01	\$0.00	\$0.00	\$0.00	\$679.36
10075-02	\$0.00	\$28.75	\$0.00	\$0.00	\$0.00	\$0.00	\$28.75
10076-17	\$0.00	\$6.00	\$6.00	\$6.00	\$6.00	\$715.70	\$739.70
10076-18	\$0.00	\$3.48	\$3.48	\$3.48	\$136.35	\$261.63	\$408.42
10077-14	\$0.00	\$0.22	\$0.22	\$0.22	\$0.22	\$26.12	\$27.00
10077-15	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$43.54	\$43.54
10077-16	\$0.00	\$242.02	\$0.00	\$0.00	\$0.00	\$0.00	\$242.02
10078-01	\$0.00	\$207.99	\$0.00	\$0.00	\$0.00	\$0.00	\$207.99
10079-03	\$0.00	\$304.95	\$325.71	\$423.20	\$420.93	\$1,708.48	\$3,183.27
10080-15	\$0.00	\$126.23	\$110.07	\$160.15	\$181.46	\$533.08	\$1,110.99
10081-02	\$0.00	\$333.84	\$0.00	\$0.00	\$0.00	\$0.00	\$333.84
10083-01	\$0.00	\$356.64	\$0.00	\$0.00	\$0.00	\$0.00	\$356.64
10085-01	\$0.00	\$241.53	\$0.00	\$0.00	\$0.00	\$0.00	\$241.53
10089-01	\$0.00	\$281.53	\$0.00	\$0.00	\$0.00	\$0.00	\$281.53
10091-02	\$0.00	\$274.76	\$0.00	\$0.00	\$0.00	\$0.00	\$274.76
10095-07	\$0.00	\$323.39	\$285.39	\$0.00	\$0.00	\$0.00	\$608.78
10101-04	\$0.00	\$342.90	\$0.00	\$0.00	\$0.00	\$0.00	\$342.90
10102-21	\$0.00	\$199.58	\$0.00	\$0.00	\$0.00	\$0.00	\$199.58
10103-16	\$0.00	\$333.46	\$0.00	\$0.00	\$0.00	\$0.00	\$333.46
10104-11	\$0.00	\$3.55	\$58.51	\$347.48	\$0.00	\$0.00	\$409.54
10104-13	\$0.00	\$171.57	\$0.00	\$0.00	\$0.00	\$0.00	\$171.57
10105-17	\$0.00	\$217.02	\$0.00	\$0.00	\$0.00	\$0.00	\$217.02
10107-09	\$0.00	\$169.55	\$0.00	\$0.00	\$0.00	\$0.00	\$169.55
10108-03	\$0.00	\$207.17	\$0.00	\$0.00	\$0.00	\$0.00	\$207.17
10109-04	\$0.00	\$273.48	\$0.00	\$0.00	\$0.00	\$0.00	\$273.48
10110-06	\$0.00	\$197.98	\$149.65	\$0.00	\$0.00	\$0.00	\$347.63
10112-02	\$0.00	\$365.82	\$0.00	\$0.00	\$0.00	\$0.00	\$365.82
10113-02	\$0.00	\$163.67	\$0.00	\$0.00	\$0.00	\$0.00	\$163.67
10114-10	\$0.00	\$132.79	\$0.00	\$0.00	\$0.00	\$0.00	\$132.79
10115-05	\$0.00	\$226.66	\$0.00	\$0.00	\$0.00	\$0.00	\$226.66
10117-05	\$0.00	\$159.56	\$96.56	\$0.00	\$0.00	\$0.00	\$256.12
10119-01	\$0.00	\$193.98	\$0.00	\$0.00	\$0.00	\$0.00	\$193.98
10121-10	\$0.00	(\$77.50)	\$0.00	\$0.00	\$0.00	\$0.00	(\$77.50)
10122-06	\$0.00	\$180.79	\$0.00	\$0.00	\$0.00	\$0.00	\$180.79
10124-03	\$0.00	\$202.98	\$0.00	\$0.00	\$0.00	\$0.00	\$202.98
10125-07	\$0.00	\$214.87	\$0.00	\$0.00	\$0.00	\$0.00	\$214.87
10126-16	\$0.00	\$68.99	\$0.00	\$0.00	\$0.00	\$0.00	\$68.99
10127-07	\$0.00	\$149.78	\$0.00	\$0.00	\$0.00	\$0.00	\$149.78
10128-05	\$0.00	\$192.64	\$81.36	\$0.00	\$0.00	\$0.00	\$274.00
10129-07	\$0.00	\$289.81	\$0.00	\$0.00	\$0.00	\$0.00	\$289.81
10130-01	\$0.00	\$144.43	\$0.00	\$0.00	\$0.00	\$0.00	\$144.43
10131-08	\$0.00	\$1.41	\$160.75	\$0.00	\$0.00	\$0.00	\$162.16
10131-09	\$0.00	\$154.55	\$0.00	\$0.00	\$0.00	\$0.00	\$154.55
10132-13	\$0.00	\$7.70	\$7.70	\$7.70	\$7.70	\$953.92	\$984.72
10132-15	\$0.00	\$3.22	\$3.22	\$3.22	\$3.22	\$378.95	\$391.83
19132-16	\$0.00	\$169.58	\$161.71	\$147.39	\$147.41	\$15.12	\$641.21
4 134-08	\$0.00	\$213.72	\$229.08	\$351.24	\$388.65	\$2,065.92	\$3,248.61

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10136-02	\$0.00	\$247.33	\$0.00	\$0.00	\$0.00	\$0.00	\$247.33
10137-05	\$0.00	\$170.13	\$0.00	\$0.00	\$0.00	\$0.00	\$170.13
10138-03	\$0.00	\$262.85	\$0.00	\$0.00	\$0.00	\$0.00	\$262.85
10139-05	\$0.00	\$284.35	\$0.00	\$0.00	\$0.00	\$0.00	\$284.35
10140-11	\$0.00	\$0.86	\$0.86	\$0.86	\$0.86	\$101.03	\$104.47
10141-05	\$0.00	\$185.68	\$171.29	\$0.00	\$0.00	\$0.00	\$356.97
10142-04	\$0.00	\$211.49	\$0.00	\$0.00	\$0.00	\$0.00	\$211.49
10144-09	\$0.00	\$2.86	\$2.86	\$12.44	\$12.50	\$311.28	\$341.94
10145-05	\$0.00	\$10.02	\$10.02	\$10.02	\$10.02	\$1,179.17	\$1,219.25
10145-07	\$0.00	\$225.03	\$0.00	\$0.00	\$0.00	\$0.00	\$225.03
10146-06	\$0.00	\$260.81	\$0.00	\$0.00	\$0.00	\$0.00	\$260.81
10149-01	\$0.00	\$207.94	\$262.19	\$0.00	\$0.00	\$0.00	\$470.13
10152-04	\$0.00	\$357.95	\$0.00	\$0.00	\$0.00	\$0.00	\$357.95
10153-03	\$0.00	\$182.77	\$0.00	\$0.00	\$0.00	\$0.00	\$182.77
10155-02	\$0.00	\$184.02	\$0.00	\$0.00	\$0.00	\$0.00	\$184.02
10156-03	\$0.00	\$244.66	\$0.00	\$0.00	\$0.00	\$0.00	\$244.66
10157-13	\$0.00	\$173.15	\$0.00	\$0.00	\$0.00	\$0.00	\$173.15
10159-01	\$0.00	\$195.85	\$0.00	\$0.00	\$0.00	\$0.00	\$195.85
10160-06	\$0.00	\$202.64	\$242.35	\$0.00	\$0.00	\$0.00	\$444.99
10161-01	\$0.00	\$187.57	\$0.00	\$0.00	\$0.00	\$0.00	\$187.57
10162-04	\$0.00	\$209.78	\$203.32	\$0.00	\$0.00	\$0.00	\$413.10
10164-03	\$0.00	\$461.48	\$0.00	\$0.00	\$0.00	\$0.00	\$461.48
10165-02	\$0.00	\$427.30	\$0.00	\$0.00	\$0.00	\$0.00	\$427.30
10167-02	\$0.00	\$207.64	\$0.00	\$0.00	\$0.00	\$0.00	\$207.64
10168-02	\$0.00	\$18.93	\$0.00	\$0.00	\$0.00	\$0.00	\$18.93
10169-02	\$0.00	\$261.03	\$232.85	\$0.00	\$0.00	\$0.00	\$493.88
10170-02	\$0.00	\$256.60	\$0.00	\$0.00	\$0.00	\$0.00	\$256.60
10176-02	\$0.00	\$304.71	\$306.70	\$144.30	\$0.00	\$0.00	\$755.71
10177-17	\$0.00	\$160.60	\$0.00	\$0.00	\$0.00	\$0.00	\$160.60
10178-02	\$0.00	\$306.11	\$315.48	\$0.00	\$0.00	\$0.00	\$621.59
10179-02	\$0.00	\$24.24	\$0.00	\$0.00	\$0.00	\$0.00	\$24.24
10181-04	\$0.00	\$190.08	\$0.00	\$0.00	\$0.00	\$0.00	\$190.08
10182-01	\$0.00	\$229.94	\$0.00	\$0.00	\$0.00	\$0.00	\$229.94
10183-01	\$0.00	\$294.86	\$0.00	\$0.00	\$0.00	\$0.00	\$294.86
10184-06	\$0.00	\$267.47	\$330.53	\$51.44	\$0.00	\$0.00	\$649.44
10185-08	\$0.00	\$223.04	\$207.38	\$273.76	\$256.50	\$1,691.33	\$2,652.01
10186-01	\$0.00	\$191.64	\$0.00	\$0.00	\$0.00	\$0.00	\$191.64
10187-03	\$0.00	\$240.47	\$0.00	\$0.00	\$0.00	\$0.00	\$240.47
10189-02	\$0.00	\$39.32	\$0.00	\$0.00	\$0.00	\$0.00	\$39.32
10190-02	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
10191-04	\$0.00	\$173.15	\$0.00	\$0.00	\$0.00	\$0.00	\$173.15
10193-34	\$0.00	\$160.60	\$0.00	\$0.00	\$0.00	\$0.00	\$160.60
10194-19	\$0.00	\$17.77	\$17.77	\$17.77	\$17.77	\$2,110.96	\$2,182.04
10194-21	\$0.00	\$2.72	\$2.72	\$2.72	\$2.72	\$319.55	\$330.43
10194-24	\$0.00	\$255.85	\$0.00	\$0.00	\$0.00	\$0.00	\$255.85
195-07	\$0.00	\$8.27	\$8.27	\$8.27	\$8.27	\$972.48	\$1,005.56
5 195-09	\$0.00	\$146.18	\$0.00	\$0.00	\$0.00	\$0.00	\$146.18

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10196-17	\$0.00	\$204.23	\$193.48	\$272.14	\$239.58	\$160.75	\$1,070.18
10198-02	\$0.00	\$417.42	\$0.00	\$0.00	\$0.00	\$0.00	\$417.42
10199-09	\$0.00	\$210.25	\$0.00	\$0.00	\$0.00	\$0.00	\$210.25
10200-05	\$0.00	\$16.40	\$0.00	\$0.00	\$0.00	\$0.00	\$16.40
10202-02	\$0.00	\$226.50	\$0.00	\$0.00	\$0.00	\$0.00	\$226.50
10203-02	\$0.00	\$332.71	\$0.00	\$0.00	\$0.00	\$0.00	\$332.71
10205-01	\$0.00	\$480.81	\$0.00	\$0.00	\$0.00	\$0.00	\$480.81
10206-03	\$0.00	\$373.01	\$9.00	\$0.00	\$0.00	\$0.00	\$382.01
10207-06	\$0.00	\$8.71	\$8.64	\$8.56	\$0.00	\$0.00	\$25.91
10208-01	\$0.00	\$8.10	\$0.00	\$0.00	\$0.00	\$0.00	\$8.10
10210-17	\$0.00	\$362.96	\$0.00	\$0.00	\$0.00	\$0.00	\$362.96
10211-01	\$0.00	\$153.39	\$0.00	\$0.00	\$0.00	\$0.00	\$153.39
10212-02	\$0.00	\$335.53	\$0.00	\$0.00	\$0.00	\$0.00	\$335.53
10216-06	\$0.00	\$220.83	\$0.00	\$0.00	\$0.00	\$0.00	\$220.83
10217-01	\$0.00	\$220.83	\$0.00	\$0.00	\$0.00	\$0.00	\$220.83
10219-02	\$0.00	\$240.03	\$0.00	\$0.00	\$0.00	\$0.00	\$240.03
10220-02	\$0.00	\$236.12	\$0.00	\$0.00	\$0.00	\$0.00	\$236.12
10221-07	\$0.00	\$171.57	\$0.00	\$0.00	\$0.00	\$0.00	\$171.57
10223-01	\$0.00	\$434.03	\$0.00	\$0.00	\$0.00	\$0.00	\$434.03
10225-01	\$0.00	\$219.58	\$246.42	\$170.22	\$0.00	\$0.00	\$636.22
10226-09	\$0.00	\$228.07	\$0.00	\$0.00	\$0.00	\$0.00	\$228.07
10227-02	\$0.00	\$207.99	\$0.00	\$0.00	\$0.00	\$0.00	\$207.99
10228-03	\$0.00	\$233.34	\$0.00	\$0.00	\$0.00	\$0.00	\$233.34
10229-02	\$0.00	\$308.18	\$0.00	\$0.00	\$0.00	\$0.00	\$308.18
10230-02	\$0.00	\$222.60	\$0.00	\$0.00	\$0.00	\$0.00	\$222.60
10234-03	\$0.00	\$331.94	\$233.22	\$0.00	\$0.00	\$0.00	\$565.16
10236-02	\$0.00	\$387.81	\$0.00	\$0.00	\$0.00	\$0.00	\$387.81
10237-12	\$0.00	\$2.32	\$38.83	\$0.00	\$0.00	\$0.00	\$41.15
10237-13	\$0.00	\$30.23	\$0.00	\$0.00	\$0.00	\$0.00	\$30.23
10239-16	\$0.00	\$145.02	\$0.00	\$0.00	\$0.00	\$0.00	\$145.02
10240-01	\$0.00	\$27.75	\$0.00	\$0.00	\$0.00	\$0.00	\$27.75
10241-05	\$0.00	(\$3.23)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3.23)
10242-05	\$0.00	\$206.83	\$0.00		\$0.00	\$0.00	\$206.83
10243-19	\$0.00	\$226.20	\$0.00	\$0.00	\$0.00	\$0.00	\$226.20
10244-01	\$0.00	\$291.68	\$261.39	\$294.83	\$194.46	\$0.00	\$1,042.36
10245-01	\$0.00	\$253.17	\$0.00	\$0.00	\$0.00	\$0.00	\$253.17
10246-02	\$0.00	\$193.63	\$0.00	\$0.00	\$0.00	\$0.00	\$193.63
10247-02	\$0.00	\$317.71	\$0.00	\$0.00	\$0.00	\$0.00	\$317.71
10248-01	\$0.00	\$382.60	\$0.00	\$0.00	\$0.00	\$0.00	\$382.60
10249-10	\$0.00	\$278.17	\$0.00	\$0.00	\$0.00	\$0.00	\$278.17
10250-06	\$0.00	\$6.92	\$6.92	\$6.92	\$6.92	\$914.42	\$942.10
10250-08	\$0.00	\$294.52	\$0.00	\$0.00	\$0.00	\$0.00	\$294.52
10251-01	\$0.00	\$248.96	\$0.00	\$0.00	\$0.00	\$0.00	\$248.96
10252-01	\$0.00	\$219.54	\$0.00	\$0.00	\$0.00	\$0.00	\$219.54
10253-08	\$0.00	\$324.58	\$0.00	\$0.00	\$0.00	\$0.00	\$324.58
19254-06	\$0.00	\$239.42	\$231.57	\$293.14	\$0.00	\$0.00	\$764.13
6 255-05	\$0.00	\$523.92	\$0.00	\$0.00	\$0.00	\$0.00	\$523.92

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10257-10	\$0.00	\$268.91	\$170.76	\$0.00	\$0.00	\$0.00	\$439.67
10259-04	\$0.00	\$338.88	\$0.00	\$0.00	\$0.00	\$0.00	\$338.88
10260-05	\$0.00	\$223.40	\$0.00	\$0.00	\$0.00	\$0.00	\$223.40
10261-08	\$0.00	\$280.13	\$0.00	\$0.00	\$0.00	\$0.00	\$280.13
10262-01	\$0.00	\$356.18	\$0.00	\$0.00	\$0.00	\$0.00	\$356.18
10263-02	\$0.00	\$164.33	\$0.00	\$0.00	\$0.00	\$0.00	\$164.33
10264-01	\$0.00	\$384.32	\$0.00	\$0.00	\$0.00	\$0.00	\$384.32
10265-01	\$0.00	\$16.67	\$0.00	\$0.00	\$0.00	\$0.00	\$16.67
10267-01	\$0.00	\$415.90	\$0.00	\$0.00	\$0.00	\$0.00	\$415.90
10268-01	\$0.00	\$267.65	\$0.00	\$0.00	\$0.00	\$0.00	\$267.65
10269-06	\$0.00	\$225.62	\$0.00	\$0.00	\$0.00	\$0.00	\$225.62
10272-01	\$0.00	\$16.08	\$16.08	\$16.08	\$16.08	\$1,931.22	\$1,995.54
10274-01	\$0.00	\$1,358.18	\$0.00	\$0.00	\$0.00	\$0.00	\$1,358.18
10275-05	\$0.00	\$247.62	\$245.11	\$0.00	\$0.00	\$0.00	\$492.73
10276-01	\$0.00	\$182.08	\$0.00	\$0.00	\$0.00	\$0.00	\$182.08
10277-01	\$0.00	\$1,093.61	\$0.00	\$0.00	\$0.00	\$0.00	\$1,093.61
10278-01	\$0.00	\$205.62	\$0.00	\$0.00	\$0.00	\$0.00	\$205.62
10279-01	\$0.00	\$622.14	\$0.00	\$0.00	\$0.00	\$0.00	\$622.14
10282-07	\$0.00	\$261.30	\$0.00	\$0.00	\$0.00	\$0.00	\$261.30
10283-02	\$0.00	\$1,096.33	\$0.00	\$0.00	\$0.00	\$0.00	\$1,096.33
10285-01	\$0.00	\$409.22	\$316.25	\$0.00	\$0.00	\$0.00	\$725.47
10286-01	\$0.00	\$424.57	\$0.00	\$0.00	\$0.00	\$0.00	\$424.57
10287-04	\$0.00	\$302.95	\$0.00	\$0.00	\$0.00	\$0.00	\$302.95
10288-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
10289-02	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
10290-01	\$0.00	\$571.42	\$0.00	\$0.00	\$0.00	\$0.00	\$571.42
10291-02	\$0.00	\$9.85	\$0.00	\$0.00	\$0.00	\$0.00	\$9.85
10292-05	\$0.00	\$1,702.96	\$0.00	\$0.00	\$0.00	\$0.00	\$1,702.96
10293-03	\$0.00	\$2,023.22	\$0.00	\$0.00	\$0.00	\$0.00	\$2,023.22
10295-03	\$0.00	\$720.88	\$0.00	\$0.00	\$0.00	\$0.00	\$720.88
10298-03	\$0.00	\$124.62	\$0.00	\$0.00	\$0.00	\$0.00	\$124.62
10299-04	\$0.00	\$569.78	\$0.00	\$0.00	\$0.00	\$0.00	\$569.78
10300-05	\$0.00	\$186.18	\$0.00	\$0.00	\$0.00	\$0.00	\$186.18
10303-02	\$0.00	\$385.60	\$0.00	\$0.00	\$0.00	\$0.00	\$385.60
10305-02	\$0.00	\$392.06	\$0.00	\$0.00	\$0.00	\$0.00	\$392.06
10310-02	\$0.00	\$645.44	\$0.00	\$0.00	\$0.00	\$0.00	\$645.44
10313-02	\$0.00	\$459.50	\$0.00	\$0.00	\$0.00	\$0.00	\$459.50
10314-02	\$0.00	\$1,421.33	\$0.00	\$0.00	\$0.00	\$0.00	\$1,421.33
10317-02	\$0.00	\$505.42	\$0.00	\$0.00	\$0.00	\$0.00	\$505.42
10318-20	\$0.00	\$196.32	\$0.00	\$0.00	\$0.00	\$0.00	\$196.32
10319-02	\$0.00	\$205.99	\$0.00	\$0.00	\$0.00	\$0.00	\$205.99
10320-20	\$0.00	\$269.33	\$0.00	\$0.00	\$0.00	\$0.00	\$269.33
10323-09	\$0.00	\$263.56	\$0.00	\$0.00	\$0.00	\$0.00	\$263.56
10324-20	\$0.00	\$170.70	\$0.00	\$0.00	\$0.00	\$0.00	\$170.70
10325-25	\$0.00	\$0.48	\$0.48	\$0.48	\$0.48	\$56.79	\$58.71
10325-28	\$0.00	\$159.89	\$0.00	\$0.00	\$0.00	\$0.00	\$159.89
7 326-20	\$0.00	\$174.86	\$160.37	\$72.19	\$0.00	\$0.00	\$407.42

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10327-27	\$0.00	\$175.03	\$0.00	\$0.00	\$0.00	\$0.00	\$175.03
10328-11	\$0.00	\$188.35	\$0.00	\$0.00	\$0.00	\$0.00	\$188.35
10329-12	\$0.00	\$152.88	\$0.00	\$0.00	\$0.00	\$0.00	\$152.88
10330-05	\$0.00	\$179.07	\$169.34	\$0.00	\$0.00	\$0.00	\$348.41
10342-02	\$0.00	\$37.91	\$0.00	\$0.00	\$0.00	\$0.00	\$37.91
10343-02	\$0.00	\$96.38	\$0.00	\$0.00	\$0.00	\$0.00	\$96.38
10344-02	\$0.00	\$97.71	\$0.00	\$0.00	\$0.00	\$0.00	\$97.71
10345-02	\$0.00	\$190.06	\$0.00	\$0.00	\$0.00	\$0.00	\$190.06
10346-04	\$0.00	\$135.62	\$0.00	\$0.00	\$0.00	\$0.00	\$135.62
10347-02	\$0.00	\$57.44	\$0.00	\$0.00	\$0.00	\$0.00	\$57.44
10348-02	\$0.00	\$22.91	\$0.00	\$0.00	\$0.00	\$0.00	\$22.91
10349-02	\$0.00	\$30.88	\$0.00	\$0.00	\$0.00	\$0.00	\$30.88
10350-03	\$0.00	\$540.34	\$0.00	\$0.00	\$0.00	\$0.00	\$540.34
10353-12	\$0.00	\$37.41	\$46.08	\$0.00	\$0.00	\$0.00	\$83.49
10354-02	\$0.00	\$686.85	\$641.60	\$0.00	\$0.00	\$0.00	\$1,328.45
10355-03	\$0.00	\$1,116.47	\$0.00	\$0.00	\$0.00	\$0.00	\$1,116.47
10356-03	\$0.00	\$231.26	\$0.00	\$0.00	\$0.00	\$0.00	\$231.26
10357-01	\$0.00	\$463.12	\$445.51	\$0.00	\$0.00	\$0.00	\$908.63
10358-25	\$0.00	\$1.81	\$1.81	\$1.81	\$1.81	\$224.24	\$231.48
10358-28	\$0.00	(\$403.19)	\$0.00	\$0.00	\$0.00	\$0.00	(\$403.19)
10359-22	\$0.00	\$0.56	\$0.56	\$0.56	\$0.56	\$66.44	\$68.68
10359-25	\$0.00	\$152.10	\$0.00	\$0.00	\$0.00	\$0.00	\$152.10
10360-25	\$0.00	\$164.99	\$158.27	\$111.68	\$0.00	\$0.00	\$434.94
10361-29	\$0.00	\$0.51	\$0.51	\$0.51	\$0.51	\$59.48	\$61.52
10361-30	\$0.00	\$1.80	\$1.80	\$1.80	\$1.80	\$212.29	\$219.49
10363-05	\$0.00	\$329.69	\$361.77	\$0.00	\$0.00	\$0.00	\$691.46
10365-01	\$0.00	\$512.00	\$0.00	\$0.00	\$0.00	\$0.00	\$512.00
10366-02	\$0.00	\$104.59	\$103.68	\$0.00	\$0.00	\$0.00	\$208.27
10367-04	\$0.00	\$136.06	\$133.82	\$0.00	\$0.00	\$0.00	\$269.88
10368-24	\$0.00	\$42.03	\$45.96	\$0.00	\$0.00	\$0.00	\$87.99
10369-17	\$0.00	\$165.11	\$183.94	\$0.00	\$0.00	\$0.00	\$349.05
10370-13	\$0.00	\$202.15	\$0.00	\$0.00	\$0.00	\$0.00	\$202.15
10371-12	\$0.00	\$254.92	\$0.00	\$0.00	\$0.00	\$0.00	\$254.92
10372-11	\$0.00	\$123.95	\$0.00	\$0.00	\$0.00	\$0.00	\$123.95
10373-16	\$0.00	\$172.62	\$169.55	\$0.00	\$0.00	\$0.00	\$342.17
10374-03	\$0.00	\$10.03	\$0.00	\$0.00	\$0.00	\$0.00	\$10.03
10375-04	\$0.00	\$367.32	\$0.00	\$0.00	\$0.00	\$0.00	\$367.32
10376-01	\$0.00	\$151.38	\$0.00	\$0.00	\$0.00	\$0.00	\$151.38
10377-15	\$0.00	\$149.42	\$150.12	\$22.16	\$0.00	\$0.00	\$321.70
10378-15	\$0.00	\$155.83	\$157.05	\$153.97	\$0.00	\$0.00	\$466.85
10379-14	\$0.00	\$209.85	\$0.00	\$0.00	\$0.00	\$0.00 \$128.04	\$209.85
10380-05	\$0.00	\$305.64	\$305.41	\$426.03	\$378.39		\$1,543.51
10381-08	\$0.00	\$139.54	\$128.83	\$0.00	\$0.00	\$0.00	\$268.37
10382-06	\$0.00	\$11.56	\$11.56	\$11.56	\$11.56	\$1,389.42	\$1,435.66
10382-08	\$0.00	\$541.84	\$0.00	\$0.00	\$0.00	\$0.00	\$541.84
110383-02	\$0.00	\$162.82 \$598.42	\$127.73 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$290.55

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10387-02	\$0.00	\$305.54	\$298.92	\$0.00	\$0.00	\$0.00	\$604.46
10388-02	\$0.00	\$201.98	\$171.79	\$0.00	\$0.00	\$0.00	\$373.77
10395-14	\$0.00	\$201.26	\$0.00	\$0.00	\$0.00	\$0.00	\$201.26
10397-03	\$0.00	\$298.02	\$0.00	\$0.00	\$0.00	\$0.00	\$298.02
10400-10	\$0.00	\$1.96	\$1.96	\$1.96	\$1.96	\$230.39	\$238.23
10400-12	\$0.00	\$2.56	\$2.56	\$2.56	\$2.56	\$301.05	\$311.29
10400-13	\$0.00	\$271.87	\$0.00	\$0.00	\$0.00	\$0.00	\$271.87
10401-02	\$0.00	\$191.47	\$237.18	\$0.00	\$0.00	\$0.00	\$428.65
10402-05	\$0.00	\$470.61	\$0.00	\$0.00	\$0.00	\$0.00	\$470.61
10403-06	\$0.00	\$208.01	\$0.00	\$0.00	\$0.00	\$0.00	\$208.01
10405-19	\$0.00	\$1.17	\$1.17	\$1.17	\$1.17	\$137.55	\$142.23
10405-21	\$0.00	\$322.20	\$0.00	\$0.00	\$0.00	\$0.00	\$322.20
10407-10	\$0.00	\$118.08	\$119.91	\$0.00	\$0.00	\$0.00	\$237.99
10408-07	\$0.00	\$169.22	\$0.00	\$0.00	\$0.00	\$0.00	\$169.22
10410-18	\$0.00	\$154.20	\$154.90	\$186.25	\$169.39	\$540.56	\$1,205.30
10411-20	\$0.00	\$148.44	\$0.00	\$0.00	\$0.00	\$0.00	\$148.44
10412-08	\$0.00	\$119.91	\$0.00	\$0.00	\$0.00	\$0.00	\$119.91
10414-05	\$0.00	\$189.98	\$0.00	\$0.00	\$0.00	\$0.00	\$189.98
10415-01	\$0.00	\$120.56	\$0.00	\$0.00	\$0.00	\$0.00	\$120.56
10416-01	\$0.00	\$230.99	\$0.00	\$0.00	\$0.00	\$0.00	\$230.99
10422-02	\$0.00	\$620.05	\$0.00	\$0.00	\$0.00	\$0.00	\$620.05
10423-01	\$0.00	\$677.29	\$0.00	\$0.00	\$0.00	\$0.00	\$677.29
10424-01	\$0.00	\$259.56	\$0.00	\$0.00	\$0.00	\$0.00	\$259.56
10425-08	\$0.00	\$315.14	\$270.22	\$0.00	\$0.00	\$0.00	\$585.36
10428-04	\$0.00	\$208.66	\$0.00	\$0.00	\$0.00	\$0.00	\$208.66
10429-06	\$0.00	\$297.74	\$0.00	\$0.00	\$0.00	\$0.00	\$297.74
10431-01	\$0.00	\$519.83	\$0.00	\$0.00	\$0.00	\$0.00	\$519.83
10432-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
10441-02	\$0.00	\$1,092.55	\$0.00	\$0.00	\$0.00	\$0.00	\$1,092.55
10442-24	\$0.00	\$267.90	\$0.00	\$0.00	\$0.00	\$0.00	\$267.90
10443-16	\$0.00	\$137.52	\$0.00	\$0.00	\$0.00	\$0.00	\$137.52
10444-21	\$0.00	\$165.51	\$0.35	\$0.00	\$0.00	\$0.00	\$165.86
10445-01	\$0.00	\$121.43	\$0.00	\$0.00	\$0.00	\$0.00	\$121.43
10447-22	\$0.00	\$55.33 \$157.44	\$0.00	\$0.00	\$0.00	\$0.00	\$55.33
10448-19 10449-21	\$0.00	,	\$0.00	\$0.00	\$0.00	\$0.00	\$157.44
	\$0.00	\$201.22	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$201.22
10455-06 10456-01	\$0.00 \$0.00	\$136.38 \$376.84	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$136.38 \$376.84
10456-01	\$0.00	\$200.32	\$0.00	\$0.00	\$0.00	\$0.00	\$200.32
10457-01	\$0.00	\$206.78	\$0.00	\$0.00	\$0.00	\$0.00	\$206.78
10458-10	\$0.00	\$200.78	\$0.00	\$0.00	\$0.00	\$0.00	\$200.78
10459-01	\$0.00	\$196.78	\$0.00	\$0.00	\$0.00	\$0.00	\$196.78
10460-08	\$0.00	\$196.78	\$152.73	\$154.99	\$148.92	\$0.00	\$620.07
10461-38	\$0.00	\$103.43	\$152.73	\$154.99	\$148.92	\$422.00	\$436.32
10462-34	\$0.00	\$158.58	\$3.58	\$3.58	\$0.00	\$422.00	\$436.32
10462-33 1 0 463-24	\$0.00	\$136.36	\$146.91	\$0.00	\$0.00	\$0.00	\$294.67
9 464-25	\$0.00	\$147.76	\$146.91	\$5.47	\$5.47	\$644.32	\$666.20

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10464-26	\$0.00	\$196.99	\$178.45	\$182.96	\$173.81	\$505.60	\$1,237.81
10465-37	\$0.00	\$0.27	\$30.33	\$0.00	\$0.00	\$0.00	\$30.60
10465-38	\$0.00	\$48.70	\$0.00	\$0.00	\$0.00	\$0.00	\$48.70
10465-39	\$0.00	\$156.84	\$0.00	\$0.00	\$0.00	\$0.00	\$156.84
10466-01	\$0.00	\$72.71	\$0.00	\$0.00	\$0.00	\$0.00	\$72.71
10467-05	\$0.00	\$325.68	\$0.00	\$0.00	\$0.00	\$0.00	\$325.68
10468-01	\$0.00	\$11.76	\$0.00	\$0.00	\$0.00	\$0.00	\$11.76
10469-01	\$0.00	\$140.85	\$0.00	\$0.00	\$0.00	\$0.00	\$140.85
10470-01	\$0.00	\$334.66	\$0.00	\$0.00	\$0.00	\$0.00	\$334.66
10471-01	\$0.00	\$267.17	\$0.00	\$0.00	\$0.00	\$0.00	\$267.17
10472-01	\$0.00	\$164.94	\$0.00	\$0.00	\$0.00	\$0.00	\$164.94
10473-10	\$0.00	\$4.13	\$4.13	\$4.13	\$4.13	\$535.08	\$551.60
10474-01	\$0.00	\$129.97	\$0.00	\$0.00	\$0.00	\$0.00	\$129.97
10475-03	\$0.00	\$455.79	\$447.39	\$0.00	\$0.00	\$0.00	\$903.18
10477-04	\$0.00	\$216.39	\$0.00	\$0.00	\$0.00	\$0.00	\$216.39
10478-03	\$0.00	\$216.16	\$0.00	\$0.00	\$0.00	\$0.00	\$216.16
10479-28	\$0.00	\$231.10	\$0.00	\$0.00	\$0.00	\$0.00	\$231.10
10480-26	\$0.00	\$146.91	\$0.00	\$0.00	\$0.00	\$0.00	\$146.91
10481-25	\$0.00	\$156.71	\$0.00	\$0.00	\$0.00	\$0.00	\$156.71
10483-20	\$0.00	\$159.16	\$0.00	\$0.00	\$0.00	\$0.00	\$159.16
10484-04	\$0.00	\$13.61	\$0.00	\$0.00	\$0.00	\$0.00	\$13.61
10485-04	\$0.00	\$271.22	\$273.32	\$257.65	\$253.58	\$433.03	\$1,488.80
10486-01	\$0.00	\$317.89	\$0.00	\$0.00	\$0.00	\$0.00	\$317.89
10487-01	\$0.00	\$385.84	\$0.00	\$0.00	\$0.00	\$0.00	\$385.84
10488-01	\$0.00	\$117.02	\$0.00	\$0.00	\$0.00	\$0.00	\$117.02
10489-06	\$0.00	\$127.12	\$0.00	\$0.00	\$0.00	\$0.00	\$127.12
10490-08	\$0.00	\$105.92	\$0.00	\$0.00	\$0.00	\$0.00	\$105.92
10491-01	\$0.00	\$318.29	\$0.00	\$0.00	\$0.00	\$0.00	\$318.29
10492-04	\$0.00	\$310.84	\$0.00	\$0.00	\$0.00	\$0.00	\$310.84
10493-09	\$0.00	\$0.99	\$0.99	\$0.99	\$112.22	\$0.00	\$115.19
10494-01	\$0.00	\$1,107.58	\$38.78	\$0.00	\$0.00	\$0.00	\$1,146.36
10497-01	\$0.00	\$10.49	\$0.00	\$0.00	\$0.00	\$0.00	\$10.49
10498-01	\$0.00	\$1,802.60	\$15.86	\$0.00	\$0.00	\$0.00	\$1,818.46
10501-01	\$0.00	\$12.88	\$0.00	\$0.00	\$0.00	\$0.00	\$12.88
10502-03	\$0.00	\$170.70	\$0.00	\$0.00	\$0.00	\$0.00	\$170.70
10505-06	\$0.00	\$164.94	\$0.00	\$0.00	\$0.00	\$0.00	\$164.94
10507-01	\$0.00	\$213.00	\$0.00	\$0.00	\$0.00	\$0.00	\$213.00
10508-10	\$0.00	\$175.03	\$0.00	\$0.00	\$0.00	\$0.00	\$175.03
10509-05	\$0.00	\$368.46	\$0.00	\$0.00	\$0.00	\$0.00	\$368.46
10511-01	\$0.00	\$219.25	\$219.67	\$0.00	\$0.00	\$0.00	\$438.92
10512-01	\$0.00	\$255.85	\$0.00	\$0.00	\$0.00	\$0.00	\$255.85
10513-01	\$0.00	\$264.51	\$0.00	\$0.00	\$0.00	\$0.00	\$264.51
10514-28	\$0.00	\$190.59	\$0.00	\$0.00	\$0.00	\$0.00	\$190.59
10515-01	\$0.00	\$359.12	\$0.00	\$0.00	\$0.00	\$0.00	\$359.12
10516-02	\$0.00	\$229.01	\$0.00	\$0.00	\$0.00	\$0.00	\$229.01
10517-01	\$0.00	\$173.12	\$0.00	\$0.00	\$0.00	\$0.00	\$173.12
518-01	\$0.00	\$133.07	\$0.00	\$0.00	\$0.00	\$0.00	\$133.07

Account #	Eutone	Current	30 60 45	eu uu 42	00 130 4	1201 45	Polones
Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10519-01	\$0.00	\$359.77	\$349.82	\$0.00	\$0.00	\$0.00	\$709.59
10523-02	\$0.00	\$436.61	\$0.00	\$0.00	\$0.00	\$0.00	\$436.61
10524-21	\$0.00	\$221.60	\$0.00	\$0.00	\$0.00	\$0.00	\$221.60
10525-34	\$0.00	\$185.06	\$95.55	\$0.00	\$0.00	\$0.00	\$280.61
10526-30	\$0.00	\$179.97	\$0.00	\$0.00	\$0.00	\$0.00	\$179.97
10529-05	\$0.00	\$231.74	\$261.13	\$392.76	\$419.40	\$1,433.64	\$2,738.67
10531-02	\$0.00	\$207.17	\$0.00	\$0.00	\$0.00	\$0.00	\$207.17
10532-01	\$0.00	\$266.36	\$0.00	\$0.00	\$0.00	\$0.00	\$266.36
10533-01	\$0.00	\$313.05	\$0.00	\$0.00	\$0.00	\$0.00	\$313.05
10534-16	\$0.00	\$265.65	\$237.92	\$0.00	\$0.00	\$0.00	\$503.57
10536-02	\$0.00	\$297.10	\$0.00	\$0.00	\$0.00	\$0.00	\$297.10
10537-02	\$0.00	\$213.13	\$0.00	\$0.00	\$0.00	\$0.00	\$213.13
10538-06	\$0.00	\$420.88	\$0.00	\$0.00	\$0.00	\$0.00	\$420.88
10539-05	\$0.00	\$1.47	\$1.47	\$1.47	\$1.47	\$172.86	\$178.74
10539-07	\$0.00	\$250.66	\$229.73	\$346.20	\$307.44	\$115.23	\$1,249.26
10540-01	\$0.00	\$302.69	\$0.00	\$0.00	\$0.00	\$0.00	\$302.69
10541-01	\$0.00	\$118.61	\$0.00	\$0.00	\$0.00	\$0.00	\$118.61
10542-01	\$0.00	\$248.83	\$0.00	\$0.00	\$0.00	\$0.00	\$248.83
10543-02	\$0.00	\$214.41	\$0.00	\$0.00	\$0.00	\$0.00	\$214.41
10544-29	\$0.00	\$157.72	\$0.00	\$0.00	\$0.00	\$0.00	\$157.72
10545-10	\$0.00	\$179.04	\$0.00	\$0.00	\$0.00	\$0.00	\$179.04
10547-10	\$0.00	\$313.31	\$0.00	\$0.00	\$0.00	\$0.00	\$313.31
10548-02	\$0.00	\$143.88	\$0.00	\$0.00	\$0.00	\$0.00	\$143.88
10549-13	\$0.00	\$330.17	\$0.00	\$0.00	\$0.00	\$0.00	\$330.17
10550-01	\$0.00	\$236.01	\$0.00	\$0.00	\$0.00	\$0.00	\$236.01
10551-06	\$0.00	\$154.84	\$0.00	\$0.00	\$0.00	\$0.00	\$154.84
10552-03	\$0.00	\$261.16	\$0.00	\$0.00	\$0.00	\$0.00	\$261.16
10553-09	\$0.00	\$361.83	\$0.00	\$0.00	\$0.00	\$0.00	\$361.83
10554-02	\$0.00	\$307.27	\$0.00	\$0.00	\$0.00	\$0.00	\$307.27
10556-02	\$0.00	\$177.75	\$0.00	\$0.00	\$0.00	\$0.00	\$177.75
10557-06	\$0.00	\$405.34	\$0.00	\$0.00	\$0.00	\$0.00	\$405.34
10558-01	\$0.00	\$230.17	\$0.00	\$0.00	\$0.00	\$0.00	\$230.17
10559-03	\$0.00	\$333.79	\$330.94	\$331.14	\$0.00	\$0.00	\$995.87
10560-02	\$0.00	\$167.81	\$0.00	\$0.00	\$0.00	\$0.00	\$167.81
10562-01	\$0.00	\$229.01	\$0.00	\$0.00	\$0.00	\$0.00	\$229.01
10563-01	\$0.00	\$238.34	\$0.00	\$0.00	\$0.00	\$0.00	\$238.34
10564-01	\$0.00	\$415.43	\$0.00	\$0.00	\$0.00	\$0.00	\$415.43
10565-01	\$0.00	\$373.31	\$0.00	\$0.00	\$0.00	\$0.00	\$373.31
10566-02	\$0.00	\$564.36	\$0.00	\$0.00	\$0.00	\$0.00	\$564.36
10568-03	\$0.00	\$295.35	\$0.00	\$0.00	\$0.00	\$0.00	\$295.35
10569-01	\$0.00	\$366.72	\$0.00	\$0.00	\$0.00	\$0.00	\$366.72
10571-04	\$0.00	\$234.84	\$0.00	\$0.00	\$0.00	\$0.00	\$234.84
10572-03	\$0.00	\$128.88	\$0.00	\$0.00	\$0.00	\$0.00	\$128.88
10573-01	\$0.00	\$214.20	\$0.00	\$0.00	\$0.00	\$0.00	\$214.20
10574-03	\$0.00	\$403.13	\$0.00	\$0.00	\$0.00	\$0.00	\$403.13
<u> 19</u> 575-01	\$0.00	\$403.08	\$0.00	\$0.00	\$0.00	\$0.00	\$403.08
1 576-05	\$0.00	\$225.04	\$0.00	\$0.00	\$0.00	\$0.00	\$225.04

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10577-11	\$0.00	\$214.99	\$0.00	\$0.00	\$0.00	\$0.00	\$214.99
10578-03	\$0.00	\$173.58	\$0.00	\$0.00	\$0.00	\$0.00	\$173.58
10579-01	\$0.00	\$274.53	\$0.00	\$0.00	\$0.00	\$0.00	\$274.53
10580-06	\$0.00	\$268.24	\$0.00	\$0.00	\$0.00	\$0.00	\$268.24
10581-01	\$0.00	\$180.44	\$0.00	\$0.00	\$0.00	\$0.00	\$180.44
10583-01	\$0.00	\$386.96	\$0.00	\$0.00	\$0.00	\$0.00	\$386.96
10584-01	\$0.00	\$447.04	\$0.00	\$0.00	\$0.00	\$0.00	\$447.04
10585-03	\$0.00	\$216.97	\$212.88	\$315.28	\$256.02	\$305.49	\$1,306.64
10586-07	\$0.00	\$164.21	\$0.00	\$0.00	\$0.00	\$0.00	\$164.21
10587-02	\$0.00	\$90.87	\$0.00	\$0.00	\$0.00	\$0.00	\$90.87
10588-04	\$0.00	\$341.35	\$0.00	\$0.00	\$0.00	\$0.00	\$341.35
10589-01	\$0.00	\$227.02	\$0.00	\$0.00	\$0.00	\$0.00	\$227.02
10590-07	\$0.00	\$252.58	\$0.00	\$0.00	\$0.00	\$0.00	\$252.58
10600-03	\$0.00	\$304.32	\$0.00	\$0.00	\$0.00	\$0.00	\$304.32
10601-05	\$0.00	\$345.27	\$0.00	\$0.00	\$0.00	\$0.00	\$345.27
10602-10	\$0.00	\$245.14	\$0.00	\$0.00	\$0.00	\$0.00	\$245.14
10603-17	\$0.00	\$330.05	\$353.26	\$199.71	\$0.00	\$0.00	\$883.02
10604-04	\$0.00	\$301.22	\$0.00	\$0.00	\$0.00	\$0.00	\$301.22
10605-01	\$0.00	\$206.64	\$0.00	\$0.00	\$0.00	\$0.00	\$206.64
10606-05	\$0.00	\$47.51	\$0.00	\$0.00	\$0.00	\$0.00	\$47.51
10607-01	\$0.00	\$302.42	\$0.00	\$0.00	\$0.00	\$0.00	\$302.42
10608-02	\$0.00	\$225.11	\$0.00	\$0.00	\$0.00	\$0.00	\$225.11
10609-08	\$0.00	\$382.39	\$386.40	\$0.00	\$0.00	\$0.00	\$768.79
10611-03	\$0.00	\$226.55	\$0.00	\$0.00	\$0.00	\$0.00	\$226.55
10612-01	\$0.00	\$614.15	\$0.00	\$0.00	\$0.00	\$0.00	\$614.15
10613-08	\$0.00	\$285.51	\$0.00	\$0.00	\$0.00	\$0.00	\$285.51
10614-01	\$0.00	\$337.50	\$0.00	\$0.00	\$0.00	\$0.00	\$337.50
10616-01	\$0.00	\$179.97	\$0.00	\$0.00	\$0.00	\$0.00	\$179.97
10619-03	\$0.00	\$443.83	\$0.00	\$0.00	\$0.00	\$0.00	\$443.83
10620-01	\$0.00	\$238.22	\$0.00	\$0.00	\$0.00	\$0.00	\$238.22
10621-07	\$0.00	\$269.58	\$254.69	\$0.00	\$0.00	\$0.00	\$524.27
10623-07	\$0.00	\$256.31	\$0.00	\$0.00	\$0.00	\$0.00	\$256.31
10625-07	\$0.00	\$184.06	\$0.00		\$0.00	\$0.00	\$184.06
10626-02	\$0.00	\$462.15	\$0.00	\$0.00	\$0.00	\$0.00	\$462.15
10627-01	\$0.00	\$259.24	\$0.00	\$0.00	\$0.00	\$0.00	\$259.24
10628-01	\$0.00	\$291.48	\$0.00	\$0.00	\$0.00	\$0.00	\$291.48
10629-01	\$0.00	\$56.38	\$0.00	\$0.00	\$0.00	\$0.00	\$56.38
10630-01	\$0.00	\$205.66	\$0.00	\$0.00	\$0.00	\$0.00	\$205.66
10634-01	\$0.00	\$12.53	\$12.53	\$12.53	\$12.53	\$1,509.19	\$1,559.31
10634-01	\$0.00	\$12.55	\$12.35	\$12.55	\$17.52	\$1,309.19	\$1,339.31
10634-02	\$0.00	\$235.24	\$0.00	\$0.00	\$0.00	\$0.00	\$235.24
10634-03	\$0.00	\$188.03	\$0.00	\$0.00	\$0.00	\$0.00	\$235.24
10635-05	\$0.00		\$0.00	\$0.00		\$0.00	
		\$253.52			\$0.00		\$253.52
10638-38	\$0.00	\$208.33	\$0.00	\$0.00	\$0.00	\$0.00	\$208.33
10639-04	\$0.00	\$151.52	\$147.12	\$0.00	\$0.00	\$0.00	\$298.64
10640-28	\$0.00	\$194.78	\$0.00	\$0.00	\$0.00	\$0.00	\$194.78
2 641-25	\$0.00	\$120.01	\$0.00	\$0.00	\$0.00	\$0.00	\$120.01

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10642-25	\$0.00	\$315.83	\$0.00	\$0.00	\$0.00	\$0.00	\$315.83
10644-10	\$0.00	\$127.74	\$0.00	\$0.00	\$0.00	\$0.00	\$127.74
10645-44	\$0.00	\$29.48	\$28.36	\$0.00	\$0.00	\$0.00	\$57.84
10645-45	\$0.00	\$113.42	\$0.00	\$0.00	\$0.00	\$0.00	\$113.42
10646-02	\$0.00	\$284.39	\$0.00	\$0.00	\$0.00	\$0.00	\$284.39
10647-01	\$0.00	\$295.51	\$326.31	\$394.24	\$151.49	\$0.00	\$1,167.55
10648-02	\$0.00	\$239.32	\$309.93	\$0.00	\$0.00	\$0.00	\$549.25
10649-01	\$0.00	\$240.09	\$238.97	\$0.00	\$0.00	\$0.00	\$479.06
10650-07	\$0.00	\$200.12	\$0.00	\$0.00	\$0.00	\$0.00	\$200.12
10651-15	\$0.00	\$214.99	\$0.00	\$0.00	\$0.00	\$0.00	\$214.99
10652-02	\$0.00	\$336.92	\$309.46	\$0.00	\$0.00	\$0.00	\$646.38
10653-01	\$0.00	\$185.69	\$0.00	\$0.00	\$0.00	\$0.00	\$185.69
10654-11	\$0.00	\$191.64	\$0.00	\$0.00	\$0.00	\$0.00	\$191.64
10655-08	\$0.00	\$216.99	\$0.00	\$0.00	\$0.00	\$0.00	\$216.99
10656-02	\$0.00	\$225.04	\$0.00	\$0.00	\$0.00	\$0.00	\$225.04
10657-05	\$0.00	\$224.33	\$0.00	\$0.00	\$0.00	\$0.00	\$224.33
10658-01	\$0.00	\$312.49	\$0.00	\$0.00	\$0.00	\$0.00	\$312.49
10660-01	\$0.00	\$258.63	\$204.48	\$0.00	\$0.00	\$0.00	\$463.11
10661-02	\$0.00	\$301.76	\$0.00	\$0.00	\$0.00	\$0.00	\$301.76
10662-05	\$0.00	\$346.57	\$0.00	\$0.00	\$0.00	\$0.00	\$346.57
10663-01	\$0.00	\$311.89	\$0.00	\$0.00	\$0.00	\$0.00	\$311.89
10702-02	\$0.00	\$14.81	\$0.00	\$0.00	\$0.00	\$0.00	\$14.81
10703-02	\$0.00	\$0.00	\$0.50	\$0.00	\$0.00	\$0.00	\$0.50
10703-03	\$0.00	\$11.49	\$0.00	\$0.00	\$0.00	\$0.00	\$11.49
10706-02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$401.80)	(\$401.80)
10707-02	\$0.00	\$12.16	\$0.00	\$0.00	\$0.00	\$0.00	\$12.16
10708-01	\$0.00	\$45.88	\$0.00	\$0.00	\$0.00	\$0.00	\$45.88
10709-08	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
10710-02	\$0.00	\$103.64	\$0.00	\$0.00	\$0.00	\$0.00	\$103.64
10711-06	\$0.00	\$10.83	\$0.00	\$0.00	\$0.00	\$0.00	\$10.83
10713-06	\$0.00	\$11.02	\$21.71	\$0.00	\$0.00	\$0.00	\$32.73
10714-07	\$0.00	\$14.00	\$41.39	\$102.91	\$40.07	\$73.47	\$271.84
10715-07	\$0.00	\$159.01	\$0.00	\$0.00	\$0.00	\$0.00	\$159.01
10716-08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$60.42)	(\$60.42)
10717-04	\$0.00	\$25.83	\$0.00	\$0.00	\$0.00	\$0.00	\$25.83
10720-04	\$0.00	\$12.16	\$0.00	\$0.00	\$0.00	\$0.00	\$12.16
10722-04	\$0.00	\$10.68	\$10.60	\$10.51	\$10.43	\$92.32	\$134.54
10723-03	\$0.00	\$79.07	\$0.00	\$0.00	\$0.00	\$0.00	\$79.07
10724-01	\$0.00	\$12.26	\$0.00	\$0.00	\$0.00	\$0.00	\$12.26
10725-01	\$0.00	\$20.65	\$0.00	\$0.00	\$0.00	\$0.00	\$20.65
10727-03	\$0.00	\$13.09	\$0.00	\$0.00	\$0.00	\$0.00	\$13.09
10728-03	\$0.00	\$23.84	\$0.00	\$0.00	\$0.00	\$0.00	\$23.84
10730-03	\$0.00	\$9.98	\$9.63	\$0.00	\$0.00	\$0.00	\$19.61
10731-05	\$0.00	\$58.36	\$0.00	\$0.00	\$0.00	\$0.00	\$58.36
10732-05	\$0.00	\$12.02	\$0.00	\$0.00	\$0.00	\$0.00	\$12.02
733-03	\$0.00	\$11.07	\$17.96	\$72.66	\$0.00	\$0.00	\$101.69
3 734-11	\$0.00	\$29.74	\$0.00	\$0.00	\$0.00	\$0.00	\$29.74

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10735-05	\$0.00	\$30.35	\$0.00	\$0.00	\$0.00	\$0.00	\$30.35
10736-05	\$0.00	\$31.94	\$0.00	\$0.00	\$0.00	\$0.00	\$31.94
10737-06	\$0.00	\$23.63	\$21.98	\$0.00	\$0.00	\$0.00	\$45.61
10739-03	\$0.00	\$10.56	\$0.00	\$0.00	\$0.00	\$0.00	\$10.56
10740-01	\$0.00	\$33.27	\$0.00	\$0.00	\$0.00	\$0.00	\$33.27
10742-01	\$0.00	\$4.51	\$0.00	\$0.00	\$0.00	\$0.00	\$4.51
10743-01	\$0.00	\$16.01	\$0.00	\$0.00	\$0.00	\$0.00	\$16.01
10744-01	\$0.00	\$19.20	\$0.00	\$0.00	\$0.00	\$0.00	\$19.20
10745-03	\$0.00	\$17.60	\$0.00	\$0.00	\$0.00	\$0.00	\$17.60
10747-07	\$0.00	\$42.40	\$11.56	\$0.00	\$0.00	\$0.00	\$53.96
10748-02	\$0.00	\$55.84	\$0.00	\$0.00	\$0.00	\$0.00	\$55.84
10749-03	\$0.00	\$35.40	\$0.00	\$0.00	\$0.00	\$0.00	\$35.40
10750-03	\$0.00	\$0.00	\$0.00	(\$43.23)	\$0.00	\$0.00	(\$43.23)
10751-07	\$0.00	\$34.06	\$0.00	\$0.00	\$0.00	\$0.00	\$34.06
10752-05	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00	(\$18.46)	(\$218.46)
10754-05	\$0.00	\$48.00	\$0.00	\$0.00	\$0.00	\$0.00	\$48.00
10755-03	\$0.00	\$23.96	\$29.02	\$0.00	\$0.00	\$0.00	\$52.98
10756-03	\$0.00	\$17.67	\$24.11	\$0.00	\$0.00	\$0.00	\$41.78
10757-07	\$0.00	\$16.26	\$0.00	\$0.00	\$0.00	\$0.00	\$16.26
10759-08	\$0.00	\$22.51	\$0.00	\$0.00	\$0.00	\$0.00	\$22.51
10762-15	\$0.00	\$23.10	\$21.85	\$0.00	\$0.00	\$0.00	\$44.95
10764-07	\$0.00	\$35.40	\$0.00	\$0.00	\$0.00	\$0.00	\$35.40
10765-05	\$0.00	\$72.71	\$0.00	\$0.00	\$0.00	\$0.00	\$72.71
10766-10	\$0.00	\$18.93	\$0.00	\$0.00	\$0.00	\$0.00	\$18.93
10767-13	\$0.00	\$0.00	\$0.00	(\$290.25)	\$0.00	\$0.00	(\$290.25)
10768-03	\$0.00	\$30.88	\$0.00	\$0.00	\$0.00	\$0.00	\$30.88
10771-01	\$0.00	\$50.66	\$0.00	\$0.00	\$0.00	\$0.00	\$50.66
10773-06	\$0.00	\$110.81	\$0.00	\$0.00	\$0.00	\$0.00	\$110.81
10774-07	\$0.00	\$25.54	\$0.00	\$0.00	\$0.00	\$0.00	\$25.54
10775-04	\$0.00	\$55.18	\$0.00	\$0.00	\$0.00	\$0.00	\$55.18
10778-03	\$0.00	\$85.85	\$0.00	\$0.00	\$0.00	\$0.00	\$85.85
10779-02	\$0.00	\$0.00	(\$52.79)	\$0.00	\$0.00	\$0.00	(\$52.79)
10780-04	\$0.00	\$36.32	\$0.00	\$0.00	\$0.00	\$0.00	\$36.32
10781-05	\$0.00	\$44.95	\$0.00	\$0.00	\$0.00	\$0.00	\$44.95
10783-02	\$0.00	\$23.84	\$0.00	\$0.00	\$0.00	\$0.00	\$23.84
10784-01	\$0.00	\$35.52	\$0.00	\$0.00	\$0.00	\$0.00	\$35.52
10785-04	\$0.00	\$97.13	\$0.00	\$0.00	\$0.00	\$0.00	\$97.13
10786-02	\$0.00	\$60.49	\$0.00	\$0.00	\$0.00	\$0.00	\$60.49
10787-03	\$0.00	(\$77.62)	\$0.00	\$0.00	\$0.00	\$0.00	(\$77.62)
10790-03	\$0.00	\$167.86	\$9.63	\$0.00	\$0.00	\$0.00	\$177.49
10791-01	\$0.00	\$29.15	\$0.00	\$0.00	\$0.00	\$0.00	\$29.15
10793-02	\$0.00	\$97.67	\$0.00	\$0.00	\$0.00	\$0.00	\$97.67
10795-03	\$0.00	\$62.45	\$103.24	\$135.38	\$0.00	\$0.00	\$301.07
10798-02	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
10799-08	\$0.00	\$37.78	\$0.00	\$0.00	\$0.00	\$0.00	\$37.78
14800-02	\$0.00	\$84.92	\$0.00	\$0.00	\$0.00	\$0.00	\$84.92
4 802-04	\$0.00	\$12.68	\$0.00	\$0.00	\$0.00	\$0.00	\$12.68

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10803-02	\$0.00	\$11.35	\$0.00	\$0.00	\$0.00	\$0.00	\$11.35
10805-02	\$0.00	\$134.98	\$0.00	\$0.00	\$0.00	\$0.00	\$134.98
10807-02	\$0.00	\$58.23	\$0.00	\$0.00	\$0.00	\$0.00	\$58.23
10808-09	\$0.00	(\$70.90)	\$0.00	\$0.00	\$0.00	\$0.00	(\$70.90)
10809-10	\$0.00	\$0.00	\$0.00	\$0.00	(\$206.72)	\$0.00	(\$206.72)
10810-02	\$0.00	\$12.27	\$0.00	\$0.00	\$0.00	\$0.00	\$12.27
10812-01	\$0.00	\$81.87	\$0.00	\$0.00	\$0.00	\$0.00	\$81.87
10813-03	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
10814-10	\$0.00	\$12.52	\$10.83	\$0.00	\$0.00	\$0.00	\$23.35
10815-06	\$0.00	\$42.31	\$28.52	\$49.34	\$0.00	\$0.00	\$120.17
10817-05	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
10871-01	\$0.00	\$246.03	\$0.00	\$0.00	\$0.00	\$0.00	\$246.03
10872-01	\$0.00	\$441.76	\$0.00	\$0.00	\$0.00	\$0.00	\$441.76
10873-01	\$0.00	\$317.17	\$0.00	\$0.00	\$0.00	\$0.00	\$317.17
10874-01	\$0.00	\$125.49	\$0.00	\$0.00	\$0.00	\$0.00	\$125.49
10875-02	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
10876-02	\$0.00	\$267.17	\$0.00	\$0.00	\$0.00	\$0.00	\$267.17
10877-03	\$0.00	\$357.83	\$0.00	\$0.00	\$0.00	\$0.00	\$357.83
10880-03	\$0.00	\$204.48	\$0.00	\$0.00	\$0.00	\$0.00	\$204.48
10882-01	\$0.00	\$177.64	\$0.00	\$0.00	\$0.00	\$0.00	\$177.64
10885-02	\$0.00	\$222.00	\$0.00	\$0.00	\$0.00	\$0.00	\$222.00
10886-02	\$0.00	\$311.58	\$0.00	\$0.00	\$0.00	\$0.00	\$311.58
10887-08	\$0.00	\$279.20	\$0.00	\$0.00	\$0.00	\$0.00	\$279.20
10888-02	\$0.00	\$198.65	\$0.00	\$0.00	\$0.00	\$0.00	\$198.65
10893-02	\$0.00	\$257.95	\$0.00	\$0.00	\$0.00	\$0.00	\$257.95
10894-13	\$0.00	\$301.22	\$0.00	\$0.00	\$0.00	\$0.00	\$301.22
10895-02	\$0.00	\$380.18	\$0.00	\$0.00	\$0.00	\$0.00	\$380.18
10897-02	\$0.00	\$268.69	\$0.00	\$0.00	\$0.00	\$0.00	\$268.69
10898-01	\$0.00	\$108.23	\$0.00	\$0.00	\$0.00	\$0.00	\$108.23
10901-02	\$0.00	\$164.07	\$0.00	\$0.00	\$0.00	\$0.00	\$164.07
10902-35	\$0.00	\$0.77	\$0.77	\$0.77	\$0.77	\$93.29	\$96.37
10902-37	\$0.00	\$1.02	\$1.02	\$1.02	\$1.02	\$119.62	\$123.70
10902-42	\$0.00	\$22.67	\$0.00	\$0.00	\$0.00	\$0.00	\$22.67
10902-43	\$0.00	\$57.55	\$0.00	\$0.00	\$0.00	\$0.00	\$57.55
10903-01	\$0.00	\$89.56	\$0.00	\$0.00	\$0.00	\$0.00	\$89.56
10906-01	\$0.00	\$302.05	\$0.00	\$0.00	\$0.00	\$0.00	\$302.05
10907-01	\$0.00	\$243.13	\$0.00	\$0.00	\$0.00	\$0.00	\$243.13
10908-01	\$0.00	\$240.67	\$0.00	\$0.00	\$0.00	\$0.00	\$240.67
10910-05	\$0.00	\$182.24	\$0.00	\$0.00	\$0.00	\$0.00	\$182.24
10911-03	\$0.00	\$384.58	\$0.00	\$0.00	\$0.00	\$0.00	\$384.58
10912-06	\$0.00 \$0.00	\$317.61	\$0.00	\$0.00	\$0.00	\$0.00	\$317.61
10913-02		\$286.76	\$0.00	\$0.00	\$0.00	\$0.00	\$286.76
10914-15	\$0.00	\$197.61	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$197.61 \$225.75
10914-16	\$0.00	\$225.75	\$0.00		\$0.00	·	
10916-06	\$0.00	\$252.06	\$0.00	\$0.00	\$0.00	\$0.00	\$252.06
10917-01	\$0.00 \$0.00	\$249.73 \$213.14	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$249.73 \$213.14

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10920-02	\$0.00	\$209.51	\$0.00	\$0.00	\$0.00	\$0.00	\$209.51
10921-04	\$0.00	\$177.64	\$0.00	\$0.00	\$0.00	\$0.00	\$177.64
10929-07	\$0.00	\$176.33	\$0.00	\$0.00	\$0.00	\$0.00	\$176.33
10930-07	\$0.00	\$274.54	\$318.97	\$339.42	\$304.41	\$332.45	\$1,569.79
10931-03	\$0.00	\$271.26	\$0.00	\$0.00	\$0.00	\$0.00	\$271.26
10934-05	\$0.00	\$133.20	\$0.00	\$0.00	\$0.00	\$0.00	\$133.20
10935-12	\$0.00	\$133.20	\$0.00	\$0.00	\$0.00	\$0.00	\$133.20
10938-13	\$0.00	\$44.19	\$213.47	\$0.00	\$0.00	\$0.00	\$257.66
10939-09	\$0.00	\$280.72	\$0.00	\$0.00	\$0.00	\$0.00	\$280.72
10940-09	\$0.00	\$199.82	\$0.00	\$0.00	\$0.00	\$0.00	\$199.82
10941-13	\$0.00	\$175.03	\$0.00	\$0.00	\$0.00	\$0.00	\$175.03
10942-11	\$0.00	\$264.02	\$0.00	\$0.00	\$0.00	\$0.00	\$264.02
10943-05	\$0.00	\$241.13	\$237.52	\$0.00	\$0.00	\$0.00	\$478.65
10944-05	\$0.00	\$286.61	\$0.00	\$0.00	\$0.00	\$0.00	\$286.61
10946-01	\$0.00	\$426.76	\$302.13	\$0.00	\$0.00	\$0.00	\$728.89
10948-02	\$0.00	\$4.08	\$4.08	\$4.08	\$4.08	\$498.67	\$514.99
10949-01	\$0.00	\$239.74	\$0.00	\$0.00	\$0.00	\$0.00	\$239.74
10950-01	\$0.00	\$330.99	\$0.00	\$0.00	\$0.00	\$0.00	\$330.99
10952-01	\$0.00	\$311.76	\$0.00	\$0.00	\$0.00	\$0.00	\$311.76
10953-02	\$0.00	\$330.99	\$0.00	\$0.00	\$0.00	\$0.00	\$330.99
10954-01	\$0.00	\$399.35	\$0.00	\$0.00	\$0.00	\$0.00	\$399.35
10955-06	\$0.00	\$219.31	\$0.00	\$0.00	\$0.00	\$0.00	\$219.31
10956-01	\$0.00	\$134.64	\$0.00	\$0.00	\$0.00	\$0.00	\$134.64
10957-01	\$0.00	\$284.19	\$0.00	\$0.00	\$0.00	\$0.00	\$284.19
10959-01	\$0.00	\$386.14	\$0.00	\$0.00	\$0.00	\$0.00	\$386.14
10960-01	\$0.00	\$100.04	\$0.00	\$0.00	\$0.00	\$0.00	\$100.04
10961-02	\$0.00	\$250.01	\$0.00	\$0.00	\$0.00	\$0.00	\$250.01
10962-06	\$0.00	\$250.99	\$0.00	\$0.00	\$0.00	\$0.00	\$250.99
10963-02	\$0.00	\$416.43	\$341.80	\$0.00	\$0.00	\$0.00	\$758.23
10965-01	\$0.00	\$192.58	\$0.00	\$0.00	\$0.00	\$0.00	\$192.58
10966-01	\$0.00	\$796.26 \$32.94	\$593.60	\$889.47	\$0.00	\$0.00	\$2,279.33
10967-01	\$0.00		\$30.15 \$0.00	\$0.00	\$0.00	\$0.00	\$63.09
10968-01 10969-01	\$0.00	\$120.05 \$170.70	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$120.05 \$170.70
	\$0.00	,		\$0.00		\$0.00	
10970-01 10971-05	\$0.00 \$0.00	\$203.23 \$4.81	\$200.30 \$4.81	\$0.00 \$4.81	\$0.00 \$4.81	\$631.50	\$403.53
10971-05	\$0.00	\$218.64	\$166.32	\$211.52	\$218.88	\$469.84	\$650.74 \$1,285.20
10971-06	\$0.00	\$274.53	\$100.32	\$0.00	\$0.00	\$0.00	\$1,265.20
10972-01	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
10973-00	\$0.00	\$288.65	\$236.49	\$0.00	\$0.00	\$0.00	\$525.14
10974-02	\$0.00	\$192.07	\$0.00	\$0.00	\$0.00	\$0.00	\$192.07
10975-05	\$0.00	\$192.07	\$0.00	\$0.00	\$0.00	\$0.00	\$192.07
10976-04	\$0.00	\$285.68	\$264.02	\$0.00	\$0.00	\$0.00	\$549.70
10977-01	\$0.00	\$285.88	\$264.02	\$0.00	\$0.00	\$0.00	\$349.70
10978-03	\$0.00	\$238.69	\$0.00	\$0.00	\$0.00	\$0.00	\$238.69
10979-02 1 0 981-01	\$0.00	\$238.69	\$0.00	\$0.00	\$0.00	\$0.00	\$185.81
981-01	\$0.00	\$183.81	\$0.00	\$0.00	\$0.00	\$0.00	\$183.81

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
10985-01	\$0.00	\$239.62	\$0.00	\$0.00	\$0.00	\$0.00	\$239.62
10987-01	\$0.00	\$480.21	\$0.00	\$0.00	\$0.00	\$0.00	\$480.21
10988-01	\$0.00	\$231.92	\$0.00	\$0.00	\$0.00	\$0.00	\$231.92
10989-09	\$0.00	(\$0.69)	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.69)
10991-02	\$0.00	\$309.19	\$0.00	\$0.00	\$0.00	\$0.00	\$309.19
10992-02	\$0.00	\$28.36	\$0.00	\$0.00	\$0.00	\$0.00	\$28.36
10993-01	\$0.00	\$437.26	\$428.00	\$549.69	\$0.00	\$0.00	\$1,414.95
10995-36	\$0.00	\$168.10	\$0.00	\$0.00	\$0.00	\$0.00	\$168.10
10996-30	\$0.00	\$145.10	\$0.00	\$0.00	\$0.00	\$0.00	\$145.10
10997-22	\$0.00	\$156.13	\$0.00	\$0.00	\$0.00	\$0.00	\$156.13
10998-28	\$0.00	\$158.44	\$0.00	\$0.00	\$0.00	\$0.00	\$158.44
11004-06	\$0.00	\$247.39	\$245.92	\$0.00	\$0.00	\$0.00	\$493.31
11006-08	\$0.00	\$341.13	\$0.00	\$0.00	\$0.00	\$0.00	\$341.13
11007-06	\$0.00	\$238.69	\$0.00	\$0.00	\$0.00	\$0.00	\$238.69
11009-02	\$0.00	\$135.80	\$0.00	\$0.00	\$0.00	\$0.00	\$135.80
11010-20	\$0.00	\$186.74	\$0.00	\$0.00	\$0.00	\$0.00	\$186.74
11011-06	\$0.00	\$195.15	\$0.00	\$0.00	\$0.00	\$0.00	\$195.15
11013-01	\$0.00	\$185.69	\$0.00	\$0.00	\$0.00	\$0.00	\$185.69
11015-11	\$0.00	\$233.67	\$0.00	\$0.00	\$0.00	\$0.00	\$233.67
11016-06	\$0.00	\$250.01	\$0.00	\$0.00	\$0.00	\$0.00	\$250.01
11017-01	\$0.00	\$256.45	\$0.00	\$0.00	\$0.00	\$0.00	\$256.45
11018-11	\$0.00	\$168.56	\$134.30	\$0.00	\$0.00	\$0.00	\$302.86
11019-07	\$0.00	\$55.33	\$101.28	\$0.00	\$0.00	\$0.00	\$156.61
11019-08	\$0.00	\$144.16	\$0.00	\$0.00	\$0.00	\$0.00	\$144.16
11021-01	\$0.00	\$270.16	\$272.90	\$0.00	\$0.00	\$0.00	\$543.06
11022-18	\$0.00	\$357.55	\$0.00	\$0.00	\$0.00	\$0.00	\$357.55
11023-03	\$0.00	\$25.15	\$15.77	\$0.00	\$0.00	\$0.00	\$40.92
11024-04	\$0.00	\$248.11	\$222.00	\$0.00	\$0.00	\$0.00	\$470.11
11027-01	\$0.00	\$168.97	\$0.00	\$0.00	\$0.00	\$0.00	\$168.97
11028-01	\$0.00	\$14.41	\$0.00	\$0.00	\$0.00	\$0.00	\$14.41
11035-01	\$0.00	\$398.17	\$0.00	\$0.00	\$0.00	\$0.00	\$398.17
11041-05	\$0.00	\$240.09	\$0.00	\$0.00	\$0.00	\$0.00	\$240.09
11392-01	\$0.00	\$292.52	\$0.00	\$0.00	\$0.00	\$0.00	\$292.52
11394-01	\$0.00 \$0.00	\$892.14 \$440.08	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$892.14
11395-04		· ·	\$0.00		\$0.00	\$0.00	\$440.08
11396-02	\$0.00	\$55.04	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$55.04
11397-04 11398-03	\$0.00 \$0.00	\$198.65 \$298.57	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$198.65 \$298.57
11398-03	\$0.00	\$265.78	\$0.00	\$0.00	\$0.00	\$0.00	\$298.37
11400-01	\$0.00	\$285.65	\$0.00	\$0.00	\$0.00	\$0.00	\$285.65
11400-01	\$0.00	\$150.54	\$0.00	\$0.00	\$0.00	\$0.00	\$150.54
11401-01	\$0.00	\$130.34	\$0.00	\$0.00	\$0.00	\$0.00	\$20.35
11403-02	\$0.00	\$333.08	\$275.65	\$74.35	\$0.00	\$0.00	\$683.08
11404-03	\$0.00	\$102.60	\$275.65	\$74.35	\$0.00	\$0.00	\$102.60
11405-08	\$0.00	\$102.60	\$0.00	\$0.00	\$0.00	\$0.00	\$102.60
11406-04 11407-11	\$0.00	\$49.94	\$0.00	\$0.00	\$0.00	\$0.00	\$49.94
7 408-15	\$0.00	\$49.94	\$0.00	(\$43.57)	\$0.00	\$0.00	(\$43.57)

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
11408-17	\$0.00	\$38.12	\$0.00	\$0.00	\$0.00	\$0.00	\$38.12
11409-01	\$0.00	\$9.43	\$0.00	\$0.00	\$0.00	\$0.00	\$9.43
11410-01	\$0.00	\$175.18	\$0.00	\$0.00	\$0.00	\$0.00	\$175.18
11411-01	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
11412-01	\$0.00	\$332.83	\$0.00	\$0.00	\$0.00	\$0.00	\$332.83
11415-03	\$0.00	\$15.77	\$0.00	\$0.00	\$0.00	\$0.00	\$15.77
11416-05	\$0.00	\$257.02	\$0.00	\$0.00	\$0.00	\$0.00	\$257.02
11417-03	\$0.00	\$208.98	\$0.00	\$0.00	\$0.00	\$0.00	\$208.98
11418-09	\$0.00	\$197.92	\$204.45	\$231.49	\$114.70	\$0.00	\$748.56
11419-02	\$0.00	\$0.64	\$0.64	\$0.64	\$0.64	\$74.82	\$77.38
11419-03	\$0.00	\$194.51	\$342.24	\$465.35	\$417.76	\$299.76	\$1,719.62
11420-10	\$0.00	\$199.82	\$0.00	\$0.00	\$0.00	\$0.00	\$199.82
11421-03	\$0.00	\$292.89	\$0.00	\$0.00	\$0.00	\$0.00	\$292.89
11422-04	\$0.00	\$201.46	\$0.00	\$0.00	\$0.00	\$0.00	\$201.46
11423-01	\$0.00	\$20.23	\$0.00	\$0.00	\$0.00	\$0.00	\$20.23
11426-04	\$0.00	\$296.56	\$0.00	\$0.00	\$0.00	\$0.00	\$296.56
11427-05	\$0.00	\$231.80	\$0.00	\$0.00	\$0.00	\$0.00	\$231.80
11428-03	\$0.00	\$295.45	\$0.00	\$0.00	\$0.00	\$0.00	\$295.45
11429-17	\$0.00	\$177.40	\$0.00	\$0.00	\$0.00	\$0.00	\$177.40
11430-01	\$0.00	\$290.05	\$0.00	\$0.00	\$0.00	\$0.00	\$290.05
11432-03	\$0.00	\$300.31	\$0.00	\$0.00	\$0.00	\$0.00	\$300.31
11436-01	\$0.00	\$316.24	\$0.00	\$0.00	\$0.00	\$0.00	\$316.24
11438-03	\$0.00	(\$2.50)	\$0.00	\$0.00	\$0.00	\$0.00	(\$2.50)
11439-02	\$0.00	\$9.98	\$62.81	\$0.00	\$0.00	\$0.00	\$72.79
11445-02	\$0.00	\$179.97	\$0.00	\$0.00	\$0.00	\$0.00	\$179.97
11446-01	\$0.00	\$203.73	\$205.42	\$0.00	\$0.00	\$0.00	\$409.15
11447-11	\$0.00	\$232.51	\$0.00	\$0.00	\$0.00	\$0.00	\$232.51
11448-01	\$0.00	\$360.89	\$0.00	\$0.00	\$0.00	\$0.00	\$360.89
11449-01	\$0.00	\$24.77	\$0.00	\$0.00	\$0.00	\$0.00	\$24.77
11452-04	\$0.00	\$194.27	\$0.00	\$0.00	\$0.00	\$0.00	\$194.27
11453-01	\$0.00	\$101.34	\$0.00	\$0.00	\$0.00	\$0.00	\$101.34
11457-01	\$0.00	\$126.20	\$0.00	\$0.00	\$0.00	\$0.00	\$126.20
11458-01	\$0.00	\$232.55	\$0.00		\$0.00	\$0.00	\$232.55
11459-03	\$0.00	\$125.44	\$0.00	\$0.00	\$0.00	\$0.00	\$125.44
11460-05	\$0.00	\$175.96	\$206.27	\$0.00	\$0.00	\$0.00	\$382.23
11461-01	\$0.00	\$150.14	\$0.00	\$0.00	\$0.00	\$0.00	\$150.14
11465-12	\$0.00	\$228.35	\$0.00	\$0.00	\$0.00	\$0.00	\$228.35
11467-01	\$0.00	\$136.95	\$0.00	\$0.00	\$0.00	\$0.00	\$136.95
11468-02	\$0.00	\$435.99	\$0.00	\$0.00	\$0.00	\$0.00	\$435.99
11468-02	\$0.00	\$433.99	\$0.00	\$0.00	\$0.00	\$0.00	\$433.99
11470-01	\$0.00	\$172.18	\$118.17	\$0.00	\$0.00	\$0.00	\$290.35
11470-01	\$0.00	(\$200.00)	\$118.17	\$0.00	\$0.00	(\$198.34)	(\$398.34)
		**		\$0.00			(\$398.34)
11473-03	\$0.00	(\$80.46)			\$0.00	\$0.00	
11475-01	\$0.00	\$209.66	\$0.00	\$0.00	\$0.00	\$0.00	\$209.66
11476-01	\$0.00	\$108.70	\$0.00	\$0.00	\$0.00	\$0.00	\$108.70
11481-01	\$0.00	\$299.79	\$0.00	\$0.00	\$0.00	\$0.00	\$299.79
8 482-07	\$0.00	\$54.88	\$0.00	\$0.00	\$0.00	\$0.00	\$54.88

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
11483-01	\$0.00	\$341.59	\$0.00	\$0.00	\$0.00	\$0.00	\$341.59
11484-01	\$0.00	\$84.19	\$0.00	\$0.00	\$0.00	\$0.00	\$84.19
11485-01	\$0.00	\$55.03	\$0.00	\$0.00	\$0.00	\$0.00	\$55.03
11486-05	\$0.00	\$71.47	\$0.00	\$0.00	\$0.00	\$0.00	\$71.47
11487-01	\$0.00	\$166.62	\$0.00	\$0.00	\$0.00	\$0.00	\$166.62
11488-02	\$0.00	\$69.45	\$0.00	\$0.00	\$0.00	\$0.00	\$69.45
11489-01	\$0.00	\$248.13	\$0.00	\$0.00	\$0.00	\$0.00	\$248.13
11493-01	\$0.00	\$106.94	\$0.00	\$0.00	\$0.00	\$0.00	\$106.94
11494-12	\$0.00	\$249.78	\$0.00	\$0.00	\$0.00	\$0.00	\$249.78
11495-02	\$0.00	(\$100.00)	(\$100.00)	(\$100.00)	(\$100.00)	(\$6.30)	(\$406.30)
11496-06	\$0.00	\$198.94	\$0.00	\$0.00	\$0.00	\$0.00	\$198.94
11497-01	\$0.00	\$26.01	\$0.00	\$0.00	\$0.00	\$0.00	\$26.01
11499-03	\$0.00	\$126.32	\$0.00	\$0.00	\$0.00	\$0.00	\$126.32
11500-02	\$0.00	\$208.38	\$0.00	\$0.00	\$0.00	\$0.00	\$208.38
11501-11	\$0.00	\$140.10	\$0.00	\$0.00	\$0.00	\$0.00	\$140.10
11502-02	\$0.00	\$215.15	\$0.00	\$0.00	\$0.00	\$0.00	\$215.15
11504-02	\$0.00	\$78.11	\$0.00	\$0.00	\$0.00	\$0.00	\$78.11
11505-04	\$0.00	\$181.43	\$0.00	\$0.00	\$0.00	\$0.00	\$181.43
11506-01	\$0.00	\$255.22	\$0.00	\$0.00	\$0.00	\$0.00	\$255.22
11507-12	\$0.00	\$60.80	\$0.00	\$0.00	\$0.00	\$0.00	\$60.80
11508-02	\$0.00	\$161.11	\$0.00	\$0.00	\$0.00	\$0.00	\$161.11
11509-01	\$0.00	\$174.54	\$0.00	\$0.00	\$0.00	\$0.00	\$174.54
11511-01	\$0.00	\$106.47	\$0.00	\$0.00	\$0.00	\$0.00	\$106.47
11512-01	\$0.00	\$128.31	\$0.00	\$0.00	\$0.00	\$0.00	\$128.31
11514-01	\$0.00	\$202.15	\$0.00	\$0.00	\$0.00	\$0.00	\$202.15
11515-01	\$0.00	\$163.79	\$0.00	\$0.00	\$0.00	\$0.00	\$163.79
11516-06	\$0.00	\$186.33	\$0.00	\$0.00	\$0.00	\$0.00	\$186.33
11517-02	\$0.00	\$327.17	\$0.00	\$0.00	\$0.00	\$0.00	\$327.17
11519-04	\$0.00	\$0.12	\$0.00	\$0.00	\$0.00	\$0.00	\$0.12
11520-02	\$0.00	\$123.51	\$0.00	\$0.00	\$0.00	\$0.00	\$123.51
11522-01	\$0.00	\$107.87	\$0.00	\$0.00	\$0.00	\$0.00	\$107.87
11525-04	\$0.00	\$232.37	\$0.00	\$0.00	\$0.00	\$0.00	\$232.37
11527-03	\$0.00	\$235.30	\$0.00	\$0.00	\$0.00	\$0.00	\$235.30
11528-03	\$0.00	\$239.15	\$258.96	\$273.60	\$317.06	\$0.00	\$1,088.77
11529-01	\$0.00	(\$97.83)		\$0.00	\$0.00	\$0.00	(\$97.83)
11530-06	\$0.00	\$303.83	\$319.06	\$0.00	\$0.00	\$0.00	\$622.89
11531-01	\$0.00	\$132.98	\$0.00	\$0.00	\$0.00	\$0.00	\$132.98
11532-02	\$0.00	\$122.12	\$0.00	\$0.00	\$0.00	\$0.00	\$122.12
11534-01	\$0.00	\$280.05	\$0.00	\$0.00	\$0.00	\$0.00	\$280.05
11535-02	\$0.00	\$290.72	\$0.00	\$0.00	\$0.00	\$0.00	\$290.72
11537-10	\$0.00	\$235.19	\$0.00	\$0.00	\$0.00	\$0.00	\$235.19
11540-03	\$0.00	\$282.15	\$0.00	\$0.00	\$0.00	\$0.00	\$282.15
11541-02	\$0.00	\$205.66	\$0.00	\$0.00	\$0.00	\$0.00	\$205.66
11544-01	\$0.00	\$258.30	\$0.00	\$0.00	\$0.00	\$0.00	\$258.30
11545-01	\$0.00	\$265.20	\$0.00	\$0.00	\$0.00	\$0.00	\$265.20
11546-01	\$0.00	\$189.31	\$0.00	\$0.00	\$0.00	\$0.00	\$189.31
9 547-01	\$0.00	\$196.32	\$0.00	\$0.00	\$0.00	\$0.00	\$196.32

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
11549-02	\$0.00	\$19.52	\$16.27	\$0.00	\$0.00	\$0.00	\$35.79
11550-06	\$0.00	\$118.10	\$124.87	\$0.00	\$0.00	\$0.00	\$242.97
11551-02	\$0.00	\$144.73	\$0.00	\$0.00	\$0.00	\$0.00	\$144.73
11552-04	\$0.00	\$268.20	\$195.63	\$176.19	\$0.00	\$0.00	\$640.02
11556-02	\$0.00	\$7.15	\$7.15	\$7.15	\$7.15	\$855.65	\$884.25
11557-04	\$0.00	(\$59.74)	\$0.00	\$0.00	\$0.00	\$0.00	(\$59.74)
11563-02	\$0.00	\$380.46	\$0.00	\$0.00	\$0.00	\$0.00	\$380.46
11564-01	\$0.00	\$200.98	\$0.00	\$0.00	\$0.00	\$0.00	\$200.98
11566-05	\$0.00	\$189.81	\$187.03	\$196.98	\$193.19	\$20.11	\$787.12
11567-01	\$0.00	\$372.48	\$0.00	\$0.00	\$0.00	\$0.00	\$372.48
11569-04	\$0.00	\$182.77	\$0.00	\$0.00	\$0.00	\$0.00	\$182.77
11570-02	\$0.00	\$323.76	\$0.00	\$0.00	\$0.00	\$0.00	\$323.76
11571-10	\$0.00	\$1.73	\$1.73	\$1.73	\$1.73	\$216.50	\$223.42
11572-02	\$0.00	\$294.86	\$0.00	\$0.00	\$0.00	\$0.00	\$294.86
11573-01	\$0.00	\$322.13	\$0.00	\$0.00	\$0.00	\$0.00	\$322.13
11574-03	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
11575-22	\$0.00	\$266.36	\$0.00	\$0.00	\$0.00	\$0.00	\$266.36
11576-04	\$0.00	\$361.82	\$0.00	\$0.00	\$0.00	\$0.00	\$361.82
11578-01	\$0.00	\$182.31	\$0.00	\$0.00	\$0.00	\$0.00	\$182.31
11579-01	\$0.00	\$382.29	\$0.00	\$0.00	\$0.00	\$0.00	\$382.29
11584-01	\$0.00	\$9.50	\$0.00	\$0.00	\$0.00	\$0.00	\$9.50
11586-16	\$0.00	\$616.11	\$0.00	\$0.00	\$0.00	\$0.00	\$616.11
11587-03	\$0.00	\$1,873.79	\$0.00	\$0.00	\$0.00	\$0.00	\$1,873.79
11588-02	\$0.00	\$344.99	\$340.71	\$1.30	\$0.00	\$0.00	\$687.00
11589-03	\$0.00	\$4,321.60	\$0.00	\$0.00	\$0.00	\$0.00	\$4,321.60
11591-22	\$0.00	\$117.15	\$0.00	\$0.00	\$0.00	\$0.00	\$117.15
11593-24	\$0.00	\$0.38	\$0.38	\$0.38	\$0.38	\$48.49	\$50.01
11593-32	\$0.00	\$126.26	\$0.00	\$0.00	\$0.00	\$0.00	\$126.26
11594-02	\$0.00	\$155.21	\$0.00	\$0.00	\$0.00	\$0.00	\$155.21
11595-24	\$0.00	\$0.30	\$0.30	\$0.30	\$0.30	\$39.58	\$40.78
11595-28	\$0.00	\$9.59	\$9.59	\$9.59	\$9.59	\$1,128.02	\$1,166.38
11595-30	\$0.00	\$118.32	\$0.00	\$0.00	\$0.00	\$0.00	\$118.32
11596-36	\$0.00	\$5.64	\$5.64		\$5.64	\$663.10	\$685.66
11596-37	\$0.00	\$115.15	\$0.00	\$0.00	\$0.00	\$0.00	\$115.15
11597-10	\$0.00	\$139.11	\$132.48	\$144.06	\$134.66	\$20.88	\$571.19
11599-01	\$0.00	\$543.27	\$0.00	\$0.00	\$0.00	\$0.00	\$543.27
11600-01	\$0.00	\$317.30	\$0.00	\$0.00	\$0.00	\$0.00	\$317.30
11601-01	\$0.00	\$323.71	\$0.00	\$0.00	\$0.00	\$0.00	\$323.71
11603-07	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
11605-06	\$0.00	\$14.94	\$0.00	\$0.00	\$0.00	\$0.00	\$14.94
11613-05	\$0.00	\$10.24	\$10.05	\$0.00	\$0.00	\$0.00	\$20.29
11620-02	\$0.00	\$323.90	\$0.00	\$0.00	\$0.00	\$0.00	\$323.90
11621-10	\$0.00	\$1.25	\$1.25	\$1.25	\$1.25	\$145.54	\$150.54
11621-11	\$0.00	\$256.54	\$252.22	\$367.71	\$322.04	\$806.89	\$2,005.40
11622-06	\$0.00	\$9.78	\$10.69	\$10.69	\$10.69	\$1,147.86	\$1,189.71
11623-03	\$0.00	\$1,051.40	\$0.00	\$0.00	\$0.00	\$0.00	\$1,051.40
023-03	\$0.00	\$1,031.40	\$0.00	\$0.00	\$0.00	\$0.00	\$1,031.40

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
11625-01	\$0.00	\$20.38	\$0.00	\$0.00	\$0.00	\$0.00	\$20.38
11626-01	\$0.00	\$147.62	\$0.00	\$0.00	\$0.00	\$0.00	\$147.62
11629-16	\$0.00	\$1,191.11	\$0.00	\$0.00	\$0.00	\$0.00	\$1,191.11
11630-01	\$0.00	\$194.33	\$0.00	\$0.00	\$0.00	\$0.00	\$194.33
11631-02	\$0.00	\$0.00	(\$17.75)	\$0.00	\$0.00	\$0.00	(\$17.75)
11633-04	\$0.00	\$1.32	\$1.32	\$1.32	\$1.32	\$153.60	\$158.88
11633-06	\$0.00	\$135.84	\$136.09	\$0.00	\$0.00	\$0.00	\$271.93
11635-01	\$0.00	\$264.21	\$0.00	\$0.00	\$0.00	\$0.00	\$264.21
11636-03	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
11637-01	\$0.00	\$16.80	\$0.00	\$0.00	\$0.00	\$0.00	\$16.80
11638-02	\$0.00	\$359.69	\$352.62	\$0.00	\$0.00	\$0.00	\$712.31
11640-03	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
11641-06	\$0.00	\$195.22	\$0.00	\$0.00	\$0.00	\$0.00	\$195.22
11642-03	\$0.00	\$192.93	\$0.00	\$0.00	\$0.00	\$0.00	\$192.93
11645-01	\$0.00	\$303.24	\$0.00	\$0.00	\$0.00	\$0.00	\$303.24
11649-03	\$0.00	\$268.69	\$0.00	\$0.00	\$0.00	\$0.00	\$268.69
11650-13	\$0.00	\$268.34	\$0.00	\$0.00	\$0.00	\$0.00	\$268.34
11651-07	\$0.00	\$275.93	\$0.00	\$0.00	\$0.00	\$0.00	\$275.93
11652-01	\$0.00	\$183.60	\$0.00	\$0.00	\$0.00	\$0.00	\$183.60
11653-09	\$0.00	\$99.69	\$0.00	\$0.00	\$0.00	\$0.00	\$99.69
11655-01	\$0.00	\$1,051.72	\$0.00	\$0.00	\$0.00	\$0.00	\$1,051.72
11656-02	\$0.00	\$327.51	\$0.00	\$0.00	\$0.00	\$0.00	\$327.51
11657-07	\$0.00	\$165.84	\$218.00	\$0.00	\$0.00	\$0.00	\$383.84
11658-15	\$0.00	\$175.07	\$170.84	\$0.00	\$0.00	\$0.00	\$345.91
11659-08	\$0.00	\$1.04	\$1.04	\$1.04	\$1.04	\$136.76	\$140.92
11659-10	\$0.00	\$31.51	\$29.80	\$0.00	\$0.00	\$0.00	\$61.31
11660-01	\$0.00	\$292.70	\$0.00	\$0.00	\$0.00	\$0.00	\$292.70
11661-05	\$0.00	\$241.64	\$0.00	\$0.00	\$0.00	\$0.00	\$241.64
11663-09	\$0.00	\$218.75	\$0.00	\$0.00	\$0.00	\$0.00	\$218.75
11664-01	\$0.00	\$181.14	\$0.00	\$0.00	\$0.00	\$0.00	\$181.14
11666-15	\$0.00	\$7.18	\$7.18	\$7.18	\$7.18	\$844.59	\$873.31
11666-16	\$0.00	\$180.57	\$0.00	\$0.00	\$0.00	\$0.00	\$180.57
11667-09	\$0.00	\$237.43	\$0.00	\$0.00	\$0.00	\$0.00	\$237.43
11668-06	\$0.00	\$364.15	\$0.00	\$0.00	\$0.00	\$0.00	\$364.15
11669-12	\$0.00	\$253.52	\$0.00	\$0.00	\$0.00	\$0.00	\$253.52
11670-15	\$0.00	\$117.24	\$0.00	\$0.00	\$0.00	\$0.00	\$117.24
11672-24	\$0.00	\$177.75	\$0.00	\$0.00	\$0.00	\$0.00	\$177.75
11673-19	\$0.00	\$180.44	\$0.00	\$0.00	\$0.00	\$0.00	\$180.44
11674-12	\$0.00	\$229.28	\$0.00	\$0.00	\$0.00	\$0.00	\$229.28
11675-01	\$0.00	\$179.97	\$0.00	\$0.00	\$0.00	\$0.00	\$179.97
11676-01	\$0.00	\$8.56	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$8.56
11677-02	\$0.00	\$303.64	\$311.88	•	\$0.00	\$0.00	\$615.52
11678-23	\$0.00	\$182.66	\$0.00	\$0.00	\$0.00	\$0.00	\$182.66
11679-03	\$0.00	\$10.34	\$10.34	\$10.34	\$10.34	\$1,216.29	\$1,257.65
11679-04	\$0.00	\$557.52	\$0.00	\$0.00	\$0.00	\$0.00	\$557.52
11 681-14	\$0.00	\$257.23	\$228.63	\$439.40	\$403.51	\$755.28	\$2,084.05

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
11682-28	\$0.00	\$68.87	\$0.00	\$0.00	\$0.00	\$0.00	\$68.87
11683-06	\$0.00	\$84.12	\$0.00	\$0.00	\$0.00	\$0.00	\$84.12
11684-12	\$0.00	\$234.16	\$189.97	\$0.00	\$0.00	\$0.00	\$424.13
11686-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
11687-04	\$0.00	\$283.64	\$0.00	\$0.00	\$0.00	\$0.00	\$283.64
11688-01	\$0.00	\$269.86	\$0.00	\$0.00	\$0.00	\$0.00	\$269.86
11695-05	\$0.00	\$135.60	\$0.00	\$0.00	\$0.00	\$0.00	\$135.60
11696-04	\$0.00	\$122.39	\$109.09	\$0.00	\$0.00	\$0.00	\$231.48
11697-02	\$0.00	\$16.65	\$13.88	\$0.00	\$0.00	\$0.00	\$30.53
11698-02	\$0.00	\$307.70	\$241.83	\$0.00	\$0.00	\$0.00	\$549.53
11701-03	\$0.00	\$261.44	\$0.00	\$0.00	\$0.00	\$0.00	\$261.44
11702-01	\$0.00	\$264.02	\$0.00	\$0.00	\$0.00	\$0.00	\$264.02
11703-09	\$0.00	\$256.78	\$0.00	\$0.00	\$0.00	\$0.00	\$256.78
11704-08	\$0.00	\$109.17	\$0.00	\$0.00	\$0.00	\$0.00	\$109.17
11705-01	\$0.00	\$783.75	\$0.00	\$0.00	\$0.00	\$0.00	\$783.75
11707-01	\$0.00	\$227.02	\$0.00	\$0.00	\$0.00	\$0.00	\$227.02
11708-10	\$0.00	\$176.47	\$0.00	\$0.00	\$0.00	\$0.00	\$176.47
11710-01	\$0.00	\$177.51	\$0.00	\$0.00	\$0.00	\$0.00	\$177.51
11711-01	\$0.00	\$315.41	\$0.00	\$0.00	\$0.00	\$0.00	\$315.41
11712-03	\$0.00	\$8.93	\$8.56	\$0.00	\$0.00	\$0.00	\$17.49
11715-02	\$0.00	\$309.82	\$0.00	\$0.00	\$0.00	\$0.00	\$309.82
11716-03	\$0.00	\$269.46	\$0.00	\$0.00	\$0.00	\$0.00	\$269.46
11717-02	\$0.00	\$340.49	\$0.00	\$0.00	\$0.00	\$0.00	\$340.49
11718-01	\$0.00	\$515.26	\$0.00	\$0.00	\$0.00	\$0.00	\$515.26
11719-03	\$0.00	\$141.57	\$0.00	\$0.00	\$0.00	\$0.00	\$141.57
11720-01	\$0.00	\$286.22	\$0.00	\$0.00	\$0.00	\$0.00	\$286.22
11721-01	\$0.00	\$328.80	\$0.00	\$0.00	\$0.00	\$0.00	\$328.80
11722-02	\$0.00	\$212.66	\$0.00	\$0.00	\$0.00	\$0.00	\$212.66
11723-01	\$0.00	\$18.93	\$0.00	\$0.00	\$0.00	\$0.00	\$18.93
11724-05	\$0.00	\$167.81	\$0.00	\$0.00	\$0.00	\$0.00	\$167.81
11725-01	\$0.00	\$265.20	\$0.00	\$0.00	\$0.00	\$0.00	\$265.20
11728-01	\$0.00	\$539.82	\$0.00	\$0.00	\$0.00	\$0.00	\$539.82
11730-01	\$0.00	\$288.40	\$0.00	\$0.00	\$0.00	\$0.00	\$288.40
11731-02	\$0.00	\$210.23	\$0.00	\$0.00	\$0.00	\$0.00	\$210.23
11732-01	\$0.00	\$334.93	\$0.00	\$0.00	\$0.00	\$0.00	\$334.93
11734-01	\$0.00	\$358.58	\$0.00	\$0.00	\$0.00	\$0.00	\$358.58
11735-02	\$0.00	\$176.59	\$0.00	\$0.00	\$0.00	\$0.00	\$176.59
11736-01	\$0.00	\$265.66	\$0.00	\$0.00	\$0.00	\$0.00	\$265.66
11737-07	\$0.00	\$34.52	\$0.00	\$0.00	\$0.00	\$0.00	\$34.52
11738-02	\$0.00	\$24.92	\$24.92	\$24.92	\$24.92	\$3,254.25	\$3,353.93
11740-01	\$0.00	\$28.75	\$0.00	\$0.00	\$0.00	\$0.00	\$28.75
11741-01	\$0.00	\$276.52	\$0.00	\$0.00	\$0.00	\$0.00	\$276.52
11742-09	\$0.00	\$244.76	\$0.00	\$0.00	\$0.00	\$0.00	\$244.76
11743-02	\$0.00	\$179.35	\$0.00	\$0.00	\$0.00	\$0.00	\$179.35
11744-01	\$0.00	\$403.69	\$0.00	\$0.00	\$0.00	\$0.00	\$403.69
11746-03	\$0.00	\$83.38	\$0.00	\$0.00	\$0.00	\$0.00	\$83.38
2 747-04	\$0.00	\$448.77	\$0.00	\$0.00	\$0.00	\$0.00	\$448.77

11748-04 11749-01 11751-01	\$0.00	\$363.11					
		\$303.11	\$0.00	\$0.00	\$0.00	\$0.00	\$363.11
11751-01	\$0.00	\$220.58	\$0.00	\$0.00	\$0.00	\$0.00	\$220.58
	\$0.00	\$100.41	\$0.00	\$0.00	\$0.00	\$0.00	\$100.41
11752-02	\$0.00	\$155.43	\$0.00	\$0.00	\$0.00	\$0.00	\$155.43
11754-01	\$0.00	\$19.86	\$0.00	\$0.00	\$0.00	\$0.00	\$19.86
11755-01	\$0.00	\$3,224.74	\$0.00	\$0.00	\$0.00	\$0.00	\$3,224.74
11756-01	\$0.00	\$23.40	\$0.00	\$0.00	\$0.00	\$0.00	\$23.40
11757-01	\$0.00	\$190.95	\$0.00	\$0.00	\$0.00	\$0.00	\$190.95
11758-01	\$0.00	\$2,127.46	\$17.02	\$0.00	\$0.00	\$0.00	\$2,144.48
11759-01	\$0.00	\$1,060.03	\$9.68	\$0.00	\$0.00	\$0.00	\$1,069.71
11762-02	\$0.00	\$299.30	\$0.00	\$0.00	\$0.00	\$0.00	\$299.30
11763-02	\$0.00	\$368.73	\$0.00	\$0.00	\$0.00	\$0.00	\$368.73
11764-01	\$0.00	\$16.22	\$15.31	\$11.10	\$15.36	\$78.42	\$136.41
11765-04	\$0.00	\$258.40	\$349.01	\$296.99	\$293.71	\$372.31	\$1,570.42
11766-01	\$0.00	\$184.21	\$202.54	\$249.65	\$254.21	\$2,069.39	\$2,960.00
11767-01	\$0.00	\$265.54	\$0.00	\$0.00	\$0.00	\$0.00	\$265.54
11768-08	\$0.00	\$162.91	\$0.00	\$0.00	\$0.00	\$0.00	\$162.91
11769-05	\$0.00	\$248.85	\$0.00	\$0.00	\$0.00	\$0.00	\$248.85
11770-01	\$0.00	\$151.33	\$152.89	\$74.78	\$0.00	\$0.00	\$379.00
11771-02	\$0.00	\$211.96	\$0.00	\$0.00	\$0.00	\$0.00	\$211.96
11772-08	\$0.00	\$214.53	\$0.00	\$0.00	\$0.00	\$0.00	\$214.53
11774-01	\$0.00	\$42.51	\$0.00	\$0.00	\$0.00	\$0.00	\$42.51
11775-08	\$0.00	\$312.31	\$0.00	\$0.00	\$0.00	\$0.00	\$312.31
11776-03	\$0.00	\$204.54	\$237.55	\$39.56	\$0.00	\$0.00	\$481.65
11778-01	\$0.00	\$274.57	\$0.00	\$0.00	\$0.00	\$0.00	\$274.57
11779-01	\$0.00	\$164.70	\$150.88	\$173.17	\$169.17	\$467.17	\$1,125.09
11780-02	\$0.00	\$75.62	\$0.00	\$0.00	\$0.00	\$0.00	\$75.62
11781-01	\$0.00	\$231.77	\$306.44	\$0.00	\$0.00	\$0.00	\$538.21
11782-09	\$0.00	\$228.01	\$245.11	\$0.00	\$0.00	\$0.00	\$473.12
11783-08	\$0.00	\$278.38	\$0.00	\$0.00	\$0.00	\$0.00	\$278.38
11981-02	\$0.00	(\$626.95)	\$0.00	\$0.00	\$0.00	\$0.00	(\$626.95)
11982-01	\$0.00	\$243.36	\$0.00	\$0.00	\$0.00	\$0.00	\$243.36
11983-04	\$0.00	\$342.59			\$467.09	\$0.00	\$1,672.73
11984-02	\$0.00	\$255.17	\$0.00	\$0.00	\$0.00	\$0.00	\$255.17
11985-06	\$0.00	\$282.63	\$0.00	\$0.00	\$0.00	\$0.00	\$282.63
11986-02	\$0.00	\$240.56	\$0.00	\$0.00	\$0.00	\$0.00	\$240.56
11987-05	\$0.00	\$0.00	\$0.00	(\$14.63)	\$0.00	\$0.00	(\$14.63)
11988-05	\$0.00	\$67.36	\$0.00	\$0.00	\$0.00	\$0.00	\$67.36
11989-03	\$0.00	\$0.12	\$0.12	\$0.12	\$0.12	\$14.48	\$14.96
11989-04	\$0.00	\$0.12	\$0.12	\$0.12	\$0.12	\$5.34	\$5.50
11989-06	\$0.00	\$68.05	\$46.66	\$19.52	\$0.00	\$0.00	\$134.23
11990-03	\$0.00	\$37.27	\$0.00	\$0.00	\$0.00	\$0.00	\$37.27
11990-03	\$0.00	\$47.16	\$40.90	\$35.44	\$0.00	\$0.00	\$123.50
11993-04	\$0.00	\$240.70	\$0.00	\$0.00	\$0.00	\$0.00	\$123.30
11995-04	\$0.00	\$240.70	\$0.00	\$0.00	\$0.00	\$0.00	\$240.70
11995-05 11996-05	\$0.00	\$75.41	\$0.00	\$0.00	\$0.00	\$0.00	\$75.41
3 997-05	\$0.00	\$75.41	\$97.59	\$0.00	\$0.00	\$0.00	\$176.67

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
11998-07	\$0.00	\$50.96	\$0.00	\$0.00	\$0.00	\$0.00	\$50.96
11999-02	\$0.00	\$163.91	\$0.00	\$0.00	\$0.00	\$0.00	\$163.91
12000-02	\$0.00	\$1.87	\$49.54	\$164.79	\$0.00	\$0.00	\$216.20
12000-03	\$0.00	\$183.60	\$0.00	\$0.00	\$0.00	\$0.00	\$183.60
12001-03	\$0.00	\$3.43	\$0.00	\$0.00	\$0.00	\$0.00	\$3.43
12002-01	\$0.00	\$211.34	\$193.68	\$0.00	\$0.00	\$0.00	\$405.02
12003-05	\$0.00	\$111.27	\$0.00	\$0.00	\$0.00	\$0.00	\$111.27
12004-04	\$0.00	\$302.51	\$0.00	\$0.00	\$0.00	\$0.00	\$302.51
12006-25	\$0.00	\$250.47	\$303.61	\$0.00	\$0.00	\$0.00	\$554.08
12008-05	\$0.00	\$239.28	\$0.00	\$0.00	\$0.00	\$0.00	\$239.28
12009-01	\$0.00	\$40.03	\$0.00	\$0.00	\$0.00	\$0.00	\$40.03
12010-01	\$0.00	\$345.01	\$0.00	\$0.00	\$0.00	\$0.00	\$345.01
12012-12	\$0.00	\$151.52	\$0.00	\$0.00	\$0.00	\$0.00	\$151.52
12013-18	\$0.00	\$0.79	\$0.79	\$0.79	\$0.79	\$92.58	\$95.74
12013-22	\$0.00	\$181.09	\$154.97	\$0.00	\$0.00	\$0.00	\$336.06
12014-18	\$0.00	\$146.76	\$0.00	\$0.00	\$0.00	\$0.00	\$146.76
12016-12	\$0.00	\$199.82	\$0.00	\$0.00	\$0.00	\$0.00	\$199.82
12018-07	\$0.00	\$137.23	\$0.00	\$0.00	\$0.00	\$0.00	\$137.23
12020-04	\$0.00	\$206.83	\$215.68	\$0.00	\$0.00	\$0.00	\$422.51
12021-10	\$0.00	\$246.51	\$0.00	\$0.00	\$0.00	\$0.00	\$246.51
12022-01	\$0.00	\$297.20	\$0.00	\$0.00	\$0.00	\$0.00	\$297.20
12023-02	\$0.00	\$382.56	\$0.00	\$0.00	\$0.00	\$0.00	\$382.56
12025-06	\$0.00	\$198.30	\$0.00	\$0.00	\$0.00	\$0.00	\$198.30
12026-05	\$0.00	\$227.83	\$0.00	\$0.00	\$0.00	\$0.00	\$227.83
12027-05	\$0.00	\$7.12	\$7.12	\$7.12	\$7.12	\$854.69	\$883.17
12027-06	\$0.00	\$198.65	\$0.00	\$0.00	\$0.00	\$0.00	\$198.65
12028-01	\$0.00	\$220.83	\$0.00	\$0.00	\$0.00	\$0.00	\$220.83
12029-01	\$0.00	\$97.59	\$0.00	\$0.00	\$0.00	\$0.00	\$97.59
12030-01	\$0.00	\$544.12	\$0.00	\$0.00	\$0.00	\$0.00	\$544.12
12031-04	\$0.00	\$317.84	\$346.26	\$0.00	\$0.00	\$0.00	\$664.10
12033-01	\$0.00	\$288.04	\$0.00	\$0.00	\$0.00	\$0.00	\$288.04
12035-01	\$0.00	\$357.81	\$344.16	\$0.00	\$0.00	\$0.00	\$701.97
12036-04	\$0.00	\$379.54		\$0.00	\$0.00	\$0.00	\$379.54
12038-07	\$0.00	\$72.85		\$0.00	\$0.00	\$0.00	\$72.85
12039-18	\$0.00	\$67.22	\$70.00	\$68.01	\$64.18	\$63.98	\$333.39
12040-19	\$0.00	\$1.77		\$1.77	\$1.77	\$209.50	\$216.58
12040-21	\$0.00	\$42.02	\$0.00	\$0.00	\$0.00	\$0.00	\$42.02
12041-10	\$0.00	\$44.62	\$0.00	\$0.00	\$0.00	\$0.00	\$44.62
12042-01	\$0.00	\$1,739.30	\$0.00	\$0.00	\$0.00	\$0.00	\$1,739.30
12043-16	\$0.00	\$0.31	\$0.31	\$0.31	\$0.31	\$34.81	\$36.05
12043-18	\$0.00	\$50.68		\$0.00	\$0.00	\$0.00	\$50.68
12044-23	\$0.00	\$62.80	\$52.76	\$0.00	\$0.00	\$0.00	\$115.56
12045-15	\$0.00	(\$70.09)		\$0.00	\$0.00	\$0.00	(\$70.09)
12046-20	\$0.00	\$65.38	\$0.00	\$0.00	\$0.00	\$0.00	\$65.38
12047-16	\$0.00	\$1.70	\$1.70	\$1.70	\$1.70	\$209.88	\$216.68
12047-19	\$0.00	(\$139.83)		\$0.00	\$0.00	\$0.00	(\$139.83)
4 048-15	\$0.00	\$33.08	\$0.00	\$0.00	\$0.00	\$0.00	\$33.08

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
12049-09	\$0.00	\$48.89	\$76.39	\$0.00	\$0.00	\$0.00	\$125.28
12050-14	\$0.00	\$0.28	\$0.28	\$0.28	\$0.28	\$38.54	\$39.66
12050-17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$611.69)	(\$611.69)
12051-01	\$0.00	\$4,302.43	\$0.00	\$0.00	\$0.00	\$0.00	\$4,302.43
12052-04	\$0.00	(\$26.87)	(\$28.22)	(\$26.87)	(\$26.87)	(\$513.39)	(\$622.22)
12053-16	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$41.91)	(\$41.91)
12054-03	\$0.00	\$23.12	\$0.00	\$0.00	\$0.00	\$0.00	\$23.12
12055-07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$210.80)	(\$210.80)
12056-01	\$0.00	\$41.27	\$0.00	\$0.00	\$0.00	\$0.00	\$41.27
12057-17	\$0.00	\$65.98	\$0.00	\$0.00	\$0.00	\$0.00	\$65.98
12058-19	\$0.00	\$40.19	\$0.00	\$0.00	\$0.00	\$0.00	\$40.19
12059-16	\$0.00	\$0.13	\$0.13	\$0.13	\$0.13	\$14.85	\$15.37
12060-16	\$0.00	\$12.59	\$0.00	\$0.00	\$0.00	\$0.00	\$12.59
12061-18	\$0.00	\$0.27	\$0.27	\$0.27	\$0.27	\$33.21	\$34.29
12061-19	\$0.00	\$30.62	\$0.00	\$0.00	\$0.00	\$0.00	\$30.62
12062-14	\$0.00	\$30.91	\$0.00	\$0.00	\$0.00	\$0.00	\$30.91
12063-23	\$0.00	\$16.64	\$0.00	\$0.00	\$0.00	\$0.00	\$16.64
12064-19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$277.65)	(\$277.65)
12065-13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$67.19)	(\$67.19)
12066-15	\$0.00	\$32.36	\$0.00	\$0.00	\$0.00	\$0.00	\$32.36
12068-19	\$0.00	\$0.00	(\$20.29)	\$0.00	\$0.00	\$0.00	(\$20.29)
12069-01	\$0.00	\$1,508.31	\$0.00	\$0.00	\$0.00	\$0.00	\$1,508.31
12070-13	\$0.00	\$40.59	\$0.00	\$0.00	\$0.00	\$0.00	\$40.59
12071-13	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$197.14)	(\$197.14)
12072-13	\$0.00	\$13.18	\$34.27	\$0.00	\$0.00	\$0.00	\$47.45
12074-08	\$0.00	(\$27.14)	(\$27.28)	\$0.00	\$0.00	(\$166.57)	(\$220.99)
12075-16	\$0.00	\$17.64	\$0.00	\$0.00	\$0.00	\$0.00	\$17.64
12076-31	\$0.00	\$44.62	\$0.00	\$0.00	\$0.00	\$0.00	\$44.62
12077-04	\$0.00	(\$4.02)	\$0.00	\$0.00	\$0.00	\$0.00	(\$4.02)
12078-01	\$0.00	\$1,300.53	\$0.00	\$0.00	\$0.00	\$0.00	\$1,300.53
12079-21	\$0.00	\$24.86	\$0.00	\$0.00	\$0.00	\$0.00	\$24.86
12080-23	\$0.00	\$29.42	\$26.59	\$0.00	\$0.00	\$0.00	\$56.01
12081-04	\$0.00	\$13.46	\$0.00	\$0.00	\$0.00	\$0.00	\$13.46
12082-20	\$0.00	\$15.95	\$0.00	\$0.00	\$0.00	\$0.00	\$15.95
12082-21	\$0.00	\$12.59	\$0.00	\$0.00	\$0.00	\$0.00	\$12.59
12083-28	\$0.00	\$10.58	\$0.00	\$0.00	\$0.00	\$0.00	\$10.58
12084-10	\$0.00	\$0.00	(\$20.00)	\$0.00 \$24.24	(\$84.44)	\$0.00	(\$104.44)
12085-28 12086-15	\$0.00	\$21.19	\$23.44	\$24.24	\$22.75	\$72.62 \$0.00	\$164.24
12086-15	\$0.00 \$0.00	\$32.59	\$25.74	\$0.00	\$0.00 \$0.00	\$0.00	\$58.33
12087-01	\$0.00	\$1,283.11 \$16.36	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$1,283.11 \$16.36
12088-20	\$0.00	\$16.36	\$0.00	\$0.00	\$0.00	\$0.00	
		_	•	(\$35.80)		(\$236.58)	\$32.40
12090-03 12091-13	\$0.00	(\$60.00) \$37.27	\$0.00 \$0.00		(\$70.00)		(\$402.38)
12091-13	\$0.00			\$0.00	\$0.00	\$0.00	\$37.27
12092-04 12093-03	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$89.12)	(\$89.12)
5 094-04	\$0.00 \$0.00	(\$28.64) \$0.00	(\$34.02) \$0.00	(\$34.02) \$0.00	(\$34.96) \$0.00	(\$163.92) (\$108.12)	(\$295.56) (\$108.12)

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
12095-12	\$0.00	\$9.48	\$0.00	\$0.00	\$0.00	\$0.00	\$9.48
12095-13	\$0.00	\$9.72	\$0.00	\$0.00	\$0.00	\$0.00	\$9.72
12096-01	\$0.00	\$1,327.58	\$0.00	\$0.00	\$0.00	\$0.00	\$1,327.58
12097-04	\$0.00	\$1.40	\$1.40	\$1.40	\$1.40	\$180.48	\$186.08
12097-06	\$0.00	\$0.05	\$0.05	\$0.05	\$0.05	\$5.75	\$5.95
12097-08	\$0.00	\$134.08	\$0.00	\$0.00	\$0.00	\$0.00	\$134.08
12098-01	\$0.00	\$414.71	\$0.00	\$0.00	\$0.00	\$0.00	\$414.71
12099-11	\$0.00	\$237.81	\$0.00	\$0.00	\$0.00	\$0.00	\$237.81
12100-07	\$0.00	\$177.37	\$0.00	\$0.00	\$0.00	\$0.00	\$177.37
12101-01	\$0.00	\$93.39	\$0.00	\$0.00	\$0.00	\$0.00	\$93.39
12102-15	\$0.00	\$227.97	\$214.18	\$0.00	\$0.00	\$0.00	\$442.15
12103-02	\$0.00	\$399.82	\$410.04	\$0.00	\$0.00	\$0.00	\$809.86
12104-16	\$0.00	\$158.34	\$184.76	\$0.00	\$0.00	\$0.00	\$343.10
12105-19	\$0.00	\$257.02	\$0.00	\$0.00	\$0.00	\$0.00	\$257.02
12106-31	\$0.00	\$182.68	\$0.00	\$0.00	\$0.00	\$0.00	\$182.68
12107-05	\$0.00	\$188.68	\$179.97	\$0.00	\$0.00	\$0.00	\$368.65
12108-21	\$0.00	\$4.71	\$4.71	\$4.71	\$4.71	\$623.53	\$642.37
12108-25	\$0.00	\$199.47	\$0.00	\$0.00	\$0.00	\$0.00	\$199.47
12109-02	\$0.00	\$43.10	\$127.26	\$0.00	\$0.00	\$0.00	\$170.36
12110-02	\$0.00	\$362.96	\$0.00	\$0.00	\$0.00	\$0.00	\$362.96
12112-04	\$0.00	\$315.51	\$356.85	\$0.00	\$0.00	\$0.00	\$672.36
12113-06	\$0.00	\$188.56	\$0.00	\$0.00	\$0.00	\$0.00	\$188.56
12114-01	\$0.00	\$327.23	\$0.00	\$0.00	\$0.00	\$0.00	\$327.23
12115-05	\$0.00	\$321.75	\$327.05	\$0.00	\$0.00	\$0.00	\$648.80
12116-03	\$0.00	\$320.42	\$24.86	\$0.00	\$0.00	\$0.00	\$345.28
12117-01	\$0.00	\$168.25	\$0.00	\$0.00	\$0.00	\$0.00	\$168.25
12118-25	\$0.00	\$180.44	\$0.00	\$0.00	\$0.00	\$0.00	\$180.44
12120-12	\$0.00	\$4.54	\$4.54	\$4.54	\$4.54	\$550.43	\$568.59
12120-14	\$0.00	\$267.77	\$244.23	\$178.92	\$0.00	\$0.00	\$690.92
12122-07	\$0.00	\$260.17	\$0.00	\$0.00	\$0.00	\$0.00	\$260.17
12123-01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$215.76)	(\$215.76)
12124-01	\$0.00	\$333.83	\$0.00	\$0.00	\$0.00	\$0.00	\$333.83
12125-03	\$0.00	\$9.34	\$9.34	\$9.34	\$9.34	\$1,099.81	\$1,137.17
12125-04	\$0.00	\$301.67	\$0.00	\$0.00	\$0.00	\$0.00	\$301.67
12128-04	\$0.00	\$273.67	\$281.31	\$18.69	\$0.00	\$0.00	\$573.67
12129-05	\$0.00	\$227.83	\$0.00	\$0.00	\$0.00	\$0.00	\$227.83
12130-02	\$0.00	\$410.98	\$338.76	\$264.97	\$0.00	\$0.00	\$1,014.71
12131-04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$14.00	\$14.00
12131-05	\$0.00	\$356.59	\$0.00	\$0.00	\$0.00	\$0.00	\$356.59
12133-07	\$0.00	\$295.21	\$0.00	\$0.00	\$0.00	\$0.00	\$295.21
12134-01	\$0.00	\$200.51	\$0.00	\$0.00	\$0.00	\$0.00	\$200.51
12135-01	\$0.00	\$33.53	\$0.00	\$0.00	\$0.00	\$0.00	\$33.53
12139-02	\$0.00	\$1,078.76	\$0.00	\$0.00	\$0.00	\$0.00	\$1,078.76
12140-01	\$0.00	(\$205.04)		\$0.00	\$0.00	\$0.00	(\$205.04)
12141-02	\$0.00	\$95.14	\$0.00	\$0.00	\$0.00	\$0.00	\$95.14
12288-02	\$0.00	\$208.62	\$0.00	\$0.00	\$0.00	\$0.00	\$208.62
3 291-12	\$0.00	\$270.09	\$0.00	\$0.00	\$0.00	\$0.00	\$270.09

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
12292-01	\$0.00	\$263.44	\$0.00	\$0.00	\$0.00	\$0.00	\$263.44
12293-02	\$0.00	\$461.33	\$0.00	\$0.00	\$0.00	\$0.00	\$461.33
12294-02	\$0.00	\$190.24	\$0.00	\$0.00	\$0.00	\$0.00	\$190.24
12295-01	\$0.00	\$242.33	\$0.00	\$0.00	\$0.00	\$0.00	\$242.33
12296-01	\$0.00	(\$133.29)	\$0.00	\$0.00	\$0.00	\$0.00	(\$133.29)
12297-01	\$0.00	\$427.95	\$0.00	\$0.00	\$0.00	\$0.00	\$427.95
12298-05	\$0.00	\$258.88	\$0.00	\$0.00	\$0.00	\$0.00	\$258.88
12300-02	\$0.00	\$64.45	\$0.00	\$0.00	\$0.00	\$0.00	\$64.45
12301-04	\$0.00	\$0.88	\$99.88	\$0.00	\$0.00	\$0.00	\$100.76
12301-05	\$0.00	\$239.17	\$0.00	\$0.00	\$0.00	\$0.00	\$239.17
12302-01	\$0.00	\$174.67	\$0.00	\$0.00	\$0.00	\$0.00	\$174.67
12303-01	\$0.00	\$34.69	\$0.00	\$0.00	\$0.00	\$0.00	\$34.69
12308-03	\$0.00	\$212.66	\$0.00	\$0.00	\$0.00	\$0.00	\$212.66
12309-02	\$0.00	\$97.08	\$0.00	\$0.00	\$0.00	\$0.00	\$97.08
12311-05	\$0.00	\$219.76	\$215.70	\$0.00	\$0.00	\$0.00	\$435.46
12313-01	\$0.00	\$192.81	\$0.00	\$0.00	\$0.00	\$0.00	\$192.81
12314-07	\$0.00	\$181.14	\$0.00	\$0.00	\$0.00	\$0.00	\$181.14
12315-03	\$0.00	\$193.75	\$0.00	\$0.00	\$0.00	\$0.00	\$193.75
12319-04	\$0.00	\$34.52	\$0.00	\$0.00	\$0.00	\$0.00	\$34.52
12320-08	\$0.00	\$295.93	\$0.00	\$0.00	\$0.00	\$0.00	\$295.93
12321-08	\$0.00	\$153.39	\$0.00	\$0.00	\$0.00	\$0.00	\$153.39
12323-14	\$0.00	\$5.36	\$5.36	\$5.36	\$5.36	\$684.93	\$706.37
12323-15	\$0.00	\$230.40	\$0.00	\$0.00	\$0.00	\$0.00	\$230.40
12324-01	\$0.00	\$171.67	\$0.00	\$0.00	\$0.00	\$0.00	\$171.67
12326-27	\$0.00	\$171.86	\$0.00	\$0.00	\$0.00	\$0.00	\$171.86
12327-03	\$0.00	\$4.28	\$4.28	\$4.28	\$4.28	\$537.80	\$554.92
12327-10	\$0.00	\$146.18	\$0.00	\$0.00	\$0.00	\$0.00	\$146.18
12328-09	\$0.00	\$215.62	\$177.64	\$0.00	\$0.00	\$0.00	\$393.26
12330-06	\$0.00	\$2.12	\$2.12	\$2.12	\$2.12	\$256.83	\$265.31
12330-07	\$0.00	\$225.15	\$0.00	\$0.00	\$0.00	\$0.00	\$225.15
12331-01	\$0.00	\$205.37	\$0.00	\$0.00	\$0.00	\$0.00	\$205.37
12332-01	\$0.00	\$210.79	\$0.00	\$0.00	\$0.00	\$0.00	\$210.79
12333-01	\$0.00	\$178.05	\$0.00		\$0.00	\$0.00	\$178.05
12334-02	\$0.00	\$163.98	\$214.25	\$0.00	\$0.00	\$0.00	\$378.23
12335-01	\$0.00	\$187.13	\$0.00	\$0.00	\$0.00	\$0.00	\$187.13
12336-06	\$0.00	\$182.01	\$0.00	\$0.00	\$0.00	\$0.00	\$182.01
12339-05	\$0.00	\$189.31	\$0.00	\$0.00	\$0.00	\$0.00	\$189.31
12340-02	\$0.00	\$170.70	\$0.00	\$0.00	\$0.00	\$0.00	\$170.70
12341-02	\$0.00	\$165.51	\$0.00	\$0.00	\$0.00	\$0.00	\$165.51
12341-02	\$0.00	\$292.46	\$0.00	\$0.00	\$0.00	\$0.00	\$292.46
12344-06	\$0.00	\$170.38	\$0.00	\$0.00	\$0.00	\$0.00	\$170.38
12347-03	\$0.00	\$2.24	\$2.24	\$2.24	\$2.24	\$263.01	\$271.97
12347-05	\$0.00	\$22.24	\$0.00	\$0.00	\$0.00	\$0.00	\$271.97
12347-03	\$0.00	\$157.73	\$155.24	\$153.50	\$100.72	\$0.00	\$567.19
12349-12	\$0.00	\$2.66	\$133.24	\$133.30	\$2.66	\$336.35	\$346.99
12349-14	\$0.00	\$148.92	\$193.28	\$0.00	\$0.00	\$0.00	\$342.20
350-07	\$0.00	\$291.42	\$0.00	\$0.00	\$0.00	\$0.00	\$291.42

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
12352-11	\$0.00	\$228.07	\$0.00	\$0.00	\$0.00	\$0.00	\$228.07
12353-17	\$0.00	\$1.46	\$1.46	\$1.46	\$1.46	\$180.73	\$186.57
12353-19	\$0.00	\$229.93	\$105.06	\$0.00	\$0.00	\$0.00	\$334.99
12354-08	\$0.00	\$300.68	\$0.00	\$0.00	\$0.00	\$0.00	\$300.68
12355-03	\$0.00	\$12.63	\$12.63	\$12.63	\$12.63	\$1,663.56	\$1,714.08
12355-04	\$0.00	\$205.66	\$0.00	\$0.00	\$0.00	\$0.00	\$205.66
12356-03	\$0.00	\$243.73	\$200.42	\$0.00	\$0.00	\$0.00	\$444.15
12358-03	\$0.00	\$181.72	\$0.00	\$0.00	\$0.00	\$0.00	\$181.72
12359-11	\$0.00	\$177.99	\$0.00	\$0.00	\$0.00	\$0.00	\$177.99
12360-07	\$0.00	\$163.06	\$0.00	\$0.00	\$0.00	\$0.00	\$163.06
12361-12	\$0.00	\$185.71	\$213.94	\$246.35	\$41.01	\$0.00	\$687.01
12362-06	\$0.00	\$235.65	\$0.00	\$0.00	\$0.00	\$0.00	\$235.65
12363-08	\$0.00	\$191.17	\$212.92	\$241.98	\$232.59	\$0.00	\$878.66
12379-03	\$0.00	\$10.16	\$0.00	\$0.00	\$0.00	\$0.00	\$10.16
12384-05	\$0.00	\$9.71	\$9.63	\$0.00	\$0.00	\$0.00	\$19.34
12396-08	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12400-04	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12403-09	\$0.00	\$49.59	\$0.00	\$0.00	\$0.00	\$0.00	\$49.59
12405-16	\$0.00	\$25.83	\$0.00	\$0.00	\$0.00	\$0.00	\$25.83
12406-02	\$0.00	\$564.68	\$0.00	\$0.00	\$0.00	\$0.00	\$564.68
12408-10	\$0.00	\$9.90	\$0.00	\$0.00	\$0.00	\$0.00	\$9.90
12409-07	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$47.45)	(\$47.45)
12411-02	\$0.00	(\$23.44)	\$0.00	\$0.00	\$0.00	\$0.00	(\$23.44)
12412-20	\$0.00	\$37.20	\$9.63	\$0.00	\$0.00	\$0.00	\$46.83
12416-06	\$0.00	\$44.16	\$0.00	\$0.00	\$0.00	\$0.00	\$44.16
12419-05	\$0.00	(\$28.65)	\$0.00	\$0.00	\$0.00	\$0.00	(\$28.65)
12421-04	\$0.00	\$13.48	\$0.00	\$0.00	\$0.00	\$0.00	\$13.48
12422-03	\$0.00	\$18.39	\$0.00	\$0.00	\$0.00	\$0.00	\$18.39
12423-18	\$0.00	\$20.92	\$0.00	\$0.00	\$0.00	\$0.00	\$20.92
12448-02	\$0.00	\$40.73	\$78.55	\$0.00	\$0.00	\$0.00	\$119.28
12450-09	\$0.00	\$11.62	\$0.00	\$0.00	\$0.00	\$0.00	\$11.62
12451-19	\$0.00	\$9.76	\$0.00	\$0.00	\$0.00	\$0.00	\$9.76
12452-04	\$0.00	\$12.42	\$0.00	\$0.00	\$0.00	\$0.00	\$12.42
12456-05	\$0.00	\$16.67	\$0.00	\$0.00	\$0.00	\$0.00	\$16.67
12458-05	\$0.00	\$10.39	\$10.31	\$10.22	\$10.14	\$59.15	\$100.21
12461-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12467-02	\$0.00	\$21.58	\$0.00	\$0.00	\$0.00	\$0.00	\$21.58
12469-03	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12470-09	\$0.00	\$13.32	\$12.55	\$0.00	\$0.00	\$0.00	\$25.87
12473-11	\$0.00	\$34.33	\$0.00	\$0.00	\$0.00	\$0.00	\$34.33
12475-04	\$0.00	\$27.69	\$0.00	\$0.00	\$0.00	\$0.00	\$27.69
12476-05	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$128.79)	(\$128.79)
12479-01	\$0.00	\$9.64	\$0.70	\$0.00	\$0.00	\$0.00	\$10.34
12483-06	\$0.00	\$29.29	\$0.00	\$0.00	\$0.00	\$0.00	\$29.29
12486-05	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12488-01	\$0.00	\$36.06	\$0.00	\$0.00	\$0.00	\$0.00	\$36.06
8 490-05	\$0.00	\$41.10	\$0.00	\$0.00	\$0.00	\$0.00	\$41.10

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
12491-04	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12495-08	\$0.00	\$1.34	\$1.34	\$1.34	\$1.34	\$158.54	\$163.90
12496-08	\$0.00	\$67.64	\$85.81	\$132.50	\$82.57	\$681.03	\$1,049.55
12499-02	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12506-03	\$0.00	\$38.84	\$0.00	\$0.00	\$0.00	\$0.00	\$38.84
12507-02	\$0.00	\$25.61	\$0.00	\$0.00	\$0.00	\$0.00	\$25.61
12510-05	\$0.00	\$27.11	\$14.92	\$12.82	\$0.00	\$0.00	\$54.85
12511-07	\$0.00	\$84.79	\$0.00	\$0.00	\$0.00	\$0.00	\$84.79
12513-07	\$0.00	(\$124.44)	\$0.00	\$0.00	\$0.00	\$0.00	(\$124.44)
12514-04	\$0.00	\$9.76	\$0.00	\$0.00	\$0.00	\$0.00	\$9.76
12515-04	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12520-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12522-06	\$0.00	\$69.79	\$0.00	\$0.00	\$0.00	\$0.00	\$69.79
12523-01	\$0.00	\$11.96	\$0.00	\$0.00	\$0.00	\$0.00	\$11.96
12525-04	\$0.00	\$73.37	\$0.00	\$0.00	\$0.00	\$0.00	\$73.37
12526-03	\$0.00	\$98.35	\$0.00	\$0.00	\$0.00	\$0.00	\$98.35
12528-02	\$0.00	\$29.41	\$0.00	\$0.00	\$0.00	\$0.00	\$29.41
12529-03	\$0.00	\$87.44	\$0.00	\$0.00	\$0.00	\$0.00	\$87.44
12530-06	\$0.00	\$38.05	\$0.00	\$0.00	\$0.00	\$0.00	\$38.05
12531-04	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12535-06	\$0.00	\$11.10	\$0.00	\$0.00	\$0.00	\$0.00	\$11.10
12537-04	\$0.00	\$40.44	\$0.00	\$0.00	\$0.00	\$0.00	\$40.44
12538-02	\$0.00	\$16.94	\$0.00	\$0.00	\$0.00	\$0.00	\$16.94
12539-05	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12551-12	\$0.00	(\$459.78)	\$0.00	\$0.00	\$0.00	\$0.00	(\$459.78)
12553-03	\$0.00	\$23.77	\$34.76	\$48.93	\$0.00	\$0.00	\$107.46
12556-04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$155.00)	(\$155.00)
12557-09	\$0.00	\$92.76	\$0.00	\$0.00	\$0.00	\$0.00	\$92.76
12562-05	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12563-05	\$0.00	(\$16.53)	\$0.00	\$0.00	\$0.00	\$0.00	(\$16.53)
12564-03	\$0.00	\$11.89	\$0.00	\$0.00	\$0.00	\$0.00	\$11.89
12565-06	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12566-04	\$0.00	\$0.00	(\$90.37)		\$0.00	\$0.00	(\$90.37)
12567-04	\$0.00	\$9.71	\$9.63	\$0.00	\$0.00	\$0.00	\$19.34
12568-04	\$0.00	\$47.39	\$43.16	\$47.80	\$35.92	\$0.00	\$174.27
12570-08	\$0.00	\$21.71	\$0.00	\$0.00	\$0.00	\$0.00	\$21.71
12572-08	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12573-09	\$0.00	\$13.61	\$0.00	\$0.00	\$0.00	\$0.00	\$13.61
12574-09	\$0.00	\$10.96	\$0.00	\$0.00	\$0.00	\$0.00	\$10.96
12578-10	\$0.00	\$12.68	\$0.00	\$0.00	\$0.00	\$0.00	\$12.68
12579-04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$167.70)	(\$167.70)
12580-02	\$0.00	\$10.16	\$0.00	\$0.00	\$0.00	\$0.00	\$10.16
12581-03	\$0.00	(\$200.00)	\$0.00	\$0.00	\$0.00	(\$16.82)	(\$216.82)
12584-05	\$0.00	(\$100.00)	\$0.00	\$0.00	\$0.00	(\$81.03)	(\$181.03)
12589-05	\$0.00	\$9.73	\$0.00	\$0.00	\$0.00	\$0.00	\$9.73
12591-06	\$0.00	\$26.23	\$0.00	\$0.00	\$0.00	\$0.00	\$26.23
595-05	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
12599-06	\$0.00	\$81.99	\$0.00	\$0.00	\$0.00	\$0.00	\$81.99
12600-06	\$0.00	\$52.39	\$0.00	\$0.00	\$0.00	\$0.00	\$52.39
12601-05	\$0.00	\$9.90	\$0.00	\$0.00	\$0.00	\$0.00	\$9.90
12603-12	\$0.00	\$72.97	\$0.00	\$0.00	\$0.00	\$0.00	\$72.97
12604-09	\$0.00	\$15.16	\$9.63	\$0.00	\$0.00	\$0.00	\$24.79
12605-08	\$0.00	\$29.15	\$0.00	\$0.00	\$0.00	\$0.00	\$29.15
12606-02	\$0.00	\$64.07	\$0.00	\$0.00	\$0.00	\$0.00	\$64.07
12607-06	\$0.00	\$12.80	\$13.34	\$0.00	\$0.00	\$0.00	\$26.14
12608-07	\$0.00	(\$45.00)	(\$65.07)	\$0.00	\$0.00	\$0.00	(\$110.07)
12609-12	\$0.00	\$19.45	\$0.00	\$0.00	\$0.00	\$0.00	\$19.45
12610-10	\$0.00	\$12.02	\$0.00	\$0.00	\$0.00	\$0.00	\$12.02
12611-09	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12612-06	\$0.00	\$122.63	\$0.00	\$0.00	\$0.00	\$0.00	\$122.63
12613-05	\$0.00	\$9.76	\$0.00	\$0.00	\$0.00	\$0.00	\$9.76
12614-08	\$0.00	\$16.42	\$32.21	\$0.00	\$0.00	\$0.00	\$48.63
12615-04	\$0.00	\$12.47	\$21.31	\$0.00	\$0.00	\$0.00	\$33.78
12617-10	\$0.00	\$17.41	\$9.63	\$0.00	\$0.00	\$0.00	\$27.04
12618-07	\$0.00	\$9.90	\$0.00	\$0.00	\$0.00	\$0.00	\$9.90
12619-05	\$0.00	\$24.50	\$0.00	\$0.00	\$0.00	\$0.00	\$24.50
12620-08	\$0.00	\$0.00	\$0.00	(\$29.01)	\$0.00	\$0.00	(\$29.01)
12621-08	\$0.00	\$105.63	\$0.00	\$0.00	\$0.00	\$0.00	\$105.63
12622-06	\$0.00	(\$57.96)	\$0.00	\$0.00	\$0.00	\$0.00	(\$57.96)
12623-05	\$0.00	\$10.29	\$0.00	\$0.00	\$0.00	\$0.00	\$10.29
12625-07	\$0.00	\$12.42	\$0.00	\$0.00	\$0.00	\$0.00	\$12.42
12626-06	\$0.00	\$13.21	\$0.00	\$0.00	\$0.00	\$0.00	\$13.21
12627-05	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12637-11	\$0.00	\$10.83	\$0.00	\$0.00	\$0.00	\$0.00	\$10.83
12641-09	\$0.00	\$73.10	\$0.00	\$0.00	\$0.00	\$0.00	\$73.10
12643-03	\$0.00	\$29.81	\$0.00	\$0.00	\$0.00	\$0.00	\$29.81
12645-10	\$0.00	\$15.87	\$0.00	\$0.00	\$0.00	\$0.00	\$15.87
12646-08	\$0.00	\$19.20	\$0.00	\$0.00	\$0.00	\$0.00	\$19.20
12649-05	\$0.00	\$49.73	\$0.00	\$0.00	\$0.00	\$0.00	\$49.73
12653-04	\$0.00	\$14.54	\$0.00		\$0.00	\$0.00	\$14.54
12656-04	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12658-09	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
12697-01	\$0.00	\$29.35	\$0.00	\$0.00	\$0.00	\$0.00	\$29.35
12704-01	\$0.00	(\$156.14)	\$0.00	\$0.00	\$0.00	\$0.00	(\$156.14)
12705-01	\$0.00	(\$585.06)	\$0.00	\$0.00	\$0.00	\$0.00	(\$585.06)
12714-01	\$0.00	\$165.21	\$0.00	\$0.00	\$0.00	\$0.00	\$165.21
12758-01	\$0.00	\$103.21	\$147.90	\$0.00	\$0.00	\$0.00	\$259.91
12760-01	\$0.00	\$89.48	\$220.81	\$0.00	\$0.00	\$0.00	\$310.29
12803-01	\$0.00	\$102.60	\$0.00	\$0.00	\$0.00	\$0.00	\$102.60
12835-01	\$0.00	\$32.40	\$0.00	\$0.00	\$0.00	\$0.00	\$32.40
12860-01	\$0.00	\$126.56	\$0.00	\$0.00	\$0.00	\$0.00	\$126.56
12982-09	\$0.00	\$120.30	\$0.00	\$0.00	\$0.00	\$0.00	\$185.08
12982-09	\$0.00	\$153.99	\$0.00	\$0.00	\$0.00	\$0.00	\$153.99
996-02	\$0.00	\$611.82	\$501.17	\$0.00	\$0.00	\$0.00	\$1,112.99

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
13001-01	\$0.00	\$71.87	\$0.00	\$0.00	\$0.00	\$0.00	\$71.87
13002-01	\$0.00	\$238.66	\$0.00	\$0.00	\$0.00	\$0.00	\$238.66
13004-02	\$0.00	\$818.23	\$0.00	\$0.00	\$0.00	\$0.00	\$818.23
13005-01	\$0.00	\$115.20	\$0.00	\$0.00	\$0.00	\$0.00	\$115.20
13006-01	\$0.00	\$156.31	\$241.05	\$413.16	\$0.00	\$0.00	\$810.52
13007-01	\$0.00	\$76.91	\$0.00	\$0.00	\$0.00	\$0.00	\$76.91
13011-01	\$0.00	\$101.28	\$0.00	\$0.00	\$0.00	\$0.00	\$101.28
13012-01	\$0.00	\$197.35	\$0.00	\$0.00	\$0.00	\$0.00	\$197.35
13015-01	\$0.00	\$123.27	\$0.00	\$0.00	\$0.00	\$0.00	\$123.27
13018-01	\$0.00	\$104.49	\$0.00	\$0.00	\$0.00	\$0.00	\$104.49
13024-01	\$0.00	\$146.98	\$0.00	\$0.00	\$0.00	\$0.00	\$146.98
13029-01	\$0.00	\$1.64	\$1.64	\$1.64	\$1.64	\$193.21	\$199.77
13037-13	\$0.00	\$183.10	\$91.90	\$0.00	\$0.00	\$0.00	\$275.00
13041-01	\$0.00	\$137.91	\$0.00	\$0.00	\$0.00	\$0.00	\$137.91
13042-01	\$0.00	\$0.00	(\$326.65)	\$0.00	\$0.00	\$0.00	(\$326.65)
13048-01	\$0.00	\$248.68	\$0.00	\$0.00	\$0.00	\$0.00	\$248.68
13049-01	\$0.00	\$49.62	\$0.00	\$0.00	\$0.00	\$0.00	\$49.62
13050-04	\$0.00	\$50.44	\$0.00	\$0.00	\$0.00	\$0.00	\$50.44
13051-01	\$0.00	\$176.69	\$0.00	\$0.00	\$0.00	\$0.00	\$176.69
13057-14	\$0.00	\$153.13	\$0.00	\$0.00	\$0.00	\$0.00	\$153.13
13061-02	\$0.00	\$324.12	\$0.00	\$0.00	\$0.00	\$0.00	\$324.12
13062-02	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13062-03	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13063-20	\$0.00	\$287.68	\$0.00	\$0.00	\$0.00	\$0.00	\$287.68
13065-02	\$0.00	\$239.68	\$266.45	\$0.00	\$0.00	\$0.00	\$506.13
13066-01	\$0.00	\$161.77	\$0.00	\$0.00	\$0.00	\$0.00	\$161.77
13067-02	\$0.00	\$181.49	\$0.00	\$0.00	\$0.00	\$0.00	\$181.49
13069-01	\$0.00	\$17.60	\$0.00	\$0.00	\$0.00	\$0.00	\$17.60
13070-02	\$0.00	\$228.53	\$0.00	\$0.00	\$0.00	\$0.00	\$228.53
13073-02	\$0.00	\$442.58	\$451.67	\$563.49	\$0.00	\$0.00	\$1,457.74
13074-01	\$0.00	\$263.87	\$0.00	\$0.00	\$0.00	\$0.00	\$263.87
13076-02	\$0.00	\$164.65	\$0.00	\$0.00	\$0.00	\$0.00	\$164.65
13077-02	\$0.00	\$24.81	\$0.00	\$0.00	\$0.00	\$0.00	\$24.81
13080-02	\$0.00	\$25.22	\$36.58	\$0.00	\$0.00	\$0.00	\$61.80
13083-02	\$0.00	\$22.46	\$21.24	\$21.60	\$18.81	\$313.67	\$397.78
13088-01	\$0.00	\$120.24	\$0.00	\$0.00	\$0.00	\$0.00	\$120.24
13091-01	\$0.00	\$64.87	\$0.00	\$0.00	\$0.00	\$0.00	\$64.87
13095-01	\$0.00	\$0.00	(\$78.72)	\$0.00	\$0.00	\$0.00	(\$78.72)
13096-01	\$0.00	\$278.30	\$0.00	\$0.00	\$0.00	\$0.00	\$278.30
13097-04	\$0.00	\$348.94	\$0.00	\$0.00	\$0.00	\$0.00	\$348.94 (\$453.08)
13100-02 13101-06	\$0.00 \$0.00	(\$300.00)	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	(\$153.08)	
		\$211.12	\$0.00			\$0.00	\$211.12
13102-02	\$0.00	\$390.40	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$390.40
13104-01 13106-05	\$0.00 \$0.00	\$9.90	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$9.90
13106-05 13108-01	\$0.00	\$42.78 \$185.11	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$42.78 \$185.11
1 110-01	\$0.00	\$400.29	\$0.00	\$0.00	\$0.00	\$0.00	\$400.29

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
13111-01	\$0.00	\$192.26	\$0.00	\$0.00	\$0.00	\$0.00	\$192.26
13112-04	\$0.00	(\$494.50)	\$0.00	\$0.00	\$0.00	\$0.00	(\$494.50)
13113-03	\$0.00	\$177.26	\$204.72	\$0.00	\$0.00	\$0.00	\$381.98
13115-01	\$0.00	\$10.29	\$0.00	\$0.00	\$0.00	\$0.00	\$10.29
13120-01	\$0.00	\$49.00	\$0.00	\$0.00	\$0.00	\$0.00	\$49.00
13122-03	\$0.00	\$60.09	\$0.00	\$0.00	\$0.00	\$0.00	\$60.09
13123-01	\$0.00	\$366.41	\$0.00	\$0.00	\$0.00	\$0.00	\$366.41
13124-01	\$0.00	\$75.16	\$0.00	\$0.00	\$0.00	\$0.00	\$75.16
13126-01	\$0.00	\$33.53	\$0.00	\$0.00	\$0.00	\$0.00	\$33.53
13127-01	\$0.00	\$101.57	\$0.00	\$0.00	\$0.00	\$0.00	\$101.57
13128-02	\$0.00	\$27.82	\$0.00	\$0.00	\$0.00	\$0.00	\$27.82
13129-01	\$0.00	\$3,041.83	\$0.00	\$0.00	\$0.00	\$0.00	\$3,041.83
13136-06	\$0.00	\$25.83	\$0.00	\$0.00	\$0.00	\$0.00	\$25.83
13140-01	\$0.00	\$172.29	\$0.00	\$0.00	\$0.00	\$0.00	\$172.29
13141-02	\$0.00	\$167.24	\$62.99	\$0.00	\$0.00	\$0.00	\$230.23
13142-10	\$0.00	\$168.26	\$182.03	\$204.72	\$209.55	\$110.66	\$875.22
13143-02	\$0.00	\$235.12	\$0.00	\$0.00	\$0.00	\$0.00	\$235.12
13144-01	\$0.00	\$252.43	\$0.00	\$0.00	\$0.00	\$0.00	\$252.43
13147-01	\$0.00	\$135.42	\$0.00	\$0.00	\$0.00	\$0.00	\$135.42
13149-05	\$0.00	\$202.86	\$0.00	\$0.00	\$0.00	\$0.00	\$202.86
13150-09	\$0.00	\$76.28	\$0.00	\$0.00	\$0.00	\$0.00	\$76.28
13157-02	\$0.00	\$248.85	\$0.00	\$0.00	\$0.00	\$0.00	\$248.85
13159-02	\$0.00	\$40.59	\$0.00	\$0.00	\$0.00	\$0.00	\$40.59
13161-03	\$0.00	\$282.90	\$0.00	\$0.00	\$0.00	\$0.00	\$282.90
13162-24	\$0.00	\$246.42	\$258.42	\$0.00	\$0.00	\$0.00	\$504.84
13163-01	\$0.00	\$298.11	\$0.00	\$0.00	\$0.00	\$0.00	\$298.11
13166-01	\$0.00	\$287.94	\$0.00	\$0.00	\$0.00	\$0.00	\$287.94
13168-01	\$0.00	\$174.74	\$0.00	\$0.00	\$0.00	\$0.00	\$174.74
13170-04	\$0.00	\$35.79	\$0.00	\$0.00	\$0.00	\$0.00	\$35.79
13171-01	\$0.00	\$406.64	\$0.00	\$0.00	\$0.00	\$0.00	\$406.64
13172-08	\$0.00	\$258.19	\$0.00	\$0.00	\$0.00	\$0.00	\$258.19
13177-02	\$0.00 \$0.00	\$111.15 \$2.97	\$0.00	\$0.00 \$2.97	\$0.00	\$0.00	\$111.15
13178-16 13178-21	\$0.00	\$170.84	\$2.97 \$0.00	\$0.00	\$2.97	\$357.12 \$0.00	\$369.00 \$170.84
13176-21	\$0.00	\$170.84	\$0.00	\$0.00	\$0.00 (\$8.86)	\$0.00	(\$8.86)
13182-01	\$0.00	\$65.54	\$0.00	\$0.00	\$0.00	\$0.00	\$65.54
13183-03	\$0.00	\$238.41	\$0.00	\$0.00	\$0.00	\$0.00	\$238.41
13184-02	\$0.00	\$269.86	\$0.00	\$0.00	\$0.00	\$0.00	\$269.86
13191-03	\$0.00	\$715.00	\$0.00	\$0.00	\$0.00	\$0.00	\$715.00
13191-03	\$0.00	\$23.12	\$0.00	\$0.00	\$0.00	\$0.00	\$23.12
13195-02	\$0.00	\$308.22	\$0.00	\$0.00	\$0.00	\$0.00	\$308.22
13197-01	\$0.00	\$50.52	\$35.08	\$0.00	\$0.00	\$0.00	\$85.60
13198-03	\$0.00	\$62.32	\$0.00	\$0.00	\$0.00	\$0.00	\$62.32
13199-02	\$0.00	\$198.13	\$0.00	\$0.00	\$0.00	\$0.00	\$198.13
13200-05	\$0.00	\$292.06	\$271.38	\$0.00	\$0.00	\$0.00	\$563.44
13200-03	\$0.00	\$70.31	\$0.00	\$0.00	\$0.00	\$0.00	\$70.31
2 203-03	\$0.00	\$17.79	\$0.00	\$0.00	\$0.00	\$0.00	\$17.79

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
13204-03	\$0.00	\$28.22	\$0.00	\$0.00	\$0.00	\$0.00	\$28.22
13206-06	\$0.00	\$152.24	\$0.00	\$0.00	\$0.00	\$0.00	\$152.24
13207-01	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
13208-01	\$0.00	\$280.83	\$0.00	\$0.00	\$0.00	\$0.00	\$280.83
13209-01	\$0.00	\$208.19	\$0.00	\$0.00	\$0.00	\$0.00	\$208.19
13210-02	\$0.00	\$932.24	\$0.00	\$0.00	\$0.00	\$0.00	\$932.24
13211-01	\$0.00	\$33.82	\$0.00	\$0.00	\$0.00	\$0.00	\$33.82
13212-02	\$0.00	\$108.16	\$0.00	\$0.00	\$0.00	\$0.00	\$108.16
13213-01	\$0.00	\$205.53	\$0.00	\$0.00	\$0.00	\$0.00	\$205.53
13214-02	\$0.00	\$104.69	\$0.00	\$0.00	\$0.00	\$0.00	\$104.69
13215-07	\$0.00	\$367.63	\$0.00	\$0.00	\$0.00	\$0.00	\$367.63
13216-02	\$0.00	\$59.52	\$0.00	\$0.00	\$0.00	\$0.00	\$59.52
13217-01	\$0.00	\$372.85	\$0.00	\$0.00	\$0.00	\$0.00	\$372.85
13219-01	\$0.00	\$280.49	\$0.00	\$0.00	\$0.00	\$0.00	\$280.49
13220-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13221-03	\$0.00	\$204.66	\$0.00	\$0.00	\$0.00	\$0.00	\$204.66
13222-01	\$0.00	\$156.56	\$0.00	\$0.00	\$0.00	\$0.00	\$156.56
13223-01	\$0.00	\$1,829.45	\$0.00	\$0.00	\$0.00	\$0.00	\$1,829.45
13224-01	\$0.00	\$64.74	\$0.00	\$0.00	\$0.00	\$0.00	\$64.74
13225-01	\$0.00	\$78.21	\$0.00	\$0.00	\$0.00	\$0.00	\$78.21
13226-02	\$0.00	\$9.71	\$9.63	\$0.00	\$0.00	\$0.00	\$19.34
13228-03	\$0.00	\$56.37	\$0.00	\$0.00	\$0.00	\$0.00	\$56.37
13230-05	\$0.00	\$34.99	\$0.00	\$0.00	\$0.00	\$0.00	\$34.99
13231-13	\$0.00	\$7.25	\$7.25	\$7.25	\$7.25	\$934.52	\$963.52
13231-14	\$0.00	\$219.22	\$232.49	\$264.36	\$270.96	\$1,276.36	\$2,263.39
13232-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13234-01	\$0.00	\$12.85	\$0.00	\$0.00	\$0.00	\$0.00	\$12.85
13238-01	\$0.00	\$149.73	\$0.00	\$0.00	\$0.00	\$0.00	\$149.73
13239-01	\$0.00	\$38.84	\$0.00	\$0.00	\$0.00	\$0.00	\$38.84
13240-01	\$0.00	\$218.60	\$0.00	\$0.00	\$0.00	\$0.00	\$218.60
13246-02	\$0.00	\$667.46	\$0.00	\$0.00	\$0.00	\$0.00	\$667.46
13249-01	\$0.00	(\$74.70)	(\$78.68)	(\$57.44)	(\$80.00)	(\$157.33)	(\$448.15)
13252-01	\$0.00	\$0.00	\$0.00		· · · /	\$0.00	(\$472.52)
13258-01	\$0.00	\$270.03	\$0.00	\$0.00	\$0.00	\$0.00	\$270.03
13260-01	\$0.00	\$217.10	\$0.00	\$0.00	\$0.00	\$0.00	\$217.10
13262-02	\$0.00	\$43.23	\$0.00	\$0.00	\$0.00	\$0.00	\$43.23
13263-02	\$0.00	\$9.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9.00
13267-01	\$0.00	\$112.36	\$0.00	\$0.00	\$0.00	\$0.00	\$112.36
13271-01	\$0.00	\$28.55	\$0.00	\$0.00	\$0.00	\$0.00	\$28.55
13272-01	\$0.00	\$145.33	\$0.00	\$0.00	\$0.00	\$0.00	\$145.33
13273-01	\$0.00	\$52.46	\$0.00	\$0.00	\$0.00	\$0.00	\$52.46
13274-01	\$0.00	\$255.17	\$0.00	\$0.00	\$0.00	\$0.00	\$255.17
13276-01	\$0.00	\$24.86	\$0.00	\$0.00	\$0.00	\$0.00	\$24.86
13280-02	\$0.00	\$208.84	\$243.34	\$0.00	\$0.00	\$0.00	\$452.18
13282-01	\$0.00	\$284.25	\$0.00	\$0.00	\$0.00	\$0.00	\$284.25
13282-01	\$0.00	\$505.45	\$653.76	\$0.00	\$0.00	\$0.00	\$1,159.21
3 286-02	\$0.00	\$127.93	\$0.00	\$0.00	\$0.00	\$0.00	\$1,139.21

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
13287-01	\$0.00	\$81.02	\$0.00	\$0.00	\$0.00	\$0.00	\$81.02
13288-02	\$0.00	\$288.86	\$0.00	\$0.00	\$0.00	\$0.00	\$288.86
13289-02	\$0.00	\$102.28	\$0.00	\$0.00	\$0.00	\$0.00	\$102.28
13291-01	\$0.00	\$173.00	\$0.00	\$0.00	\$0.00	\$0.00	\$173.00
13293-01	\$0.00	\$110.97	\$81.95	\$388.10	\$368.28	\$505.26	\$1,454.56
13294-01	\$0.00	\$66.47	\$0.00	\$0.00	\$0.00	\$0.00	\$66.47
13295-01	\$0.00	\$173.00	\$0.00	\$0.00	\$0.00	\$0.00	\$173.00
13296-04	\$0.00	\$5,731.11	\$0.00	\$0.00	\$0.00	\$0.00	\$5,731.11
13298-01	\$0.00	\$155.41	\$0.00	\$0.00	\$0.00	\$0.00	\$155.41
13299-01	\$0.00	\$52.83	\$0.00	\$0.00	\$0.00	\$0.00	\$52.83
13318-01	\$0.00	\$272.50	\$0.00	\$0.00	\$0.00	\$0.00	\$272.50
13319-01	\$0.00	\$134.25	\$0.00	\$0.00	\$0.00	\$0.00	\$134.25
13320-02	\$0.00	\$328.43	\$0.00	\$0.00	\$0.00	\$0.00	\$328.43
13321-01	\$0.00	\$163.80	\$187.76	\$0.00	\$0.00	\$0.00	\$351.56
13322-02	\$0.00	\$220.24	\$0.00	\$0.00	\$0.00	\$0.00	\$220.24
13323-08	\$0.00	\$206.07	\$0.00	\$0.00	\$0.00	\$0.00	\$206.07
13326-01	\$0.00	\$211.76	\$0.00	\$0.00	\$0.00	\$0.00	\$211.76
13327-01	\$0.00	\$221.63	\$0.00	\$0.00	\$0.00	\$0.00	\$221.63
13328-01	\$0.00	\$364.97	\$0.00	\$0.00	\$0.00	\$0.00	\$364.97
13329-01	\$0.00	\$146.98	\$0.00	\$0.00	\$0.00	\$0.00	\$146.98
13331-02	\$0.00	\$145.33	\$0.00	\$0.00	\$0.00	\$0.00	\$145.33
13332-01	\$0.00	\$208.53	\$0.00	\$0.00	\$0.00	\$0.00	\$208.53
13333-02	\$0.00	\$153.21	\$0.00	\$0.00	\$0.00	\$0.00	\$153.21
13335-01	\$0.00	\$149.54	\$0.00	\$0.00	\$0.00	\$0.00	\$149.54
13339-01	\$0.00	\$91.29	\$0.00	\$0.00	\$0.00	\$0.00	\$91.29
13340-01	\$0.00	\$218.88	\$0.00	\$0.00	\$0.00	\$0.00	\$218.88
13341-03	\$0.00	\$100.45	\$0.00	\$0.00	\$0.00	\$0.00	\$100.45
13342-01	\$0.00	\$58.32	\$0.00	\$0.00	\$0.00	\$0.00	\$58.32
13344-01	\$0.00	\$382.92	\$0.00	\$0.00	\$0.00	\$0.00	\$382.92
13346-01	\$0.00	\$463.47	\$493.38	\$0.00	\$0.00	\$0.00	\$956.85
13349-02	\$0.00	\$33.41	\$0.00	\$0.00	\$0.00	\$0.00	\$33.41
13350-01	\$0.00	\$300.56	\$299.85	\$0.00	\$0.00	\$0.00	\$600.41
13351-01	\$0.00	\$593.57	\$0.00	\$0.00	\$0.00	\$0.00	\$593.57
13352-01	\$0.00	\$357.34	\$0.00	\$0.00	\$0.00	\$0.00	\$357.34
13353-01	\$0.00	\$93.39	\$0.00	\$0.00	\$0.00	\$0.00	\$93.39
13355-04	\$0.00	\$10.91	\$9.63	\$0.00	\$0.00	\$0.00	\$20.54
13359-18	\$0.00	\$1.12	\$1.12	\$1.12	\$1.12	\$130.34	\$134.82
13359-20	\$0.00	\$0.00	(\$81.34)	\$0.00	\$0.00	\$0.00	(\$81.34)
13359-22	\$0.00	(\$82.14)		\$0.00	\$0.00	\$0.00	(\$82.14)
13360-21	\$0.00	\$19.49	\$311.42	\$221.96	\$0.00	\$0.00	\$552.87
13363-20	\$0.00	\$11.22	\$0.00	\$0.00	\$0.00	\$0.00	\$11.22
13367-26	\$0.00	\$60.67	\$59.08	\$0.00	\$0.00	\$0.00	\$119.75
13386-11	\$0.00	\$9.71	\$9.63	\$0.00	\$0.00	\$0.00	\$19.34
13388-03	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13839-03	\$0.00	\$13.34	\$0.00	\$0.00	\$0.00	\$0.00	\$13.34
13 840-02	\$0.00	\$346.43 \$454.91	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$346.43 \$454.91

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
13842-02	\$0.00	\$35.97	\$0.00	\$0.00	\$0.00	\$0.00	\$35.97
13843-01	\$0.00	\$0.00	(\$36.84)	\$0.00	\$0.00	\$0.00	(\$36.84)
13861-02	\$0.00	\$96.61	\$0.00	\$0.00	\$0.00	\$0.00	\$96.61
13863-08	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13864-01	\$0.00	\$24.50	\$0.00	\$0.00	\$0.00	\$0.00	\$24.50
13865-02	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13867-04	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13868-01	\$0.00	\$101.38	\$0.00	\$0.00	\$0.00	\$0.00	\$101.38
13869-03	\$0.00	\$57.30	\$0.00	\$0.00	\$0.00	\$0.00	\$57.30
13870-02	\$0.00	\$0.00	(\$377.87)	\$0.00	\$0.00	\$0.00	(\$377.87)
13871-02	\$0.00	\$10.82	\$14.64	\$0.00	\$0.00	\$0.00	\$25.46
13872-06	\$0.00	\$16.80	\$0.00	\$0.00	\$0.00	\$0.00	\$16.80
13875-02	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13883-04	\$0.00	\$39.59	\$0.00	\$0.00	\$0.00	\$0.00	\$39.59
13888-13	\$0.00	\$14.15	\$0.00	\$0.00	\$0.00	\$0.00	\$14.15
13889-07	\$0.00	\$10.50	\$9.63	\$0.00	\$0.00	\$0.00	\$20.13
13893-02	\$0.00	(\$47.79)	\$0.00	\$0.00	\$0.00	\$0.00	(\$47.79)
13894-05	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13896-03	\$0.00	\$0.80	\$0.80	\$0.80	\$0.80	\$91.84	\$95.04
13896-05	\$0.00	\$100.06	\$0.00	\$0.00	\$0.00	\$0.00	\$100.06
13897-08	\$0.00	\$31.54	\$0.00	\$0.00	\$0.00	\$0.00	\$31.54
13900-10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$112.94	\$112.94
13908-04	\$0.00	(\$78.95)	\$0.00	\$0.00	\$0.00	\$0.00	(\$78.95)
13910-01	\$0.00	\$15.77	\$0.00	\$0.00	\$0.00	\$0.00	\$15.77
13912-11	\$0.00	\$1.97	\$1.97	\$1.97	\$1.97	\$252.19	\$260.07
13912-12	\$0.00	\$128.35	\$0.00	\$0.00	\$0.00	\$0.00	\$128.35
13914-02	\$0.00	\$22.12	\$0.00	\$0.00	\$0.00	\$0.00	\$22.12
13915-04	\$0.00	\$35.40	\$0.00	\$0.00	\$0.00	\$0.00	\$35.40
13921-01	\$0.00	\$164.79	\$174.15	\$0.00	\$0.00	\$0.00	\$338.94
13922-08	\$0.00	\$89.03	\$0.00	\$0.00	\$0.00	\$0.00	\$89.03
13923-03	\$0.00	\$106.29	\$0.00	\$0.00	\$0.00	\$0.00	\$106.29
13930-01	\$0.00	\$25.51	\$0.00	\$0.00	\$0.00	\$0.00	\$25.51
13932-04	\$0.00	\$246.87	\$0.00	\$0.00	\$0.00	\$0.00	\$246.87
13937-03	\$0.00	\$187.07	\$193.03	\$229.70	\$196.13	\$461.11	\$1,267.04
13938-02	\$0.00	\$155.80	\$0.00	\$0.00	\$0.00	\$0.00	\$155.80
13939-02	\$0.00	\$28.36	\$0.00	\$0.00	\$0.00	\$0.00	\$28.36
13940-04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$1,056.18)	(\$1,056.18)
13941-03	\$0.00	\$151.36	\$0.00	\$0.00	\$0.00	\$0.00	\$151.36
13942-06	\$0.00	\$29.88	\$66.80	\$70.52	\$37.02	\$0.00	\$204.22
13943-03	\$0.00	\$137.65	\$0.00	\$0.00	\$0.00	\$0.00	\$137.65
13944-02	\$0.00	\$149.37	\$0.00	\$0.00	\$0.00	\$0.00	\$149.37
13945-03	\$0.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100.00
13946-02	\$0.00	\$92.83	\$0.00	\$0.00	\$0.00	\$0.00	\$92.83
13947-01	\$0.00	\$434.42	\$0.00	\$0.00	\$0.00	\$0.00	\$434.42
13948-02	\$0.00	\$106.58	\$0.00	\$0.00	\$0.00	\$0.00	\$106.58
13951-04	\$0.00	\$21.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21.00
951-05	\$0.00	\$358.48	\$124.64	\$0.00	\$0.00	\$0.00	\$483.12

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
13952-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13955-01	\$0.00	\$205.85	\$0.00	\$0.00	\$0.00	\$0.00	\$205.85
13956-07	\$0.00	\$230.75	\$0.00	\$0.00	\$0.00	\$0.00	\$230.75
13961-03	\$0.00	\$16.01	\$0.00	\$0.00	\$0.00	\$0.00	\$16.01
13963-04	\$0.00	\$42.32	\$63.80	\$0.00	\$0.00	\$0.00	\$106.12
13964-03	\$0.00	\$262.27	\$0.00	\$0.00	\$0.00	\$0.00	\$262.27
13965-02	\$0.00	\$207.79	\$0.00	\$0.00	\$0.00	\$0.00	\$207.79
13975-07	\$0.00	\$0.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.76
13977-12	\$0.00	\$38.75	\$19.99	\$0.00	\$0.00	\$0.00	\$58.74
13983-11	\$0.00	(\$100.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)
13985-13	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
13986-07	\$0.00	\$10.14	\$10.05	\$9.97	\$9.88	\$29.14	\$69.18
13989-08	\$0.00	\$69.04	\$0.00	\$0.00	\$0.00	\$0.00	\$69.04
13990-11	\$0.00	\$30.26	\$31.17	\$44.99	\$35.40	\$0.00	\$141.82
13993-10	\$0.00	(\$66.84)	\$0.00	\$0.00	\$0.00	\$0.00	(\$66.84)
13993-11	\$0.00	\$20.34	\$9.63	\$0.00	\$0.00	\$0.00	\$29.97
13994-09	\$0.00	\$10.50	\$9.63	\$0.00	\$0.00	\$0.00	\$20.13
13995-13	\$0.00	(\$100.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)
13996-11	\$0.00	\$0.00	\$0.00	(\$63.94)	\$0.00	\$0.00	(\$63.94)
13997-13	\$0.00	(\$85.60)	\$0.00	\$0.00	\$0.00	\$0.00	(\$85.60)
13997-14	\$0.00	(\$90.37)	\$0.00	\$0.00	\$0.00	\$0.00	(\$90.37)
13998-13	\$0.00	\$0.26	\$29.81	\$0.00	\$0.00	\$0.00	\$30.07
13998-14	\$0.00	\$9.90	\$0.00	\$0.00	\$0.00	\$0.00	\$9.90
14000-06	\$0.00	(\$3.14)	\$0.00	\$0.00	\$0.00	\$0.00	(\$3.14)
14003-10	\$0.00	\$19.90	\$20.38	\$0.00	\$0.00	\$0.00	\$40.28
14004-08	\$0.00	(\$100.00)	\$0.00	\$0.00	\$0.00	\$0.00	(\$100.00)
14005-07	\$0.00	\$10.05	\$9.97	\$9.88	\$9.80	\$19.34	\$59.04
14007-08	\$0.00	\$33.36	\$10.48	\$0.00	\$0.00	\$0.00	\$43.84
14010-09	\$0.00	\$27.70	\$0.00	\$0.00	\$0.00	\$0.00	\$27.70
14015-02	\$0.00	\$11.76	\$0.00	\$0.00	\$0.00	\$0.00	\$11.76
14019-01	\$0.00	(\$19.92)	\$0.00	\$0.00	\$0.00	\$0.00	(\$19.92)
14020-02	\$0.00	\$154.21	\$0.00	\$0.00	\$0.00	\$0.00	\$154.21
14021-02	\$0.00	\$282.11	\$0.00	\$0.00	\$0.00	\$0.00	\$282.11
14024-02	\$0.00	\$9.71	\$9.63	\$0.00	\$0.00	\$0.00	\$19.34
14027-02	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
14028-01	\$0.00	\$0.13	\$0.13	\$0.13	\$0.13	\$15.50	\$16.02
14029-02	\$0.00	(\$39.68)	\$0.00	\$0.00	\$0.00	\$0.00	(\$39.68)
14030-03	\$0.00	\$282.32	\$0.00	\$0.00	\$0.00	\$0.00	\$282.32
14031-01	\$0.00	\$34.86	\$0.00	\$0.00	\$0.00	\$0.00	\$34.86
14032-01	\$0.00	\$55.99	\$90.64	\$0.00	\$0.00	\$0.00	\$146.63
14035-01	\$0.00	\$247.44	\$0.00	\$0.00	\$0.00	\$0.00	\$247.44
14037-01	\$0.00	\$27.31	\$0.00	\$0.00	\$0.00	\$0.00	\$27.31
14038-01	\$0.00	\$255.34	\$0.00	\$0.00	\$0.00	\$0.00	\$255.34
14040-01	\$0.00	\$1,757.35	\$0.00	\$0.00	\$0.00	\$0.00	\$1,757.35
14041-03	\$0.00	\$1,737.33	\$0.00	\$0.00	\$0.00	\$0.00	\$1,737.33
14041-03 14045-01	\$0.00	\$264.88	\$0.00	\$0.00	\$0.00	\$0.00	\$264.88
047-01	\$0.00	\$165.31	\$0.00	\$0.00	\$0.00	\$0.00	\$165.31

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
14048-01	\$0.00	\$204.56	\$0.00	\$0.00	\$0.00	\$0.00	\$204.56
14049-01	\$0.00	\$18.15	\$24.72	\$0.00	\$0.00	\$0.00	\$42.87
14050-01	\$0.00	\$81.33	\$0.00	\$0.00	\$0.00	\$0.00	\$81.33
14051-01	\$0.00	\$479.95	\$0.00	\$0.00	\$0.00	\$0.00	\$479.95
14052-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
14053-05	\$0.00	\$236.71	\$0.00	\$0.00	\$0.00	\$0.00	\$236.71
14054-01	\$0.00	\$142.00	\$0.00	\$0.00	\$0.00	\$0.00	\$142.00
14055-03	\$0.00	\$136.93	\$0.00	\$0.00	\$0.00	\$0.00	\$136.93
14056-11	\$0.00	(\$23.58)	\$0.00	\$0.00	\$0.00	\$0.00	(\$23.58)
14058-13	\$0.00	\$341.18	\$0.00	\$0.00	\$0.00	\$0.00	\$341.18
14059-02	\$0.00	\$16.43	\$19.06	\$0.00	\$0.00	\$0.00	\$35.49
14060-01	\$0.00	\$430.19	\$0.00	\$0.00	\$0.00	\$0.00	\$430.19
14061-01	\$0.00	\$245.92	\$0.00	\$0.00	\$0.00	\$0.00	\$245.92
14062-01	\$0.00	\$238.90	\$8.02	\$0.00	\$0.00	\$0.00	\$246.92
14064-01	\$0.00	(\$24.04)	\$0.00	\$0.00	\$0.00	\$0.00	(\$24.04)
14068-01	\$0.00	\$341.23	\$0.00	\$0.00	\$0.00	\$0.00	\$341.23
14070-01	\$0.00	\$385.36	\$0.00	\$0.00	\$0.00	\$0.00	\$385.36
14076-01	\$0.00	\$52.26	\$0.00	\$0.00	\$0.00	\$0.00	\$52.26
14079-04	\$0.00	\$24.35	\$98.82	\$256.07	\$153.16	\$270.96	\$803.36
14080-06	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
14081-02	\$0.00	\$37.78	\$0.00	\$0.00	\$0.00	\$0.00	\$37.78
14085-02	\$0.00	\$0.17	\$0.17	\$0.17	\$0.17	\$19.94	\$20.62
14085-03	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
14087-01	\$0.00	\$256.78	\$0.00	\$0.00	\$0.00	\$0.00	\$256.78
14088-01	\$0.00	\$340.43	\$0.00	\$0.00	\$0.00	\$0.00	\$340.43
14089-09	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
14090-11	\$0.00	\$217.91	\$0.00	\$0.00	\$0.00	\$0.00	\$217.91
14091-07	\$0.00	\$9.63	\$9.63	\$9.63	\$0.00	\$0.00	\$28.89
14092-01	\$0.00	\$396.97	\$0.00	\$0.00	\$0.00	\$0.00	\$396.97
14093-06	\$0.00	\$0.00	(\$132.37)	\$0.00	\$0.00	\$0.00	(\$132.37)
14098-01	\$0.00	\$118.26	\$118.62	\$0.00	\$0.00	\$0.00	\$236.88
14099-01	\$0.00	\$144.18	\$0.00	\$0.00	\$0.00	\$0.00	\$144.18
14100-01	\$0.00	\$76.95	\$0.00		\$0.00	\$0.00	\$76.95
14101-03	\$0.00	\$132.08	\$151.03	\$0.00	\$0.00	\$0.00	\$283.11
14103-01	\$0.00	\$223.80	\$232.39	\$0.00	\$0.00	\$0.00	\$456.19
14104-06	\$0.00	\$55.97	\$0.00	\$0.00	\$0.00	\$0.00	\$55.97
14105-01	\$0.00	\$21.44	\$0.00	\$0.00	\$0.00	\$0.00	\$21.44
14106-02	\$0.00	\$114.46	\$0.00	\$0.00	\$0.00	\$0.00	\$114.46
14107-01	\$0.00	\$33.87	\$0.00	\$0.00	\$0.00	\$0.00	\$33.87
14108-06	\$0.00	\$222.58	\$0.00	\$0.00	\$0.00	\$0.00	\$222.58
14109-02	\$0.00	\$98.15	\$0.00	\$0.00	\$0.00	\$0.00	\$98.15
14114-01	\$0.00	\$0.00	\$0.00	(\$56.70)	\$0.00	\$0.00	(\$56.70)
14117-01	\$0.00	\$255.50	\$0.00	\$0.00	\$0.00	\$0.00	\$255.50
14118-01	\$0.00	\$9.72	\$0.00	\$0.00	\$0.00	\$0.00	\$9.72
14120-01	\$0.00	(\$43.40)	\$0.00	\$0.00	\$0.00	\$0.00	(\$43.40)
14120-01	\$0.00	\$250.43	\$0.00	\$0.00	\$0.00	\$0.00	\$250.43
7 124-05	\$0.00	\$29.81	\$0.00	\$0.00	\$0.00	\$0.00	\$29.81

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
14125-01	\$0.00	\$1.45	\$105.39	\$59.92	\$0.00	\$0.00	\$166.76
14126-01	\$0.00	\$0.13	\$15.11	\$0.00	\$0.00	\$0.00	\$15.24
14128-01	\$0.00	\$38.84	\$0.00	\$0.00	\$0.00	\$0.00	\$38.84
14129-01	\$0.00	\$72.74	\$57.76	\$0.00	\$0.00	\$0.00	\$130.50
14130-06	\$0.00	\$4.24	\$4.24	\$4.24	\$4.24	\$540.59	\$557.55
14130-07	\$0.00	\$69.85	\$59.95	\$0.00	\$0.00	\$0.00	\$129.80
14132-01	\$0.00	\$81.52	\$0.00	\$0.00	\$0.00	\$0.00	\$81.52
14134-01	\$0.00	\$54.88	\$0.00	\$0.00	\$0.00	\$0.00	\$54.88
14135-04	\$0.00	\$45.72	\$69.81	\$78.15	\$0.00	\$0.00	\$193.68
14136-03	\$0.00	\$215.36	\$0.00	\$0.00	\$0.00	\$0.00	\$215.36
14137-01	\$0.00	\$18.22	\$14.86	\$2.04	\$0.00	\$0.00	\$35.12
14138-08	\$0.00	\$10.03	\$0.00	\$0.00	\$0.00	\$0.00	\$10.03
14140-01	\$0.00	\$186.27	\$0.00	\$0.00	\$0.00	\$0.00	\$186.27
14141-01	\$0.00	\$18.52	\$0.00	\$0.00	\$0.00	\$0.00	\$18.52
14144-01	\$0.00	\$10.42	\$0.00	\$0.00	\$0.00	\$0.00	\$10.42
14147-02	\$0.00	\$131.43	\$0.00	\$0.00	\$0.00	\$0.00	\$131.43
14148-01	\$0.00	\$261.57	\$0.00	\$0.00	\$0.00	\$0.00	\$261.57
14150-01	\$0.00	\$87.80	\$0.00	\$0.00	\$0.00	\$0.00	\$87.80
14151-01	\$0.00	\$149.50	\$0.00	\$0.00	\$0.00	\$0.00	\$149.50
14153-01	\$0.00	\$1.27	\$0.00	\$0.00	\$0.00	\$0.00	\$1.27
14153-02	\$0.00	\$139.53	\$0.00	\$0.00	\$0.00	\$0.00	\$139.53
14154-01	\$0.00	\$12.03	\$0.00	\$0.00	\$0.00	\$0.00	\$12.03
14156-07	\$0.00	\$5.72	\$5.72	\$5.72	\$5.72	\$681.65	\$704.53
14156-10	\$0.00	\$222.48	\$174.20	\$0.00	\$0.00	\$0.00	\$396.68
14157-07	\$0.00	\$61.95	\$183.94	\$132.95	\$37.42	\$0.00	\$416.26
14158-05	\$0.00	\$8.69	\$8.69	\$8.69	\$8.69	\$1,039.08	\$1,073.84
14158-08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$88.02	\$88.02
14160-01	\$0.00	\$118.38	\$0.00	\$0.00	\$0.00	\$0.00	\$118.38
14163-01	\$0.00	\$339.44	\$0.00	\$0.00	\$0.00	\$0.00	\$339.44
14165-04	\$0.00	\$164.36	\$0.00	\$0.00	\$0.00	\$0.00	\$164.36
14168-01	\$0.00	\$204.02	\$0.00	\$0.00	\$0.00	\$0.00	\$204.02
14169-04	\$0.00	\$222.47	\$0.00	\$0.00	\$0.00	\$0.00	\$222.47
14170-02	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$10.52)	(\$10.52)
14171-01	\$0.00	\$0.12	\$0.12	\$0.12	\$14.00	\$0.00	\$14.36
14171-02	\$0.00	\$44.76	\$0.00	\$0.00	\$0.00	\$0.00	\$44.76
14172-01	\$0.00	\$14.98	\$0.00	\$0.00	\$0.00	\$0.00	\$14.98
14173-01	\$0.00	\$219.55	\$0.00	\$0.00	\$0.00	\$0.00	\$219.55
14175-01	\$0.00	\$191.53	\$0.00	\$0.00	\$0.00	\$0.00	\$191.53
14176-01	\$0.00	\$247.56	\$0.00	\$0.00	\$0.00	\$0.00	\$247.56
14179-01	\$0.00	\$27.23	\$39.72	\$0.00	\$0.00	\$0.00	\$66.95
14182-01	\$0.00	\$0.00	\$94.92	\$0.00	\$0.00	\$0.00	\$94.92
14182-02	\$0.00	\$15,628.07	\$0.00	\$0.00	\$0.00	\$0.00	\$15,628.07
14187-01	\$0.00	\$89.04	\$0.00	\$0.00	\$0.00	\$0.00	\$89.04
14188-02	\$0.00	\$25.43	\$0.00	\$0.00	\$0.00	\$0.00	\$25.43
14189-01	\$0.00	\$29.96	\$0.00	\$0.00	\$0.00	\$0.00	\$29.96
14190-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
3 191-01	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$123.30)	(\$123.30)

Account #	Future	Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
14192-01	\$0.00	\$19.06	\$0.00	\$0.00	\$0.00	\$0.00	\$19.06
14193-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
14194-01	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
14195-01	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
14196-01	\$0.00	\$9.76	\$0.00	\$0.00	\$0.00	\$0.00	\$9.76
14199-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
14227-02	\$0.00	\$9.71	\$9.63	\$0.00	\$0.00	\$0.00	\$19.34
14229-03	\$0.00	\$0.08	\$0.08	\$9.63	\$0.00	\$0.00	\$9.79
14233-02	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
14239-01	\$0.00	\$209.06	\$0.00	\$0.00	\$0.00	\$0.00	\$209.06
14241-01	\$0.00	\$93.55	\$0.00	\$0.00	\$0.00	\$0.00	\$93.55
14242-01	\$0.00	\$620.36	\$0.00	\$0.00	\$0.00	\$0.00	\$620.36
14243-01	\$0.00	\$257.64	\$0.00	\$0.00	\$0.00	\$0.00	\$257.64
14245-01	\$0.00	\$117.10	\$0.00	\$0.00	\$0.00	\$0.00	\$117.10
14247-01	\$0.00	\$17.73	\$0.00	\$0.00	\$0.00	\$0.00	\$17.73
14250-01	\$0.00	\$100.99	\$0.00	\$0.00	\$0.00	\$0.00	\$100.99
14251-01	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
14252-01	\$0.00	\$8.56	\$0.00	\$0.00	\$0.00	\$0.00	\$8.56
14253-01	\$0.00	\$87.44	\$0.00	\$0.00	\$0.00	\$0.00	\$87.44
14255-01	\$0.00	\$31.85	\$0.00	\$0.00	\$0.00	\$0.00	\$31.85
14256-01	\$0.00	\$14.54	\$0.00	\$0.00	\$0.00	\$0.00	\$14.54
14257-01	\$0.00	\$51.85	\$0.00	\$0.00	\$0.00	\$0.00	\$51.85
14259-01	\$0.00	\$301.52	\$0.00	\$0.00	\$0.00	\$0.00	\$301.52
14261-01	\$0.00	\$90.35	\$0.00	\$0.00	\$0.00	\$0.00	\$90.35
14263-01	\$0.00	\$9.63	\$0.00	\$0.00	\$0.00	\$0.00	\$9.63
		Current	30-60 days	60-90 days	90-120 days	120+ days	Balance
	Totals	\$333,274.77	\$44,523.86	\$16,670.78	\$9,976.10	\$54,899.94	\$459,345.45

Harbormaster report 2021

Harbor Department- It was a successful 4th of July. The harbor Dept employees did a great job assisting with set up prior to the 4th for some of the water front activities and also clean up after the 4th. The crew is staying busy with float maintenance and grounds keeping in all harbors. We also experienced a fairly substantial water line failure at out Fish and game float. I was able to use our HDPE fusion machine and make us a new water line to make the repairs. (Pictures included) The Meyers Chuck new airplane float has arrived. We will assemble the 2 pieces and have it ready for installation for hopefully the first half of September. We continue to see a good uptick in yacht traffic compared to last year at this time. Everybody should keep an eye out at Heritage Harbor transient moorage we have had some pretty spectacular yachts stay with us.

Marine Service Center- The marine service center has slowed down to 1 to 2 boats a day. This is expected for this time of the year. This has given the crew time to get the yard cleaned up. This has also allowed the team to replace cable and tires on the 150-ton Travel lift. The lift was shut down for a week to complete this and other maintenance.

Port- We are continuing to receive small cruise ships at the port. American cruise lines cancelled all sailings for the month of July due to Covid-19. We will see them again for a couple of stops in September. Baranof Dream has cancelled all of its stops due to staffing issues. The port will see its first large Cruise ship the Silver Muse August 1st.



CITY & BOROUGH OF WRANGELL, ALASKA

BOROUGH CLERK'S REPORT

SUBMITTED BY:

Kim Lane, Borough Clerk

Upcoming Meetings & Other Informational dates:

Community Events & Other City Boards/Commissions:

August 12 - Planning & Zoning Commission mtg. at 6PM in the Assembly Chambers

Meetings and Other events of the Borough Assembly:

August 10 - there is NO Regular Assembly Meeting on this day as we have only one scheduled Regular Assembly Meeting in August.

August 24 - Regular Borough Assembly Meeting at 6:00 PM in the Assembly Chambers

September 14 – Regular Borough Assembly Meeting at 6:00 PM in the Assembly Chambers **September 28 – Regular Borough Assembly Meeting** at 6:00 PM in the Assembly Chambers

October 7 – Canvass Board meets to count the Absentee / Questioned Ballots at 1:00 PM in the Assembly Chambers (either Prysunka, Morrison, Howe, or Gilbert (need 3) will be asked to be on the Canvass Board).

October 7 – Special Assembly Meeting to Certify the Borough Election at 6:00 PM in the Assembly Chambers

October 12 - Regular Borough Assembly Meeting at 6:00 PM in the Assembly Chambers **October 26 - Regular Borough Assembly Meeting** at 6:00 PM in the Assembly Chambers

Records – Scanning records (currently past minutes) is a constant. I am working on scanning in the 1993 (and back) minutes into Laserfiche. I am also working on scanning in records that are in my office and are set to go to the records storage area.

<u>Parliamentary</u> – I have ordered my NAP (National Association of Parliamentarians) test. As stated in my review documents, one cannot simply join the NAP. To become a member of the NAP, I must take a test based on Robert's Rules of Order! I will keep you all updated.

Out of Town (Clerk) – I will be out of town for the August 24th Regular Assembly Meeting. In my absence, Cyni has agreed to act as Clerk. I will have everything ready for her before I leave. I will leave Wrangell on August 20th and return on August 30th.

<u>Election Information</u> - Once again, here are the upcoming Elected Term Expirations:

Borough Assembly:

- Courson
- Powell
- Dalrymple

Port Commission:

- Roppel
- Merritt
- Martin

School Board:

- Gilbert
- Angerman
- Crary

Declaration for Candidacy will be from August 2nd, through August 31st, 2021. I will have the forms available, in my office, for those wishing to declare their candidacy for an open seat, come October.



Information on the Upcoming AML Winter Conference:

Alaska Municipal League (Annual Meeting)

Newly Elected Officials Training – November 9-10, 2021 (will be held virtually)

Regular Conference – November 15-19, 2021 (will be held in-person in Anchorage)

Armory Building / Land: The Armory Building and Land is currently listed on the Public Surplus site and will end on July 30th at 3:00pm. We have received a handful of questions from interested persons. If we do not receive any bids, I will post the building and land on the Public Surplus site again, until it sells.

CITY & BOROUGH OF WRANGELL, ALASKA Public Hearing BOROUGH ASSEMBLY AGENDA STATEMENT

	<u>DATE:</u>	July 27, 2021
AGENDA ITEM TITLE:	Agenda Section	12

ORDINANCE No. 1004 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE ZONING MAP TO EFFECT A CHANGE TO LOT Y2, TRACT Y, U.S.S. 2321 FROM LIGHT INDUSTRIAL TO RURAL RESIDENTIAL 1

SUBMITTED BY: Carol Rushmore, Economic Development Director

Reviews/Approvals/Recommendations					
	Commission, Board or Committee				
Name(s)	Planning and Zoning Commission				
Name(s)					
	Attorney				
	Insurance				

FISCAL NOTE:					
Expend	diture R	Required: \$X	XX Total		
FY 20: 5	\$	FY 21: \$	FY22: \$		
Amoun	t Budge	eted:			
	FY20 \$	XXX			
Accour	it Numb	per(s):			
	XXXXX XXX XXXX				
Accour	Account Name(s):				
	Enter Text Here				
Unencumbered Balance(s) (prior to					
expenditure):					
	\$XXX				

<u>ATTACHMENTS:</u> 1. Ordinance No. 1004; 2. Aerial Map and zoning of lot proposed for zone change; 3. Light Industrial zone 4. Rural Residential 1 zone

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 No. 1004.

SUMMARY STATEMENT:

The following information has not changed since the June 22nd Meeting:

The action of the Planning and Zoning Commission is a recommendation to the Assembly. The Commission at a Special Meeting on June 1, 2021 recommended moving forward for Assembly approval with the proposed zone change for Lot Y2, Tract Y, U.S.S. 2321, which is the former junk yard site (Proposed Ord. No.1002). The lot was cleaned of hazardous material to residential standards by the State of Alaska several years ago. The current zone of the property and immediate surrounding properties is Light Industrial (LI), even though the actual land use of the lots in the area is Residential. Rural Residential 1 (RR1) zoned property surrounds the LI zoned properties. Borough staff proposed to the Commission to rezone the larger full parcel to Rural Residential 1 prior to the proposed subdivision currently being surveyed and developed, in order to ensure current surrounding residential land uses are sustained when the Borough sells the lots created through the subdivision. Selling parcels with the current LI Zoning designation would allow potentially conflicting uses with the residential neighborhood. Staff reached out to the three landowners immediately adjacent to Lot Y2 asking if they also wanted to rezone their residential properties from Light Industrial to Rural Residential 1 at the same time. Two out of the three owners responded, and neither of them wanted to rezone.

The Assembly had a discussion on subdivisions and use of this parcel in 2019, including the zoning. The ability to construct Condominiums was discussed at length with the Assembly as a potential use of the former junkyard property. The Commission at their Special Meeting on June 1 also recommended a modification to the RR1 Zone to allow condominiums as a conditionally allowed use if sewer and water are provided to the site. The proposed code change ordinance was inadvertently omitted from this agenda but will be before the Assembly at the July 27, 2021 meeting if the rezone moves to a second reading. With the surrounding land uses being residential, rezoning the former junkyard site to RR1 ensures compatibility with the residential uses surrounding the tract.

The Planning and Zoning Commission made the following findings:

1. Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan.

Lot Y2 of Tract Y is surrounded by residential land use, even though three of the adjacent lots are zoned Light Industrial. The Borough is in the process of developing a subdivision to sell the parcels created. Selling lots zoned Light Industrial could create conflicting used to the surrounding existing land uses. Rezoning to RR1 will uphold the residential nature of the area.

The zone change meets Comprehensive Plan Policy 31 and two action items and Comprehensive Plan Policy 33 and one action item.

Comprehensive Plan Policy 31: Support development of a range of housing types/living arrangements over time in Wrangell, south of town along Zimovia Highway and in remote areas. Action: Identify and designate areas for future residential development in town, along Zimovia Highway, and in remote areas, and update zoning as needed. Action: Enact zoning that encourages construction of a diversity of housing types.

Comprehensive Plan Policy 33: Promote compatibility between adjacent land uses and users. Action Item: Over time consolidate or phase-out land uses along Zimovia Highway that conflict with residential use and small pockets of neighborhood commercial.

2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services.

The proposed rezone from Light Industrial to Rural Residential 1 would not have any negative impacts to the adjacent properties since all surrounding land uses are residential, even for those properties zoned Light Industrial. The rezone will negate potential conflicting industrial type uses with the surrounding residential land use.

3. Recommendation as to the approval or disapproval of the change.

Commission recommends approval of the zone change from Light Industrial to Rural Residential 1 for Lot Y2, Tract Y USS 2321

Return to: City & Borough of Wrangell

Wrangell Recording District

P.O. Box 531

Wrangell, Alaska 99929

Page 1 of 1

CITY AND BOROUGH OF WRANGELL, ALASKA

ORDINANCE NO. 1004

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE ZONING MAP TO EFFECT A CHANGE TO LOT Y2, TRACT Y, U.S.S. 2321 FROM LIGHT INDUSTRIAL TO RURAL RESIDENTIAL 1

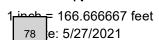
- SEC. 1. <u>Action</u>. The effect of this ordinance is to finalize a zone change for Lot Y2, Tract Y, U.S.S. 2321 from Light Industrial to Rural Residential 1.
 - SEC. 2. Classification. This is a non-code ordinance.
- SEC. 3. <u>Severability</u>. If any portion of this ordinance or any application thereof to any person or circumstances is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.
 - SEC. 4. <u>Effective Date</u>. This ordinance shall be effective upon adoption.

PASSED IN FIRST READING:June 22, 2021	
PASSED IN SECOND READING: <u>July 27, 2021</u>	
	Stephen Prysunka, Borough Mayor
ATTEST:	
Kim Lane MMC Borough Clerk	

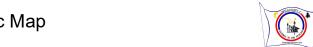
CITY AND BOROUGH OF WRANGELL, ALASKA

Item a.





Public Map



Chapter 20.51 IL DISTRICT – LIGHT INDUSTRIAL

Sections:

20.51.010 Purpose.

20.51.020 Principal uses permitted.

20.51.030 Accessory uses permitted.

20.51.040 Conditional uses.

20.51.050 Standards.

20.51.010 Purpose.

The light industrial district is intended to provide for an area of light industrial and high density residential uses. Uses are regulated to protect residential uses from incompatible commercial and heavy industrial uses while, at the same time, permitting warehousing and other light industrial uses. Development requirements are intended to protect areas without public sewers from contamination, and to allow space for storage, expansion and off-street parking. [Ord. 867 § 1, 2013; Ord. 632 § 5, 1997; Ord. 462 § 6, 1984.]

20.51.020 Principal uses permitted.

The following are principal permitted uses in this district:

- A. Transportation and transshipment facilities;
- B. Warehouses and storage;
- C. Manufacturing, fabricating, assembling, and storage of a light industrial nature meeting the development requirements stated under this chapter;
- D. Auto repair, and subordinate or incidental retail sale of supplies or parts. [Ord. 867 § 1, 2013; Ord. 632 § 5, 1997; Ord. 462 § 6, 1984.]

20.51.030 Accessory uses permitted.

Uses and structures which are incidental and subordinate to permitted principal uses and which will not create a nuisance or hazard are permitted as accessory uses in this zone. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984.]

20.51.040 Conditional uses.

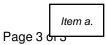
The following are uses which may be permitted in the light industrial district by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

- A. Those commercial uses as specified in WMC 20.44.020;
- B. Recreational vehicle parks;
- C. Multifamily structures, dormitories, roominghouses, bunk houses and boardinghouses;
- D. Public parks and playgrounds associated with a high density residential development;
- E. Animal establishments;
- F. Licensed marijuana retail store facility;
- G. Licensed marijuana testing facility;
- H. Licensed marijuana product manufacturing facility, with the exception of solvent based manufacturing processes which are not allowed;
- I. Licensed standard cultivation marijuana facility (500 or more square feet under cultivation); and
- J. Licensed limited cultivation marijuana facility (fewer than 500 under cultivation). [Ord. 926 § 10, 2016; Ord. 867 § 1, 2013; Ord. 785 § 27, 2006; Ord. 632 § 6, 1997; Ord. 462 § 6, 1984.]

20.51.050 Standards.

The following standards shall apply within the light industrial district:

- A. Standards policies: WMC 20.52.005;
- B. Air, land and water quality: WMC 20.52.040;
- C. Volatile products storage: WMC 20.52.050;
- D. Noise: WMC 20.52.060;
- E. Building height: WMC 20.52.080;
- F. Setbacks Yards: WMC 20.52.110;
- G. Drainage: WMC 20.52.150;
- H. Off-street parking: WMC 20.52.190;
- I. Buffers: WMC 20.52.200;



J. Signs: WMC 20.52.210;

K. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 28, 2006; Ord. 586 § 11, 1993; Ord. 462 § 6, 1984.]

Chapter 20.28 RR-1 DISTRICT – RURAL RESIDENTIAL

Sections:

20.28.010 Purpose.

20.28.020 Principal uses permitted.

20.28.030 Accessory uses permitted.

20.28.040 Conditional uses.

20.28.050 Standards.

20.28.010 Purpose.

The rural residential district is intended to provide for low impact land and water uses and activities in areas that are not suitable or desirable for intensive development due to their distance from established utility service areas, existing large lot development or existing rural lifestyles. These areas shall be protected from high density or incompatible development in order to maintain their character and avoid the high public costs associated with utility service for outlying or scattered development. Within the RR-1 district, low density uses, compatible with the character of the district, are encouraged provided they will not require public sewers, water systems or high volume traffic arteries. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.010.]

20.28.020 Principal uses permitted.

The following are principal permitted uses in this district:

- A. One- and two-family dwellings to include modular and manufactured housing and mobile homes;
- B. Public parks and playgrounds. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.020.]

20.28.030 Accessory uses permitted.

The following are permitted accessory uses in this district provided they do not create a nuisance or hazard:

- A. Private garages;
- B. Houses and tool sheds;
- C. Private docks, moorage, boat houses and net houses;
- D. Uses and structures which are customarily accessory and clearly subordinate to permitted uses;

E. Animal establishments other than commercial animal establishments. [Ord. 867 § 1, 2013; Ord. 785 § 10, 2006; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.030.]

20.28.040 Conditional uses.

The following are the uses which may be permitted in the RR-1 district by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

- A. Home occupations;
- B. Public and private elementary and secondary schools and colleges;
- C. Nursery schools, private kindergartens, and child care centers;
- D. Public buildings and structures;
- E. Hospitals, sanitariums, nursing homes and convalescent homes;
- F. Churches and cemeteries;
- G. Radio and television transmitters and towers;
- H. Mobile home parks;
- I. Neighborhood-oriented commercial development (e.g., neighborhood grocery);
- J. Quarrying, material extraction and processing;
- K. Energy-related facilities;
- L. Commercial animal establishments;
- M. Fisheries enhancement/aquaculture;
- N. Recreational vehicle parks;
- O. Marine ways;
- P. Storage of equipment for private and/or commercial use only;
- Q. Cottage industry;
- R. Licensed retail marijuana store facility, provided the facility must be located on one acre or more of land and

meet setbacks;

- S. Licensed marijuana testing facility, provided the facility must be located on one acre or more of land and meet setbacks;
- T. Licensed marijuana product manufacturing facility, with the exception of solvent based manufacturing processes which are not allowed, and provided the facility must be located on one acre or more of land and meet setbacks;
- U. Licensed standard cultivation marijuana facility (500 square feet or more under cultivation), provided the facility must be located on two acres or more of land and meet setbacks;
- V. Licensed limited cultivation marijuana facility (fewer than 500 square feet under cultivation), provided the facility must be located on one acre or more of land and meet setbacks. [Ord. 926 § 3, 2016; Ord. 867 § 1, 2013; Ord. 785 § 11, 2006; Ord. 462 § 6, 1984.]

20.28.050 Standards.

The standards found in Chapter 20.52 WMC applicable to this district are:

- A. Standards policies: WMC 20.52.005;
- B. Principal structures per lot: WMC 20.52.010;
- C. Traffic vision impediments: WMC 20.52.020;
- D. Distances between buildings: WMC 20.52.030;
- E. Air, land and water quality: WMC 20.52.040;
- F. Volatile products storage: WMC 20.52.050;
- G. Noise: WMC 20.52.060:
- H. Airport interference: WMC 20.52.070;
- I. Building height: WMC 20.52.080;
- J. Density Minimum lot size: WMC 20.52.090;
- K. Coverage Minimum open areas: WMC 20.52.100;
- L. Setbacks Yards: WMC 20.52.110;

- M. Shoreline dependency: WMC 20.52.120;
- N. Piers, docks, shoreline protection and shoreline construction: WMC 20.52.130;
- O. Drainage: WMC 20.52.150;
- P. Dredge and fill: WMC 20.52.160;
- Q. Home occupations: WMC 20.52.170;
- R. Mobile homes and mobile home parks Defined: WMC 20.52.180;
- S. Off-street parking: WMC 20.52.190;
- T. Signs: WMC 20.52.210;
- U. Traffic generation: WMC 20.52.230;
- V. Recreational vehicle parks: WMC 20.52.240;
- W. Recreation: WMC 20.52.250;
- X. Firewood storage: WMC 20.52.260;
- Y. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 12, 2006; Ord. 586 § 6, 1993; Ord. 486 § 7, 1985; Ord. 462 § 6, 1984.]

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

	DATE:	July 27, 2021
AGENDA ITEM TITLE:	Agenda Section	13

ORDINANCE No. 1005 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, REPEALING SECTION 15.12.035 PERMITS, SECTION 15.12.050 METER DEPOSITS, SECTION 15.12.055 ELECTRICAL CONNECTION FEES, SUBSECTION 15.12.065(G), AND EXTENTION POLICIES, SUBSECTION 15.12.140(D) DISCONTINUANCE OF SERVICE, AND SECTION 15.12.240 USE OF POLES IN THEIR ENTIRETY AND ESTABLISHING A NEW PROCESS FOR FEES IN CHAPTER 15.12, ELECTRICITY, OF THE WRANGELL MUNICIPAL CODE

SUBMITT	ED BY:	FISCAL NOTE:			
		Expen	diture F	Required: N/A	
Rod Rhoad	es, Electrical Superintendent	FY 20:	\$	FY 21: \$	FY22: \$
Kim Lane, I	Borough Clerk				
	-	Amount Budgeted:			
			FY20 N	N/A	
D	/A	Account Number(s):			
<u>Reviews</u>	'Approvals/Recommendations		N/A		
		Accou	nt Name	e(s):	
Name(s)		N/A			
Name(s)		Unencumbered Balance(s) (prior to			orior to
	Attorney	expenditure):			
	Insurance	N/A			

<u>ATTACHMENTS:</u> 1) Proposed Ord 1005; 2) Current WMC Section 15.12; 3) Exhibit A - 2020 Electrical Fee Schedule.

RECOMMENDATION MOTION:

Move to approve first reading of Ordinance No. 1005 and move to a second reading with a Public Hearing to be held on August 24, 2021.

SUMMARY STATEMENT:

Wrangell Municipal Light and Power has not seen any Fee Structure changes, in some cases, since 2000.

A close examination of the fees codified in Chapter 15.12 of the Wrangell Municipal Code revealed that WML&P's fee structure has not kept up with increases in both cost of wages, and cost of materials.

Approval of Ordinance No. 1005 removes the fee structure from the code and allows the fees to be set by resolution, similarly to the way this has been done previously for other departments.

If first reading is approved, second reading and approval will take place at the August Assembly meeting. Concurrently, a resolution will be brought forward for public hearing, and approval that sets the new fees. The new fees are intended to match WML&P's Electrical Fee Structure with current actual costs. To be clear, this is for fees associated with work of services provided by WML&P. This is not a proposed change to the cost of electricity.

A draft copy of the proposed fee schedule is attached for reference.

CITY AND BOROUGH OF WRANGELL, ALASKA ORDINANCE NO. 1005

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, REPEALING SECTION 15.12.035 PERMITS, SECTION 15.12.050 METER DEPOSITS, SECTION 15.12.055 ELECTRICAL CONNECTION FEES, SUBSECTION 15.12.065(G), AND EXTENSION POLICIES, SUBSECTION 15.12.140(D) DISCONTINUANCE OF SERVICE, AND SECTION 15.12.240 USE OF POLES IN THEIR ENTIRETY AND ESTABLISHING A NEW PROCESS FOR FEES IN CHAPTER 15.12, ELECTRICITY, OF 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. <u>Action.</u> The purpose of this ordinance is to amend Sections 15.12.035, 15.12.050, 15.12.055, 15.12.065(G), 15.12.140, and 15.12.240(D) of the Wrangell Municipal Code to authorize the Assembly to establish fees and provide for the collection of fees associated with electrical service connections.
- SEC. 2. <u>Repeal & Reenactment.</u> Section 15.12.035 of the Wrangell Municipal Code is hereby repealed in its entirety and reenacted as follows:

15.12.035 Permits - Approval - Posting - Fees - Issuance.

Electrical installations shall be made only upon receipt of permits approved by the office of the electrical superintendent. Permits are to be posted in a conspicuous location whenever electrical installations are being made and must be displayed until such time as final approval has been received on the entire installation. Permits shall be issued only upon submission of drawings and/or a complete description in writing of the work to be performed and the payment of required fees.

The assembly shall, by resolution, establish fees for Wrangell Municipal Light & Power. A Public Hearing shall be required on the resolution that establishes such fees.

Barring complications, permits will be issued within three business days from the time of application.

SEC. 3. <u>Repeal & Reenactment.</u> Section 15.12.050 of the Wrangell Municipal Code is hereby repealed in its entirety and reenacted as follows:

15.12.050 Meter Deposits

A. All customers requesting new electrical service shall be required to establish an account with the borough and make a deposit, of an amount set by the assembly from time to time by resolution. A Public Hearing shall be required on the resolution that establishes such fees.

B. All deposits will be refunded, less any amount due the borough for service, when service is discontinued.

SEC. 4. <u>Repeal & Reenactment.</u> Section 15.12.055 of the Wrangell Municipal Code is hereby repealed in its entirety and reenacted as follows:

15.12.055 Electrical connection fees.

After the office of the electrical superintendent has seen the plans and has issued the electrical permit, the connection fees shall be paid. These rates are for overhead service within 100 feet of an existing power pole and for a single point of attachment.

The assembly shall, by resolution, establish fees for Wrangell Municipal Light & Power. A Public Hearing shall be required on the resolution that establishes such fees.

SEC. 5. <u>Repeal & Reenactment.</u> Subsection 15.12.065(G) of the Wrangell Municipal Code is hereby repealed in its entirety and reenacted as follows:

15.12.065 (G) Extension policies.

....

G. The borough has established a "per pole span" fee for all electric utility extensions. These fees include easement and right-of-way acquisition, surveying, and design, engineering, administrative costs, materials, labor and equipment.

The assembly shall, by resolution, establish fees for Wrangell Municipal Light & Power. A Public Hearing shall be required on the resolution that establishes such fees.

SEC. 6. <u>Repeal & Reenactment.</u> Subsection 15.12.140(D) of the Wrangell Municipal Code is hereby repealed in its entirety and reenacted as follows:

15.12.140(D) Discontinuance of service.

....

D. Service shall be discontinued by the borough in the following manner for delinquent accounts: Notice shall be given with the issuing of the next monthly electrical/utility billing statement. The monthly billing statement will be printed on pink paper with a statement indicating the account is delinquent and scheduled for a disconnection of electrical service. If the full delinquent amount has not been paid or a signed contract for repayment has not been consummated with the finance department by the due date on the statement, electrical service will be disconnected. No further notice is required prior to disconnect. Failure to receive mail is not a valid reason for nonpayment of the bill. The borough reserves the right to also provide notice by a telephone call, personal contact or by hanging a notice on the customer's door informing them that service will be disconnected.

- 1. Service to customers with delinquent accounts may be discontinued in accordance with the procedures in this code. Service may not be reestablished until the account is paid in full, plus the disconnection and reconnection fees as set by resolution. A Public Hearing shall be required on the resolution that establishes such fees.
- 2. These fees also apply to customer requested disconnection and/or reconnections of service.
- 3. The right is reserved to refuse service to anyone who is indebted to the borough for light or power, merchandise or labor and materials in connection with electric service.
- 4. Where scheduling does not permit normal service reconnection on the same day as requested, the customer may elect to pay an after-hours charge equal to the actual cost of double time labor to obtain reconnection of service that day; otherwise, service will be reconnected the next business day.
- SEC. 7. <u>Repeal & Reenactment.</u> Section 15.12.240 of the Wrangell Municipal Code is hereby repealed in its entirety and reenacted as follows:

15.12.240 Use of Poles

A. Power poles and service poles belonging to the electric utility or for which the electric utility has jurisdiction may not be used for any purpose other than electrical power transmission and distribution, unless per a written pole attachment agreement.

B. The annual rate for each attachment to any pole by any user, the rate to include right-of-way maintenance by the borough at the base of the pole only, shall be set from time to time by resolution. A Public Hearing shall be required on the resolution that establishes such fees.

Item a.

C. All poles used in the transmission and distribution of electrical power will be approved by the electric utility and be treated with an approved preservative.

- SEC. 8. 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. 9. Classification. This ordinance is of a permanent nature and shall be codified in the Wrangell Municipal Code.
- SEC. 10. Effective Date. This ordinance shall be effective upon adoption. However, until which time that a new fee schedule is duly adopted, the fees reflected in the former sections amended herein shall remain as an interim fee schedule.

PASSED IN FIRST READING:	, 2021
PASSED IN SECOND READING:	, 2021
	 Stephen Prysunka, Mayor
ATTEST:	
Kim Lane, MMC, Borough Clerk	

Wrangell Municipal Code Page 1/3 Item a.

15.12.035 Permits – Approval – Posting – Fees – Issuance.

Electrical installations shall be made only upon receipt of permits approved by the office of the electrical superintendent. Permits are to be posted in a conspicuous location whenever electrical installations are being made and must be displayed until such time as final approval has been received on the entire installation. Permits shall be issued only upon submission of drawings and/or a complete description in writing of the work to be performed and the payment of the following fee(s):

A. Residential up to six meter sockets: \$25.00.

B. Residential over six meter sockets: \$50.00.

C. Commercial: \$50.00.

D. Temporary: \$20.00.

The above fees include two inspections, one rough-in and one final.

E. For each additional inspection made necessary for defective workmanship or material of for recall by customer: \$35.00.

Barring complications, permits will be issued within three business days from the time of application. [Ord. 693 § 4, 2000.]

15.12.050 Meter deposits.

All customers requesting new electrical service shall be required to est blish an account with the borough and make a deposit in the following amount before service is rendered:

Residential: \$100.00.

Commercial: \$200.00.

All deposits will be refunded, less any amount due the borough for service, when service is discontinued. [Ord. 961 § 4, 2019; Ord. 693 § 4, 2000; Ord. 601 § 4, 1995, Ord. 305 § 6, 1974; prior code § 54.20.050(d).]

15.12.055 Electrical connection fee

After the office of the electrical sup in ten en has seen the plans and issued the electrical permit, the following connection fees shall be paid. The e rates are for overhead service within 100 feet of an existing power pole and for a single point of attachment.

Residential:

Temporary

00, 156 ar. 200 amp \$400.00

Over 2 2 amp. See commercial connections schedule

Commercial single-phase):

100, 150 and 200 amp \$500.00 plus transformer cost

\$50.00

Over 200 but less than 400 amp \$600.00 plus transformer cost

Over 400 amp \$800.00 plus transformer cost

Commercial (three-phase):

100, 150, and 200 amp \$700.00 plus transformer cost

Over 200 amp

\$700.00 plus transformer cost

plus \$10.00 per KVA required

For services which are in excess of 100 but less than 200 feet from existing power poles and not requiring a service pole, an additional charge of \$3.00 will be added for each foot over 100 feet. [Ord. 693 § 4, 2000.]

15.12.065 Extension policies.

A. Any person desiring an extension of the electrical utility service shall make application at the office of the electrical superintendent.

- B. Extensions shall be made at the convenience of the electric utility and only after approval of proper design an feasibility by the electrical superintendent or a duly appointed representative.
- C. The applicant may contract with a licensed contractor qualified to install the electric utility line extension, have the electric utility install the electrical utility line extension, or the electric utility may contract with a licensed contractor qualified to install an electric line extension.
- D. Upon the applicant's acceptance of the cost and agreement by the applicant and the cost ic utility to proceed, both parties shall enter into a written agreement. The terms of the agreement shall include a completion date and the cost of the electric utility extension and such other provisions as may be required and deemed necessary.
- E. 1. If the utility is to install the service, the property owner shall be required to deposit with the borough an amount equal to 50 percent of the cost of the electric utility line extension. Full payment must be made prior to energizing the electric utility extension.
 - 2. If the property owner contracts to install the electric utility has extension, the installation shall be inspected and approved by the electrical superintendent. Any as oc atea charges and costs shall be paid in full prior to energizing the electric utility line extension.
- F. Upon inspection and approval of the electric utility line extension by the electrical superintendent and full payment of the project costs, ownership of the electric utility line extension shall be transferred to the borough and shall become and remain property of the borough.
- G. The borough has established a "paraol spear" fee for all electric utility extensions. These fees include easement and right-of-way acquisition, surveying, and design, engineering, administrative costs, materials, labor and equipment.

Secondary: \$1,500 per pole pan.

Primary (single-phase: \$3,500 per pole span.

Primary (three pince): \$4,500 per pole span. [Ord. 804 § 4, 2007; Ord. 693 § 4, 2000.]

15.12.140 Discontinuance of service.

A. The brough reserves the right to cut off the supply of electric current and discontinue service in the event the currons in its o comply with the provisions of this chapter or any rule or regulation made hereunder.

- B. The right to discontinue service for default may be exercised whenever and as often as default occurs and neither delay nor omission on the part of the borough to enforce this rule shall be deemed a waiver of its right to enforce this rule at any time so long as the default continues.
- C. The due date for monthly electric/utility bills is the twentieth day of the month except when such date falls on a weekend or borough holiday. In that event, the due date is the last business day before such weekend or holiday. The account shall become delinquent if payment is not actually received on or before the due date. Payments placed in the City Hall drop box after 5:00 p.m. or on a weekend or borough holiday will be deemed received the next business day. Interest will be added to the delinquent account at the maximum rate allowable under AS 45.45.010.

e 3/3 Item a.

D. Service shall be discontinued by the borough in the following manner for delinquent accounts: Notice shall be given with the issuing of the next monthly electrical/utility billing statement. The monthly billing statement will be printed on pink paper with a statement indicating the account is delinquent and scheduled for a disconnection of electrical service. If the full delinquent amount has not been paid or a signed contract for repayment has not been consummated with the finance department by the due date on the statement, electrical service will be disconnected. No further notice is required prior to disconnect. Failure to receive mail is not a valid reason for nonpayment of the bill. The borough reserves the right to also provide notice by a telephone call, personal contact or by hanging a notice on the customer's door informing them that service will be disconnected.

Service to customers with delinquent accounts may be discontinued in accordance with the procedures in this code. Service may not be reestablished until the account is paid in full, plus the following fees:

Charge for disconnect	\$20.00
Charge for reconnect	\$20.00
Total extra cost	\$40.00

These fees also apply to customer requested disconnection and/or reconnections of service.

The right is reserved to refuse service to anyone who is indebted to the borough ar light or power, merchandise or labor and materials in connection with electric service.

Where scheduling does not permit normal service reconnection on the can day as requested, the customer may elect to pay an after-hours charge equal to the actual cost of double time labor to obtain reconnection of service that day; otherwise, service will be reconnected the next business day.

- E. Any customer with a delinquent account will not be allowed to move or open another account until the delinquent amount is paid in full or a contract for repayment has been was immated with the finance department.
- F. Electric utility service will not be disconnected for compayment of a delinquent account in the following situations:
 - 1. Life-support equipment is used and the customer is dependent on that utility service for the operation of the apparatus;
 - 2. The customer has made prior credit arrangements for payment and is complying with the terms of such credit arrangement;
 - 3. For delinquence is the payment of utility service rendered to a prior customer at the same premises where service is currently being provided, except in the instance where the prior delinquent customer also continues to reside on the premises, Ord. 863 § 1, 2012; Ord. 768 § 1, 2005; Ord. 737 § 4, 2003; Ord. 736 § 4, 2003; Ord. 682 § 4, 2003; Ord. 556 §§ 9, 10, 1990; Ord. 455 §§ 8, 9, 1984; Ord. 238 § 5, 1969; prior code § 54.20.046.]

15.12.240 **Cre of poles.**

A. Power poles and service poles belonging to the electric utility or for which the electric utility has jurisdiction may not be see for any purpose other than electrical power transmission and distribution, unless per a written pole attachment agreement.

- B. The annual rate for each attachment to any pole by any user, the rate to include right-of-way maintenance by the borough at the base of the pole only, shall be as follows:
 - 1. \$20.00 per attachment effective July 1, 2014.
- C. All poles used in the transmission and distribution of electrical power will be approved by the electric utility and be treated with an approved preservative. [Ord. 883 § 7, 2014; Ord. 693 § 4, 2000; Ord. 678 § 4, 2000; Ord 543 § 5, 1988.]

City and Borough of Wrangell Electrical Connection Fee Schedule

Approved by Resolution XX.XX.XXXX

	_		Approved by nesolution AA:AA:AA
Category		Rate	Notes
Residential Permit	\$	100	
Commercial Permit	\$	200	
Service Connection Change	\$	270	
Temporary Connection	\$	110	

The above fees include two inspections, one rough-in and one final. For each additional inspection made necessary for defective workmanship or material or recall by customer an additional charge of \$35.00 will be added.

Note: Service Connections Fee as noted below apply to Service Connections not to exceed 150 feet. For Service Connections over 150 feet and do not require an additional pole, an additional \$3.00 per foot will be added.

Residential Single Phase (through 200 Amps)	\$ 800	Transformer is provided by WML&P
Residential Single Phase (through 400 Amps)	\$ 1,000	Transformer is provided by WML&P
Commercial Single Phase (through 200 Amps)	\$ 950	Transformer Cost is Additional
Commercial Single Phase (above 200 Amps to 400 Amps)	\$ 1,200	Transformer Cost is Additional
Commercial Single Phase (above 400 Amps)	\$ 1,600	Transformer Cost is Additional
Commercial Three Phase (through 200 Amps)	\$ 1,850	Transformer Cost is Additional
Commercial Three Phase (Over 200 Amps)	\$ 3,500	Plus \$10 per Transformer KVA Required. Transformer Cost is Additional
Overhead Secondary Pole Span (Up to 300 feet)	\$ 2,500	
Overhead Primary Single Phase Pole Span (Up to 300 feet)	\$ 7,850	
Overhead Primary Three Phase Pole Span (Up to 300 feet)	\$ 8,950	
All Underground Service Extensions (both Single Phase and Three Phase) will be billed at actual Material and Labor Costs at the		
time of installation.		

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

	DATE:	July 27, 2021
AGENDA ITEM TITLE:	Agenda Section	13

EMERGENCY ORDINANCE No. 1006 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA REAFFIRMING THE DECLARATION OF EMERGENCY IN EMERGENCY ORDINANCES 976, 980, 985, 994, and 1003 AND REENACTING THE ADOPTION OF INTERNATIONAL AND INTERSTATE TRAVEL TESTING MEASURES

SUBMIT	TED BY:	FISCAL NOT	<u>`E:</u>		
		Expenditur	e Required: \$XX	XX Total	
Lisa Von B	argen, Borough Manager	FY 20: \$	FY 21: \$	FY22: \$	
		Amount Bu	dgeted:		
		FY2	20 \$XXX		
De la companya de la la la companya de la companya		Account Number(s):			
Reviews	/Approvals/Recommendations	XXXXX XXX XXXX			
	Commission, Board or Committee	Account Na	me(s):		
Name(s)		Ent	er Text Here		
Name(s)		Unencumbered Balance(s) (prior to			
	Attorney	expenditur	re):		
	Insurance	\$XXX			

RECOMMENDATION MOTION:

Move to Approve Emergency Ordinance No. 1006.

ATTACHMENTS: 1. Emergency Ordinance No. 1006

SUMMARY STATEMENT:

The EOC is bringing back the interstate travel testing mandate ordinance for renewal consideration. The previous ordinance was allowed to expire in June. It important to have the Assembly review the

necessity for reenacting the testing requirement. The ordinance has not changed since it was updated in May to reflect new guidance for fully vaccinated individuals.

The State has extended its COVID testing for travelers, at the Airport.

Identifying positive cases through testing upon arrival from outside the state is still one of the most effective ways to keep the community safe from the virus being brought into town.

This ordinance requires all persons (except those who are fully vaccinated) traveling into Wrangell from outside the state, arriving via all modes, to adhere to one of the described testing scenarios. The exception is Alaska residents, who may choose to quarantine upon arrival for 14 days in lieu of testing.

All persons arriving in Wrangell, via all modes, are able to use the airport.

This ordinance has no violation or penalty provision.

The ordinance is scheduled to sunset at 11:59pm on September 30, 2021. That date was picked as it is the expiration date of our current emergency declaration.

CITY AND BOROUGH OF WRANGELL, ALASKA EMERGENCY ORDINANCE NO. 1006

AN EMERGENCY ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA REAFFIRMING THE DECLARATION OF EMERGENCY IN EMERGENCY ORDINANCES 976, 980, 985, 994, and 1003 AND REENACTING THE ADOPTION OF INTERNATIONAL AND INTERSTATE TRAVEL TESTING MEASURES

WHEREAS, the Wrangell Borough Assembly is committed to minimizing the impacts of the COVID-19 pandemic on Wrangell's residents and businesses; and

WHEREAS, one measure available to protect the community is to conduct COVID-19 testing on individuals arriving into the Borough and require such individuals to take certain precautions prior to receipt of a negative result; and

WHEREAS, these measures assist in identifying and protecting against positive cases before significant community spread can occur; and

WHEREAS, the Wrangell Airport and the Alaska Marine Highway System ferry terminal are the primary points-of-entry for persons traveling into Wrangell from interstate and international locations; and

WHEREAS, SEARHC, under State of Alaska funding, has been conducting COVID-19 testing at the Wrangell Airport for the last several months; and

WHEREAS, this testing is available at no charge for those traveling by all modes into Alaska; and

WHEREAS, the State of Alaska maintains only an interstate travel testing advisory, rather than a mandate; and

WHEREAS, it is in Wrangell's best interest to continue to require the testing of interstate and international travelers coming into the City and Borough of Wrangell in certain situations, via all modes, in order to quickly discover and isolate infected persons who arrive in Wrangell from outside the State of Alaska; and

WHEREAS, the City and Borough of Wrangell has the authority to implement temporary travel testing mandates relating to international and interstate into Wrangell via all modes to protect the health of all people living in and traveling to the community; and

WHEREAS, the conditions of this Emergency Ordinance are designed to provide the least necessary restrictions.

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

SECTION 1: AUTHORIZATION. This is a non-codified EMERGENCY ORDINANCE provided for in the Home Rule Charter of the City & Borough of Wrangell, Alaska Section 2-11.

SECTION 2: APPLICABILITY (INTERSTATE TRAVEL). The City and Borough of Wrangell Assembly requires that all interstate travelers arriving into Wrangell via the airport or the Alaska Marine Highway System (AMHS) ferry terminal, by private transportation carrier to the airport or harbors or docks if applicable, or by personal transportation modes to the airport or harbors or docks, be tested prior to or upon arrival, with details as follows:

I. All Travelers Arriving into Wrangell:

- a. Complete a Travel Declaration Form and a Self-Isolation Plan in the Alaska Travel Portal at www.alaska.covidsecureapp.com.
- b. Any person currently positive with COVID-19 cannot travel to Wrangell until they have been released from isolation, or cleared for travel, by a medical provider or public health agency.
- II. All travelers arriving into Wrangell from outside Alaska must adhere to one of the following options, with special considerations outlined in Section III:
 - a. Pre-travel molecular-based test for SARS-CoV2 with negative results:

The traveler should submit negative test results from a test within 72 hours of departure into the Alaska Travel Portal or have proof of a negative test available to show screeners at the airport upon arrival.

- b. **Pre-travel molecular-based test for SARS-CoV2** <u>without results</u>: The traveler should submit proof of a test taken within 72 hours of departure into the Alaska Travel Portal or have proof available of having taken a test to show screeners at the airport.
 - i. The traveler should follow strict social distancing until test results are available.
 - ii. The traveler should upload test results to the Alaska Travel Portal when received, regardless of the test result (it will say negative or positive).
 - iii. The traveler should obtain a second test 5-14 days after arrival. If the results of the molecular-based test for SARS CoV2 are **positive**, the traveler must remain in self isolation at their own expense. The traveler must not travel until cleared by State of Alaska Public Health (1-800-478-0084).

c. No pre-travel molecular-based test for SARS CoV2:

If a traveler (aged 11 years or older) arrives without proof of a negative test result, or proof of a test taken within of 72 hours of departure to Wrangell, they must test at the Wrangell Airport.

- i. The traveler should follow strict social distancing until test results are received.
- ii. The traveler should obtain a second test 5–14 days after arrival.

III. Special Considerations

- a. Alaskan residents may elect to not be tested, provided that they strictly self- quarantine, at their own expense, for a period of fourteen (14) days after arrival into Wrangell.
- b. Children 10 years of age and younger are exempt from testing requirements. However untested children travelling with a parent or guardian should remain in the same status as the parent or guardian.
- c. The provisions of this ordinance shall not apply if application would delay or limit emergency travel into Wrangell by Law Enforcement Officers, Healthcare Workers, or personnel from the Office of Children's Services while functioning in their official capacity.

IV. Prior confirmed positive results within 90 days of departure - All Travelers:

- a. The traveler does not need to obtain a test for SARS CoV2, whether immediately before travel or upon arrival, if both of the following conditions are met:
 - The traveler provides proof of a previously positive result of a molecular-based test of SARS CoV2 within 90 days of departure; and
 - ii. The traveler is currently asymptomatic.

V. Requirements for Critical Infrastructure Workforce Travel:

Travel into Wrangell by workers in critical infrastructure workforce, as is defined in the Cyber and Infrastructure Security Agency (CISA) "Guidance on the Essential Critical Infrastructure Workforce." must follow the instructions and protocols contained in the employer's Community Workforce Protective Plan on file with the State. If a Plan has not been filed, or if that Plan does not contain protections or protocols for workers traveling into Wrangell from the employer's general work site, workers must follow this ordinance.

VI. Exemptions for Fully Vaccinated Individuals:

Fully-vaccinated travelers can resume travel into Wrangell and do not need to get tested before or after travel or self-quarantine after travel.

a. It is highly recommended that fully-vaccinated travelers who engaged in activities with a greater risk of COVID-19 transmission, and who

may upon return have contact with individuals with a higher risk of impacts from COVID-19, or may have contact in congregate settings, acquire a test at the Wrangell Airport upon arrival and quarantine until those results are received.

VII. Definitions

- a. Self-quarantine:
 - i. Self-quarantine is required while waiting for the results of your first molecular-based test for SARS-CoV2.
 - ii. Comply with all protocols related to your self-quarantine as set forth by your hotel or rented lodging, if applicable.
- b. Strict Social Distancing:
 - i. Strict social distancing is required while you wait for test results.
 - ii. You can be in an outdoor public place, but you should remain six feet away from anyone not in your immediate household, and you should wear a face covering. You should arrange curbside shopping or have food delivery.
 - iii. You should not enter restaurants, bars, gyms, community centers, office buildings, and school or daycare facilities. Do not participate in any group activities, including sporting events and practices, weddings, funerals, or other gatherings.
- c. Self-Isolation Plan: Every traveler entering the state of Alaska should complete a Self-Isolation Plan within the Alaska Travel Portal. This allows travelers to consider their plan for what they will do if their test results return positive while in Wrangell.
- d. Accepted proof of Alaska residency:
 - i. Alaska driver's license or state-issued ID card.
 - ii. Federally-recognized Alaska tribal identification card.
 - iii. Active duty military ID card or active duty dependent ID card.
 - iv. Employment verification letter on employer letterhead or school verification letter for in-person schooling, stating traveler is moving to Wrangell for employment or school.
- e. Fully Vaccinated Individuals is defined as more than two weeks following receipt of the second dose in a two-dose series, or more than two weeks following receipt of one dose of a single-dose vaccine.

SECTION 3. APPLICABILITY (INTERNATIONAL TRAVEL). As per the Centers for Disease Control and Prevention, the City and Borough of Wrangell requires that all travelers traveling internationally into Wrangell do the following:

If you plan to travel internationally, you will need to get tested no more than 3 days before you travel by air into the United States (US) and show your negative result to the airline before you board your flight, or be prepared to show documentation of recovery (proof of a recent positive viral test and a letter from your healthcare provider or a public health official stating that you were cleared to travel).

SECTION 4. EFFECTIVE DATES. This ordinance shall be effective upon adoption and shall sunset at 11:59pm September 30, 2021 unless terminated earlier or extended by action of the Assembly.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA THIS 27th DAY OF July 2021.

	CITY & BOROUGH OF WRANGELL, ALASK	4
	Stephen Prysunka, Mayor	
ATTEST:		
Kim Lane Borough Clerk		

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

	DATE:	July 27, 2021
AGENDA ITEM TITLE:	Agenda Section	13

ORDINANCE No. 1007 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING CHAPTER 20.28 OF THE ZONING CODE TITLED RR-1 DISTRICT – RURAL RESIDENTIAL SECTION 20.28.040 CONDITIONAL USES BY ADDING CONDOMINIUMS IN AREAS WITH CITY SEWER AND WATER AS A NEW CONDITIONAL USE.

SUBMITTED BY: Carol Rushmore, Economic Development Director

Reviews/Approvals/Recommendations		
	Commission, Board or Committee	
Name(s)	Planning and Zoning Commission	
Name(s)		
	Attorney	
	Insurance	

FISCAL NOTE:					
Expend	Expenditure Required: \$XXX Total				
FY 20: 3	\$	FY 21: \$	FY22: \$		
Amount Budgeted:					
FY20 \$XXX					
Account Number(s):					
XXXXX XXX XXXX					
Account Name(s):					
	Enter Text Here				
Unencumbered Balance(s) (prior to expenditure):					
	\$XXX				

ATTACHMENTS: 1. WMC 20.28 Rural Residential 1 District; 2. Ord. 1007

RECOMMENDATION MOTION:

Move to approve first reading of Ordinance No. 1007 and move to a second reading with a public hearing to be held on August 10, 2021.

SUMMARY STATEMENT:

The action of the Planning and Zoning Commission is a recommendation to the Assembly. The Commission at a Special Meeting on June 1, 2021 recommended moving forward for Assembly

approval to add as a new conditional use within the Rural Residential 1 Zoning District, Condominiums if Municipal Sewer and Water are available.

The Planning and Zoning Commission made the following findings:

 Findings as to need and justification for the proposed change including findings as to the effect which the proposed change would have on the objectives of the comprehensive plan;

The proposed Condominium use addition to the conditionally approved uses in Rural Residential 1 (RR1) provides another development option for properties from the cemetery all the way to McCormack's Creek. Roadhouse Condominiums has been a successful venture such that additional similar developments could be appropriate. There are currently no standards for housing or structure density in RR1 (WMC 20.52.090) other than minimum lot size requirement. The minimum lot size requirement for the RR1 District that is served by municipal sewer and water is 10,000 square feet, but 15,000 square feet if municipal utilities are not available. Any proposal, if the condominium use is approved, would be reviewed on its own merit looking at lot size, number of units, parking, storage, and other shared spaces as designated within the application. The proposed zoning modification meets the Comprehensive Plan Policy 31 and two action items.

The Comprehensive Plan Policy 31: Support development of a range of housing types/living arrangements over time in Wrangell, south of town along Zimovia Highway and in remote areas. Action: Identify and designate areas for future residential development in town, along Zimovia Highway, and in remote areas, and update zoning as needed. Action: Enact zoning that encourages construction of a diversity of housing types.

2. Findings as to the effect which the proposed change would have on property owners in the area of proposed boundary changes, including changes in traffic flow, population, density, off-street parking, sewer and water services;

The proposed conditionally approved use allowing Condominiums in RR1 could potentially affect adjacent properties. A condominium development could increase the residential density of the immediate surrounding area. Lot size and configuration could affect how much of an increase or impact to the neighbors there would be from additional traffic, parking, density, and utilities. The Condominium use could be modified so that condominiums would only be allowed on lots that have municipal sewer and water to guarantee environmental controls for waste disposal. Standards could also be developed for number of units per land area, similar to multi-family structure standards or as mentioned above, the proposal can be reviewed on a case-by-case basis subject to the Commission's conditions. A proposal like this also might be appropriate in certain areas utilizing the proposed Planned Unit Development code recently drafted by the Commission and under internal review.

3. Recommendation as to the approval or disapproval of the change.

Commission recommends approval of the zone modification to allow Condominiums as a conditionally approved use in the RR1 District if municipal sewer and water are available.

CITY AND BOROUGH OF WRANGELL, ALASKA ORDINANCE NO. 1007

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 20.28 OF THE ZONING CODE TITLED RR-1 DISTRICT – RURAL RESIDENTIAL SECTION 20.28.040 CONDITIONAL USES BY ADDING CONDOMINIUMS IF MUNICIPAL SEWER AND WATER ARE AVAILABLE AS A NEW CONDITIONAL USE

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. <u>Action.</u> The purpose of this ordinance is to amend Chapter 20.28 Rural Residential 1 Zoning District, Section 20.28.040 Conditional Uses, of the Wrangell Municipal Code by adding Condominiums if Municipal Sewer and Water are available as a new conditional use.
- SEC. 2. <u>Amendment</u>, Chapter 20.28, Section 20.28.040 of the Wrangell Municipal Code is hereby amended as follows:

20.28.040 Conditional uses.

The following are the uses which may be permitted in the RR-1 district by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

- A. Home occupations;
- B. Public and private elementary and secondary schools and colleges;
- C. Nursery schools, private kindergartens, and child care centers;
- D. Public buildings and structures;
- E. Hospitals, sanitariums, nursing homes and convalescent homes;
- F. Churches and cemeteries;
- G. Radio and television transmitters and towers;
- H. Mobile home parks;
- I. Neighborhood-oriented commercial development (e.g., neighborhood grocery);
- J. Quarrying, material extraction and processing;
- K. Energy-related facilities;
- L. Commercial animal establishments;
- M. Fisheries enhancement/aquaculture;
- N. Recreational vehicle parks;
- O. Marine ways;
- P. Storage of equipment for private and/or commercial use only;
- Q. Cottage industry;

- R. Licensed retail marijuana store facility, provided the facility must be located on one acre or more of land and meet setbacks;
- S. Licensed marijuana testing facility, provided the facility must be located on one acre or more of land and meet setbacks;
- T. Licensed marijuana product manufacturing facility, with the exception of solvent based manufacturing processes which are not allowed, and provided the facility must be located on one acre or more of land and meet setbacks;
- U. Licensed standard cultivation marijuana facility (500 square feet or more under cultivation), provided the facility must be located on two acres or more of land and meet setbacks;
- V. Licensed limited cultivation marijuana facility (fewer than 500 square feet under cultivation), provided the facility must be located on one acre or more of land and meet setbacks.
- W. Condominiums if municipal sewer and water are available.
- 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:	, 2021
PASSED IN SECOND READING:	, 2021
	Stephen Prysunka, Mayor

ATTEST:

Kim Lane, Borough Clerk

Chapter 20.28 RR-1 DISTRICT – RURAL RESIDENTIAL

Sections:

20.28.010 Purpose.

20.28.020 Principal uses permitted.

20.28.030 Accessory uses permitted.

20.28.040 Conditional uses.

20.28.050 Standards.

20.28.010 Purpose.

The rural residential district is intended to provide for low impact land and water uses and activities in areas that are not suitable or desirable for intensive development due to their distance from established utility service areas, existing large lot development or existing rural lifestyles. These areas shall be protected from high density or incompatible development in order to maintain their character and avoid the high public costs associated with utility service for outlying or scattered development. Within the RR-1 district, low density uses, compatible with the character of the district, are encouraged provided they will not require public sewers, water systems or high volume traffic arteries. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.010.]

20.28.020 Principal uses permitted.

The following are principal permitted uses in this district:

- A. One- and two-family dwellings to include modular and manufactured housing and mobile homes;
- B. Public parks and playgrounds. [Ord. 867 § 1, 2013; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.020.]

20.28.030 Accessory uses permitted.

The following are permitted accessory uses in this district provided they do not create a nuisance or hazard:

- A. Private garages;
- B. Houses and tool sheds;
- C. Private docks, moorage, boat houses and net houses;
- D. Uses and structures which are customarily accessory and clearly subordinate to permitted uses;

E. Animal establishments other than commercial animal establishments. [Ord. 867 § 1, 2013; Ord. 785 § 10, 2006; Ord. 462 § 6, 1984; Ord. 219 § 5, 1969; prior code § 95.33.030.]

20.28.040 Conditional uses.

The following are the uses which may be permitted in the RR-1 district by action of the commission under the conditions and procedures specified in Chapter 20.68 WMC:

- A. Home occupations;
- B. Public and private elementary and secondary schools and colleges;
- C. Nursery schools, private kindergartens, and child care centers;
- D. Public buildings and structures;
- E. Hospitals, sanitariums, nursing homes and convalescent homes;
- F. Churches and cemeteries;
- G. Radio and television transmitters and towers;
- H. Mobile home parks;
- I. Neighborhood-oriented commercial development (e.g., neighborhood grocery);
- J. Quarrying, material extraction and processing;
- K. Energy-related facilities;
- L. Commercial animal establishments;
- M. Fisheries enhancement/aquaculture;
- N. Recreational vehicle parks;
- O. Marine ways;
- P. Storage of equipment for private and/or commercial use only;
- Q. Cottage industry;
- R. Licensed retail marijuana store facility, provided the facility must be located on one acre or more of land and

meet setbacks;

- S. Licensed marijuana testing facility, provided the facility must be located on one acre or more of land and meet setbacks;
- T. Licensed marijuana product manufacturing facility, with the exception of solvent based manufacturing processes which are not allowed, and provided the facility must be located on one acre or more of land and meet setbacks;
- U. Licensed standard cultivation marijuana facility (500 square feet or more under cultivation), provided the facility must be located on two acres or more of land and meet setbacks;
- V. Licensed limited cultivation marijuana facility (fewer than 500 square feet under cultivation), provided the facility must be located on one acre or more of land and meet setbacks. [Ord. 926 § 3, 2016; Ord. 867 § 1, 2013; Ord. 785 § 11, 2006; Ord. 462 § 6, 1984.]

20.28.050 Standards.

The standards found in Chapter 20.52 WMC applicable to this district are:

- A. Standards policies: WMC 20.52.005;
- B. Principal structures per lot: WMC 20.52.010;
- C. Traffic vision impediments: WMC 20.52.020;
- D. Distances between buildings: WMC 20.52.030;
- E. Air, land and water quality: WMC 20.52.040;
- F. Volatile products storage: WMC 20.52.050;
- G. Noise: WMC 20.52.060:
- H. Airport interference: WMC 20.52.070;
- I. Building height: WMC 20.52.080;
- J. Density Minimum lot size: WMC 20.52.090;
- K. Coverage Minimum open areas: WMC 20.52.100;
- L. Setbacks Yards: WMC 20.52.110;

- M. Shoreline dependency: WMC 20.52.120;
- N. Piers, docks, shoreline protection and shoreline construction: WMC 20.52.130;
- O. Drainage: WMC 20.52.150;
- P. Dredge and fill: WMC 20.52.160;
- Q. Home occupations: WMC 20.52.170;
- R. Mobile homes and mobile home parks Defined: WMC 20.52.180;
- S. Off-street parking: WMC 20.52.190;
- T. Signs: WMC 20.52.210;
- U. Traffic generation: WMC 20.52.230;
- V. Recreational vehicle parks: WMC 20.52.240;
- W. Recreation: WMC 20.52.250;
- X. Firewood storage: WMC 20.52.260;
- Y. Animal establishments: WMC 20.52.270. [Ord. 867 § 1, 2013; Ord. 785 § 12, 2006; Ord. 586 § 6, 1993; Ord. 486 § 7, 1985; Ord. 462 § 6, 1984.]

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

	DATE:	July 27, 2021
AGENDA ITEM TITLE:	<u>Agenda</u> <u>Section</u>	13

ORDINANCE No. 1008 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING CHAPTER 5.03, FISCAL PROVISIONS GENERALLY, AND ADDING SECTION 5.03.001, SET-OFFS PRIOR TO DISBURSEMENTS, IN CHAPTER 5.03, OF THE WRANGELL MUNICIPAL CODE

SUBMITTED BY:		FISCAL NOTE:			
		Expendi	ture Require	ed:	
		FY 20: \$	FY 21:	FY22:	
Kim Lane, I	Borough Clerk	·	- 1		
,		Amount Budgeted:			
		Account Number(s):			
<u>Reviews</u> ,	/Approvals/Recommendations				
	Commission, Board or Committee	Account	Name(s):		
N ()			Environment	al Assessment for	
Name(s)		1	Jtilities Cam	ous	
Name(s)		Unencumbered Balance(s) (prior to			
	Attorney	expenditure):			
	Insurance				

RECOMMENDATION MOTION:

ATTACHMENTS: 1. Ord 1008

Move to Approve first reading of Ordinance No. 1008 and Move to a Second Reading with a Public Hearing to be held on August 24, 2021.

SUMMARY STATEMENT:

Currently, when a customer is due a refund from the Borough, we are not allowed to take those funds and pay them toward outstanding accounts receivables. This ordinance would allow us to do

that. For example, if we follow the procedures and impound a vessel and ultimately hold an auction to sell it and the sale brings in an excess of funds from what is owed on the vessel storage, we are required to contact the registered owner of the vessel and send them the excess funds from the sale (less advertising and/or attorney fees). If the vessel owner owes other outstanding amounts to the Borough, like utilities, we are unable to use the excess revenue to offset the debt because we don't have this proposed provision in our code.

Working with our Borough Attorney and looking at what other municipalities are doing, we are bringing this Ordinance to you for consideration. If adopted, we will be able to apply any excess funds towards other outstanding accounts receivables that the registered owner may have.

In addition to the Accounts Receivable provision, if adopted, we will have the ability to withhold lease payments as well as any contract amounts that the City would pay out, to go towards any outstanding Accounts Receivable delinquencies.

CITY AND BOROUGH OF WRANGELL, ALASKA ORDINANCE NO. 1008

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING CHAPTER 5.03, FISCAL PROVISIONS GENERALLY, AND ADDING SECTION 5.03.001, SET-OFFS PRIOR TO DISBURSEMENTS, IN CHAPTER 5.03, OF 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. <u>Action.</u> The purpose of this ordinance is to add Chapter 5.03, Fiscal Provisions Generally, and to add Section 5.03.001, Set-Offs Prior to Disbursements, in Title 5, Revenue and Finance of the Wrangell Municipal Code.
- SEC. 2. <u>Addition</u>. Chapter 5.03 and Section 5.03.001 of the Wrangell Municipal Code are hereby added as follows:

Chapters:

- 5.02 Investment of Borough Funds
- 5.03 Set-Offs Prior to Disbursements
- 5.04 Property Tax
- 5.06 Transient Occupancy Tax
- 5.08 Sales Tax
- 5.09 Excise Tax on Marijuana
- 5.10 Purchases and Sales
- 5.11 Remote Seller Sales Tax
- 5.12 Improvements and Assessments
- 5.14 Borough Budget
- 5.16 Improvements by Petition
- 5.18 Grants Administration
- 5.20 City and Borough of Wrangell Permanent Fund
- 5.22 Enhanced 911 Telephone Service
- 5.24 General Fixed Assets
- 5.26 Investment Policy, Objectives, and Guidelines for the Swimming Pool Fund

5.03.010 Set-Offs Prior to Disbursements

A. <u>Disbursements of money to a person, firm or corporation shall be made only after all the various receivable accounts of the Borough have been reviewed for outstanding</u>

- balances owed. The disbursement will be reduced by setting off the amount of any delinquent indebtedness due the Borough from such person, firm, or corporation.
- B. All contracts to which the Borough is a party which will or may involve the disbursement of Borough funds shall contain the following clause, or its substantial equivalent: "Disbursement of money by the City and Borough of Wrangell hereunder shall be subject to set-off pursuant to the provisions of the Code of the City and Borough of Wrangell Municipal Code." Such contracts include, but are not limited to, oral contracts, employment contracts, construction contracts, purchasing contracts, contracts, and revenue from impounded vessels or vehicle sales, sale of foreclosed properties, sale of police forfeiture items, and lease agreements.
- 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. However, until which time that a new fee schedule is duly adopted, the fees reflected in the former sections amended herein shall remain as an interim fee schedule.

	PASSED IN FIRST READING:	, 2021
	PASSED IN SECOND READING:	, 2021
		Stephen Prysunka, Mayor
ATTE	ST:	
	Kim Lane, MMC, Borough Clerk	

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

	DATE:	July 27, 2021
AGENDA ITEM TITLE:	Agenda Section	13

RESOLUTION No 07-21-1598 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE SOLID WASTE FUND TRANSFERRING \$15,000 FROM SOLID WASTE FUND RESERVES TO THE SOLID WASTE FUND ADMINISTRATION PROFESSIONAL SERVICES ACCOUNT AND AUTHORIZING ITS EXPENDITURE FOR ATTORNEY FEES AND COSTS ASSOCIATED WITH OBTAINING A CERTIFICATE OF CONVENIENCE AND NECESSITY FROM THE RCA (REGULATORY COMMISSION OF ALASKA) FOR GARBAGE COLLECTION

SUBMITTED BY:		FISCAL NOTE:			
		Expenditure Required: \$15,000			
Lisa Von Bargen, Borough Manager		FY 20: \$		FY22: \$15,000	
		Amoun	t Budgeted:		
			\$0		
D : /A] /D] ::		Account Number(s):			
<u>Reviews</u> ,	/Approvals/Recommendations	78000 601 7519 00 00000			
	Commission, Board or Committee	Accoun	t Name(s):		
Name(s)			Solid Waste	Admin Prof Svcs	
Name(s)		Unencu	mbered Bal	ance(s) (prior to	
Attorney		expenditure):			
	Insurance		\$15,000 afte	er resolution approval	

<u>ATTACHMENTS:</u> 1. RES 07-21-1598

RECOMMENDATION MOTION:

Move to Approve Resolution No. 07-21-1598.

SUMMARY STATEMENT:

As the Assembly is aware we have recently realized the CBW is without a Certificate of Convenience and Necessity for our Garbage Collection Utility as required by the Regulatory Commission of Alaska (RCA). Through our Municipal Attorney Administration was introduced to another attorney who specializes in representing entities who are renewing or applying for certificates through the RCA.

In our initial discussion the legal fees were estimated to be \$10,000 or less. Administration does not have an idea yet of what the cost of the actual certificate will be, or if we will be fined any amount for operating all these years without a certificate. Administration is requesting \$15,000 be transferred from Solid Waste reserves to cover this effort. Resolution 07-21-1598 moves the money and authorizes the expenditure.

The Solid Waste Fund reserves are estimated at \$153,739 including all estimated revenues and expenditures for FY 2022. Following this expenditure the reserves will be \$138,739. This funding will go into the Solid Waste Professional Services line item account.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. <u>07-21-1598</u>

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET IN THE SOLID WASTE FUND TRANSFERRING \$15,000 FROM SOLID WASTE FUND RESERVES TO THE SOLID WASTE FUND ADMINISTRATION PROFESSIONAL SERVICES ACCOUNT AND AUTHORIZING ITS EXPENDITURE FOR ATTORNEY FEES AND COSTS ASSOCIATED WITH OBTAINING A CERTIFICATE OF CONVENIENCE AND NECESSITY FROM THE RCA (REGULATORY COMMISSION OF ALASKA) FOR GARBAGE COLLECTION

WHEREAS, the City & Borough of Wrangell has discovered the Borough is operating a solid waste (garbage) collection utility without a Certificate of Convenience and Necessity (CCN); and

WHEREAS, solid waste (garbage) collection is a utility that requires a CCN from the Regulatory Commission of Alaska (RCA); and

WHEREAS, it is necessary to hire an attorney who specializes in obtaining certificates from the RCA; and

WHEREAS, additional application and other fees and costs may be incurred; and

WHEREAS, it is necessary to transfer money from the Solid Waste Fund reserves to cover these unbudgeted expenses.

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

<u>Section 1</u>: The FY 2022 Budget in the Waste Water Fund is amended to reflect an increase in the transfer of funds, in the amount of \$15,000 from the Solid Waste Fund Reserves into the SolidWaste Fund Operating Budget.

Section 2: The FY 2022 Budget in the Solid Waste Fund is amended to reflect an increase in the authorized expenditures in the Solid Waste Fund Administration Professional Services account (78000 601 7519) in the amount of \$15,000 for Attorney Fees and Costs associated with obtaining a Certificate of Convenience and Necessity from the RCA for garbage collection.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 27th DAY OF JULY, 2021.

Item e.

	CITY & BOROUGH OF WRANGELL, ALASKA
	Stephen Prysunka, Mayor
ATTEST: Kim Lane, Borough Clerk	_

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

	DATE:	July 27, 2021
AGENDA ITEM TITLE:	Agenda Section	13

RESOLUTION No. 07-21-1599 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LANDS, LOT 6A, BLOCK 61, AMENDED INDUSTRIAL PARK SUBDIVISION III (PLAT NO. 2001-7), AS REPLATTED PER WOODBURY-INDUSTRIAL REPLAT, ZONED INDUSTRIAL, TO BRETT WOODBURY AND MIKE MATNEY

SUBMITTED BY:		<u>F</u>	FISCAL NOTE:			
			Expenditure Required: \$XXX Total			
Carol Rush	more, Economic Development	F	Y 20: \$	FY 21: \$	FY22: \$	
Director	•					
Amount Bud		Budgeted:				
			FY2	20 \$XXX		
		Account Number(s):				
Reviews	/Approvals/Recommendations		XXXXX XXX XXXX			
\boxtimes	Planning & Zoning Comm.	Account Name(s):				
Name(s)		Enter Text Here				
Name(s) Unencumber		ered Balance(s)	(prior to			
	Attorney	expenditure):				

\$XXX

ATTACHMENTS: 1. Res 07-21-1599; 2. Woodbury-Industrial Replat; 3. Appraisal

RECOMMENDATION MOTION:

Insurance

Move to approve Resolution No. 07-21-1599.

SUMMARY STATEMENT:

The subject parcel of 26,000 sq. ft is an inaccessible lot without utilities. To put the lot out for bid would require the Borough to construct a road for access as well as utilities. The two landowners adjacent to the parcel are both interested purchasing the lot to expand their existing operations and opportunities and thus would eliminate the cost of a road access and utilities to the Borough.

The Planning and Zoning Commission reviewed the original request to purchase by Mr. Woodbury. Prior to the Commission meeting, Mr. Matney spoke to staff and to Mr. Woodbury and voiced an interest in that portion of the lot directly behind his lot. Both individuals agreed to working together to purchase the lot.

The lot needed to be subdivided and combined with the existing and adjacent lots owned and developed by Mr. Matney and Mr. Woodbury because no access or utilities are planned for 5th Avenue. The Planning and Zoning Commission recommended to sell the lot to Mr. Woodbury and Mr. Matney at their regular meeting of August 13, 2020.

The Assembly at their August 25, 2020 meeting approved moving forward with the process. The final plat of the Woodbury-Industrial Replat was approved by the Assembly at the January 26, 2021 meeting and was being held from recording until completion of the appraisal and approval to dispose of the public lands by the Assembly. The appraisal of Lot 6A, Block 61, Amended Industrial Park Subdivision III was received in June 2021 with an appraisal valuation of \$49,000.

As this is a negotiated sale, the Assembly is waiving the bidding requirements outlined in code. Per the request of applicants and final Replat, Mr. Woodbury will purchase 17,333 square feet for \$32,667.71 and Mr. Matney will purchase 8,667 square feet for \$16,332.29.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION No. <u>07-21-1599</u>

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LANDS, LOT 6A, BLOCK 61, AMENDED INDUSTRIAL PARK SUBDIVISION III (PLAT NO. 2001-7), AS REPLATTED PER WOODBURY-INDUSTRIAL REPLAT, ZONED INDUSTRIAL, TO BRETT WOODBURY AND MIKE MATNEY

WHEREAS, the Borough Assembly, at their meeting held August 25, 2020, approved the sale of a Borough-owned parcel that is adjacent to Mr. Woodbury and Mr. Matney's properties, Lot 6A, Block 61, Industrial Park Subdivision III (Plat No. 2001-7), Zoned Industrial; and

WHEREAS, the Woodbury-Industrial Replat Subdivision, a subdivision and replat of Lots 2A and 6A, Block 61, Amended Industrial Park Subdivision III; and Lots 7 and 8 within Industrial Park Subdivision (Plat No. 92-9) is completed and is awaiting final recording, creating Lots A and Lot B, Woodbury-Industrial Replat; and

WHEREAS, an appraisal was completed for Lot 6A, Block 61 with a valuation of \$49,000; and

WHEREAS, the Borough Assembly is approving the sale of the above described parcel to Brett Woodbury, P.O. Box 2121, Wrangell, Alaska 99929, consisting of 17,333 square feet for the amount of \$32,667.71 and to Mike Matney, P.O. Box 2095, Wrangell, Alaska 99929, consisting of 8,667 square feet for the amount of \$16,332.29; and

WHEREAS, as outlined in the Agenda Statement on August 25, 2020, the conditions of the sale of public lands are considered as stated, and waiver of Wrangell Municipal Code Section 16.12.015 and Section 16.12.040 (B) and (C) was authorized.

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

Section 1. The Mayor and Borough Clerk are authorized to execute a quit claim deed to Brett Woodbury to convey the following public lands when payment in full of \$32,667.71 is received for:

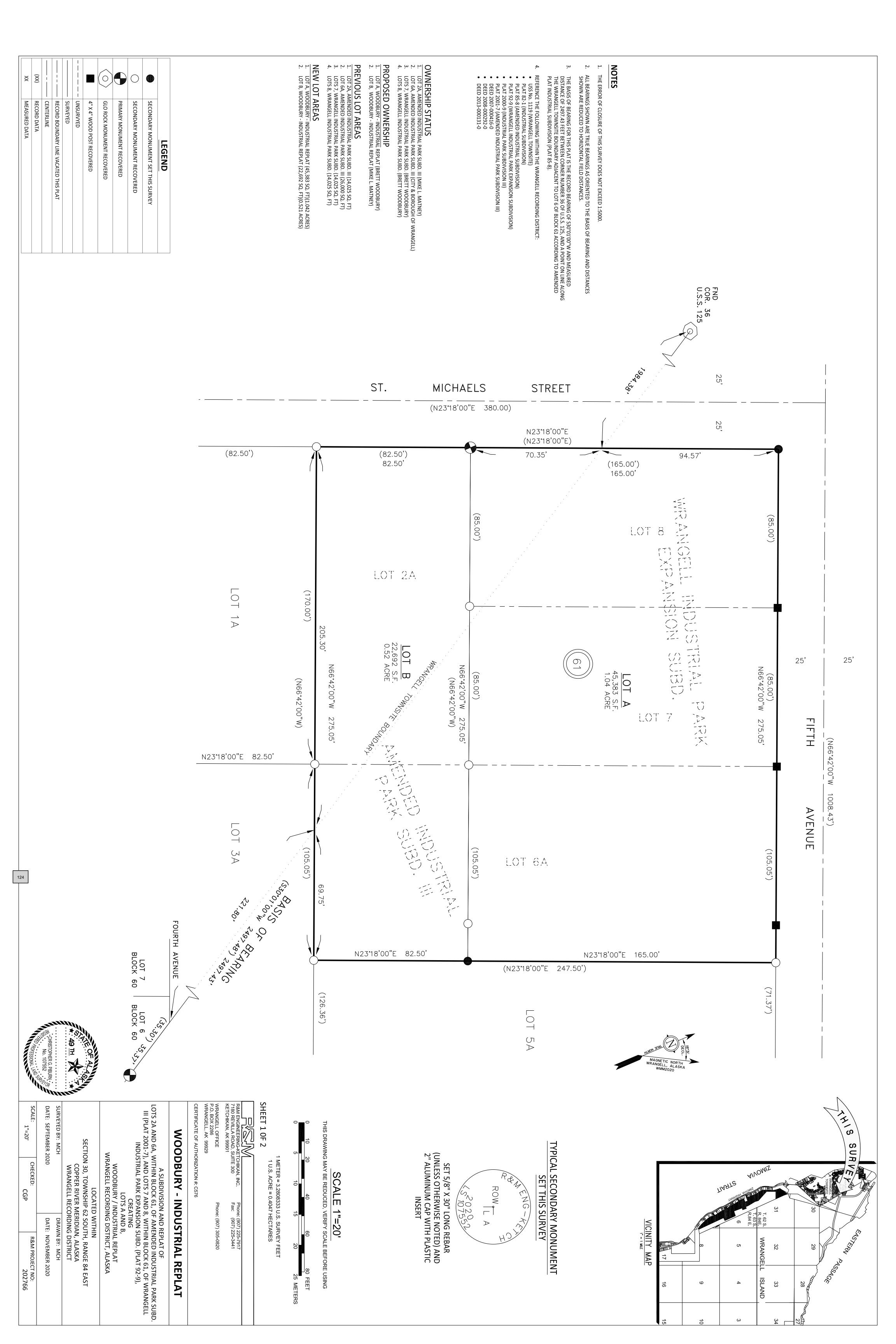
A portion of Lot 6A Block 61, consisting of 17,333 square feet per the Woodbury-Industrial Replat Subdivision, Wrangell Recording District.

Section 2. The Mayor and Borough Clerk are authorized to execute a quit claim deed to Mike Matney to convey the following public lands when payment in full of \$16,332.29 is received for:

A portion of Lot 6A Block 61, consisting of 8,667 square feet per the Woodbury-Industrial Replat Subdivision, Wrangell Recording District.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS $27^{\rm TH}$ DAY OF JULY 2021.

	CITY & BOROUGH OF WRANGELL
	Stephen Prysunka, Mayor
ATTEST:	
Kim Lane, MMC, Borough Clerk	



SURVEYOR'S CERTIFICATE 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 OF ALASKA CHRISTOPHER G. PIBURN, PLS # 107552 CHRISTOPHER G. PIBURN, PLS # 107552	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	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 CITY CLERK CITY CLERK	U.S. OF AMERICA STATE OF ALASKA CITY AND BOROUGH OF WRANGELL THIS IS TO CERTIFY THAT ON THIS DAY OF 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 MY COMMISSION EXPIRES .	CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. DATE BRETT WOODBURY
				U.S. OF AMERICA STATE OF ALASKA CITY AND BOROUGH OF WRANGELL THIS IS TO CERTIFY THAT ON THIS DAY OF 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 MY COMMISSION EXPIRES . MY COMMISSION EXPIRES .	CERTIFICATE OF OWNERSHIP AND DEDICATION I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. DATE MIKE L. MATNEY
				NOTARY'S ACKNOWLEDGMENT U.S. OF AMERICA STATE OF ALASKA CITY AND BOROUGH OF WRANGELL THIS IS TO CERTIFY THAT ON THIS DAY OF 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 MY COMMISSION EXPIRES	WE HEREBY CERTIFY THAT WE ARE THE OWNER 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
SHEET 2 OF 2 RAM ENGINEERING-KETICHIKAN, INC. RAM ENGINEERING-KETICHIKAN, INC. Phone: (907) 225-7917 7180 REVILLA ROAD, SUITE 300 KETICHIKAN, AK 99901 WRANGELL, AK 99929 CERTIFICATE OF AUTHORIZATION #: C576 WRANGELL, AK 99929 CERTIFICATE OF AUTHORIZATION #: C576 WOODBURY - INDUSTRIAL REPLAT A SUBDIVISION AND REPLAT OF LOTS 2A AND 6A, WITHIN BLOCK 61, OF AMMENDED INDUSTRIAL PARK SUBD. III (PLAT 2001-7), AND LOTS 7 AND 8, WITHIN BLOCK 61, OF WRANGELL INDUSTRIAL PARK EXPANSION SUBD. (PLAT 92-9), CREATING LOTS A AND B, WOODBURY / INDUSTRIAL REPLAT WRANGELL RECORDING DISTRICT, ALASKA					

SURVEYED BY: MCH
DATE: SEPTEMBER 2020

DATE: NOVEMBER 2020

LOCATED WITHIN
SECTION 30, TOWNSHIP 62 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

DBY: MCH

DRAWN BY: MCH

SCALE: 1"=20'

CHECKED: CGP

R&M PROJECT NO: 202766

APPRAISAL REPORT REAL ESTATE APPRAISAL

Of Lot 6A, Block 61, Plat 2001-7



NHN Fifth Avenue, Wrangell, AK, 99929

As of April 27, 2021

Prepared For

Ms. Carol Rushmore City and Borough of Wrangell PO Box 531 Wrangell, AK, 99929

Prepared by

RAMSEY APPRAISAL RESOURCE Roger Ramsey, Alaska-AA 570

File Name: 21-016-P1

RAMSEY APPRAISAL RESOURCE

907-723-2936

Fax: 866-404-7117 rogerramsey@mac.com

__

June 9, 2021

Juneau,

AK, 99801

Ms. Carol Rushmore City and Borough of Wrangell PO Box 531 Wrangell, AK 99929

10615 Horizon Drive

Re: Appraisal Report, Real Estate Appraisal Lot 6A, Block 61, Plat 2001-7 NHN Fifth Avenue, Wrangell, AK, 99929

File Name: 21-016-P1

Dear Ms. Rushmore:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject is an undeveloped industrially zoned lot, with access undeveloped to its frontage. It adjoins to developed industrial lots.

Please reference page 9 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any services regarding the subject within the three-year period immediately preceding acceptance of this assignment.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 7). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

• There are no hypothetical conditions for this appraisal.

Ms. Rushmore City and Borough of Wrangell June 9, 2021 Page 2

Extraordinary Assumptions:

• There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

Current As Is Market Value:

The "As Is" market value of the Fee Simple estate of the property, as of April 27, 2021, is

Forty Nine Thousand Dollars (\$49,000)

The market exposure time preceding April 27, 2021 would have been 6 months and the estimated marketing period as of April 27, 2021 is 3 months.

Respectfully submitted, Ramsey Appraisal Resource

Roger Ramsey Alaska-AA 570

TABLE OF CONTENTS

Summary of Important Facts and Conclusions	5
Limiting Conditions and Assumptions	
Scope of Work	
Market Area Analysis	11
Wrangell City and Borough*	
Utilities and Services	13
Location Map	16
Property Description	
Survey	
Subject Photographs	
Assessment and Taxes	
Assessment Analysis	
Highest and Best Use	
Valuation Methodology	
Analyses Applied	
Sales Comparison Approach – Land Valuation	28
Land Comparables	28
Comparables Map	
Analysis Grid	
Sales Comparison Approach Conclusion – Land Valuation	
Final Reconciliation	38
Value Indication	38
Value Conclusion	
Certification Statement	40
Addenda	41
Glossary	44

Summary of Important Facts and Conclusions

GENERAL

Subject: Lot 6A, Block 61, Plat 2001-7

NHN Fifth Avenue, Wrangell, AK, 99929

Owner: City and Borough of Wrangell

Legal Description: Lot 6A, Block 61, Plat 2001-7, Wrangell Recording

District

Date of Report: June 9, 2021

Intended Use: The intended use is for portfolio management and

negotiation of potential sales.

Intended User(s): The client, property owner and potential purchasers..

Assessment:

Real Estate Assessment and Taxes						
Tax ID Land Improvements		Improvements Total Tax		Tax	Taxes	
			Assessment	Rate		
02-028-206	\$19,500	\$0	\$19,500	\$12.75	\$249	

Notes: The subject is an exempt property

Sale History: The subject has not sold in the last three years, according

to public records.

Current The subject is not currently listed for sale, or under

Listing/Contract(s): contract.

Land:

Land Summary							
Parcel ID	Gross Land	Gross Land	Topography	Shape			
	Area (Acres)	Area (Sq Ft)					
02-028-206	0.60	26,000	mostly level with one rock knoll on the east end	Rectangular			

Notes:

Zoning: Industrial

Highest and Best Use

of the Site:

Industrial uses

Type of Value: Market Value

VALUE INDICATIONS

Sales Comparison \$49,000
Approach:

Reconciled Value(s): As Is

Value Conclusion(s) \$49,000

Effective Date(s) April 27, 2021

Property Rights Fee Simple

Limiting Conditions and Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents executed by both parties.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections shall not be distributed; this report is intended to be used in whole and not in part.

No part of this appraisal, its value estimates or the identity of the firm or the appraiser(s) may be communicated to the public through advertising, public relations, media sales, or other media.

All files, work papers and documents developed in connection with this assignment are the property of Ramsey Appraisal Resource. Information, estimates and opinions are verified where possible, but cannot be guaranteed. Plans provided are intended to assist the client in visualizing the property; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, were discovered by the appraiser(s) or made known to the appraiser(s). No responsibility is assumed for such conditions or engineering necessary to discover them. Unless otherwise stated, this appraisal assumes there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, was not called to the attention of the appraiser nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test for such substances. The presence of such hazardous substances may affect the value of the property. The value opinion developed herein is predicated on the assumption that no such hazardous substances exist on or in the property or in such proximity thereto, which would cause a loss in value. No responsibility is assumed for any such hazardous substances, nor for any expertise or knowledge required to discover them.

Unless stated herein, the property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature.

Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning violations, encroachments, easements or other restrictions which would affect the subject property, unless otherwise stated.

The appraiser(s) are not required to give testimony in Court in connection with this appraisal. If the appraisers are subpoenaed pursuant to a court order, the client agrees to pay the appraiser(s) Ramsey Appraisal Resource's regular per diem rate plus expenses.

Appraisals are based on the data available at the time the assignment is completed. Amendments/modifications to appraisals based on new information made available after the appraisal was completed will be made, as soon as reasonably possible, for an additional fee.

Americans with Disabilities Act (ADA) of 1990

A civil rights act passed by Congress guaranteeing individuals with disabilities equal opportunity in public accommodations, employment, transportation, government services, and telecommunications. Statutory deadlines become effective on various dates between 1990 and 1997. Ramsey Appraisal Resource has not made a determination regarding the subject's ADA compliance or non-compliance. Non-compliance could have a negative impact on value, however this has not been considered or analyzed in this appraisal.

Software by Narrative1.com

133

Scope of Work

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser's responsibility to develop and report a scope of work that results in credible results that are appropriate for the appraisal problem and intended user(s). Therefore, the appraiser must identify and consider:

- the client and intended users;
- the intended use of the report;
- the type and definition of value;
- the effective date of value;
- assignment conditions;
- typical client expectations; and
- typical appraisal work by peers for similar assignments.

This appraisal is prepared for Ms. Carol Rushmore, City and Borough of Wrangell. The problem to be solved is to estimate the current 'As Is' market value . The intended use is for portfolio management and negotiation of potential sales. This appraisal is intended for the use of client, property owner and potential purchasers..

SCOPE OF WORK					
Report Type:	This is an Appraisal Report as defined by Uniform Standards of Professional Appraisal Practice under Standards Rule 2-2(a). This format provides a summary or description of the appraisal process, subject and market data and valuation analyses.				
Property Identification:	The subject has been identified by the legal description and the assessors' parcel number.				
Inspection:	I visited the property on 4/27/2021. I walked the undeveloped right of way to get to it and proceeded to walk the property lines and through its body. I took photographs of its different features.				
Market Area and Analysis of Market Conditions:	A complete analysis of market conditions has been made.				
Highest and Best Use Analysis: Type of Value:	A complete as vacant highest and best use analysis for the subject has been made. Physically possible, legally permissible and financially feasible uses were considered, and the maximally productive use was concluded. Market Value				
Valuation Analyses Cost Approach:	A cost approach was not applied as the subject is				

vacant land and this approach does not apply

A sales approach was applied as there is adequate data Sales Comparison Approach:

to develop a value estimate and this approach reflects

market behavior for this property type.

An income approach was not applied as while the Income Approach:

subject could generate an income stream, the most

probable buyer is an owner-occupant.

Hypothetical Conditions: There are no hypothetical conditions for this

appraisal.

Extraordinary Assumptions: There are no Extraordinary Assumptions for this

appraisal.

Comments

In the course of doing this valuation the appraiser collected the most recent market data in the subject neighborhood.

I spoke with local contractor Todd White, to get estimates of cost to develop utilities to the subject.

I spoke with Carol Rushmore to determine who would encumber the cost of developing the right of way and utilities in it.

I determined the location of the existing utilities by using the CBW GIS layers and discussions with Tom Wetor.

CBW provided a preliminary plat showing how the subject will be absorbed by the adjacent properties if purchased by them. An excerpt of this plat is in the addendum.

135

Market Area Analysis

The following is are excerpts from http://www.seconference.org/wrangell, appraiser analysis follows this.

Wrangell City and Borough*

Wrangell is one of the oldest non-Native settlements in Alaska. In 1811 the Russians began fur trading with area Tlingits and built a stockade named Redoubt St. Dionysius in 1834. The island was named for Ferdinand Von Wrangel, manager of the Russian-American Co. around 1830. The British Hudson Bay Co. leased the fort in 1840 and named the stockade Fort Stikine. A large Stikine Indian village, known as Kotzlitzna, was located 13 miles south of the fort. The Tlingits claimed their own ancient trade rights to the Stikine River and protested when the Hudson Bay Co. began to use their trade routes, but two epidemics of smallpox, in 1836 and 1840, reduced the Tlingit population by half. The fort was abandoned in 1849 when furs were depleted. The fort remained under the British flag until Alaska's purchase by the U.S. in 1867. In 1868 a U.S. military post called Fort Wrangell was established and named for the island. The community continued to grow as an outfitter for gold prospectors, especially in 1861, 1874-77, and 1897. Riotous activity filled gambling halls, dance halls, and the streets. Thousands of miners traveled up the Stikine River into the Cassiar District of British Columbia during 1874 and to the Klondike in 1897. Glacier Packing Co. began operating in Wrangell in 1889. The Wilson & Sylvester Sawmill provided packing boxes for canneries and lumber for construction. The city was incorporated in 1903. By 1916, fishing and forest products had become the primary industries -- four canneries and a cold storage plant were constructed by the late 1920s. In the 1930s, cold packing of crab and shrimp was occurring. Abundant spruce and hemlock resources have helped to expand the lumber and wood products industry. The Alaska Pulp sawmill, Wrangell's largest employer, closed in late 1994 but was reopened on a smaller scale in 1998 by Silver Bay Logging. The city was dissolved and reincorporated as the City and Borough of Wrangell on May 1, 2008.

Location & Climate

The City and Borough of Wrangell is located on the northwest tip of Wrangell Island, 155 miles south of Juneau and 89 miles northwest of Ketchikan. It is near the mouth of the Stikine River, a historic trade route to the Canadian Interior. It lies at approximately 56.470830 North Latitude and -132.376670 West Longitude. (Sec. 25, T062S, R083E, Copper River Meridian.) Wrangell is located in the Wrangell Recording District. The area encompasses 2,582.0 sq. miles of land and 883.0 sq. miles of water. Wrangell is in the maritime climatic zone and experiences cool summers, mild winters, and year-round rainfall. Summer temperatures typically range from 42 to 64 °F; winter temperatures range from 21 to 44 °F. Average annual precipitation is 82 inches, with 64 inches of snowfall. Fog is common from September through December. *State of AK, DOT AMHS.

2019 Population

```
2,479 (1990 Census)
2,659 (Alaska Department of Community and Regional Affairs, as of August 1994)
2,758 (Alaska DCRA, as of August 1995)
2.595 (Alaska DCRA, as of August 1996)
2,543 (Alaska DCRA, as of August 1997)
2,589 (Alaska DCRA, as of August 1998)
2,549 (Alaska Department of Community and Economic Development, as of August 1999)
2,569 (Alaska DCED, as of August 2000)
2,308 (2000 Census)
2,308 (Alaska DCED, Jan 2002)
2,144 (Alaska DCED, Jan 2003)
2,113 (Alaska DCED, Jan 2004)
2,023 (Alaska DCED, Jan 2005)
1,974 (Alaska DCCED, Jan 2006)
1,911 (Alaska DCCED, Jan 2007)
1,947 (Alaska DCCED, Jan 2008)
2,072 (Alaska DCCED, Jan 2009) Borough population
2,112 (Alaska DCCED, Mar 2009 revised 2008 Borough population)
2,058 (Alaska DCCED, Jan 2010) Borough population
2,369 (2010 Census, as of Mar 2012)
2,144 (Alaska DCCED, Jan 2012)
2,448 (Alaska DCCED, Jan 2013)
2,456 (Alaska DCCED, Jan 2014)
```

Above information is found on the Wrangell Borough Website. Current DCCED population estimates are 2426 in 2019.

Following are some of the key industries, and the utility services as identified on the wrangell.com website

Marine Industry: The Marine Service Center is a thriving boat works facility for commercial and recreational vessels. Two lifts, 150-ton and 300-ton, and a 40 ton trailer provide haul out capabilities and local vendors provide the necessary services.

Timber: Wrangell has a long history in timber harvesting and processing. Once the primary economic driver for Wrangell, it is now a small contributor. While the industry is changing from an old growth harvesting model to a young growth harvesting program, there are still a few local businesses that provide a variety of timber products. The Economic Development Committee, with approval by the Assembly, developed a local Timber Products Plan to help guide community participation in State and Federal timber programs to provide incentive for industry investment.

Tourism: Visitor opportunities abound in Wrangell with the scenery and activities rivaling larger destinations! But we don't have the numbers of daily visitors which

Software by Narrative1.com

137

mean you can fish alone on a stream, hikes can be quietely enjoyed by you and your friends, and scenic vistas are just that.. nothing but spectacular scenes. Wrangell receives a few small cruiseships throughout the summer, but most visitors come via the Alaska Marine Highway and Alaska Airlines. Front Street hosts a variety of locally owned retail stores from gifts to hardware! The Wrangell Convention and Visitor Bureau recently did a baseline analysis of the industry and the draft report is available below. A list of the Cruise Calendar is also available.

Seafood Processing: There are three commercial processors in Wrangell: Trident Seafoods, Sealevel Seafoods, and Alaska Seafoods, processing salmon, crab, shrimp, halibut and bottom fish.

Utilities and Services

The City and Borough of Wrangell provides drinking water, solid waste, waste water treatment and road maintenance for residents within the town proper, although public sewer and water service stops at 6 Mile Zimovia Highway. All municipal services have recently had new state of the art facilities constructed to address new environmental regulations meet community needs. Alaska State Department of Transportation administers the Wrangell Airport and provides road maintenance for Zimovia State Highway.

Electrical

Wrangell Municipal Light and Power supplies power to residents and businesses. In today's power market, Wrangell has very inexpensive power. The primary wholesale power source is Lake Tyee Hydro Electric Project. Tyee can provide 21 megawatts of power and serves Wrangell and Petersburg. Tyee is connected to Swan Lake Hydro in Ketchikan. Wrangell also has an 8+ megawatt diesel generating facility as a secondary backup source of power. Heavy industrial power users may be able to obtain a lower interruptible power rate through the Southeast Alaska Power Agency whom oversees the Tyee-Swan Lake hydro power projects.

Software by Narrative1.com

RATES:

138

Residential: Base monthly rate \$8.00 0-300 KWH \$.126 per KWH 300 -1200 KWH \$.102 per KWH >1200 KWH \$.08 per KWH

Small Commercial: Base monthly rate \$9.00 all KWH \$.116 per KWH

Large Commercial: Base monthly rate \$13.50 0-70,000 KWH \$.107 per KWH > 70,000 \$.103 per KWH

Industrial: negotiated per KWH

Drinking Water

Drinking water is filtered through a state of the art sand filtration and ozonation plant. The community's current average daily water consumption is approximately 600,000 gallons per day. The water is not metered, thus residential and commercial uses pay different monthly base fees. Residential rate is \$32.28 and the commercial rate is defined by the Municipal Code based on type of business. Please contact the Utility Clerk for the most current commercial rates. That information can also be found on this website in our Ordinance in Chapter 15.08.

Solid Waste and Recycling

City and Borough of Wrangell provides weekly curbside garbage service. Solid waste is processed in a material recovery handling facility and currently shipped south to an approved landfill in eastern Washington. A volunteer recycling program is available for aluminum cans. The Wrangell Lion's Club promotes the "Cans for Kids" program, reinvesting proceeds from recycling the cans back into youth programs in the community. Residential rate is based on the garbage can size. Please contact the Utility Clerk for the most current commercial rates. That information can also be found on this website in our Ordinance in Chapter 9.04

Residential Rates

48 gallon can is \$24/mo 64 gallon can is \$39.90/mo 96 gallon can is\$43.98/mo

Commercial Rate: based on commercial can size and number of weekly pick-ups.

Waste Water Treatment

The City's new state of the art waste water treatment plant provides primary treatment to almost 85% of households. The remainder households use a state approved on-site treatment facility. Rates for residential customers is \$27.04 a month. Commercial rate is defined by the City Code base on type of business. Please contact the City's Utility Clerk for the most current commercial rates. That information can also be found on this website in our Ordinance in Chapter 15.08

Communications

Wrangell has excellent telecommunications for your business. Telecommunications is based on microwave and earth station links to a fiber optic network provided by GCI. Our local telecommunication providers offer a total package for your business requirements. Alaska Power and Telephone provides local phone service, and broadband internet/data services including wireless, DSL or 56K dial up connections. Long Distance service is provided by AP&T Long Distance, GCI Communication Inc., and AT&T. Local cellular service is provided by GCI Communication Inc.

GCI also provides cable television service.

Wrangell Sentinel publishes a weekly newspaper. The Sentinel is the oldest continually published newspaper in Alaska. Wrangell's local Public Radio Station KSTK 101.7FM provides music, news and community service announcements.

The Borough has been good about maintaining their infrastructure. Following are projects in the hopper approved by the assembly this year.

Priority	Project Name
1.	Public Safety Building Renovation
2.	High School and Middle School Life and Health Safety Upgrades
	 Fire Alarm System Upgrades
	Elevator Replacement
3.	Upper Reservoir Bypass (Connection to Treatment Plant)
4.	Solid Waste Transfer Station Upgrades
4. 5.	Diesel Generation Power Plant Replacement
6.	Ash Street Water Main Replacement
7.	Nolan Center Standby Generator Upgrades
8.	Inner Harbor Replacement
9.	Water Main Replacement Phase II, Zimovia Highway
10.	Drinking Water Dams Stabilization and Improvements
11.	Cemetery Expansion Development

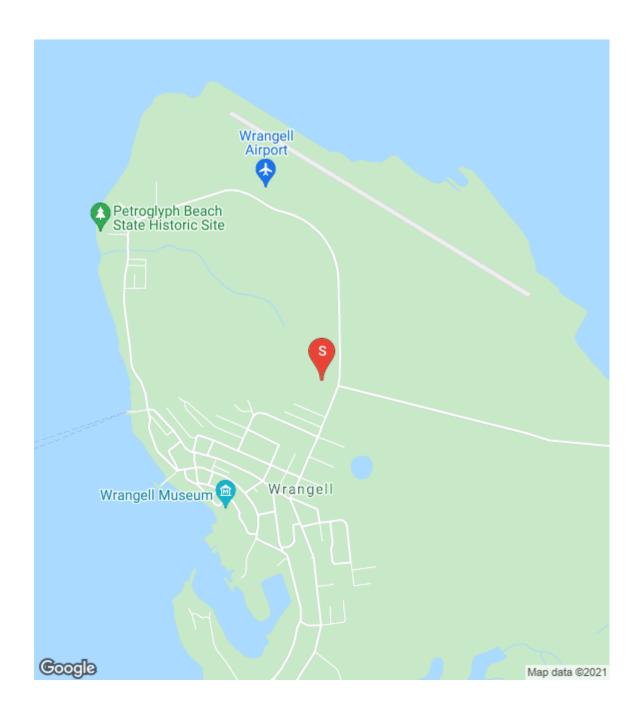
Appraiser's Analysis:

Wrangell is a community that has been on the rise. They have many significant projects in the hopper and have seen explosive growth in their ship haul out facility. While their population shows a decline from the timber days it now appears to be growing slightly. Based on what I saw in the community, and the general attitude of market participants, I think Wrangell is generally a stable community with potential for moderate growth into the future. The new hospital which was recently completed, will be a boost for the economy, adding a good resource to the community that allows for broader health care and makes it possible for a wider range of people to reside in Wrangell.

As of the date of this valuation, there is a Novel Coronavirus that has been spreading through the world for the last year+. Most people in SE AK have had the opportunity to be vaccinated, which should go a long way towards stabilizing the economy. At the time and date of this valuation it is uncertain how this will affect values of real estate in Wrangell off into the future. No price drops were noted as of the date of value and demand seems to be strong in the market for residential real estate.

In talking with market participants involved in tours, they are expecting to have another down year, but better than 2020 in this coming 2021 season and expecting to be back to normal by the season of 2022.

Location Map



Property Description

The subject is an undeveloped industrially zoned lot, with access undeveloped to its frontage. It adjoins to developed industrial lots.

α.			_
_	ш	м	и

Location: One lot off of Airport Road on the undeveloped Fifth St

Current Use of the

Vacant

Property:

Site Size: Total: 0.60 acres; 26,000 square feet

Shape: Rectangular

Frontage/Access: The subject property has access to this site off of 5th avenue.

This portion of 5th avenue is undeveloped. The subject has

frontage as follows:

5th Avenue: 105 feet

The site has an average depth of 247 feet. It is not a corner lot.

Topography: The subject has a knoll about 6 feet above the grade of the rest

> of the site, on its east end that indicates a rock or solid sub straight in that area. Westerly in the lot it turns to muskeg.

Soil Conditions: Muskeg/supportive subsoil(knoll area)

Utilities: Water, Sewer and Electricity are located in the Michaels Street

right of way approximately 170 feet to the north.

Site Improvements: none

Wetlands/Watershed: The subject has muskeg and is considered a type of wetlands.

Mitigations in the plat allow for the site to be fully developed.

Environmental Issues: There are no known adverse environmental conditions on the

subject site. Please reference Limiting Conditions and

Assumptions.

Encumbrance /

142

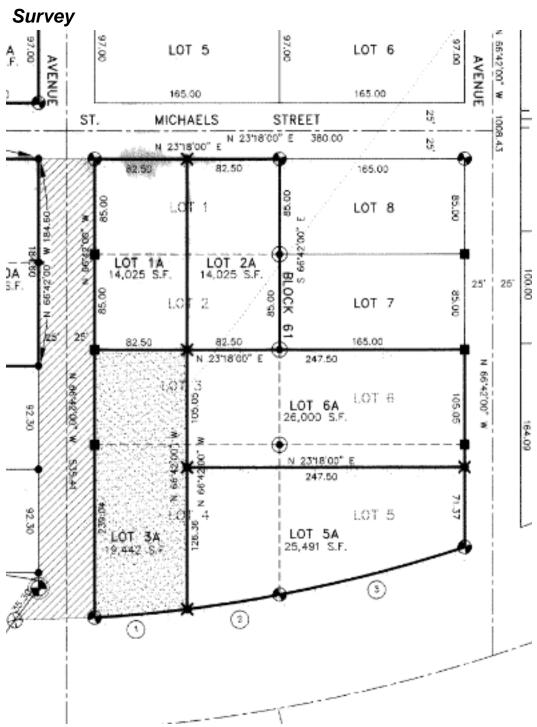
There no known adverse encumbrances or easements. Please

reference Limiting Conditions and Assumptions. Easements:

Site Comments: This site needs approximately 180 feet of road developed to

Software by Narrative1.com

have access to the public road system from Michaels Street and 150 feet from Airport Rd. A portion of this right of way which must be developed has a supportive sub straight as witnessed by its knoll topography. The lots sub straight for a portion of its area is also supportive as noted by a knoll and this could be used in the development of the site and will significantly decrease the amount of excavation and fill required.



The subject is lot 6A in the above excerpt from Plat 2001-7. Lot 3A to the west and the 4th Avenue right of way is in a mitigated set aside, no development area per the 2001-7 Plat.



Above is a fairly recent aerial photo taken fron On X Hunt showing the adjoining property owners, how their sites are developed and a rough projection os the subject property in yellow.

Americans with Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report on page 8.

Hazardous Substances

Please reference the Limiting Conditions and Assumptions section of this report on page 8.

Subject Photographs



The picture left above is the undeveloped right of way near to Michaels Street. As can be scene this is a muskeg area with small trees. Pictured right is looking down the right of way towards the subject. As you get closer to the subject the ground changes from muskeg to an elevated knoll which supports larger trees and has a more solid sub straight.



Pictured above left is the knoll that is on the north eastern portion of the subject and in the undeveloped right of way. Pictured right is the back of Woodbury's lot looking down the property line.



Above is the more western end of the subject and a look at the neighboring property of Mike Matney. This portion of the property appears to have a deeper layer of muskeg as it only supports smaller trees.

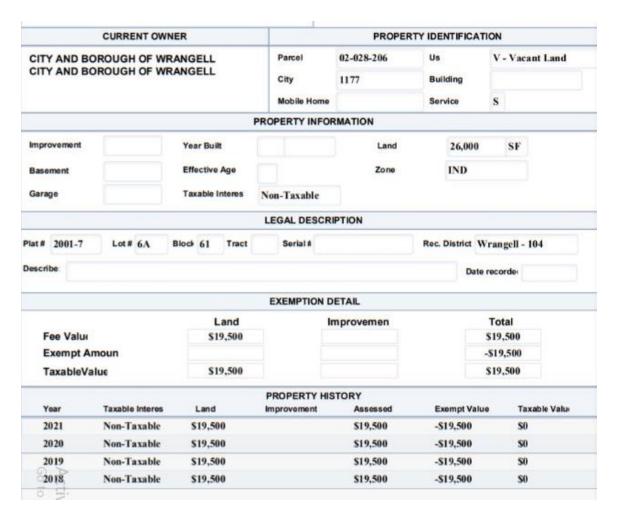


Pictured left is an area more easterly on the site, which supports slightly larger trees and right is a more westerly portion for side by side comparison.

Assessment and Taxes

Taxing Authority Wrangell Borough

Assessment Year 2020



Comments

Above is the current assessment card for the subject property. It is currently exempt as it is owned by Wrangell

Assessment Analysis

We have analyzed the assessment and corresponding taxation of competitive properties in the marketplace as a test of reasonableness compared to the subject's current assessment and taxation.

Item f.

Zoning

LAND USE CONTROLS

Zoning Code

Industrial

20.48.020 Principal uses permitted. SHARE

The following are principal permitted uses in this district:

- A. Transportation and transshipment facilities;
- B. Warehouses and outside storage areas;
- C. Lumber mills and log storage;
- D. Manufacturing, fabricating and assembling;
- E. Automobile repair shops;
- F. Quarters for caretaker, guard or owner-operators whose presence on the property is required for operational or protective safety, and includes manufactured homes, trailers or quarters in a part of any industrial building, each limited to 600 square feet;
- G. Sand, gravel and rock extraction and processing; and
- H. Public utility uses. [Ord. 867 § 1, 2013; Ord. 632 § 4, 1997; Ord. 462 § 6, 1984.]

Highest and Best Use

Highest and best use may be defined as the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.

- 1. **Legally Permissible:** What uses are permitted by zoning and other legal restrictions?
- 2. **Physically Possible:** To what use is the site physically adaptable?
- 3. **Financially Feasible:** Which possible and permissible use will produce any net return to the owner of the site?

4. **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use of the Site

The highest and best use of the site, as vacant, is for Industrial uses.

The subject is adjoining properties used for industrial uses and is zoned industrial. Access to the subject is undeveloped and developing access would be costly. Therefore, the highest and best use would be to adjoin the subject to the adjoining industrial developed properties and develop the subject through them. This would be an interim use. When access is developed from Airport Rd the site visibility will be pretty decent and a use of the site that requires good visibility to the market would be in order.



As can be seen in the aerial photo above there is a knoll in the center of the undeveloped right of way. I confirmed this on my site visit. This will make the right of way development much less expensive then if it were all muskeg.

Valuation Methodology

Three basic approaches may be used to arrive at an estimate of market value. They are:

- 1. The Cost Approach
- 2. The Income Approach
- 3. The Sales Comparison Approach

Cost Approach

The Cost Approach is summarized as follows:

Cost New

- Depreciation
- + Land Value
- = Value

Income Approach

The Income Approach converts the anticipated flow of future benefits (income) to a present value estimate through a capitalization and or a discounting process.

Sales Comparison Approach

The Sales Comparison Approach compares sales of similar properties with the subject property. Each comparable sale is adjusted for its inferior or superior characteristics. The values derived from the adjusted comparable sales form a range of value for the subject. By process of correlation and analysis, a final indicated value is derived.

Final Reconciliation

The appraisal process concludes with the Final Reconciliation of the values derived from the approaches applied for a single estimate of market value. Different properties require different means of analysis and lend themselves to one approach over the others.

Analyses Applied

A **cost analysis** was considered and was not developed because the subject is vacant land and this approach does not apply

A sales comparison analysis was considered and was developed because there is adequate data to develop a value estimate and this approach reflects market behavior for this property type.

An **income analysis** was considered and was not developed because while the subject could generate an income stream, the most probable buyer is an owner-occupant.

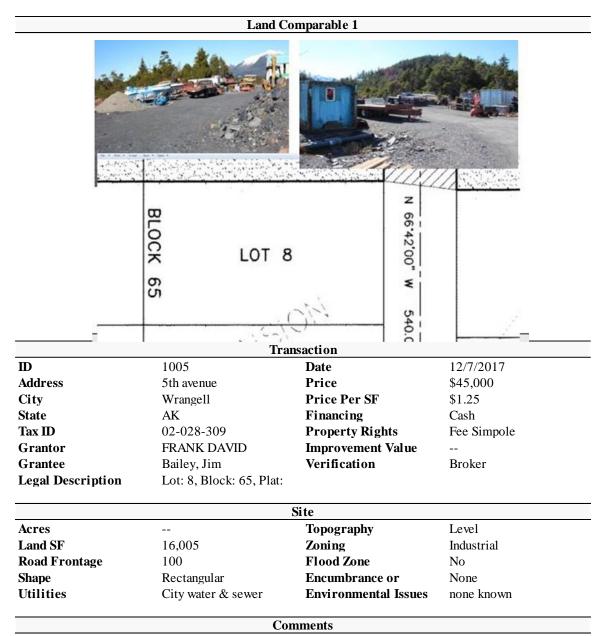
Sales Comparison Approach - Land Valuation

The Sales Comparison Approach is based on the premise that a buyer would pay no more for a specific property than the cost of obtaining a property with the same quality, utility, and perceived benefits of ownership. It is based on the principles of supply and demand, balance, substitution and externalities. The following steps describe the applied process of the Sales Comparison Approach.

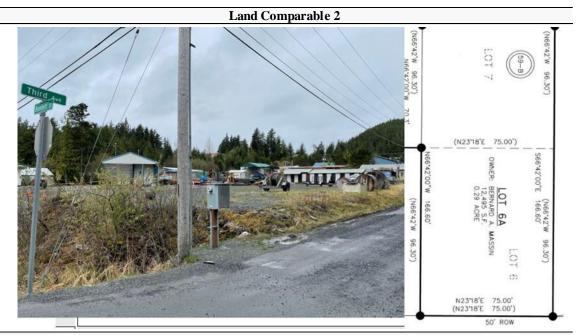
- The market in which the subject property competes is investigated; comparable sales, contracts for sale and current offerings are reviewed.
- The most pertinent data is further analyzed and the quality of the transaction is determined.
- The most meaningful unit of value for the subject property is determined.
- Each comparable sale is analyzed and where appropriate, adjusted to equate with the subject property.
- The value indication of each comparable sale is analyzed and the data reconciled for a final indication of value via the Sales Comparison Approach.

Land Comparables

I have researched six comparables for this analysis; these are documented on the following pages followed by a location map and analysis grid. All sales have been researched through numerous sources, inspected and verified by a party to the transaction.



This site was filled and reasonably level. The property was listed for \$65000.

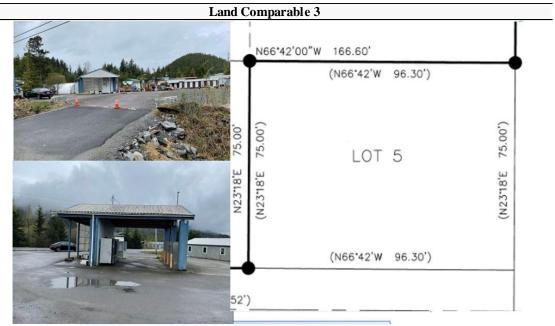


Transaction			
ID	1225	Date	11/1/2018
Address	Bennet ST	Price	\$87,000
City	Wrangell	Price Per SF	
State	AK	Financing	cash
Tax ID		Property Rights	Fee Simple
Grantor	Massin, Bernard	Improvement Value	
Grantee	Alaska Power and	Verification	Broker/ Mssin
Legal Description	Lot 6A Block 59-B		

Site			
	Topography	Level	
12,495	Zoning	Industrial	
230	Flood Zone		
rectangular	Encumbrance or	none	
City water & sewer	Environmental Issues	none known	
	12,495 230 rectangular	Topography 12,495 Zoning 230 Flood Zone rectangular Encumbrance or	

Comments

This property was cleared and filled. The buyer purchased it and excavated a large section and refilled it, to make sure the subbstraight was sound for building. Brett Woodbury did the excavation and filling of the site for a cost of around \$40K, according to Brett there was a lot of mud excavated. According to the seller it was fine for building on though. The indicated value per SF was \$6.96.

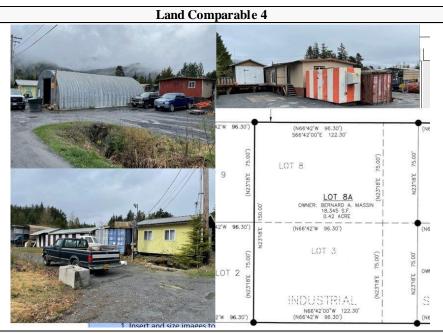


Transaction			
ID	1223	Date	7/30/2020
Address	Bennet Street	Price	\$85,000
City	Wrangell	Price Per SF	\$11.76
State	AK	Financing	\$60,000 seller financed
Tax ID	02-029-208	Property Rights	Fee simpple
Grantor	Massen, Bernard	Improvement Value	30000
Grantee	Gadd, Sara	Verification	Buyer/seller
Legal Description	Lot 5, Block 59-B,		

Site			
	Topography	Level	
7,222	Zoning	Industrial	
171	Flood Zone	no	
rectangular	Encumbrance or	none	
City water & sewer	Environmental Issues	none known	
	7,222 171 rectangular	Topography 7,222 Zoning 171 Flood Zone rectangular Encumbrance or	

Comments

The car wash has 720 SF under its roof. Its functionality as a car wash was unknown by the buyer. she bought it thinking it could be convered to a coffee food drive through or brought back and used as a carwash and use a mobile unit for the coffee and food dispencing. The whole lot is pretty much paved or has concrete. estimating 7000 SF at \$2.5 per SF fo the dreciated value indicates a allocated value for the paving at \$17,500. The carwash structure contributed an allocated value at \$12,500. This indicates a land value of \$55,000 or \$7.6 per SF for the land under the pavement.



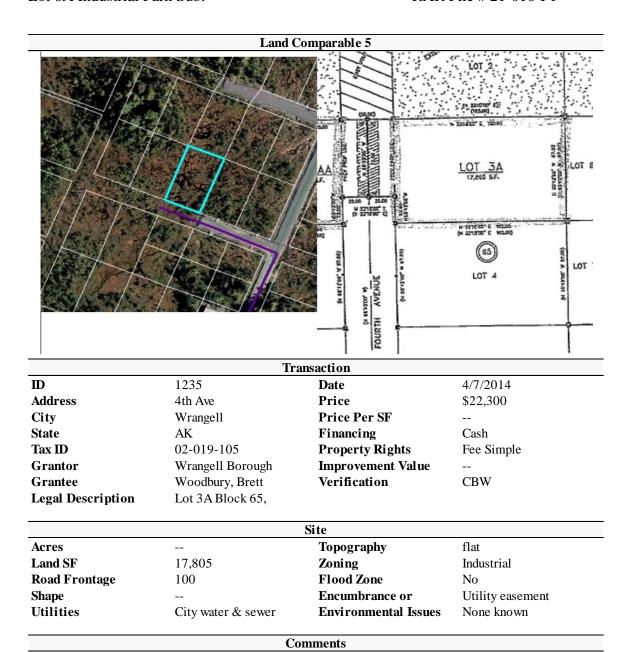
Transaction ID 1224 Date 4/12/2021 **Address** Howell Ave and Third Price \$195,000 \$10.62 City Wrangell Price Per SF State AK Financing Cash to seller Tax ID **Property Rights** Fee Simple Grantor Massin, Bernard **Improvement Value** 95000 Grantee Yeager, John and Brenda Verification Buyer/Seller

Legal Description	Lot 8A, Block 59-B,
-------------------	---------------------

Site			
Acres		Topography	Level
Land SF	18,345	Zoning	Industrial
Road Frontage	180	Flood Zone	
Shape	rectangular	Encumbrance or	
Utilities	City water & sewer	Environmental Issues	

Comments

According to Bernard the quonsit hut rented for \$700, the modular rented for \$450 and the Storage units and outside covered storage brought in \$400 per month, for gross income per month at \$1550 and \$18600 anually. this gives us a gross income multiplier of 10.48According to Brenda, the buyer, she felt half the value was in the land and the other half was in the buildings. She thought that roughly half the building value was in the modular and half was in the quonset hut. Though she did say she thought the land was worth about \$100,000. That would mean the buildings were worth \$95K and half of that value would be for the modular at \$47,500. The modular was not on a perminent foundation and the bank was not keen on loaning any money on it.



This lot was unfilled muskeg. Cost to fill is estimated at around \$25,000. This was the lot that was purchased by Brett Woodbury and then traded back for the lot which was adjoining one he already had.



	Tra	nsaction			
D 1234 Date 5/23/2013					
Address	5Th Avenue	5Th Avenue Price			
City	Wrangell	Price Per SF	\$1.59		
State	AK	Financing	Cash		
Tax ID	02-028-208	Property Rights	Fee Simple		
Grantor	CBW	Improvement Value			
Grantee	Woodbury, Brett	Verification	Woodbury, CBW		
Legal Description	Lot 7, Block 61,		•		
		Site			
Acres		Topography	Level		
Land SF	14,025	Zoning	Industrial		
Road Frontage	85	Flood Zone			
Shape		Encumbrance or	None		
Utilities	City water & sewer in	Environmental Issues	None		
	Co	mments			

The buyer had purchased another property from CBW on an over the counter sale, which had water sewer and a road to the property line. He was able to get them to trade that lot for this one which was adjoining his, for the same price.

Comparables Map



Analysis Grid

The above sales have been analyzed and compared with the subject property. I have considered adjustments in the areas of:

- Property Rights Sold
- Financing
- Conditions of Sale
- Market Trends
- Location
- Physical Characteristics

On the following page is a sales comparison grid displaying the subject property, the comparables and the adjustments applied.

Land Anal	ysis Grid	Comp 1	Comp 2	Comp 3	Comp 4	Comp 5	Comp 6
Address	NHN Fifth Avenue	5th avenue	Bennet ST	Bennet Street	Howell Ave and Third	4th Ave	5Th Avenue
City	Wrangell	Wrangell	Wrangell	Wrangell	Wrangell	Wrangell	Wrangell
State	AK	AK	AK	AK	AK	AK	AK
Date	1/21/2015	12/7/2017	11/1/2018	7/30/2020	4/12/2021	4/7/2014	5/23/2013
Price		\$45,000	\$87,000	\$85,000	\$195,000	\$22,300	\$22,300
Price Adjustment	\$0	\$0	\$0	-\$30,000	-\$95,000		\$0
Adjusted Price	#VALUE!	\$45,000	\$87,000	\$55,000	\$100,000	\$22,300	\$22,300
		0.0%	0.0%	-35.3%	-48.7%	0.0%	0.0%
Land SF	26,000	16,005	12,495	7,222	18,345	17,805	14,025
Land SF Unit Price	\$0.00	\$2.81	\$6.96	\$7.62	\$5.45	\$1.25	\$1.59
Adjusted Land SF Un	it Price	\$2.81	\$6.96	\$7.62	\$5.45	\$1.25	\$1.59
Net Adjustments		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Gross Adjustments		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Narrative discussion comparing the above sales to the subject and each other to come up with adjustments for the subject and develop a conclusion of value.

Location

Sale 1 is a filled lot more distant from Airport Loop Rd, then Sales 2, 3 and 4. Sale 3 is the best for visibility and access with a location right on Airport Road and it has the highest per SF value of the comparables after adjusting for its improvements. Sale 2 also has frontage on Airport Rd, but the buyers perceived that excavation and fill was required, though the seller did not, bringing its value down a bit. Sale 4 is close to Airport Rd, but it does not have frontage. This is the most similar to the subject and it has an indicated value of \$5.45 per SF for a filled lot with developed access. This is what the subject would bring if it were filled and had developed access.

Filled VS Unfilled

Sale 1 was a filled lot and sale 5 is an unfilled lot, fairly similar in size and location. The only difference is that one was filled and the other was not. The difference in value is \$1.56 per SF. All of lot 5 was muskeg and would require more fill and more excavation than the subject which only has about half its area muskeg and the remainder is a raised knoll that will reduce the cost of making the subject lot into a flat usable lot. For adjustment purposes I will use half the adjustment found between Comparbles 1 and 5, for an adjustment of \$.78 per SF to bring the subject to a usable flat lot.

Undeveloped Access Adjustment

The subject has undeveloped access similar to Comparable 6. Comparable 6 showed no sign of diminished value for this aspect when purchased by an adjoining lot owner who had developed access. This would be the case for the subject as well. In this case the buyer would want to pay a rate that is similar to a rate commensurate to its location, which does not have proximate access to the Airport Rd. The fact that the subject lot does have proximate access, if it were to be developed, would not be lost on a knowledgeable seller, and a knowledgeable buyer would also, in the end, pay more for this attribute. Because if it were developed, access to all their property would be significantly enhanced.

In speaking with Carol Rushmore, at this time development of this right of way, which would give access to the subject, is not on the list of capital improvements, development of the right of way and its cost would fall on whoever petitioned to develop it. One way to develop this that would be beneficial can be seen in the following map.



If the buyer has access to the utilities from Michael Street, the access shown above could be developed without developing utilities in the right of way. This would significantly reduce the cost associated with right of way development. For greatest utility 250 feet feet of right of way 60 feet wide should be developed. Which totals 15,000 SF. As shown earlier an adjustment for taking muskeg to a filled lot is \$1.56 per SF. The subject has a knoll which will significantly reduce cost to excavate and fill. But since this is a road it would be expected to have higher cost per SF than filling a lot and this would be ballanced out in the comparison due to the superior substraight of this right of way area and for this reason it is reasonable to conclude to \$1.50 per SF, to fill this right of way. Using this number it appears a reasonable cost to develop the right of way without utilities would be \$22,500.

Putting it all together

The value of a filled lot with proximate access to Airport Road similar to the subject has a value of \$5.45 per SF. A deduction for the subject being unfilled can be calculated at \$.78 per SF. Bringing the value down to \$4.67 and multiplying this by the subject square

footage of 26,000 indicates a value at \$121,420. Developing access to Airport Road is estimated at cost of \$22,500. Therefore reducing the lot value by this amount would indicate a value of \$98,920 or \$3.80 per SF. For market value without consideration of the purchase being by the adjoining lot owner, water and sewer would need to be developed. I spoke with Todd White who is currently busy putting in water and sewer lines for the City into Right of Way, with the thought that the water and sewer lines installed would need to be able to service 4 lots, he said costs could be estimated at \$75 per lineal foot for water and \$100 per lineal foot for sewer. Sewer would come from Michael Street 240 feet away and water would come from Airport Rd 180 feet away. Using Todd Whites numbers this totals \$37,500. Therefore reducing the figure found earlier of \$98,920 by \$37,500 indicates a lot value of \$61,420,

The person taking on this purchase would want to be rewarded for the time and expense involved with developing this right of way and utilities. This entreprenurial incentive can reasonably be estimated at 20% of the cost to do the work. So at \$37,500 for the water and sewer and \$22,500 for the right of way road way, the total cost is \$60,000. 20% of this amount is \$12,000. Subtracting that from the lot value found above indicates a value of \$49,420, which could be reasonably rounded to \$49,000 to indicate the subject as is market value. This is a SF value of \$1.88 per SF.

Sales Comparison Approach Conclusion – Land Valuation

The above analysis is the best estimate using nearby recent comparable sales and interviewing contractors and other market participants to determine a market value for the subject. This is the value the lot would achieve if it were put on the open market and made available to all.

Final Reconciliation

The process of reconciliation involves the analysis of each approach to value. The quality of data applied, the significance of each approach as it relates to market behavior and defensibility of each approach are considered and weighed. Finally, each is considered separately and comparatively with each other.

Value Indication

Sales Comparison Approach – Land Value: \$49,000

Sales Comparison Approach

The market data found for this approach is fairly good. There was only one sale of a similar property which did not have developed access (Sale 6), the rest of the sales needed significant adjusting. The adjustments made are reasonable and market based. I believe this approach leads to a creditable conclusion to the subject market value.

Software by Narrative1.com

Value Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to the following value conclusion(s), as of April 27, 2021, subject to the Limiting Conditions and Assumptions of this appraisal.

Reconciled Value(s): Premise: As Is

Interest: Fee Simple

Value Conclusion: \$49,000 Forty Nine Thousand Dollars

Certification Statement

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
- I have no present or prospective future interest in the property that is the subject of this report, and have no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the
 development or reporting of a predetermined value or direction in value that favors
 the cause of the client, the amount of the value estimate, the attainment of a stipulated
 result, or the occurrence of a subsequent event directly related to the intended use of
 this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP).
- No one provided significant real property appraisal assistance to the person(s) signing this certification.
- I certify sufficient competence to appraise this property through education and experience, in addition to the internal resources of the appraisal firm.
- The appraiser has not performed any services regarding the subject within the threeyear period immediately preceding acceptance of this assignment.
- Roger Ramsey made an inspection of the subject property.

Roger Ramsey Alaska-AA 570 Lot 6A Industrial Park Sub.

RAR File # 21-016-P1

Item f.

Addenda

Qualification of Roger Ramsey

Since starting Ramsey Appraisal Resource in 2006, I have had the pleasure of providing high quality appraisal services to a diverse client base, on many complex appraisal assignments throughout S.E. Alaska.

A partial client list includes; AKDOT&PF, for which I have performed numerous valuations of partial and whole acquisitions, for eminent domain actions. Other State agencies which have used my services are AKDNR and Alaska Mental Health Trust Land Office. I have performed appraisals for the Cities and or Boroughs of Haines, Juneau, Petersburg, Ketchikan and Klawock. I am on the approved appraiser list of numerous lenders operating in SE Alaska and enjoy good working relationships with their review appraisers. I have been hired by attorneys and private parties for estate valuations and divorce proceedings. I have valued properties for conservation groups who are negotiating with property owners.

I am proud of my appraisal accomplishments and credit my success to good education, good mentors, helpful reviewers, persistence and hard work.

Professional Experience	Dates	Contact
Ramsey Appraisal Resource	2006-Present	Roger Ramsey
Horan and Company	4 months 2006	Charles Horan, 907-747-6666
AKDOT&PF	24 months 2004-2005	Ray Preston, 907-465-4519
Henricksen Appraisal	24 months 2002-2003	Bob Henricksen 907-723-3590
AKDOT&PF	8 months 2000-2001	Rob Murphy 907-465-4541

Education University of Alaska, BBA, 2001

11pprusur 1	Education - Associate member of the Appraisal Institute # 401410
2019	USPAP update, HP-12C, Appraisal Statistics and financing Appraisal Institute, Seattle
2017	Income Capitalization, Appraisal Institute – San Diego and USPAP update online
2015	Appraisal of Conservation Easements and other Partial interest – Sacramento CA
2013	USPAP update, -/- Uniform Appraisal Standards for Federal Land Acquisitions, -/- Business Practices and
	Ethics, Anchorage, AK
2011	USPAP update, Tigard OR, -/- Real Estate Industry Perspectives on Lease Accounting, online, -/- Basic
1	building science, Air Sealing, ventilation & Ice Dam, Juneau, AK
2010	Advance Sales Comparison and Cost Approach, Seattle WA
2009	Advanced income Approach, Tigard OR, -/- Commercial Appraisal Engagement and Review, Tigard OR, -
,	/-15-Hour USPAP, Tigard OR
2008	Sustainable Mixed use, Seattle, WA
2007	General Demonstration Appraisal Report Writing, Tigard, OR, -/- USPAP update Tualatin,-/- Appraisal &
	Appraisal Review for Federal-Aid Highway Programs, Anchorage, AK
2006	General Applications, Online, -/- Apartment Appraisal, Concepts and Applications, Long Beach, CA
2005	Basic Income Capitalization, Tualatin, OR,-/- USPAP update Juneau, AK,-/- Best practices for Residential
1	Report Writing, Juneau, AK
2004	Appraising Special Purpose properties, -/- Appraisal of Nonconforming Uses, -/- Partial Interest
,	Valuation/Divided, -/- Subdivision Analysis, Anchorage, AK
2003	(USPAP) Standards of Professional Practice, Lake Oswego, OR, -/- Residential Case Study, Dublin, CA,
2002	Appraisal Procedures, Appraisal Institute, Diamond Bar, CA
1998	Appraisal Principles, Appraisal Institute, Chicago, IL

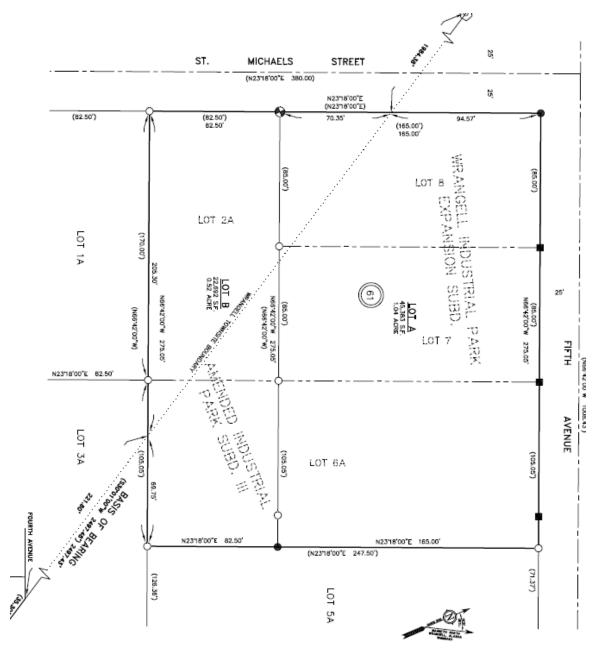
Types of Property Appraised

Commercial—I have appraised office buildings, apartments, marine facilities, restaurants, mixed use, convenience stores with gas, industrial and commercial shops. I have valued partial interest of remote recreational, industrial, commercial and residential properties for eminent domain. I have valued industrial, commercial, and residential tidelands. I have appraised large tracts of land with timber value, "special use properties (churches, armory, and funeral homes)", and remote commercial properties (lodges).

Residential—I have appraised single family residences, duplexes, triplexes, four-plex's, remote improved and vacant residential properties throughout SE AK.

Markets Appraised:

I have appraised both Town and remote locations in all of the following areas: Haines, Skagway, Gustavus, Hoonah, Tenakee springs, Juneau, Sitka, Petersburg, Wrangell, Ketchikan, Prince of Whales and Hyder



Abobove is an excerpt from a preliminar plat showing an idea of how the subject will be resubdivided if purchased by the adjoing lot owners. The appraiser took this into account but the value determination is based on the subject market value as is. The delineation of value between the adjoining property owners and the area they are to acquire, was not a part of my scope of work.

Item f.

Glossary

This glossary contains the definitions of common words and phrases, used throughout the appraisal industry, as applied within this document. Please refer to the publications listed in the **Works Cited** section below for more information.

Works Cited:

169

Appraisal Institute. The Appraisal of Real Estate. 13th ed. Chicago: Appraisal Institute, 2008. Print.

Appraisal Institute. The Dictionary of Real Estate Appraisal. 5th ed. 2010. Print.

Effective Date

1. The date on which the analyses, opinion, and advice in an appraisal, review, or consulting service apply. 2. In a lease document, the date upon which the lease goes into effect. (Dictionary, 5th Edition)

Exposure Time

- 1. The time a property remains on the market.
- 2. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. (Dictionary, 5th Edition)

Extraordinary Assumption

An assumption, directly related to a specific assignment, which, if found to be false, could alter the appraiser's opinions or conclusions. Extraordinary assumptions presume as fact otherwise uncertain information about physical, legal, or economic characteristics of the subject property; or about conditions external to the property such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary, 5th Edition)

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinion or conclusions. (USPAP, 2020-2021 ed.)

Fee Simple Estate

170

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. (Dictionary, 5th Edition)

Highest & Best Use

The reasonably probable and legal use of vacant land or an improved property that is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. Alternatively, the probable use of land or improved property—specific with respect to the user and timing of the use—that is adequately supported and results in the highest present value. (Dictionary, 5th Edition)

Highest and Best Use of Land or a Site as Though Vacant

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements. (Dictionary, 5th Edition)

Highest and Best Use of Property as Improved

The use that should be made of a property as it exists. An existing improvement should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the

Software by Narrative1.com

existing building and constructing a new one. (Dictionary, 5th Edition)

Hypothetical Condition

That which is contrary to what exists but is supposed for the purpose of analysis. Hypothetical conditions assume conditions contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. (Dictionary, 5th Edition)

Leased Fee Interest

A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease). (Dictionary, 5th Edition)

Market Area

The area associated with a subject property that contains its direct competition. (Dictionary, 5th Edition)

Market Value

The major focus of most real property appraisal assignments. Both economic and legal definitions of market value have been developed and refined.

1. The most widely accepted components of market value are incorporated in the following definition: The most probable price that the specified property interest should sell for in a competitive market after a reasonable exposure time, as of a specified date, in cash, or in terms equivalent to cash, under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, for self-interest,

and assuming that neither is under duress.

- 2. Market value is described in the Uniform Standards Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a (i.e., a right property ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that identified by the appraiser as applicable in an appraisal. (USPAP, 2020-2021 ed.) USPAP also requires that certain items be included in every appraisal report. Among these items, the following are directly related to the definition of market value:
 - Identification of the specific property rights to be appraised.
 - Statement of the effective date of the value opinion.
 - Specification as to whether cash, terms equivalent to cash, or other precisely described financing terms are assumed as the basis of the appraisal.
 - If the appraisal is conditioned upon financing or other terms, specification as to whether the financing or terms are at, below, or above market interest rates and/or contain unusual conditions or incentives. The terms of above—or below—

market interest rates and/or other special incentives must be clearly set forth; their contribution to, or negative influence on, value must be described and estimated; and the market data supporting the opinion of value must be described and explained.

- 3. The following definition of market value is used by agencies that regulate federally insured financial institutions in the United States: The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and the seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:
 - Buyer and seller are typically motivated;
 - Both parties are well informed or well advised, and acting in what they consider their best interests;
 - A reasonable time is allowed for exposure in the open market;
 - Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
 - The price represents the normal consideration for

- the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. (12 C.F.R. Part 34.42(g); 55 Federal Register 34696, August 24, 1990, as amended at 57 Federal Register 12202, April 9, 1992; 59 Federal Register 29499, June 7, 1994)
- 4. The International Valuation Standards Council defines market value for the purpose of international standards as follows: The estimated amount for which a property should exchange on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently, and without compulsion. (International Valuation Standards, 8th ed., 2007)
- 5. Market value is the amount in cash, or on terms reasonably equivalent to cash, for which in all probability the property would have sold on the effective date of the appraisal, after a reasonable exposure of time on the open competitive market, from a willing and reasonably knowledgeable seller to a willing and reasonably knowledgeable buyer, with neither acting under any compulsion to buy or sell, giving due consideration to all available economic uses of the property at the time of the appraisal. (Uniform Standards for

Item f.

Federal Land Acquisitions) (Dictionary, 5th Edition)

Marketing Time

An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time). (Dictionary, 5th Edition)

Scope of Work

The type and extent of research and analyses in an assignment. (Dictionary, 5th Edition)

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

	DATE:	July 27, 2021
AGENDA ITEM TITLE:	Agenda Section	13

RESOLUTION No 07-21-1600 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY2022 BUDGET IN THE CAPITAL IMPROVEMENTS PROJECT FUND BY ACCEPTING HARBOR FACILITY MATCHING GRANT AMENDMENT NO. 2 FROM THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES IN THE AMOUNT OF \$80,728.27 AND AUTHORIZING ITS EXPNEDITURE FOR THE SHOEMAKER HARBOR REPLACEMENT PROJECT

SUBMITTED BY:		FISCAL NOTE: Expenditure Required:
		FY 20: \$ FY 21: \$ FY22
Amber Ai-r	Haddad, Capital Facilities Director	Amount Budgeted:
Reviews	/Approvals/Recommendations	Account Number(s):
<u>ite vie vvs</u>	Tipprovals/ Recommendations	
	Commission, Board or Committee	Account Name(s):
Name(s)		
Name(s)		Unencumbered Balance(s) (prior to
	Attorney	expenditure):
	Insurance	

<u>ATTACHMENTS:</u> 1. Resolution No 07-21-1600; 2. Alaska Department of Transportation & Public Facilities, Harbor Facility Matching Grant Program, Grant Agreement Amendment No. 2

RECOMMENDATION MOTION:

Move to Approve Resolution No 07-21-1600.

SUMMARY STATEMENT:

The Alaska Department of Transportation and Public Facilities (ADOT&PF) awarded the City and Borough of Wrangell (CBW) a Harbor Facility Grant to provide for one-half of eligible project costs

with State matching funds in the amount of up to \$5,000,000 for the Shoemaker Bay Harbor Project. The CBW entered into a grant agreement with ADOT&PF for eligible grant match reimbursement.

ADOT&PF confirmed eligibility for grant match reimbursement to include the scope of work to replace the harbor's existing net float, provide for electrical improvements on the boat grid, and reimburse for previously expended third party expenses for construction management and inspection services provided for the boarding float replacement. The amendment is based on bid results from competitive solicitations issued for the net float and the electrical improvements.

Project costs related to the scope of work under the Grant Amendment No. 2 total \$161,456.54, as follows:

Net Float Replacement	\$ 65,000.00
Float Decking Lumber Package	\$ 55,686.00
Boat Grid Electrical Improvements	\$ 8,400.00
Engineering Construction Admin & Inspection	\$ 32,370.54
Total Amendment 2 Scope Costs	\$161,456.54

The ADOT&PF has issued Amendment No. 2 to cover 50% of these costs and thereby increasing grant funds by the amount of \$80,728.27 and thereby changing the current grant amount from \$4,463,996.13 to \$4,544,724.40.

The Borough's 50/50 matching funds are provided by:

•	Pacific States Marine Fisheries Commission	\$46,276.00
	(2016 Gulf of Alaska Pink Salmon Federal Disaster Relief Grant)	
•	Harbor Funds expended in FY20	\$29,414.00
•	Harbor Funds to be expended in FY22	<u>\$ 5,038.27</u>
	Total CBW Matching Funds	\$80,728.27

By adopting Resolution 07-21-1600 and accepting the ADOT Harbor Facility Grant program's matching grant Amendment No. 2 in the amount of \$80,728.27, these funds will be made available in the Harbor Department FY 2022 CIP Fund for the Shoemaker Bay Harbor Replacement.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. <u>07-21-1600</u>

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET IN THE CAPITAL IMPROVEMENTS PROJECT FUND BY ACCEPTING HARBOR FACILITY MATCHING GRANT AMENDMENT NO. 2 FROM THE ALASKA DEPARTMENT OF TRANSPORTATION & PUBLIC FACILITIES IN THE AMOUNT OF \$80,728.27 AND AUTHORIZING ITS EXPENDITURE FOR THE SHOEMAKER HARBOR REPLACEMENT PROJECT

WHEREAS. unspent grant funds remain on the Shoemaker Bay Harbor Matching Grant from the State of Alaska Department of Transportation; and

WHEREAS, the Borough is receiving additional grant funds through the 2016 Pink Salmon Disater Relief program for which Shoemaker Bay Matching Harbor grant funds can be used as a match to replace the net float at Shoemaker Bay Harbor; and

WHEREAS, grant funding is also available to provide reimbursement for half of the Borough's Harbor funds previously expended on construction administration and inspection for the boarding float installation; and

WHEREAS, a grant amendment is required to secure this additional funding from the ADOT Harbor Matching Grant.

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, Alaska hereby amends the FY 2022 Budget in the Capital Improvement Projects Fund by approving Grant Amendment No. 2 from the State of Alaska Harbor Facility Matching Grant Program and accepting grant funds in the amount of \$80,728.27 for the Shoemaker Bay Harbor Replacement Project and creating a revenue account to accept said funds.

Section 2: The Assembly of the City & Borough of Wrangell, Alaska further amends the FY 2022 Budget in the Capital Improvement Projects Fund by authorizing the expenditure of Harbor Facility Matching Grant Funds in the amount of \$80,728.27 for the Shoemaker Bay Harbor Replacement Projecct and creating an expenditure account to expend said funds.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 27th DAY OF JULY, 2021.

CITY & BOROUGH OF WRANGELL, ALASKA

Item g.

Stephen Prysunka, Mayor

ATTEST:		
	Kim Lane, Borough Clerk	

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

AGENDA ITEM TITLE:	DATE:	July 27, 2021
	Agenda Section	13

RESOLUTION No 07-21-1601 OF THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET IN THE CAPITAL IMPROVEMENTS PROJECT FUND BY ACCEPTING THE GULF OF ALASKA PINK SALMON DISASTER RELIEF GRANT IN THE AMOUNT OF \$46,276 AND AUTHORIZING ITS EXPENDITURE FOR THE SHOEMAKER BAY HARBOR NET FLOAT REPLACEMENT PROJECT

SUBMITT	ED BY:	FISCAL NOTE:			
		Expenditure Required:			
Amher Al-H	laddad, Capital Facilities Director	FY 20:	\$	FY 21: \$	FY22: \$
7 milber 7 m T	idada, dapitai i deinties bii ector				
		Amou	nt Budg	eted:	
D :	/A 1 /D 1 /:	Account Number(s):			
Reviews/Approvals/Recommendations		74310-000-0000-00-74001			
	Commission, Board or Committee	Account Name(s):			
N (-)			Shoen	naker Harbor I	Replacement CIP
Name(s)			Fund		•
Name(s)		Unencumbered Balance(s) (prior to expenditure):			
	Attorney				
	Insurance				

<u>ATTACHMENTS:</u> 1. Resolution No. 07-21-1601; 2. Grant Agreement from Pacific States Marine Fisheries Commission

RECOMMENDATION MOTION:

Move to Approve Resolution No 07-21-1601.

SUMMARY STATEMENT:

In 2017, the U.S. Secretary of Commerce declared the 2016 Gulf of Alaska pink salmon fishery a disaster under the Magnuson-Stevens Fishery Conservation and Management Act. Following this declaration, Congress appropriated \$56.3 million to Alaska to address losses to the seven

management areas in the Gulf of Alaska affected by the fishery failure: Kodiak, Prince William Sound, Chignik, Lower Cook Inlet, South Alaska Peninsula, Southeast Alaska, and Yakutat. On July 1, 2019, NOAA approved a \$53.8 million distribution plan to restore losses from the 2016 Gulf of Alaska pink salmon fishery disaster. These funds support research and provide payments to fishermen, crew and processors in the affected regions. The remaining \$2.4 million in disaster relief funds appropriated by Congress have been distributed to municipalities that were affected by the disaster through the National Oceanic and Atmospheric Administration (NOAA) and their pass-through agency, the Pacific States Marine Fisheries Commission.

The funds identified for Wrangell have been distributed as a grant. Funding is expected to be put toward habitat restoration, job training, public information campaigns, and measures to prevent future disasters, and/or infrastructure benefitting the fishing fleet. The project selected by Wrangell to be funded in part by this grant is the replacement of the net float at the Shoemaker Harbor. The proposed project was reviewed with the Port Commission, who offered no objection to the selected project. The selected project has been accepted by the Pacific States Marine Fisheries Commission.

For review by the Borough Assembly is the Pacific States Marine Fisheries Commission federal grant award attached hereto as Exhibit A to Resolution No. 07-21-1601.

Additional funds are provided for the net float replacement through a Grant Amendment from the ADOT Harbor Matching Grant Program for the Shoemaker Replacement project, as documented through acceptance of the Grant Amendment, also for review by the Wrangell Borough Assembly on July 27, 2021.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. <u>07-21-1601</u>

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET IN THE CAPITAL IMPROVEMENTS PROJECT FUND BY ACCEPTING THE GULF OF ALASKA PINK SALMON DISASTER RELIEF GRANT IN THE AMOUNT OF \$46,276 AND AUTHORIZING ITS EXPENDITURE FOR THE SHOEMAKER BAY HARBOR NET FLOAT REPLACEMENT PROJECT

WHEREAS, the U.S. Secretary of Commerce declared the 2016 Gulf of Alaska pink salmon fishery a disaster under the Magnuson-Stevens Fishery Conservation and Management Act; and

WHEREAS, the U.S. Congress distributed disaster relief grant funds to municipalities affected by the disaster, including to the City and Borough of Wrangell; and

WHEREAS, funding is expected to be put toward habitat restoration, job training, public information campaigns, and measures to prevent future disasters, and/or infrastructure benefitting the fishing fleet, and the project selected by Wrangell to be funded in part by this grant is the replacement of the net float at Shoemaker Bay Harbor; and

WHEREAS, the Pacific States Marine Fisheries Commission accepted the proposed net float replacement project and provided grant funding in the amount of \$46,276.

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

<u>Section 1</u>: The Assembly of the City and Borough of Wrangell, Alaska hereby amends the FY 2022 Budget in the Capital Improvement Projects Fund by accepting the Pacific States Marine Fisheries Commission grant award in the amount of \$46,276 for the Shoemaker Bay Harbor Net Float Replacement Project and creating a revenue account to accept said funds.

Section 2: The Assembly of the City & Borough of Wrangell, Alaska further amends the FY 2022 Budget in the Capital Improvement Projects Fund by authorizing the expenditure of the Pacific States Marine Fisheries Commission grant award in the amount of \$46,276 for the Shoemaker Bay Harbor Net Float Replacement Project and creating an expenditure account to expend said funds.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this $27^{\rm th}$ DAY OF JULY, 2021.

CITY & BOROUGH OF WRANGELL, ALASKA

Stephen Prysunka, Mayor	

Item	h

ATTEST:	
	Kim Lane, Borough Clerk



PACIFIC STATES MARINE FISHERIES COMMISSION

205 SE Spokane Street, SUITE 100, Portland, OREGON 97202 PHONE (503) 595-3100 FAX (503) 595-3232

> PSMFC Grant No. 21-171G Gulf of Alaska Pink Salmon Disaster City and Borough of Wrangell PSMFC Job No. 1172H.20

This agreement is entered into between the **Pacific States Marine Fisheries Commission** ("PSMFC") and **The City and Borough of Wrangell** ("Grantee"). The purpose of this grant is to provide disaster relief funding related to the Gulf of Alaska Pink Salmon Disaster. In consideration of the mutual agreements contained herein, the parties have agreed and do agree as follows:

PRIME AWARD INFORMATION

PSMFC is the recipient of the prime award from:

Federal Funding Agency: National Oceanic and Atmospheric Admin. (NOAA)

Federal Award ID Number: NA20NMF0220019

Federal Award Title: Gulf of Alaska Pink Salmon Disaster – Distribution to

Municipalities and Boroughs

Federal Award Contact: Raishan Peterson – raishan.peterson@noaa.gov

CFDA No.: 11.022

CFDA Title: Bipartisan Budget Act of 2018

Effective Dates of Federal Award: 04/01/2020 - 03/31/2024

Total Federal Award Funding: \$2,455,205

Prime Award Indirect Cost Rate: 11.66% Operations, 1.63% Pass-Through

Subawardee Name: City and Borough of Wrangell

Subawardee DUNS: 083353854 Total for this Subaward \$46,276

Subawardee Indirect Rate: 0% Research and Development (R&D): No

ARTICLE I: STATEMENT OF WORK

The work funded by this Grant is described in the attached Statements of Work (Exhibit A) that is incorporated herein. This funding shall not be used for any other purpose unless authorized, in writing, by PSMFC.

ARTICLE II: PERFORMANCE PERIOD

The terms of this agreement begin on July 1, 2021 and end on December 31, 2021 unless extended by mutual written agreement. Requests to extend the performance period shall be submitted to PSMFC at least 45 days prior to the expiration of the award to provide minimum time needed to review and forward the request to NOAA Grants. Any extension request submitted to PSMFC after expiration shall be denied.

ARTICLE III: COSTS AND TERMS OF PAYMENT

Upon receipt and approval of invoices for services satisfactorily rendered, PSMFC agrees to compensate Grantee for actual expenditures incurred in accordance with the budget included in Exhibit A. Payment for costs incurred shall not exceed \$46,276.

ARTICLE IV: INVOICING

Invoices shall reference the PSMFC Grant number (21-171G) and must include the Grantee's name and address, invoice date, description of products delivered or work performed, the name and address of the party to whom payment will be made, as well as the name, title, phone number, and mailing address of person to be notified in event of a defective invoice. Failure to submit a proper invoice may result in a delay in payment.

Invoices shall be submitted to:

Patty Park, Accounting Technician Pacific States Marine Fisheries Commission 205 SE Spokane Street, Suite 100 Portland, OR 97202 Phone: 503 595-3100

Email: APInvoices@psmfc.org

Invoices shall be itemized in the following categories:

- (1) Supplies
- (2) Contractual
- (3) Other
- (4) The currently approved budget
- (5) Cumulative expenditures to date

With each invoice submitted, Grantee shall include a report that provides a summary of the work performed during the invoiced period. The report must include any major goals accomplished, work performed on the project and any obstacles faced that may cause delays in the program/project.

All invoices must contain the following statement:

"By signing this report, I certify to the best of my knowledge and belief that the report is true, complete, and accurate, and the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the Federal award. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil, or administrative penalties for fraud, false statements, false claims or otherwise. (US Code Title 18, Section 1001 and Title 31, Sections 3729-3730 and 3801-3812)"

Final invoices for costs incurred during performance period shall be marked "Final" and be submitted to PSMFC no later than 60 days following the end of the performance period. PSMFC will <u>not</u> be liable for reimbursement of charges submitted after that date.

ARTICLE V: PSMFC GRANT MONITOR

The PSMFC Grant Monitor for this grant is:

Brian Bissell
Pacific States Marine Fisheries Commission
205 SE Spokane Street, Suite 100
Portland, OR 97202

Voice: 503 595-3100 Email: bbissell@psmfc.org

The Grant Monitor is responsible for the technical aspects of the project and serves as technical liaison with the Grantee. The Grant Monitor is not authorized to make any commitments or otherwise obligate or authorize changes which affect the Grant price, terms, or conditions. Any Grantee request for changes shall be referred to the PSMFC Grants Officer directly or through the PSMFC Grant Monitor. No such changes shall be made without the expressed prior authorization of the PSMFC Grants Officer. The GO may designate alternate Grant Monitors by naming such in writing and transmitting a copy of such designation to the Grantee.

Grantee is required to obtain approval for:

- 1. making any substantial changes in the project scope, objectives, budget or schedule;
- 2. change in key project staff;
- 3. providing financial assistance to another party other than approved in the budget;
- 4. transferring programmatic work to another party (except for the procurement of equipment, supplies, and general support services);
- 5. extensions to the project period; and
- 6. absence (>3 months) or reduction in time (25% or more) on a project by project director or principal investigator.

Requests for changes shall be made to the Grant Monitor. Final approval will be issued in writing by the PSMFC Grants Officer. The Grantee is not authorized to proceed with any changes until approval is received from the PSMFC Grants Officer.

ARTICLE VI: REPORTS

The Grantee shall prepare and provide semi-annual progress reports according to the following schedule:

- 1) a report for the July 1, 2021 through September 30, 2021 period due October 15, 2021
- 2) a report for the October 1, 2021 through December 31, 2021 period due January 15, 2021

Progress reports shall be emailed to the Grant Monitor, Brian Bissell, at bbissell@psmfc.org and the PSMFC Fiscal Officer, Pam Kahut, at pkahut@psmfc.org.

ARTICLE VII: DEBARMENT CERTIFICATION

Federal Executive Order (E.O.) 12549, "Debarment", requires that all contractors receiving individual awards, using federal funds, and all subrecipients certify that the organization and its principals are not debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded by any Federal department or agency from receiving funds from the Federal

3

Item h.

Government. By signing this document you certify that your organization and its principals are not debarred.

ARTICLE VIII: GENERAL PROVISIONS

The attached PSMFC General Provisions of July 2020 are incorporated herein and made part of this agreement. Grantee agrees to furnish and deliver all items or perform all the services set forth or otherwise identified above and on any continuation sheets for the consideration stated herein. This Agreement shall constitute the entire Agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement. The undersigned represent that they each are authorized to execute this Agreement respectively on behalf PSMFC and the Grantee.

The parties hereto executed this Grant No. 21-171G as of the date specified below:

PACIFIC STATES MARINE FISHERIES COMMISSION		CITY AI	CITY AND BOROUGH OF WRANGELL	
By: _	Pam Kahut Fiscal Manager	By:	Lisa Von Bargen Borough Manager	
Date:	6-23-2021	Date:	July 1, 2021	

PACIFIC STATES MARINE FISHERIES COMMISSION GENERAL PROVISIONS - JULY 2020

TERMINATION

- a) Either party may terminate all or any part of this Agreement for its convenience by serving two (2) weeks' notice in writing to the other party. Under such circumstances, Grantee shall be entitled to compensation for work satisfactorily completed up to the date of termination. Grantee shall not be entitled to any payment for or profit on work not performed.
- b) No Limitation on Other Rights of PSMFC. The termination of this Agreement as provided hereunder shall not affect or limit any other rights or remedies available to PSMFC.

FEDERAL ACCESS TO RECORDS

The Grantee will provide PSMFC, the Comptroller General of the United States, the Inspector General, the federal funding agency, or any of their duly authorized representatives, access to any books, documents, papers, and records of the Grantee involving transactions relating to this Grant for a period of three years after final payment.

3. PROTESTS, CONTRACT DISPUTES, AND APPEALS

- Authority of the Executive Director. The Executive Director is authorized to a) settle, compromise, pay, or otherwise adjust any claim by or against, or any controversy with, a contractor, grantee or bidder relating to a contract or grant entered into by PSMFC, including a claim or controversy initiated after award of a contract or grant, based on breach of contract, mistake, misrepresentation, or other cause for contract or grant modification or rescission. In the event a settlement or compromise involves or could involve adjustments and/or payments in aggregate of \$10,000 or more, then the Executive Director shall prepare written justification and obtain approval in advance, from the full Commission and its legal advisor. When a claim cannot be resolved by mutual agreement, the Executive Director shall promptly issue a decision in writing. A copy of that decision shall be mailed or otherwise furnished to the Contractor or Grantee and shall state the reason for the action taken on the claim, and shall inform the Contractor or Grantee of his right to administrative relief as provided in this section. The decision of the Executive Director is final and shall be conclusive unless fraudulent, or the Contractor or Grantee appeals to the Commission. If the Executive Director does not issue a written decision within one hundred and twenty (120) days after receipt of a claim, or within such longer period as might be established by the parties to the agreement in writing, then the Contractor or Grantee may proceed as if an adverse decision has been received.
- b) Appeal to the Commission. The Commission has jurisdiction over each controversy arising under, or in connection with, the interpretation, performance, or payment of a contract or grant of PSMFC provided that:

- The Contractor or Grantee has not instituted action over such controversy in court; and
- 2) The Contractor or Grantee has mailed notice to PSMFC of Contractor's or Grantee's intent to appeal within 90 days of his receipt of the decision from the Executive Director, or at the Contractor's or Grantee's election, within a reasonable time after the Executive Director fails or refuses to issue a decision.

GRANT MODIFICATIONS

A Grant modification is considered to be any written alteration of a grant's provisions, i.e., work statement, specification, period of performance, time and rate of delivery, quantity, price, cost, fee, or other provisions of an existing grant whether accomplished in accordance with a grant provision or approved by both parties to the grant in writing.

- a) <u>Approval Authority</u>. Only the Executive Director or Fiscal Manager has authority to approve a grant modification for PSMFC.
- b) Processing Grant Modifications. The Grant Monitor is responsible for monitoring the grant and recommending changes in the existing award. In such capacity, the Grant Monitor will generally be responsible for initiating the necessary documents involving technical changes. In preparing the documents, the Grant Monitor shall review the statement of work and the applicable specifications and then delineate the proposed changes thereto. The Grant Monitor shall also evaluate these proposed changes are within the general scope of the grant or are considered new procurement and set forth the rationale supporting his position. If the Grant Monitor believes the changes to be in the general scope, the proposed changes, recommendations, and rationale are forwarded to the Grants Office for concurrence.

SUBAWARDS

Except as provided in the Statement of Work or in the Grantee's proposal incorporated in this grant, the Grantee shall not subaward any part of the work under this grant without the specific written approval of the Grant Monitor. This clause does not apply to the purchase of supplies, materials, equipment, or incidental support services.

RIGHTS IN DATA

- a) The term "Subject Data" as used herein includes writings, electronic data, sound recordings, pictorial reproductions, drawings or other graphical representations, and works of any similar nature (whether or not copyrighted) which are furnished by the Grantee under this grant. The term does not include information incidental to grant administration.
- b) The Grantee agrees to grant and does hereby grant to PSMFC and to its officers, agents, and employees acting within the scope of their official duties, a royalty-free, nonexclusive, and irrevocable license throughout the world (1) to publish, translate, reproduce, deliver, perform, use, and dispose of, in any manner, any and all Subject Data (with the exception of that covered under other legal

protections and any data marked proprietary by the Grantee) not first produced or composed in the performance of this grant, but which is incorporated in the work furnished under this grant; and (2) to authorize others to do so. PSMFC shall credit Grantee for data not produced or composed in the performance of this grant, but which is incorporated in the work furnished under this grant, provided that such data is identified by the Grantee at the time of furnishing such data.

- c) To the extent permitted by Alaskan Law and the Alaskan Constitution, Grantee shall indemnify and save and hold harmless the PSMFC, its officers, agents, and employees acting within the scope of their official duties against any liability, including costs and expenses, (1) for violation by Grantee of proprietary rights, copyrights or right of privacy, arising out of publication, translation, reproduction, delivery, performance, use, or disposition of any Subject Data furnished under this grant; or (2) based upon any libelous or other unlawful matter contained in such data.
- d) Paragraphs (c) and (d) above are not applicable to material furnished to the Grantee by PSMFC and incorporated in the Subject Data furnished under the grant; however, such incorporated material shall be identified by the Grantee at the time of furnishing such data.
- e) The Grantee shall not affix any restrictive markings upon any Subject Data.

KEY PERSONNEL

- a) It has been determined that the individual(s) named in the Statement of Work section of this grant are necessary for the successful performance of this grant. No diversion or replacement of these individual(s) shall be made by the Grantee without the written consent of the Grant Monitor; provided that the Grant Monitor may ratify in writing such diversion or replacement and such ratification shall constitute the consent of the Grant Monitor required by this clause.
- b) If the Grantee determines that for any reason, one or more of these individual(s) are unavailable for the performance under this grant, the Grantee agrees to replace such individual(s) with individual(s) of substantially equal abilities and qualifications.

RIGHTS TO INVENTION

Rights to inventions generated under this grant are subject to the regulations issued by the funding agency (Department of Commerce). For more information regarding inventions, please refer to http://www.iedison.gov/

ORGANIZATIONAL CONFLICT OF INTEREST

a) The Grantee warrants that, to the best of its knowledge and belief, and except as otherwise disclosed, there are no relevant facts which could give rise to organizational conflicts of interest, or that the offeror or Grantee has disclosed all relevant information to PSMFC.

- b) The Grantee agrees that, if after an award, an organizational conflict of interest with respect to this grant is discovered, an immediate and full disclosure in writing shall be made to the PSMFC Grants Officer which shall include a description of the action which the Grantee has taken or proposes to take to avoid or mitigate such conflicts.
- c) In the event that the Grantee was aware of an organizational conflict of interest prior to the award of this grant and did not disclose the conflict to the Grants Officer, PSMFC may terminate the grant for default.
- d) The provisions of this clause shall be included in all subawards for work to be performed similar to the services provided by the prime Grantee, and the terms "grant," "Grantee," "Grants Officer" modified appropriately.

PSMFC CONFLICT OF INTEREST

- a) It shall be improper for any PSMFC employee or Commission member to participate directly or indirectly and realize financial gain in any manner pertaining to this grant.
- b) The Grantee represents to the best of its knowledge that no employee or agent of the Grantee presently has any interest that would or might conflict in any manner or degree with the Grantee's performance under this grant. Grantee shall disclose to PSMFC when it becomes aware that such interest, direct or indirect, could be acquired.

11. DISCLOSURE OF BENEFITS RECEIVED FROM GRANTS

Grantee shall insure that any PSMFC employee or Commission member who has or obtains any benefits from this grant, shall report such benefit to the full Commission.

12. GRATUITIES AND KICKBACKS ILLEGAL

- a) Gratuities. It is improper for any person to offer, give, or agree to give to any PSMFC employee or Commission member or for any PSMFC employee or Commission member to solicit, demand, accept, or agree to accept from another person, anything of a pecuniary value for or because of:
 - 1) an official action taken or to be taken, or which could be taken;
 - 2) a legal duty violated or to be violated, or which could be violated by such employee or former employee.
- b) <u>Kickbacks</u>. It is improper for any payment, gratuity, or benefit to be made by or on behalf of a subawardee under a grant or contract to the prime awardee or higher tier subawardee or any person associated therewith as an inducement for the award of a subaward or order.

COVENANT RELATING TO CONTINGENT FEES

- a) Representation of Grantee. Every person, before being awarded a grant with PSMFC, shall represent that he has not retained a person to solicit or secure the grant upon an agreement or understanding for a commission, percentage, brokerage, or contingent fee, excepting for bona fide employees or bona fide established commercial, selling agencies maintained by the person so representing for the purpose of securing business or an attorney rendering professional legal services, employed, consistent with applicable canons of ethics.
- b) <u>Intentional Violation Unlawful</u>. The intentional violation of the representation specified in Subsection (a) above is cause for termination of a grant.

14. RESTRICTION ON EMPLOYMENT OF PRESENT PSMFC EMPLOYEES

No PSMFC employee may be employed by the Grantee to perform work under this grant.

15. FEDERAL ADMINISTRATIVE REQUIREMENTS FOR STATE AND LOCAL GOVERNMENTS

The Grantee shall comply with the current requirements of federal regulation 2 CFR 200, covering cost and uniform administrative requirements applicable to grants and contracts with state and local governments.

GRANTEE'S RESPONSIBILITY FOR THE WORK

The Grantee shall be responsible and accountable for the accuracy, completeness, clarity, and adequacy of the work, and shall perform the work in a professional manner. The Grantee shall be solely responsible for all actions and/or omissions of its agents, employees, representatives and subawardees.

17. INDEPENDENT AGENCY

This grant shall not be construed or interpreted as making the Grantee an agent or employee of PSMFC for any purpose whatsoever. Grantee shall not represent or obligate PSMFC in any public or private matter. Grantee shall be considered an independent agency with the authority to control and direct the performance of the work, subject to the right of PSMFC to generally inspect the work and to determine whether it is being performed by the Grantee in accordance with the grant.

18. INSURANCE

The Grantee shall, at the Grantee's own expense, procure and maintain workers' compensation, comprehensive general liability and property damage, and motor vehicle liability insurance. If Grantee is subject to a statutory or elective system of self-insurance for tort liability, auto, personal injury, and/or property damage, the maximum recoverable amount under this agreement is the fair market value of what Grantee would have paid for commercial insurance premiums only for such activities and/or events covered under this agreement during the period of this agreement.

Contributions to a reserve for certain self-insurance programs including workers compensation, unemployment compensation, and severance pay are allowable up to the retail cost of purchased rates and premiums for the same type and extent of coverage. Contributions to reserves must be based on sound actuarial principals using historical experience and reasonable assumptions and shall credit earnings or investment income on such reserves.

19. INDEMNIFICATION BY GRANTEE

The Grantee will accept full responsibility for, and indemnify, release, discharge, and save harmless the Commission, its officers, employees, and consultants from and against any and all manner of actions and claims, either directly or indirectly, for personal injury and/or property damage occurring during or in connection with the performance of the Grantee's services under this grant and any and all claims, damages, losses, or suits arising directly out of Grantee's negligence or omissions in the performance of the Grantee's service except when caused by the negligence of the Commission, its officers, employees, or consultants, and then only to the extent that the Commission is not compensated therefor by insurance. The obligations of the Grantee under this section shall survive the termination of this grant.

MISCELLANEOUS

- a) <u>Applicable Law</u>. This grant shall be construed and governed, in the following order, by the laws of the United States of America, the State of Oregon, and the state(s) in which work is performed under this grant.
- b) <u>Entire Agreement</u>. This grant contains all of the terms, conditions, and understandings between the parties. None of the provisions herein may be changed, modified, or waived except by a writing signed by a duly authorized representative of each party.
- c) <u>Notices</u>. Any notices by either party as provided for in this grant shall be in writing to the other party's last known address sent via first class mail, postage prepaid. A notice shall be deemed to have been received by the recipient 3 days after mailing or at the time of actual receipt, whichever is earlier.
- d) Record Keeping. Financial records, supporting documents, statistical records, and all other records pertinent to this grant shall be retained for a period of three years from the date of submission of the final expenditure report. The only exceptions are the following:
 - 1) If any litigation, claim, or audit is started before the expiration of the 3year period, the records shall be retained until all litigation, claims, or audits involving the records have been resolved and final action taken.
 - 2) Records for real property and equipment acquired with federal funds shall be retained for 3 years after final disposition.
- e) <u>Taxes</u>. The Grantee shall be responsible for payment of all applicable federal, state, and local taxes and fees which may become due and owing by the Grantee by reason of this agreement, including but not limited to (i) income taxes, (ii) employment related fees, assessments, and taxes, and (iii) general

- excise taxes. The Grantee is responsible for obtaining all licenses, permits, and certificates that may be required in order to perform this grant.
- f) <u>Severability</u>. In the event that any provision of this grant is declared invalid or unenforceable by a court, such invalidity or unenforceability shall not affect the validity or enforceability of the remaining terms of the grant.
- g) <u>Waiver</u>. The failure of the Commission to insist upon strict compliance with any term, provision, or condition of this grant shall not constitute or be deemed to constitute a waiver or relinquishment of the Commission's right to enforce the same in accordance with this agreement.

RESOURCE CONSERVATION AND RECOVERY ACT

Section 6002 under the Act requires that preference be given in procurement programs to the purchase of specific products containing recycled materials identified in guidelines developed by the Environmental Protection Agency (EPA) (40 CFR parts 247-254). Accordingly, the Grantee shall give preference in its procurement programs funded with federal funds to the purchase of recycled products pursuant to the EPA guidelines.

CLEAN AIR ACT AND THE FEDERAL WATER POLLUTION CONTROL ACT

Grants and subgrants in excess of \$100,000 shall comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 740 et. seq.) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251 et seq.). Violations shall be reported to the federal awarding agency and the Regional Office of the Environmental Protection Agency.

BYRD ANTI-LOBBYING AMENDMENT

Grantee shall comply with the provisions of Section 319 of Public Law 101-121, which added Section 1352 to Chapter 13 of Title 31 of the United States Code. These provisions generally prohibit the use of Federal funds for lobbying the Executive or Legislative Branches of the Federal government in connection of the award, and require the disclosure of the use of non-Federal funds for lobbying. Grants in excess of \$100,000 shall file the required certification pursuant to 31 U.S.C. 1352. The certification shall be filed within 15 days following the end of the calendar quarter in which there occurs any event that requires a disclosure or that materially affects the accuracy of information contained in any disclosure form previously filed.

DEBARMENT AND SUSPENSION

No subawards shall be made to parties listed on the General Services Administration's List of Parties Excluded from Federal Procurement or Non-procurement Programs in accordance with Executive Orders 12549 and 12689. Awards in excess of \$100,000 shall provide the required certification regarding the Grantee's exclusion status and that of its principal employees.

25. NON-DISCRIMINATION REQUIREMENTS

No person in the United States shall, on the ground of race, color, national origin, handicap, religion, or sex, be excluded from participation in, be denied benefits of, or be subject to discrimination under any program or activity receiving Federal financial assistance. The Grantee agrees to comply with the non-discrimination requirements below:

- a) Title VI of the Civil Rights Act of 1964 which prohibit discrimination on the grounds of race, color, or national origin under programs or activities receiving Federal financial assistance:
- b) Title IX of the Education Amendments of 1972 prohibiting discrimination on the basis of sex under Federally assisted education programs or activities;
- Section 504 of the Rehabilitation Act of 1973, as amended prohibiting discrimination on the basis of handicap under any program or activity receiving or benefiting from Federal assistance;
- d) The Age Discrimination Act of 1975, as amended prohibiting discrimination on the basis of age in programs or activities receiving Federal financial assistance;
- e) The Americans with Disabilities Act of 1990 prohibiting discrimination on the basis of disability under programs, activities, and services provided or made available by state and local governments or instrumentalities or agencies thereto, as well as public or private entities that provide public transportation;
- f) Parts II and III of Executive Order 11246 (30F.R. 12319, 1965) as amended by Executive Orders 11375 (32 F.R. 14303, 1967) and 12086 (43 F.R. 46501, 1978) requiring Federally assisted contracts and grants to include the non-discrimination provisions of §§ 202 and 203 of that Executive Order and Department of Labor regulations implementing Executive Order 11246;
- g) Any other non-discrimination provisions of statutory law.

DRUG-FREE WORKPLACE

The Grantee shall comply with the provisions of Public Law 100-690, Title V, Subtitle D, "Drug-Free Workplace Act of 1988," which require that the Grantee take steps to provide a drug-free workplace.

27. INDIRECT COSTS

Indirect costs incurred by the Grantee will be billed at the approved rate, as approved in the current Fiscal Year Indirect Cost Plan for the duration of this award document. Should the approved rate change from the amount shown herein, Grantee will provide evidence of federal approval of the new rate along with the first request for reimbursement of the new rate to the funding source.

RESEARCH MISCONDUCT

Scientific or research misconduct refers to the fabrication, falsification, or plagiarism in proposing, performing, or reviewing research, or in reporting research results. It does not include honest errors or differences of opinion. Funds expended on an activity that is determined to be invalid or unreliable because of scientific misconduct may result in a disallowance of costs for which the institution may be liable for repayment to the awarding agency.

PUBLICATIONS

Grantee has the right to publish any of the results of the Research. Grantee must furnish Sponsor with a copy of any proposed publication or public disclosure, at least 60 days in advance of the proposed publication date to allow for the protection of Sponsor's proprietary, confidential, or patentable information. Publication of the results of a research project in appropriate professional journals is encouraged as an important method of recording and reporting scientific information. The Grantee is required to submit a copy to PSMFC and when releasing information related to a funded project include a statement that the project or effort undertaken was or is sponsored by the Federal Government. The Grantee is also responsible for assuring that every publication material (including Internet sites) based on or developed under this grant, except scientific articles or papers appearing in scientific, technical or professional journals, contains the following disclaimer: "This [report/video/operating unit] was prepared by [Grantee] under award number [federal award number] from [name of federal agency]. The statements, findings, conclusions, and recommendations are those of the author(s) and do not necessarily reflect the views of the [name of federal agency] or the US Government." This also applies to videos produced under this grant

30. VIDEOS PRODUCED UNDER FEDERAL FINANCIAL ASSISTANCE AWARDS

Before production of a video for public viewing has begun, the Grants Officer must review and approve the production plans and the final video to ensure that it will be of acceptable quality and appropriately represents the Government.

EXHIBIT A – PSMFC GRANT NO. 21-171G STATEMENT OF WORK



2016 Alaska Pink Salmon Disaster Relief Municipality/Borough Subrecipient Project Proposal

Project Title: Shoemaker Bay Net Repair Float

Project Start and End Dates: 7/1/2021

Municipality/Borough: City & Borough of Wrangell

Anticipated Length of Project: 6 Months

£ 00 450

Estimated Cost of Project:

\$ 86,150

Description of Project:

Municipalities and boroughs must use the funds for developing, improving, or maintaining infrastructure, services, or habitat that support Pink Salmon commercial fisheries in their areas. Eligible municipalities and boroughs must identify projects that support infrastructure for commercial Pink Salmon fishing and other related shoreside fishery support facilities and/or equipment (e.g., cold storage, ice houses, docks, storage facilities). Projects that support Pink Salmon habitat can include restoration, enhancement, and rehabilitation (e.g. culvert replacement, log jam placement, streambank revegetation/stabilization, elevated light penetrating walkways).

Replace 30 year old net repair float with a new net repair float. This float is over thirty years old and has out lived its useful life. Fishing vessels from all over Southeast Alaska use this float to repair gill and seine nets during the fishing season. This net repair float is in close proximity to the fishing grounds so many fisherman, including non-locals, use it to save on time and fuel. This float is needed so the fleet has a safe dock on which to repair their fishing nets. Replacement of the float is estimated at \$86,150 which includes contracting the fabrication of a galvanized steel pipe pontoon float. Harbor Department force account would install the wood decking as the working surface. We have built other floats in this manner and it seems to work well and offers a bit of cost savings by having some of the work performed in house. The City and Borough of Wrangell will use the \$46,276 in NOAA funds to offset the total project cost of \$86,150.



2016 Alaska Pink Salmon Disaster Relief Municipality/Borough Subrecipient Project Proposal

PSMFS Budget Information (enter dollar ar	nounts for each cost category)
Salaries:	\$ 0
Fringe Benefits:	\$0
Travel:	\$ 0
Equipment (useful life of more than one year and >\$5,000):	\$ 0
Supplies:	\$ 63,400
Contractual:	\$ 16,250
Other:	\$ 6,500
PSMFC Indirect Costs (to be finalized with PSMFC):	

Budget Narrative, Details, and Notes (attach additional pages if necessary):

Lumber and Bolt Package 35,700
Galvanized steel pipe float parts 27,700
Shipping 6,500
Construction, Welding of pontoon float 16,250
The \$46,276 received from NOAA will be used to purchase the lumber and a portion of the steel float parts.

All net dock decking will be constructed by harbor personnel.



2016 Alaska Pink Salmon Disaster Relief Municipality/Borough Subrecipient Project Proposal

Approval of Sub-Projects		
Shawn Carey, Grants Program Officer Alaska Regional Office, Operations and Management Division, NOAA Fisheries	Pam Kahut, Fiscal Manager Pacific States Marine Fisheries Commission	
By signing herein, I the Federal Program Officer monitoring this award am confirming this project satisfies the special award conditions pertaining to Federal Award: NA20NMF0220019, Gulf of Alaska Pink Salmon Disaster – Distribution to Municipalities and Boroughs.	By signing herein, I the Fiscal Manager at the Pacific States Marine Fisheries Commission and the recipient of this Federal Award am confirming this project satisfies the special award conditions pertaining to Federal Award: NA20NMF0220019, Gulf of Alaska Pink Salmon Disaster – Distribution to Municipalities and Boroughs.	
CAREY.SHAWN.PA Digitally signed by CAREY SHAWN.PATRICK.1365 X TRICK.1365893841 893841 Date: 2021.04.22 09.54:09-08'00'	x fankall	
Shawn Cary	Pam Kahut	
Date:	Date: 6-23-202/	

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

	DATE:	July 27, 2021
<u>AGENDA ITEM TITLE:</u>	Agenda Section	13

Approval of a Cell Tower Land Lease for Lot 12, 13, and 14 Block 5, according to the Official Plat, USS 2127, with Vertical Bridge to Allow a New Cellular Tower

SUBMITTED BY:

Carol Rushmore, Economic Development Director; Lisa Von Bargen, Borough Manager

Reviews/Approvals/Recommendations		
	Commission, Board or Committee	
Name(s)	Planning and Zoning Commission	
Name(s)		
\boxtimes	Attorney	
	Insurance	

FISCAL NOTE:			
Expenditur	e Required: \$XX	XX Total	
FY 20: \$	FY 21: \$	FY22: \$	
Amount Bu	dgeted:		
FY2	FY20 \$XXX		
Account Nu	Account Number(s):		
XXXXX XXX XXXX			
Account Name(s):			
Enter Text Here			
Unencumbered Balance(s) (prior to expenditure):			
\$XX	X		

<u>ATTACHMENTS:</u> 1. Vertical Bridge Proposed Lease 2. Vertical Bridge Narrative & Report; 3. Survey Documents; 4. Planning and Zoning Commission Staff report

RECOMMENDATION MOTION:

Move to Approve Cell Tower Land Lease for Lot 12, 13, and 14 Block 5, according to the Official Plat, USS 2127, with Vertical Bridge to Allow a New Cellular Tower.

SUMMARY STATEMENT:

City and Borough of Wrangell, Alaska PO Box 531 Wrangell, AK 99929

WIRELESS COMMUNICATIONS SITE LEASE – LANDFILL TRANSFER STATION SITE

PART I. PARTIES. This Wireless Communications Site Lease – Landfill Transfer Site is between the City and Borough of Wrangell, Alaska, a municipal corporation in the State of Alaska, hereafter "CBW" or "Lessor," and Vertical Bridge Development, LLC, a Delaware limited liability company licensed to conduct business in Alaska, hereafter "Lessee."

PART II. LEASE ADMINISTRATION. All communications about this Lease shall be to the person identified below. Any reliance on a communication with a person other than the one listed below is at the party's own risk.

below is at the party's own risk.	communication with a person other than the one listed
CBW: City and Borough of Wrangell, Alaska PO Box 531 Wrangell, AK 99929 Attn: Borough Manager Phone: (907)874-2381 Email: lvonbargen@wrangell.com	Lessee: Vertical Bridge S3 Assets, LLC 750 Park of Commerce Drive, Ste 200 Boca Raton, FL 33487 Daniel Marinberg, Senior Vice President and General Council Phone: (239)286-9486 Email: KVoelker@verticalbridge.com Site Name: Wrangell Landfill Transfer Site
Wireless Communications Site Lease – Lar B, and C are attached and are considered a p	is lease agreement is identified as the Vertical Bridge adfill Transfer Station Site ("Lease"). Appendices A part of this Lease as well as anything incorporated by If in conflict, the order of precedence shall be this ten Appendix C.
not effective until signed by the CBW. The	CBW and Lessee agree and sign below. This Lease is Lessee represents that the person signing below on its a valid and binding Lease enforceable in accordance Vertical Bridge Development, LLC:
Date: By: Lisa Von Bargen Borough Manager	Date: By: Name: Title:

Landfill Area Site Lease Site Number: US-AK-5164

STATE OF ALASKA)		
FIRST JUDICIAL DISTRICT) ss:		
The foregoing instrument was acknowledge Von Bargen, known to me to be the Boro Alaska, an Alaskan municipal corporation to oath stated that he was duly authorized to eand who acknowledged that he signed municipality.	ugh Manager of the City and that executed the above foregoing execute said instrument on behavior	Borough of Wrangell, ng instrument, who on alf of said corporation,
	Notary Public in and for the S	tate of Alaska
	My Commission Expires:	
Law Approval as to Form:		
Borough Assembly Approval:		
STATE OF FLORIDA) ss: COUNTY OF PALM BEACH)		
The foregoing instrument was acknowledge, 20, by	ed before me this	day of (signing party), the
Delaware limited liability company, on behavior		Development, LLC, a
Serial Number, if any:		
Notary Public	_	
Printed Name:	_	
My Commission Expires:		

APPENDIX A: PROPERTY DESCRIPTION & ADDITIONAL LEASE PROVISIONS

1. DESCRIPTION OF PROPERTY

A. The property subject to this Lease is generally referred to as "the Leased Premises." The parent parcel on which the Leased Premises is located is more particularly described on **Exhibit A**, attached hereto (the "Property"). The Leased Premises is as follows (as approved by the Borough Assembly on ______):

Said lease area is more particularly described as follows

Lot 12, 13, and 14 Block 5, according to the Official Plat of U.S.S. 2127 for the Eastern Addition to Wrangell Townsite Wrangell Recording District, First Judicial District, State of Alaska

The cell tower site is wholly within Lot 14, Block 5, USS 2127, a 50' X 50' area.

The nonexclusive Access and Utility easement is a 20' wide area through Lot 12, Lot 13 and Lot 14 with a 20' X 50'staging and parking area on Lot 14. Wrangell Recording District, First Judicial District, State of Alaska.

- **B.** In addition to the above-leased premises, the CBW is hereby applying the following conditions:
 - Security lighting should be no higher than 15 feet from grade and angled down and side blocked so as not to impact adjacent residential houses; and
 - Fencing should be site obscuring facing residential properties; and
 - Intermodulation Study for interference with KSTK translator must be completed prior to installation and show a negative impact to KSTK translator; and
 - If access to the fenced lease area via the ROW between the transfer station and Lot 14 be developed in the future, access easement across Lots 12, 13 and 14 may be vacated for the alternative access; and
 - The tower, antennas, structures and equipment associated with the telecommunication will be removed within six months of ceasing operations; and
 - Generator will be for back up power supply only and muffled as much as possible.
- **C.** The above descriptions shall be further described upon completion of an as-built survey of the wireless communications tower ("Tower") and the leased area, stamped by a professional land surveyor or engineer, licensed in the State of Alaska.

2. AUTHORITY

This Lease is entered into pursuant to the authority of the City and Borough of Wrangell Code, Chapter 16.08.

3. TERM and RENEWAL OPTION

The "Effective Date" of this Lease is the date signed by the CBW. The initial five (5) year term of this Lease and Lessee's obligation to pay Rent hereunder shall begin on the Effective Date.

The CBW grants the Lessee three (3) options to renew this Lease for five (5) years each, with a maximum total term of twenty (20) years. Lessee shall exercise this option by written notice given to the CBW at least thirty (30) calendar days prior to expiration of the underlying lease term.

4. LEASE PAYMENTS

- a. Lessee shall pay the CBW a lease payment for the Leased Premises (the "Rent"). The payment of Rent for the initial five (5) year period shall be as follows:

 - 2. For any subsequent sublease of the Leased Premises, rent shall be 30% of rent charged to the first additional sublessee; 40% of rent charged to the second additional sublessee; and 50% of rent charged to the third, and all additional sublessees. Notwithstanding anything to the contrary, the above referenced revenue sharing provisions are exclusive of any non-recurring fees (e.g., structural analysis fees, mount analysis fees, and capital expenditures) and reimbursements (e.g., taxes and utilities) and Lessee shall be entitled to retain 100% of such non-recurring fees and reimbursements.
 - 3. Any sublease rent as outlined under section (a)(2) above shall be calculated and payable on a monthly basis, due on the first day of every month.
 - 4. Lease payments shall be made by Lessee to the CBW in advance on the first day of every month. Payments shall be made at the following address: Accounts Payable Office, City and Borough of Wrangell, PO Box 531, Wrangell, AK 99929.
 - 5. Rent shall automatically be adjusted to reflect a two (2%) annual escalation of the base rent charged.
 - 6. A late fee in the amount of ten percent (10%) of the total amount due shall be charged for all payments not received within ten days of the due date.
- b. Beginning with the first year after the initial five-year period of the term, the Rent shall be adjusted to reflect changes in the market value in accordance with Wrangell Municipal Code Sections 16.08.040 and 16.08.120.

5. AUTHORIZED USE OF PROPERTY

The Leased Premises are to be used solely for the construction, operation, maintenance and repair of a wireless communications tower and facility. Lessee shall ensure all equipment and activities on the Leased Premises operate in a manner that does not cause unreasonable interference with the operations as of the Effective Date of the CBW or other authorized users in the vicinity of the Leased Premises as of the Effective Date.

6. AUTHORIZED IMPROVEMENT FOOTPRINT/UTILITY LINES LOCATION

Lessee shall provide an as-built survey that shows all authorized building and/or structural improvements and utility lines, including aerial, surface, and below grade lines, and grounding grid on the Leased Premises, collectively referred to as the "authorized improvement footprint" or the "AIF". This survey will be included as Exhibit A.1 to this Lease. This survey shall also depict the location of utility lines and/or grounding grid, if any ("authorized utility line locations" or "AULL"). Lessee shall not modify the AIF or the AULL without prior written approval of the CBW, not to be unreasonably withheld, conditioned or delayed. Within 30 days of completing any approved AIF or AULL modifications, Lessee shall provide a revised and current as-built survey, stamped by a professional land surveyor or engineer, licensed in the State of Alaska, which shall, upon CBW review and approval, become part of this Lease as the updated Exhibit A.1, which shall replace and supersede the former Exhibit A.1. The CBW reserves the right, at its sole discretion, to require Lessee, upon 90 days prior written notification, to relocate Lessee's AULL improvements, with full cost of said relocation borne by CBW.

7. EXCLUSIVITY

During the term of this Lease, Lessee, and its guests, agents, customers, lessees, sublessees and assigns shall have the unrestricted, exclusive right to use, and shall have free and unfettered access to, the Leased Premises for the purposes herein set forth seven (7) days a week, twenty-four (24) hours a day.

8. NON-INTERFERENCE

- a. New uses or changed operations of the Property by or through CBW after the Effective Date of this Lease and any new equipment or new facilities placed thereon by or through CBW (collectively, the "Lessor Property Uses") shall not cause harmful radio frequency or physical interference with the communications systems or equipment on any Tower constructed on the Leased Premises. If the new or changed Lessor Property Uses shall interfere with communications systems or equipment on any Tower located on the Leased Premises, CBW and Lessee shall use good faith efforts to resolve any interference issues but the new or changed interfering Lessor Property Use shall be powered down as soon as practicable following notice (except for intermittent corrective testing) or, if physical, removed as soon as practicable following notice until the time that such Lessor Property Use does not cause interference. Notice hereunder shall be made by telephone and in writing.
- b. Neither Lessee nor any of Lessee's subtenants, nor their employees, contractors, or agents shall engage in any new installation or modification on or about the Property that (i) causes harmful radio interference or degradation of the pre-existing wireless communications systems of CBW existing on the Property, or (ii) causes harmful radio interference or degradation of the pre-existing wireless communications systems of lessees or licensees of CBW

Landfill Area Site Lease Site Number: US-AK-5164 existing on the Property as of the Effective Date, (iii) physically interferes with CBW's access rights or use of other pre-existing facilities on the Property as of the Effective Date, (iv) physically interferes with the access rights or use of other pre-existing facilities of lessees or licensees of CBW existing on the Property as of the Effective Date. Lessee shall, at its own expense, eliminate any interference or degradation in violation of this Section 8(b) as soon as practicable after Lessee's receipt of notice from CBW, which notice shall be made by telephone and in writing.

c. Lessee shall furnish CBW, upon request, all documents related to Lessee's equipment/operations on the Leased Premises and AULL and/or communications with the FCC concerning Lessee's equipment/operations on the Leased Premises and AULL.

9. UTILITIES

Lessee is responsible for all utilities desired on the Leased Premises, including the construction, installation, maintenance and repair of its own separately metered, electric power utility line and for payment for the electricity it uses. In no instance shall Lessee tap into the power line(s) of the CBW or that of a third party without prior written consent of the affected party.

10. SUBLEASES

Lessee may sublease all or portions of the Leased Premises without approval of the CBW, provided that:

- a. The improvements on the Leased Premises are the substantial reason for the sublease;
- b. All subleases shall be in writing and made subject to the terms and conditions of this Lease, and all amendments and renewals of same;
- c. Failure of the Lessee to comply with any of the above conditions shall constitute a default of this Lease;
- d. Lessee shall provide the CBW a site plan for the proposed sublessee's improvements;
- e. Lessee shall provide the CBW an executed copy of each sublease on the Leased Premises, including a copy of all subsequent modifications and amendments of the same:
- f. Lessee shall be responsible for the sublessee's compliance with the terms and conditions of this Lease, and all amendments and renewals of same;
- g. Lessee shall either provide insurance coverage for the activities of its sublessee, or require its sublessee to procure and maintain said lines of insurance, in no less than an equal or greater amount of coverage as required of Lessee in this Lease. Lessee shall submit proof of said insurance coverage to the CBW in the form of a certificate of insurance with the CBW listed as an additional insured;
- h. The phone number for Lessee's day-to-day operational logistics or activities on the Leased Premises is as follows: NOC/Emergency # (877) 589-6411;
- i. A "sublease" as used in this contract is defined as any arrangement in which the Lessee leases to another party, or entity, any portion of the Leased Premises described in this Lease or any of the improvements thereon, including but not limited to a sublease for an antenna, microwave dish, and/or wireless communication equipment; and
- j. All terms of this Lease are binding on all sublessees.

11. DESIGNATION OF THE LESSEE'S REPRESENTATIVE

The Lessee must designate in writing the name and title of the person who is authorized to act in all matters connected with this Lease and keep such information current with the CBW. As of the effective date of this Lease the name and title of the person who is authorized to act on Lessee's behalf in all matters connected with this Lease is as follows:

Vertical Bridge Development, LLC 750 Park of Commerce Drive, Suite 200 Boca Raton, FL 33487 Attn: General Counsel

Phone: (561) 406-4056

12. LESSEE LIABILITIES

In addition to other liabilities under this Lease, Lessee has the following liabilities:

- a. The Lessee assumes all risk of loss, damage or destruction to improvements on the Leased Premises, except to the extent caused by the negligence or willful misconduct of CBW or its employees, contractors or subcontractors.
- b. The Lessee is responsible for relocating its AULL, upon CBW request, provided that CBW shall be responsible for payment of all costs associated with such relocation.
- c. The Lessee shall comply with all applicable federal, state, and local laws, regulations, and standards, relevant environmental laws, as well as public health and safety laws and other laws relating to the siting, permitting, construction, operation and maintenance of any facility, improvement or equipment of Lessee on the property.
- d. The CBW has no duty, either before or during the term of this Lease, to inspect the Leased Premises or warn of hazards and, if the CBW inspects the Leased Premises, it shall incur no additional duty nor any liability for hazards not identified or discovered through such inspections. This paragraph shall survive the termination or revocation of this Lease, regardless of cause.
- e. Lessee is responsible for identifying an authorized contact for each approved sublessee, for purposes of day-to-day operational logistics or activities.

13. INSURANCE

Lessee shall procure and maintain for the duration of this Lease and any renewals insurance against claims for injuries to persons or damages to property which may arise from or in connection with the Lessee's operation and use of the Leased Premises. The cost of such insurance shall be borne by the Lessee.

Minimum Scope and Limit of Insurance

Coverage shall be at least as broad as:

a. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including property damage, bodily injury and personal injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.

- b. Workers' Compensation insurance as required by the State of Alaska, with Statutory Limits, and Employer's Liability Insurance limits of no less than \$500,000 per accident for bodily injury or disease (for lessees with employees).
- c. Property Insurance against all risks of loss to any tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision.
- d. Automobile Liability: Commercial automobile liability coverage for all owned, hired, and non-owned autos with limits no less than \$1,000,000 per accident for bodily injury and property damage.

If the Lessee maintains higher limits than the minimums shown above, the CBW requires and shall be entitled to coverage for the higher limits maintained.

Other Insurance Provisions

The policies are to contain, or be endorsed to contain, the following provisions:

- a. For General Liability, the CBW, its officers, officials, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of ownership, maintenance, or use of that part of the premises leased to the lessee.
- b. The Lessee's insurance coverage shall be primary insurance as respects the CBW, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the CBW, its officers, officials, employees, or volunteers shall be excess of the Lessee's insurance and shall not contribute with it.
- c. Each insurance policy required above shall contain, or be endorsed to contain, a waiver of all rights of subrogation against the CBW.
- d. Each insurance policy shall be endorsed to state that coverage cancellation will comply with all regulations applicable with State of Alaska Insurance laws.
- e. The Property Insurance shall name the CBW as Loss Payee as its interests may appear.

Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the CBW.

Deductibles and Self-Insured Retention

Any deductibles or self-insured retentions must be declared to and approved by the CBW. At the option of the CBW, either: the Lessee shall obtain coverage to reduce or eliminate such deductibles or self-insured retentions as respects the CBW, its officers, officials, employees, and volunteers; or the Lessee shall provide a financial guarantee satisfactory to the CBW guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

Verification of Coverage

Lessee shall furnish the CBW with certificates providing the insurance coverage required above. All certificates are to be received and approved by the CBW before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Lessee's obligation to provide them. The CBW reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

Landfill Area Site Lease Site Number: US-AK-5164

Waiver of Subrogation

Lessee hereby grants to CBW a waiver of any right of subrogation which any insurer of said Lessee may acquire against the CBW by virtue of the payment of any loss under such insurance. This provision applies regardless of whether or not the CBW has received a waiver of subrogation endorsement from the insurer.

Special Risks or Circumstances

The CBW reserves the right to reasonably modify these requirements at any time upon written notice to Lessee, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

APPENDIX B: ADDITIONAL LEASE PROVISIONS REQUIRED BY CBW

1. RESPONSIBILITY TO PROPERLY LOCATE ON LEASED PREMISES.

It shall be the responsibility of Lessee to properly locate Lessee's improvements on the Leased Premises and failure to so locate shall render Lessee liable as provided by law.

2. APPROVAL OF OTHER AUTHORITIES.

As required by WMC Section 16.08.100, the issuance by the CBW of leases, including this Lease, under the provisions of WMC Title 16 does not relieve Lessees of responsibility for obtaining licenses, permits, or approvals as may be required by the CBW or by duly authorized state or federal agencies.

- 3. TERMS AND CONDITIONS OF LEASES REQUIRED BY CBW CHAPTER 16.08. As required by WMC Chapter 16.08, the following terms and conditions govern all leases and are incorporated into this Lease:
 - **a.** Lease Utilization. Leases shall be utilized solely for the purposes within the scope of the lease. Development for other use without the express consent of the borough assembly shall constitute a violation of the lease. The borough assembly shall require a development plan to be submitted and followed by the lessee. Failure to develop the land consistent with the development plan constitutes grounds for cancellation of the lease at the option of the borough assembly.
 - **b.** Subleasing and Assignment of Leases. No lessee of city tidelands shall sublease or assign their lease or any interest therein without the prior written consent of the borough assembly. Consent to sublease or assign shall not be unreasonably withheld, but shall be granted in all cases, where the borough assembly finds that the assignment or sublease will not be detrimental to the interest of the borough in the development of borough tidelands.
 - **c. Modification of Leases.** No lease under this chapter may be modified orally or in any manner other than by a lease amendment approved by the borough assembly and signed by all parties thereto or their respective successors in interest.
 - d. Cancellation and Forfeiture of Leases Generally.
 - A. Leases in good standing may be canceled in whole or in part at any time upon written agreement between the lessee and the borough.
 - B. If the lease should be terminated because of any breach by the lessee, as provided in this chapter, the annual rental payment last made by the lessee shall be forfeited and retained by the lessor.
 - C. A lease may be canceled if the leased premises are used for any unlawful purpose.
 - D. If the lessee shall be in default in the performance, observance, or conditions of any of the lease terms, covenants, or stipulations thereto, or of valid regulations enforced, the borough manager may immediately take appropriate action, including but not limited to cancellation of the lease. No improvements may be removed during any time the lessee is in default.

Landfill Area Site Lease Site Number: US-AK-5164

- **e. Giving of Notices and Demands.** Any notice or demand which must be given under the terms of a lease under this chapter may be given, in writing, by registered or certified mail addressed to the other party at the address shown on the lease. Notice shall be deemed given when deposited in the United States postal receptacle.
- h. Removal or reversion of improvements upon termination of lease. Improvements owned by a lessee on borough tidelands shall be removed by him or her within 60 days after termination of the lease for any cause; provided, that such removal will not cause injury or damage to the land; and that the borough manager may extend the time for removing such improvements in cases where hardship is shown. The retiring lessee may, with the consent of the borough manager, sell their improvement to the succeeding lessee.
- i. Compliance with Regulations. The lessee shall comply with all regulations or ordinances which any proper public authority shall promulgate for the promotion of sanitation and fire protection and shall comply with all building and zoning codes. The lessee's premises shall be opened for inspection by authorized representatives of the borough at all reasonable times.
- **j. Reservation of rights-of-way.** The borough expressly reserves the right to grant easements or rights-of-way across leased land if it is determined in the best interest of the borough to do so. The lessee whose land such easements cross shall be entitled to damages for all improvements destroyed or damaged.

APPENDIX C: STANDARD PROVISIONS

- 1. HOLDING OVER. If Lessee holds over beyond the expiration of the term of this Lease and the term has not been extended or renewed in writing, such holding over will be a tenancy from month-to-month only.
- **2. TAXES, ASSESSMENTS, AND LIENS.** During the term of this Lease, Lessee shall pay, in addition to the rents, all taxes, assessments, rates, charges, and utility bills for the Leased Premises and Lessee shall promptly pay or otherwise cause to be discharged, any claim resulting, or likely to result in, a lien against the Leased Premises or the improvements placed thereon.
- **3. EASEMENTS.** Lessee shall place no building or structure over any portion of the Leased Premises where the same has been set aside or reserved for easements.
- 4. ENCUMBRANCE OF PARCEL. Lessee shall not encumber or cloud the CBW's title to the Leased Premises or enter into any lease, easement, or other obligation of the CBW's title without the prior written consent of the CBW; and any such act or omission, without the prior written consent of the CBW, shall be void against the CBW and may be considered a breach of this Lease; provided, however, that a short-form Memorandum of Lease may be recorded at CBW's or Lessee's option in the form as depicted in Exhibit B attached hereto.
- 5. VALID EXISTING RIGHTS. This Lease is entered into and made subject to all existing rights, including easements, rights-of-way, reservations, or other interests in land in existence, on the date of execution of this Lease.
- 6. STATE DISCRIMINATION LAWS. Lessee agrees, in using and operating the Leased Premises, to comply with applicable sections of Alaska law prohibiting discrimination, particularly Title 18 of the Alaska Statutes, Chapter 80, Article 4 (Discriminatory Practices Prohibited). In the event of Lessee's failure to comply any of the above non-discrimination covenants, the CBW shall have the right to terminate this Lease.
- **7. UNSAFE USE.** Lessee shall not do anything in or upon the Leased Premises, nor bring or keep anything therein, which will unreasonably increase or tend to increase the risk of fire or cause a safety hazard to persons or obstruct or interfere with the rights of any other tenant(s) or in any way injure or annoy them or which violates or causes violation of any applicable health, fire, environmental or other regulation by any level of government.
- **8. INDEMNIFICATION**. The Lessee agrees, to the fullest extent of the law, to defend, indemnify, and hold harmless CBW, its employees, volunteers, consultants, and insurers, with respect to any action, claim, or lawsuit arising out of or related to the Lessee's use of the Leased Premises or Lessee's rights or obligations under this Lease, without limitation as to the amount of fees, and without limitation as to any damages, cost or expense resulting from settlement, judgment, or verdict, and includes the award of any attorneys' fees even if in excess of Alaska Civil Rule 82, except to the extent such action, claim, or lawsuit arises out of or relates to CBW's sole negligence or willful misconduct. This indemnification agreement applies to the

Landfill Area Site Lease Site Number: US-AK-5164 fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against CBW relating to this Lease. The obligations of Lessee arise immediately upon actual or constructive notice of any action, claim, or lawsuit. CBW shall notify Lessee in a timely manner of the need for indemnification, but such notice is not a condition precedent to Lessee's obligations and is waived where the Lessee has actual notice.

- **9. SUCCESSORS.** This Lease shall be binding on the successors, administrators, executors, heirs, and assigns of Lessee and the CBW.
- 10. CHOICE OF LAW; VENUE. This Lease shall be governed by the law of the State of Alaska. Venue shall be in the State of Alaska, First Judicial District at Wrangell.
- 11. INSPECTION AND RETENTION OF RECORDS. The CBW may inspect, in the manner and at reasonable times it considers appropriate, Lessee's records and activities having any relevance to this Lease. Lessee shall retain financial and other records relating to the performance of this Lease for a period of six years, or until the resolution of any audit findings, claims or litigation related to the agreement.
- 12. CONFLICT OF INTEREST. Lessee warrants that it has not solicited or received any prohibited action, favor or benefit from any employee or office of CBW, and that it will not do so as a condition of this Lease. If the Lessee learns of any such conflict of interest, the Lessee shall without delay inform the CBW and Borough Attorney or CBW's representative for this Lease.
- **13.** APPLICABILITY OF ALASKA PUBLIC RECORDS ACT. Lessee acknowledges and understands that the CBW is subject to the Alaska Public Records Act (AS 40.25.120) and that all documents received, owned or controlled by the CBW in relation to this Lease must be made available for the public to inspect upon request, unless an exception applies. It is Lessee's sole responsibility to clearly identify any documents Lessee believes are exempt from disclosure under the Public Records Act by clearly marking such documents "Confidential." Should the CBW receive a request for records under the Public Records Act applicable to any document marked "Confidential" by Lessee, the CBW will notify Lessee as soon as practicable prior to making any disclosure. Lessee acknowledges it has five (5) calendar days after receipt of notice to notify the CBW of its objection to any disclosure, and to file any action with any competent court Lessee deems necessary in order to protect its interests. Should Lessee fail to notify the CBW of its objection or to file suit, Lessee shall hold the CBW harmless of any damages incurred by Lessee as a result of the CBW disclosing any of Lessee's documents in the CBW's possession. Additionally, Lessee may not promise confidentiality to any third party on behalf of the CBW, without first obtaining express written approval by the CBW.
- **14. ENTIRE AGREEMENT.** This Lease, including all appendices and exhibits, constitutes the entire agreement of the parties hereto regarding the subject matter of the agreement and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter.

- **15. SEVERABILITY.** If a court of competent jurisdiction renders any part of this Lease invalid or unenforceable, that part will be severed and the remainder of this Lease will continue in full force and effect.
- **16. WAIVER.** Failure or delay by the CBW to exercise a right or power under this Lease will not be a waiver of the right or power. For a waiver of a right or power to be effective, it must be in a writing signed by the CBW. An effective waiver of a right or power will not be construed as either a future or continuing waiver of that same right or power, or the waiver of any other right or power.

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lot 12, 13, and 14 Block 5, according to the Official plat of U.S.S. 2127 for the Eastern Addition to Wrangell Townsite Wrangell Recording District, First Judicial District, State of Alaska

The cell tower site is wholly within Lot 14, Block 5, USS 2127, a 50' X 50' area.

The nonexclusive Access and Utility easement is a 20' wide area through Lot 12, Lot 13 and Lot 14 with a 20' X 50'staging and parking area on Lot 14. Wrangell Recording District, First Judicial District, State of Alaska.

EXHIBIT A.1

SURVEY

[TO BE ATTACHED]

EXHIBIT B

FORM OF MEMORANDUM OF LEASE

(Above 3" Space for Recorder's Use Only)

Upon Recording Return to:

Vertical Bridge Development, LLC 750 Park of Commerce Drive, Suite 200

Boca Raton, FL 33487

Attn: Daniel Marinberg, Senior Vice President and General Counsel

Site Name: Landfill Transfer Cell Tower Site

Site Number: US-AK-4006

MEMORANDUM OF WIRELESS COMMUNICATIONS SITE LEASE – LANDFILL TRANSFER SITE

Landlord hereby ratifies, restates and confirms the Lease and leases to Tenant the Premises, subject to the terms and conditions of the Lease. The commencement date of the initial term of the Lease is as set forth in the Lease. The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with three (3) renewal option(s) of an additional five (5) years each, and further provides:

- 1. The Premises may be used exclusively by Tenant for erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment;
- 2. Tenant is entitled to sublease and/or sublicense the Premises, including, without limitation, space on any communications tower located thereon; and
- 3. Landlord may assign the Lease only in its entirety and only to a purchaser of the fee interest of the Property.
- 4. This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

Landfill Area Site Lease Site Number: US-AK-5164

- 5. In addition to the above-leased premises, the CBW is hereby applying the following conditions:
- Security lighting should be no higher than 15 feet from grade and angled down and side blocked so as not to impact adjacent residential houses; and
- Fencing should be site obscuring facing residential properties; and
- Intermodulation Study for interference with KSTK translator must be completed prior to installation and show a negative impact to KSTK translator; and
- If access to the fenced lease area via the ROW between the transfer station and Lot 14 be
 developed in the future, access easement across Lots 12, 13 and 14 may be vacated for the
 alternative access; and
- The tower, antennas, structures and equipment associated with the telecommunication will be removed within six months of ceasing operations; and
- Generator will be for back up power supply only and muffled as much as possible.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:	LANDLORD:
	City and Borough of Wrangell municipal corporation in the State of Alaska
Name:	
	Ву:
Name:	Name:
rame.	Title: Date:
STATE OF ALASKA)	
) ss:	:
FIRST JUDICIAL DISTRICT)	
Lisa Von Bargen, known to me to be the Alaska, an Alaskan municipal corporatio oath stated that he was duly authorized to	dged before me this day of 20, by Borough Manager of the City and Borough of Wrangell, on that executed the above foregoing instrument, who on o execute said instrument on behalf of said corporation, d the same freely and voluntarily on behalf of the
	Notary Public in and for the State of Alaska
	My Commission Expires:
Law Approval as to Form:	
Borough Assembly Approval on:	

[Tenant's Signature Page to Memorandum of Lease]

WITNESSES:	TENANT:
	Vertical Bridge Development, LLC a Delaware limited liability company
Name:	By:
STATE OF FLORIDA	
COUNTY OF PALM BEACH	
The foregoing instrument was acknowledged before (name).	ore me this day of, 20, by
of Vertical Bridge Development, LLC, a Delawar who is personally known to me.	re limited liability company, on behalf of the company,
Notary Public	
Printed Name:	
My Commission Expires:	

EXHIBIT A (TO MEMORANDUM OF LEASE)

The Property

Lot 12, 13, and 14 Block 5, according to the Official Plat, USS 2127 for the Eastern Addition to Wrangell Townsite Wrangell Recording District, First Judicial District, State of Alaska

The cell tower site is wholly within Lot 14, Block 5, USS 2127, a 50' X 50' area.

The nonexclusive Access and Utility easement is a 20' wide area through Lot 12, Lot 13 and Lot 14 with a 20' X 50'staging and parking area on Lot 14. Wrangell Recording District, First Judicial District, State of Alaska.

Access and utilities serving the Premises (as defined in the Lease) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, lessees, sublessees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.



25 February 2021

Carol Rushmore
Economic Development Director
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

Re: Vertical Bridge Project US-AK-5261 Stikeen Wireless Communication Site project narrative.

Ms. Rushmore,

The following is a brief description of the proposed project based on final zoning drawings (FZD's) dated 1/19/21 and included as part of this narrative:

Vertical Bridge proposes to install a 150' monopole communication tower on 50' x 50' fenced, leased portion Lot 14 (aka Parcel number 01-005-327) owned by the City of Wrangell.

Access to that site will be via a new, non-exclusive 20' wide access and utility easement across the southern portions of Lots 12 and 13 (aka parcels 01-005-323 and 01-005-325). While there is an alley identified to the south of these latter two parcels, topography (i.e., steepness of that area) render this route unusable as an access point to the proposed Vertical Bridge lease area.

The communication tower and lease area are designed to accommodate three additional wireless carriers. In addition, there will be site ownership identification placards with emergency contact information clearly visible together with all applicable warning signs and the tower will be equipped with anti-climbing devices.

The initial tenant for this site will be Verizon Wireless whose 4G antennas will be positioned at a height of approximately 147' above ground level and which will occupy a portion of the lease area as shown on the FZD's. Included as part of this installation will be a back-up generator.

17311 135th Avenue NE, Suite A-100, Woodinville, WA 98072



The coverage objective for the Verizon wireless communication facility will be the north end of Wrangell Island including the residential areas, the airport, and the islands to the North.

Granting the permit to proceed with this project will greatly enhance wireless coverage in the are and will provide an opportunity for other wireless carriers to provide coverage to the north end of Wrangell Island.

Should you have any questions regarding this proposal please feel free to contact me by either email <u>jaro@lynxconsulting.org</u> or by telephone at 206-661-5010.

Sincerely yours,

Joel Aro

Attachments:

Final Zoning Drawings

Verizon



VB PROJECT NAME: US-AK-5261 **VZW PROJECT NAME: AK3 STICKEEN** PROJECT LOCATION: **3 EVERGREEN AVE** WRANGELL. AK 99929

VICINITY MAP PROJECT INFORMATION JURISDICTION: CITY AND BOROUGH OF WRANGELL LATITUDE : 56'29'6 64"N ZONING CLASS: HOLDING (APPROXIMATE) 56.485178 PARCEL #1 ID: 01-005-323 LONGITUDE : 132°23'17.47"W PARCEL #2 ID: 01-005-325 (APPROXIMATE) -132.388186 PARCEL #3 ID: 01-005-327 GROUND ELEVATION: 117.0' AMSL 150'-0" (TOP OF TOWER) SEC 24, TWN 62S, RNG 83E STRUCTURE HEIGHT: PARCEL #1 SIZE: 5,000 SF (0.11 ACRES) HIGHEST APPURTENANCE: 154'-0" (TOP OF LIGHTNING ROD) PARCEL #2 SIZE: 5,000 SF (0.11 ACRES) PARCEL #3 SIZE: 5,000 SF (0.11 ACRES) SCOPE OF WORK VERTICAL BRIDGE DEVELOPMENT, LLC AND VERIZON WIRELESS PROPOSE TO INSTALL A WIRELESS FACILITY WITH THE SITE -0" CHAIN LINK FENCE WITH BARBED WIRE (50'-0"x50'-0" LEASE AREA) 150'-0" SELF-SUPPORT TOWER
4'-0" LIGHTNING ROD TO PROPOSED TOWER
8'-0" LIGHTNING ROD TO PROPOSED TOWER
4-POSITION POWER METER BANK TO PROPOSED H-FRAME ADD ADD 12"x36"x36" HOFFMAN BOX TO PROPOSED H-FRAME 12'x36'x36" HOFFMAN BOX TO PROPOSED H-FRAME
ORADE BEAM FOUNDATION
7'-0"x10'-0" STEEL EQUIPMENT PLATFORM (WITHIN AN 80 SF LEASE AREA)
EQUIPMENT CABINET TO PROPOSED EQUIPMENT PLATFORM
RACK MOUNTED 12-PORT OVP TO PROPOSED CABINET
30kW DIESEL GENERATOR TO PROPOSED EQUIPMENT PLATFORM
200A 30-POSITION OUTDOOR RATED ILC TO PROPOSED EQUIPMENT PLATFORM H-FRAME 200A 120/240V-1P POWER METER TO PROPOSED METER BANK 12" ICE-BRIDGE
GPS ANTENNA TO PROPOSED H-FRAME LEG (1) GPS ANIENNA TO PROPOSED H-FRAME LEG
(1) 12x24 HYBRID CABLE TO PROPOSED ICE-BRIDGE
(3) HEAVY-DUTY SECTOR FRAMES TO PROPOSED TOWER
(6) PANEL ANTENNAS TO PROPOSED ANTENNA MOUNT
(3) 700 RRU'S (RRUS4449 B13) TO PROPOSED ANTENNA MOUNT
(3) AWS RRU'S (RRUS8443 B66) TO PROPOSED ANTENNA MOUNT ADD (1) 12-PORT OVP TO PROPOSED ANTENNA MOUNT AA Mini Storage LEGAL DESCRIPTION DRIVING DIRECTIONS INFORMATION PER TITLE REPORT NO. 60172, DATED OCTOBER 23, 2020, ISSUED BY STEWART TITLE COMPANY (FROM WRANGELL AIRPORT) TITLE IS VESTED IN: CITY OF WRANGELL HEAD NORTHWEST ON AIRPORT RD TOWARD EVERGREEN AVE. LOT 12, 13 AND 14, BLOCK 5, ACCORDING TO THE OFFICIAL PLAT OF U.S. SURVEY 2127 FOR THE EASTERN TURN RIGHT AT THE FIRST CROSS STREET ONTO 3RD AVE.
TURN RIGHT ONTO GRAVEL DRIVEWAY.
SITE WILL BE LOCATED DIRECTLY AHEAD. ADDITION TO WRANGELL TOWN SITE, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

LIST OF DRAWINGS SHEET DESCRIPTION T-1 COVER SHEET N-1 GENERAL NOTES SV-1 EXISTING CONDITIONS SURVEY C-1 PROPOSED SITE PLAN A-1 EXISTING COMPOUND PLAN PROPOSED COMPOUND PLAN A-3 PROPOSED LEASE AREA PLAN A-4PROPOSED ELEVATION PROPOSED ANTENNA CONFIGURATION RF-2 PROPOSED IT DIAGRAM

CONTACTS CO-APPLICANT:

PROPERTY OWNER: OF WRANGELL WRANGELL, AK 99929

PROFESSIONAL OF RECORD: BERT WHITF

WOODINVILLE WA 98072

PHONE: (253) 230-2335 bwhite@lynxconsulting.org

LYNX CONSULTING, INC 17311 135TH AVE NE, SUITE A-100

CO-APPLICANT: VERIZON WIRELESS 635 EAST 40TH AVE ANCHORAGE, AK 99503 PHONE: (907) 786-9943

VERTICAL BRIDGE
DEVELOPMENT, LLC
750 PARK OF COMMERCE DR

STEVE HEDGES VERTICAL BRIDGE DEVELOPMENT, LLC 750 PARK OF COMMERCI BOCA RATON, FLORIDA 33487 BOCA RATON FLORIDA 3 PHONE: (773) 988-1715 shedges@verticalbridge.com

APPLICANT AGENT: 17311 135TH AVE NE, SUITE A-100

PERMITTING CONTACT:
PATRICK EVANS
LYNX CONSULTING, INC
17311 135TH AVE NE, SUITE A-100 WOODINVILLE WA 98072 PHONE: (503) 914-8977 pevans@lynxconsulting.org

TOWER OWNER:

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

WOODINVILLE, WA 98072

jcampos@lynxconsulting.org

ALASKA STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:

2012 INTERNATIONAL BUILDING CODE (IBC) 2012 INTERNATIONAL MECHANICAL CODE (IMC) 2012 INTERNATIONAL FIRE CODE (IFC) 2011 NATIONAL ELECTRIC CODE (NFPA 70) ANSI/TIA-222-H (REVISION H)

	APPROVALS		FUZE NUMBER: 15906627	DATE: 12/30/20
TITLE	SIGNATURE	DATE	DRAFTER:	PROFESSIONAL OF RECORD
REPRESENTATIVE			BEW	BEW
REFRESENIATIVE			REVISION NO:	SHEET NO:
RF ENGINEER			5	T 1
PROPERTY OWNER				

CO-APPLICANT



IMPLEMENTATION TEAM/CLIENT



OO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADNISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN. SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



May 05, 2021

	REV	DATE	DESCRIPTION			
	5	5/05/21	REVISED DESIGN TO A SELF—SUPPORT TOWER			
E DR i3487 5 om	4	4/12/21	EQUIPMENT LOCATION REVISED PER VB COMMENT			
	3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS			
	2	1/19/21	FZD'S ISSUED FOR SUBMITTAL			
	PROJEC	T:				

AK3 **STICKEEN**

3 EVERGREEN AVE WRANGELL, AK 99929

COVFR SHFFT

GENERAL NOTES

- THESE DOCUMENTS ARE FOR THE DESIGN OF AN UNMANNED TELECOMMUNICATIONS FACILITY. THE FACILITY SHALL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE. THE FACILITY WILL NOT BE OPEN TO THE PUBLIC AND SHALL HAVE RESTRICTED ACCESS TO THE WIRELESS CARRIER'S PERSONNEL AND SERVICE EQUIPMENT.
- THE WIRELESS CARRIER CERTIFIES THAT THIS TELECOMMUNICATIONS FACILITY WILL BE SERVICED ONLY BY THE CARRIER'S 2.
- ON AVERAGE THE WIRELESS CARRIER'S EMPLOYEES OR SUB-CONTRACTORS (TYPICALLY ONE PERSON) WILL VISIT THE WIRELESS FACILITY TWO TIMES PER MONTH FOR A DURATION OF APPROXIMATELY ONE HOUR
- THIS FACILITY IS UNMANNED AND IS NOT FOR HUMAN HABITATION (NO ADA ACCESS IS REQUIRED).

EMPLOYEES AND THEIR SUB-CONTRACTORS, FOR INSPECTION AND REPAIR PURPOSES ONLY.

- 5. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
- 6. NO POTABLE WATER SUPPLY IS TO BE PROVIDED TO THIS FACILITY.
- 7. NO WASTE WATER WILL BE GENERATED FROM THIS FACILITY.
- NO SOLID WASTE WILL BE GENERATED FROM THIS FACILITY.

RECOMMENDED TESTING AGENCY: _____

TMS 402/ACI 530/ASCE 5:

TMS 602/ACI 530.1/ASCE 6

☐ HIGH LOAD DIAPHRAGMS (WOOD 1705.5.1)

☐ CAST-IN-PLACE DEEP FOUNDATIONS (1705.8)

☐ INSTALLATION OF PRECAST ELEMENTS (1705.3)

☐ DRIVEN DEEP FOUNDATIONS (1705.7)

☐ GRADING, EXCAVATION, AND FILLING (SOILS 1705.6)

SPECIAL INSPECTIONS

- WORK SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL CODES, ORDINANCES AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
- 10. WORK SHALL COMPLY WITH ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS. THE CONTRACTOR SHALL FOLLOW SPECIFICATIONS SHOWN IN THESE DOCUMENTS, ONLY WHEN THOSE SPECIFICATIONS ARE MORE STRINGENT THAN THE MANUFACTURER'S.
- WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- 12. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED AS A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION. HOWEVER, THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATIONS. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT/ BAR LENGTHS), THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT TO SERVE AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
- 13. SEE THE STRUCTURAL ANALYSIS BY OTHERS UNDER SEPARATE COVER FOR APPLICABLE CODE REFERENCES AND PROPOSED DESIGN LOADS.
- 14. NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL ANALYSIS REPORT (STAMPED AND SIGNED) PROVIDED BY OTHERS UNDER SEPARATE COVER.
- THE CONTRACTOR, PRIOR TO INSTALLATION OF ANTENNAS, FOUIPMENT, AND/OR COAX CABLES, SHALL REVIEW THE OVED STRUCTURAL ANALYSIS AND MODIFY, IF REQUIRED, ALL APPLICABLE MEMBERS AS INDICATED IN THE CERTIFIED APPROVED STRUCTURAL STRUCTURAL ANALYSIS.
- 16. THESE DESIGN DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ENGINEER AND THE CONTRACTOR.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE AND ANY SURROUNDING AREA TO BETTER THAN EXISTING CONDITION.
- 18. THE CONTRACTOR SHALL ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS AND BEST CONSTRUCTION PRACTICES.
- 19. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL SITE CONDITIONS AND INSTALLATIONS.
- 20. WHERE NEW PAVING, CONCRETE SIDEWALKS, OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING SLOPE AND ELEVATION AS TO MAINTAIN A SMOOTH TRANSITION.

_____ PHONE: (___) ___-

SPECIAL INSPECTIONS

THE OWNER, OR THE OWNER'S AGENT, IS REQUIRED TO HIRE AN INDEPENDENT TESTING/INSPECTION AGENCY TO PERFORM REQUIRED

SPECIAL INSPECTOR MUST BE CONTACTED IN ADVANCE OF ANY WORK NOTED BELOW. IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S DESIGNEE TO NOTIFY THE SPECIAL INSPECTION AGENCY AND SCHEDULE A BUILDING INSPECTION IN A TIMELY MANNER. COPIES OF ALL INSPECTION REPORTS MUST BE POSTED ON SITE AND SUMMARY LETTERS SUBMITTED TO THE BUILDING INSPECTION SUPERVISOR. UNRESOLVED NON-CONFORMANCIES MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE MUNICIPALITY'S INSPECTOR.

- 21. ALL ITEMS NOT LISTED AS "EXISTING" OR "PROVIDED BY OTHERS" ARE TO BE SUPPLIED AND INSTALLED BY THE
- 22. ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE NOTED.
- 23. WHERE EXISTING MATERIALS ARE RE-USED. THE CONTRACTOR SHALL ENSURE THAT ALL OF THE EXISTING MATERIALS ARE FREE FROM DEFECTS OR HAVE BEEN REPAIRED TO LIKE NEW CONDITION
- ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT THEIR EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN ONE YEAR AFTER FINAL ACCEPTANCE OF THE ENTIRE PROJECT OR A PREDETERMINED PERIOD OF TIME (AS NEGOTIATED WITH THE PROPERTY OWNER AND WIRELESS CARRIER), WHICHEVER IS GREATER
- 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN NEW CONDITION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES. THE PROPERTY OWNER SHALL BE SOLE AND FINAL JUDGE AS TO THI QUALITY OF THE REPAIRED CONSTRUCTION. ANY REPAIRS OR MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE EXPENSE OF THE CONTRACTOR.
- 26. THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS, LYNX CONSULTING INC. CANNOT GUARANTEE THE CORRECTNESS NO COMPLETENESS OF THE EXISTING CONDITIONS AS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR AND SUB—CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF THE PROJECT. THE CONTRACTOR AND SUB-CONTRACTORS SHALL REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 27. THE CONTRACTOR SHALL CALL FOR UTILITY LOCATES, VERIFY LOCATIONS AND MARK ALL BURIED UTILITIES PRIOR TO PERFORMING ANY EXCAVATIONS OR GRADING ACTIVITIES.
- DO NOT SCALE THESE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTERLINE OF ELEMENTS, UNLESS OTHERWISE NOTED. CRITICAL DIMENSIONS SHALL BE VERIFIED AND THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES IMMEDIATELY.
- LYNX CONSULTING INC. HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING, BUT NO LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. LYNX CONSULTING INC. DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE PROPERTY OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE PROPERTY OWNER IN WRITING.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS, DIMENSIONS, AND UTILITIES ON SITE PRIOR TO THE COMMENCEMENT OF WORK. ALL DISCREPANCIES BETWEEN THESE DOCUMENTS AND THE EXISTING ONSITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION. NO CLAIM FOR ADDITIONAL COMPENSATION FOR FORM WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
- 31. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL,
- 32. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL. ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS AND THAT ALL REQUIRED CLEARANCES FOR THE INSTALLATION AND MAINTENANCE ARE MET. IN THE CASE OF ANY CONFLICTS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY. THE ENGINEER HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE FACILITY WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
- IF THE CONTRACTOR OR SUB-CONTRACTORS FIND IT NECESSARY TO DEVIATE FROM THE ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ENGINEER WITH COPIES OF THE PROPOSED CHANGES FOR THEIR APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION, THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM THE AUTHORITIES FOR THE WORK. BUILDING AUTHORITIES DURING EXECUTION OF THE WORK.

STRUCTURAL STEEL NOTES

SHOP DRAWINGS FOR STRUCTURAL STEEL SHALL BE SUBMITTED TO THE CONSULTANT FOR REVIEW PRIOR TO

SIRCUTURAL STEEL DESIGN, FABRICATION AND EXPANSION ANCHORS) SHALL BE BASED ON A.I.S.I "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" LATEST EDITION.

SUPERVISION SHALL BE IN ACCORDANCE WITH IBC 2012 CHAPTER 22, BY A QUALIFIED TESTING AGENCY

DESIGNATED BY THE ENGINEER. THE ENGINEER SHALL BE FURNISHED WITH A COPY OF ALL INSPECTION REPORTS

ASTM A992, fy 50 KSI ASTM A36, fy 36 KSI ASTM A53, fy 35 KSI

ASTM A500, f, 46 KSI

ASTM A307

5. ALL WELDING SHALL BE IN CONFORMANCE WITH A.I.S.I. AND AWS STANDARDS AND SHALL BE PERFORMED BY

CERTIFIED WELDERS USING E70 XX ELECTRODES. ONLY PREQUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING WITHIN 4" OF COLD BENDS IN REINFORCING STEEL IS NOT PERMITTED. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS.

6. COLD-FORMED STEEL FRAMING MEMBERS SHALL BE OF THE SHAPE, SIZE AND GAGE SHOWN ON THE PLANS. PROVIDE MINIMUM SECTION PROPERTIES INDICATED. ALL COLD-FORMED STEEL FRAMING SHALL CONFORM TO THE A.I.S.I. "SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".

BOLTED CONNECTIONS SHALL USE BEARING TYPE ASTM A325 BOLTS (3/4" DIAMETER) AND SHALL HAVE A MINIMUM OF TWO BOLTS UNLESS NOTED OTHERWISE.

8. NON-STRUCTURAL CONNECTIONS FOR STEEL GRATING MAY USE 5/8" DIAMETER ASTM A307 BOLTS UNLESS

4. ALL MATERIAL TO BE HOT DIPPED GALVANIZED AFTER FABRICATION PER A123/A123M-00.

2. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION (INCLUDING FIELD WELDING, HIGH STRENGTH FIELD

CONCRETE NOTES

2. CONCRETE SHALL BE MIXED PROPORTIONED, CONVEYED AND PLACED IN ACCORDANCE WITH CHAPTER 19 OF THE IBC 2012, STRENGTHS AT 28 DAYS AND MIX CRITERIA SHALL BE AS FOLLOWS.

W/C RATIO

MINIMUM CEMENT

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318

THE OF CONCINCONON	(f _c)	, 0 101110	CONTENT PER CUBIC YARD
SLAB ON GRADE TOPPING SLABS CONCRETE PIERS	3,000 PSI	≤ 0.45	5 1/2 SACKS
ALL STRUCTURAL CONCRETE	4,000 PSI	≤ 0.45	6 1/2 SACKS
CONCRETE WALLS	4,000 PSI	≤ 0.45	6 1/2 SACKS

CEMENT SHALL BE ASTM C150, PORTLAND CEMENT TYPE II U.N.O.

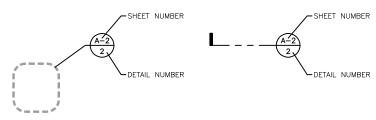
TYPE OF CONSTRUCTION 28 DAY STRENGTH

- 3. THE GENERAL CONTRACTOR SHALL SUPERVISE AND BE RESPONSIBLE FOR THE METHODS AND PROCEDURES OF CONCRETE PLACEMENT
- 4. ALL CONCRETE WITH SURFACES EXPOSED TO STANDING WATER SHALL BE AIR-ENTRAINED WITH AN AIR-ENTRAINMENT AGENT CONFORMING TO ASTM C260, C494, C989, AND C1017. TOTAL AIR CONTENT SHALL BE IN ACCORDANCE WITH TABLE 1904.2.1 OF THE IBC 2012.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 (INCLUDING SUPPLEMENTS S1), GRADE 60, f_=60,000 PSI. EXCEPTIONS: ANY BARS SPECIFICALLY SO NOTED ON THE DRAWINGS SHALL BE GRADE 40, f_=40,000 PSI. GRADE 60, REINFORCING BARS INDICATED ON DRAWINGS TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING COMPLYING WITH ASTM A615(S1) MAY BE WELDED ONLY IF MATERIAL PROPERTY REPORTS INDICATING CONFORMANCE WITH WELDING PROCEDURES SPECIFIED IN A.W.S. D14 ARE SUBMITTED
- 6. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 AND 318. LAP ALL CONTINUOUS REINFORCEMENT AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". PROVIDE CORNER BARS AT ALL WALL AND FOOTING INTERSECTIONS. LAP CORNER BARS AT LEAST 30 BAR DIAMETERS OR A MINIMUM OF 2'-0". LAP ADJACENT MATS OF WELDED WIRE FABRIC A MINIMUM OF 8" AT SIDES AND ENDS.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-165.
- 8. SPIRAL REINFORCEMENT SHALL BE PLAIN WIRE CONFORMING TO ASTM A615. GRADE 60. f,=60.000 PSI
- 9. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY DO DETAILED OR APPROVED BY THE ENGINEER.
- 10. CONCRETE PROTECTION (COVER) FOR REINFORCING STEEL SHALL BE AS FOLLOWS:

FOOTINGS AND OTHER UNFORMED SURFACES, EARTH FACE		3"
FORMED SURFACES EXPOSED TO EARTH OR WEATHER	(#6 BARS OR LARGER) (#5 BARS OR SMALLER)	2" 1-1/2"
SLABS AND WALLS (INTERIOR FACE)		3/4"

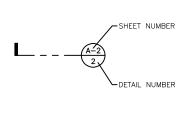
- 11. BARS SHALL BE SUPPORTED ON CHAIRS OR DOBIE BRICKS.
- 12. ANCHOR BOLTS TO CONFORM TO ASTM A307
- 13. NON-SHRINKING GROUT SHALL BE FURNISHED BY AN APPROVED MANUFACTURER AND SHALL BE MIXED AND PLACED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GROUT STRENGTH SHALL BE AT LEAST EQUAL TO THE MATERIAL ON WHICH IT IS PLACED (3,000 PSI MINIMUM).
- 14. ALL EXPANSION ANCHORS TO BE HILTI BRAND. ADHESIVE ANCHORS REQUIRE TESTING TO CONFIRM CAPACITY UNLESS WAIVED BY ENGINEER.

LEGEND



LARGE SCALE DETAIL

SECTION DETAIL



SHEET TITLE

PROJECT:

REV

DATE

5/05/21

4/12/21

3/29/21

1/19/21

CO-APPLICANT

CO-APPLICANT

MPLEMENTATION TEAM/CLIENT

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NETHER LYNX CONSULTING, INC. NETHER LYNX CONSULTING, INC. NOT THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

SE OF ALA

BERTRAND WHITE

PROFESSIONAL EN

May 05, 2021

DESCRIPTION

REVISED DESIGN TO A

SELE-SUPPORT TOWER

EQUIPMENT LOCATION

LANDLORD COMMENTS

FZD'S ISSUED FOR SUBMITTAL

AK3

STICKEEN

3 EVERGREEN AVE

WRANGELL, AK 99929

REVISED PER VB COMMEN

REVISED PER

No. CE106129

TE OF ALAST

Item i.

GENERAL NOTES

FUZE NUMBER:	DATE:
15906627	12/30/20
DRAFTER:	PROFESSIONAL OF RECORD
BEW	BEW
REVISION NO:	SHEET NO:
_	

Call Before You Dig

REQUIRED SPECIAL INSPECTIONS 2012 INTERNATIONAL BUILDING CODE; SECTIONS 1701, 1704, & 1705

- ☐ STRUCTURAL STEEL (1705.2; AISC 360) ☐ SPRAYED FIRE-REST MATERIALS (1705.3) ☐ STEEL - OTHER THAN STRUCTURAL STEEL (1705.2.2) ☐ INTUMESCENT FIRE-RESIST CTGS (1705.14)
- ☐ STRUCTURAL CONCRETE (1705.3) ☐ REINF. STEEL/PRESTRESSING TENDONS (1705.3) ☐ POST-INSTALLED ANCHORS (1705.3; AISC 315: D.9.2)
- ☐ SHOTCRETE (1705.3; 1910) ☐ SMOKE CONTROL (1705.17) ☐ STRUCTURAL MASONRY (1075.4)
 - ☐ STRUCTURAL STEEL (SFRS 1705.11.1; AISC 314) ☐ STRUCTURAL WOOD (SFRS 1705.11.2)
 - ☐ COLD FORMED STEEL FRAMING (SFRS 1705.11.2)
 - ☐ ACCESS FLOORS (SFRS 1705.11.5.1) ☐ STORAGE RACKS (SFRS 1705.11.7)
 - ☐ ARCHITECTURAL COMPONENTS (SFRS 1705.11.5) ☐ MECH. AND FLEC. COMPONENTS (SERS 1705.11.6)
 - ☐ SEISMIC ISOLATION SYSTEMS (SFRS 1705.11.8)
- 10. ALL WELDS TO BE 1/4" FILLET UNLESS NOTED OTHERWISE.

3. STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

TYPE OF MEMBER

WIDE FLANGE SHAPE S OTHER SHAPES, PLATES AND RODS PIPE COLUMNS

STRUCTURAL TURING ANCHOR BOLTS

11. TOUCH UP ALL FIELD DRILLING AND WELDING WITH 2 COATS OF GALVACON (ZINC RICH PAINT) OR APPROVED

9. ALL STEEL WORK SHALL BE PAINTED IN ACCORDANCE WITH THE DESIGN AND CONSTRUCTION SPECIFICATION AND IN ACCORDANCE WITH ASTM A36 UNLESS NOTED OTHERWISE.

TITLE EXCEPTION STATEMENTS

- A. THE EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE DEPICTED HEREON
- B. THE EXCEPTION IS NOT LOCATED WITHIN THE PARENT PARCEL
- C. THE EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL, BUT IS NOT LOCATED WITHIN THE LEASE AREA OR ANY VB EASEMENTS
- D. THE EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL AND THE VB EASEMENTS, BUT IT IS NOT LOCATED WITHIN THE LEASE AREA
- E. THE EXCEPTION IS LOCATED WITHIN THE PARENT PARCEL AND THE LEASE AREA, BUT IS NOT LOCATED WITHIN THE VB EASEMENTS
- F. THE EXCEPTION IS BLANKET IN NATURE AND IS NOT PLOTTABLE
- G. THE EXCEPTION DOES NOT HAVE THE SUFFICIENT DATA TO DETERMINE ITS LOCATION

TITLE REVIEW SUMMARY

RECORD INFORMATION BELOW PER TITLE REPORT FILE NUMBER 19136, DATED SEPTEMBER 06, 2020, AS ISSUED BY STEWART TITLE GUARANTY COMPANY. NOTE: ITEMS LISTED CORRESPOND WITH A LETTER THAT REFERS TO THE TITLE EXEMPTION STATEMENTS. LISTED BELOW, EG "ITEM 1, A" REFERS TO "THE EXEMPTION IS A STANDARD..."

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I REQUIREMENTS ARE MET.
- ITEM 2, A: RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS
- EASEMENTS, OR CLAIMS, OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS.
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT ITEM 5, A: SHOWN BY THE PUBLIC RECORDS.
- ITEM 6, A: TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
- (A) UNPATENTED MINING CLAIMS
- (A) OFFAIGNED MINING CLAMS;
 (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
 - (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS
- RIGHTS OF THE STATE OR FEDERAL GOVERNMENT AND/OR PUBLIC IN AND TO ANY PORTION OF THE LAND FOR RIGHT OF WAY AS ESTABLISHED BY FEDERAL STATUTE RS 2477 (WHETHER OR NOT SUCH RIGHTS ARE SHOWN BY RECORDINGS OF REASEMENTS AND/OR MAPS IN THE PUBLIC RECORDS BY THE STATE OF ALASKA SHOWING THE ITEM 8, A: GENERAL LOCATION OF THESE RIGHTS OF WAY).
- MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LICNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOCETHER WITH ALL RICHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED. ITEM 9, A:
- TAXES AND/OR ASSESSMENTS, IF ANY, DUE THE CITY OF WRANGELL, A REPORT OF WHICH WILL FOLLOW. ITEM 10, A:
- RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE U.S. PATENT AND ACTS RELATING THERETO. ITEM 11, 4
- TERMS AND CONDITIONS OF THE OPERATING AGREEMENT FOR VERTICAL BRIDGE DEVELOPMENT, LLC. ITEM 12, A
- THIS OFFICE MUST BE FURNISHED WITH A COPY OF THE OPERATING AGREEMENT ALONG WITH ANY AND ALL AMENDMENTS THERETO FOR VERTICAL BRIDGE DEVELOPMENT, LLC. ITEM 13, A
- ITEM 14, A: TERMS AND CONDITIONS OF THE OPERATING AGREEMENT FOR VERTICAL BRIDGE HOLDCO, LLC.
- ITEM 15. A: THIS OFFICE MUST BE FURNISHED WITH A COPY OF THE OPERATING AGREEMENT ALONG WITH ANY AND ALL AMENDMENTS THERETO FOR VERTICAL BRIDGE HOLDCO, LLC.

IF WE ARE TO ISSUE AN EXTENDED COVERAGE LOAN POLICY, THE FOLLOWING WILL

- QUESTIONS OF RIGHTS OF PARTIES IN POSSESSION AND MATERIAL AND LABOR LIENS, DISPOSITION OF WHICH WILL BE DETERMINED BY SUBMISSION OF THE ENCLOSED ALTA LIEN AFFIDANT PROPERLY COMPLETED AND SIGNED BY THE OWNER AND, WHEN APPLICABLE, THE GENERAL CONTRACTOR. THE COMPANY MAY REQUIRE SUBMISSION OF AN AS-BUILT SURVEY IN ORDER TO ISSUE AN EXTENDED COVERAGE LOAN POLICY. IN ADDITION, INVESTIGATION SHOULD BE MADE IF ANY OTHER AGENCY INVOLVED IN THIS TRANSACTION MIGHT REQUIRE SUCH A SURVEY IN THE EVENT THAT A SURVEY IS OBTAINED, WE WOULD LIKE TO RECEIVE A COPY FOR OUR RECORDS.
- NOTE: THERE HAVE BEEN NO DEEDS RECORDED WITHIN THE LAST 36 MONTHS AFFECTING THE HEREIN DESCRIBED LAND.

NOTES

- THIS DRAWING IS BASED ON A FIELD SURVEY PERFORMED BY EDGE SURVEY AND DESIGN, LLC ON 11/16/2020.
- 2. ELEVATIONS SHOWN HEREON ARE NAVD88 ORTHOMETRIC HEIGHTS, AS DETERMINED BY A NGS OPUS SOLUTION HOLDING GEOID 12B.
- 3. COORDINATES SHOWN HEREON ARE ALASKA STATE PLANE ZONE 1, NAD83 (2011), EPOCH 2010.0000 US. SURVEY FEET.
- THE BASIS OF BEARINGS FOR THIS DRAWING IS ALASKA STATE PLANE COORDINATE SYSTEM, ZONE 1.
- SITE NUMBER: XXXXXXXX SITE NAME: XXXXXXXXX
- 5. AT THE TIME OF THE SURVEY, THE FOLLOWING ENCROACHMENTS WERE EVIDENT ONTO OR BEYOND THE LEASE AREA: OVERHEAD UTILITY LINES AND DISCARDED TIRES ENCROACHING A MAXIMUM OF 37.0' ONTO LOT 13.
- ALL ACCESS AND UTILITY EASEMENTS GO TO A CONFIRMED RIGHT-OF-WAY.
- ALL LEASE AREA AND EASEMENTS ARE WITHIN THE PARENT PARCEL.
- IN AREAS OF DENSE TIMBER, ONLY DOMINANT TREE ELEVATIONS SHOWN.

DESCRIPTION OF SUBJECT PROPERTY: (PER TITLE REPORT)

U.S. SURVEY NO. 2096

100

FAA 1A CERTIFICATE INFORMATION

PROPOSED TOWER LATITUDE: NORTH XXXXXXX

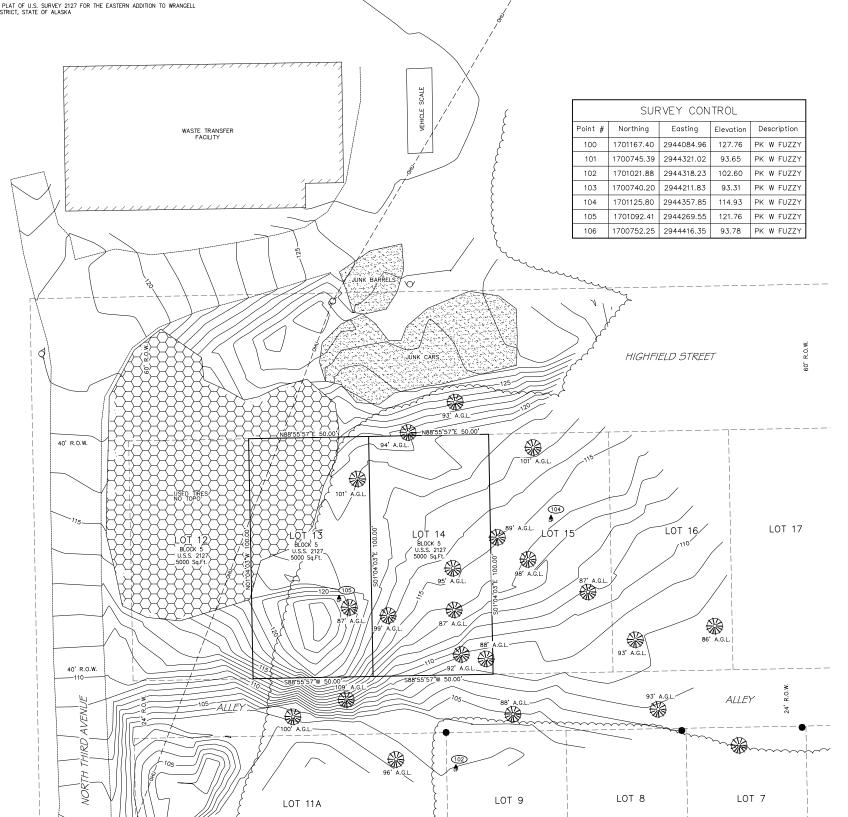
PROPOSED TOWER LONGITUDE: WEST XXXXXX

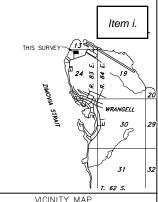
EXISTING GROUND ELEVATION: XXXXXXXX

THE COORDINATES BELOW ARE ACCURATE TO WITHIN 20 \pm FEET HORIZONTALLY AND THAT THE GROUND ELEVATION IS ACCURATE TO WITHIN 3 \pm FEET VERTICALLY.

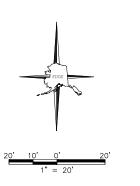
INFORMATION PER TITLE REPORT NO. 60172, DATED OCTOBER 23, 2020, ISSUED BY STEWART TITLE GUARANTEE COMPANY

LOTS 12, 13 AND 14, BLOCK 5, ACCORDING TO THE OFFICIAL PLAT OF U.S. SURVEY 2127 FOR THE EASTERN ADDITION TO WRANGELL TOWNSITE, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA





SCALE: 1" = 1 MILE



LEGEND

A.G.L.	ABOVE GROUND LEVEL
\$ 104	CONTROL POINT
₩	CONIFEROUS TREE
Ø	UTILITY POLE
•	FOUND CORNER
	- PROPERTY LINE
	- ADJACENT PROP LINE
	- LEASE AREA
	GRAVEL EDGE
	- METAL GATE
~~~~~~	TREELINE
$-$ — они — — они — $\cdot$	- OVERHEAD UTILITY WIRE

#### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO: VERTICAL BRIDGE REIT, LLC, A I HEREBY CERTIN'T DIS VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUBSIDIARIES, AND THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; TORONTO DOMINION (TEXAS) LLC, AS ADMINISTRATIVE AGENT, FOR ITSELF AND ON BEHALF OF THE LEDGERS PARTIES FROM TIME TO TIME TO THAT CERTAIN SECOND, AMENDED AND, RESTATED LOAN CERTAIN SECOND AMENDED AND RESTATED LOAN AGREEMENT DATED JUNE 17, 2016 WITH VERTICAL BRIDGE HOLDCO, LLC, AS BORROWER, AND VERTICAL BRIDGE HOLDCO PARENT, LLC, AS PARENT, AS MAY BI AMENDED, RESTATED, MODIFIED OR RENEWED, THEIR SUCCESSORS AND ASSIONS AS THEIR INTERESTS MAY APPEAR; AND STEWART INTEL GUARANTEE COMPANY.

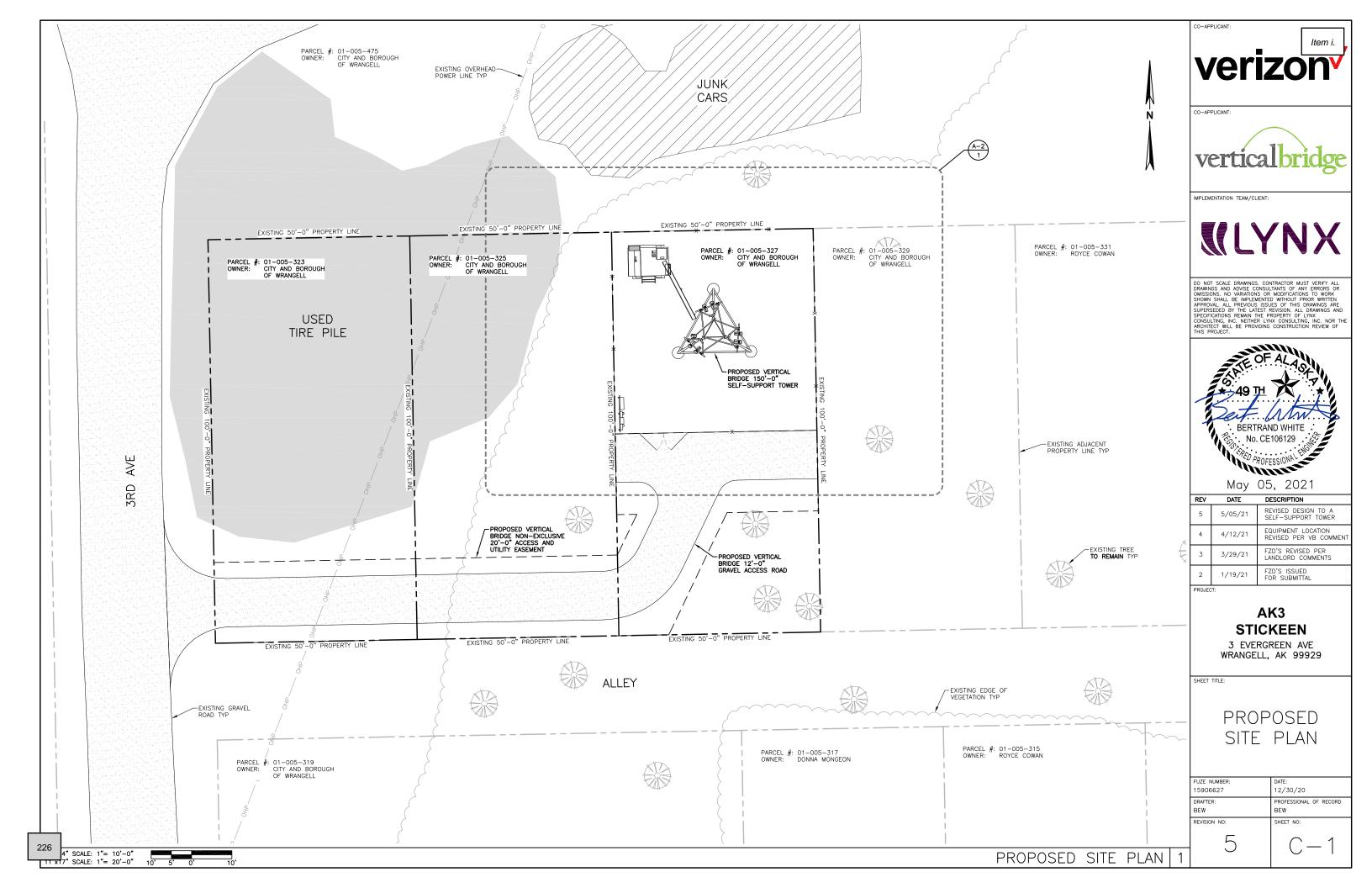
# PRELIMINARY

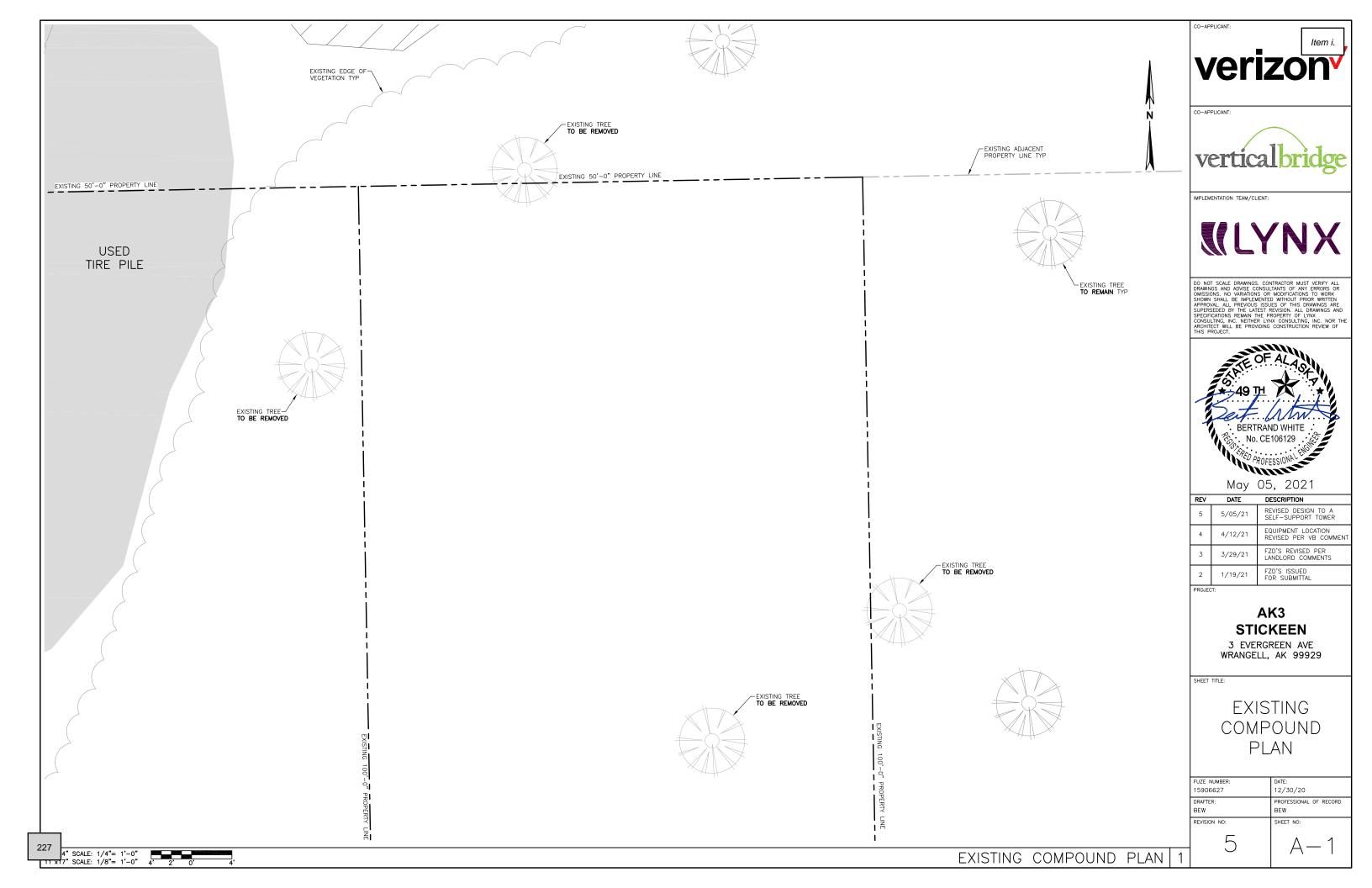


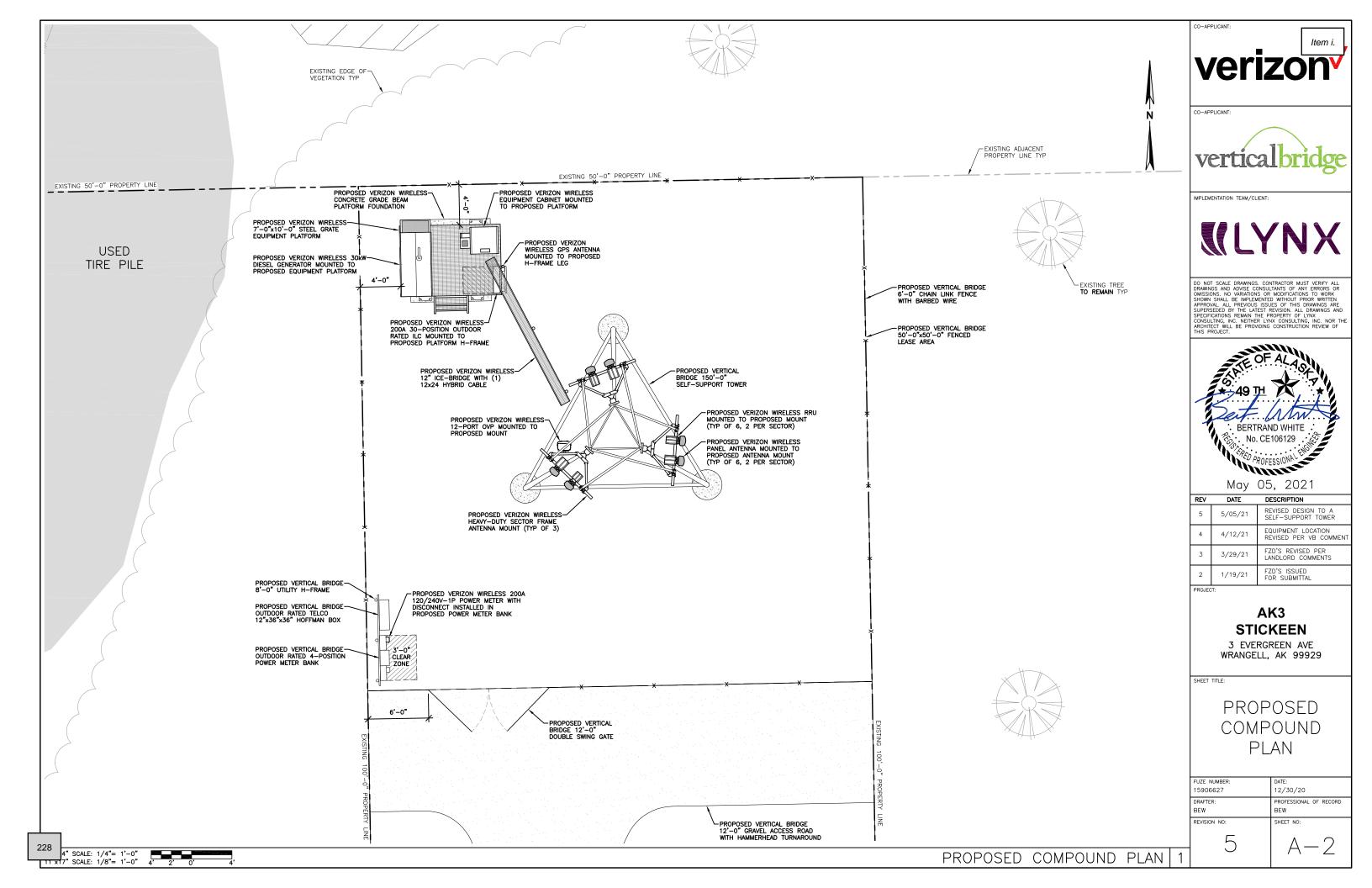
**EXISTING CONDITIONS SURVEY** 

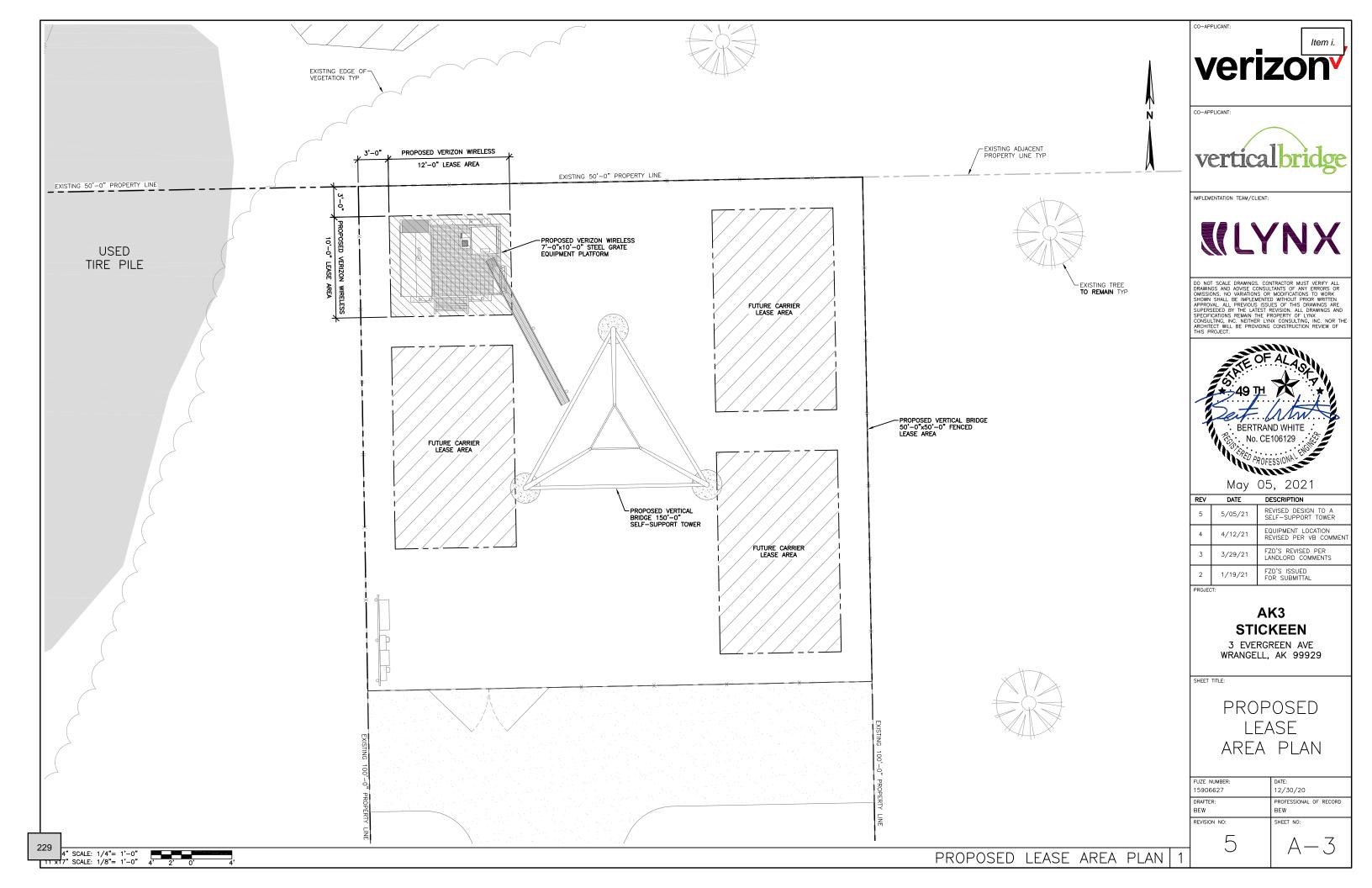
0-194 CHECKED BY SCALE: SHEET:

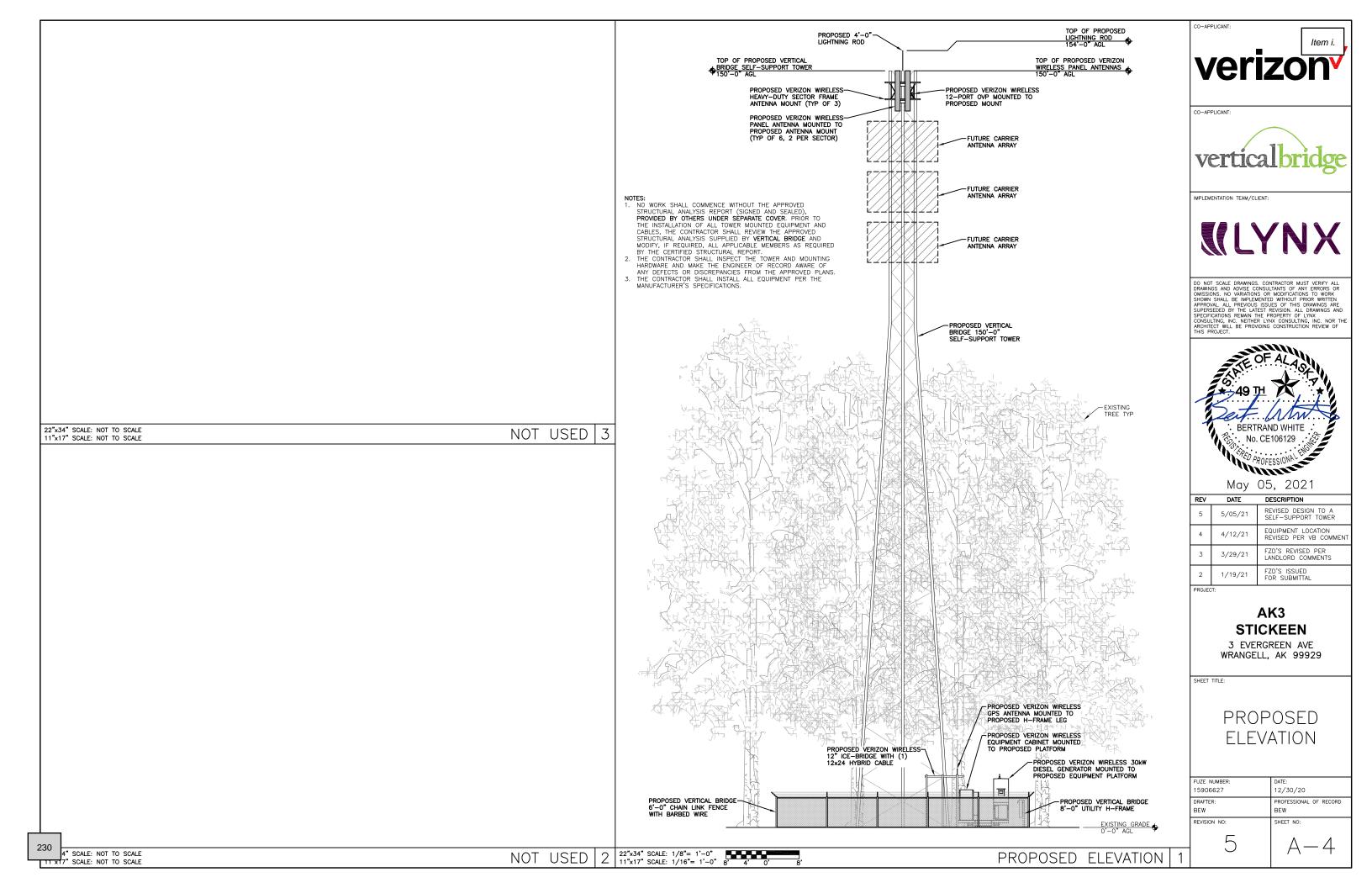
ITEM 16, A:











	PROPOSED ANTENNA SCHEDULE													
ALPHA SECTOR	AZIMUTH	TIP HEIGHT	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
700	95'	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0.	3.		12-PORT		RRUS4449 B13
700	95'	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0.	3.	1	OVP WITH 12x24	210'-0"	KK034449 B13
AWS	90	130 -0	-	COMMSCOPE	NHH-03C-KZB	90.0	11.9	7.1	ľ	3.		HYBRID		RRUS8843 B66
BETA SECTOR	AZIMUTH	TIP HEIGHT	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
700	225	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0.	3.				RRUS4449 B13
700	225	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0.	3.	0	NA	NA	KKU54449 B13
AWS	223	130 -0	-	COMMSCOPE	NHH-03C-KZB	90.0	11.9	7.1	ľ	3.				RRUS8843 B66
GAMMA SECTOR	AZIMUTH	TIP HEIGHT	QTY	VENDOR	MODEL	LENGTH	WIDTH	DEPTH	MECH TILT	ELEC TILT	CABLE QTY	FEEDER TYPE	FEEDER LENGTH	ADDITIONAL EQUIPMENT
700	340	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0.	3.				RRUS4449 B13
700	340	150'-0"	1	COMMSCOPE	NHH-65C-R2B	96.0"	11.9"	7.1"	0.	3.	0	NA	NA	NNU34449 B13
AWS	340	130 -0	'	COMMSCOPE	NHH-USC-RZB	90.0	11.9	/.1	ľ	3.				RRUS8843 B66



CO-APPLICANT:



MPLEMENTATION TEAM/CLIENT:



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADMISE CONSULTANTS OF ANY ERRORS OR OMISSIONS, NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHAUL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NEITHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



May 05, 2021

REV	DAIL	DESCRIPTION
5	5/05/21	REVISED DESIGN TO A SELF-SUPPORT TOWER
4	4/12/21	EQUIPMENT LOCATION REVISED PER VB COMMENT
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
PROJEC	T:	

# AK3 **STICKEEN**

3 EVERGREEN AVE WRANGELL, AK 99929

SHEET TITLE:

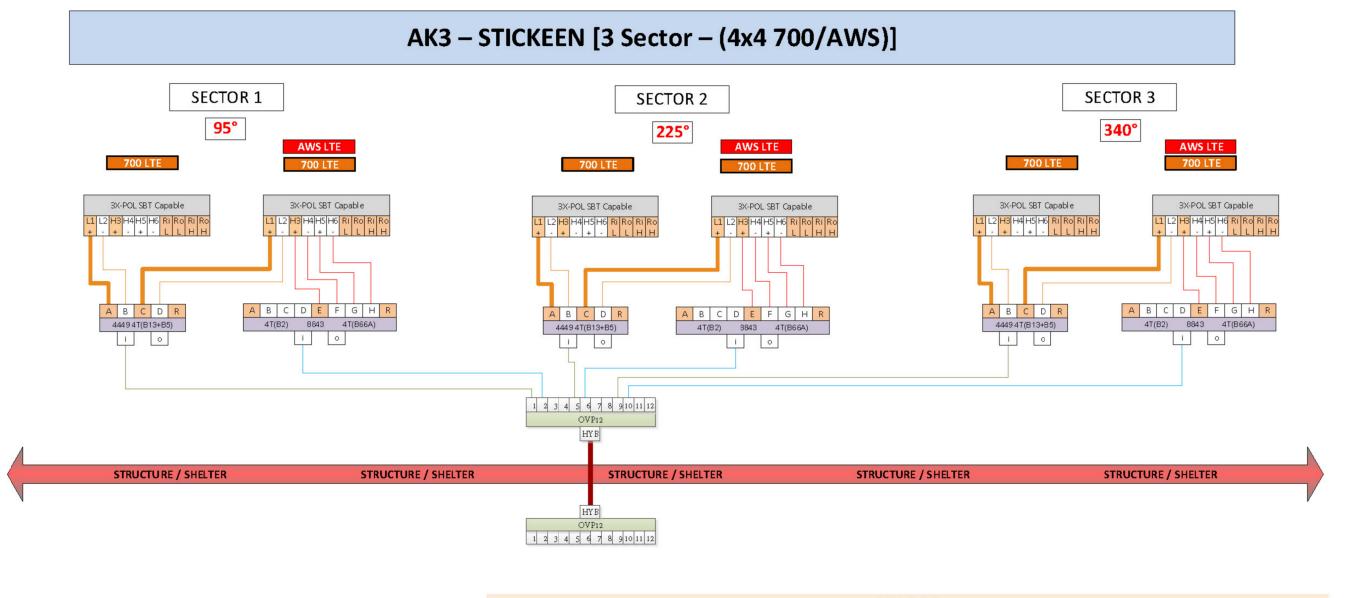
PROPOSED ANTENNA CONFIGURATION

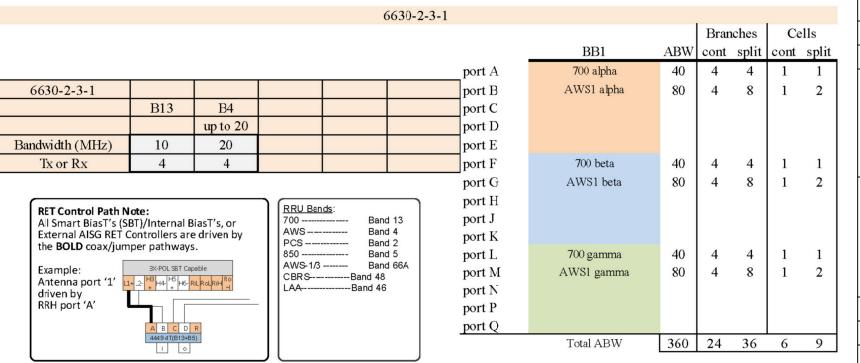
	FUZE NUMBER: 15906627	DATE: 12/30/20				
	DRAFTER: BEW	PROFESSIONAL OF RECORD BEW				
	REVISION NO:	SHEET NO:				

RF-1

PROPOSED VERIZON WIRELESS— 700/AWS LTE PANEL ANTENNA MOUNTED TO PROPOSED ANTENNA MOUNT PROPOSED VERIZON WIRELESS— 700 LTE PANEL ANTENNA MOUNTED TO PROPOSED ANTENNA MOUNT -PROPOSED VERIZON WIRELESS RRU MOUNTED TO PROPOSED MOUNT (TYP OF 6, 2 PER SECTOR) PROPOSED VERTICAL— BRIDGE 150'-0" SELF-SUPPORT TOWER -PROPOSED VERIZON WIRELESS 700 LTE PANEL ANTENNA MOUNTED TO PROPOSED ANTENNA MOUNT PROPOSED VERIZON WIRELESS— 12—PORT OVP MOUNTED TO PROPOSED MOUNT ALPHA AZ=95° PROPOSED VERIZON WIRELESS
700/AWS LTE PANEL ANTENNA
MOUNTED TO PROPOSED
ANTENNA MOUNT PROPOSED VERIZON WIRELESS 700/AWS LTE PANEL ANTENNA MOUNTED TO PROPOSED ANTENNA MOUNT PROPOSED VERIZON WIRELESS-700 LTE PANEL ANTENNA MOUNTED TO PROPOSED ANTENNA MOUNT -PROPOSED VERIZON WIRELESS HEAVY-DUTY SECTOR FRAME ANTENNA MOUNT (TYP OF 3)

22"x34" SCALE: NOT TO SCALE 11"x17" SCALE: NOT TO SCALE	NOT	USED	3





verizon ltem i.

CO-APPLICANT:



IMPLEMENTATION TEAM/CLIENT:



DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DRAWINGS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL ALL PREVIOUS ISSUES OF THIS DRAWINGS ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF LYNX CONSULTING, INC. NETHER LYNX CONSULTING, INC. NOR THE ARCHITECT WILL BE PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.



l		/
REV	DATE	DESCRIPTION
5	5/05/21	REVISED DESIGN TO A SELF-SUPPORT TOWER
4	4/12/21	EQUIPMENT LOCATION REVISED PER VB COMMEN
3	3/29/21	FZD'S REVISED PER LANDLORD COMMENTS
2	1/19/21	FZD'S ISSUED FOR SUBMITTAL
PROJEC	T:	

# AK3 STICKEEN

3 EVERGREEN AVE WRANGELL, AK 99929

SHEET TITLE:

PROPOSED IT DIAGRAM

FUZE NUMBER:	DATE:
15906627	12/30/20
DRAFTER:	PROFESSIONAL OF RECORD
BEW	BEW
REVISION NO:	SHEET NO:
_	

RF-

# **Evaluation of Compliance with FCC Guidelines for Human Exposure to Radiofrequency Radiation**

Site Address: 3 Evergreen Ave Wrangell, AK 99929

Site Name: AK3 STICKEEN

Prepared for: Lynx Consulting

# on behalf of



May 26st, 2021

Prepared By: Andrew H. Thatcher, MSHP, CHP

### Introduction

This report assesses levels of exposure to radiofrequency (RF) energy from a new Verizon Wireless base station with antennas located on a self-support tower located on the property of Wrangell Landfill at 3 Evergreen Ave, Wrangel, AK 99929. The tower will have 6 new antennas operating at 750 MHz LTE and 2100 AWS LTE bands of service. The new antennas will be mounted at the elevations of 146' above grade. This report analyzes the cumulative RF exposures from the facility at ground level.

# **Executive Summary**

Analysis shows that the cumulative emissions from the proposed Verizon Wireless transmitters will comply with FCC limits for human exposure to RF energy at any place of public access. Maximum RF exposure levels at all ground level locations will be less than 1% of the FCC exposure limits for the general public.

# **Site Description**

The project will add 6 new antennas to serve 750 MHz LTE and 2100 AWS LTE bands of service. The following analysis is based on technical data provided by Verizon Wireless, which indicates that four transmitters will be used for 750 MHz and 2100 AWS3 LTE frequency bands.

Based on a search conducted on www.antennasearch.com, no other significant (i.e. capable of affecting compliance determinations for the present installation) RF emitting source exists within 2,000 feet of this location.

# **Exposure At Ground Level Outside the Building**

Equation 6 of OET Bulletin 65¹ is used as the basis for ground level calculations as it considers a truly worst-case prediction of power density in an outdoor environment in which 100% of incoming radiation is assumed to reflect off a ground surface, resulting in a doubling of the predicted field strength and a four-fold increase in power density. Due to the considerable attenuation by building materials, exposure levels within buildings will be lower than those calculated outside buildings, typically by a factor of 10. The formula is as follows:

$$S = [EIRP]/[\pi \cdot D^2]$$

WHERE:

_

¹ Federal Communications Commission Office of Engineering and Technology. Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields. OET Bulletin 65. 1997.

 $S = Power density (mW/cm^2)$ 

EIRP = Effective isotropic radiated power (mW) (varies with angle as per manufacturer's specifications)

D = Hypotenuse distance (cm)

# **Ground Level Exposures**

Table 1 shows the calculated maximum cumulative RF exposure at 6' above ground for the all sectors (0°-360°) assuming all antennas operating at 100% power and complete ground reflection. To determine the maximum cumulative exposure the total RF signal levels from each Verizon Wireless antenna were summed at each location as a percent of the FCC exposure limit (which varies somewhat with frequency). The maximum cumulative exposure at any location was determined to be 0.002 mW/cm² or 0.28% of the FCC general public exposure limit. This cumulative exposure was created by using the information provided by Verizon Wireless. Table 1 also provides the maximum effective radiated power in each frequency band.

Table 1: Calculated Ground Level Exposures							
Site Name:	AK3 STICKEEN						
	All Sectors (	0-360 degrees)					
				Maximum			
				outdoor			
			exposure			General	
				(with		Population	
	Upper			ground		Exposure	
	Bound ERP	Upper Bound	Antenna	reflection)		Limit	
Carrier Type	(watts)	ERP (dBm)	Height (ft)	(mW/cm²)	% of Standard	(mW/cm²)	
Ver 750 LTE	3950	65.97	146	7.8E-04	0.16%	0.500	
Ver 2100 AWS	10830	70.35	146	1.2E-03	0.12%	1.000	
				2.0E-03	0.28%		

Note: "maximum outdoor exposure" is calculated at the point at ground level where the cumulative exposure from all sources is at a maximum.

# Discussion

The biological effects of RF energy have been extensively studied, and there are several thousand reports in the scientific literature on this subject. These reports have been critically reviewed by numerous independent panels, most recently the IEEE (formerly Institute of Electrical and Electronics Engineers) and the International Commission on Nonionizing Radiation Protection. These groups have affirmed existing health standards, or have developed and proposed standards for exposure to RF energy that are broadly similar to the FCC limits.

#### Conclusions/Recommendations

The cumulative emissions from the proposed Verizon Wireless transmitters will comply with FCC exposure limits for the general public at all locations outside the building. Present analysis shows that RF exposures are less than 1% of the FCC general public exposure limit.

It should be noted that wireless technology is changing rapidly, and companies including Verizon Wireless are frequently upgrading and introducing new services and updating existing services to new technologies. Consequently, the calculated exposure levels in Table 1 are based on current design data which may change in the future. Compliance after major changes to the site should be established based on current design information.

### Certification

I hereby certify the following:

- 1. I have read and fully understand the FCC regulations concerning RF safety and the control of human exposure to RF fields.
- 2. To the best of my knowledge, the statements and information disclosed in this report are true, complete and accurate, based on engineering design data for the site supplied to me by Verizon Wireless.
- 3. The results of the analysis indicate that the site is in full compliance with the FCC regulations concerning RF exposure at all areas of public access.
- 4. Transmission equipment for the Verizon Wireless facility is certified by the FCC under the equipment authorization procedures set forth in the FCC rules. This assures that the wireless facility will transmit within assigned frequency bands, and at authorized power levels. The Verizon wireless facility will operate in accordance with all FCC rules regarding power, signal bandwidth, interference mitigation, and good RF engineering practices. The Verizon Wireless facility will comply with all FCC standards for radio frequency emissions.

Regards,



Andrew H. Thatcher, MSHP, CHP

# City and Borough of Wrangell, Alaska

# AGENDA G2

Date: June 4, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Conditional Use permit request for a 150' lattice pole for use as a cell transmission tower and fenced lease area for support services on Lot 14, Block 5, USS 2127, currently zoned Holding but recommended for zone change to Open Space/Public, owned by the City and Borough of Wrangell, requested by Vertical Bridge Development, LLC through their representative Lynx Consulting

# **Background:**

Vertical Bridge is seeking to install a lattice cell tower (modified from a monopole tower per the public notice) for G4 service on the north end of the island.

The Planning and Zoning Commission held the public hearing on this item on May 13, 2021. The following individuals provided written testimony or in person testimony; Sherri and Royce Cowan, Rosemary Ruoff, and Joel Aro. The following motion was made for discussion purposes:

Move to approve the findings of fact and the conditional use permit request for a lattice pole G4 cell tower with the following conditions:

- 1) Permit is subject to approval by the Borough Assembly of the proposed zone change of Lot 14, Block 5, USS 2127 to Open Space/Public and modification of conditionally allowed uses to the Open Space/Public district to allow communication infrastructure.
- 2) Permit is subject to lease approval by the Borough Assembly.
- Security lighting should be no higher than 15 feet from grade and angled down and side blocked so as not impact adjacent residential houses.
- 4) Fencing should be site obscuring facing residential properties.
- Intermodulation Study for interference with KSTK translator must be completed prior to installation and show a negative impact to KSTK translator.
- 6) Recommend to the Borough Assembly issues identified by KSTK be addressed within the lease document.

- 7) If access to the fenced lease area via the ROW between the transfer station and Lot 14 be developed in the future, access easement across Lots 12, 13 and 14 may be vacated for the alternative access.
- 8) The tower, antennas, structures and equipment associated with the telecommunication will be removed within six months of ceasing operations.
- 9) Generator will be for back up power supply only and muffled as much as possible.

**Recommendation:** Staff recommends approval of the proposed cell tower subject to conditions.

# **Review Criteria:**

Chapter 20.32: Open Space/Public District

Chapter 20.52: Lot Standards:

Chapter 20.68: Conditional Use Permits

# **Findings of Fact:**

Lynx Consulting began discussions with the Borough for placement of a new cell tower at the north end of the island in 2020. After considering alternative sites, the preferred site was somewhere near the solid waste transfer station. There was considerable discussion with the Borough staff regarding location and access prior to their surveyors coming in to survey and make a formal proposal for their preferred site.

Upon reviewing the land use and zoning for the area, the existing zoning for the proposed cell tower lot was Holding which did not allow for review of cell towers or other activities. Only recreation and gravel extraction is permitted. Staff proposed changing the zone of all the lots bordering the Solid Waste Transfer Facility to Open Space/ Public (OS/P) to allow new or continued municipal uses. In addition, two new uses were proposed for the OS/P District, including Municipal Facilities and Communication Infrastructure. The adding latter conditionally approved use would allow review The Commission reviewed the zone change and use modification in April and recommended approval to the Assembly. The first reading of each ordinance was on May 11, 2021 and the public hearing and approval was held on each item on May 25, 2021.

Originally the proposed tower was to be a monopole, but, per the recent communication from Lynx Consulting, concern about crane access has required them to modify the proposal to a lattice tower. The tower will be a 4G not a 5G tower.

Some adjacent residents have commented regarding potential health concerns from cell tower radiation emissions being so close to residential homes. Basic research on health and safety issues related to cell towers is diverse, international, and with varying opinions. There is a vacant lot 50' wide between the tower lot and the next privately owned residential lot in the same block. Staff has found that some municipalities require a minimum of 150' distance from residential properties down to 50' or a minimum of 4 acres for example. The setbacks of a tower vary substantially between jurisdictions. The Commission needs to determine the impact of such a tower on the adjacent residential neighborhood.

Vertical Bridge indicated that a NIER Report could be conducted prior to the June, 8, 2021 Planning and Zoning Commission. The report is conducted by a third party and assesses levels of radiofrequency radiation energy emitted from the tower. The report (attached) indicates analysis shows that the cumulative emissions will comply with FCC limits to human exposure and at ground level will be less than 1% of the FCC exposure limits. Mr. Thatcher who prepared the report will be available at the meeting to answer the Commission's questions.

The Findings of Fact and Conditions of Approval (part of the Findings of Fact) have been modified since the last meeting and the Commission needs to reaffirm the Findings at the June meeting. Also of note, the Assembly did approve the zone change on May 25, 2021 as mentioned in Condition #1.

Conditions of Approval for conditional use applications include:

1) Minimal impacts on adjacent neighbors from noise, traffic, appearance, yards etc.

There should be minimal impacts from a cell tower at this location due to noise, traffic, or the fenced site. Once construction is completed, there will be minimal activity at the site itself. The tower is tucked up closer to the solid waste transfer station so should not directly block views, but it will be visible and in view sheds of the surrounding neighborhood. There is a vacant lot 50' wide between the tower lot and next adjacent privately owned residential lot in the same block to the east. There is also 50 of the proposed lot and an alleyway between the residential lot to the south. Lighting will be permitted at the site for security but is conditioned to be blocked to adjacent residents and angled downwards. The primary initial impact of concern is the emissions from the tower on the surrounding residential area. According to the NIER Report, analysis shows that the cumulative emissions will comply with FCC limits to human exposure and at ground level will be less than 1% of the FCC exposure limits.

2) Provisions of sewer and water: There are no plans for installing sewer or water.

3) Entrances and off-street parking available without safety issues: Access to the facility will be off a non-exclusive easement from Third Street. Third Street leads to the Transfer Station. The easement access will be constructed by Lynx Consulting/Vertical Bridge. Should the ROW on the northern edge of the property be developed, access to the tower site should be switched to the ROW, and the easements vacated to allow full use of the lots. There is adequate parking and turn around on Lot 14 to access the infrastructure.

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

	DATE:	July 27, 2021
<u>AGENDA ITEM TITLE:</u>	Agenda Section	13

Approval to Amend the Tideland Lease in the Shoemaker Bay Harbor Parking Lot with Vertical Bridge to Allow a New Cellular Tower and Expansion of the Property

# **SUBMITTED BY:**

Kim Lane, Borough Clerk Carol Rushmore, Economic Development Director; Steve Miller, Harbor Master; Lisa Von Bargen, Borough Manager

Reviews/Approvals/Recommendations			
Commission, Board or Committee			
Name(s)	Port Commission		
Name(s)	Planning and Zoning Commission		
	Attorney		
	Insurance		

FISCAL NOTE:					
Expend	diture F	Required: \$X	XXX T	otal	
FY 20: 3	\$	FY 21: \$		FY22: \$	
Amour	Amount Budgeted:				
	FY20 \$XXX				
Accour	ıt Numl	ber(s):			
	XXXXX XXX XXXX				
Account Name(s):					
Enter Text Here					
Unencumbered Balance(s) (prior to expenditure):					
\$XXX					

<u>ATTACHMENTS:</u> 1. Vertical Bridge Proposed Lease 2. Vertical Bridge Narrative; 3. Survey Documents; 4. Planning and Zoning Commission Staff report; 5. Current Tidelands Lease; 6. Port Commission Memo; 7. Appraisal Executive Summary

# RECOMMENDATION MOTION:

Move to Approve to Amendment of the Tideland Lease in the Shoemaker Bay Harbor Parking Lot with Vertical Bridge to Allow a New Cellular Tower and Expansion of the Property.

# **SUMMARY STATEMENT:**

The original cell tower was approved by the Assembly in 2006 after review by the Planning and Zoning Commission and the Port Commission and was constructed in 2007.

Vertical Bridge is seeking to expand the footprint of the lease area from approximately 160 square feet to approximately 1,898 square feet for improved storage facilities, building expansion potential for other services using the tower and to remove the existing wooden pole and replace it with a 125' modern cell tower for 5G service.

The Port Commission reviewed the request at their November 12, 2020 meeting and approved the proposal. The Planning and Zoning Commission approved the request at their January 19, 2021 meeting and recommended approval to modify the lease agreement with an expanded footprint.

A water line that provides service to the hoist area (not the primary line for the harbor) is currently located within the expanded lease area. Vertical Bridge has met with Steve Miller, Harbor Master and Tom Wetor, Public Works Director regarding the relocation of the line outside of the lease area. According to staff, the relocation will not create any issues and allow future development within the proposed fenced lease area.

A new lease for cell sites has been developed using a model from the City & Borough of Juneau. It was reviewed and approved by our municipal attorney. This new lease provides for a monthly rental payment from Vertical Bridge that includes an anchor tenant, or the first sublessee. In this case the appraised rental rate is \$835 per month, with a 2% annual cost escalation written into the lease. For additional tenants the lessee will pay the Borough 30% of the rent of the first additional sublessee; 40% of the rent of the second additional sublessee; and 50% of the rent of the third, and all subsequent sublessees.

A copy of the executive summary of the Appraisal is attached. The full appraisal is available, but it is 70 pages, so only the 3-page summary was included in the packet.

Administration is still working through some of the details of the lease document, as is evidenced by items highlighted in yellow.

City and Borough of Wrangell, Alaska PO Box 531 Wrangell, AK 99929

# WIRELESS COMMUNICATIONS SITE LEASE – SHOEMAKER BAY HARBOR SITE

**PART I. PARTIES.** This Wireless Communications Site Lease – Shoemaker Bay Harbor Site is between the City and Borough of Wrangell, Alaska, a municipal corporation in the State of Alaska, hereafter "CBW" or "Lessor," and Vertical Bridge Development, LLC, a Delaware limited liability company licensed to conduct business in Alaska, hereafter "Lessee."

**PART II. LEASE ADMINISTRATION.** All communications about this Lease shall be to the person identified below. Any reliance on a communication with a person other than the one listed below is at the party's own risk.

CBW:	Lessee:
City and Borough of Wrangell, Alaska	Vertical Bridge S3 Assets, LLC
PO Box 531	750 Park of Commerce Drive, Ste 200
Wrangell, AK 99929	Boca Raton, FL 33487
Attn: Borough Manager	Daniel Marinberg, Senior Vice President and General Council
Phone: (907)874-2381	Phone: (239)286-9486
Email: lvonbargen@wrangell.com	Email: KVoelker@verticalbridge.com
	Site Name: Wrangell Shoemaker Bay
	t of this Lease as well as anything incorporated by f in conflict, the order of precedence shall be this n Appendix C.
not effective until signed by the CBW. The L	BW and Lessee agree and sign below. This Lease is essee represents that the person signing below on its a valid and binding Lease enforceable in accordance
City and Borough of Wrangell:	Vertical Bridge Development, LLC:
Date:	Date:
By:	By:
Lisa Von Bargen	27

Title: ___

Borough Manager

STATE OF ALASKA )		
FIRST JUDICIAL DISTRICT )	SS:	
The foregoing instrument was acknowl Von Bargen, known to me to be the I Alaska, an Alaskan municipal corporat oath stated that he was duly authorized and who acknowledged that he sign municipality.	Borough Manager of the City and tion that executed the above foregod to execute said instrument on be	d Borough of Wrangell, coing instrument, who on chalf of said corporation,
	Notary Public in and for the	State of Alaska
	My Commission Expires:	
Law Approval as to Form:		-
Borough Assembly Approval:		
STATE OF FLORIDA )  COUNTY OF PALM BEACH )	ss:	
The foregoing instrument was acknowledged, 20, 8, 8	by	(signing party), the
Delaware limited liability company, on	title of signatory) of Vertical Brid behalf of said company.	ge Development, LLC, a
Serial Number, if any:		
Notary Public		
Printed Name:		
My Commission Expires:		

### APPENDIX A: PROPERTY DESCRIPTION & ADDITIONAL LEASE PROVISIONS

# 1. DESCRIPTION OF PROPERTY

<b>A.</b>	The property subject to this Le	ase is generally r	referred to as "th	ne Leased Premise	s." The
parent	parcel on which the Leased Pres	mises is located i	is more particula	arly described on I	Exhibit
A, atta	ched hereto (the "Property"). T	he Leased Premi	ses is as follows	s (as approved by	the
Boroug	gh Assembly on	):			

Tract D-1, A.T.S. 1531 of S.B.P.L. Subdivision, according to the plat thereof recorded September 1, 1999 at Plat No. 99-8 Wrangell Recording District, First Judicial District, State of Alaska.

Said lease area is more particularly described as follows

Legal Description: (Exclusive Easement) As Surveyed:

A one-thousand eight hundred ninety-eight (1,898) square foot exclusive easement, entirely within Tract D-1 of S.B.P.L. Subdivision according to the plat thereof recorded September 1, 1999 at Plat No. 99-8, Wrangell Recording District, First Judicial District, State of Alaska, more particularly described as follows:

Commencing at the Southeast Corner of Lot 2, S.B.P.L. Subdivision, Plat No. 99-8, thence N 50°13'00" W along the south boundaries of Lot 2 and Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, a distance of 233.45 feet to a point, the southwest corner of Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, thence N 73°36'20" W a distance of 206.34 feet to a point, the true point of beginning:

Thence S 37°13'31" W a distance of 36.62 feet to a point,

Thence N 60°35'53" W a distance of 50.79 feet to a point,

Thence N 29°24'07" E a distance of 29.87 feet to a point,

Thence N 88°56'10" E a distance of 12.65 feet to a point,

Thence S 60°35'53" E a distance of 44.87 feet to a point, the point of true beginning.

Containing 1,898 square feet, more or less

**B.** In addition to the above-leased premises, the CBW is hereby providing a non-exclusive Access and Utility Easement as part of this Lease. The easement area is described as follows:

Legal Description: (Non-exclusive Access& Utility Easement) as surveyed:

A fiftenn thousand, four hundred forty-seven (15,447) square foot non-exclusive access and utility easement, twenty (20) feet wide, ten (10) feet each side of the centerline, entirely within Tract D-1 of S.B.P.L. Subdivision according to the plat thereof recorded September 1, 1999 at Plat No. 99-8, Wrangell Recording District, First Judicial District, State of Alaska, more particularly described as follows:

Commencing at the southeast corner of Lot 2, S.B.P.L. Subdivision, Plat No. 99-8, thence N 50°13'00" W along the south boundaries of Lot 2 and Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, a distance of 233.45 feet to a point, the southwest corner of Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, thence N 76°09'26" W a distance of 210.00 feet to a point on the east boundary of the exclusive easement, the true point of beginning:

Thence S 50°25'42" E a distance of 607.74 feet to a point, Thence N 36°31'17" E a distance of 164.71 feet to a point, the point of terminus. The easement is to shorten or extend to the exclusive easement and the righ-of-way of the Zimovia Highway.

Containing 15,447 square feet, more or less.

**C.** The above descriptions shall be further described upon completion of an as-built survey of the wireless communications tower ("Tower") and the leased area, stamped by a professional land surveyor or engineer, licensed in the State of Alaska.

### 2. AUTHORITY

This Lease is entered into pursuant to the authority of the City and Borough of Wrangell Code, Chapter 16.08.

### 3. TERM and RENEWAL OPTION

The "Effective Date" of this Lease is the date signed by the CBW. The initial five (5) year term of this Lease and Lessee's obligation to pay Rent hereunder shall begin on the Effective Date.

The CBW grants the Lessee three (3) options to renew this Lease for five (5) years each, with a maximum total term of twenty (20) years. Lessee shall exercise this option by written notice given to the CBW at least thirty (30) calendar days prior to expiration of the underlying lease term.

### 4. LEASE PAYMENTS

- a. Lessee shall pay the CBW a lease payment for the Leased Premises (the "Rent"). The payment of Rent for the initial five (5) year period shall be as follows:
  - 1. \$835.00 (Eight Hundred Thirty-Five Dollars) per month as base rent. Base rent shall include the rent of the first sublessee (anchor tenant) on the Leased Premises.
  - 2. For any subsequent sublease of the Leased Premises, rent shall be 30% of rent charged to the first additional sublessee; 40% of rent charged to the second additional sublessee; and 50% of rent charged to the third, and all additional sublessees. Notwithstanding anything to the contrary, the above referenced revenue sharing provisions are exclusive of any non-recurring fees (e.g., structural analysis fees, mount analysis fees, and capital expenditures) and reimbursements (e.g., taxes

and utilities) and Lessee shall be entitled to retain 100% of such non-recurring fees and reimbursements.

- 3. Any sublease rent as outlined under section (a)(2) above shall be calculated and payable on a monthly basis, due on the first day of every month.
- 4. Lease payments shall be made by Lessee to the CBW in advance on the first day of every month. Payments shall be made at the following address: Accounts Payable Office, City and Borough of Wrangell, PO Box 531, Wrangell, AK 99929.
- 5. Rent shall automatically be adjusted to reflect a two (2%) annual escalation of the base rent charged.
- 6. A late fee in the amount of ten percent (10%) of the total amount due shall be charged for all payments not received within ten days of the due date.
- b. Beginning with the first year after the initial five-year period of the term, the Rent shall be adjusted to reflect changes in the market value in accordance with Wrangell Municipal Code Sections 16.08.040 and 16.08.120.

# 5. AUTHORIZED USE OF PROPERTY

The Leased Premises are to be used solely for the construction, operation, maintenance and repair of a wireless communications tower and facility. Lessee shall ensure all equipment and activities on the Leased Premises operate in a manner that does not cause unreasonable interference with the operations as of the Effective Date of the CBW or other authorized users in the vicinity of the Leased Premises as of the Effective Date.

### 6. AUTHORIZED IMPROVEMENT FOOTPRINT/UTILITY LINES LOCATION

Lessee shall provide an as-built survey that shows all authorized building and/or structural improvements and utility lines, including aerial, surface, and below grade lines, and grounding grid on the Leased Premises, collectively referred to as the "authorized improvement footprint" or the "AIF". This survey will be included as Exhibit A.1 to this Lease. This survey shall also depict the location of utility lines and/or grounding grid, if any ("authorized utility line locations" or "AULL"). Lessee shall not modify the AIF or the AULL without prior written approval of the CBW, not to be unreasonably withheld, conditioned or delayed. Within 30 days of completing any approved AIF or AULL modifications, Lessee shall provide a revised and current as-built survey, stamped by a professional land surveyor or engineer, licensed in the State of Alaska, which shall, upon CBW review and approval, become part of this Lease as the updated Exhibit A.1, which shall replace and supersede the former Exhibit A.1. The CBW reserves the right, at its sole discretion, to require Lessee, upon 90 days prior written notification, to relocate Lessee's AULL improvements, with full cost of said relocation borne by CBW.

# 7. EXCLUSIVITY

During the term of this Lease, Lessee, and its guests, agents, customers, lessees, sublessees and assigns shall have the unrestricted, exclusive right to use, and shall have free and unfettered

access to, the Leased Premises for the purposes herein set forth seven (7) days a week, twenty-four (24) hours a day.

### 8. NON-INTERFERENCE

- a. New uses or changed operations of the Property by or through CBW after the Effective Date of this Lease and any new equipment or new facilities placed thereon by or through CBW (collectively, the "Lessor Property Uses") shall not cause harmful radio frequency or physical interference with the communications systems or equipment on any Tower constructed on the Leased Premises. If the new or changed Lessor Property Uses shall interfere with communications systems or equipment on any Tower located on the Leased Premises, CBW and Lessee shall use good faith efforts to resolve any interference issues but the new or changed interfering Lessor Property Use shall be powered down as soon as practicable following notice (except for intermittent corrective testing) or, if physical, removed as soon as practicable following notice until the time that such Lessor Property Use does not cause interference. Notice hereunder shall be made by telephone and in writing.
- b. Neither Lessee nor any of Lessee's subtenants, nor their employees, contractors, or agents shall engage in any new installation or modification on or about the Property that (i) causes harmful radio interference or degradation of the pre-existing wireless communications systems of CBW existing on the Property, or (ii) causes harmful radio interference or degradation of the pre-existing wireless communications systems of lessees or licensees of CBW existing on the Property as of the Effective Date, (iii) physically interferes with CBW's access rights or use of other pre-existing facilities on the Property as of the Effective Date, (iv) physically interferes with the access rights or use of other pre-existing facilities of lessees or licensees of CBW existing on the Property as of the Effective Date. Lessee shall, at its own expense, eliminate any interference or degradation in violation of this Section 8(b) as soon as practicable after Lessee's receipt of notice from CBW, which notice shall be made by telephone and in writing.
- c. Lessee shall furnish CBW, upon request, all documents related to Lessee's equipment/operations on the Leased Premises and AULL and/or communications with the FCC concerning Lessee's equipment/operations on the Leased Premises and AULL.

# 9. UTILITIES

Lessee is responsible for all utilities desired on the Leased Premises, including the construction, installation, maintenance and repair of its own separately metered, electric power utility line and for payment for the electricity it uses. In no instance shall Lessee tap into the power line(s) of the CBW or that of a third party without prior written consent of the affected party.

#### 10. SUBLEASES

Lessee may sublease all or portions of the Leased Premises without approval of the CBW, provided that:

- a. The improvements on the Leased Premises are the substantial reason for the sublease;
- b. All subleases shall be in writing and made subject to the terms and conditions of this Lease, and all amendments and renewals of same;

- c. Failure of the Lessee to comply with any of the above conditions shall constitute a default of this Lease;
- d. Lessee shall provide the CBW a site plan for the proposed sublessee's improvements;
- e. Lessee shall provide the CBW an executed copy of each sublease on the Leased Premises, including a copy of all subsequent modifications and amendments of the same;
- f. Lessee shall be responsible for the sublessee's compliance with the terms and conditions of this Lease, and all amendments and renewals of same;
- g. Lessee shall either provide insurance coverage for the activities of its sublessee, or require its sublessee to procure and maintain said lines of insurance, in no less than an equal or greater amount of coverage as required of Lessee in this Lease. Lessee shall submit proof of said insurance coverage to the CBW in the form of a certificate of insurance with the CBW listed as an additional insured;
- h. The phone number for Lessee's day-to-day operational logistics or activities on the Leased Premises is as follows: NOC/Emergency # (877) 589-6411;
- i. A "sublease" as used in this contract is defined as any arrangement in which the Lessee leases to another party, or entity, any portion of the Leased Premises described in this Lease or any of the improvements thereon, including but not limited to a sublease for an antenna, microwave dish, and/or wireless communication equipment; and
- j. All terms of this Lease are binding on all sublessees.

# 11. DESIGNATION OF THE LESSEE'S REPRESENTATIVE

The Lessee must designate in writing the name and title of the person who is authorized to act in all matters connected with this Lease and keep such information current with the CBW. As of the effective date of this Lease the name and title of the person who is authorized to act on Lessee's behalf in all matters connected with this Lease is as follows:

Vertical Bridge Development, LLC 750 Park of Commerce Drive, Suite 200 Boca Raton, FL 33487

Attn: General Counsel Phone: (561) 406-4056

# 12. LESSEE LIABILITIES

In addition to other liabilities under this Lease, Lessee has the following liabilities:

- a. The Lessee assumes all risk of loss, damage or destruction to improvements on the Leased Premises, except to the extent caused by the negligence or willful misconduct of CBW or its employees, contractors or subcontractors.
- b. The Lessee is responsible for relocating its AULL, upon CBW request, provided that CBW shall be responsible for payment of all costs associated with such relocation.
- c. The Lessee shall comply with all applicable federal, state, and local laws, regulations, and standards, relevant environmental laws, as well as public health and safety laws and other laws relating to the siting, permitting, construction, operation and maintenance of any facility, improvement or equipment of Lessee on the property.
- d. The CBW has no duty, either before or during the term of this Lease, to inspect the Leased Premises or warn of hazards and, if the CBW inspects the Leased Premises, it

- shall incur no additional duty nor any liability for hazards not identified or discovered through such inspections. This paragraph shall survive the termination or revocation of this Lease, regardless of cause.
- e. Lessee is responsible for identifying an authorized contact for each approved sublessee, for purposes of day-to-day operational logistics or activities.

## 13. INSURANCE

Lessee shall procure and maintain for the duration of this Lease and any renewals insurance against claims for injuries to persons or damages to property which may arise from or in connection with the Lessee's operation and use of the Leased Premises. The cost of such insurance shall be borne by the Lessee.

# **Minimum Scope and Limit of Insurance**

Coverage shall be at least as broad as:

- a. Commercial General Liability (CGL): Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including property damage, bodily injury and personal injury with limits no less than \$1,000,000 per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location or the general aggregate limit shall be twice the required occurrence limit.
- b. Workers' Compensation insurance as required by the State of Alaska, with Statutory Limits, and Employer's Liability Insurance limits of no less than \$500,000 per accident for bodily injury or disease (for lessees with employees).
- c. Property Insurance against all risks of loss to any tenant improvements or betterments, at full replacement cost with no coinsurance penalty provision.
- d. Automobile Liability: Commercial automobile liability coverage for all owned, hired, and non-owned autos with limits no less than \$1,000,000 per accident for bodily injury and property damage.

If the Lessee maintains higher limits than the minimums shown above, the CBW requires and shall be entitled to coverage for the higher limits maintained.

#### **Other Insurance Provisions**

The policies are to contain, or be endorsed to contain, the following provisions:

- a. For General Liability, the CBW, its officers, officials, employees, and volunteers are to be covered as additional insureds with respect to liability arising out of ownership, maintenance, or use of that part of the premises leased to the lessee.
- b. The Lessee's insurance coverage shall be primary insurance as respects the CBW, its officers, officials, employees and volunteers. Any insurance or self-insurance maintained by the CBW, its officers, officials, employees, or volunteers shall be excess of the Lessee's insurance and shall not contribute with it.
- c. Each insurance policy required above shall contain, or be endorsed to contain, a waiver of all rights of subrogation against the CBW.
- d. Each insurance policy shall be endorsed to state that coverage cancellation will comply with all regulations applicable with State of Alaska Insurance laws.
- e. The Property Insurance shall name the CBW as Loss Payee as its interests may appear.

# **Acceptability of Insurers**

Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the CBW.

### **Deductibles and Self-Insured Retention**

Any deductibles or self-insured retentions must be declared to and approved by the CBW. At the option of the CBW, either: the Lessee shall obtain coverage to reduce or eliminate such deductibles or self-insured retentions as respects the CBW, its officers, officials, employees, and volunteers; or the Lessee shall provide a financial guarantee satisfactory to the CBW guaranteeing payment of losses and related investigations, claim administration, and defense expenses.

# **Verification of Coverage**

Lessee shall furnish the CBW with certificates providing the insurance coverage required above. All certificates are to be received and approved by the CBW before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Lessee's obligation to provide them. The CBW reserves the right to require complete, certified copies of all required insurance policies, including endorsements, required by these specifications, at any time.

# **Waiver of Subrogation**

Lessee hereby grants to CBW a waiver of any right of subrogation which any insurer of said Lessee may acquire against the CBW by virtue of the payment of any loss under such insurance. This provision applies regardless of whether or not the CBW has received a waiver of subrogation endorsement from the insurer.

# **Special Risks or Circumstances**

The CBW reserves the right to reasonably modify these requirements at any time upon written notice to Lessee, including limits, based on the nature of the risk, prior experience, insurer, coverage, or other special circumstances.

# APPENDIX B: ADDITIONAL LEASE PROVISIONS REQUIRED BY CBW

# 1. RESPONSIBILITY TO PROPERLY LOCATE ON LEASED PREMISES.

It shall be the responsibility of Lessee to properly locate Lessee's improvements on the Leased Premises and failure to so locate shall render Lessee liable as provided by law.

# 2. APPROVAL OF OTHER AUTHORITIES.

As required by WMC Section 16.08.100, the issuance by the CBW of leases, including this Lease, under the provisions of WMC Title 16 does not relieve Lessees of responsibility for obtaining licenses, permits, or approvals as may be required by the CBW or by duly authorized state or federal agencies.

- 3. TERMS AND CONDITIONS OF LEASES REQUIRED BY CBW CHAPTER 16.08. As required by WMC Chapter 16.08, the following terms and conditions govern all leases and are incorporated into this Lease:
  - **a.** Lease Utilization. Leases shall be utilized solely for the purposes within the scope of the lease. Development for other use without the express consent of the borough assembly shall constitute a violation of the lease. The borough assembly shall require a development plan to be submitted and followed by the lessee. Failure to develop the land consistent with the development plan constitutes grounds for cancellation of the lease at the option of the borough assembly.
  - **b.** Subleasing and Assignment of Leases. No lessee of city tidelands shall sublease or assign their lease or any interest therein without the prior written consent of the borough assembly. Consent to sublease or assign shall not be unreasonably withheld, but shall be granted in all cases, where the borough assembly finds that the assignment or sublease will not be detrimental to the interest of the borough in the development of borough tidelands.
  - **c. Modification of Leases.** No lease under this chapter may be modified orally or in any manner other than by a lease amendment approved by the borough assembly and signed by all parties thereto or their respective successors in interest.

# d. Cancellation and Forfeiture of Leases - Generally.

- A. Leases in good standing may be canceled in whole or in part at any time upon written agreement between the lessee and the borough.
- B. If the lease should be terminated because of any breach by the lessee, as provided in this chapter, the annual rental payment last made by the lessee shall be forfeited and retained by the lessor.
- C. A lease may be canceled if the leased premises are used for any unlawful purpose.
- D. If the lessee shall be in default in the performance, observance, or conditions of any of the lease terms, covenants, or stipulations thereto, or of valid regulations enforced, the borough manager may immediately take appropriate action, including but not limited to cancellation of the lease. No improvements may be removed during any time the lessee is in default.

- **e. Giving of Notices and Demands.** Any notice or demand which must be given under the terms of a lease under this chapter may be given, in writing, by registered or certified mail addressed to the other party at the address shown on the lease. Notice shall be deemed given when deposited in the United States postal receptacle.
- h. Removal or reversion of improvements upon termination of lease. Improvements owned by a lessee on borough tidelands shall be removed by him or her within 60 days after termination of the lease for any cause; provided, that such removal will not cause injury or damage to the land; and that the borough manager may extend the time for removing such improvements in cases where hardship is shown. The retiring lessee may, with the consent of the borough manager, sell their improvement to the succeeding lessee.
- i. Compliance with Regulations. The lessee shall comply with all regulations or ordinances which any proper public authority shall promulgate for the promotion of sanitation and fire protection and shall comply with all building and zoning codes. The lessee's premises shall be opened for inspection by authorized representatives of the borough at all reasonable times.
- **j. Reservation of rights-of-way.** The borough expressly reserves the right to grant easements or rights-of-way across leased land if it is determined in the best interest of the borough to do so. The lessee whose land such easements cross shall be entitled to damages for all improvements destroyed or damaged.

#### APPENDIX C: STANDARD PROVISIONS

- 1. HOLDING OVER. If Lessee holds over beyond the expiration of the term of this Lease and the term has not been extended or renewed in writing, such holding over will be a tenancy from month-to-month only.
- 2. TAXES, ASSESSMENTS, AND LIENS. During the term of this Lease, Lessee shall pay, in addition to the rents, all taxes, assessments, rates, charges, and utility bills for the Leased Premises and Lessee shall promptly pay or otherwise cause to be discharged, any claim resulting, or likely to result in, a lien against the Leased Premises or the improvements placed thereon.
- **3. EASEMENTS.** Lessee shall place no building or structure over any portion of the Leased Premises where the same has been set aside or reserved for easements.
- 4. ENCUMBRANCE OF PARCEL. Lessee shall not encumber or cloud the CBW's title to the Leased Premises or enter into any lease, easement, or other obligation of the CBW's title without the prior written consent of the CBW; and any such act or omission, without the prior written consent of the CBW, shall be void against the CBW and may be considered a breach of this Lease; provided, however, that a short-form Memorandum of Lease may be recorded at CBW's or Lessee's option in the form as depicted in Exhibit B attached hereto.
- 5. VALID EXISTING RIGHTS. This Lease is entered into and made subject to all existing rights, including easements, rights-of-way, reservations, or other interests in land in existence, on the date of execution of this Lease.
- 6. STATE DISCRIMINATION LAWS. Lessee agrees, in using and operating the Leased Premises, to comply with applicable sections of Alaska law prohibiting discrimination, particularly Title 18 of the Alaska Statutes, Chapter 80, Article 4 (Discriminatory Practices Prohibited). In the event of Lessee's failure to comply any of the above non-discrimination covenants, the CBW shall have the right to terminate this Lease.
- **7. UNSAFE USE.** Lessee shall not do anything in or upon the Leased Premises, nor bring or keep anything therein, which will unreasonably increase or tend to increase the risk of fire or cause a safety hazard to persons or obstruct or interfere with the rights of any other tenant(s) or in any way injure or annoy them or which violates or causes violation of any applicable health, fire, environmental or other regulation by any level of government.
- 8. INDEMNIFICATION. The Lessee agrees, to the fullest extent of the law, to defend, indemnify, and hold harmless CBW, its employees, volunteers, consultants, and insurers, with respect to any action, claim, or lawsuit arising out of or related to the Lessee's use of the Leased Premises or Lessee's rights or obligations under this Lease, without limitation as to the amount of fees, and without limitation as to any damages, cost or expense resulting from settlement, judgment, or verdict, and includes the award of any attorneys' fees even if in excess of Alaska Civil Rule 82, except to the extent such action, claim, or lawsuit arises out of or relates to CBW's sole negligence or willful misconduct. This indemnification agreement applies to the

Shoemaker Bay Harbor Site Lease Site Number: US-AK-4006 fullest extent permitted by law and is in full force and effect whenever and wherever any action, claim, or lawsuit is initiated, filed, or otherwise brought against CBW relating to this Lease. The obligations of Lessee arise immediately upon actual or constructive notice of any action, claim, or lawsuit. CBW shall notify Lessee in a timely manner of the need for indemnification, but such notice is not a condition precedent to Lessee's obligations and is waived where the Lessee has actual notice.

- **9. SUCCESSORS.** This Lease shall be binding on the successors, administrators, executors, heirs, and assigns of Lessee and the CBW.
- 10. CHOICE OF LAW; VENUE. This Lease shall be governed by the law of the State of Alaska. Venue shall be in the State of Alaska, First Judicial District at Wrangell.
- 11. INSPECTION AND RETENTION OF RECORDS. The CBW may inspect, in the manner and at reasonable times it considers appropriate, Lessee's records and activities having any relevance to this Lease. Lessee shall retain financial and other records relating to the performance of this Lease for a period of six years, or until the resolution of any audit findings, claims or litigation related to the agreement.
- 12. CONFLICT OF INTEREST. Lessee warrants that it has not solicited or received any prohibited action, favor or benefit from any employee or office of CBW, and that it will not do so as a condition of this Lease. If the Lessee learns of any such conflict of interest, the Lessee shall without delay inform the CBW and Borough Attorney or CBW's representative for this Lease.
- **13.** APPLICABILITY OF ALASKA PUBLIC RECORDS ACT. Lessee acknowledges and understands that the CBW is subject to the Alaska Public Records Act (AS 40.25.120) and that all documents received, owned or controlled by the CBW in relation to this Lease must be made available for the public to inspect upon request, unless an exception applies. It is Lessee's sole responsibility to clearly identify any documents Lessee believes are exempt from disclosure under the Public Records Act by clearly marking such documents "Confidential." Should the CBW receive a request for records under the Public Records Act applicable to any document marked "Confidential" by Lessee, the CBW will notify Lessee as soon as practicable prior to making any disclosure. Lessee acknowledges it has five (5) calendar days after receipt of notice to notify the CBW of its objection to any disclosure, and to file any action with any competent court Lessee deems necessary in order to protect its interests. Should Lessee fail to notify the CBW of its objection or to file suit, Lessee shall hold the CBW harmless of any damages incurred by Lessee as a result of the CBW disclosing any of Lessee's documents in the CBW's possession. Additionally, Lessee may not promise confidentiality to any third party on behalf of the CBW, without first obtaining express written approval by the CBW.
- **14. ENTIRE AGREEMENT.** This Lease, including all appendices and exhibits, constitutes the entire agreement of the parties hereto regarding the subject matter of the agreement and supersedes all previous agreements, proposals, and understandings, whether written or oral, relating to this subject matter.

- **15. SEVERABILITY.** If a court of competent jurisdiction renders any part of this Lease invalid or unenforceable, that part will be severed and the remainder of this Lease will continue in full force and effect.
- **16. WAIVER.** Failure or delay by the CBW to exercise a right or power under this Lease will not be a waiver of the right or power. For a waiver of a right or power to be effective, it must be in a writing signed by the CBW. An effective waiver of a right or power will not be construed as either a future or continuing waiver of that same right or power, or the waiver of any other right or power.

#### **EXHIBIT A**

#### LEGAL DESCRIPTION OF THE PROPERTY

Tract D-1, A.T.S. 1531 of S.B.P.L. Subdivision, according to the plat thereof recorded September 1, 1999 at Plat No. 99-8 Wrangell Recording District, First Judicial District, State of Alaska.

For information purposes only, the property address is purposted to be: Tract D, Plat 99-8, Wrangell, AK 99929.

The street address is Mile 4.8 Zimovia Highway.

Said lease area is more particularly described as follows

Legal Description: (Exclusive Easement) As Surveyed:

A one-thousand eight hundred ninety-eight (1,898) square foot exclusive easement, entirely within Tract D-1 of S.B.P.L. Subdivision according to the plat thereof recorded September 1, 1999 at Plat No. 99-8, Wrangell Recording District, First Judicial District, State of Alaska, more particularly described as follows:

Commencing at the Southeast Corner of Lot 2, S.B.P.L. Subdivision, Plat No. 99-8, thence N 50°13'00" W along the south boundaries of Lot 2 and Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, a distance of 233.45 feet to a point, the southwest corner of Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, thence N 73°36'20" W a distance of 206.34 feet to a point, the true point of beginning:

Thence S 37°13'31" W a distance of 36.62 feet to a point,

Thence N 60°35'53" W a distance of 50.79 feet to a point,

Thence N 29°24'07" E a distance of 29.87 feet to a point,

Thence N 88°56'10" E a distance of 12.65 feet to a point,

Thence S 60°35'53" E a distance of 44.87 feet to a point, the point of true beginning.

Legal Description: (Non-exclusive Access& Utility Easement) as surveyed:

A fiftenn thousand, four hundred forty-seven (15-447) square foot non-exclusive access and utility easement, twenty (20) feet wide, ten (10) feet each side of the centerline, entirely within Tract D-1 of S.B.P.L. Subdivision according to the plat thereof recorded September 1, 1999 at Plat No. 99-8, Wrangell Recording District, First Judicial District, State of Alaska, more particularly described as follows:

Commencing at the southeast corner of Lot 2, S.B.P.L. Subdivision, Plat No. 99-8, thence N 50°13'00" W along the south boundaries of Lot 2 and Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, a distance of 233.45 feet to a point, the southwest corner of Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, thence N 76°09'26" W a distance of 210.00 feet to a point on the east boundary of the exclusive easement, the true point of beginning:

Thence S 50°25'42" E a distance of 607.74 feet to a point, Thence N 36°31'17" E a distance of 164.71 feet to a point, the point of terminus. The easement is to shorten or extend to the exclusive easement and the righ-of-way of the Zimovia Highway.

# **EXHIBIT A.1**

# **SURVEY**

[TO BE ATTACHED]

#### **EXHIBIT B**

#### FORM OF MEMORANDUM OF LEASE

(Above 3" Space for Recorder's Use Only)

#### **Upon Recording Return to:**

Vertical Bridge Development, LLC 750 Park of Commerce Drive, Suite 200

Boca Raton, FL 33487

Attn: Daniel Marinberg, Senior Vice President and General Counsel

Site Name: Shoemaker Bay Harbor Lease

Site Number: US-AK-4006

# MEMORANDUM OF WIRELESS COMMUNICATIONS SITE LEASE – SHOEMAKER BAY HARBOR SITE

This Memorandum of Lease ("**Memorandum**") evidences a Wireless Communications Site Lease – Shoemaker Bay Harbor Site (the "**Lease**") between the City and Borough of Wrangell, Alaska, a municipal corporation in the State of Alaska ("**Landlord**"), whose address is PO Box 531 Wrangell, AK 99929, and Vertical Bridge Development, LLC, a Delaware limited liability company, whose mailing address is 750 Park of Commerce Drive, Suite 200, Boca Raton, FL 33487 ("**Tenant**"), dated ________, 20______ (the "**Effective Date**"), for a portion (the "**Premises**") of the real property (the "**Property**") described in Exhibit A attached hereto.

Landlord hereby ratifies, restates and confirms the Lease and leases to Tenant the Premises, subject to the terms and conditions of the Lease. The commencement date of the initial term of the Lease is as set forth in the Lease. The Lease provides for the lease by Landlord to Tenant of the Premises for an initial term of five (5) years with three (3) renewal option(s) of an additional five (5) years each, and further provides:

- 1. The Premises may be used exclusively by Tenant for erecting, installing, operating and maintaining radio and communications towers, buildings, and equipment;
- 2. Tenant is entitled to sublease and/or sublicense the Premises, including, without limitation, space on any communications tower located thereon; and
- 3. Landlord may assign the Lease only in its entirety and only to a purchaser of the fee interest of the Property.
- 4. This Memorandum is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Lease. In the event of a conflict between the provisions of this Memorandum and the provisions of the Lease, the provisions of the Lease shall control. The Lease shall be binding upon and inure to the benefit of Landlord and Tenant and shall inure to the benefit of their respective heirs, successors, and assigns, subject to the provisions of the Lease.

# [THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK, SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this MEMORANDUM OF LEASE as of the date last signed by a party hereto.

WITNESSES:	LANDLORD:
	City and Borough of Wrangell municipal corporation in the State of Alaska
Name:	
	By: Name:
Name:	11tle:
	Date:
STATE OF ALASKA )	
FIRST JUDICIAL DISTRICT )	ss:
FIRST JUDICIAL DISTRICT )	
Lisa Von Bargen, known to me to be th Alaska, an Alaskan municipal corporation oath stated that he was duly authorized	ledged before me this day of 20, by e Borough Manager of the City and Borough of Wrangell, ion that executed the above foregoing instrument, who on to execute said instrument on behalf of said corporation, and the same freely and voluntarily on behalf of the
	Notary Public in and for the State of Alaska
	My Commission Expires:
Law Approval as to Form:	
Borough Assembly Approval on:	

# [Tenant's Signature Page to Memorandum of Lease]

WITNESSES:	TENANT:
	Vertical Bridge Development, LLC a Delaware limited liability company
Name:	By:
STATE OF FLORIDA	
COUNTY OF PALM BEACH	
The foregoing instrument was acknowledged before	e me this day of, 20, by (title)
of Vertical Bridge Development, LLC, a Delaware who is personally known to me.	e limited liability company, on behalf of the company,
Notary Public	
Printed Name:	
My Commission Expires:	

# **EXHIBIT A** (TO MEMORANDUM OF LEASE)

#### The Property

(may be updated by Tenant upon receipt of final legal description from title) (Will need to be updated to include the additional area)

Tract D-1, A.T.S. 1531 of S.B.P.L. Subdivision, according to the plat thereof recorded September 1, 1999 at Plat No. 99-8 Wrangell Recording District, First Judicial District, State of Alaska.

For information purposes only, the property address is purposted to be: Tract D, Plat 99-8, Wrangell, AK 99929.

The street address is Mile 4.8 Zimovia Highway.

Said lease area is more particularly described as follows

Legal Description: (Exclusive Easement) As Surveyed:

A one-thousand eight hundred ninety-eight (1,898) square foot exclusive easement, entirely within Tract D-1 of S.B.P.L. Subdivision according to the plat thereof recorded September 1, 1999 at Plat No. 99-8, Wrangell Recording District, First Judicial District, State of Alaska, more particularly described as follows:

Commencing at the Southeast Corner of Lot 2, S.B.P.L. Subdivision, Plat No. 99-8, thence N 50°13'00" W along the south boundaries of Lot 2 and Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, a distance of 233.45 feet to a point, the southwest corner of Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, thence N 73°36'20" W a distance of 206.34 feet to a point, the true point of beginning:

Thence S 37°13'31" W a distance of 36.62 feet to a point,

Thence N 60°35'53" W a distance of 50.79 feet to a point,

Thence N 29°24'07" E a distance of 29.87 feet to a point,

Thence N 88°56'10" E a distance of 12.65 feet to a point,

Thence S 60°35'53" E a distance of 44.87 feet to a point, the point of true beginning.

Legal Description: (Non-exclusive Access& Utility Easement) as surveyed:

A fiftenn thousand, four hundred forty-seven (15-447) square foot non-exclusive access and utility easement, twenty (20) feet wide, ten (10) feet each side of the centerline, entirely within Tract D-1 of S.B.P.L. Subdivision according to the plat thereof recorded September 1, 1999 at Plat No. 99-8, Wrangell Recording District, First Judicial District, State of Alaska, more particularly described as follows:

Commencing at the southeast corner of Lot 2, S.B.P.L. Subdivision, Plat No. 99-8, thence N 50°13'00" W along the south boundaries of Lot 2 and Lot 3, S.B.P.L. Subdivision, Plat No. 99-8, a distance of 233.45 feet to a point, the southwest corner of Lot 3, S.B.P.L. Subdivision, Plat No.

99-8, thence N 76°09'26" W a distance of 210.00 feet to a point on the east boundary of the exclusive easement, the true point of beginning:

Thence S 50°25'42" E a distance of 607.74 feet to a point, Thence N 36°31'17" E a distance of 164.71 feet to a point, the point of terminus. The easement is to shorten or extend to the exclusive easement and the righ-of-way of the Zimovia Highway.

Access and utilities serving the Premises (as defined in the Lease) includes all easements of record as well as that portion of the Property designated by Landlord and Tenant for Tenant (and Tenant's guests, agents, customers, lessees, sublessees and assigns) ingress, egress, and utility purposes to and from a public right-of-way.

## APPRAISAL REPORT REAL ESTATE APPRAISAL

Of Shoemaker Bay Cell Tower Site



5 Mile Zimovia Hwy, Wrangell AK, 99929

**As of** April 27, 2021

## **Prepared For**

Ms. Carol Rushmore City and Borough of Wrangell PO Box 531 Wrangell, AK, 99929

## Prepared by

RAMSEY APPRAISAL RESOURCE Roger Ramsey, Alaska-AA 570

#### **File Name:**

RAR File # 21-016-P7

## RAMSEY APPRAISAL RESOURCE

907-723-2936 Fax: 866-404-7117 rogerramsey@mac.com

10615 Horizon Drive Juneau, AK, 99801

June 24, 2021

Ms. Carol Rushmore City and Borough of Wrangell PO Box 531 Wrangell, AK 99929

Re: Appraisal Report, Real Estate Appraisal Shoemaker Bay Cell Tower Site 5 Mile Zimovia Hwy, Wrangell, AK, 99929

File Name: RAR File # 21-016-P7

#### Dear Ms. Rushmore:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

The subject is a potential expansion of a current lease site for a cell tower. This lease site will expand that area and a larger tower will be constructed, allowing for more potential of cell service co locators at the site.

Please reference page 9 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any services regarding the subject within the three-year period immediately preceding acceptance of this assignment.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 7). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

#### **Hypothetical Conditions:**

• There are no hypothetical conditions for this appraisal.

Ms. Rushmore City and Borough of Wrangell June 24, 2021 Page 2

#### **Extraordinary Assumptions:**

• There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

## **Current As Is Market Value Monthly Lease Rate:**

The "As Is" market lease Rate, as of April 27, 2021, is

**Eight Hundred Thirty-Five Dollars (\$835)** 

Respectfully submitted, Ramsey Appraisal Resource

Roger Ramsey Alaska-AA 570



# 1/06/2021

Gary R. Brekke
Alaska Aerial Survey, LLC
6510 Beechcraft Rd
Wasilla, AK 99654
Representing: Vertical Bridge, LLC

City and Borough of Wrangell Planning and Zoning PO Box 531 Wrangell, AK 99929

RE: Vertical Bridge - Shoemaker Bay cell site proposed modifications

To whom it may concern,

Vertical Bridge S3 Assets, LLC (Vertical Bridge) is submitting this application in response to requests by their clients to upgrade the existing tower and compound size at the referenced site that will accommodate their cellular network deployment and expansion program.

The existing wooden pole does not have the structural capacity to support installation of new equipment, future co-locator equipment and additional height to allow for co-locator growth. Therefore, a new monopole tower structure of 125' is proposed to replace the existing wood pole. Also, to provide sufficient ground space for the addition of new carrier's ground equipment, Vertical Bridge is requesting approval to expand the cell site compound size. This requires the lease to be amended or a new lease to be executed.

The original cell site was constructed back in 2007 by ACS Wireless. In July of 2013, the site ground lease rights were assigned to AWN/GCI during ACS's merger with GCI that formed the Alaska Wireless Network (AWN). Then in July of 2016, Vertical Bridge acquired the ground lease rights during Vertical Bridge's acquisition of most of AWN/GCI's cell sites.

The proposal will benefit the local residents that are now, or will be, GCI wireless subscribers. They will notice a vast improvement in their service as a result of long awaited cellular technological improvements not possible with the existing wooden pole. In addition, future co-locators will be able to provide enhanced voice, data and E911 services on a structurally sound tower that meets all current

engineering design requirements. The existing site has worked well as a single carrier cell site, but other carriers have expressed interest in the site if it can be modified to accommodate them. The proposed modification should also reduce the request for additional towers in the area while providing enhanced coverage from the same location from multiple providers.

The following bullet points address specific items of the proposed project:

- The proposed Shoemaker Bay tower drop & swap project has been developed by Vertical Bridge to replace an existing wooden pole that was erected by ACS Wireless many years ago. The new tower and expanded compound will enable Vertical Bridge to accommodate multiple carriers that provide essential voice, data and E911 services to the community. This facility is located at the Shoemaker Bay Marina.
- The current cell site location is in the southwest corner of the Shoemaker Bay marina parking area adjacent to a dock used for boat service/cleaning and the short driveway access to the beach. There are very few nearby residences and the nearest neighbor is several hundred yards from the existing site. No appreciable scenic or visual impact is expected from the replacement tower.
- The existing cell site location is relatively open and the proposed site expansion design will not interfere with the marina parking, beach access driveway or access to the boat service/cleaning dock. There is however an existing water line and control valve that provides water to the service dock that runs roughly parallel to the proposed east side of the expanded compound. Vertical Bridge is proposing to relocate this water line to the east of the service dock access drive so that compound expansion to accommodate additional carriers won't compromise the water line. This water line relocation will be done at Vertical Bridge expense with City and Borough approval and final inspection.
- Granting the permit to proceed with a taller structure than currently exists will only enhance the
  cellular coverage in the area and will provide infrastructure that allows for multiple co-locators.
  Numerous studies have been conducted concerning public health and RF radiation from cellular
  facilities and there have been no adverse effects attributed to the proximity of these
  communications facilities to the public.
- The proposed expanded site will be encircled with a 6' chain link security fence topped with 1' of barbed-wire. All access gates to the compound will be secured with combination locks. The monopole tower will have locking anti-climb shields on the lower portions of the climbing pegs to keep unauthorized personnel from tower access. There will be appropriate site ownership identification placards with emergency contact information clearly visible. Appropriate hazardous warning signs for high voltage and potential Rf Emissions will be clearly displayed as well.

Gary R. Brekke

Alaska Aerial Survey, LLC

Wasilla, AK 99654



# **US-AK-5271 WRANGELL**

4.7 MILE ZIMOVIA HIGHWAY WRANGELL, AK 99929

# **ZONING DRAWINGS**

#### PROJECT SUMMARY

THIS PROJECT INCLUDES THE FOLLOWING SCOPE OF WORK:

CONSTRUCTION OF A NEW TELECOMMUNICATION AND PUBLIC UTILITY FACILITY CONSISTING OF A NEW 125-0" MONOPOLE, CARRIER EQUIPMENT AND A UTILITY BACKBOARD (TO REPLACE AN EXISTING POLE WITHIN AN EXPANDED FENCED COMPOUND. (NO WATER OR SEWER IS REQUIRED.)

#### **GOVERNING CODES**

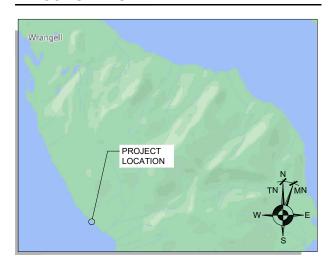
**GOVERNING CODES** 

IBC-2018, INTERNATIONAL BUILDING CODE W/ LOCAL AMENDMENTS

NEC-2020, NATIONAL ELECTRICAL CODE

A.D.A. COMPLIANCE
INSTALLATION IS UNMANNED AND NOT FOR HUMAN HABITATION.
HANDICAP ACCESS IS NOT REQUIRED PER A.D.A.

#### PROJECT VICINITY MAP



#### **DRIVING DIRECTIONS**

#### FROM WRANGELL CITY DOCK:

- TAKE FRONT STREET NE TO MCKINNON STREET.
- TAKE A RIGHT ON MCKINNON STREET AND THEN A RIGHT ON CHURCH STREET.
- CHURCH STREET BECOMES ZIMOVIA HIGHWAY. FOLLOW FOR 4.1 MILES TO THE SITE ON THE RIGHT.

ESTIMATED DISTANCE: 4.6 MILES
ESTIMATED TIME: 9 MINUTES

#### SITE INFORMATION

SITE NAME: SITE ADDRESS:

ZIMOVIA HIGHWAY WRANGELL, AK 99929

WRANGELL

LATITUDE: 56° 25' 04.430" N (EXISTING POLE)
LONGITUDE: 132° 21' 01.172" W
SOURCE: SURVEY

PARCEL NUMBER: 03-007-498
ZONING CLASSIFICATION: SMP
FLOOD ZONE: C
JURISDICTION: CITY OF WRANGELL

TOP OF (N) STRUCTURE: 109' +/-OVERALL HEIGHT: 126' +/-

OCCUPANCY GROUP: U

## PROJECT LOCATION MAP



#### **UTILITY COMPANIES**

POWER: WRANGELL MUNICIPAL LIGHT AND POWER

TELCO/FIBER: GCI

#### PROJECT CONTACTS

APPLICANT
VERTICAL BRIDGE
750 PARK OF COMMERCE DRIVE, SUITE 200
BOCA RATON, FL 33487
ROBERT EVANS
PH: 425.652.5727

REVANS@VERTICALBRIDGE.COM

PROPERTY OWNER CITY OF WRANGELL WRANGELL, AK 99929

SURVEYOR ACUTEK GEOMATICS LLC. 5099 E. BLUE LUPINE DR #104 WASILLA, AK 99654 PH: 907.376.8800

CONSTRUCTION MANAGEMENT VERTICAL BRIDGE 750 PARK OF COMMERCE DRIVE, SUITE 200 BOCA RATON, FL 33487 MATT GRUGAN 678.488.1866

ZONING AND PERMITTING CONSULTANT ALASKA AERIAL SURVEY. LLC 6510 BEECHCRAFT ROAD WASILLA, AK 99658 GARY R. BREKKE PH: 907.331.8311

SITE ACQUISITION CONSULTANT ALASKA AERIAL SURVEY. LLC 6510 BEECHCRAFT ROAD WASILLA, AK 99658 GARY R. BREKKE 907.331.8311

ENGINEER OF RECORD TELEMTN ENGINEERING LLC 104 N BROADWAY, SUITE 600 DENVER, CO 80203 KHRISTOPHER SCOTT, PE 303.596.6804

ELECTRICAL ENGINEER
FRONT RANGE TECHNICAL SOLUTIONS
PO BOX 20364
BOULDER, CO 80308
PATRICK KEARNS, P.E.



Know what's below.

Call before you dig.

#### DRAWING INDEX

 SHEET
 DESCRIPTION

 T1.0
 TITLE SHEET

 1-3
 SURVEY

 A1.0
 OVERALL SITE PLAN

 A2.0
 DETAILED SITE PLAN

 A3.0
 ELEVATIONS

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO VERTICAL BRIDGE SERVICES IS STRICTLY PROHIBITED.

# SIGN OFF OF FINAL CONSTRUCTION DRAWINGS REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED CONSULTANT SIGNATURE DATE SITE ACQUISITION PERMITTING CONSULTANT RF ENGINEER: CONST. MNGR. OPS MNGR.

PROJECT MNGR.

DEV. MNGR.

REGULATORY REV





104 N. BROADWAY, SUITE 600, DENVER, CO 80203 303-596-6804 WWW.TELEMTN.COM



PRELIMINARY					
DATE	D/C	DESCRIPTION			
09.23.20	MC/KS	90% ZD REVIEW			
11.03.20	MC/KS	95% ZD REVIEW			
11.25.20	MC/KS	FINAL ZD			
	DATE 09.23.20 11.03.20				

	SUBMITTAL						
NC	. DATE	D/C	DESCRIPTION				
3	12.10.20	MC/KS	REV ZD				
4	01.13.21	MC/KS	REV ZD				

SITE NAME:

WRANGELL US-AK-5271

SITE ADDRESS:

4.7 MILE ZIMOVIA HIGHWAY WRANGELL, AK 99929

SHEET TITLE

TITLE SHEET

SHEET NO.

T1.0

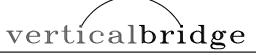


TRACT D-1, S.B.P.L. SUBD., #99-8, WRD. COPPER RIVER MERIDIAN, ALASKA

Item j.

#### SURVEYOR'S NOTES

- 1. BASIS OF BEARING IS PER RECORD PLAT OF S.B.P.L. SUBD., PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, STATE OF ALASKA.
- 2. NO SUBSURFACE INVESTIGATION WAS PERFORMED TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED EVIDENCE ONLY.
- 3. ALL VISIBLE TOWER EQUIPMENT AND IMPROVEMENTS ARE CONTAINED WITHIN THE DESCRIBED AREA.
- 4. SURVEY COMPLETED IN AUGUST 2020.
- 5. THIS SURVEY DOES NOT REPRESENT A SURVEY OF THE PARENT PARCEL. REAL PROPERTY SHOWN HEREON ARE APPLICABLE TO THE TELECOMMUNICATIONS SITE, THERE MAY BE OTHER IMPROVEMENTS NOT SHOWN.
- 6. AT THE TIME OF SURVEY, THERE WERE NO VISIBLE ENCROACHMENTS AFFECTING THE PARENT PARCEL/TOWER AREA.
- 7. THE TOWER AREA IS LOCATED ENTIRELY WITHIN THE PARENT PARCEL.
- 8. PARENT PARCEL TRACT D-1 HAS NO LEGAL ACCESS TO ZIMOVIA HIGHWAY. TITLE SEARCH ON ADJACENT TRACTS WITHIN PLAT #99-8 IS REQUIRED TO DETERMINE IF LEGAL ACCESS IS GRANTED BY DOCUMENT.



FOR: VERTICAL BRIDGE TOWERS, LLC

SITE NAME: WRANGELL SHOEMAKER BAY

SITE NUMBER: US-AK-5165 ADDRESS: ZIMOVIA HIGHWAY

WRANGELL, ALASKA 99929 BOROUGH OF WRANGELL

SURVEY WORK PERFORMED BY:

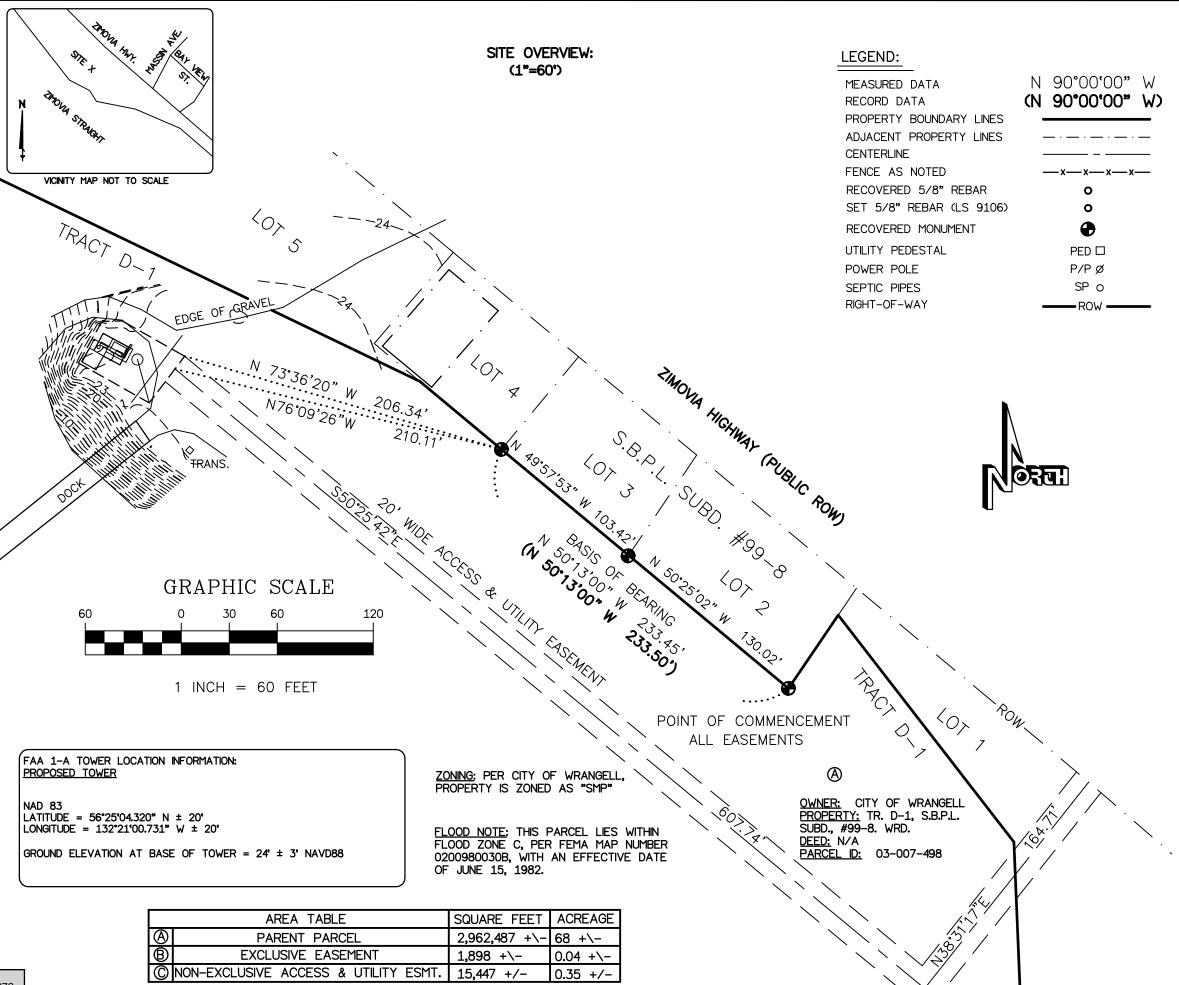


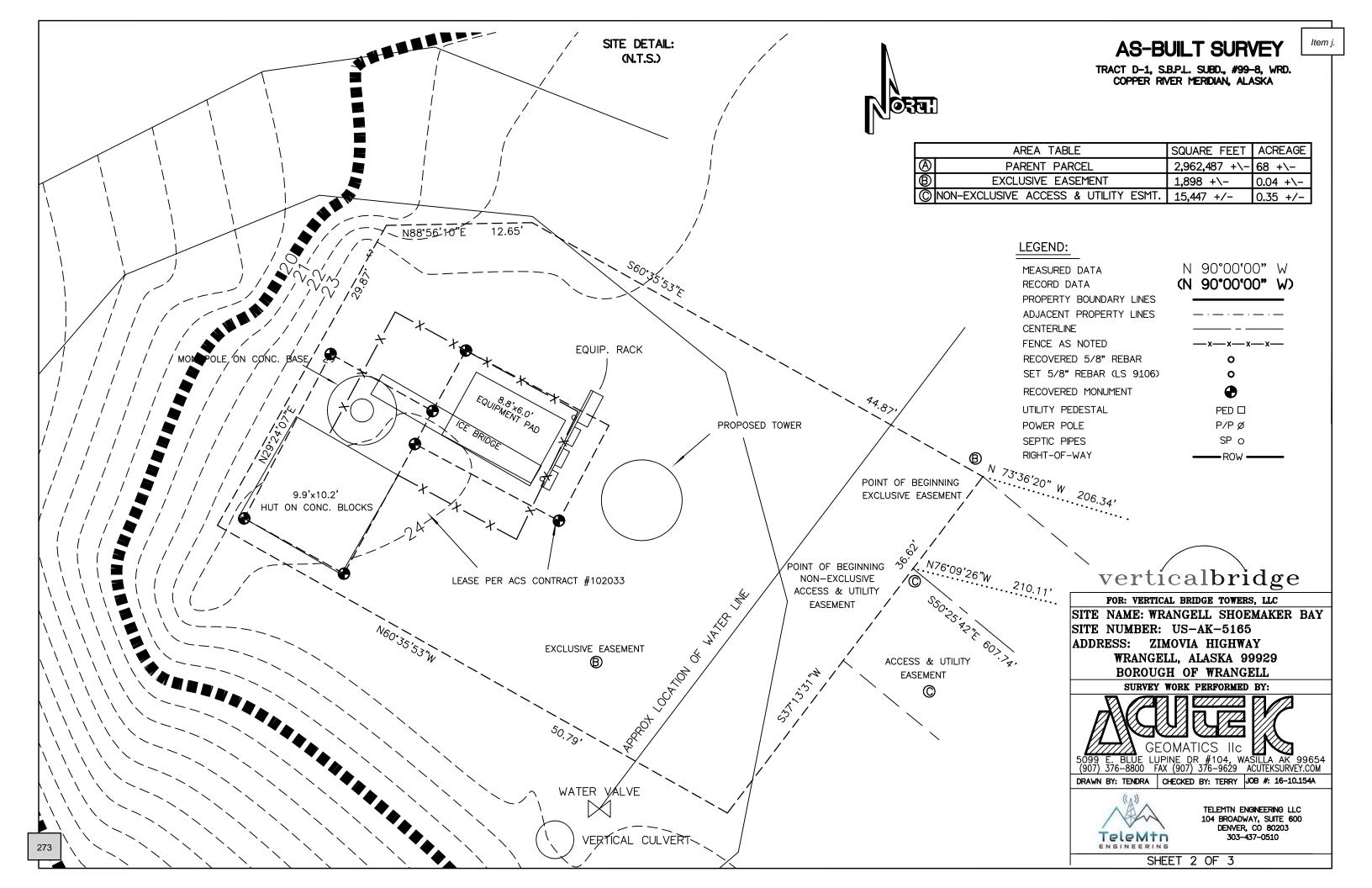
DRAWN BY: TENDRA | CHECKED BY: TERRY | JOB #: 16-10.154A



TELEMTN ENGINEERING LLC 104 BROADWAY, SUITE 600 DENVER, CO 80203 303-437-0510

SHEET 1 OF 3





#### COMMITMENT FOR TITLE INSURANCE

TITLE COMMITMENT PREPARED BY KETCHIKAN TITLE AGENCY, INC, FILE NUMBER 30895, WITH AN EFFECTIVE DATE OF APRIL 19, 2016. SCHEDULE B — SECTION II, SPECIAL EXCEPTIONS ARE LISTED BELOW:

- 1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- 2. EASEMENTS, OR CLAIMS, OF EASEMENT, NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- 3. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE LAND. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- 4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- 5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- 6. (A) UNPATENTED MINING CLAIMS;
  - (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF;
- (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- 7. RIGHTS OF THE STATE OR FEDERAL GOVERNMENT AND/OR PUBLIC IN AND TO ANY PORTION OF THE LAND FOR RIGHT OF WAY AS ESTABLISHED BY FEDERAL STATUTE RS 2477 (WHETHER OR NOT SUCH RIGHTS ARE SHOWN BY RECORDINGS OF EASEMENTS AND/OR MAPS IN PUBLIC RECORDS BY THE STATE OF ALASKA SHOWING THE GENERAL LOCATION OF THESE RIGHTS OF WAY). (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- 8. RESERVATIONS AND EXCEPTIONS AS CONTAINED IN THE U.S. PATENT AND ACTS RELATING THERETO. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- 9. UNRECORDED LEASE AGREEMENT BETWEEN ACS WIRELESS INC., AND CITY OF WRANGELL DATED OCTOBER 9, 2006. (PLOTTED)
- 10. NOTES, EASEMENTS AND RIGHTS-OF-WAY AS RECORDED ON PLAT NO. 99-8 RECORDED NOVEMBER 11, 2011, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)
- 11. TERMS, PROVISIONS AND RESERVATIONS UNDER THE SUBMERGERED LAND ACT (43 U.S.C.A. SECTIONS 1301 THROUGH 1311) AND THE RIGHTS OF THE UNTIED STATES OF AMERICA TO REGULATE COMMERCE, NAVIGATION, FLOOD CONTROL, FISHING AND PRODUCTION OF POWER. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)

ANY ADVERS CLAIM BASED UPON THE ASSERTION THAT SOME PORTION OF SAID LAND IS TIDE OR SUBMERGED LANDS, OR HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)

ANY PREFERENCE RIGHTS WHICH MAY EXIST UNDER THE ALASKA LAND ACT, TERMS PROVISIONS AND RESERVATIONS UNDER THE SUBMERGED LANDS ACT (42 USCA 1301, 6 STAT. 29) AND THE ENABLING ACT (PUBLIC LAW 85-508, 72 STAT. 339). (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)

12. ANY PROHIBITION OF OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENTS OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC RIPARIAN OWNERS TO USE ANY PROTION THEROF WHICH IS NOW OR FORMERLY MAY HAVE BEEN COVERED BY WATER, AND THE RIGHTS OF THE PUBLIC AS SET FORTH IN ALASKA STATUES 30.05128. (NOT PLOTTABLE, DOES NOT AFFECT EXCLUSIVE EASEMENT)

# AS-BUILT SURVEY

Item j.

TRACT D-1, S.B.P.L. SUBD., #99-8, WRD. COPPER RIVER MERIDIAN. ALASKA

#### LEGAL DESCRIPTION: (PARENT PARCEL) AS PROVIDED

TRACT D-1 OF S.B.P.L. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1999 AT PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA.

#### LEGAL DESCRIPTION: (EXCLUSIVE EASEMENT) AS SURVEYED

A ONE THOUSAND EIGHT HUNDRED NINETY-EIGHT (1898) SQUARE FOOT EXCLUSIVE EASEMENT, ENTIRELY WITHIN TRACT D-1 OF S.B.P.L. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1999 AT PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 50'13'00" W ALONG THE SOUTH BOUNDARIES OF LOT 2 AND LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, A DISTANCE OF 233.45 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 73°36'20" W A DISTANCE OF 206.34 FEET TO A POINT, THE TRUE POINT OF BEGINNING:

THENCE S 37'13'31" W A DISTANCE OF 36.62 FEET TO A POINT,
THENCE N 60'35'53" W A DISTANCE OF 50.79 FEET TO A POINT,
THENCE N 29'24'07" E A DISTANCE OF 29.87 FEET TO A POINT,
THENCE N 88'56'10" E A DISTANCE OF 12.65 FEET TO A POINT,
THENCE S 60'35'53" E A DISTANCE OF 44.87 FEET TO A POINT, THE TRUE POINT OF BEGINNING.

#### LEGAL DESCRIPTION: (NON-EXCLUSIVE ACCESS & UTILITY EASEMENT) AS SURVEYED

A FIFTEEN THOUSAND, FOUR HUNDRED FORTY-SEVEN (15,447) SQUARE FOOT NON-EXCLUSIVE ACCESS & UTILITY EASEMENT, TWENTY (20) FEET WIDE, TEN (10) FEET EACH SIDE OF THE CENTERLINE, ENTIRELY WITHIN TRACT D-1 OF S.B.P.L. SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 1, 1999 AT PLAT NO. 99-8, WRANGELL RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA, THE CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 2, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 50'13'00" W ALONG THE SOUTH BOUNDARIES OF LOT 2 AND LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, A DISTANCE OF 233.45 FEET TO A POINT, THE SOUTHWEST CORNER OF LOT 3, S.B.P.L. SUBDIVISION, PLAT NO. 99-8, THENCE N 76'09'26" W A DISTANCE OF 210.00 FEET TO A POINT ON THE EAST BOUNDARY OF THE EXCLUSIVE EASEMENT, THE TRUE POINT OF BEGINNING:

THENCE S 50°25'42" E A DISTANCE OF 607.74 FEET TO A POINT,
THENCE N 38°31'17" E A DISTANCE OF 164.71 FEET TO A POINT, THE POINT OF TERMINUS. THE EASEMENT IS TO SHORTEN OR
EXTED TO THE EXCLUSIVE EASEMENT AND THE RIGHT-OF-WAY OF THE ZIMOVIA HIGHWAY.



SITE NUMBER: US-AK-5165 ADDRESS: ZIMOVIA HIGHWAY WRANGELL, ALASKA 99929 BOROUGH OF WRANGELL

SURVEY WORK PERFORMED BY:



DRAWN BY: TENDRA | CHECKED BY: TERRY | JOB #: 16-10.154A



TELEMTN ENGINEERING LLC 104 BROADWAY, SUITE 600 DENVER, CO 80203 303-437-0510

SHEET 3 OF 3

#### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO:
VERTICAL BRIDGE REIT, LLC, A DELAWARE LIMITED LIABILITY
COMPANY, IT'S SUBSIDIARIES, AND THEIR RESPECTIVE
SUCCESSORS AND/OR ASSIGNS; DEUTSCHE BANK TRUST
COMPANY AMERICAS, AS INDENTURE TRUSTEE, IT'S
SUCCESSORS AND ASSIGNS AS THEIR INTERESTS MAY
APPEAR; AND FIDELITY NATIONAL TITLE INSURANCE
COMPANY

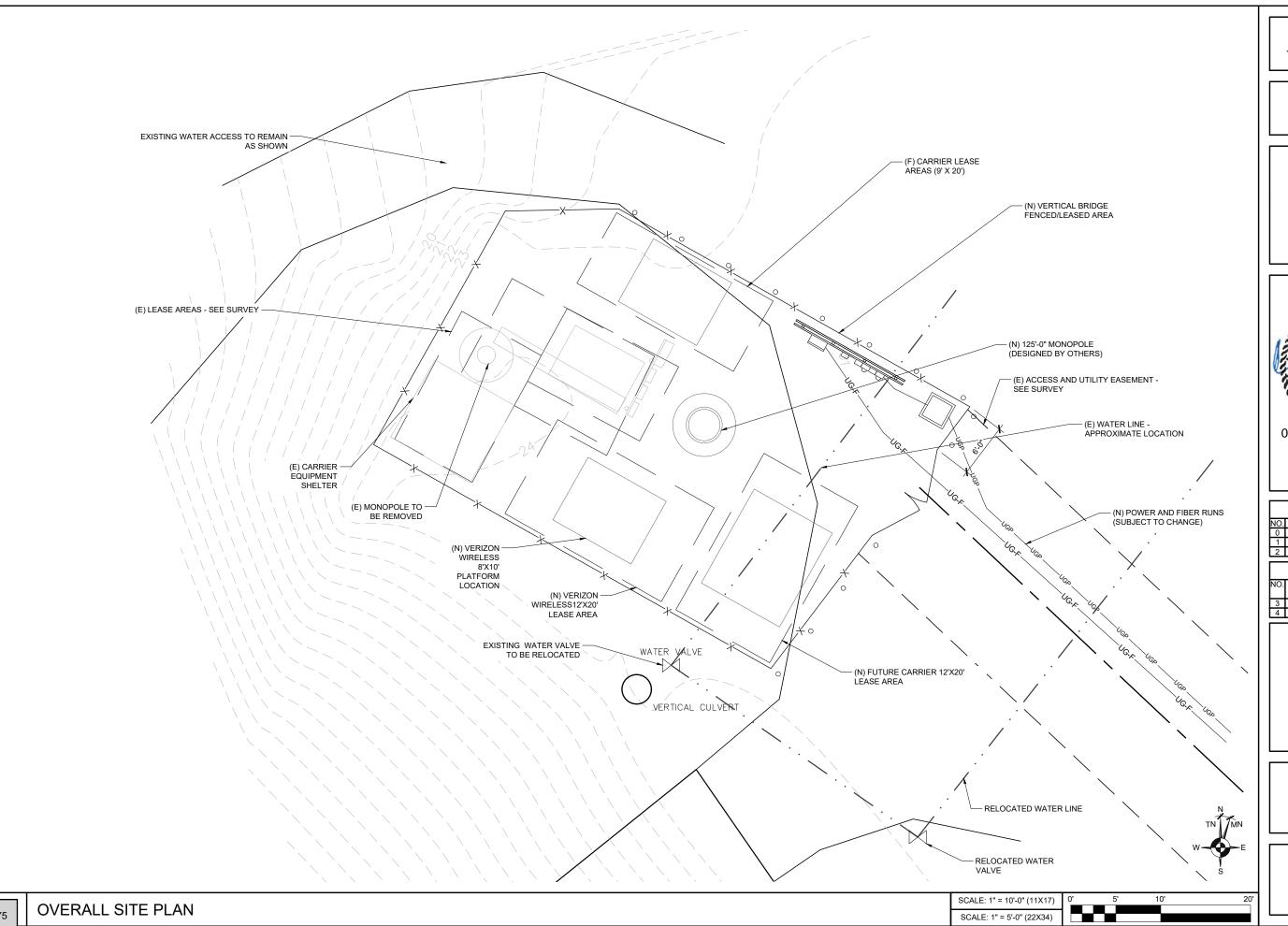
49th

A Terry L. Nicodemus: S

No. 9106-S

NOTESSIONAL

11/20/20





Item j.



104 N. BROADWAY, SUITE 600, DENVER, CO 80203 303-596-6804 WWW.TELEMTN.COM



1	PRELIMINARY			
- 1	NO.	DATE	D/C	DESCRIPTION
- 1	0	09.23.20	MC/KS	90% ZD REVIEW
- 1	1	11.03.20	MC/KS	95% ZD REVIEW
- 1	2	11.25.20	MC/KS	FINAL ZD
- 1				

		SUBMITTAL			
ı		NO.	DATE	D/C	DESCRIPTION
ı		3	12.10.20	MC/KS	REV 7D
ı		4	01.13.21		
1	١.				

SITE NAME:

WRANGELL US-AK-5271

SITE ADDRESS:

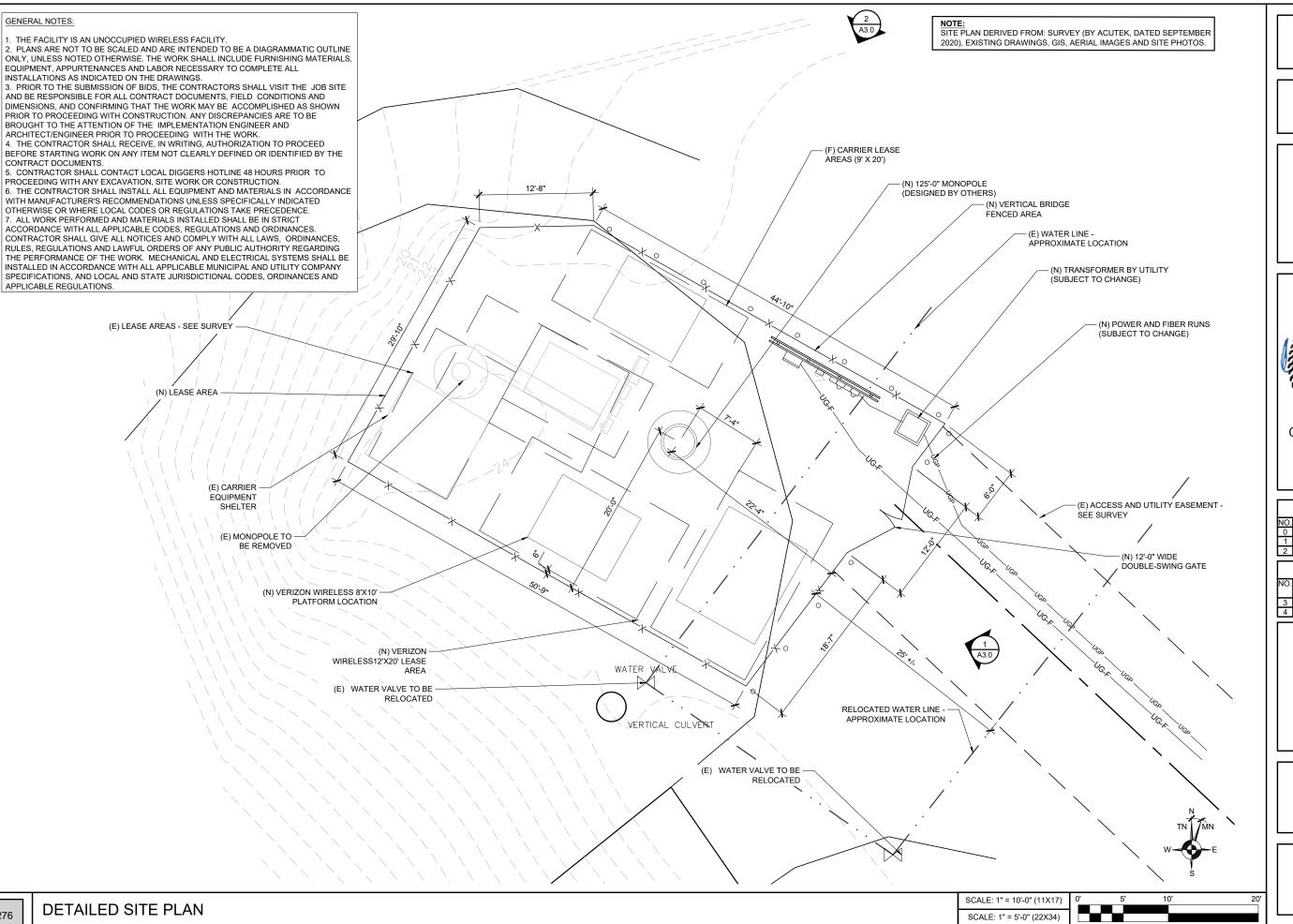
4.7 MILE ZIMOVIA HIGHWAY WRANGELL, AK 99929

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0



verticalbridge

Item j.



104 N. BROADWAY, SUITE 600, DENVER, CO 80203 303-596-6804 WWW.TELEMTN.COM



	PRELIMINARY					
1	NO.	DATE	D/C	DESCRIPTION		
	0	09.23.20	MC/KS	90% ZD REVIEW		
	1	11.03.20	MC/KS	95% ZD REVIEW		
	2	11.25.20	MC/KS	FINAL ZD		

	SUBMITTAL				
NO.	DATE	D/C	DESCRIPTION		
3	12.10.20				
4	01.13.21	MC/KS	REV ZD		

SITE NAME:

WRANGELL US-AK-5271

SITE ADDRESS:

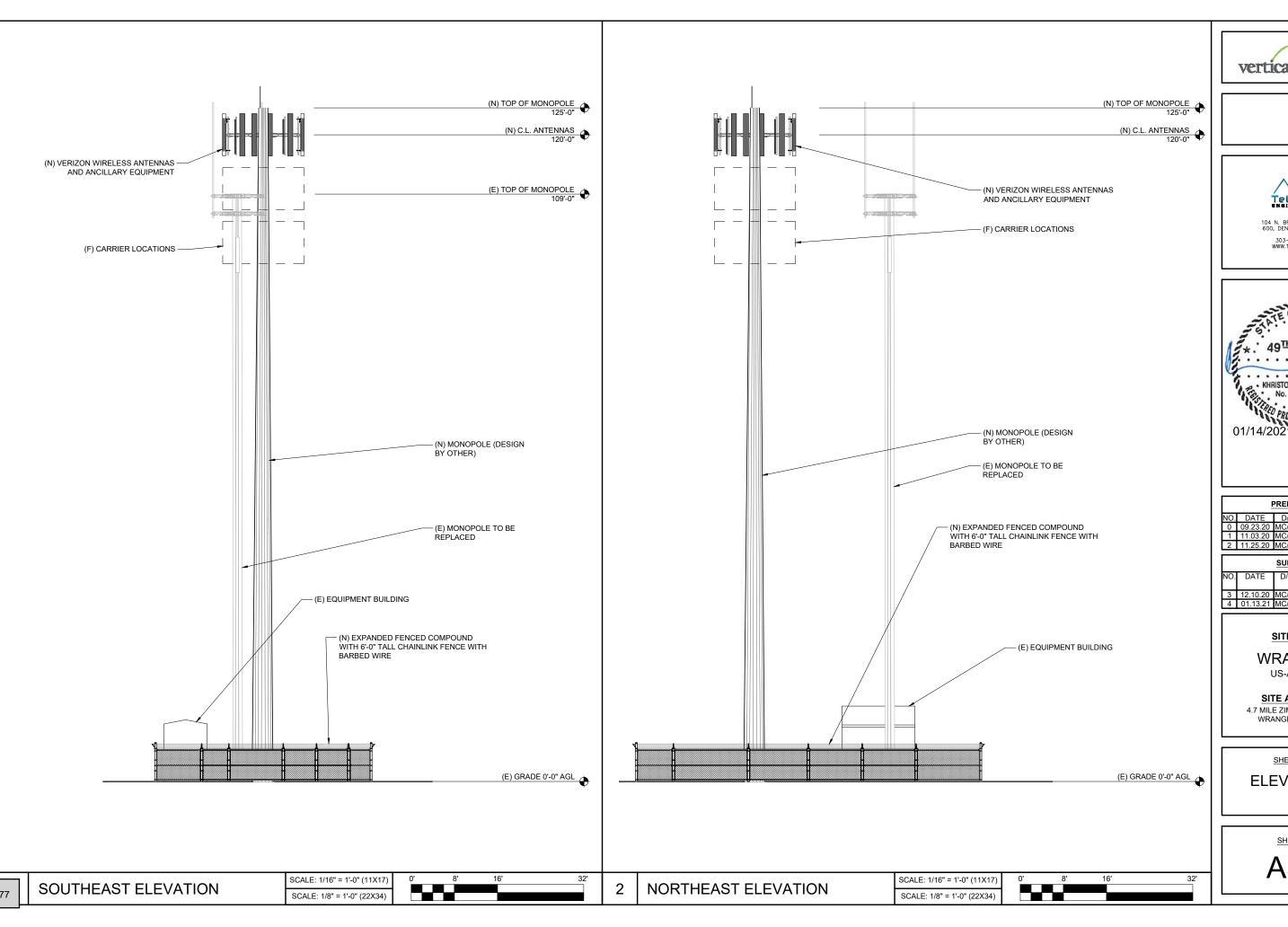
4.7 MILE ZIMOVIA HIGHWAY WRANGELL, AK 99929

SHEET TITLE

DETAILED SITE PLAN

SHEET NO

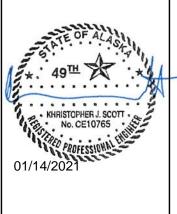
A2.0



vertical bridge



104 N. BROADWAY, SUITE 600, DENVER, CO 80203 303-596-6804 WWW.TELEMTN.COM



1	PRELIMINARY			
- 1	NO.	DATE	D/C	DESCRIPTION
- 1	0	09.23.20	MC/KS	90% ZD REVIEW
- 1	1	11.03.20	MC/KS	95% ZD REVIEW
- 1	2	11.25.20	MC/KS	FINAL ZD
- 1				

l	<u>SUBMITTAL</u>			
l	NO.	DATE	D/C	DESCRIPTION
ı	3	12.10.20	MC/KS	REV ZD
ı	4	01.13.21	MC/KS	REV ZD

SITE NAME:

WRANGELL US-AK-5271

SITE ADDRESS:

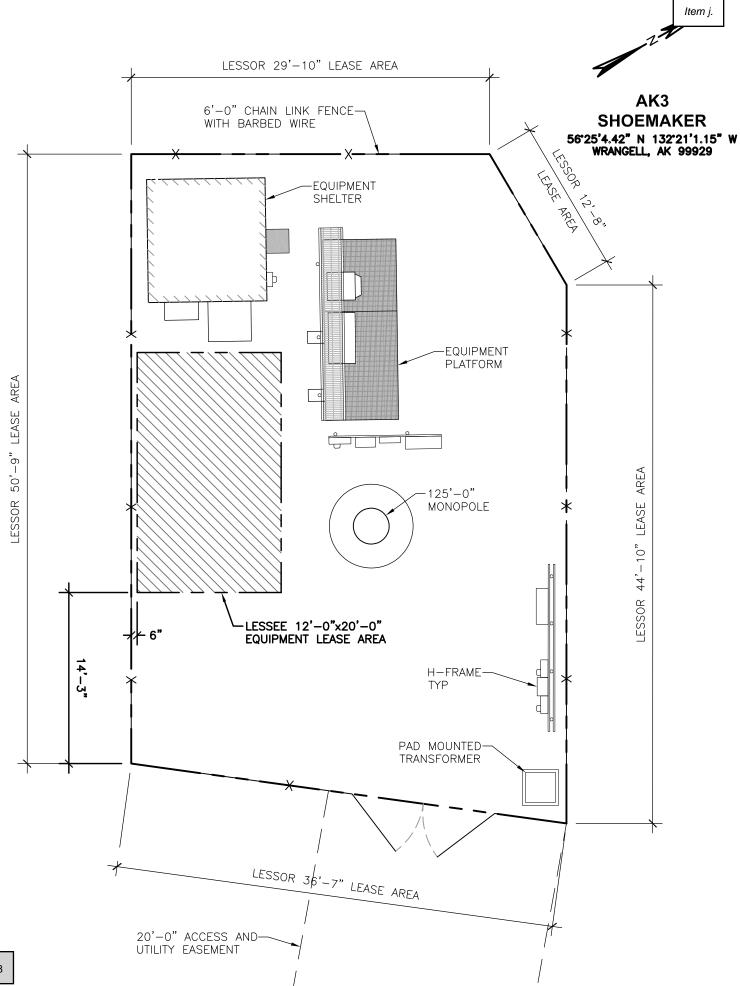
4.7 MILE ZIMOVIA HIGHWAY WRANGELL, AK 99929

SHEET TITLE

**ELEVATIONS** 

SHEET NO.

A3.0



# City and Borough of Wrangell

#### Agenda Items G4

Date: January 11, 2021

To: Planning and Zoning Commission

From: Carol Rushmore, Economic Development Director

Re: Request for a modification to the lease area for a replacement of the existing approved cell tower at Shoemaker Bay Harbor

#### Background:

The original cell tower was approved by the Assembly in 2006 after review by the Planning and Zoning Commission and the Port Commission, and constructed in 2007.

#### **Recommended Motion:**

Move to recommend to the Assembly to approve modifications to the lease agreement for an expanded footprint for a replacement cell tower requested by Vertical Bridge.

#### Recommendation:

Staff recommends approving the proposed expanded lease area in order to construct a new modern cell tower and supporting storage structures.

#### Findings:

The decision of the Planning and Zoning Commission is a recommendation to the Assembly.

The Port Commission reviewed the request in November an approved the proposal. Vertical Bridge is seeking to expand the foot print of the lease area for improved storage facilities, building expansion potential for other services using the tower and to remove the existing wooden pole and replace it with a 125' modern cell tower for 5G service.

A water line that provides service to the hoist area (not the primary line for the harbor) is currently located within the expanded lease area. Vertical Bridge has met with Steve Miller, Harbor Master and Tom Wetor, Public Works Director regarding the relocation of the line outside of the lease area. According to staff, the relocation will not create any issues.

# Existing cell tower at Shoemaker Bay – January 12, 2021



#### Lease Agreement

This Lease Agreement ("Agreement") is made effective as of October 1, 2016 ("Effective Date") between The Alaska Wireless Network, LLC, a Delaware limited liability company, with offices located at 2550 Denali Street, Suite 1000, Anchorage, Alaska 99503-2781 ("Lessee"), and the City and Borough of Wrangell, a municipality, whose mailing address is PO Box 531, Wrangell, AK 99929 ("Borough") (each a "Party" and collectively, the "Parties"). This Agreement supersedes and, upon full execution, terminates the Lease Agreement between the Parties dated October 9, 2006, effective September 30, 2016.

WHEREAS, the Borough owns the property described below; and

WHEREAS, the Borough wishes to lease this parcel of land to Lessee and;

The Borough and Lessee desire to enter into this Agreement with respect to the following described property hereinafter referred to as the "Premises" which is depicted in Attachment A and is more particularly described as follows:

Portion of Tract D-1, A.T.S. 1532, Wrangell Recording District, First Judicial District, State of Alaska, depicted as the lease Area on Lease Area on Exhibit A which is attached hereto and incorporated herein

FOR THE ALASKA WIRELESS NETWORK, LLC

Said land lease to New Horizons/Alaska Communications Systems Wireless, Inc., contains 160 square feet, more or less, all as contained within this legal description.

SEE EXHIBIT A.

1. **LEASE TERM.** The term of this Agreement shall begin on <u>October 1, 2016</u> and shall continue until <u>September 30, 2026</u>. ("Lease Term"). The expiration or termination of the Lease Term shall not terminate or otherwise extinguish any liability or obligation (including, without limitation, defense and indemnification obligations) of either Party hereto involving any act, omission, breach or default occurring prior to such expiration or termination.

#### 2. RENTAL.

During the Lease Term, Lessee shall pay the Borough rent for the Premises ("Rent") in the amount of Three Hundred Dollars (\$300.00) per month. All Rent shall be payable in advance on the first day of each month at the address below in the Notice

Borough Lessee_____ BWN Contract #102033 Section of this Agreement. Sales tax payable on amounts due under this Agreement shall be paid by Lessee in addition to, and concurrently with, the payment of the monthly amounts above provided. Sales tax, in the amount of 7% of the Rent, is due under this Agreement and shall be paid by Lessee in addition to, and concurrently with, the payment of the monthly Rent. Lessee shall pay the property tax assessed to the Premises in accordance with Section 29.45.030 (1) of the Alaska State Law. Borough will be responsible for determining the amount, and invoicing Lessee.

#### 3. OPERATION AND MAINTENANCE

- Lessee shall utilize the leased Premises for purpose of placement of a tower on a concrete pad, and a 16' by 10' foot communications building. There shall be no new construction on the leased Premises without the express written permission of the Borough.
- 2) Lessee shall keep and maintain the leased premises in good and substantial repair and condition.
- 3) Lessee shall pay all taxes, fees or assessments that may be required as a result of action taken by Lessee on the Premises.
- Lessee shall not suffer or permit any lien to be filed against the Premises or Lessee's leasehold interest, by reason of work, labor, services or materials performed or supplied to Lessee or anyone holding the Premises or any part thereof under Lessee. If any such lien is filed, Lessee shall cause the lien to be discharged of record at least (30) days prior to any scheduled lien foreclosure sale.
- Lessee shall be solely responsible for and promptly pay all charges for gas, electricity, telephone service, or any other utility used or consumed by Lessee on the Premises. Lessee shall have an electrical current meter installed at the Premises for Lessee's electrical usage, and Lessee shall pay for the cost installation, maintenance, and repair of same. Such meter will be billed by and paid directly to the power company.

#### 4. TERMS AND CONDITIONS

A. <u>Lease Utilization</u>. Leased lands shall be utilized only for purposes within the scope of the applicable land use classification and the terms of the Agreement, and in conformity with the ordinances of the Borough, including any zoning ordinance. Utilization or development for other than the allowed uses shall constitute a violation of the

282

Agreement and subject the Agreement to cancellation by the Borough at any time.

B. Subleasing and Assignment. The Parties may not sell or assign this Agreement without the written consent of the other Party, which consent shall not be unreasonably withheld, conditioned or delayed. Lessee may execute space and power and collocation agreements for Lessee's tower on the Premises. Borough retains exclusive right to lease ground space adjacent to the Premises to other carriers and tenants. Borough may not sell or assign this Agreement to a party that is not the legal owner of the Premises without the written consent of Lessee, which consent shall not be unreasonably withheld.

The Lessee shall not sublease any part of the Premises. The Lessee shall not assign the Agreement without approval of the Borough Assembly and written consent to the assignment. The assignee shall be subject to all of the provisions of the original Agreement, and the assignor shall not be relieved of its obligations during the entire Lease Term. No proposed assignment to an LLC will be approved by the Borough without the all the members of the LLC signing as guarantors of the Lease obligations.

C. <u>Modification</u>. This Agreement shall not be modified orally or in any manner other than by an agreement in writing signed by the Parties. Lessee specifically understands and agrees that no Borough employee, assembly member, or the Mayor has any actual or apparent authority to verbally modify this Agreement and any modifications must be in writing approved by the Assembly.

#### D. <u>Indemnification and Insurance</u>

#### 1) Indemnification of Lessor:

Lessee agrees to indemnify, defend and save Lessor harmless against and from any and all claims, actions and proceedings or any kind and any nature by or on behalf of any person, entity or corporation, arising from the conduct or management of or from any work or thing whatsoever done in or about the leased Premises, or arising out of or related in any way to the Lessee's use of the Premises, beginning October 1, 2016, regardless of when such claims may have occurred, arose or accrued, which in any way relate to the leased Premises, including, without limitation, in connection with Hazardous Materials. Lessee also agrees to indemnify, defend and save Lessor harmless

Borough Lessee AWN Contract #102033

Page 3

against and from any and all claims arising during the Lease Term from any condition of the leased property. Lessee also agrees to indemnify, defend and save harmless Lessor from any and all claims, including but not limited to physical injury, death, property damage, special damages, consequential damages, expenses, costs, and attorney's fees, directly or indirectly arising out of, in connection with, or incident to the operation of the leased Premises or arising from any breach or default on the part of Lessee in the performance of any covenant or agreement on the part of Lessee to be performed, pursuant to the terms of this Agreement, or arising from Lessee's failure to comply with any law, ordinance or regulation of any governmental body, or arising from any negligent act of Lessee or any of its agents, contractors, servants, employees, licensees, guests and sublessees and any agents, contractors, servants, employees, licenses and guests of its sublessees. Lessee' obligation to defend, indemnify and save Lessor harmless shall include Lessee's payments of reasonable actual attorneys' fees.

#### 2) Insurance:

Lessee shall provide to the Borough a Certificate of Insurance ("COI") showing that the Lessee has obtained at least one million dollars (\$1,000,000.00) general liability insurance, which covers the Lessee's operations on the leased Premises. Lessee shall provide the COI, naming the Borough as an additional insured, at the time of the effective date of the Agreement. Failure to maintain such insurance shall constitute a material breach of the terms and conditions of this Agreement. Lessee shall notify the Borough twenty (20) days before the policy is canceled or terminated and unless the Lessee provides a new COI within thirty days of cancellation or termination, the Borough may immediately terminate this Agreement without further notice at its sole option. Any violation of this provision constitutes a material breach of this Agreement.

## 3) Hazardous Waste Responsibility and Indemnification:

Lessee represents and warrants that the leased Premises will never be used for the generation, manufacture, storage, treatment, disposal, release, or threatened release of any hazardous waste or substance. The term "Hazardous Waste or Substance" means hazardous or toxic substances, materials or wastes, including but not limited to any substance, material or waste which is (i) petroleum; (ii) asbestos; (iii) polychlorinated biphenyls (PCBs); (iv) toxic or hazardous

> Borough Lessee_____ AVN Contract #102033 Page 4

substances as defined in Alaska Statute 18.60.105 or 46.03.826, and associated regulations; (v) designated as a "Hazardous Substance" the Comprehensive Environmental Compensation and Liability Act, 42 U.S.C. ' 9601, et. seq.; (vi) designated as a "Hazardous Waste" pursuant to the Resource Conservation and Recovery Act, 42 U.S.C. 6901, et. seq.; (vii) designated as a "Hazardous Substance" under the Clean Water Act, 33 U.S.C. 1321, or listed pursuant to 33 U.S.C. § 11317; (viii) listed by the U.S. Department of Transportation at 49 C.F.R. Part 302; and (ix) any other substance, waste or material which is regulated as hazardous or dangerous by any Federal, State or local agency. Lessee agrees to hold Lessor harmless and to indemnify and defend Lessor against any and all claims and losses resulting from Lessee's breach of this Section, including, but not limited to, any loss, damage, liability, cost, or expense, including reasonable actual attorneys' and consultants' fees and expert fees, and including without limitation (i) any claims of third parties for personal injury, death, property damage, or other harm, and (ii) any response costs, costs of remedial, restoration or clean-up actions, fines suffered or incurred by Lessor arising out of or related to the presence of Hazardous Materials in, on, or under the property, or out of any such use of the property, or due to the incorporation of such materials. This obligation to indemnify, defend and hold Lessor harmless shall survive the term of this Agreement and include any claim, cause of action or administrative regulatory enforcement action in which Lessee or Lessor are determined or alleged to be a potentially responsible party.

If fuel, lead acid batteries, coolants, fire suppressants, lubricants or any other hazardous materials are placed on the Premises, Lessee agrees to have properly trained personnel, equipment and procedures in place for safely handling the materials in accordance with the National Fire Protection Code and all applicable federal, state and local laws. In the event of a material spill of fuel or other hazardous materials on the Premises, Lessee shall promptly notify Borough and act promptly to contain the spill, repair any damage, absorb and clean up the spill area, and restore the Premises to a condition reasonably satisfactory to Borough.

E. <u>Default, Cancellation and Forfeiture.</u>

Borough Lessee 102033

AWN Contract #102033

Page 5

Wrangell Lease Agreement with The Alaska Wireless Network, LLC

5

March 31, 2016

- 1) The Agreement may be canceled in whole or in part, at any time, upon mutual written agreement by Lessee and the Borough. The Lease may be terminated at any time by either party upon ninety (90) days' written notice in writing to the other party before the end of a monthly rental period. The Agreement shall terminate automatically on October 1, 2016 If Lessee defaults for any of the reasons stated below and fails to cue the default within thirty (30) days after receiving the notice of default.
- If Lessee defaults in the performance or observance of any of the terms, covenants or stipulations of this Agreement, or any portion of Borough code as applied to the Premises, the Lessee is automatically in default on the Agreement by operation of law. If such default continues for thirty (30) calendar days after service upon Lessee of written notice of default by the Borough without remedy by Lessee of the default, the Borough Manager shall take such action as is necessary to protect the rights and best interests of the Borough, including the exercise of any or all rights after default permitted by this Agreement. No improvements may be removed by Lessee or any other person during any time the Lessee is in default.
- 3) The Borough may cancel this Agreement if it is used for any unlawful purpose.
- 4) Failure to make substantial use of the land, consistent with the proposed use, within one year shall with the approval of the Borough constitute grounds for cancellation.
- 5) Lessee may cancel this Agreement with 30 days' written notice if for any reason the Premises become unsuitable for its communications purposes
- F. Remedies Cumulative. The specified remedies to which either Party may resort under the terms of this Agreement are cumulative and are not intended to be exclusive of any other remedies or means of redress to which either Party may lawfully be entitled in case of any breach or threatened breach by either Party of any provision of this Agreement. In addition to the other remedies in this Agreement provided, either Party shall be entitled to the restraint by injunction of the violation, or attempted or threatened violation, of any of the covenants, conditions, or provisions of this Agreement.
- G. <u>Notice or Demand</u>. Any notice or demand, which under the terms of this Agreement or under any statute must be given or made by the Parties shall

Borough Lessee 102033

286

be in writing, and be given or made by registered or certified mail, addressed to the other Party at the address of record. However, either Party may designate in writing such new or other address to which such notice or demand shall thereafter be so given, made or mailed. A notice given hereunder shall be deemed delivered when deposited in the U.S. mail and enclosed in a registered or certified mail prepaid envelope addressed as herein provided. E-mail shall not constitute notice or demand.

All notices and requests in connection with this Agreement shall be in writing and shall be addressed as follows:

> City and Borough of Wrangell Jeff Jabusch, Borough Manager PO Box 531, Wrangell, Alaska 99929 Phone: 907-874-2381

Email: findir@aptalaska.net

Lessee: The Alaska Wireless Network, LLC

ATTN: Rachelle Alger

2500 Denali Street, Suite 1000, Anchorage, Alaska 99503-2781

Phone: 907.868.5771 Email: raalger@gci.com

- H. Entry and Reentry. In the event this Agreement is terminated, or in the event that the leased Premises, or any part thereof, are abandoned by the Lessee during the Lease Term, the Borough or its agents or representative, may, immediately or any time thereafter, reenter and resume possession of the Premises and remove all persons and property either by summary proceedings or by a suitable action or proceeding at law without being liable for any damages to the Lessee or any other person or entity. No reentry by the Borough shall be deemed an acceptance of a surrender of the Agreement.
- I. <u>Re-Lease</u>. In the event that this Agreement is terminated, the Borough may offer the Premises for lease or other disposal in accordance with the Borough code.
- J. Forfeiture of Rental. In the event that this Agreement is terminated because of any breach by the Lessee, the monthly rental payment last made by the Lessee shall be forfeited and retained by the Borough.

AWN Contract #102033

Wrangell Lease Agreement with The Alaska Wireless Network, LLC

- K. Written Waiver. The receipt of rent by the Borough with knowledge of any breach of this Agreement by the Lessee, or of any default on the part of the Lessee in observance or performance of any of the conditions or covenants of this Agreement, shall not be deemed to be a waiver of any provision of this Agreement. No failure on the part of the Borough to enforce any covenant or provision contained in this Agreement, nor any waiver of any right by the Borough unless in writing, shall discharge or invalidate the covenants or provisions or this Agreement or otherwise affect the right of the Borough to enforce this Agreement in the event of any subsequent breach or default. The receipt by the Borough of any other sum of money after the termination in any manner, of the term of this Agreement or after the giving by the Borough of any notice to effect termination, shall not reinstate, continue or extend the resultant term of this Agreement or destroy or in any manner impair the efficiency of any such notice or termination as may have been given by the Borough to the Lessee prior to the receipt of any sum of money or other consideration, unless so agreed to in and signed by the Borough manager.
- L. <u>Expiration of Agreement.</u> Unless this Agreement is renewed or sooner terminated, as provided herein, the Lessee shall peaceably and quietly leave and surrender to the Borough all of the Premises on the last day of the term of this Agreement.

#### M. Renewal of Agreement:

- 1) Upon the expiration of the term of this Agreement or the cancellation of this Agreement by mutual consent of the Parties, the Borough may grant a new lease to the Lessee provided:
  - a. The Lessee makes written application at least ninety (90) days prior to expiration of the Lease Term;
  - b. The Lessee is not in default under this Agreement;
  - c. The use to which the land is to be put is compatible with the current use classification and zoning provisions of the Borough code;
- 3) This Agreement does not grant to the Lessee any renewal preference or right to a renewal of this Agreement or to a new agreement and the Lessee has no right to a renewal of this Agreement or to a new agreement.

Wrangell Lease Agreement with The Alaska Wireless Network, LLC

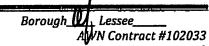
288

#### N. Removal or Reversion of Improvements upon Termination of Agreement:

Improvements owned by the Lessee may within sixty (60) calendar days after the termination of this Agreement be removed by the Lessee, provided, such removal will not cause injury or damage to the lands or improvements on the Premises. All periods of time granted the Lessee to remove improvements are subject to the Lessee paying to the Borough pro rata rentals for such periods. If any improvements and/or chattels are not removed within the time allowed, such improvements and/or chattels shall revert to, and absolute title shall vest, in the Borough.

#### O. Compliance with Regulations and Code:

- 1) The Lessee shall comply with all regulations, rules, and the Borough code and with all state and federal regulations, rules and laws.
- The Lessee shall comply with all provisions of the Borough code which are promulgated for the promotion of sanitation, life safety and public health. The leased premises shall be kept in a neat, clean and sanitary condition, and every effort shall be made to prevent pollution.
- Fire protection. The Lessee shall take all reasonable precaution to comply with provisions of the Borough code concerning fire protection applicable to the area of the leased Premises.
- P. <u>Inspection</u>: The Lessee shall allow an authorized representative of the Borough to enter the Premises at any reasonable time for the purposes of inspecting the land and improvements thereon.
- Q. <u>Use of Material</u>: All coal, oil, gas and other minerals, and all deposits of stone, earth or gravel valuable for extraction or utilization, are reserved by the Borough and shall not be removed from the Premises except with written permission of the Borough. The Lessee shall not sell or remove for use elsewhere any timber, stone, gravel, peat moss, topsoil, or any other material valuable for building or commercial purposes; provided, however, that material required for the development of this Agreement may be used, if its use is first approved by the Borough in writing.
- R. <u>Rights-of-Way:</u> The Borough expressly reserves the right to grant easements or rights-of-way across the Premises if it is determined in the best interest of the Borough to do so. If the Borough grants an easement or right-of-way across any part of the Premises, the Lessee shall be entitled to damages for all Lessee-owned improvements destroyed or damaged.



- Damages shall be limited to the value of improvements only and the value shall be determined by fair market value. Monthly rentals may be adjusted to compensate the Lessee for the loss of use.
- S. <u>Warranty:</u> The Borough does not warrant by its classification or leasing of land that the land is ideally suited for the use authorized under the classification or Agreement and no guaranty is given or implied that it will be profitable to employ land to be used by the Lessee.
- 5. ENTIRE AGREEMENT. This Agreement contains the entire and integrated agreement of the Parties and supersedes all other prior leases, agreements, and oral or written communications or negotiations. If any term of this Agreement is held to be invalid, void or unenforceable by a court of competent jurisdiction, the remaining provisions of this Agreement shall be valid and binding upon the Parties. This Agreement shall be binding upon the Parties and upon their respective executors, administrators, legal representatives, successors and assigns.
- 6. GOVERNING LAW, JURISDICTION AND VENUE. The Superior Court for the State of Alaska, First Judicial District at Wrangell, Alaska shall be the exclusive jurisdiction and venue for any action of any kind or any nature arising out of or relating in any way to this Agreement and the use of the leased Premises.
- 7. **TITLES AND HEADINGS.** Titles and headings to sections are inserted for convenience of reference only and are not intended to be a part of or to affect the meaning or interpretation of this Agreement.
- 8. REPRESENTATIONS BY LESSEE. Lessee acknowledges and agrees that Lessee is not relying on any representations by any Borough employee, officer, assembly member, mayor, consultant or attorneys. Lessee acknowledges and agrees that Lessee has had a full opportunity to consult with Lessee's own attorney before entering this Agreement.

Borough______ AWN Contract #102033 Page 10 IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above.

The Alaska Wireless Network, LLC

Name: Ben Benton

Title: VP, Wireless Operations

Date:

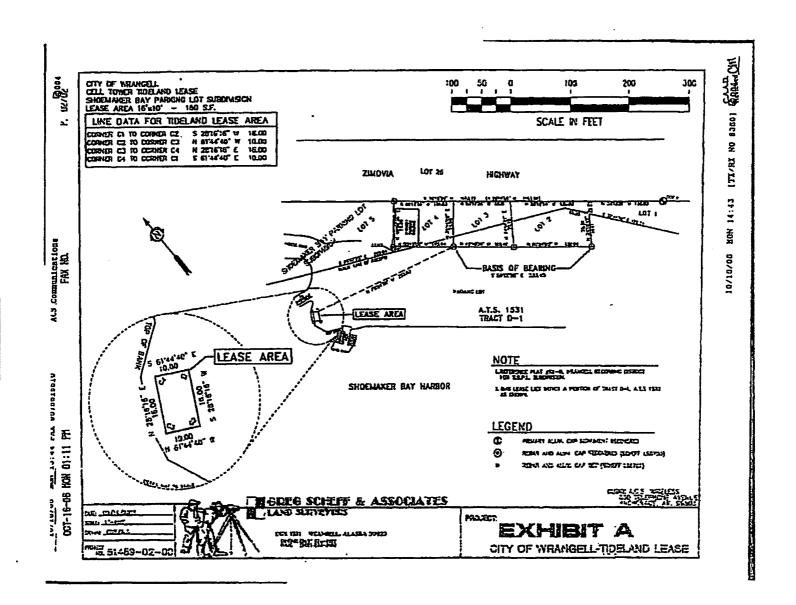
City of Borough of Wrangell

Name:

Title:

Date:

# **EXHIBIT**



# Wrangell Port Commission

#### **MEMO**

TO: THE HONORABLE MAYOR AND ASSEMBLY

CITY AND BOROUGH OF WRANGELL

FROM: Keeleigh Solverson, PORT RECORDING SECRETARY

SUBJECT: MODIFICATION TO THE LEASE AGREEMENTS IN THE WRANGELL MARINE

**SERVICE CENTER** 

DATE: November 12, 2020

At the November 12, 2020, Regular Meeting, the Port Commission took the following action:

10aApproval of Skybridge Cell Tower

# M/S: Yeager/Merritt to approve the Skybridge Cell Tower.

Miller explained that the company Skybridge is in the beginning stage of constructing a new cell tower at Shoemaker Harbor. This new tower will be for 5G cell service. The area for the new tower will be much larger, 40X50 but fully fenced in. *Motion approved unanimously by polled vote.* 

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

	DATE:	July 27, 2021
<u>AGENDA ITEM TITLE:</u>	<u>Agenda</u>	13
	<u>Section</u>	13

Approval of the Parks & Recreation Employee Handbook

#### **SUBMITTED BY:**

Kate Thomas, Parks & Recreation Director

Reviews/Approvals/Recommendations				
	Commission, Board or Committee			
Name(s)	Parks & Rec Advisory Board			
Name(s)				
$\boxtimes$	Attorney			
	Insurance			

FISCAL NOTE:					
Expend	iture R	Required: \$X	XXX	Гotal	
FY 20: \$		FY 21: \$		FY22: \$	
Amoun	t Budge	eted:			
	FY20 \$XXX				
Accoun	Account Number(s):				
	XXXXX XXX XXXX				
Account Name(s):					
	Enter 7	Гext Here			
Unencumbered Balance(s) (prior to expenditure):					
	\$XXX		•		

ATTACHMENTS: 1. Parks & Recreation Employee Handbook

#### **RECOMMENDATION MOTION:**

Move to Approve to the Parks & Recreation Employee Handbook.

#### **SUMMARY STATEMENT:**

This Handbook is intended to serve as an introduction and guide for the City & Borough of Wrangell Park & Recreation Department's temporary staff members hired in conjunction with the Department's seasonal recreation programs. All rules, standards, requirements, policies, and

procedures described herein are in addition to those prescribed by the City & Borough of Wrangell Personnel Policy.

Parks & Rec Director, Kate Thomas worked collaboratively with the department's Advisory Board and permanent staff to develop the content contained within the handbook. The Advisory Board approved the final draft at the March 3rd regularly scheduled meeting. Following its approval, the document was forward to the Borough Manager for review. Likewise, attorney Shane Levesque of the Levesque Law Group reviewed the document to ensure consistency with the City & Borough Personnel Policy. Mr. Levesque provided some insightful comments and recommended language in a few areas. Those changes were implemented after a more in-depth conversation.

The Handbook presented is consistent with standing policies with additional provisions that are specific to the temporary part time staff that function within the department's aquatics and recreation divisions.

# 2021

# Wrangell Parks & Recreation Employee Handbook



P.O. Box 531 Wrangell, Alaska 99929 www.wrangellrec.com (907) 874-2444

# Contents

Department Overview	3
Introduction	3
Purpose & Applicability	3
Mission Statement	3
Vision Statement	3
Core Values	3
"Build Relationships"	3
"Integrity"	3
"Embrace Change"	3
"Sustainability"	3
"Value Community"	∠
"Educate"	4
Job Classifications	4
Introduction	4
Director	4
Recreation Coordinator	∠
Light Maintenance & Custodian	∠
Head Lifeguard	4
Lifeguard	4
Recreation Assistant I & II	∠
Parks Maintenance I & II	∠
General Employment Information	5
Hiring	5
At Will Employment	5
Employee Benefits, In-Services, and Physical Conditioning	
Onboarding & Training	<i>6</i>
Employee Performance & Evaluation Employee Conduct	<i>6</i>
Employee Expectations	7
Social Media Conduct	
Professional Appearance	7
Performance Evaluations	7
Other Considerations	8
Scheduling	8
Attendance & Tardiness	

	Substitutions & Time Off Requests	8
	Staff Bulletin & Communication	9
In	cident Management	9
	Safety Overview	9
	Bloodborne Pathogens	9
	Participant Injury	9
	Employee Injury	. 10
	Reporting Inappropriate Conduct	. 10
	Incident Reporting	. 10

# **Department Overview**

#### Introduction

Enriching families, building healthier lifestyles, developing lifelong skills, reducing stress, and creating a sense of belonging are just a few of the benefits gained from participating in the City & Borough of Wrangell Parks & Recreation programs. The Department prides itself on providing quality enrichment, educational and social programs in the areas of sports, health and wellness, aquatics, youth and senior development and special events for all ages, individuals, and families alike. Staff play a critical role in empowering the Department to meet its mission and embody the core values. This resource will set the framework of expectations for your experience on the job, helping to create consistencies and a positive working environment for all.

#### Purpose & Applicability

This Handbook is intended to serve as an introduction and guide for the City & Borough of Wrangell Park & Recreation Department's temporary staff members hired in conjunction with the Department's seasonal recreation programs. All rules, standards, requirements, policies, and procedures described herein are in addition to those prescribed by the City & Borough of Wrangell Personnel Policy.

#### Mission Statement

Wrangell Parks & Recreation supports active and healthy lifestyles by providing a variety of quality programs, activities, facilities, and parks.

#### Vision Statement

Wrangell Parks & Recreation will create a lifetime of memorable experiences for residents and visitors.

#### **Core Values**

"Build Relationships"

We build joyful relationships with a diversity of patrons and strengthen our network with other organizations which enhances our success.

"Integrity"

We become stronger by sharing information and experiences, reflecting on our successes and failures in our decision making.

"Embrace Change"

We face challenges and crisis with positive resolve, supporting each other and the community of Wrangell at large. We enthusiastically consider and develop new ideas and programs.

"Sustainability"

We work diligently to maintain our programing, facilities, customer service and affordability.

#### "Value Community"

We develop programs that embrace all in our community and offer opportunities for people of different physical, social, and cultural backgrounds.

#### "Educate"

We commit to seek knowledge on current trends and to teach the community the importance of healthy living.

#### Job Classifications

#### Introduction

Parks & Recreation Department employees occupy the following job classifications:

#### Director

The Parks & Recreation Programs Director is a supervisory management position that integrates recreation services such as but not limited to a city swimming facility, sports programs, interest-based recreation programs, and classes.

#### **Recreation Coordinator**

The Recreation Coordinator's task is to supervise and support in instructing various recreational programs and classes, and to help the community through developing and promoting the same.

#### Light Maintenance & Custodian

The Light Maintenance and Custodian is responsible for the upkeep of Wrangell's Parks & Recreation Facilities. They perform custodial and light maintenance duties at the swimming pool, community center and at all parks.

#### **Head Lifeguard**

The Head Lifeguard has added responsibilities of management and supervision in addition to the tasks of monitoring pool safety, enforcing pool rules, and providing first aid. They supervise and coordinate staff to ensure safe use of the pool facility, along with teaching learn to swim lessons. The Head Lifeguard also must be ready to supervise the total facility operation in the absence of the manager. The Head Lifeguard position is a temporary part time position.

### Lifeguard

Lifeguards supervise, protect, and maintain order and safety in the swimming pool environment, as well as encouraging compliance with pool policies. They also perform facility custodial duties and teach learn to swim lessons. The Lifeguard position is a temporary part time position.

#### Recreation Assistant I & II

The Recreation Assistant II is the first level of the Recreation Assistant career path. The Recreation Assistant I is the second level of the Recreation Assistant career path. The Recreation Assistant's task is to assist the Recreation Coordinator in planning and implementing youth activities and various other recreational activities and programs. The Recreation Assistant I & II are temporary part time positions.

#### Parks Maintenance I & II

The Parks Maintenance II is the first level of the Parks Maintenance Position. The Parks Maintenance I is the second level of the Parks Maintenance career path. Parks Maintenance staff perform a variety of

unskilled and semi-skilled work in mowing, weed eating, landscaping, grounds maintenance, repairing, preparing, installing, and construction of parks, playgrounds, ball fields, cemeteries, and facilities. The Parks Maintenance I & II are seasonal temporary full-time positions.

# **General Employment Information**

#### Hiring

- 1. The City of Wrangell is an equal opportunity employer.
- 2. To be considered for employment, a person must be 15 years of age and an application for appointment must be completed and on file at City Hall.
- 3. Applications will be reviewed by department supervisors and selected applicants will be interviewed for open positions.
- 4. Applicants will be hired based upon interview performance, experience, knowledge, availability, and candidate's ability to perform job responsibilities.
- 5. Before an applicant can be officially employed and begin work, the following must be completed:
  - a. If under the age of 18, a Minor Work Permit must be completed and signed by a guardian and approved by the state.
  - b. Applicant must present their social security card and valid driver's license or picture ID card to the Parks & Recreation Office. A photocopy of these documents will be made to accompany the I-9 Employment Eligibility Verification form required by the U.S. Department of Justice Immigration and Naturalization Service.
  - c. Applicant must complete Federal Employment Eligibility and Tax Forms, Direct Deposit Form, Personnel Policy Acknowledgment Form, Personnel Transaction Form and Emergency Contact Form.
  - d. Copies of all certifications must be on file with the Department.
  - e. Other staff working directly with youth without direct management supervision must complete a criminal background check.

#### At Will Employment

All organized recreation, summer seasonal and part time employees are temporary employees, and as such, they are employed at will by the City & Borough of Wrangell. This means that these employees may resign at any time and that the City & Borough may discharge the employee at any time with or without cause. An at will employee should not expect numerous warnings and progressive discipline, as a series of minor infractions or just one major infraction may lead to immediate termination of employment without warning, and they are not entitled to initiate the employee grievance procedure.

### Employee Benefits, In-Services, and Physical Conditioning

As an employee of Wrangell Parks & Recreation you will receive a facility membership for the length of time you are employed. Along with a membership, you are offered a locker to store your personal belongings and lifeguarding equipment.

All lifeguard and recreation staff are provided with an hour of paid continued education through the Department's weekly in-service training program. This offering is consistent with industry best practices providing lifeguards and other non-aquatics staff with routine opportunities to maintain your technical and theoretical first responder skills. Absences from the weekly in-services must be communicated to your supervisor by telephone. Email or text do not constitute an approved absence. To maintain an active employee status, you must attend 75% of in services in a month.

Non-aquatics staff who work within the swimming pool and recreation facility are also required to attend staff meetings. All facility staff must be trained to the standard of CPR/AED and extrication skills required to assist in an emergency.

Training and in-service sessions follow an annual schedule with flexibility to tailor training to the needs of the team overall. Parks & Recreation holds a progress-based growth mindset when it comes to managing employees. The Department's management team strives to ensure the success of all individuals.

You are compensated for in-service training as well as one hour of weekly physical conditioning. Conditioning must be in the form of swimming. You are encouraged to use the pool and weight room to stay healthy emotionally and physically. Try to do this before or after your shifts.

#### Onboarding & Training

Onboarding is the foundation of employment. It gives new employees a glimpse of what its really like to work for Parks and Recreation. A well-structured onboarding process encourages employee engagement and retention. The phases of onboarding include introduction, development, and retention.

During the introduction phase of employment, you are introduced to key players within the Department. You will have an opportunity to meet with supervisors who facilitate introductions with maintenance personnel and other lifeguard and non-aquatics staff. Second to key introductions, you are provided with a more detailed review of your job description, core policies and routine procedures. This sets the framework for progress in your position.

Following the introductory phase, employees are empowered to develop their skills through a series of shift shadowing experiences. Depending on the role you have been hired to fulfill, you may be required to work under the supervision of another more senior employee during an opening, daytime or closing shift. Likewise, lifeguards are scheduled to gain experience in all core aquatics activities; lap swims, fitness classes, club/team practices, and open swims.

After you have completed the initial stages of development, supervisors will evaluate your readiness to work independently. If necessary, further training opportunities will be provided.

Employee retention is paramount, encouraging stability and a higher level of functioning in day-to-day operations. Wrangell Parks & Recreation values its staff and strives to provide opportunities for meaningful engagement and growth. Supervisors are committed to building positive rapport and healthy relationships with all team members. Beyond in-service training and the benefit of paid physical conditioning, you may advance from your entry position to a higher level of seniority byway of experience, training, and certifications. You may be invited to obtain the American Red Cross Lifeguard Management certification and/or the Jeff Ellis Swim Instructor credential.

# **Employee Performance & Evaluation**

#### **Employee Conduct**

Wrangell Parks & Recreation employees are its ambassadors and are expected to reflect a professional image. All employees should be conscious of the City's public duty and their part in the discharge of that duty. You are expected to conduct yourself with highest degree professionalism and integrity both during work hours and off duty hours.

#### **Employee Expectations**

Below is a list of general expectations for you to follow:

- 1. Report to work at the assigned time, ready for work.
- 2. Be flexible in adapting to revisions in work schedules, as requested or as required.
- 3. Apply your best efforts to assigned duties, to take initiative in completing tasks and, if requested, to volunteer to assist other employees.
- 4. Contact your supervisor as soon as possible if you are unable to report to work or to report to work on time.
- 5. Accurately complete and submit time sheets and submit them to your supervisor by the stated deadline.
- 6. Become proficient at operating the equipment and computer hardware/software that your supervisors define as being necessary for the job.
- 7. Gain knowledge of policies and procedures that define your job.
- 8. Check equipment and supplies for safety before and after use.
- 9. Clean and properly store equipment and supplies at the end of your shift.

#### Social Media Conduct

Employees are themselves wholly responsible for the content that they post on social media. In addition, employees are prohibited from making statements on behalf of the City & Borough of Wrangell unless they have been explicitly authorized to do so, using social media or otherwise. Online conduct that violates provisions of this handbook, adversely affects the working conditions and/or work performance of any employee, breaches confidentiality, or otherwise reflects poorly upon the City & Borough of Wrangell could be grounds for discipline, up to and including termination.

#### **Professional Appearance**

Personal appearance creates the first and sometimes only impression the public has concerning our department. To promote a positive work image, employees are expected to meet reasonable standard of neat appearance and good grooming appropriate to their classification.

As a lifeguard, you will receive a staff shirt that must be worn at all times. It is to be neat, freshly laundered, not ragged or torn, and the sleeves are not to be cut off. Conservative walking shorts or pants (blue jeans without tears are acceptable) must be clean and in good repair. Cutoffs, shorts shorter than 5", and halter/swimsuit-type tops are not allowed. Pool staff may wear tennis shoes, sandals or aqua shoes ensuring that they are clean and suitable for use on deck. Cell phones and other electronic media are not permitted while on duty, unless directly used as part of program or activity.

Staff shirts represent our department, even when we are not working. They should not be worn in conjunction with the use of alcohol, marijuana, tobacco or any illegal or unethical behavior.

#### Performance Evaluations

Staff are evaluated for each position they hold. Evaluations are based on the performance of assigned duties and responsibilities outlined in your job description. Additional considerations weighed during evaluations are listed under the above section entitled, Employee Expectations. Satisfactory evaluations will be accompanied by a one-step wage increase. Merit increases may be provided in addition to the traditionally offered annual step increase.

#### Evaluations are to be conducted:

A minimum of one time annually or at the end of the temporary employment period. No sooner than 7 business days prior to the employee's last day of assignment. No later than 7 business days after the employee's assignment has ended.

Your work performance will be informally assessed on an ongoing basis throughout the course of your employment. This ongoing assessment enables supervisors to craft a specific and intentional evaluation for you. You will be shown a copy of the evaluation and your supervisor will explain the evaluation process to you. Positive reinforcement will be offered routinely. As constructive feedback is identified it will be in written and/or oral form in a timely manner.

#### Other Considerations

#### Scheduling

You are scheduled based on your availability along with Department needs. Each member of the Parks & Recreation team is expected to fulfill a minimum of 6 hours of work within the workweek. Employees who have the most consistent availability will be given priority during scheduling. Other considerations for shift priority include seniority, in-service attendance, and an ongoing commitment to physical conditioning.

You will be assigned a work schedule by your supervisor and shall report on time for each assignment. Monthly work schedules will be posted by the end of the third week of the month for the subsequent month of work. For example, the schedule will be published in the third week of February for the entire month of March.

#### Attendance & Tardiness

Attendance is mandatory for all orientations and in-service meetings. If you are unable to report to work at the established starting time, proper notification shall be given to your immediate supervisor with as much notice as possible. This means a phone call and explanation so that the situation is expected and can be responded to. Failure to do this will heighten your infraction. Excused absences are those that meet the Department requirements and have been approved by your immediate supervisor prior to the absence.

You are not permitted to leave your work location without proper authorization from your immediate supervisor. All employees are expected to be at their assigned workstations and ready to perform their work by the regularly scheduled starting or return from lunch and break times. Habitual tardiness and failure to report to work shall be cause for disciplinary action up to and including discharge. Habitual tardiness can be defined as 10 minutes or more later than your scheduled shift, in three or more instances within a three-month period.

#### Substitutions & Time Off Requests

Employees unable to work an assigned shift are responsible for finding a substitute to work the assigned hours. You must make your shift available on the scheduling software and actively seek coverage from a qualified staff. Any staff filling in must request the available shift they wish to fill.

Supervisors will approve the master schedule of any changes and substitutions. Always inform supervisors of any substitutions. The staff member who assumes the available shift is now responsible for covering that shift or finding a substitute if necessary.

If you cannot find a sub, you must show up for work unless you are unfit to do so. The Department strongly discourages staff members from coming to work sick. The health of the facility is very important. To that end, if employees are unwell and cannot find a substitute you should communicate with your supervisor. The supervisor will work to resolve the issue either in conjunction with you or independently.

You must submit a request for days off at least two weeks prior to the requested day of absence. If the status of your availability should change, please notify a supervisor as far in advance as possible by updating your availability in the scheduling platform and sending written notification. Whenever possible you are asked to find a fellow employee to fulfill the shift for which you will be absent.

If you need to take a leave of absence for work, medical, school, athletics, or other personal reasons you may do so. Staff who are not actively engaged in the weekly schedule of shifts waive the right to receive employee benefits while you are inactive. You are encouraged to return to operations as soon as they you able. Communication is paramount leading up to a leave of absence, as well as a return to work. Department supervisors relay on staff communications to adequately plan for activities, events, and programming.

#### Staff Bulletin & Communication

Take the time to review schedules, programs and notices posted on the scheduling software hosted online. Please check communications each time you report to work for new postings. The scheduling software is a vehicle for employees to communicate with each other and their supervisors. Staff are expected to remain engaged with the scheduling and communication applications while you are in active status.

# **Incident Management**

#### Safety Overview

Safety is our number one priority, and it is critical that all employees think safety first. Prevention is the key to assuring safe conditions for our customers and employees. Employees are required to check all equipment prior to use and notify their immediate supervisor if there is a problem. Unsafe equipment shall not be used for any reason. Proper program supervision is essential to provide a safe environment and program for our participants. The immediate supervisor of the program will conduct appropriate staff training.

#### **Bloodborne Pathogens**

Wrangell Parks & Recreation is committed to providing a safe and healthful work environment for all staff. Due to the nature of holding a first responder position employees may be exposed to blood or other potentially infectious materials and therefore must comply with procedures and work practices outlined in the Department's Bloodborne Pathogens Exposure Control Plan to ensure your safety. Employees can obtain a Hepatitis B vaccine at no cost if you do not already have the immunization. If you decline to receive the vaccine you must complete the "Declination to receive Hepatitis B Vaccination" form listed in the control plan. Likewise, if you have already obtained the Hepatitis B Vaccine it should be documented and filed with the Department.

#### Participant Injury

Our primary concern is for the safety of the participant and the employee. In the event of injury to a participant, your primary role is to stabilize the individual and call for assistance if needed. In the event of a serious injury, call 911 and notify the Parks & Recreation office and/or supervisor if after regular

business hours. If the participant is under the age of 18, you are required to notify the participant's guardian. Likewise, if a participant is an adult, requiring definitive care, you should make every attempt possible to notify the participant's family.

Where appropriate, provide necessary equipment and/or supplies to the individual for self-treatment. If appropriate, provide care. You are required to operate within the scope of your training and/or certification. For example, lifeguards are not trained or permitted to administer medication. In this case, staff may retrieve medication and provide it to the participant for self-administration.

#### **Employee Injury**

If you are injured while on duty, seek the appropriate level of assistance. If needed, call 911. Notify your supervisor immediately. All workplace injuries must be reported to a supervisor immediately. Individuals who experience any work-related injury must comply with all related City & Borough reporting requirements. Reports are completed and filed both from the employer and employee.

#### Reporting Inappropriate Conduct

Staff must also immediately report inappropriate conduct to their supervisor. Wherever possible you should take initiative to respectfully educate customers if they are in violation of policy.

Circumstances that should be reported to your supervisor include, but are not limited to:

- 1. Activity that is not in compliance with applicable policies, procedures, and safety standards.
- 2. Inappropriate conduct between staff and participants.
- 3. Inappropriate conduct between staff members.

#### Incident Reporting

Incident reports should be completed as close to the incident as possible and in no case should the time between an incident and the submission of a related report exceed 24 hours. Gather basic data - name, address, and telephone number of injured party along with basic description of what happened. Fill out incident reports completely, accurately, and promptly. Incident reports are to be reviewed by the supervisor and submitted to the Parks & Recreation office as soon as possible. Supervisor should obtain more information if necessary. Where appropriate, supervisor should make a follow up call to inquire as to the status of the injured party.

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

			DATE:	July 27, 2021
AGENDA ITEM TITLE:			Agenda Section	13
Approval t Divestiture	o Convey Two Fire Department Vehicle	es to the W	rangell Volunt	eer Fire Association for
	SUBMITTED BY:  Expenditure Required: FY 20: \$ FY 21: FY22:			
		Amount	Budgeted:	
Reviews	/Approvals/Recommendations	Account	Number(s):	
	Commission, Board or Committee	Account	Name(s):	
Name(s)		Environmental Assessment for Utilities Campus		
Name(s)		Unencui	nbered Balan	ce(s) (prior to
	Attorney	expendi	ture):	
	Insurance			
ATTACHM	ENTS: 1. Letter from Wrangell Voluntee	r		

#### **RECOMMENDATION MOTION:**

Move to Approve Conveying Two Fire Department Vehicles to the Wrangell Volunteer Fire Association for Divestiture.

#### **SUMMARY STATEMENT:**

The Volunteer Fire Association purchased both the 1983 International Fire Truck and the 2001 Ford Excursion used by the Fire Department. The truck is being replaced by the new pumper truck and the Association is purchasing a used truck from the USFS to replace the Explorer.

Over the years it has been the practice of the Volunteer Association to purchase vehicles with Association funding. The Association signs the titles over to the Borough during their use as part of Department Fleet. The Borough covers maintenance and insurance costs.

The Association is requesting title on both vehicles be signed back over to the Association so they can sell them.

Administration recommends approval of this request.

Item I.

# WRANGELL VOLUNTEER FIRE DEPARTMENT

PHONE: (907) 874-3223 FAX: (907) 874-3939 EMAIL: <u>WRGFD@WRANGELL.COM</u> P.O BOX 794 WRANGELL, AK 99929

July 7, 2021

City Manager Lisa Von Bargen,

On behalf of the Wrangell Firefighters Association, I am requesting that the City and Borough of Wrangell relinquish the title to two vehicles currently operated by the Volunteer Fire Department.

The first title is for the 1983 International Fire Truck and the second is the 2001 Ford Excursion XLT. These vehicles were purchased through contributions by the Wrangell Firefighters Association. The City and Borough of Wrangell has held the title for the vehicles and provided some maintenance on them.

It is the intention of the Association to sell these vehicles. All monies from this sale would go to offset the cost of a new, used vehicle, a pick-up preferably, for the department.

Thank you for your time and consideration in this matter.

Fire Chief Tim Buness

President ~ Wrangell Firefighters Association

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

	DATE:	July 27, 2021
AGENDA ITEM TITLE:	Agenda Section	13

Approval of FY22 Marine General & Wharfinger Legal Liability & Excess Liability Insurance Policy with Traveler's Property Casualty Co. of America through Petersburg-Wrangell Insurance in the Amount of \$27,075

Lisa Von Bargen, Borough Manager					
Reviews	/Approvals/Recommendations				
	Commission, Board or Committee				
Name(s)					
Name(s)					

FISCAL NOTE:					
Expenditu	ıre Required: \$27	,075 Total			
FY 20: \$	FY 21: \$	FY22: \$27,075			
Amount B	udgeted:				
FY	FY22 \$22,223				
Account Number(s):					
74000 401 7508					
Account Name(s):					
Harbor Admin Insurance					
Unencumbered Balance(s) (prior to					
expenditure):					
\$2	2,223				

ATTACHMENTS: 1. Marine Insurance Invoices from Petersburg-Wrangell Insurance

#### **RECOMMENDATION MOTION:**

Attorney Insurance

Move to Approve FY22 Marine General & Wharfinger Legal Liability & Excess Liability Insurance Policy with Traveler's Property Casualty Co. of America in the Amount of \$27,075.

#### **SUMMARY STATEMENT:**

SUBMITTED BY:

The City & Borough of Wrangell requires an annual insurance policy for all the marine operations. This is a separate two-part policy with Traveler's Property Casualty Co. of America. The base policy

is \$20,840. The Borough also carries additional liability insurance in the amount of \$4 Million. The cost of the additional coverage is \$6,235 for a total of \$27,075.

There was a slight increase in the premium for FY22 from FY21. Last year the policy was \$19,402. That represents \$1,438, or a 7% increase. The premium of the excess insurance remained the same.

Although the policy is with Traveler's the payment is made to Petersburg-Wrangell Insurance as our insurance broker. PWI "shops" insurance policies for us every year to determine the best rates and values. There was no recommended change to this policy for FY22.

The liability insurance for all marine operations is covered in the Harbor Administration budget. At the time the FY22 Budget was passed the allocation in that line-item was \$22,223. We did not have final insurance numbers prior to approval of the budget. This number was a carry-over from last year. Interestingly enough, the amount budgeted last year also did not cover the full cost of insurance. Administration will be bringing a budget amendment to the Assembly at a future meeting to adjust all FY22 department budgets for insurance.



P.O. Box 529 • Petersburg, Alaska 99833 800-478-3858 Fax (907) 802-3225 inquiry@p-wins.com

P-W INSURANCE, INC. www.p-wins.com

City & Borough Of Wrangell Box 531 Wrangell, AK 99929 INVOICE

Item m.

CLIENT City & Borough Of Wrangell

417

DATE 06/28/2021

CLIENT (907)772-3858

SERVICE PAGE 1 of 1

PAYMENT INFORMATION
INVOICE SUMMARY
PAYMENT AMOUNT
PAYMENT FOR: Invoice#42405
ZOL-13S22003-21-ND

Thank You

#### PLEASE DETACH AND RETURN WITH PAYMENT

Customer: City & Borough Of Wrangell

IVOICE   EF	FECTIVE	TRANSACTION	DESCRIPTION	AMOUNT
			Policy #Z0L-13S22003-21-ND 07/01/2021-07/01/2022 Traveler's Property Casualty Co of America	
2405 07/01	/2021 Re	enew policy	Marine General Liability and Wharfinger Legal Liability FY22	20,840.00
		Lan Work  Lan M Von Por  1-2-202  Po± 2:	WRANGELL CITY HALL	
			14000 401 7508 DO 00000	TOTAL
				\$ 20,840.00
				Thank You
				Please mail check to: P-W Insurance

P-W Insurance Inc. PO Box 529 100 N. Nordic ersburg, AK 99833 (907)772-3858 inquiry@p-wins.com

06/28/2021

Pay your bill online at p-wins.com/epay



P.O. Box 529 • Petersburg, Alaska 99833 800-478-3858 Fax (907) 802-3225 inquiry@p-wins.com

P-W INSURANCE, INC. www.p-wins.com

City & Borough Of Wrangell Box 531 Wrangell, AK 99929 MYOICE

Item m.

CLIENT City & Borough Of Wrangell

417

DATE 06/28/2021

CLIENT (907)772-3858

PAGE 1 of 1

PAYMENT INFORMATION
INVOICE SUMMARY \$ 6,235.00
PAYMENT AMOUNT
PAYMENT FOR: Invoice#42406
Z0X-13S21694-21-ND

Thank You

#### PLEASE DETACH AND RETURN WITH PAYMENT

Customer: City & Borough Of Wrangell

VOICE	EFFECTIV	E TRANSACTION	DESCRIPTION	1	MOUNT
			Policy #Z0X-13S21694-21-ND 07/01/2021-07/01/2022 Traveler's Property Casualty Co of America		
2406	07/01/2021	Renew policy	\$4,000,000 Excess Liability policy over Marine General and Wharfinger Legal Liability		6,235.00
		Fy22 Approved USAMV 1.2.20 Pot	RECEIVED  WRANGELL CITY HALL  2384  74000 401 750% 00 00000		
		Aces #	74000 401 7508 00 00000		TOTAL
				\$	6,235.00
				Pleas	ank You se mail check to: V Insurance O. Box 529

P-W Insurance Inc. PO Box 529 100 N. Nordic ersburg, AK 99833 (907)772-3858 inquiry@p-wins.com

DATE 06/28/2021 Pay your bill online at p-wins.com/epay

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

	<u>DATE:</u>	July 27, 2021
AGENDA ITEM TITLE:	<u>Agenda</u> <u>Section</u>	13

Approval of FY22 Property, Auto, Liability, and Workers Compensation Insurance Renewal with Alaska Public Entity Insurance (APEI) through Wrangell-Petersburg Insurance in the Amount of \$397,923.83

Lisa Von Bargen, Borough Manager								
Reviews	/Approvals/Recommendations							
	Commission, Board or Committee							
Name(s)								
Name(s)								
	Attorney							
	Insurance							

FISCAL NOTE:							
Expend	diture F	Required: \$3	97,923.50 Total				
FY 20: \$		FY 21: \$	FY22: \$397,923.83				
Amour	ıt Budg	eted:					
	FY22 B	eing Calculate	d				
Accour	nt Numl	per(s):					
	Object	Code 7508 – A	ll Depts/Funds				
Accour	nt Name	e(s):					
	Insura	nce					
Unencumbered Balance(s) (prior to expenditure):							
	Being Calculated						

<u>ATTACHMENTS:</u> 1. Property Insurance Detail; 2. Mobile Equipment Detail; 3. Fine Arts Detail; 4. Auto Detail; 5. General Liability Detail; 6. Workers Comp Detail

#### **RECOMMENDATION MOTION:**

Move to Approve FY22 Property, Auto, Liability, and Workers Compensation Insurance Renewal with Alaska Public Entity Insurance (APEI) through Wrangell-Petersburg Insurance in the Amount of \$397,923.83.

#### **SUMMARY STATEMENT:**

**SUBMITTED BY:** 

The City & Borough of Wrangell requires annual insurance policies for property, automobile, liability and workers compensation. For FY22 that total is \$397,923.83. Below is an outline of what makes up that total amount.

r	FY22	FY21
Property Buildings & Facilities Mobile Equipment (e.g., Travel Lift) Fine Arts (specific museum artifacts)	\$131,414.44 \$ 6,377.71 \$ 1,412.65	4400 700 00
Sub-Total	\$139,204.80	\$132,793.38
Automotive 55 Vehicles Sub-Total	\$ 31,872.33 \$ 31,872.33	Comb. w/ Liability
Liability Other Liability Coverages Law Enforcement Liability Employment Practices Liability Volunteer Medical Sub-Total	\$ 73,960.91 \$ 31,136.70 \$ 40,617.65 \$ 1,471.87 \$147,187.13	\$168,456.98
Workers Compensation Based on Payroll Sub-Total	\$ 79,659.57 \$ 79,659.57	\$ 89,663.94
Total	\$397,923.83	\$390,914.30

The difference between premiums between last year and this year is \$7,009.53 or a 2% increase.

Attached to the agenda statements are the itemized lists of all the policies. Some had to be corrected, and those are noted in red in the documents.

Historically when insurance premium invoices are received they are paid out of an account titled "Prepaid Insurance." The totals for each fund and department are calculated and journal entries are completed in the accounting system moving the expense from the Prepaid Insurance account to the Insurance line-item accounts in each department. Administration assumes this was the practice because it is extremely time consuming to do the allocations. However, if the allocations are not done upfront, they can get overlooked. That is the case for FY21. Administration will now need to have this taken care of as an FY21 year-end wrap up item. This situation also kept us from understanding the estimated cost of insurance for each department when we were developing the FY22 Budget. So, for FY22 all of these insurance allocations have already been made to the different departments. As was mentioned in the agenda statement for marine insurance, Administration will be bringing back an FY 22 budget adjustment (Borough-wide) to account for all the actual insurance costs, now that they are known and allocated.

Below is a breakdown of the allocations by insurance type and department. There are two exceptions. First, the premium for Workers Compensation (WC) insurance is allocated in the aforementioned "Prepaid" account because actual WC charges are handled with each payroll and are based on actual wages. Moving forward there will be a monthly true-up. Second, under General Liability there are two line-items titled "Other Liability Coverages" and "Employment Practices." Administration is trying to get a better breakdown of these categories. This will also help Administration understand how premiums should be allocated across all departments and funds. Those amounts of \$73,960.91 and \$40,617.65 also temporarily reside in "Prepaid Insurance."

#### **Property**

Property		
Bu	ildings & Facilities	
	Administration	\$7,249.34
	Fire	\$1,515.92
	Public Safety Building	\$14,767.56
	Public Works	\$3,004.56
	Garage	\$2,401.44
	Library	\$4,589.81
	Hospital Legacy	\$28,901.22
	Nolan Center	\$15,352.61
	Parks & Rec	\$8,630.72
	WML&P Admin	\$5,208.64
	WML&P Generation	\$11,172.28
	Water	\$1,804.23
	Sewer	\$1,799.50
	Solid Waste	\$2,752.82
	Harbor	\$547.40
	Port	\$6,195.33
	Marine Svc Center	\$15,521.06
Мо	bile Equipment	
	Public Works	\$1,401.42
	WML&P Generation	\$788.26
	Harbor	\$155.39
	Marine Svc Center	\$3,200.09
	Solid Waste	\$832.55
Fin	ie Arts	
	Nolan Center	\$1,412.65
Automotiv	<i>r</i> e	
	Fire	\$15,099.10
	Police	\$5,990.90
	Public Works	\$3,983.96
	Capital Facilities	\$832.47
	Parks & Rec	\$554.98
	WML&P	\$2,219.92

Water	\$277.49
Harbor	\$1,109.96
Sewer	\$277.49
Solid Waste	\$1,526.06

# Liability

Other Liability – TBD	\$73,960.91
Police – Law Enforcement	\$31,136.70
<b>Employment Practices</b>	\$40,617.65
Fire – Volunteer Medical	\$1,471.87

# **Workers Compensation**

To be allocated with each payroll.

#### Item n.

# **Property Premium Allocation For Buildings and Other Structures**

#### City & Borough of Wrangell

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 



APEI ID#	Description	Location	City	Structure/Contents Deductible *	Building Value	Contents Value	Docks & Other Value	Total Stated Value	Premium
251M-202	Cold Storage Facility	647 Shakes St.	Wrangell	\$25,000 / \$10,000	2,684,000	0	0	2,684,000	\$3,599.36
251M-203	Storage Bldg	296 Campbell Dr.	Wrangell	\$25,000 / \$10,000	300,000	0	0	300,000	\$421.07
251M-204	Nolan Center (museum)	296 Campbell Dr.	Wrangell	\$25,000 / \$10,000	8,397,400	1,436,100	0	9,833,500	\$14,931.54
251M-206	Generator Building #1/2500 KW Unit	1050 Case Ave. (Block 83 Lot 10)	Wrangell	\$25,000 / \$10,000	130,000	582,000	0	712,000	\$1,025.01
251M-207	2000 <b>1800</b> KW UNIT in building 251-211	1050 Case Ave. (Block 83 Lot 10)	Wrangell	\$25,000 / \$10,000	0	400,000	0	400,000	\$561.44
251M-208	2000 <b>1800</b> KW UNIT in building 251-211	1050 Case Ave. (Block 83 Lot 10)	Wrangell	\$25,000 / \$10,000	0	400,000	0	400,000	\$561.44
251M-209	2000 1800 KW UNIT in building 251-211	1050 Case Ave. (Block 83 Lot 10)	Wrangell	\$25,000 / \$10,000	0	400,000	0	400,000	\$561.44
251M-211	Generator Building #2/Main Building	1050 Case Ave. (Block 83 Lot 10)	Wrangell	\$25,000 / \$10,000	6,020,000	675,420	0	6,695,420	\$10,147.27
251M-212	Public Works, Garage, & Power Offices	1064 Case Ave. (Block 83 Lot 10)	Wrangell	\$25,000 / \$10,000	4,086,900	678,200	0	4,765,100	\$7,204.32
251M-213	Sanitation Building (MHF)- Landfill	716 Evergreen Ave.	Wrangell	\$25,000 / \$10,000	1,834,000	11,300	0	1,845,300	\$2,752.82
251M-214	Public Safety Building	431 Zimovia Hwy	Wrangell	\$25,000 / \$10,000	9,606,200	1,293,900	0	10,900,100	\$14,767.56
251M-215	Dock-Dolphin & Barge	Front St.	Wrangell	\$25,000 / \$10,000	0	0	3,400,600	3,400,600	\$4,751.31
251M-216	Shoemaker Bay Fire Substation	5.5 Mile Zimovia Hwy (Lot 6 Block 2 USS 3709)	Wrangell	\$25,000 / \$10,000	954,700	79,300	0	1,034,000	\$1,515.92

318 _____une 21, 2021

#### Item n.

# **Property Premium Allocation For Buildings and Other Structures**

#### City & Borough of Wrangell

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 



APEI ID#	Description	Location	City	Structure/Contents Deductible *	Building Value	Contents Value	Docks & Other Value	Total Stated Value	Premium
251M-217	Storage Garage	Case Ave.	Wrangell	\$25,000 / \$10,000	200,000	25,200	0	225,200	\$316.09
251M-219	Water Treatment Plant	601 Wood St.	Wrangell	\$25,000 / \$10,000	1,194,700	28,400	0	1,223,100	\$1,804.23
251M-220	City Hall	205 Brueger St	Wrangell	\$25,000 / \$10,000	1,730,300	183,300	0	1,913,600	\$2,856.96
251M-221	Senior Center	Lot 17 Block 3	Wrangell	\$25,000 / \$10,000	350,000	0	0	350,000	\$491.25
251M-222	Dolphin Barge Ramp 12/2	Outer Drive	Wrangell	\$25,000 / \$10,000	0	0	1,059,500	1,059,500	\$1,444.02
251M-223	Harbor Office	671 Shakes St.	Wrangell	\$25,000 / \$10,000	350,000	40,000	0	390,000	\$547.40
251M-224	Library	124 Second St.	Wrangell	\$25,000 / \$10,000	2,240,600	809,600	0	3,050,200	\$4,589.81
251M-225	Old Mill Dock	Block 7, Log 1	Wrangell	\$25,000 / \$10,000	0	0	11,024,100	11,024,100	\$15,521.06
251M-226	Community Center (Gym)	306 Church Street	Wrangell	\$25,000 / \$10,000	5,481,400	219,300	0	5,700,700	\$8,630.72
251M-228	Public Works Storage	1119 Case Ave	Wrangell	\$25,000 / \$10,000	110,000	94,500	0	204,500	\$287.03
251M-229	Wastewater Treatment Plant	1411 Zimovia Hwy	Wrangell	\$25,000 / \$10,000	1,129,200	90,800	0	1,220,000	\$1,799.50
251M-230	Wrangell Medical Center	310 Bennett St	Wrangell	\$25,000 / \$10,000	19,107,500	2,190,300	0	21,297,800	\$28,901.22
251M-231	Capital Facilities Building	101 Second St.	Wrangell	\$25,000 / \$10,000	180,000	35,000	0	215,000	\$301.77
251M-232	1200 KW UNIT in storage at 523 Front Street	523 Front Street Marine Service Cntr	Wrangell	\$25,000 / \$10,000	0	400,000	0	400,000	\$561.44
251M-233	2800 KW UNIT in building 251-211	1050 Case Ave. (Block 83 Lot 10)	Wrangell	\$25,000 / \$10,000	0	400,000	0	400,000	\$561.44

# **Property Premium Allocation For Buildings and Other Structures**

City & Borough of Wrangell

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 





. . .

ID#	Description	Location	City	Deductible *	Value	Value	Other Value	Value	Premium
251M-234 180 Delete Item	00 KW UNIT in building 251-211	1050 Case Ave. (Block 83 Lot 10)	Wrangell	\$25,000 / \$10,000	0	400,000	0	400,000	\$561.44
Building Count: 2	29				66,086,900	10,872,620	15,484,200	92,443,720	\$131,975.88
*Annline to All Diel	. Courth accorded and floor of an	ad Carriana ant Duantedarros							¢5.01.44

*Applies to All-Risk, Earthquake and Flood, and Equipment Breakdown coverages

-\$561.44

Item n.

New Total = \$131,414.44

**L**lune 21, 2021

#### Item n.

# **Mobile Equipment Premium Allocation**

# City & Borough of Wrangell

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 



Equipment ID#	Serial #	Model Year	Make	Model	Deductible	Stated Value	Premium
45	CAT0140MPN9J00219	2014	CAT	140-M Motor Grader	10,000	323,682	\$850.49
	13016	2013	300T	Ascom Travel Lift	25,000	1,110,000	\$2,477.51
39	5LN02894	2012	Caterpillar	D6R Track type tractor	5,000	110,000	\$310.78
	4127008	2008	Brownell	Hydraulic boat Trailer	5,000	55,000	\$155.39
	CAT0924HEHXC00863	2008	Caterpillar	Loader/tool carrier	5,000	70,000	\$197.77
	150C	2006	Marine	Travelift, Inc	10,000	275,000	\$722.58
53	BLN 13117	2005	Caterpillar	420 DIT Backhoe Loader	5,000	40,000	\$113.02
43	SN-DBT00744	2003	Caterpillar	IT-28-G Tool Carrier/Loader	5,000	30,000	\$84.76
119	K10280	2002	Asten Cook	Portable Asphalt Recycler	5,000	10,000	\$28.25
42	4MK00536	1998	Caterpillar	120 H Grader	5,000	15,000	\$42.38
55	CHO70014701	1987	John Deere	750 Backhoe/Loader	5,000	5,000	\$14.12
49	ODMY02707		CAT	303.5 Mini Excavator	5,000	25,000	\$70.63
33	KCW10068 (Machine ID: 17W01172)		Caterpillar	Hydraulic Excavator Model 311F RR	5,000	184,680	\$521.77
	71-L1-1174		EMD	Model 12-645-E4 Mobile Generator	10,000	300,000	\$788.26
		14 Items				2,553,362	\$6,377.72

\$6,377.71

Monday, June 21, 2021 Page 1 of 1

#### Item n.

#### **Fine Arts Premium Allocation**

# **City & Borough of Wrangell**

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 



Serial / Catalog #	Description	Location	Stated Value	Premium
1953.616	Tlingit Wood Staff	Wrangell Museum	125,000	\$252.26
	Marmot Hat	Wrangell Museum	25,000	\$50.45
1936.368	Tlingit Wood hat	Wrangell Museum	100,000	\$201.81
	Killer Whale Flotilla Robe	Wrangell Museum	150,000	\$302.71
	Frog posts	Wrangell Museum	300,000	\$605.42
	5 Items	Total	700,000	\$1,412.66

\$1,412.65

Monday, June 21, 2021 Page 1 of 1

# **City & Borough of Wrangell**

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 



VIN#	Model Year	Make	Model	Insured Value	Phys Damage Coverage?	Phys Damage Deductible	Liability Premium	Phys Damg Premium	Total Vehicle Premium
1FVDCYFE7MHMP5067	2021	Freightliner	M2 106	425,557	Yes	10,000	\$428.84	\$4,619.73	\$5,048.57
1FM5K8AB6LGA71547	2020	Ford	Police Interceptor	32,792	Yes	1,000	\$630.64	\$304.42	\$935.06
1FDRF3HT6KEE9525	2020	North Star	Ambulance #3 Ambulance	205,871	Yes	1,000	\$428.84	\$2,226.46	\$2,655.30
1FM5K8ARXJGC43041	2018	Ford	Explorer Police Interceptor	28,589	Yes	1,000	\$630.64	\$265.40	\$896.04
1FDUF5HYXHEE85989	2017	Ford	F550		No		\$277.49	\$0.00	\$277.49
1FTMF1E86GKF11201	2016	Ford	F150		No		\$277.49	\$0.00	\$277.49
1FDUF5HY9FEA58851	2015	Ford	F550 Super Duty		No		\$277.49	\$0.00	\$277.49
1FT7X2B68FEA13470	2015	Ford	F250 Super Duty		No		\$277.49	\$0.00	\$277.49
1FDUF5HY5GEA92660	2015	Ford	F550 Super Duty		No		\$277.49	\$0.00	\$277.49
1FTBF2B63FEB89582	2014	Ford	F250 Super Duty		No		\$277.49	\$0.00	\$277.49
1FDUF5HT7EEA60634	2014	Ford	F550 Super Duty		No		\$277.49	\$0.00	\$277.49
1GNSK2E03ER172184	2013	Chevrolet	Tahoe	13,500	Yes	1,000	\$630.64	\$125.32	\$755.96
1GNSK4E06DR283208	2013	Chevrolet	Tahoe	13,500	Yes	1,000	\$630.64	\$125.32	\$755.96
1FT7X2B69DEB36126	2013	Ford	F250 Super Duty		No		\$277.49	\$0.00	\$277.49
3HAMMAAN5DL214430	2013	International	4000 Series 4300 TEREX UT-Aerial		No		\$277.49	\$0.00	\$277.49
1FT7X2B66CEC98794	2012	Ford	F250 Super Duty		No		\$277.49	\$0.00	\$277.49
	1FVDCYFE7MHMP5067 1FM5K8AB6LGA71547 1FDRF3HT6KEE9525 1FM5K8ARXJGC43041 1FDUF5HYXHEE85989 1FTMF1E86GKF11201 1FDUF5HY9FEA58851 1FT7X2B68FEA13470 1FDUF5HY5GEA92660 1FTBF2B63FEB89582 1FDUF5HT7EEA60634 1GNSK2E03ER172184 1GNSK4E06DR283208 1FT7X2B69DEB36126 3HAMMAAN5DL214430	1FVDCYFE7MHMP5067 2021 1FM5K8AB6LGA71547 2020 1FDRF3HT6KEE9525 2020  1FM5K8ARXJGC43041 2018  1FDUF5HYXHEE85989 2017 1FTMF1E86GKF11201 2016 1FDUF5HY9FEA58851 2015 1FT7X2B68FEA13470 2015 1FTDUF5HY5GEA92660 2015 1FTBF2B63FEB89582 2014 1FDUF5HT7EEA60634 2014 1GNSK2E03ER172184 2013 1GNSK4E06DR283208 2013 1FT7X2B69DEB36126 2013 3HAMMAAN5DL214430 2013	1FVDCYFE7MHMP5067 2021 Freightliner 1FM5K8AB6LGA71547 2020 Ford 1FDRF3HT6KEE9525 2020 North Star  1FM5K8ARXJGC43041 2018 Ford 1FDUF5HYXHEE85989 2017 Ford 1FTMF1E86GKF11201 2016 Ford 1FDUF5HY9FEA58851 2015 Ford 1FT7X2B68FEA13470 2015 Ford 1FDUF5HY5GEA92660 2015 Ford 1FTBF2B63FEB89582 2014 Ford 1FDUF5HT7EEA60634 2014 Ford 1GNSK2E03ER172184 2013 Chevrolet 1GNSK4E06DR283208 2013 Chevrolet 1FT7X2B69DEB36126 2013 Ford 3HAMMAAN5DL214430 2013 International	1FVDCYFE7MHMP5067         2021         Freightliner         M2 106           1FM5K8AB6LGA71547         2020         Ford         Police Interceptor           1FDRF3HT6KEE9525         2020         North Star         Ambulance #3 Ambulance           1FM5K8ARXJGC43041         2018         Ford         Explorer Police Interceptor           1FDUF5HYXHEE85989         2017         Ford         F550           1FTMF1E86GKF11201         2016         Ford         F150           1FDUF5HY9FEA58851         2015         Ford         F550 Super Duty           1FTX2B68FEA13470         2015         Ford         F550 Super Duty           1FDUF5HY5GEA92660         2015         Ford         F550 Super Duty           1FTBF2B63FEB89582         2014         Ford         F250 Super Duty           1GNSK2E03ER172184         2013         Chevrolet         Tahoe           1GNSK4E06DR283208         2013         Chevrolet         Tahoe           1FT7X2B69DEB36126         2013         Ford         F250 Super Duty           3HAMMAAN5DL214430         2013         International         4000 Series 4300 TEREX UT-Aerial	VIN #         Year         Make         Model         Value           1FVDCYFE7MHMP5067         2021         Freightliner         M2 106         425,557           1FM5K8AB6LGA71547         2020         Ford         Police Interceptor         32,792           1FDRF3HT6KEE9525         2020         North Star         Ambulance #3 Ambulance         205,871 Ambulance           1FM5K8ARXJGC43041         2018         Ford         Explorer Police Interceptor         28,589           1FDUF5HYXHEE85989         2017         Ford         F550           1FTMF1E86GKF11201         2016         Ford         F150           1FDUF5HY9FEA58851         2015         Ford         F550 Super Duty           1FTX2B68FEA13470         2015         Ford         F550 Super Duty           1FDUF5HY5GEA92660         2015         Ford         F550 Super Duty           1FTBF2B63FEB89582         2014         Ford         F550 Super Duty           1FDUF5HT7EEA60634         2014         Ford         F550 Super Duty           1GNSK2E03ER172184         2013         Chevrolet         Tahoe         13,500           1GNSK4E06DR283208         2013         Chevrolet         Tahoe         13,500           1FT7X2B69DEB36126         2013	VIN#         Year         Make         Model         Value         Coverage?           1FVDCYFE7MHMP5067         2021         Freightliner         M2 106         425,557         Yes           1FM5K8AB6LGA71547         2020         Ford         Police Interceptor         32,792         Yes           1FDRF3HT6KEE9525         2020         North Star         Ambulance #3 Ambulance #3 Ambulance         205,871         Yes           1FM5K8ARXJGC43041         2018         Ford         Explorer Police Interceptor         28,589         Yes           1FDUF5HYXHEE85989         2017         Ford         F550         No           1FTMF1E86GKF11201         2016         Ford         F150         No           1FDUF5HY9FEA58851         2015         Ford         F550 Super Duty         No           1FDUF5HY5GEA92660         2015         Ford         F550 Super Duty         No           1FDUF5HY5GEA92660         2015         Ford         F550 Super Duty         No           1FDUF5H7FEA60634         2014         Ford         F550 Super Duty         No           1GNSK2E03ER172184         2013         Chevrolet         Tahoe         13,500         Yes           1GNSK4E06DR283208         2013         Chevrolet	VIN #         Year         Make         Model         Value         Coverage?         Deductible           1FVDCYFE7MHMP5067         2021         Freightliner         M2 106         425,557         Yes         10,000           1FM5K8AB6LGA71547         2020         Ford         Police Interceptor         32,792         Yes         1,000           1FDRF3HT6KEE9525         2020         North Star         Ambulance #3 Ambulance         205,871         Yes         1,000           1FM5K8ARXJGC43041         2018         Ford         Explorer Police Interceptor         28,589         Yes         1,000           1FDUF5HYXHEE85989         2017         Ford         F550         No         No           1FDUF5HYSHE866KF11201         2016         Ford         F550         No         No           1FDUF5HY9FEA58851         2015         Ford         F550 Super Duty         No         No           1FDUF5HY9FEA92660         2015         Ford         F550 Super Duty         No         No           1FDUF5HY5GEA92660         2015         Ford         F550 Super Duty         No         No           1FDUF5HY7EA60634         2014         Ford         F550 Super Duty         No         No           1GNS	VIN #         Year         Make         Model         Value         Coverage?         Deductible         Premium           1FVDCYFE7MHMP5067         2021         Freightliner         M2 106         425,557         Yes         10,000         \$428.84           1FM5K8ABGLGA71547         2020         Ford         Police Interceptor         32,792         Yes         1,000         \$630.64           1FDRF3HTGKEE9525         2020         North Star         Ambulance #3 Ambulance         205,871         Yes         1,000         \$428.84           1FM5K8ARXJGC43041         2018         Ford         Explorer Police Interceptor         28,589         Yes         1,000         \$630.64           1FDUF5HYXHEE85989         2017         Ford         F550         No         \$277.49           1FDUF5HYXHEE85989         2017         Ford         F550 Super Duty         No         \$277.49           1FDUF5HY9FEA5851         2015         Ford         F550 Super Duty         No         \$277.49           1FDUF5HY5GEA92660         2015         Ford         F550 Super Duty         No         \$277.49           1FDUF5HY5GEA92660         2015         Ford         F550 Super Duty         No         \$277.49           1FDUF5HY5GEA92660<	VIN #         Year         Make         Model         Value         Coverage?         Deductible         Premium         Premium           1FVDCYFE7MHMP5067         2021         Freightliner         M2 106         425,557         Yes         10,000         \$428.84         \$4,619.73           1FM5K8AB6LGA71547         2020         Ford         Police Interceptor         32,792         Yes         1,000         \$630.64         \$304.42           1FDRF3HTGKEE9525         2020         North Star         Ambulance #3         205,871         Yes         1,000         \$428.84         \$2,226.40           1FM5K8ARXJGC43041         2018         Ford         Explorer Police Interceptor         28,589         Yes         1,000         \$630.64         \$265.40           1FDUF5HYXHEE85989         2017         Ford         F550         No         \$277.49         \$0.00           1FDUF5HY9FEA58851         2015         Ford         F550 Super Duty         No         \$277.49         \$0.00           1FDUF5HY5GEA92660         2015         Ford         F550 Super Duty         No         \$277.49         \$0.00           1FDUF5HY5GEA92660         2015         Ford         F550 Super Duty         No         \$277.49         \$0.00

day, June 21, 2021 Page 1 of 4

# **City & Borough of Wrangell**

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 



	Member Vehicle ID	VIN#	Model Year	Make	Model	Insured Value	Phys Damage Coverage?	Phys Damage Deductible	Liability Premium	Phys Damg Premium	Total Vehicle Premium
	20	1FTBF2B6XBEB05526	2011	Ford	F250 Super Duty		No		\$277.49	\$0.00	\$277.49
	34	1FVACYBS3ADAS2780	2010	Freightliner	M2 106 Medium Duty	36,000	Yes	1,000	\$428.84	\$334.19	\$763.03
	35	1FVACYBS5ADAS2781	2010	Freightliner	Model M2	36,000	Yes	1,000	\$428.84	\$334.19	\$763.03
	1	1FTWF315X9EA90973	2009	Ford	F350 Super Duty		No		\$277.49	\$0.00	\$277.49
	11	1FTNF21509EA90969	2009	Ford	F250 Super Duty		No		\$277.49	\$0.00	\$277.49
	72	1FTWF31569EA90971	2009	Ford	F350 Super Duty		No		\$277.49	\$0.00	\$277.49
	46	1HTWXSBTX9J174015	2009	International	7600 Dump Truck	67,743	Yes	1,000	\$277.49	\$628.87	\$906.36
	69	1FDAF57R08EC21936	2008	Ford	F550 Super Duty		No		\$277.49	\$0.00	\$277.49
	81	1FDXF47R98EE36316	2008	Ford	F450 Super Duty #1 Ambulance	20,000	Yes	1,000	\$428.84	\$185.66	\$614.50
	71	1FTWW31588EE58095	2008	Ford	F350 Super Duty		No		\$630.64	\$0.00	\$630.64
Remove	25	2FAFP71VX8X141279	2008	Ford	Crown Victoria		No		\$630.64	\$0.00	\$630.64
	65	1FDAF57R68ED15559	2008	Ford	F550 Super Duty		No		\$277.49	\$0.00	\$277.49
	78	1FDAF57P87EB16557	2007	Ford	F550 Super Duty		No		\$277.49	\$0.00	\$277.49
	79	1FDWF37PX7EB42989	2007	Ford	F350 Super Duty		No		\$277.49	\$0.00	\$277.49
	19	1FMEU73E37UB04006	2007	Ford	Explorer XLT		No		\$630.64	\$0.00	\$630.64
	26	2FAHP71W56X149806	2006	Ford	Crown Victoria	Э	No		\$277.49	\$0.00	\$277.49
	77	1FTZR45E54PA75542	2004	Ford	Ranger		No		\$277.49	\$0.00	\$277.49

# **City & Borough of Wrangell**

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 



Member Vehicle ID	VIN#	Model Year	Make	Model	Insured Value	Phys Damage Coverage?	Phys Damage Deductible	Liability Premium	Phys Damg Premium	Total Vehicle Premium
91	1FTNX21L74EC52004	2004	Ford	F250 Super Duty Rescue 1		No		\$428.84	\$0.00	\$428.84
93	1FMPU16L64LB19634	2004	Ford	Expedition XLT Rescue 2		No		\$277.49	\$0.00	\$277.49
82	1FDXF47F43EA94076	2003	Ford	F450 Super Duty #2 Ambulance	15,000	Yes	1,000	\$428.84	\$139.24	\$568.08
28	1FTNF21L13EA94230	2003	Ford	F250 Super Duty		No		\$277.49	\$0.00	\$277.49
21	1B4HS48ZX2F173223	2002	Dodge	Durango		No		\$630.64	\$0.00	\$630.64
85	1FVDBXBS72HK02264	2002	Freightliner	Med Conv FL80 Engine 7	90,000	Yes	1,000	\$428.84	\$881.90	\$1,310.74
92	1FMNU41S01EC20935	2001	Ford	Excursion XLT Rescue 3		No		\$428.84	\$0.00	\$428.84
5	1HTSHADT9YH300986	2000	International	4900 Vac Truck	(	No		\$428.84	\$0.00	\$428.84
36	1HTSLABPOYH215183	2000	International	4000 Series 4700		No		\$277.49	\$0.00	\$277.49
38	1HTSEAAR6XH621089	1999	International	4800 Digger Derrik		No		\$277.49	\$0.00	\$277.49
87	1FV6JLCB1WH930896	1998	Pierce	Fire Truck Engine 6	50,000	Yes	1,000	\$428.84	\$464.16	\$893.00
27	1GTHK33F7TF016664	1996	GMC	Sierra K3500		No		\$277.49	\$0.00	\$277.49
18	2FTHF26H1RCA62071	1994	Ford	F250		No		\$277.49	\$0.00	\$277.49
4	2FTHF25H7NCA72311	1992	Ford	Pickup		No		\$277.49	\$0.00	\$277.49
94	1FDXR82A6MVA13154	1991	Ford	Conventional N LN8000F Squad Van		No		\$428.84	\$0.00	\$428.84

day, June 21, 2021 Page 3 of 4

# **City & Borough of Wrangell**

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 



_	Member Vehicle ID	VIN#	Model Year	Make	Model	Insured Value	Phys Damage Coverage?	Phys Damage Deductible	Liability Premium	Phys Damg Premium	Total Vehicle Premium
	44	1FUW3ECA8MP501842	1991	Freightliner	Conventional FLD112		No		\$428.84	\$0.00	\$428.84
	86	1F9EX28H0JCST1166	1988	Seagrave	Fire Truck Engine 5	40,000	Yes	1,000	\$428.84	\$371.32	\$800.16
	88	1FDYA90W9HVA54268	1987	Ford	Conventional L LTL9000 Tanker	10,000	Yes	1,000	\$428.84	\$92.84	\$521.68
	89	IHTAR18520HB13977	1983	International	Truck 25	15,000	Yes	1,000	\$428.84	\$139.24	\$568.08
Remove	32	1M2T148C5DM001493	1983	Mack	600 RS600		No		\$277.49	\$0.00	\$277.49
	30	CPL3573307582	1977	Chevrolet	Van		No		\$277.49	\$0.00	\$277.49
	80	Lic #AK24563/Lic#798	1934	Ford	Antique Fire Truck		No		\$277.49	\$0.00	\$277.49
Remo	ve	TBD		Ford	Crown Victoria		No		\$277.49	\$0.00	\$277.49
Remov	ve .	TBD		Ford	Pick-Up		No		\$277.49	\$0.00	\$277.49
	To	tal Vehicle Count: 57		Count of Vehicle	es with Physical Dama	ge coverage	: 16		\$21,063.73	\$11,238.26	\$32,301.99
Add		3C6TD5CT8CG220983	2012	Dodge	Ram Truck						\$277.49
Add	1	GNSK2E00ER172160	2013	Chevrolet	Tahoe						\$755.96

Total Removed (\$630.64 + \$277.49 + \$277.49 + \$277.49 = \$1,463.11)

Total added (\$277.49 + \$755.96 = \$1033.45)

Difference (\$1,463.11 - \$1033.45 = \$429.66

New Total (\$32,301.99-429.66 = \$31,872.33)

326

day, June 21, 2021 Page 4 of 4





# **Liability Premium Allocation**

# City & Borough of Wrangell

AcctID# 251M Policy Year 2021/2022

Liability Coverage	Payroll	Premium
Other Liability Coverages		\$73,960.91
Law Enforcement Liability		\$31,136.70
Educator's Legal Liability		N/A
<b>Employment Practices Liability</b>		\$40,617.65
Volunteer Medical		\$1,471.87
Total Liability Coverages	3,919,840	\$147,187.13

Tuesday, July 13, 2021 Page 1 of 1

#### **Workers' Compensation Premium Allocation**

#### **City & Borough of Wrangell**

AcctID# 251M

Policy Year 2021/2022

**Revision 1: Schedule Updates** 



Item n.

Class Code	WC State *	Class Description	Payroll	Experience Mod	Loss Control Credit	Premium	WC Rate per \$100 of Payroll
6836	AK	Harbor, Marine	370,105	0.74	-0.1%	\$11,342.79	3.0647
7520	AK	Water Works Operators, Drivers	86,290	0.74	-0.1%	\$1,826.25	2.1164
7539	AK	Electric Power Operators	414,094	0.74	-0.1%	\$8,620.26	2.0817
7580	AK	Sewage Treatment Operators, Drivers	143,478	0.74	-0.1%	\$3,716.91	2.5906
7590	AK	Garbage Works - Landfill and Incinerator	0	0.74	-0.1%	\$0.00	-
7710	AK	Firefighters & Drivers	185,252	0.74	-0.1%	\$5,720.36	3.0879
7711	AK	Firefighters & Drivers~Volunteers	44,000	0.74	-0.1%	\$1,358.67	3.0879
7720	AK	Police Officers	698,678	0.74	-0.1%	\$19,392.66	2.7756
8380	AK	Municipal Garage, Retail Fuel Sales	87,612	0.74	-0.1%	\$2,168.34	2.4749
8810	AK	Clerical, Professional, Elected Officials	1,104,406	0.74	-0.1%	\$2,426.79	0.2197
9015	AK	Building, Operators, Owners, Lease	168,924	0.74	-0.1%	\$5,704.58	3.3770
9102	AK	Parks and Recreation	211,483	0.74	-0.1%	\$6,456.97	3.0532
9154	AK	Theater Employees	8,526	0.74	-0.1%	\$132.13	1.5497
9403	AK	Refuse Collectors	104,910	0.74	-0.1%	\$4,307.19	4.1056
9410	AK	General Municipal Employees, Other	292,082	0.74	-0.1%	\$6,485.67	2.2205
			3,919,840			\$79,659.57	

^{*} Payroll for out-of-state telecommuting employees placed through another carrier is shown here for reference but premium is not reflected on this schedule.

Monday, June 21, 2021 Page 1 of 1

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

			DATE:	July 27	, 2021		
	<u>AGENDA ITEM TITLE:</u>		<u>Agenda</u>	15			
			<u>Section</u>				
Executive S	Session: Collective Bargaining Update						
Г							
SUBMITT	ED BY:	FISCAL NOTE:					
		Expenditure Required: \$XXX Total					
Lica Von Ra	rgen, Borough Manager	FY 20: \$	FY 2	1:\$	FY22: \$		
Lisa von Da	ingen, borough Manager						
		Amount Budgeted:					
		FY20 \$XXX					
Reviews	'Approvals/Recommendations	Account Number(s):					
<u>Reviews</u>	<u>Approvais/Recommendations</u>	XXXXX XXX XXXX					
	Commission, Board or Committee	Account Name(s):					
Name(s)		Enter Text Here					
Name(s)		Unencumbered Balance(s) (prior to					
	Attorney	expenditure):					
	Insurance		\$XXX				

#### **RECOMMENDATION MOTION:**

Pursuant to AS 44.62.310 (c)(3), I move to approve that we go into Executive Session, and invite the Borough Collective Bargaining Team, Borough Manager and Attorney, to discuss and provide an update of the status of the Collective Bargaining Negotiations, a matter "which by law, municipal charter, or ordinance" is required to be confidential.

#### **SUMMARY STATEMENT:**

ATTACHMENTS: None

The information will be provided verbally during the Executive Session.