



City and Borough of Wrangell
Borough Assembly Meeting
AGENDA

Tuesday, April 12, 2022
6:00 PM

Location: Borough Assembly Chambers

1. CALL TO ORDER

a. PLEDGE OF ALLEGIANCE led by Assembly Member Anne Morrison

b. CEREMONIAL MATTERS

- i. PROCLAMATION: Wrangell Lady Wolves Basketball Team
- ii. Representative Dan Ortiz - to Provide an Update and Provide Information
(via telephone / 15-20 minutes)

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.*

a. CORRESPONDENCE: Letter from Brittani Robbins

4. AMENDMENTS TO THE AGENDA

5. CONFLICT OF INTEREST

6. CONSENT AGENDA - *Matters listed under the consent agenda are considered to be routine and will be enacted by one motion and one vote. there will be no separate discussion of these items. **If the borough mayor, assembly member, manager, or clerk requests discussion on any item, that item will be removed from the consent agenda and will be considered under unfinished business (no motion is necessary to move an item from the consent agenda).***

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

a. **ORDINANCE No. 1022** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CERTAIN SECTIONS IN CHAPTER 15.16, CEMETERY, AND ESTABLISHING A NEW PROCESS FOR FEES AND RATES BY REMOVING THE FEES AND RATES FROM THE WRANGELL MUNICIPAL CODE AND ADDING THEM TO A FEE AND RATE SCHEDULE

b. **ORDINANCE No. 1023** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CERTAIN SECTIONS IN CHAPTER 5.08, REVENUE AND FINANCE, IN THE WRANGELL MUNICIPAL CODE

c. **RESOLUTION No. 04-22-1679** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET IN THE WASTE WATER FUND BY TRANSFERRING \$10,000 FROM WASTE WATER FUND RESERVES TO THE WASTE WATER COLLECTION SYSTEM MAINTENANCE ACCOUNT AND AUTHORIZING ITS EXPENDITURE FOR WASTE WATER COLLECTION SYSTEM PUMPS AND SPARE PARTS

- d. **RESOLUTION No. 04-22-1680** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, CREATING THE 911 SURCHARGE SPECIAL REVENUE FUND
- e. **RESOLUTION No. 04-22-1681** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE CEMETERY CAPITAL EXPENDITURES BUDGET BY TRANSFERRING \$57,739 FROM THE GENERAL FUND TO THE CEMETERY CAPITAL EXPENDITURES BUDGET AND AUTHORIZING ITS EXPENDITURE FOR THE SUNSET GARDENS CEMETERY COLUMBARIUM PROJECT
- f. **RESOLUTION No. 04-22-1682** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, APPROVING AMENDMENT II TO THE POLE RENTAL AGREEMENT WITH ALASKA TELEPHONE COMPANY
- g. **RESOLUTION No. 04-22-1683** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE LIBRARY CAPITAL EXPENDITURES BUDGET BY TRANSFERRING \$23,625 FROM THE GENERAL FUND TO THE LIBRARY CAPITAL EXPENDITURES BUDGET AND AUTHORIZING ITS EXPENDITURE FOR THE LIBRARY CARPET REPLACEMENT PROJECT
- h. **RESOLUTION No. 04-22-1684** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE STREETS FUND BY TRANSFERRING \$65,000 FROM THE SECURE RURAL SCHOOLS FUND RESERVES TO THE STREETS CAPITAL EXPENDITURES BUDGET AND AUTHORIZING ITS EXPENDITURE FOR THE HIGH SCHOOL PARKING LOT SIDEWALK REPLACEMENT PROJECT
- i. **RESOLUTION No. 04-22-1685** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE INDUSTRIAL CONSTRUCTION FUND APPROPRIATING \$25,000 TO PROFESSIONAL SERVICES AND AUTHORIZING ITS EXPENDITURE FOR THE ENGINEERING ASSESSMENT OF THE FORMER 6 MILE MILL SITE
- j. Minutes from the March 22, 2022 Regular Assembly Meeting
- k. CORRESPONDENCE: School Board Action from the March 21, 2022 Regular Meeting

7. BOROUGH MANAGER'S REPORT

- a. Borough Manager's Report

8. BOROUGH CLERK'S FILE

- a. Borough Clerk's Report

9. MAYOR AND ASSEMBLY BUSINESS

10. MAYOR AND ASSEMBLY APPOINTMENTS

- a. Appointment to fill the Vacancy on the Parks & Recreation Advisory Board

11. PUBLIC HEARING

- a. Accepting alternative proposals for funding considerations and seeking further citizen views and community comments on proposed projects for funding under the FFY20 Community Development Block Grant-COVID Round 2 (CDBG-CV2) program and selecting a project

12. UNFINISHED BUSINESS

- a. **RESOLUTION No. 03-22-1675** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, CREATING THE FEE AND RATE SCHEDULE FOR THE WRANGELL WATER DEPARTMENT AND IMPLEMENTING A STRUCTURE FOR INCREASING FEES AND RATES *(postponed from the March 22, 2022 Assembly Meeting)*
- b. **Reconsideration of RESOLUTION No. 03-22-1676** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, CREATING THE FEE AND RATE SCHEDULE FOR THE WRANGELL SEWER DEPARTMENT AND IMPLEMENTING A STRUCTURE FOR INCREASING FEES AND RATES *(requested by Assembly Member Gilbert)*

13. NEW BUSINESS

- a. Approval of Sole Source Purchase of a New Columbarium from Sunset Memorial & Stone Ltd. in the amount of \$36,989 in Conformance with Wrangell Municipal Code Section 5.10.050 B
- b. Approval to move forward with the Cemetery Expansion, Phase 1, as presented
- c. Approval of a negotiated land sale of Borough Owned Property to resolve encroachments in a portion of Tract Y, USS 2321, to Bill and Maria Byford

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

15. EXECUTIVE SESSION

16. ADJOURNMENT



Wrangell High School Girls Basketball Team PROCLAMATION

Item i.

WHEREAS, The Lady Wolves had a terrific season and finished with an overall record of 14-3, a Conference Record of 5-1, ranked 15th in State, and were the Number 1 seed for Region 5 Tournament in Ketchikan, and the Number 1 seed for State in Anchorage; and

WHEREAS, the members of the Wrangell Girls Basketball team are Senior Jamie Early, Senior Kendra Meissner, Senior Liana Carney, Junior Kiara Harrison, Sophomore Kayla Meissner, Freshman Adeline Andrews, Freshman Della Churchill, and Freshman Aubrey Wynne; and

WHEREAS, Christina Good is the Head Coach and received “Coach of the Year” for the 2A Girls; and

WHEREAS, the Lady Wolves achieved the following accomplishments throughout the season:

First Place in the Rally to Denali Tournament in Talkeetna

All-Tournament Team Awards:	Jamie Early, Kendra Meissner, and Kiara Harrison
MVP:	Kiara Harrison
Free Throw Champion:	Kiara Harrison
Hussle Award:	Liana Carney

First Place at the Region 5 Southeast Tournament in Ketchikan

All-Tournament Team Awards:	Jamie Early, Kendra Meissner, and Kiara Harrison
All-Academic Awards:	Jamie Early, Kendra Meissner, and Liana Carney
Sportsmanship Awards:	Kiara Harrison and Kayla Meissner

Second Place Runner-Up for the State Title Game for the State Tournament in Anchorage

Player of the Game with Hooper Bay:	Jamie Early
Player of the Game with Glenallen:	Kendra Meissner
Player of the Game with Point Hope (Tikigak):	Kiara Harrison
First Team All-State:	Jamie Early, Kendra Meissner, and Kiara Harrison
AABC Senior All-Star Game Selected:	Jamie Early and Kendra Meissner
Free Throw Champion by Position (Center):	Kiara Harrison
Free Throw Champion Individual Girls:	Kiara Harrison

NOW THEREFORE, I, Stephen Prysunka, Mayor of the City & Borough of Wrangell, Alaska, on behalf of the citizens of the City & Borough of Wrangell congratulate these fine athletes for their achievement and sportsmanship and commend them on their representation of the Community of Wrangell.

Signed and sealed on behalf of the City & Borough of Wrangell this 12th day of April 2022.

Stephen Prysunka, Borough Mayor

Attest: _____
Kim Lane, MMC, Borough Clerk

Mayor Prysunka, City Manager, and Assembly members,

I was in attendance at the March 22, 2022, assembly meeting. At that time there was discussion regarding the change in utility rates. Sewer was passed; however, water was not. Listening to the speakers, the concerns, and the information provided by the departments, and City Manager Good I had hoped to be a person to be heard at the next meeting to be held April 12, 2022. Unfortunately (well, fortunately for me) I will be on the plane bound for Vegas/Mesquite Nevada. So, this will have to do.

The things I took away from this meeting were frustrating to say the least. The change in fees needs to happen, and honestly it needs to happen at a more aggressive rate than what has been proposed. While I understand the concern for community members with everything else rising, if we don't start accruing in the places needed, Wrangell will either be in massive debt to loan companies, or Wrangell will just simply fall apart.

One point brought was that the increase in water would be just under \$10/mo. That is one single hour of MINIMUM wage work. Proposing to cut that down by 50% so the change becomes just under \$5/mo with a total yearly difference of \$50 vs \$100 is maddening. The proposed gradual increase was stated to ONLY get us as a city where we MUST be. This would not provide any cushion for the unforeseen. Wrangell has been fortunate, and for lack of a better word, spoiled. We have managed to squeeze by with low rates, low increases, under staffing, and "cushioning the blow" for far too many years. If you look at the communities around us, we are nowhere near the rates they charge. This is not fruitful for the city or the community. Even our sales taxes are maddeningly low.

It seems that every meeting is putting things off, and looking around at the city buildings, that hasn't fared well for Wrangell. The public was given plenty of notice and didn't show up to scream and shout about the proposed changes. The information is all public record, and people were without a doubt encouraged to put in their 2 cents.

So here I am, the public saying, yes, make changes. But make BIGGER changes, not smaller changes. I want Wrangell to not just remain, but to thrive. We cannot thrive without change.

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	6

ORDINANCE No. 1022 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CERTAIN SECTIONS IN CHAPTER 15.16, CEMETERY, AND ESTABLISHING A NEW PROCESS FOR FEES AND RATES BY REMOVING THE FEES AND RATES FROM THE WRANGELL MUNICIPAL CODE AND ADDING THEM TO A FEE AND RATE SCHEDULE

SUBMITTED BY:

Kim Lane, Borough Clerk

FISCAL NOTE:

Expenditure Required: \$XXX Total

FY 21: \$	FY 22: \$	FY23: \$
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Amount Budgeted:

	FY22 \$XXX
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Account Number(s):

	XXXXX XXX XXXX
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Account Name(s):

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

	\$XXX
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Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. Ord 1022 2. Current 15.16 WMC code sections.

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

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to Approve First Reading of Ordinance No. 1022 and Move to a Second Reading with a Public Hearing to be held on April 26, 2022.

SUMMARY STATEMENT:

Staff is working on removing fees and rates from the Wrangell Municipal Code and placing them in a Fee and Rate Schedule for each department. This has been a work in process. We are requesting that the fees and rates in WMC Section 15.16 be removed and that a Fee and Rate Schedule be established. If the first reading of this Ordinance is approved, Staff will bring a Resolution that approves the Fee and Rate Schedule along with the approval of the Ordinance to the April 26th meeting.

This Ordinance removes the Fees/Rates from the Wrangell Municipal Code Section 15.16 and allows for a Resolution to be adopted for establishing the fee and rate schedule. Both will be under the Public Hearing section of the Agenda.

CITY AND BOROUGH OF WRANGELL, ALASKA
ORDINANCE NO. 1022

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF
WRANGELL, ALASKA, AMENDING CERTAIN SECTIONS IN CHAPTER 15.16,
CEMETERY, AND ESTABLISHING A NEW PROCESS FOR FEES AND RATES BY
REMOVING THE FEES AND RATES FROM THE WRANGELL MUNICIPAL CODE
AND ADDING THEM TO A FEE AND RATE SCHEDULE

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.]

The purpose of this ordinance is to amend Certain Sections in Chapter 15.16, Cemetery, and establishing a new process for rates and fees in the Wrangell Municipal Code by establishing a Fee and Rate Schedule.

SEC. 1. Amendment. Sections 15.16.050, Purchase of graves; 15.16.055, Columbarium; 15.16.070, Opening and closing graves; 15.16.080, Uniformity of grounds and markers; 15.16.090, Price of graves – Perpetual care required, are hereby amended as follows:

Sections:

- 15.16.010 Established.
- 15.16.020 Repealed.
- 15.16.030 Recordkeeping.
- 15.16.040 Cemetery operation and maintenance.
- 15.16.050 Purchase of graves.
- 15.16.055 Columbarium.
- 15.16.060 Applications required for burial or disinterment.
- 15.16.070 Opening and closing graves.
- 15.16.080 Uniformity of grounds and markers.
- [15.16.090 Price of graves – Perpetual care required.]**
- 15.16.100 Disposal of unused grave.
- 15.16.110 Investment fund.
- 15.16.120 Use of cemetery roads restricted.

15.16.050 Purchase of graves.

No purchase of cemetery graves shall be made except upon requisition approved by the borough clerk and payment for all purchases made shall be made to the finance director.

The assembly shall, by resolution, establish fees and rates for all Cemetery Services. A Public Hearing shall be required on the resolution that establishes such fees and rates.

15.16.055 Columbarium.

...

[B. Fee. The fee per niche shall be \$330.00. The fee per opening and closing for each niche shall be \$120.00. If the opening and closing of the niche is done on a holiday, Saturday or Sunday, the charge shall be \$330.00.

C. The fee for installing a niche name plaque shall be \$120.00.

D. The fee for installing a memorial name plaque shall be \$30.00.]

15.16.070 Opening and closing graves.

...

[B. The fee for each opening and closing of a burial grave shall be \$900.00. If the opening and closing of a burial grave is done on a holiday, Saturday or Sunday, the charge shall be \$1,085. The same fees shall apply for a child or infant. Cremated remains will be buried by the borough for a charge of \$180.00. If the burial of cremated remains to a grave is done on a holiday, Saturday or Sunday, the charge shall be \$360.00.]

[C]B. The funeral director, or person in charge, shall notify the borough when a burial grave is to be opened, and shall give the date and time graveside services will be conducted, which notice shall be given no less than 48 hours in advance of any service. Notice given less than 48 hours' notice will be charged extra labor fees or any overtime hours required, equal to the hourly pay and benefit cost of employee required.

15.16.080 Uniformity of grounds and markers.

...

B. No temporary decoration, marker or monument may be placed upon or near a grave which extends above the surface of the ground except on the day of burial, on Memorial Day, Fourth of July and Veterans' Day, and these shall be removed within seven days thereafter. All permanent markers shall be set on foundations constructed and installed to the specifications of the borough except those markers that have built-in foundations. No marker shall extend beyond border of grave (three and one-half feet by nine feet). **[Upon request, the borough will install a brass plaque marker or a stone plate marker or headstone for a fee of \$120.00.]**

...

15.16.090 Price of graves – Perpetual care required.

[A. The sale price of graves, including the perpetual care of same, shall be \$330.00 for a single grave. There may be reserved certain areas, or fractional graves, for the burial of children under six years of age at a cost of \$150.00 per grave, including perpetual care. Cremains plots in Block 28 shall be \$75.00. Effective October 1, 1988, where physically possible, and notification is given to the borough prior to the first burial, more than one but not more than two burials may occur in one grave site plot, at no additional cost. Cremated remains may be buried in the same grave site as long as space is available and consent of the owner is given.

B. No graves shall be sold after the passage of the ordinance codified in this chapter other than on a perpetual-care basis.]

SEC. 2. 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. 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. 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: _____, 2022

PASSED IN SECOND READING: _____, 2022

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

15.16.055 Columbarium.

A. Definition. A structure of vaults lined with recesses for cinerary urns. There shall be 100 niches located at the Sunset Gardens Cemetery. The dimension for each niche shall be 12 inches by 12 inches by 15-1/2 inches which may accommodate one or two urns.

B. Fee. The fee per niche shall be \$330.00. The fee per opening and closing for each niche shall be \$120.00. If the opening and closing of the niche is done on a holiday, Saturday or Sunday, the charge shall be \$330.00.

C. The fee for installing a niche name plaque shall be \$120.00.

D. The fee for installing a memorial name plaque shall be \$30.00. [Ord. 922 (am) § 2, 2016; Ord. 732 § 4, 2003.]

15.16.070 Opening and closing graves.

A. No person shall be permitted to open and close graves within a borough cemetery, except upon application to the borough clerk. Permission may be given for a person to bury cremated remains under supervision of the borough. Except for disinterment, the borough shall open and close all graves. A fee shall be collected from the persons requesting the opening and closing of all graves, including burial and disinterment. The borough shall have no obligation to perform the disinterment, and may contract said service to private enterprise. All disinterments shall be done under the supervision of the borough.

B. The fee for each opening and closing of a burial grave shall be \$900.00. If the opening and closing of a burial grave is done on a holiday, Saturday or Sunday, the charge shall be \$1,085. The same fees shall apply for a child or infant. Cremated remains will be buried by the borough for a charge of \$180.00. If the burial of cremated remains to a grave is done on a holiday, Saturday or Sunday, the charge shall be \$360.00.

C. The funeral director, or person in charge, shall notify the borough when a burial grave is to be opened, and shall give the date and time graveside services will be conducted, which notice shall be given no less than 48 hours in advance of any service. Notice given less than 48 hours' notice will be charged extra labor fees or any overtime hours required, equal to the hourly pay and benefit cost of employee required. [Ord. 922 (am) § 3, 2016; Ord. 799 § 2, 2007; Ord. 602 § 4, 1995; Ord. 537 § 4, 1988; Ord. 499 § 6, 1986; Ord. 433 § 4, 1982; Ord. 256 § 5, 1970; prior code § 45.50.080.]

15.16.080 Uniformity of grounds and markers.

A. It is highly desirable that uniformity be maintained and, in order to maintain such uniformity, the borough reserves the right to standardize the design and material used for markers, to prohibit the planting of trees and shrubs, and to prohibit the erection of fences or other structures of any kind to carry out such uniformity. Maximum size for the base of markers shall be 36 inches by 20 inches and 18 inches high. The maximum weight of markers shall be 250 pounds. Crosses or any other religious symbol shall not exceed three feet in height and width.

B. No temporary decoration, marker or monument may be placed upon or near a grave which extends above the surface of the ground except on the day of burial, on Memorial Day, Fourth of July and Veterans' Day, and these shall be removed within seven days thereafter. All permanent markers shall be set on foundations constructed and installed to the specifications of the borough except those markers that have built-in foundations. No marker shall extend beyond border of grave (three and one-half feet by nine feet). Upon request, the borough will install a brass plaque marker or a stone plate marker or headstone for a fee of \$120.00.

C. Sunset Gardens Cemetery began operation in 1966. The borough desires that this cemetery be maintained in a uniform manner and the following rules shall apply:

No enclosure of any kind, such as a fence, roping, hedge, border or ditch shall be permitted around any grave, and no grave shall be raised above the established grade. The borough shall remove all materials prohibited by this section which may be in place at the passage of the ordinance codified in this section, or which may in the future be placed on or near any grave, after giving 30 days' notice of such action to any known party which may have an interest therein.

D. *Repealed by Ord. 799.*

E. The borough reserves the right to make special exceptions to the rules set forth in this section or to adopt additional rules by resolution in order to properly operate and maintain the cemeteries. [Ord. 922 (am) § 4, 2016; Ord. 799 § 3, 2007; Ord. 766 § 5, 2005; Ord. 602 § 5, 1995; Ord. 499 § 7, 1986; Ord. 256 § 5, 1970; prior code § 45.50.090.]

15.16.090 Price of graves – Perpetual care required.

A. The sale price of graves, including the perpetual care of same, shall be \$330.00 for a single grave. There may be reserved certain areas, or fractional graves, for the burial of children under six years of age at a cost of \$150.00 per grave, including perpetual care. Cremains plots in Block 28 shall be \$75.00. Effective October 1, 1988, where physically possible, and notification is given to the borough prior to the first burial, more than one but not more than two burials may occur in one grave site plot, at no additional cost. Cremated remains may be buried in the same grave site as long as space is available and consent of the owner is given.

B. No graves shall be sold after the passage of the ordinance codified in this chapter other than on a perpetual-care basis. [Ord. 922 (am) § 5, 2016; Ord. 602 § 6, 1995; Ord. 545 § 4, 1988; Ord. 256 § 5, 1970; prior code § 45.50.100.]

15.16.120 Use of cemetery roads restricted.

No person shall drive any horse or vehicle in or through the cemetery, its roads or paths, for ordinary purposes of traffic and travel, nor permit any cattle, horses, sheep, hogs or other stock of any kind to enter in or upon or to feed or graze in the cemetery. [Ord. 256 § 5, 1970; prior code § 45.50.190.]

CURRENT SECTION

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	6

ORDINANCE No. 1023 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CERTAIN SECTIONS IN CHAPTER 5.08, REVENUE AND FINANCE, IN THE WRANGELL MUNICIPAL CODE

<u>SUBMITTED BY:</u>
Mason Villarma, Finance Director

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

<u>FISCAL NOTE:</u>		
Expenditure Required: \$XXX Total		
FY 21: \$	FY 22: \$XXXXXX	FY23: \$
Amount Budgeted:		
FY22 \$XXX		
Account Number(s):		
XXXXXX XXX XXXX		
Account Name(s):		
Enter Text Here		
Unencumbered Balance(s) (prior to expenditure):		
\$XXX		

ATTACHMENTS: 1. ORD 1023 2. Current Code Sections (WMC 5.08)

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

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to Approve First Reading of Ordinance No. 1023 and move to a Second Reading with a Public Hearing to be held on April 26, 2022.

SUMMARY STATEMENT:

Ordinance 1023 addresses four deficiencies in the Wrangell Municipal Code under Chapter 5.08:

- 1) **It provides language on what “resale” means in the context of chapter 5.08 and it provides a clearer basis for interpreting exemption G in Section 5.080.050. The purpose of this change is twofold:**
 - a. It highlights that intermediary purchases by retailers are not taxed by the Borough until resold within the Borough’s nexus;
 - b. It also identifies that the Borough will require a resale form to be filled out by businesses in order to demonstrate their exempt status when purchasing goods wholesale. It is not the Borough’s objective to double-tax economic activity within the Borough, and therefore this definition and subsequent exemption prevents such a thing from happening.
- 2) **Ordinance 1023 also revises the penalties and interest policy.** The current structure of separating penalties by the first three months is too complex operationally to compute and therefore we are looking to simplify and reduce the penalty to just an initial 5% upon the date of delinquency. The code revision also notes that the total delinquent balance will accrue at 1%. This means the balance will accrue as a running total, as opposed to before, where each balance accrues separately. For oversight and tracking purposes, this simplifies sales tax processing and still allows for penalties and interest to be enforced.
- 3) **Ordinance 1023 also creates a new framework for allocating sales tax. 80% to the General Fund and 20% to the school for maintenance or to serve as a portion of the Borough’s local contribution.** Instead of having several sub funds as a part of the sales tax special revenue fund, this will consolidate these “buckets” into one sales tax fund that is allocated to the general fund and the school contribution fund. In effect, the sales tax fund will zero out each year upon annual allocation. General Fund money can be used for any purpose appropriated by the assembly, creating more freedom in addressing pressing priorities for the Borough.
- 4) **Ordinance 1023 also removes the cap on sales tax.** In effect, this would apply a 7% tax on all sales instead of the initial \$3,000 for goods and services. This will not influence the every-day consumer, but it will result in increased

revenue from big ticket items and services (i.e., marine fabrication, construction, etc.). With projected costs rising for the Borough in the FY2023 budget and decreases in other vital revenue streams like property taxes, this Ordinance gives the Borough the resources to address deferred maintenance, keep up with inflation and save for future essential capital projects.

CITY AND BOROUGH OF WRANGELL, ALASKA
ORDINANCE NO. 1023

AN ORDINANCE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF
WRANGELL, ALASKA, AMENDING CERTAIN SECTIONS IN CHAPTER 5.08,
REVENUE AND FINANCE, IN THE WRANGELL MUNICIPAL CODE

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

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

The purpose of this ordinance is to amend Certain Sections in Chapter 5.08, Revenue and Finance, in the Wrangell Municipal Code.

SEC. 1. Amendment. Sections 5.08.005, Definitions, 5.08.050, Exemptions from tax and 5.08.070, Limitations of use of tax proceeds, are hereby amended as follows:

5.08.005 Definitions.

For the purposes of this chapter, the following words and phrases have the meanings hereinafter respectively ascribed to them:

...

D. "Resale" means to sell again and is limited to goods which are resold per se or are physically present in a final product which is sold and is subject to tax at the time of final sale. Resale sales are not made to the final consumer.

E. "Resale of services" means sales of intermediate services to a business where the charge for which will be passed directly by that business to a specific buyer.

[D] F. "Retail sale" means any sale of goods or services, including barter, credit, installment and conditional sales, for any purpose other than resale in the regular course of business. The delivery of property in the borough is considered subject to sales tax if the retailer maintains any office, distribution or sales house within the borough, conducts online sales of goods and services for items deliverable to buyers or consumers within the borough, or solicits business or accepts orders through any agent, salesman, member or representative within the borough.

[E] G. "Sale of services" means the sale of services, which includes parts and labor, for a specific job or task. Sales tax shall be computed on the invoice for the total job or task, said invoice period not to exceed 30 days.

[F] H. "Sales price" means and includes the consideration, whether money, credit, rights or other property expressed in terms of money paid or delivered by a buyer to a seller, all without any deduction on account of the cost of property sold, the cost of materials used, labor costs, discount, delivery costs, federal and state taxes, or any other expenses whatsoever paid or accrued, and without any deduction on account of losses.

[G] I. "Sales tax" means and includes the tax levied in this chapter on gross revenues derived from all taxable commercial retail sales or services, said revenues being computed in dollars and cents and the tax payable by the seller or the person performing the services.

[H] J. “Seller” means any person or entity making a retail sale to a buyer or consumer, whether as agent, broker or principal, any person or entity performing services for remuneration, or a purchasing cooperative. Notwithstanding any other provision of this chapter, arrangements made with another person or agent, including, but not limited to, a travel agent, cruise ship business, broker or other representative, regardless of the location of the travel agent, cruise ship business, broker or other representative, by a provider of services, rentals or goods, to market such services, rentals or goods (including travel and adventure services), to provide such services, rentals, or goods to another person, or the transfer to the buyer of the right or privilege to receive such services, rentals or goods, is a taxable sale by such provider, not a sale for resale, and such provider is a seller for the purposes of this chapter.

[I] K. “Services” includes all services of every manner and description provided in whole or part within the borough, including travel and adventure services and delivery services, that are performed or furnished for consideration whether in conjunction with the sale of goods or not, but does not include services rendered by an employee to an employer.

[J] L. “Single-purchase sale” means a sale by a single purchase or invoice, which may consist of one or more items but which are purchased at the same time and there is a single invoice representing that sale. A single-purchase sale includes a sale of items by contract, bid, quote or other lump sum amount only if the sale is based on and computed as a single bid, quote, sum, or package price rather than as an accumulated sum or aggregation for prices of separate identifiable items, separable prices, or items purchased at different times.

[K] M. “Travel and adventure services” includes, but is not limited to, tours and charters on land and water, guide services, admissions, lectures, transportation services (excluding air transportation), and the rental of lodging, aircraft, vehicles, watercraft, and equipment, including fishing, boating, camping and other tour or adventure related goods. Travel and adventure services also include sales of goods incidental or related to such services. Regardless of the location of any marketing, brokering, packaging, resale, assignment, or other arrangement and regardless of the beginning or ending of any other related services the point of delivery of a travel and adventure service is within the borough if the ultimate consumer of the travel and adventure service receives any such service which begins or occurs within the corporate limits of the City and Borough of Wrangell.

[L] N. Tax on Noncash Considerations. When sales, rentals of property, or services are made, paid, performed or furnished for other than cash, the price shall be computed in dollars and cents on the reasonable value of the items sold, paid, performed or delivered.

[M] O. Rent and Services Defined. The term “rent” as used in this chapter, includes rent of both real and personal property and the term “services” includes furnishing of labor and materials for accomplishing a specified result when the resulting object or product is not for resale by the purchaser in the ordinary course of business.

5.08.050 Exemptions from tax.

The following transactions are exempt from the tax levied under this chapter:

...

G. All sales of commodities made to a manufacturer, broker, wholesaler, or dealer and which are not consumed or destroyed by such purchaser, but which are resold in the same or an altered form, or which are used to package, crate or deliver the products of such purchaser[;]. All retailers who qualify for the exemption presented must submit a resale form to the finance department. Sales tax exemptions for goods purchased wholesale will not be applied retroactively.

...

L. All sales for consumption outside of the borough if delivered by a common carrier by air, land or water to the purchaser;

[M.] That part of a sale of goods over \$3,000 when all items in a single-purchase sale are added together, and that part of a sale of services over \$3,000 for a single job or task. Invoices for sales of services shall be computed monthly or less for tax purposes;]

[N.] M. All sales of newspaper;

[O.] N. Sales of services, or building and construction supplies, materials, or equipment, including rental of equipment or tools, to a licensed contractor for use in construction for resale;

[P.] O. The value of new or used articles taken in trade as a credit or part payment on the sale of new articles shall be deductible from the total sales price of the new article;

[Q.] P. Gross receipts derived from sales, services, rentals and transactions which the municipality is prohibited from taxing under the Constitution and laws of the United States or the State of Alaska;

[R.] Q. Gross receipts derived from services provided by day care centers and preschool facilities;

[S.] R. Sales of services, or building and construction supplies, materials, or equipment, including rental of equipment or tools, to a licensed contractor for use in construction of projects under contract with the United States government, State of Alaska, City and Borough of Wrangell or any of its political subdivisions;

[T.] S. Purchases made with food coupons, food stamps, or other type of certificate issued under 7 U.S.C. 2011-2025 (Food Stamp Act);

[U.] T. Gross receipts derived from the sales of lawful games of chance and skill conducted by qualified organizations which hold a valid permit from the State of Alaska pursuant to Title 5, Chapter 15 of the Alaska Statutes;

[V.] U. Purchases made with food vouchers or other type of certificate issued under 42 U.S.C. 1786 (Child Nutrition Act, WIC);

[W.] V. Gross receipts derived from services provided by any form of air service are exempt;

[X.] W. That part of the sales price paid by the buyer for travel and adventure services purchased outside the borough or on a cruise ship which is not remitted, directly or indirectly, to the person providing or performing the service within the borough. For purposes of this exemption, “cruise ship” means:

1. A commercial passenger vessel that carries passengers for hire except that “cruise ship” does not include a vessel:
 - a. Authorized to carry fewer than 20 passengers;
 - b. That does not provide overnight accommodations and transportation for at least 20 passengers for hire; or
 - c. Operated by the United States, State of Alaska, or a foreign government.

[Y.] X. Sales of goods where the entire transaction, both payment and delivery, takes place on board a cruise ship. For purposes of this exemption, a “cruise ship” has the same meaning as set forth in subsection (X) of this section.

...

5.08.070 Limitations of use of tax proceeds.

The proceeds of tax levied under this chapter shall be used in such amounts as the assembly of the borough shall determine from time to time, depending upon the rate of tax collected, as follows:

A. [Twenty-eight] **Twenty** percent of the total amount of tax collected shall be used only for any of the following purposes:

1. To pay principal and interest for any bond indebtedness relating to education [**and health of the borough;**]
2. To [operate and] **fund the Wrangell Public School District, and improve or** maintain school facilities;
- [3. To construct and maintain sewers within the borough and other purposes relating to the health and sanitation of the borough.]**

[B. Four percent of the total amount of tax collected shall be used only to plan, design, construct, and/or improve streets and sidewalks, such as pavement of gravel streets or the repavement of previously paved streets.]

C. [Sixty-eight] **Eighty** percent of the total amount of tax collected shall be used only for any general fund purposes for which moneys of the borough may be disbursed for any purpose.

SEC. 2. Repeal and Replace. Section 5.08.100, Penalty and interest, is hereby repealed and replaced as follows:

5.08.100 Penalty and interest.

[In the event a return is not made or the appropriate tax not paid within one month following the reporting quarter, a penalty of five percent of such tax as is unpaid shall be added to such tax for the first month of delinquency or any fraction thereof, and an additional five percent shall be added for each additional month of delinquency or fraction thereof, until the total penalty of 15 percent has accrued. Interest at the rate of 15 percent per year from the date of delinquency until paid shall accrue in monthly. The borough assembly may upon a verified showing of medical necessity, as the reason for a failure to pay sales tax in a timely manner, waive all or any portion of the penalty and/or interest assessed hereinabove. Such penalty and interest shall be collected in the same manner as the tax.]

In the event a return is not made, or the appropriate tax not paid within one month following the reporting quarter, a penalty of five percent of such tax as is unpaid shall be added to such tax for the first month of delinquency or any fraction thereof. Interest on all outstanding or delinquent sales tax balances shall accrue monthly at a rate of one percent as of the initial date of delinquency. The borough assembly may upon a verified showing of medical necessity, as the reason for a failure to pay sales tax in a timely manner, waive all or any portion of the penalty and/or interest assessed hereinabove. Such penalty and interest shall be collected in the same manner as the tax.

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: _____, 2022

PASSED IN SECOND READING: _____, 2022

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

5.08.050 Exemptions from tax.

The following transactions are exempt from the tax levied under this chapter:

- A. Salaries and wages received by an employee from an employer;
- B. Sales made and services performed which are not in the regular course of business;
- C. Sales, and the gross receipts derived therefrom, when the aggregate amount when computed under WMC 5.08.020 amounts to less than \$0.12;
- D. Sales, including such rentals and services, when the total sales and service prices derived by the seller or person furnishing such services does not aggregate \$200.00 in any calendar quarter year;
- E. Dues or fees to clubs, labor unions, or fraternal organizations;
- F. Gross receipts derived from sales of health care and funeral goods and services as follows:
 - 1. Sale of cemetery plots, caskets, funeral and burial related items, funeral charges and services by a funeral home;
 - 2. Professional services and supplies by a person licensed, qualified, or certified by the state as a doctor of medicine and surgery, a doctor of osteopathy and surgery, a chiropractor, a dentist, a naturopath, an optometrist, an audiologist, a hospital, a midwife, operator of a birth center, an acupuncturist, an occupational therapist, a physical therapist, a certified nurse aide, or a registered or practical nurse; provided, that the sale is within the scope of the state license or certificate;
 - 3. Controlled substances supplied and services performed pursuant to a prescription from a person listed in subsection (F)(2) of this section;
 - 4. Counseling services by a mental health professional including a psychotherapist, psychologist or psychological associate, a clinical social worker, an alcohol and drug counselor, or a marital and family therapist, licensed or certified by the state; provided, that the services are within the scope of the license or certificate;
 - 5. Assisted living services provided in accordance with an assisted living plan and in an assisted living home licensed as such by the state;
 - 6. Sales of hospital services, or from sales of oxygen used for medical purposes, blood or blood plasma, artificial devices designed or altered for the use of a particular person with a disability, artificial limbs, eyes and organs, hearing aids, assistive mobility devices (e.g., crutches, canes, walkers, and wheelchairs);
 - 7. Services rendered by barbers, cosmeticians and masseurs are not exempt;
- G. All sales of commodities made to a manufacturer, broker, wholesaler or dealer and which are not consumed or destroyed by such purchaser, but which are resold in the same or an altered form, or which are used to package, crate or deliver the products of such purchaser;
- H. All sales to a bona fide retailer when the same are purchased for resale in the ordinary course of business; in this connection, a retailer is one who regularly stocks merchandise for resale, displays the same to the public and holds himself or herself out as regularly engaged in the business of selling such products either during a regular season or throughout the year directed to the consumer;
- I. Gross receipts or proceeds derived from the transportation to and from grade or high schools in motor or other vehicles;
- J. Gross receipts or proceeds derived from servicing, freezing, storing, handling or wharfing of fish; or lumber or any other commodities awaiting shipment or in the process of being shipped;

K. Gross receipts or proceeds derived from sales to the United States government, State of Alaska, City and Borough of Wrangell and any of its political subdivisions;

L. All sales for consumption outside of the borough if delivered by a common carrier by air, land or water to the purchaser;

M. That part of a sale of goods over \$3,000 when all items in a single-purchase sale are added together, and that part of a sale of services over \$3,000 for a single job or task. Invoices for sales of services shall be computed monthly or less for tax purposes;

N. All sales of newspaper;

O. Sales of services, or building and construction supplies, materials, or equipment, including rental of equipment or tools, to a licensed contractor for use in construction for resale;

P. The value of new or used articles taken in trade as a credit or part payment on the sale of new articles shall be deductible from the total sales price of the new article;

Q. Gross receipts derived from sales, services, rentals and transactions which the municipality is prohibited from taxing under the Constitution and laws of the United States or the State of Alaska;

R. Gross receipts derived from services provided by day care centers and preschool facilities;

S. Sales of services, or building and construction supplies, materials, or equipment, including rental of equipment or tools, to a licensed contractor for use in construction of projects under contract with the United States government, State of Alaska, City and Borough of Wrangell or any of its political subdivisions;

T. Purchases made with food coupons, food stamps, or other type of certificate issued under 7 U.S.C. 2011-2025 (Food Stamp Act);

U. Gross receipts derived from the sales of lawful games of chance and skill conducted by qualified organizations which hold a valid permit from the State of Alaska pursuant to Title 5, Chapter 15 of the Alaska Statutes;

V. Purchases made with food vouchers or other type of certificate issued under 42 U.S.C. 1786 (Child Nutrition Act, WIC);

W. Gross receipts derived from services provided by any form of air service are exempt;

X. That part of the sales price paid by the buyer for travel and adventure services purchased outside the borough or on a cruise ship which is not remitted, directly or indirectly, to the person providing or performing the service within the borough. For purposes of this exemption, "cruise ship" means:

1. A commercial passenger vessel that carries passengers for hire except that "cruise ship" does not include a vessel:
 - a. Authorized to carry fewer than 20 passengers;
 - b. That does not provide overnight accommodations and transportation for at least 20 passengers for hire; or
 - c. Operated by the United States, State of Alaska, or a foreign government.

Y. Sales of goods where the entire transaction, both payment and delivery, takes place on board a cruise ship. For purposes of this exemption, a "cruise ship" has the same meaning as set forth in subsection (X) of this section.

5.08.070 Limitations of use of tax proceeds.

The proceeds of tax levied under this chapter shall be used in such amounts as the assembly of the borough shall determine from time to time, depending upon the rate of tax collected, as follows:

A. Twenty-eight percent of the total amount of tax collected shall be used only for any of the following purposes:

1. To pay principal and interest for any bond indebtedness relating to education and health of the borough;
2. To operate and maintain school facilities;
3. To construct and maintain sewers within the borough and other purposes relating to the health and sanitation of the borough.

B. Four percent of the total amount of tax collected shall be used only to plan, design, construct, and/or improve streets and sidewalks, such as pavement of gravel streets or the repavement of previously paved streets.

C. Sixty-eight percent of the total amount of tax collected shall be used only for any general fund purposes for which moneys of the borough may be disbursed for any purpose.

5.08.100 Penalty and interest.

In the event a return is not made or the appropriate tax not paid within one month following the reporting quarter, a penalty of five percent of such tax as is unpaid shall be added to such tax for the first month of delinquency or any fraction thereof, and an additional five percent shall be added for each additional month of delinquency or fraction thereof, until the total penalty of 15 percent has accrued. Interest at the rate of 15 percent per year from the date of delinquency until paid shall accrue in monthly. The borough assembly may upon a verified showing of medical necessity, as the reason for a failure to pay sales tax in a timely manner, waive all or any portion of the penalty and/or interest assessed hereinabove. Such penalty and interest shall be collected in the same manner as the tax.

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	6

RESOLUTION No. 04-22-1679 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET IN THE WASTE WATER FUND BY TRANSFERRING \$10,000 FROM WASTE WATER FUND RESERVES TO THE WASTE WATER COLLECTION SYSTEM MAINTENANCE ACCOUNT AND AUTHORIZING ITS EXPENDITURE FOR WASTE WATER COLLECTION SYSTEM PUMPS AND SPARE PARTS

<u>SUBMITTED BY:</u>
Tom Wetor, Public Works Director

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

<u>FISCAL NOTE:</u>		
Expenditure Required:		
FY 21: \$	FY 22: \$10,000	FY23: \$
Amount Budgeted:		
	FY22 \$45,000	
Account Number(s):		
	76000 503 7025	
Account Name(s):		
	Collection System Maintenance	
Unencumbered Balance(s) (prior to expenditure):		
	\$1,026.90	

ATTACHMENTS: 1. Res 04-22-1679

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

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to approve Resolution No. 04-22-1679.

SUMMARY STATEMENT:

In the past month there have been several breakdowns in the collection system that need to be addressed. A grinder pump at a residence near 2 mile needed to be replaced, the transducer for Node 19 on Wood St needed to be replaced, and a number of capacitors on Node 14 needed to be replaced. The department had these items in inventory and was able to make the necessary fixes. The total for these 3 invoices is \$5,500

This budget amendment replaces that inventory that has been used up. Some of the new materials are close to 6 months lead time which is why they need to be purchased now so that we get them as soon as possible in case there is another breakdown.

Additionally, with 3 months left in the fiscal year additional money has been added in case anything else needs to be replaced before July.

Wastewater fund reserves are currently at \$1,322,809.00. After this expenditure WW fund reserves would be at \$1,312,809.00.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 04-22-1679

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE WASTE WATER FUND BY TRANSFERRING \$10,000 FROM WASTE WATER FUND RESERVES TO THE WASTE WATER COLLECTION SYSTEM MAINTENANCE ACCOUNT AND AUTHORIZING ITS EXPENDITURE FOR WASTE WATER COLLECTION SYSTEM PUMPS AND SPARE PARTS

WHEREAS, the Waste Water Department is experiencing failures in pumps in the pump stations of the sewer collection system ; and

WHEREAS, the purchase of new replacement pumps and repair kits are necessary for the health and safety of the community to keep the sewer collection system operating; and

WHEREAS, additional funding from the Waste Water Fund Reserves is necessary to cover the cost of this equipment.

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

Section 1: The FY 2022 Budget in the Waste Water Fund is amended to reflect an increase in the transfer of funds from the Waste Water Fund Reserves in the amount of \$10,000.00 and authorizing its expenditure for Waste Water Collection System Pumps and Spare Parts.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 12th DAY OF APRIL, 2022.

CITY & BOROUGH OF WRANGELL, ALASKA

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	6

RESOLUTION No. 04-22-1680 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA,
CREATING THE 911 SURCHARGE SPECIAL REVENUE FUND

<p><u>SUBMITTED BY:</u></p> <p>Mason Villarma, Finance Director</p>	<p><u>FISCAL NOTE:</u></p> <p>Expenditure Required:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">FY 20: \$</td> <td style="width: 33%; border-bottom: 1px solid black;">FY 21:</td> <td style="width: 33%; border-bottom: 1px solid black;">FY22:</td> </tr> <tr> <td style="height: 15px;"></td> <td></td> <td></td> </tr> </table> <p>Amount Budgeted:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;">FY22 \$0</td> </tr> </table> <p>Account Number(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table> <p>Account Name(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table> <p>Unencumbered Balance(s) (prior to expenditure): See Agenda Statement</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table>	FY 20: \$	FY 21:	FY22:					FY22 \$0						
FY 20: \$	FY 21:	FY22:													
	FY22 \$0														

<u>Reviews/Approvals/Recommendations</u>	
<input type="checkbox"/>	
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1.) Resolution No. 04-22-1680

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

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to approve Resolution No. 04-22-1680.

SUMMARY STATEMENT:

The Borough receives 911 surcharge revenue that is remitted from wire and wireless telephone providers monthly. The surcharge revenue collected is consistently around \$50,000 on an annual basis. The funds are remitted to support 911 dispatch technology which is typically overhauled every 4 to 5 years depending on the municipality. The cost of 911 server technology is very costly, ranging anywhere from \$300,000 to \$450,000. The surcharge revenue collected has typically been recorded as a general fund revenue and rolls into fund balance upon each fiscal year closed.

In order to save for costly updates and overhauls to 911 system support and technology, Borough administration is recommending that a 911 Surcharge Revenue special revenue fund is created so that surcharge revenues received by providers are to be tracked and saved independent of the general fund and ensure that funds are restricted explicitly for 911 server improvements, upgrades and overhauls. Creation of this special revenue fund will in effect, allow for enhanced oversight of surcharge revenues and allow the Borough to save these funds for required upgrades to the 911 server and supporting technology.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION No. 04-22-1680A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF
WRANGELL, ALASKA, CREATING THE 911 SURCHARGE SPECIAL
REVENUE FUND

WHEREAS, the City and Borough of Wrangell collects 911 surcharge revenue from wire and wireless telephone providers to support 911 servers and support technology; and

WHEREAS, 911 surcharge revenues have historically been captured in the general fund and rolled into fund balance at the close of each fiscal year; and

WHEREAS, consistent with other municipalities, the Borough would like to track these funds independently and restrict the use of the funds to be explicitly for upgrades and improvements to the 911 server and related technology; and

WHEREAS, the creation of a 911 surcharge special revenue fund will allow Borough administration to track these funds separately and ensure they are spent only on server upgrades and improvements.

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

Section 1. The 911 surcharge special revenue fund is hereby created, effective immediately.

Section 2. All 911 surcharge revenues from July 1, 2022 on will be captured in the 911 surcharge special revenue fund.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 12th day of April, 2022.

CITY & BOROUGH OF WRANGELL

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	6

RESOLUTION No. 04-22-1681 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE CEMETERY CAPITAL EXPENDITURES BUDGET BY TRANSFERRING \$57,739 FROM THE GENERAL FUND TO THE CEMETERY CAPITAL EXPENDITURES BUDGET AND AUTHORIZING ITS EXPENDITURE FOR THE SUNSET GARDENS CEMETERY COLUMBARIUM PROJECT

SUBMITTED BY:

Amber Al-Haddad, Capital Facilities Director
Kim Lane, Borough Clerk

FISCAL NOTE:

Expenditure Required: \$57,739 Total

FY 21: \$	FY 22: \$57,739	FY23: \$
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Amount Budgeted:

Account Number(s):

Account Name(s):

Unencumbered Balance(s) (prior to expenditure):

Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. Res 04-22-1681; 2. FY22 Proposed Capital Project - Columbarium for Sunset Gardens Cemetery

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

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to Approve Resolution No. 04-22-1681.

SUMMARY STATEMENT:

Available burial space in Wrangell's two cemeteries has reached a point where there is need to develop more space. Identifying the proper new cemetery site, for project development feasibility, has been a challenge, and the Public Works Department continues to work toward further identifying alternatives. As of the date of this writing, there are three usable full-casket plots in the Sunset Gardens Cemetery and there are four usable full-casket plots available in the Memorial Cemetery. The Borough has been reluctant to sell plots in the Memorial Cemetery since some plots that are shown as reserved or unoccupied are in fact occupied.

Further to the need for more cemetery plot space, there is a need for an additional Columbarium, designed to hold cremation urns, with a memorial wall on both ends. Wrangell's existing Columbarium, located at Sunset Gardens Cemetery, currently has seventeen niches available, and there is no memorial wall space remaining.

According to the 2021 National Funeral Directors Association, the U.S. cremation rate is expected to increase from 54.5% in 2019 to 78.4% in 2040. The rising number of cremations can be attributed to changing consumer preferences, weakening religious prohibitions, cost considerations, and environmental concerns.

The additional of a second Columbarium is ideal to prepare Wrangell for this growing trend.

Resolution No. 04-22-1681 approves funding for the purchase of a new Columbarium as well as the remainder of the costs associated with shipping the 10,000-pound structure, constructing an appropriate concrete pad, and setting the unit in place. Attached is the FY22 proposed capital project with budget details.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 04-22-1681

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET IN THE CEMETERY CAPITAL EXPENDITURES BUDGET BY TRANSFERRING \$57,739 FROM THE GENERAL FUND TO THE CEMETERY CAPITAL EXPENDITURES BUDGET AND AUTHORIZING ITS EXPENDITURE FOR THE SUNSET GARDENS CEMETERY COLUMBARIUM PROJECT

WHEREAS, there are only seventeen (17) spaces (niches) available in the existing Columbarium; and

WHEREAS, there is no space available for memorializing persons on the side wall of the existing Columbarium; and

WHEREAS, the City has identified the need for more columbarium space for the internment of human ashes; and

WHEREAS, the new Columbarium shall be placed in the Sunset Gardens Cemetery area.

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

Section 1: The FY 2022 Budget in the Cemetery Fund is amended to reflect an increase in the transfer of funds from the General Fund to the Cemetery Capital Expenditures Budget in the amount of \$57,739 and authorizing its expenditure for the Sunset Gardens Cemetery Columbarium project.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 12th DAY OF APRIL, 2022.

CITY & BOROUGH OF WRANGELL, ALASKA

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk



FY2022 Proposed Capital Project

Project: Columbarium for Sunset Gardens Cemetery			
Description:	Add a second Columbarium at Sunset Gardens Cemetery		
Cost Estimate:	\$57,739	Sched. Complete: FY22/FY23	Project Mgmt: A Al-Haddad
PROJECT DISCUSSION			
<p>Available burial space in Wrangell's two cemeteries has reached a point where there is need to develop more space. Identifying the proper new cemetery site, for project development feasibility, has been a challenge, and the Public Works Department continues to work toward further identifying alternatives. As of the date of this writing, there are three usable full-casket plots in the Sunset Gardens Cemetery and there are four usable full-casket plots available in the Memorial Cemetery. The Borough has been reluctant to sell plots in the Memorial Cemetery since some plots that are shown as reserved or unoccupied are in fact occupied.</p> <p>Further to the need for more cemetery plot space, there is a need for an additional Columbarium, designed to hold cremation urns, with a memorial wall on both ends. Wrangell's existing Columbarium, located at Sunset Gardens Cemetery, currently has seventeen niches available, and there is no memorial wall space remaining.</p> <p>According to the 2021 National Funeral Directors Association, the U.S. cremation rate is expected to increase from 54.5% in 2019 to 78.4% in 2040. The rising number of cremations can be attributed to changing consumer preferences, weakening religious prohibitions, cost considerations, and environmental concerns.</p> <p>The additional of a second Columbarium is ideal to prepare Wrangell for this growing trend.</p>			
PROJECT COST ESTIMATE			
BREAKDOWN	ESTIMATE	BUDGET REQUEST	
Columbarium	\$36,989	FY2022 General Fund	\$57,739
Freight	\$ 2,500		
Construction	\$15,500		
5% Estimating Contingency	\$ 2,750		
Total Estimate	\$57,739	Budget Total	\$57,739

Photo of existing Columbarium at Sunset Gardens Cemetery (the memorial plaque is shown on the end):

Item e.



Sketch of Wrangell's proposed size Columbarium:

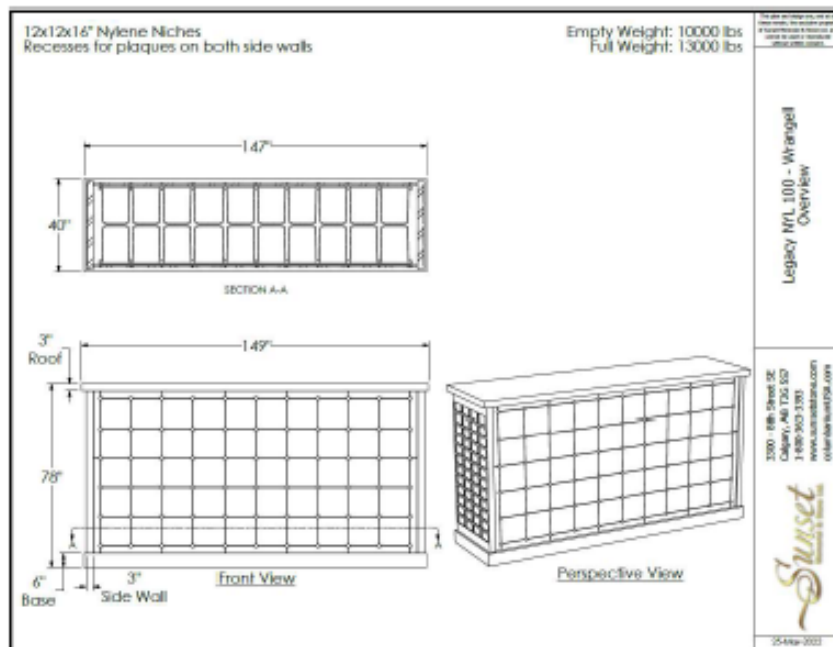


Figure 1: Overview - Sunset's Legacy 100 NYL

Example photo of new Columbarium style with memorial plaque recess areas on end walls:



CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	6

RESOLUTION No. 04-22-1682 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, APPROVING AMENDMENT II TO THE POLE RENTAL AGREEMENT WITH ALASKA TELEPHONE COMPANY

<p><u>SUBMITTED BY:</u></p> <p>Mason Villarma, Finance Director</p>	<p><u>FISCAL NOTE:</u></p> <p>Expenditure Required:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">FY 20: \$</td> <td style="width: 33%; border-bottom: 1px solid black;">FY 21:</td> <td style="width: 33%; border-bottom: 1px solid black;">FY22:</td> </tr> <tr> <td style="height: 15px;"></td> <td></td> <td></td> </tr> </table> <p>Amount Budgeted:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;">FY22 \$0</td> </tr> </table> <p>Account Number(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table> <p>Account Name(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table> <p>Unencumbered Balance(s) (prior to expenditure): See Agenda Statement</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table>	FY 20: \$	FY 21:	FY22:					FY22 \$0						
FY 20: \$	FY 21:	FY22:													
	FY22 \$0														

<u>Reviews/Approvals/Recommendations</u>	
<input type="checkbox"/>	
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1.) Resolution No. 04-22-1682 2.) Original AP&T Pole Rental Agreement 3.) Amendment I 4.) Amendment II

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

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to approve Resolution No. 04-22-1682.

SUMMARY STATEMENT:

This is the approval of Amendment II to the Pole Attachment License Agreement with AP&T. The original agreement was signed and executed back in August of 2001. The original pole agreement provided for a rate of \$14 per pole rented. In 2012, the agreement had its first amendment (Amendment I attached), which increased the rental fee to \$20 per pole.

Amendment II, signed by Jeffrey Good, Borough Manager, and Michael Garrett, CEO of AP&T, increases the pole rental rate from \$20 per pole to \$30 per pole. Per the last pole count conducted on May 22, 2020, there were 1,331 poles where AP&T had internet or phone configurations affixed to Borough poles. This increase is taking place to proactively address inflation and increase Wrangell Municipal Light & Power (WML&P) revenues to effectively replace depreciated poles within the community. The increase will bring in an additional \$13,310 in lease revenue plus sales tax.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION No. 04-22-1682A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF
WRANGELL, ALASKA APPROVING AMENDMENT II TO THE POLE
RENTAL AGREEMENT WITH ALASKA TELEPHONE COMPANY

WHEREAS, the City and Borough of Wrangell, Alaska formed a Pole Attachment License agreement with Alaska Telephone Company in August of 2001; and

WHEREAS, the Borough later signed a First Amendment to the Pole Attachment License agreement in 2012, increasing the pole rental rate from \$14 per pole to \$20 per pole; and

WHEREAS, in accordance with Section 16.03 and Section 9 of the original agreement, the Borough and AP&T are permitted to change the license fee if mutually agreed upon; and

WHEREAS, Borough Management and Alaska Telephone Company has mutually agreed upon a rate of \$30 per pole as evidenced by their signatures in the attached Amendment II.

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

Section 1. The attached Amendment II and the pole rental fees within shall become effective upon approval.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 12th day of April, 2022.

CITY & BOROUGH OF WRANGELL

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

Amendment II

Pole Attachment License Agreement Effective August 8th, 2001 Between The City and Borough of Wrangell, Alaska and Alaska Telephone Company

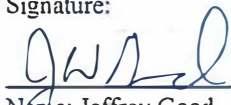
By Their signatures below, and in accordance with sections 16.03 - Entire Agreement; Modification and 9. - License Fee, the parties agree to amend the above referenced Agreement as follows:

The annual fee shall be \$30.00 per pole and annual billing shall be submitted for the period from June 15th to May 31st each year; this fee shall apply through the next 3 annual billing cycles, beginning June 1, 2022 and ending May 31, 2025.

This amendment supersedes Amendment 1 of the Pole Attachment License Agreement. All other terms and conditions remain the same. Accordingly, this Agreement, as amended, will automatically renew annually until terminated by either party in accordance with section 12.01 - Term.

City and Borough of Wrangell, Alaska

Signature:



Name: Jeffrey Good
Title: Borough Manager

3/2/22

Date

Alaska Telephone Company

Signature:



Digitally signed by Michael Garrett
Date: 2022.03.28 16:04:48 -0700

Name: Michael Garrett
Title: President / CEO

3-28-22

Date

POLE ATTACHMENT LICENSE AGREEMENT

This Agreement is entered into this 5th day of August ~~2000~~ ²⁰⁰¹, between the CITY OF WRANGELL, ALASKA ("city") and ALASKA POWER AND TELEPHONE COMPANY, an Alaska corporation ("Licensee").

RECITALS

- A. City owns utility poles located in the city of Wrangell, Alaska
- B. Licensee operates a business providing telephone service to customers.
- C. City wishes to grant to licensee and Licensee wishes to obtain from City a non-exclusive license to affix cables, wires and related equipment to City's poles as necessary to provide telephone service to Licensee's customers.

AGREEMENTS

In consideration of the above premises and the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Certain Definitions.

- 1.01 "City's Poles" or "poles" shall mean all utility poles now or hereafter owned by City or to which City has the right to permit attachments and/or Facilities to be affixed.
- 1.02 "Licensee's Attachments" or "Attachments" shall include, without limitation, all cables, wires, service drops, terminals, appliances, connections, or appurtenances attached to or strung from or between poles for use in providing telephone services to customers of Licensee.
- 1.03 "Facility" shall mean all electrical equipment or hardware including, but not limited to, cables, wires, transformers, capacitors, appliances, connections and appurtenances, owned, operated or maintained by City in connection with City's poles.
- 1.04 "Rearrange" (or any derivation thereof) shall mean to alter, remove, relocate, strengthen (guy) or replace.

2. Grant of License.

City hereby grants to Licensee a non-exclusive license to affix, Rearrange and maintain Attachments on and to City's Poles subject to the terms and conditions contained herein.

3. Existing Attachments.

The parties acknowledge and agree that Licensee previously has affixed certain Attachments to City's Poles and that such existing Attachments shall be subject to and governed by this Agreement.

4. Application and Authorization.

4.01 Licensee's Application.

Except as provided in Sections 4.03 and 4.04 below, Licensee shall file with City a written application to affix or Rearrange Attachments at least thirty (30) days prior to affixing or Rearranging any Attachments (see attachment A)

4.02 City's Determination.

Within thirty (30) days' of receiving Licensee's written application to affix or Rearrange Attachments, City shall notify Licensee, either verbally or in writing, of its acceptance or rejection of such application. If City notifies Licensee verbally, it shall provide Licensee with written confirmation of its acceptance or rejection within a reasonable time after such verbal notification.

4.03 Shorter Notice Period.

In the event Licensee must affix or Rearrange any Attachment in order to comply with routine customer service request other than a customer drop, or if Licensee proposes to affix or Rearrange Attachments to, or on five (5) or fewer existing Poles and does not require the City to provide new Poles, Licensee shall, either verbally or in writing, request authorization to so affix or Rearrange such Attachment and City shall notify Licensee of its acceptance or rejection of Licensee's request within two (2) business days after receiving the request. If either party hereto makes or provides a verbal request or notice hereunder, such party shall, within a reasonable time thereafter, confirm the same in writing.

4.04 Authorization Required; Exception.

Licensee shall not affix or Rearrange any Attachments to or on City's Poles without first filing an application with and receiving written or verbal authorization from City as provided above: provided, however, in the event of an emergency or customer service request (including a customer drop) requiring the immediate placement or Rearrangement of Attachments in

Licensee's reasonable opinion, Licensee shall not be required to obtain City's Authorization to affix or Rearrange such Attachments.

5. Licensee's Operation.

At its sole expense, Licensee shall (i) plainly identify its Attachments, (ii) affix and/or Rearrange its Attachments in a good and workman like manner and (iii) maintain its Attachments in a safe condition and in complete repair. Licensee shall affix and/or Rearrange its Attachments to City's reasonable satisfaction and in accordance with the National Electric Safety Code, all applicable telecommunications codes and all other applicable federal, state and local rules and regulations as the same may now exist or hereafter be amended or revised. In the event any Attachments are not in compliance with this Section 5, City shall notify Licensee of such noncompliance. If City reasonably determines that such noncompliance presents a health or safety hazard or potential liability to City, City shall include in such notice to Licensee a date by which Licensee must Rearrange such Attachments or otherwise cure such noncompliance. In all other cases, Licensee shall have thirty (30) days from the date of City's notice to Rearrange such Attachments or otherwise cure such noncompliance. If Licensee fails to Rearrange such Attachments or otherwise cure such noncompliance within such thirty-day period or shorter period as specified in City's notice, City may take such action as is necessary to cure such noncompliance, including Rearranging any Attachments, at Licensee's sole expense.

6. City's Operations.

City shall maintain all Poles in a good and safe condition and shall install and maintain all new or additional Poles put in use on or after the date of this Agreement in accordance with the National Electric Safety Code, all Telecommunications codes and all other applicable federal, state, and local rules and regulations as the same may now exist or hereafter be amended or revised.

7. Necessary Rearrangements.

7.01 Accommodation of Licensee.

In the event City's Poles or Facilities or any third party's pole attachments must be Rearranged in order to accommodate Licensee's Attachments, City shall notify Licensee and any affected third party of such necessary Rearrangement. The party whose pole attachments must be Rearranged or accommodate Licensee's Attachments (or the City in the case of Poles or Facilities) shall perform such necessary Rearrangement and Licensee shall reimburse such party or City, as the case may be, for all costs incurred in performing such Rearrangement.

7.02 Accommodation of Others.

In the event Licensee's Attachments must be Rearranged in order to accommodate any third party's pole attachments or to allow City to comply with any federal, state or local laws, rules or regulations requiring the movement of Poles or upgrading of Facilities, City shall notify Licensee of such necessary Rearrangement and Licensee, at its sole expense except as provided in Section 7.03 below, shall perform such Rearrangement promptly, in the case of an emergency, or within a reasonable time after notice from City, in all other cases; provided, however, in case of emergency or the failure of Licensee to perform such Rearrangement promptly or within a reasonable time period as required hereunder, City may perform the Rearrangement and Licensee shall reimburse City for the full expense thereof.

7.03 Third Party Reimbursement.

Licensee shall not be required to incur the expense of or reimburse City for the cost of Rearranging Licensee's Attachments to accommodate pole attachments of third parties from whom the City is entitled to reimbursement or who are required by contract to bear such expense.

8. Inventory and Inspections.

8.01 Report or Inventory.

Upon execution of this Agreement, City and Licensee shall conduct a joint survey and inventory of City's Poles to determine the number of City's Poles to which Licensee's Attachments currently are affixed. Upon completion of such survey and inventory, City and Licensee shall compile a record, as mutually agreed upon by both parties hereto, of the number of City's Poles to which Licensee's Attachments are affixed (the "Report").

8.02 Interim Update.

City and Licensee shall update the Report from time to time during the term of this Agreement upon the Rearrangement (removal or relocation) of Licensee's Attachments to reflect the addition or subtraction of City's Poles from the Report.

8.03 Annual Revision.

Upon each anniversary of the date of this Agreement, City and Licensee shall revise the Report, based upon either the applications for the approval of Rearrangements as required under Section 4 above or a new survey conducted jointly by City and Licensee.

8.04 Inspection.

City reserves the right, from time to time, to inspect Licensee's Attachments. City shall notify Licensee of any such inspection and Licensee shall have the right to designate a representative to accompany the person or persons

making such inspection on behalf of City. Nothing in this section 8.04 shall relieve Licensee of any obligation or liability provided for in this Agreement.

9. License Fee.

Upon completion of the Report or the revised Report in each of the first five (5) years during the term of this Agreement, Licensee shall pay to the City a fee of fourteen and No/100 Dollars (\$14.00) per pole as set forth in the Report. Beginning the sixth year during the term of this Agreement and each year thereafter, and upon completion of each revised Report as provided in Section 8.03 above, Licensee shall pay to City a fee in the amount mutually agreed upon by the parties hereto and multiplied by the number of poles set forth in the Report as revised each year. In the event the parties are unable to mutually agree upon a revised fee within a reasonable time after completion of any revised Report, Licensee shall pay to City, until completion of the next annual revise Report, the fee then in effect. The license fee provided for hereunder shall not vary more than once yearly; provided, however, that upon each update of the Report, as provided in Section 8.02 above, Licensee shall pay to City such additional amount as may be calculated based upon Licensee's increased use of City's Poles during the year.

10. Liability; Indemnity and Insurance.

10.01 Licensee's Liability.

In affixing its Attachments and performing any Rearrangements, Licensee shall exercise special precautions to avoid damaging the Facilities and any pole attachments owned by third parties and Licensee hereby assumes all responsibility for any and all loss for such damage. Licensee shall immediately report to City the occurrence of any such damage and hereby agree to reimburse City or the owners of the damaged pole attachments for the expense incurred in making repairs.

10.02 Indemnity by Licensee.

Licensee agrees to indemnify and hold harmless City, its agents, employees and assigns from any and all claims and demands of any kind or nature, including costs, expenses and attorneys' fees, for loss or damage to property or property rights or injury or death to any persons, including third parties, their employees, or employees of City or Licensee, and further including claims or payments made under any Worker's compensation law or under any plan for employee's disability and death benefits arising from or in any way connected, directly or indirectly, with: (1) the placement, occupancy, presence, use, maintenance, or Rearrangement of Licensee's Attachments; (2) the operation, maintenance or transmission of Licensee's Telephone system; or (3) any Rearrangement of City's Poles or Facilities, or third parties' pole attachments, in order to accommodate Licensee's Attachments.

10.03 Additional Indemnity.

Licensee shall also indemnify and hold harmless City from and against any and all claims and demands for taxes, special charges by others, or infringement of patents with respect to the manufacture, use and operation of Licensee's telephone equipment in combination with City's Poles, or otherwise.

10.04 Insurance Coverage.

Licensee shall maintain the following insurance coverage in full force and effect during the term of this Agreement: (i) comprehensive general liability coverage, including coverage for contractual liability, in the amount of not less than \$2,000,000.00 combined single limit for personal injury and property damage caused by licensee, its employees, agents or subcontractors and (ii) worker's compensation, disability benefit, and all other similar employee benefits in the amount required by all applicable laws. The company or companies issuing such insurance shall be approved by City and all such insurance policies shall name City as an additional insured. Licensee shall furnish City with certificate(s) of insurance evidencing compliance with this Section 10.04 which certificate(s) shall provide that no material change in or cancellation or nonrenewal of the policies referred to herein shall occur without thirty (30) days' prior written notice to City.

10.05 City's Liability.

City shall not be liable to Licensee except for any interruption to service of Licensee or its customers or interference with the operation of Licensee's Attachments caused by the negligence of City or its agents or employees in maintaining and operating City's Poles and Facilities.

11. Property Rights; Warranty.

11.01 No Property Rights.

Nothing in this Agreement nor any use by Licensee hereunder shall create or vest in Licensee any ownership or property rights in City's Poles, Facilities, rights-of-way or any lands belonging to City and nothing herein shall be construed to compel City to maintain any Poles or Facilities for a period longer than required by its own needs.

11.02 No Warranty.

City makes no warranty to Licensee that licensee shall have any easement or right-of-way privileges and city shall not be liable if Licensee is at any time prevented from placing or maintaining its Attachments on City's Poles. Each party hereto shall be responsible for obtaining its own easements and rights-of-way.

12. Term and Termination.

12.01 Term.

Unless sooner terminated pursuant to Section 12.02 below, the initial term of this Agreement shall be five (5) years, commencing on the date hereof. This Agreement shall be automatically renewed for subsequent terms of one (1) year each unless terminated by either party hereto by a written notice delivered to the other party at least sixty (60) days prior to the expiration of the then-existing term.

12.02 Failure to Perform.

If Licensee fails to perform any of its obligations under this agreement and does not cure such failure within thirty (30) days after written notice thereof from City, City, in addition to all other rights it may have, shall have the right to terminate this Agreement immediately upon written notice to Licensee.

12.03 No Release.

Termination of this Agreement shall not release either party from any liability or obligation hereunder accruing prior to the time of termination.

12.04 Removal of Attachments.

Licensee shall remove its Attachments within six (6) months after termination of this Agreement for any reason and if Licensee so fails to remove its Attachments, City may remove such Attachments at Licensee's sole expense.

13. Assignment.

13.01 Consent Required.

Licensee shall not assign, transfer, sublet, mortgage, pledge, hypothecate or encumber this Agreement or any interest herein, nor shall Licensee delegate any of its duties hereunder, without the prior written consent of City, which consent shall not be unreasonably withheld, and any attempt to do so without such consent shall be void and shall constitute a breach of this Agreement.

13.02 No Release of Licensee.

No consent by City to any assignment or subletting by Licensee shall relieve Licensee of any obligation to be performed by Licensee under this Agreement, whether occurring before or after such consent, assignment or subletting. The consent by City to any assignment or subletting shall not relieve Licensee from the obligation to obtain City's express written consent to any other assignment or subletting. The acceptance of a license fee by City from any other person shall not be deemed to be a waiver by City of any provision of this Agreement or to be a consent to any assignment, subletting or other transfer. Consent to one assignment, subletting or other

transfer shall not be deemed to constitute consent to any subsequent assignment, subletting or other transfer.

14. Disclaimer.

City's consent to Licensee's use of any Attachments, Poles or Facilities shall not be construed as approving or endorsing the design or effectiveness, or Licensee's plan for the use of, the same or as any warranty of the safety, durability or reliability of the same and City expressly disclaims any such approval or warranty whether express or implied.

15. Notice.

Notices under this Agreement shall be in writing, and shall be delivered by registered or certified mail, return receipt requested, to the intended recipient at the following address:

City: City of Wrangell
P.O. Box 531
Wrangell, Alaska 99929
Attn: Electrical Superintendent

Licensee: AP&T Co.
PO Box 3222
Port Townsend, WA. 98368-0922
Attn: Mike Garrett

And

AP&T Co.
PO Box 289
Wrangell, Alaska 99929
Attn: Wendell Hewes

Or to such other address as such recipient shall have designated by notice to the sending party. Notices shall be deemed to have been given and received three (3) business days after deposited in the U.S. mail, properly addressed, with postage prepaid.

16. General Provisions.

16.01 Waiver.

The waiver of or failure to enforce any term of condition of this Agreement by City shall not be construed as a waiver of any subsequent breach or failure of the same term or condition, or as a waiver of any other term or condition of this Agreement.

16.02 Captions.

Captions contained in this Agreement shall not be construed to be a part of the Agreement, but are included only for the purpose of convenient reference.

16.03 Entire Agreement; Modification.

This Agreement constitutes the entire understanding between the parties hereto with respect to the subject matter hereof and supersedes all prior conversations, representations, promises, agreements, or warranties (express or implied), whether verbal or written. No modification of this Agreement shall be valid unless made in writing and signed by both parties hereto.

16.04 Partial Invalidity.

Any provision of this Agreement which shall prove to be invalid, void or illegal shall in no way affect, impair or invalidate any other provisions hereof, and such other provisions shall remain in full force and effect.

16.05 Cumulative Remedies.

No remedy or election hereunder is intended to be exclusive but shall, whenever possible, be cumulative with all other remedies at law or in equity.

16.06 Rights Not Exclusive.

Licensee acknowledges that City may enter into agreements or arrangements with others not party to this Agreement regarding attachments to City's Poles. Except as specifically provided herein, this Agreement shall not limit City's right to do so.

16.07 Costs and Expenses.

In the event City incurs any costs or expenses in enforcing any provisions of this Agreement or in connection with Licensee's breach of this Agreement, whether in or out of court, and including any termination, Licensee shall pay or reimburse City for such costs and/or expenses, including reasonable attorneys' fees and court costs.

16.08 Conflict with City Charter or Ordinances.

To the extent any provision of this Agreement is inconsistent with the Charter or any ordinance of the City of Wrangell, such Charter or ordinance shall be controlling.

16.09 Governing Law.

This Agreement shall be governed by the construed in accordance with the laws of the State of Alaska.

EXECUTED as of the day and year first above written.

CITY OF WRANGELL, ALASKA

By: Robert Strundella

Its: City Manager

Alaska Telephone Co.
~~ALASKA POWER & TELEPHONE CO.~~

By: Michael Gault

Its: Chair President

Amendment Number 1

Pole Attachment License Agreement
Effective August 8th, 2001 Between

City and Borough of Wrangell, Alaska and Alaska Telephone Company, an Alaska corporation

By Their signatures below, and in accordance with sections 16.03 – Entire Agreement; Modification and 9. – License Fee, the parties agree to amend the above referenced Agreement as follows:

The annual fee shall be \$20.00 per pole and annual billing shall be submitted for the period from June 1st to May 31st each year; this fee shall apply through the next three (3) annual billing cycles, beginning June 1, 2012 and ending May 31, 2015.

All other terms and conditions remain the same. Accordingly, this Agreement, as amended, will automatically renew annually until terminated by either party in accordance with section 12.01- Term.

City and Borough of Wrangell, Alaska

Jeff Jabusch
Signature

Jeff Jabusch
Name

ACTING BOROUGH MANAGER
Title

6-19-12
Date

Alaska Telephone Company

Michael Garrett
Signature

MICHAEL GARRETT
Name

EXECUTIVE VP
Title

6/13/12
Date

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	6

RESOLUTION No. 04-22-1683 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE LIBRARY CAPITAL EXPENDITURES BUDGET BY TRANSFERRING \$23,625 FROM THE GENERAL FUND TO THE LIBRARY CAPITAL EXPENDITURES BUDGET AND AUTHORIZING ITS EXPENDITURE FOR THE LIBRARY CARPET REPLACEMENT PROJECT

SUBMITTED BY:

Amber Al-Haddad, Capital Facilities Director

FISCAL NOTE:

Expenditure Required: \$23,625

FY 21: \$	FY 22: \$23,625	FY23: \$
-----------	-----------------	----------

Amount Budgeted:

Account Number(s):

Account Name(s):

Unencumbered Balance(s) (prior to expenditure):

Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. Res 04-22-1683.

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

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to Approve Resolution No. 04-22-1683.

SUMMARY STATEMENT:

The carpet in the library is 30 years old. Staff have been covering the bad areas which are unraveling with area rugs, but it is time to replace the carpet to maintain a first-rate public library facility.

The new carpet will be a combination of a walk-off carpet at the entrance and commercial carpet tiles throughout the remainder of the library space, which will lend to ease of replacement in high traffic areas in the future. An additional quantity of tiles will be included as stock material for future replacement due to potential damage and/or wear and tear in high traffic areas.

Resolution No. 04-22-1683 approves funding for the materials only for the Library Carpet Replacement. Having this funding approved will allow the materials to be ordered well ahead of time, anticipating all material arrival in Wrangell in advance of a Fall 2023 planned construction schedule. The additional project costs for the labor to replace the carpet will be proposed under the FY23 capital budget, currently in development.

Funding for the carpet replacement project is expected to come wholly from a 2000 investment donation made to the Irene Ingle Public Library, with provisions that its use was not meant to replace the Library's operating budget provided by the Borough, but rather was to be used as the Librarian deemed necessary to ensure that the Library continued to offer quality services and an outstanding facility that the donors enjoy and appreciate.

The current balance of this restricted portion of the General Fund Reserves is \$45,447.87 and would be transferred from the General Fund to the General Fund capital project budget for the Library Carpet Replacement project.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 04-22-1683

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET IN THE LIBRARY CAPITAL EXPENDITURES BUDGET BY TRANSFERRING \$23,625 FROM THE GENERAL FUND TO THE LIBRARY CAPITAL EXPENDITURES BUDGET AND AUTHORIZING ITS EXPENDITURE FOR THE LIBRARY CARPET REPLACEMENT PROJECT

WHEREAS, the Irene Ingle Library carpet flooring is thirty years old and needs to be replaced to maintain a first-rate public library facility; and

WHEREAS, funding for the carpet replacement project is from a 2000 investment donation made to the Irene Ingle Public Library with provisions that its use was to be used as the Librarian deemed necessary to ensure that the Library continued to offer quality services and an outstanding facility that the donors enjoy and appreciate; and

WHEREAS, the current balance of the restricted portion of the General Fund Reserves, where the 2000 investment donation is maintained, is \$45,447.87.

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

Section 1: The FY 2022 Budget in the Library Fund is amended to reflect an increase in the transfer of funds from the General Fund to the Library Capital Expenditures Budget in the amount of \$23,625 and authorizing its expenditure for the Library Carpet Replacement project.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 12th DAY OF APRIL, 2022.

CITY & BOROUGH OF WRANGELL, ALASKA

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	6

RESOLUTION No. 04-22-1684 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE STREETS FUND BY TRANSFERRING \$65,000 FROM THE SECURE RURAL SCHOOLS FUND RESERVES TO THE STREETS CAPITAL EXPENDITURES BUDGET AND AUTHORIZING ITS EXPENDITURE FOR THE HIGH SCHOOL PARKING LOT SIDEWALK REPLACEMENT PROJECT

SUBMITTED BY:

Amber Al-Haddad, Capital Facilities Director

FISCAL NOTE:

Expenditure Required: \$65,000 Total

FY 21: \$	FY 22: \$65,000	FY23: \$
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Amount Budgeted:

Account Number(s):

Account Name(s):

Unencumbered Balance(s) (prior to expenditure):

Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. Res 04-22-1684; 2. FY22 Proposed Capital Project - High School Parking Lot Sidewalk Replacement Project

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

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to Approve Resolution No. 04-22-1684.

SUMMARY STATEMENT:

At the High School parking lot along Reid Street, the inside perimeter sidewalk has surface deterioration and has pulled away from the curb. The sidewalk was built at the edge of the steep slope, is cracked and exhibits a downslope drop in some areas. The parking lot's asphalt surface and drainage are in good condition and the slope appears to be stable.

To correct the sidewalk problems, the existing sidewalk, curb, and guardrail will be removed and replaced in kind. The new sidewalk will be shifted away from the edge of the slope to reduce potential for future slope issues.

This project was approved in FY21; however, was not included in our accounting system and therefore requires reappropriation. Project costs are an estimate based on recent construction costs for similar projects. If approved, this work is scheduled to occur during the 2022 Summer when the school district has recessed for Summer break.

Resolution No. 04-22-1684 approves \$65,000 in funding for the replacement of the sidewalk along the Reid Street parking lot for the High School. Attached is the FY22 proposed capital project with budget details.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 04-22-1684

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE STREETS FUND BY TRANSFERRING \$65,000 FROM THE SECURE RURAL SCHOOLS FUND RESERVES TO THE STREETS CAPITAL EXPENDITURES BUDGET AND AUTHORIZING ITS EXPENDITURE FOR THE HIGH SCHOOL PARKING LOT SIDEWALK REPLACEMENT PROJECT

WHEREAS, the sidewalk at the Wrangell High School parking lot on Reid Street has deteriorated and become a safety concern; and

WHEREAS, the sidewalk requires replacement to maintain an unobstructed and safe corridor for pedestrians; and

WHEREAS, the sidewalk infrastructure shall be replaced.

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

Section 1: The FY 2022 Budget in the Streets Fund is amended to reflect an increase in the transfer of funds from the Secure Rural Schools Fund to the Streets Capital Expenditures Budget in the amount of \$65,000 and authorizing its expenditure for the High School Parking Lot Sidewalk Replacement project.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 12th DAY OF APRIL, 2022.

CITY & BOROUGH OF WRANGELL, ALASKA

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk



FY2022 Proposed Capital Project

Project: High School Parking Lot Sidewalk Replacement			
Description:	Repair sidewalk infrastructure at the High School parking lot on Reid Street		
Cost Estimate:	\$65,000	Sched. Complete:	FY2022/23
		Project Mgmt:	A Al-Haddad
PROJECT DISCUSSION			
<p>At the High School parking lot along Reid Street, the inside perimeter sidewalk has surface deterioration and has pulled away from the curb. The sidewalk was built at the edge of the steep slope, is cracked and exhibits a downslope drop in some areas. The parking lot's asphalt surface and drainage are in good condition and the slope appears to be stable. To correct the sidewalk problems, the existing sidewalk, curb, and guardrail will be removed and replaced in kind. The new sidewalk will be shifted away from the edge of the slope to reduce potential for future slope issues.</p>			
PROJECT COST ESTIMATE			
BREAKDOWN	ESTIMATE	BUDGET REQUEST	
Admin & Advertising	\$1,500	FY21 Secure Rural Schools Fund	\$65,000
Guardrail Materials	\$10,000		
Electrical Modifications	\$8,500		
Sidewalk Construction & Guardrail Install	\$45,000		
Total Estimate	\$65,000	Budget Total	\$65,000
FISCAL NOTE			
<p>This project was approved in FY21; however, was not included in our accounting system and therefore requires reappropriation. Project costs are an estimate based on recent construction costs for similar projects. If approved, this work is scheduled to occur during the 2022 Summer when the school district has recessed for Summer break.</p>			

High School Parking Lot Sidewalk and Stairway/Lower Landing Photos:



CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	6

RESOLUTION No. 04-22-1685 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE INDUSTRIAL CONSTRUCTION FUND APPROPRIATING \$25,000 TO PROFESSIONAL SERVICES AND AUTHORIZING ITS EXPENDITURE FOR THE ENGINEERING ASSESSMENT OF THE FORMER 6 MILE MILL SITE

<p><u>SUBMITTED BY:</u></p> <p>Carol Rushmore, Economic Development Director</p>	<p><u>FISCAL NOTE:</u></p> <p>Expenditure Required: \$25, 000 Total</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">FY 21: \$</td> <td style="width: 33%; border-bottom: 1px solid black;">FY 22: \$25,000</td> <td style="width: 33%; border-bottom: 1px solid black;">FY23: \$</td> </tr> </table> <p>Amount Budgeted:</p> <p style="border-bottom: 1px solid black; height: 15px;"></p> <p>Account Number(s):</p> <p style="border-bottom: 1px solid black; height: 15px;">52000.000.7519</p> <p>Account Name(s):</p> <p style="border-bottom: 1px solid black; height: 15px;">Industrial Construction Fund</p> <p>Unencumbered Balance(s) (prior to expenditure):</p> <p style="border-bottom: 1px solid black; height: 15px;"></p>	FY 21: \$	FY 22: \$25,000	FY23: \$
FY 21: \$	FY 22: \$25,000	FY23: \$		

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

ATTACHMENTS: 1. Res 04-22-1685;

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

RECOMMENDATION MOTION (*Consent Agenda Item*):

Move to Approve Resolution No. 04-22-1685.

SUMMARY STATEMENT:

The Borough has made an offer to purchase the former 6 mile former mill site. It is the last deep water marine industrial site available for development in Wrangell and possibly southeast Alaska.

The Borough has until April 29, 2022 to perform any assessments necessary on the property as part of our due diligence to understand the status of the property and the risks or hazards associated with the property.

Staff is seeking to obtain the following types of information from a knowledgeable engineering firm:

- 1) Any known environmental hazards
- 2) What are the current soil conditions and makeup of the soil on the property from a constructability standpoint.
- 3) Conditions of the sheet pile bulkhead
- 4) Condition of the hazards in the tidelands (sunken tug boat, the sunken barge in front of Seley's Mt, any other submerged items within the tidelands).
- 5) An inspection of the existing structures on the property
- 6) Condition of oil/water separator(s)
- 7) Condition of storm drains, sewer outfalls
- 8) Condition of any drainage ditches throughout the property and at the base of Zimovia Highway
- 9) Drainage issues of the property as is
- 10) Status of access points to the property
- 11) Condition of the "ramp" in the northwest corner
- 12) Inventory of equipment remaining onsite
- 13) Location on map of area occupied by Channel Construction
- 14) Status of electrical service to the property
- 15) Results and mapped locations of the percolation test pits
- 16) Saltwater survey

Resolution No. 04-22-1685 approves funding to perform all or some of these activities and additional work that may be required in the next 30 days.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION NO. 04-22-1685

RESOLUTION NO. 04-22-1685 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2022 BUDGET IN THE INDUSTRIAL CONSTRUCTION FUND APPROPRIATING \$25,000 TO PROFESSIONAL SERVICES AND AUTHORIZING ITS EXPENDITURE FOR THE ENGINEERING ASSESSMENT OF THE FORMER 6 MILE MILL SITE

WHEREAS, the City and Borough of Wrangell has made an offer to purchase the former 6 mile Mill site; and

WHEREAS, the Borough Assembly as part of its due diligence for purchasing the waterfront industrial site should have an assessment of the property identifying land status, and known risks or hazards.

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

Section 1: The FY 2022 Budget in the Industrial Construction Fund is amended to appropriate \$25,000 to the Professional Services budget and authorize its expenditure for the Engineering Assessment of the former 6 mile mill site.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA this 12th DAY OF APRIL, 2022.

CITY & BOROUGH OF WRANGELL, ALASKA

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

Minutes of Regular Assembly Meeting

Held on March 22, 2022

Mayor Prysunka called the Regular Assembly meeting to order at 7:00 p.m., March 22, 2022, in the Borough Assembly Chambers. Assembly Member Gilbert led the pledge of allegiance, and the roll was called.

PRESENT: MORRISON, DEBORD, DALRYMPLE (participated via telephone), GILBERT, HOWE (participated via telephone), and PRYSUNKA

ABSENT: POWELL

Borough Manager Jeff Good and Borough Clerk Lane were also present.

CEREMONIAL MATTERS - None.

PERSONS TO BE HEARD / PUBLIC CORRESPONDENCE

Kiara Harrison, representative with the Wrangell High School Student Government presented a Resolution (No. 22-01) supporting local funding above the state minimum requirement, asking the Assembly to draw funds from local sales tax funds rather than Secure Rural Schools (SRS) fund.

AMENDMENTS TO THE AGENDA – None.

CONFLICT OF INTEREST – None.

CONSENT AGENDA

6a RESOLUTION No. 03-22-1671 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE SALE OF SURPLUS PROPERTY, SPECIFICALLY A 1983 MACK DUMPTRUCK, ON THE PUBLIC SURPLUS WEBSITE IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE SECTION 5.10.061, DISPOSAL OF SURPLUS PROPERTY, AND THE SURPLUS ADMIN POLICIES & PROCEDURES

6b RESOLUTION 03-22-1672 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LANDS, PORTION OF PENINSULA STREET RIGHT OF WAY, AS REPLATTED PER BROWN REPLAT, ZONED SINGLE FAMILY RESIDENTIAL, TO DAVID AND LILIA BROWN

6c RESOLUTION No. 03-22-1673 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR THE AMENDMENT TO THE JOB DESCRIPTION FOR THE POWER GENERATION MECHANIC/OPERATOR AND AMENDING THE UNION WAGE AND GRADE TABLE

6d RESOLUTION No. 03-22-1677 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL APPROVING AMENDMENT 0001 OF THE COOPERATIVE AGREEMENT WITH THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION FOR THE NON-MOTORIZED TRANSPORTATION SYSTEM PROJECT

6e RESOLUTION No. 03-22-1678 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR THE AMENDMENT TO THE JOB DESCRIPTION FOR THE MECHANIC POSITION

6f Final Plat review of the Brown Replat, a replat of Lot A, Block 84, P.C. Resubdivision (Plat No. 97-16), and the vacation of a portion of Peninsula Street R.O.W., creating Lot A-1, Brown Replat, zoned Single Family Residential, requested by David and Lilia Brown

6g Minutes from the March 8, 2022 Regular Assembly Meeting

6h Approve Saturday, May 21, 2022 and Saturday, October 15, 2022 the 2022 Tax Free Days, as allowed under WMC 5.08.060
2022 Regular Meeting

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

BOROUGH MANAGER'S REPORT

Manager Good's report was provided.

BOROUGH CLERK'S REPORT

Clerk Lane's report was provided.

MAYOR AND ASSEMBLY BUSINESS

Gilbert asked that the following items be added to the April 12th Agenda.

1. Authorize the purchase and installation of a new Columbarium; and
2. Approve a strategy and timeline for the creation for additional Cemetery Space; and
3. Issue an invitation to our State Lobbyist or Senator Stedman to attend our meeting to reintroduce our Projects and Priorities to see what kind of assistance or contributions the State can provide.

Gilbert stated that it is good to get updates and reports from our Borough Manager however, it's good for the public to hear from either the Lobbyist or Senators.

Prysunka spoke on the passing of Representative Don Young.

Prysunka stated that we do not own the Mill Site Property yet; have not kicked anyone out of the area and we have not yet come up with a plan for the property.

MAYOR AND ASSEMBLY APPOINTMENTS – None.

PUBLIC HEARING

11a RESOLUTION No. 03-22-1674 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FEE AND RATE SCHEDULE FOR THE WRANGELL PORT AND HARBOR DEPARTMENT AND IMPLEMENTING A STRUCTURE FOR INCREASING FEES AND RATES

Mayor Prysunka called to order the Public Hearing on this item and asked if there was an administrative report.

Manager Good explained that this would raise rates based on industry.

Prysunka asked if there were any persons wishing to speak on this item. Hearing none, Prysunka closed the Public Hearing and asked for a motion on this item.

M/S: Gilbert/Morrison to approve Resolution No. 03-22-1674. Motion approved unanimously by polled vote.

11b ORDINANCE No. 1020 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CERTAIN SECTIONS IN CHAPTER 15.04, WATER, AND ESTABLISHING A NEW PROCESS FOR FEES AND RATES BY REMOVING THE FEES AND RATES FROM THE WRANGELL MUNICIPAL CODE AND ADDING THEM TO A FEE AND RATE SCHEDULE

Mayor Prysunka called to order the Public Hearing on this item and asked if there was an administrative report.

Manager Good explained that this was to remove the Water fees and rates from the Wrangell Municipal Code.

Prysunka asked if there were any persons wishing to speak on this item. Hearing none, Prysunka closed the Public Hearing and asked for a motion on this item.

M/S: Morrison/Gilbert to approve Ordinance No. 1020. Motion approved unanimously by polled vote.

11c RESOLUTION No. 03-22-1675 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, CREATING THE FEE AND RATE SCHEDULE FOR THE WRANGELL WATER DEPARTMENT AND IMPLEMENTING A STRUCTURE FOR INCREASING FEES AND RATES

Mayor Prysunka called to order the Public Hearing on this item and asked if there was an administrative report.

Finance Director Villarma explained that this fee and rate schedule adopts the Water rates with a rate increase over a five-year period to meet the requirements of the Water Treatment Plant loan.

Prysunka asked if there were any persons wishing to speak on this item. Hearing none, Prysunka closed the Public Hearing and asked for a motion on this item.

M/S: Gilbert/Morrison to approve Resolution No. 03-22-1675.

Gilbert stated that she would like to see a more gradual increase over the five years.

M/S: Gilbert/Morrison to postpone this item until the April 12, 2022 meeting. Motion approved unanimously by polled vote.

11d ORDINANCE No. 1021 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTIONS 15.08.060 AND 15.08.240 IN CHAPTER 15.08, SEWERS, AND ESTABLISHING A NEW PROCESS FOR FEES AND RATES BY REMOVING THE FEES AND RATES FROM THE WRANGELL MUNICIPAL CODE AND ADDING THEM TO A FEE AND RATE SCHEDULE

Mayor Prysunka called to order the Public Hearing on this item and asked if there was an administrative report.

Manager Good explained that this was so that we could remove the Sewer rates from the Wrangell Municipal Code and adding them to a Fee and Rate Schedule.

Prysunka asked if there were any persons wishing to speak on this item. Hearing none, Prysunka closed the Public Hearing and asked for a motion on this item.

M/S: Morrison/Gilbert to approve Ordinance No. 1021. Motion approved unanimously by polled vote.

11e RESOLUTION No. 03-22-1676 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, CREATING THE FEE AND RATE SCHEDULE FOR THE WRANGELL SEWER DEPARTMENT AND IMPLEMENTING A STRUCTURE FOR INCREASING FEES AND RATES

Mayor Prysunka called to order the Public Hearing on this item and asked if there was an administrative report.

Manager Good explained that this Fee and Rate Schedule essentially mirrors the Water Fee and Rate Schedule.

Wetor summarized why this was so important because there are several upcoming projects that will need to be done.

Prysunka asked if there were any persons wishing to speak on this item. Hearing none, Prysunka closed the Public Hearing and asked for a motion on this item.

M/S: Gilbert/Morrison to approve Resolution No. 03-22-1676.

Gilbert stated that she had the same issue with this item that she did on the Water Resolution.

Tom Wetor, Public Works Director named several upcoming projects that results in the need for more funding and explained the importance of the proposed rate increase.

Motion approved unanimously by polled vote.

UNFINISHED BUSINESS – None.

NEW BUSINESS – None.

ATTORNEY'S FILE

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

EXECUTIVE SESSION – None.

Regular Assembly meeting adjourned at 8:15 p.m.

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

BOARD ACTION**WRANGELL PUBLIC SCHOOL BOARD
REGULAR MEETING (PAGE 1)****March 21, 2022****For Details, Contact:**

Bill Burr

Superintendent

Direct Phone: 907-874-2347

- Approved the agenda as presented
- Approved the consent agenda as presented
 - Approved the minutes of the February 28, 2022, Regular School Board Meeting
 - Offered Kaelene Harrison an extracurricular contract for the position of High School Girls Assistant Basketball Coach, prorated for actual days worked
 - Offered Julie Williams a certified contract for the 2022-2023 school year
 - Reviewed the resignation of Anna Allen, High School Girls' Assistant Basketball Coach
- Accepted the Sales Quotation from Tyler Technologies and approved the purchase of accounting software in the amount of \$56,841.00
- Discussed the Fiscal Year 2023 Budget Draft II
- Accepted the Fiscal Year 2022 budget as revised
- Revised the 2021-2022 School Calendar, changing April 14, 2022, to a teacher workday
- Revised the 2022-2023 School Calendar as presented
- Accepted the second reading of:
 - Board Policy 3350, Authorized Signatories
 - Board Policy 6171, Title I Programs
 - Board Policy 7011, Disclosure of Confidential Information
 - Repealing Board Policy 7123, Duties of the Secretary
- Accepted the first reading of:
 - Board Policy 7000, Role of Board and Members (Powers, Purposes, Duties)
 - Repealing Board Policy 7001, Global Governance Commitment
 - Repealing Board Policy 7022, Board Responsibilities
 - Board Policy 7013, Social Interaction
- Adjourned

MEMORANDUM

**TO: HONORABLE MAYOR AND MEMBERS OF THE ASSEMBLY
CITY AND BOROUGH OF WRANGELL**

**FROM: JEFF GOOD
BOROUGH MANAGER**

SUBJECT: MANAGER'S REPORT

DATE: April 12, 2022

INFORMATION:

- Carol met with the archaeologists that are in town from True North Sustainable Development Solutions to begin the first phase archaeology survey of the property.
- Currently in discussions with SEARHC with their property taxes and possibly Payment in lieu of taxes (PILT). Last year we charged them a property tax of \$331,000 for the hospital and clinic. They are requesting a refund of the \$331,000, a PILT of \$45,000, and no property taxes on any of their properties in the community. We requested a PILT of \$225,000. We have also sent the documents to legal for review and a legal opinion of what taxes they are exempt from.

HARBORMASTERS REPORT APRIL 2022

Administration: The harbor office is seeing a significant increase for requests for transient moorage for the summer months. We are hopeful this will translate into a higher number of independent travelers coming to see Wrangell in the coming months. With covid reemerging we have seen a couple of our workers out for the past couple weeks at different times.

Budget for the Ports and Harbors is pretty much finished up. I have one more meeting with our city manager Jeff Good, then it will be on to the Port Commission and Assembly for their questions regarding the budget. The work session for our department is scheduled for April 27th at 6:00 p.m. If there are any changes, we will send out a notification.

On March 23rd we had our request for qualifications meeting with several contractors from all over the state for our ports and harbors surveillance system design. It was a very constructive meeting with some ideas on how we may save some time and money. The next meeting will be on April 15th to decide what company will be moving forward with the design of our security system.

Harbors: We hired Sean Gillen and Jacob Allen as summer temp laborers. They have worked for the Harbor in past years so they are both familiar with operations and have started spring maintenance of pressure washing floats. Both of these employees are eager to get to work.

Marine Service Center: The marine service center continues to be busy. We have seen an increase from Sitka this year since they no longer have a haul-out facility. We can only pull boats as long as we have space available.

Port: Work has commenced on the barge ramp floatation tanks. Completion date is still scheduled for the first week of May. Heller High water will be installing the floats upon completion.

Tourism: We will be having our pre-tourism work shop for April 11, 2022 at 1p.m. If the weather is good, it will be at the roundabout at the city dock, if not it will be at city hall assembly chamber. This is where we discuss the up coming cruise ship season and any concerns the city or vendors may have concerning parking or any other safety protocols.

**City and Borough of Wrangell
Wrangell Municipal Light and Power Department Report
April 6, 2022**

Accomplishments

- Completed the WML&P Inventory List for Finance
- WML&P installed 3 new Heat Rate Meters
- Completed several “locates” for customers
- Continue to manage our brush along the Distribution Lines
- Made several Utility Pole deliveries

Work Orders

- 54 Work orders of reads, disconnects and installs were completed in March

Financials:

- In the month of March WML&P sold 3,660,611 KW Hours of Electricity, generating \$429,852.49 of Revenue. This can be compared to 2020 and 2021 as follows:
 - 2020 - WML&P sold 3,817,107 KW Hours of Electricity, generating \$417,639.47 of Revenue.
 - 2021 - WML&P sold 3,484,383 KW Hours of Electricity, generating \$384,679.55 of Revenue.

**City and Borough of Wrangell
Capital Facilities Department Report
April 7, 2022**

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

Facility Maintenance Report

- The maintenance department reports that all mitigating deficiencies noted in the courtesy inspection by AKOSH are complete and the agency has closed our file.
- Over the course of the last few months, in addition to routine and preventive maintenance, staff were focused on the following building repairs:
 - Public Safety Building: parapet wall wrap repairs; drywall repairs
 - Substation: Garage door repair, Bathroom fan, and heater repair.

- Garage: Bay door repairs
- Hospital: Boiler leak, sprinkler line leaks
- Public Safety Building: Circulation pump rebuilds, light repair and exhaust fan servicing.
- Nolan Center: Lobby tile replacement and regrouting; Toilet repairs, circulation pump rebuild
- Senior Center: flooring repairs
- All Buildings: interior and exterior lights
- All sprinkler systems low point draining (early winter)
- SDS Manual for AKOSH (previously called an MSDS Manual)
- Beyond that priority, much time remains devoted to heating, air, and ventilation systems, emergency lights and fire extinguisher inspections in the Borough buildings, as well as routine preventive maintenance, as time allows.
- Maintenance staff have taken on the responsibility of set-up and break-down of the Civic Center riser seating as needed by facility events, which used to be contracted out.

Capital Improvement Projects - Capital Facilities provides management of capital improvement projects and major maintenance to City and Borough of Wrangell facilities and infrastructure. A CIP Capital Projects Timeline is attached as a supplement to this report.

Skeet Range Improvements

- The Skeet Range Site Improvements project is complete. NRA Grant is closed out.

Swimming Pool Lighting Upgrades

- The Swimming Pool Lighting Upgrades, as original designed and bid, is complete. Due to unexpected low light at the deep end of the pool, additional lights have been ordered to correct this safety concern. The additional lights cost is within the approved project budget.

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

- Survey and scoping level design is complete. The USACE (Corps) response to the impacts to wetland disturbance was recently received with a requirement to provide compensatory mitigation for the impacts. We will be looking into options to provide the required compensatory mitigation through either credit purchase from an in-lieu fee mitigation bank, which would cost tens of thousands of dollars, or by identifying land that could be placed under a restrictive conservation easement.
- With the amendment complete accepting the additional grant funding in the amount of \$454,000, an amendment will be issued to PND Engineers to complete the final design in hopes of construction in 2022.

Water Treatment Plant Improvements

- The DOWL engineering team was on site the week of April 3rd to meet with staff, review the site and facility conditions, and perform survey. Geotech work will take place the week of April 10th. The 35% level design is anticipated to be complete by the end of May.

- A loan application requesting \$3,821,000 funds from DEC through the State Revolving Fund program, was completed in February. DEC is currently performing a Financial Capacity Assessment on the Water Fund as part of the loan application review process.
- EDA has advised us that we may submit a request for additional grant funds once we have the 35% design and cost estimate to support the request.
- USDA grant funds will also be considered to make up the nearly \$4.3M in project funding shortfall based on the updated Preliminary Engineering Report (PER) cost estimate.

Lift Station Standby Generator at Wood Street

- The standby generator has been ordered from NC Power Systems, and the construction project is out to for competitive bidding. Bids are scheduled to be received April 12th.

Shoemaker Bay Harbor Replacement

- The electrical upgrades to the boat grid is complete.
- The lumber materials arrived Wrangell the week of December 5th.
- The galvanized steel materials for the net float arrived Petersburg in late December and is being fabricated. Delivery in Wrangell is expected the week of April 10th after which harbor force account will install the wood decking.

City Dock Fender Pile Repair

- The construction work to replace the broken piles is complete.

Barge Ramp Floatation Tank Repairs

- The Contractor has begun to sandblast and weld portions of the floatation tank. All of their materials are in Wrangell.

Airport Runway Lights Backup Generator and Electrical Connectivity

- The portable backup generator has been received and is being maintained by the Sewer department since they maintain the Borough's other portable generators. The electrical design to provide for the generator's connectivity at the airport is complete. That information has been shared with DOT as they consider their ability to pay for this further capacity improvement.

High School Fire Alarm System Upgrades

- The Borough received notification that we were successful with our grant application to the Community Development Block Grant (CDBG) and we will be receiving \$459,251 toward this project. The Borough committed up to \$118,000 in match money. Preliminary discussions with fire alarm system manufactures indicate that material would not be available for a Summer 2022 construction project. Further, much planning is still required and we will continue to work with Morris Engineering to assist us in moving this project forward with Fire marshal review complete, construction document preparation and anticipate letting the project for bid in late Summer 2022.

High School Elevator Modernization

- Given the future replacement of the full fire alarm system at the High School, this week's discussion with the Fire Marshal have resulted in an approval to consider a temporary fire alarm panel for the elevator for notification and cooperation with the existing but obsolete system. This issue has been a hold up in moving the elevator project forward, but with this new information and the Fire Marshal's approval, the design work for the elevator project will continue toward completion and followed by construction bidding.

Public Safety Building

- Last week we met with the A&E firm to review their fee proposal and scope of work received after a further review of options to consider for the PSB solution. They will be revising the fee proposal based on our discussion, in hopes of bringing this item to the Assembly to discuss the options identified and to make a decision on which option we will decide as the solution for this project.

CITY & BOROUGH OF WRANGELL, ALASKA

BOROUGH CLERK'S REPORT

SUBMITTED BY: Kim Lane, MMC, Borough Clerk

Upcoming Meetings & Other Informational dates:



Other City Boards/Commissions:

April 13 – Parks & Recreation Board Meeting at 5:30pm in the Assembly Chambers

April 14 – Planning & Zoning Commission Meeting at 6pm in the Assembly Chambers

Community Events:

Meetings and Other events of the Borough Assembly:

April 26 – Regular Borough Assembly Mtg. at 6 pm in the Assembly Chambers

May 9 – Board of Equalization Mtg. at 6 pm in the Assembly Chambers

May 10 – Regular Borough Assembly Mtg. at 6 pm in the Assembly Chambers

May 11 – Borough Attorney Training for Commissioners from 4:00 – 6:00 PM in the Assembly Chambers

May 11 – Borough Attorney Training for All Boards, Commissions, and Assembly at 6:00 PM in the Assembly Chambers

FY 2023 Budget Calendar (proposed):

April 20 – Special Revenue Fund Work Session with Assembly at 5:30 p.m.

April 27 - Enterprise Fund Work Session with Assembly at 5:30 p.m.

May 4 - Misc. Budget Work Session with Assembly at 5:30 p.m.

May 24 – *Proposed* Budget Public Hearing

June 7 – *Proposed* Budget Adoption

Columbarium/Cemetery: On this Agenda, there is a request for a Budget Amendment and approval to purchase a second columbarium. We are happy that the quote for the new columbarium came in at just over \$3000 more than what we were quoted four years ago. I am very happy to announce that this new columbarium will have a total of 96 available slots (48 each end-side) for memorial plaques. The old columbarium had just 30 spaces available.

You will also see on this agenda, the request to move forward with the planned Phase 1 of the Sunset Gardens expansion. Staff met up at the Sunset Gardens cemetery to view the site and are confident in the plan to expand the Sunset Gardens cemetery. Creating more full-casket burial plots has been a push for several years.

I am very happy to see these two projects moving forward!



AML 2022 Annual Conference date Information:

The 2022 AML Annual Conference will be December 5-9 at the Dena'ina Center.

After a lot of consideration and consultation with the members of AML, AML board of directors, and AML affiliates, AML has made the difficult but necessary decision to move their Annual Conference from the Hotel Captain Cook to the Dena'ina Center, and to move the dates from mid-November to the first week of December (Dec. 5-9).

They will go back to the old schedule, too, with Affiliates (i.e. AAMC, AGFoA, ACoM, AMMA) up front (beginning December 5th), and AML beginning on Wednesday (December 7th).

As you can imagine, this was not an easy decision for AML – here are some of the factors involved:

- They have outgrown the Hotel Captain Cook – this has been true for a few years, and is just inescapable at this point.
- Moving the dates deconflicts a number of things, and the Hotel Captain Cook didn't have space available at new preferred dates, even if they were to stay there.
- The movement in dates, too, pushes us further away from the election cycle, which will be good.

- This new space allows AML a lot of flexibility and opportunity. They can add exhibitors, sessions, and attendees.

Here are some things to know, for now:

- AML will have room blocks at the Marriott and Hotel Captain Cook, with rates the same as last year.
- The Marriott is a block from the Dena'ina, and sidewalks are kept clear.
- AML will provide ground transportation, as needed.
- Some of the AML and/or Affiliate social events may remain at the Hotel Captain Cook.

There's a lot to work out, still, but AML is aiming for a schedule for planning purposes sooner than later.

Public Surplus: The 1983 Mack Dump Truck went up for auction on March 23rd. The auction closed on April 6th with the bids ending at \$5,600. The truck sold to someone who lives off-island. The Public Works Director is working with the high bidder on the shipping.

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	10

Appointment to fill the Vacancy on the Parks & Recreation Advisory Board

SUBMITTED BY:

Kim Lane, Borough Clerk

FISCAL NOTE:

Expenditure Required:

FY 20: \$	FY 21:	FY22:

Amount Budgeted:

	FY22 \$0
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Account Number(s):

Account Name(s):

Unencumbered Balance(s) (prior to expenditure): See Agenda Statement

Reviews/Approvals/Recommendations

<input type="checkbox"/>	
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Letters of Interest (if any)

Appointments are made by the Mayor, with the consent of the Assembly. If any Assembly Member wishes to object to the appointment, they may do so and make a motion to appoint an alternative candidate.

Letters of Interest received by:

•

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

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	11

Accepting alternative proposals for funding considerations and seeking further citizen views and community comments on proposed projects for funding under the FFY20 Community Development Block Grant-COVID Round 2 (CDBG-CV2) program and selecting a project

<p><u>SUBMITTED BY:</u></p> <p>Carol Rushmore, Economic Development Director</p>	<p><u>FISCAL NOTE:</u></p> <p>Expenditure Required: Match amount is unknown at this time.</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">FY 20: \$</td> <td style="width: 33%; border-bottom: 1px solid black;">FY 21:</td> <td style="width: 33%; border-bottom: 1px solid black;">FY22:</td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> </tr> </table> <p>Amount Budgeted:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;">FY22 \$0</td> </tr> </table> <p>Account Number(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table> <p>Account Name(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table> <p>Unencumbered Balance(s) (prior to expenditure): See Agenda Statement</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table>	FY 20: \$	FY 21:	FY22:					FY22 \$0						
FY 20: \$	FY 21:	FY22:													
	FY22 \$0														

<u>Reviews/Approvals/Recommendations</u>	
<input type="checkbox"/>	
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS:

MAYORAL PROCEDURE:

Declare the Public Hearing open. The mayor shall ask Carol Rushmore if there is any administrative report on the Public Hearing Item. Staff will present the required funding program information. 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 from the Assembly.

RECOMMENDATION MOTION BASED ON PUBLIC INPUT AND DISCUSSION (two alternatives):

Move to approve the _____ as the selected project for the Federal Fiscal Year 2020 (FFY20) Community Development Block Grant-COVID Round 2(CDBG-CV2) Program.

Or, if the Assembly wishes to select a different project for submission to the FFY20 CommunityDevelopment Block Grant-COVID (CDBG-CV) Program:

Move to approve the _____ as the selected project for the Federal Fiscal Year 2020 (FFY20) Community Development Block Grant-COVID (CDBG-CV) Program.

SUMMARY STATEMENT

This public hearing is to request public input for the purpose of soliciting ideas for projects to be submitted to the Federal Fiscal Year 2020 (FFY20) Community Development Block Grant-COVID Round 2 (CDBG-CV2) program for project funding. The public hearing will be followed by an Assembly decision and action based on public input.

The overall mission of the State of Alaska CDBG-CV Program is to enhance the quality of life for low and moderate-income residents, particularly in rural Alaska by preventing, preparing for, and responding to coronavirus. The CDBG-CV Program fulfills this mission by acting upon its defined goals and objectives.

The National goals of the program are to:

- Provide financial resources to communities for community development including building and improvements of public facilities used to prevent, prepare for, and respond to coronavirus; and
- Ensure that the state's CDBG-CV funds will be used to principally benefit low and moderate-income persons.

The following objectives guide the Statewide distribution and use of funds:

- Prevent, Prepare for, and Respond to the spread of the coronavirus.

The State of Alaska CDBG-CV Program may only be used to fund community development activities carried out to prevent, prepare for, and respond to coronavirus. By law, use of funds for any other purpose is unallowable.

A public hearing is required to be held to provide an opportunity for the community to comment on and suggest potential projects eligible for the CDBG-CV funding and to also comment specifically on Borough staff-recommended projects under consideration. Additional solicitation for project ideas from the public have been posted via radio, Facebook, website, bulletin boards, radio, and newspaper.

The following are examples of eligible activities:

- Reconfiguration of interior space to reinforce social distancing recommendations.
- Interior physical barriers such as clear plexiglass in public areas.
- Ventilation Systems (high-efficiency particulate air filters, air purifiers, dehumidifiers).
- Temperature, humidity, and air quality sensors to reduce airborne transmission.
- Stand-alone sinks or handwashing stations.
- Replacement of fixed windows with operable windows.
- Accessibility improvements for persons with disabilities that reduce contact.
- Installation of drive-through or walk-up windows.
- Technology improvements to support remote access.
- Modification of roadways and sidewalks to allow for social distancing.
- Creation of outdoor areas with shade covers and seating that ensure physical distancing.
- Exterior physical barriers such as fencing or planters.

Staff have prepared a list of projects for consideration by the public and the Assembly. This is a general list with basic project information. This list will be updated with any additional information prior to the public hearing and any alternative proposed projects submitted by the public through public outreach this week and during the participation in the community meeting. A sign-in sheet will be provided to document public attendance for this public hearing.

As of April 5, 2022, the following projects are proposed for funding consideration, either by staff or by the public:

1. Primary School Carpet Replacement in the Multi-Purpose Room: Estimated Cost \$75,000.

This project was suggested by the Assembly during the public hearing discussion of the round 1 CDBG-CV grant process.

This proposed project replaces carpet flooring in the Evergreen Elementary School's Multi-Purpose Gymnasium, an area that serves as their Lunchroom, indoor recreational area, and Public Assembly space, which is well beyond its useful life and poses a sanitary concern. The project includes removing the existing, approximately 4,500 sf of carpet flooring and replacing it with a non-porous, hard-surface flooring, which could be routinely disinfected for sanitary concerns. Preliminary investigations for the carpet replacement to a hard service is estimated to cost approximately \$75,000.

2. High School HVAC Upgrades: Estimate unknown

The High School has heating and ventilation system issues. The pneumatic control system is no longer supported and has failed in many locations, leaving much of the building in a state that requires manual adjustments by maintenance staff and with no ability to monitor the status of the system, locally or remotely.

3. Solid Waste Transfer Facility Loading Dock: Estimate unknown

The existing operational structure for the loading dock handling situation for the new bailer actually increases the number of times all solid waste is handled before and after bailing. With COVID being able to be transmitted through contaminated surfaces and airborne, the additional handling could present a risk to municipal workers. Redesigning the loading dock access to minimize touch points could mitigate the risk. Staff is working on determining if this project can be presented in enough detail for the application which is due in 2.5 weeks.

4. Community Center/Emergency Shelter Generator Replacement: Estimate \$750,000

The Community Center is identified in our Hazard Mitigation Plan as an emergency shelter for the community. A standby power generator is necessary for emergency situations. The lack of a standby power generator prevented the building's use as an emergency shelter for people without power during the December 2021 windstorm and power outage event. This was suggested during the Round 1 grant applications.

A Condition Assessment was performed in 2014 with total recommended improvements for a Community Center Improvements and Rehabilitation project totaling approximately \$2,800,000. However, there has been no engineering completed for the addition of a back up generator, although some has been done for the Fire Alarm System Replacement and Electrical Distribution Upgrades. Because the project must be completed by July 2023, there is not time for the engineering, purchase and installation.

Staff Recommendation: At this time Staff are working on project details for two of the projects identified above: the Carpet Replacement and the Loading Dock modification. There is a very short time frame by which to put a grant application together. In the CDBG-CV Round 1 application, the Borough applied for the Recreation Center HVAC Replacement system. We have not yet heard if we have been successful or not. We are supposed to find out some time in April regarding Round 1. Applications for Round 2 are due April 29, 2022 and notice of the grant program was noticed in March. Staff are working on two other transportation grant applications due April 14. This CDBG grant must be completed by July of 2023, thus the project must in substantial condition for completion. Staff is looking at both projects to determine criteria and completion capability. In addition, should we find out in the next week that we were unsuccessful in our application for the Rec Center HVAC request, we could rework that application and reapply for Round 2. A resolution authorizing our participation in the CDBG-CV grant program Round2 along with the grant amount requested will be presented at the April 26, 2022 Assembly meeting.

Staff will provide updated project information at the hearing. As of today, Wednesday 4/6/22, there have been no public submittals of project ideas.

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	12

RESOLUTION No. 03-22-1675 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, CREATING THE FEE AND RATE SCHEDULE FOR THE WRANGELL WATER DEPARTMENT AND IMPLEMENTING A STRUCTURE FOR INCREASING FEES AND RATES (*postponed from the March 22, 2022 Assembly Meeting*)

SUBMITTED BY:

Tom Wetor, Public Works Director
Mason Villarma, Finance Director

FISCAL NOTE:

Expenditure Required:

FY 20: \$	FY 21:	FY22:
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Amount Budgeted:

	FY22 \$0
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Account Number(s):

Account Name(s):

Unencumbered Balance(s) (prior to expenditure): See Agenda Statement

Reviews/Approvals/Recommendations

☐

Name(s)

Name(s)

☐

Attorney

☐

Insurance

ATTACHMENTS: 1. Resolution No. 03-22-1675 2. Proposed Rate and Fee Schedule

RECOMMENDATION MOTION:

Move to approve Resolution No. 03-22-1675.

SUMMARY STATEMENT:

At the Regular Assembly Meeting on March 22, 2022, a Public Hearing was held for this item. There were no persons to speak on this item. Following the Public Hearing, the Borough Assembly voted to postpone this Agenda Item. Therefore, this item has been placed on this Agenda for consideration.

The following information has not changed from the March 22nd Assembly Mtg.

Water rates were last increased on 7/1/2019. In an effort to marginally increase rates to cover financing of the water treatment plant, Borough administration is recommending the attached water rate schedule whereby all rates increase 21% effective 5/1/2022, 5% in FY24, 3% in FY25, 2% in FY26 and 2% in FY27.

- The water treatment plant loan has a 20-year term, with 1.5% interest on the total value of \$3.821M.
- The rate hike will increase operating profitability that pays off the loan without any implications on existing profit margins.
- After the next three years, the schedule increases the rates at 2% to counter inflation, something the Borough is trying to implement across all rate and fee schedules.
- In the event of any principal forgiveness or changes to the water treatment plant loan terms that are favorable to the Borough, the water fund will enjoy increased retained earnings that will allow the fund to save for other large projects coming down the line (i.e., dam maintenance/replacement, water main overhauls, reservoir bypass completion, etc.)

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION No. 03-22-1675

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA CREATING THE FEE AND RATE SCHEDULE FOR THE WRANGELL WATER DEPARTMENT AND IMPLEMENTING A STRUCTURE FOR INCREASING FEES AND RATES

WHEREAS, the rates and fees for Wrangell Water services are established by resolution with a Public Hearing and proper Public Notice before adoption; and

WHEREAS, the new rate and fee structure for the Water Department is created to reflect an increase from 2022 through 2026 for majority of the fees and rates in the schedule; and

WHEREAS, the margins collected from the increase will be used to cover the financing cost associated with the water treatment plant; and

WHEREAS, there is also an addition to the fee and rate schedule to formally adopt water rates for passenger vessels arriving at the port of Wrangell and another addition reinstating water rates for residential users.

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

Section 1. The attached schedule of fees and rates shall govern the rate and fee schedule for the Wrangell Water Department.

Section 2. This resolution shall become effective upon approval.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 22nd day of March, 2022.

CITY & BOROUGH OF WRANGELL

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

CBW Water Rate Schedule (Proposed to be effective 5/1/2022)

Metered Rates		7/1/2017	7/1/2018	7/1/2019	5/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026
Residential Metered	Monthly base charge first 4,000 gallons	\$ 28.63	\$ 29.77	\$ 30.96	\$ 37.46	\$ 39.33	\$ 40.51	\$ 41.33	\$ 42.15
	Charge additional 1,000 gallons	\$ 2.69	\$ 2.79	\$ 2.90	\$ 3.51	\$ 3.68	\$ 3.79	\$ 3.87	\$ 3.95
Commercial Metered	Monthly base charge first 4,000 gallons	\$ 28.63	\$ 29.77	\$ 30.96	\$ 37.46	\$ 39.33	\$ 40.51	\$ 41.33	\$ 42.15
	Charge per additional 1,000	\$ 2.69	\$ 2.79	\$ 2.90	\$ 3.51	\$ 3.68	\$ 3.79	\$ 3.87	\$ 3.95
Large Commercial Metered	Monthly base charge first 5,000 gallons	\$ 429.57	\$ 446.75	\$ 464.62	\$ 562.19	\$ 590.30	\$ 608.01	\$ 620.17	\$ 632.57
	Per additional 1,000	\$ 1.75	\$ 1.82	\$ 1.89	\$ 2.29	\$ 2.40	\$ 2.47	\$ 2.52	\$ 2.57
Unmetered Rates		7/1/2017	7/1/2018	7/1/2019	5/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026
Residential		\$ 43.60	\$ 45.34	\$ 47.15	\$ 57.05	\$ 59.90	\$ 61.70	\$ 62.94	\$ 64.19
Residential - Vacation Rate		Not Available			\$ 14.26	\$ 14.98	\$ 15.43	\$ 15.73	\$ 16.05
Bakeries		\$ 165.07	\$ 171.67	\$ 178.54	\$ 216.03	\$ 226.84	\$ 233.64	\$ 238.31	\$ 243.08
Bars		\$ 165.07	\$ 171.67	\$ 178.54	\$ 216.03	\$ 226.84	\$ 233.64	\$ 238.31	\$ 243.08
Barbershop – one chair		\$ 41.24	\$ 42.89	\$ 44.60	\$ 53.97	\$ 56.66	\$ 58.36	\$ 59.53	\$ 60.72
Barbershop – per each additional chair		\$ 33.02	\$ 34.34	\$ 35.71	\$ 43.21	\$ 45.37	\$ 46.73	\$ 47.67	\$ 48.62
Beauty Shop – one basin		\$ 41.24	\$ 42.89	\$ 44.60	\$ 53.97	\$ 56.66	\$ 58.36	\$ 59.53	\$ 60.72
Beauty Shop – per additional basin		\$ 33.02	\$ 34.34	\$ 35.71	\$ 43.21	\$ 45.37	\$ 46.73	\$ 47.67	\$ 48.62
Bed and Breakfast within Single-Family Residential – per rental unit		\$ 8.72	\$ 9.07	\$ 9.43	\$ 11.41	\$ 11.98	\$ 12.34	\$ 12.59	\$ 12.84
Churches		\$ 41.24	\$ 42.89	\$ 44.60	\$ 53.97	\$ 56.66	\$ 58.36	\$ 59.53	\$ 60.72
Cleaners and Cleaning Plant		\$ 82.35	\$ 85.64	\$ 89.07	\$ 107.77	\$ 113.16	\$ 116.56	\$ 118.89	\$ 121.27
Clubs, Lodges – w/o Bar or Restaurant Facilities		\$ 41.24	\$ 42.89	\$ 44.60	\$ 53.97	\$ 56.66	\$ 58.36	\$ 59.53	\$ 60.72
Clubs, Lodges – w/Bar or Restaurant Facilities		\$ 82.48	\$ 85.77	\$ 89.21	\$ 107.94	\$ 113.34	\$ 116.74	\$ 119.08	\$ 121.46
Cold Storage Plants		\$ 880.09	\$ 915.29	\$ 951.90	\$ 1,151.80	\$ 1,209.39	\$ 1,245.67	\$ 1,270.58	\$ 1,296.00
Convenience Stores		\$ 23.84	\$ 24.79	\$ 25.78	\$ 31.19	\$ 32.75	\$ 33.74	\$ 34.41	\$ 35.10
Vehicle and Marine Service Stations, Car Lots – w/o Wash Racks		\$ 82.35	\$ 85.64	\$ 89.07	\$ 107.77	\$ 113.16	\$ 116.56	\$ 118.89	\$ 121.27
Grocery Stores – w/o Meat Market		\$ 61.70	\$ 64.16	\$ 66.73	\$ 80.74	\$ 84.78	\$ 87.32	\$ 89.07	\$ 90.85
Grocery Stores – w/Meat Market		\$ 127.74	\$ 132.85	\$ 138.16	\$ 167.17	\$ 175.53	\$ 180.80	\$ 184.41	\$ 188.10
Hospital		\$ 328.02	\$ 341.14	\$ 354.79	\$ 429.30	\$ 450.76	\$ 464.28	\$ 473.57	\$ 483.04
Hydrants, Fire – each		\$ 26.15	\$ 27.20	\$ 28.28	\$ 34.22	\$ 35.93	\$ 37.01	\$ 37.75	\$ 38.50
Hotels and Motels – 10 Rooms or Less		\$ 123.78	\$ 128.73	\$ 133.88	\$ 161.99	\$ 170.09	\$ 175.20	\$ 178.70	\$ 182.28
Hotels and Motels – Over 10 Rooms, per additional room		\$ 9.18	\$ 9.55	\$ 9.93	\$ 12.02	\$ 12.62	\$ 12.99	\$ 13.25	\$ 13.52
Laundromats, Self Service – Under 30-lb. Capacity, per machine		\$ 50.38	\$ 52.39	\$ 54.49	\$ 65.93	\$ 69.23	\$ 71.31	\$ 72.73	\$ 74.19
Laundromats, Self Service – 30 lbs. or Over Capacity, per machine		\$ 87.89	\$ 91.41	\$ 95.06	\$ 115.02	\$ 120.77	\$ 124.40	\$ 126.88	\$ 129.42
Multifamily per unit (4 units and above)		\$ 33.41	\$ 34.74	\$ 36.13	\$ 43.72	\$ 45.90	\$ 47.28	\$ 48.23	\$ 49.19
Office Building – base rate first plumbed space		\$ 43.60	\$ 45.35	\$ 47.16	\$ 57.06	\$ 59.92	\$ 61.71	\$ 62.95	\$ 64.21
Office Building – each additional plumbed space		\$ 27.25	\$ 28.34	\$ 29.48	\$ 35.67	\$ 37.45	\$ 38.58	\$ 39.35	\$ 40.14
Offices w/Additional Laboratory and/or X-Ray Unit		\$ 87.20	\$ 90.69	\$ 94.32	\$ 114.13	\$ 119.83	\$ 123.43	\$ 125.90	\$ 128.42

Dental Offices w/o Laboratory and/or X-Ray Unit	\$	43.60	\$	45.35	\$	47.16	\$	57.06	\$	59.92	\$	61.71	\$	62.95	\$	64.21
Plane Floats	\$	82.35	\$	85.64	\$	89.07	\$	107.77	\$	113.16	\$	116.56	\$	118.89	\$	121.27
Public Showers – first two stalls	\$	44.07	\$	45.84	\$	47.67	\$	57.68	\$	60.56	\$	62.38	\$	63.63	\$	64.90
Public Showers – per additional stall	\$	10.74	\$	11.17	\$	11.62	\$	14.06	\$	14.76	\$	15.21	\$	15.51	\$	15.82
Ranger District	\$	422.82	\$	439.73	\$	457.32	\$	553.36	\$	581.03	\$	598.46	\$	610.42	\$	622.63
Restaurant, Lunch Counters, Etc. – Up to and Including 30 Seats	\$	123.78	\$	128.73	\$	133.88	\$	161.99	\$	170.09	\$	175.20	\$	178.70	\$	182.28
Restaurant, Lunch Counters, Etc. – Over 30 Seats	\$	165.08	\$	171.68	\$	178.55	\$	216.05	\$	226.85	\$	233.65	\$	238.33	\$	243.09
Fountain only	\$	41.24	\$	42.89	\$	44.60	\$	53.97	\$	56.66	\$	58.36	\$	59.53	\$	60.72
Schools, per classroom	\$	27.25	\$	28.34	\$	29.48	\$	35.67	\$	37.45	\$	38.58	\$	39.35	\$	40.14
Shops and Stores	\$	41.24	\$	42.89	\$	44.60	\$	53.97	\$	56.66	\$	58.36	\$	59.53	\$	60.72
Everything Else	\$	43.60	\$	45.35	\$	47.16	\$	57.06	\$	59.92	\$	61.71	\$	62.95	\$	64.21
Standby Fire Protection	\$	26.15	\$	27.20	\$	28.28	\$	34.22	\$	35.93	\$	37.01	\$	37.75	\$	38.50

Other Rates and Fees		7/1/2017	7/1/2018	7/1/2019	5/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026
New Water Service Deposit		\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00	\$ 25.00
Water Meter Deposit		\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00	\$ 100.00
Water Service Disconnect Fee		\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Water Service Reconnect Fee		\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Meter Accuracy	One Inch and Smaller	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00	\$ 50.00
Testing Rates	Larger than One Inch	Rate determined by Public Works Director							
Service Connection	3/4 inch	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00	\$ 350.00
Charges (minimum	1 inch	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00	\$ 450.00
charges per	2 inch	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00	\$ 600.00
connection)	3 inch	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00	\$ 700.00

Subject to availability, fresh water may be supplied to vessels at the port of Wrangell at the following rate:

Vessel Length-Overall	Fee for each servicing
199 feet or less	\$ 60.00
200 to 299 feet	\$ 120.00
300 to 399 feet	\$ 180.00
400 to 499 feet	\$ 240.00
500 to 599 feet	\$ 360.00
600 to 699 feet	\$ 480.00
700 to 799 feet	\$ 600.00
800 to 899 feet	\$ 720.00
900 to 1,100 feet	\$ 840.00

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	12

Reconsideration of RESOLUTION No. 03-22-1676 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, CREATING THE FEE AND RATE SCHEDULE FOR THE WRANGELL SEWER DEPARTMENT AND IMPLEMENTING A STRUCTURE FOR INCREASING FEES AND RATES

<p><u>SUBMITTED BY:</u></p> <p>Tom Wetor, Public Works Director Mason Villarma, Finance Director</p>	<p><u>FISCAL NOTE:</u></p> <p>Expenditure Required:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; border-bottom: 1px solid black;">FY 20: \$</td> <td style="width: 33%; border-bottom: 1px solid black;">FY 21:</td> <td style="width: 33%; border-bottom: 1px solid black;">FY22:</td> </tr> <tr> <td style="height: 20px;"></td> <td></td> <td></td> </tr> </table> <p>Amount Budgeted:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;">FY22 \$0</td> </tr> </table> <p>Account Number(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table> <p>Account Name(s):</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table> <p>Unencumbered Balance(s) (prior to expenditure): See Agenda Statement</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; border-bottom: 1px solid black;"></td> <td style="width: 40%; border-bottom: 1px solid black;"></td> </tr> </table>	FY 20: \$	FY 21:	FY22:					FY22 \$0						
FY 20: \$	FY 21:	FY22:													
	FY22 \$0														

<u>Reviews/Approvals/Recommendations</u>	
<input type="checkbox"/>	
Name(s)	
Name(s)	
<input type="checkbox"/>	Attorney
<input type="checkbox"/>	Insurance

ATTACHMENTS: 1. Resolution No. 03-22-1676 2. Proposed Fee and Rate Schedule

Clerk's Note: On March 22, 2022, the Borough Assembly unanimously voted to approve Resolution No. 03-22-1676. On March 23, 2022, Assembly Member Gilbert filed a "request for reconsideration" on this item. As per WMC 3.05.100 – Reconsideration, the request was timely and in order. Therefore, this item has been placed on the Agenda for consideration.

Reconsideration Motion: I move to reconsider Resolution No. 03-22-1676 that was approved at the March 22, 2022 Assembly meeting.

If the motion to reconsider receives a second and upon being voted upon, receives the majority vote of the Assembly (at least four), then Resolution No. 03-22-1676 shall be at the point where it was before the vote was taken at the March 22, 2022 meeting.

SUMMARY STATEMENT:

The following information has not changed from the March 22nd Assembly Mtg.

There are a number of considerable changes coming to wastewater treatment in Alaska. EPA and DEC are very likely to require disinfection. Secondary treatment also seems to be a realistic requirement as well. Mirroring sewer rate increases with the water rate and fee increases will allow us start saving for these anticipated capital projects. Rate increases will be scheduled as follows: Effective 5/1/2022, 21% increase; FY24, 5% increase; FY25 3% increase, FY26 2% increase; and FY27, 2% increase.

Here are projects that may be mandated or pursued in the next 3-5 years:

Disinfection will require a building to be built over the effluent that houses UV disinfection. (Possibly ozone or chlorine gas but then you also have to have de-chlorination or destructors. Chlorine or Ozone would require additional safety measures. \$2 million.

Secondary treatment- this would require recirculation (pumping sewage from the polishing pond back into the aeration pond to get better removal.) Right now, we have 30% removal, secondary treatment would require us to have 80% removal. This may also require an additional settling pond prior to the influent. With the lack of space at the WWTP this would require some form of pumping. An engineer would need to be consulted on what would all need to be included. \$2million.

Sludge removal- we have never dewatered our ponds and removed the sludge despite that being a condition of our permit. We may be mandated to do this soon. \$100,000

Smoke testing- we have an Inflow and Infiltration issues that need to be addressed. This impacts our testing and compliance specifically related to removal. Money needs to be available to fix issues when they are found. We are going to begin this in May between nodes 10-13 but need to be doing it throughout the collection system. \$100,000

Septage receiving station-We have limited capability in dewatering the vac truck. Currently we use an aluminum tank and drain cloth. This is a time consuming and labor-intensive process. Most other municipalities have a station where a truck can just back up, dump and go. Another challenge for us is shipping this waste as many other communities still operate a landfill for this waste. \$250,000 for a sloped concrete vault or standalone unit.

Mill or institute development- Nodes 10, 11 and 12 upgrade. Lift station installation at the mill to tie into Node 17. (This could bump us to a class 3 collection system which we currently do not have anyone certified in). \$2-4 million

Vac truck replacement- Our truck is 20 years old. We spend nearly the same amount in maintenance in a year as we did on the truck when we bought it. Additionally with a truck this old we are having difficulty finding the parts for replacement. About every 3-4 uses this truck breaks down. It is a necessary piece of equipment for clearing grease from sewer stations. It is a preferred piece of equipment when dealing with broken mains or duckweed removal. Alternatives would increase labor costs significantly. \$550,000.

Cruise ship septage receiving- this could happen down the road and any community that services cruise ships may need the capability to offload their WW to process and treat. This would require significant upgrades to the collection system and O and M costs. It is unclear at this time if this would require an upgrade to the treatment plant itself. Cost would depend on scope of this project. Grinder stations- we continue to add more and more as more properties are developed along forced mains or in locations where there is not a lift station.

The collection system is ageing and many of the mains need to be replaced as they are at the end of their recommended lifespan.

All of these projects are in addition to normal operations and O and M costs of the existing system.

CITY AND BOROUGH OF WRANGELL, ALASKA

RESOLUTION No. 03-22-1676

A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA CREATING THE FEE AND RATE SCHEDULE FOR THE WRANGELL SEWER DEPARTMENT AND IMPLEMENTING A STRUCTURE FOR INCREASING FEES AND RATES

WHEREAS, the fees and rates for Wrangell Sewer services are established by resolution with a Public Hearing and proper Public Notice before adoption; and

WHEREAS, the new rate and fee structure for the Sewer Department is created to reflect an increase from 2022 through 2026 for all fees and rates in the schedule; and

WHEREAS, the increase in rates will allow for the sewer fund to increase profitability and generate material savings for numerous capital projects with in the next three to five years.

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

Section 1. The attached schedule of fees and rates shall govern the rate and fee schedule for the Wrangell Sewer Department.

Section 2. This resolution shall become effective upon approval.

PASSED AND APPROVED BY THE ASSEMBLY OF THE CITY & BOROUGH OF WRANGELL, ALASKA THIS 22nd day of March, 2022.

CITY & BOROUGH OF WRANGELL

Stephen Prysunka, Borough Mayor

ATTEST: _____
Kim Lane, MMC, Borough Clerk

CBW Sewer Rate Schedule (Proposed to be effective 5/1/2022)

Class A Residential	7/1/2012	7/1/2013	7/1/2014	7/1/2015	5/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026
Monthly Residential Charge	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Vacation Rate	Not Available				\$ 12.32	\$ 12.94	\$ 13.33	\$ 13.59	\$ 13.87
Class B Commercial	7/1/2012	7/1/2013	7/1/2014	7/1/2015	7/1/2022	7/1/2023	7/1/2024	7/1/2025	7/1/2026
Bakeries	\$ 105.61	\$ 110.89	\$ 116.43	\$ 122.26	\$147.93	\$155.33	\$159.99	\$163.19	\$166.45
With Initial Prep off Premises	\$ 52.80	\$ 55.44	\$ 58.21	\$ 61.12	\$ 73.96	\$ 77.65	\$ 79.98	\$ 81.58	\$ 83.21
Bars	\$ 105.61	\$ 110.89	\$ 116.43	\$ 122.26	\$147.93	\$155.33	\$159.99	\$163.19	\$166.45
Barbershop – two chairs	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Barbershop – per each additional chair	\$ 17.60	\$ 18.48	\$ 19.40	\$ 20.37	\$ 24.65	\$ 25.88	\$ 26.66	\$ 27.19	\$ 27.73
Beauty Shop – two basin	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Beauty Shop – per additional basin	\$ 17.60	\$ 18.48	\$ 19.40	\$ 20.37	\$ 24.65	\$ 25.88	\$ 26.66	\$ 27.19	\$ 27.73
Bed and Breakfast within Single Family Residential – per rental unit	\$ 6.85	\$ 7.32	\$ 7.69	\$ 8.15	\$ 9.86	\$ 10.35	\$ 10.67	\$ 10.88	\$ 11.10
Canneries	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Canneries – Shellfish	special	special	special	special	special	special	special	special	special
Canneries – Fish	special	special	special	special	special	special	special	special	special
Canneries – Rinsing and Packaging Only	special	special	special	special	special	special	special	special	special
Canneries – Saltwater	special	special	special	special	special	special	special	special	special
Churches	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Cleaners and Cleaning Plant	\$ 70.39	\$ 73.91	\$ 77.61	\$ 81.49	\$ 98.60	\$103.53	\$106.64	\$108.77	\$110.95
Clubs, Lodges – w/o Bar or Restaurant Facilities	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Clubs, Lodges – w/ Bar or Restaurant Facilities	\$ 70.39	\$ 73.91	\$ 77.61	\$ 81.49	\$ 98.60	\$103.53	\$106.64	\$108.77	\$110.95
Cold Storage Plants	special	special	special	special	special	special	special	special	special
Convenience Stores	\$ 19.82	\$ 20.81	\$ 21.85	\$ 22.95	\$ 27.77	\$ 29.16	\$ 30.03	\$ 30.63	\$ 31.25
Docks	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Garage, Service Station, Car Lots – w/o Wash Racks	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Garage, Service Station, Car Lots – w/ Wash Racks	\$ 70.39	\$ 73.91	\$ 77.61	\$ 81.49	\$ 98.60	\$103.53	\$106.64	\$108.77	\$110.95
Grocery Stores – w/o meat market	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Grocery Stores – w/ meat market	\$ 70.39	\$ 73.91	\$ 77.61	\$ 81.49	\$ 98.60	\$103.53	\$106.64	\$108.77	\$110.95
Hotels and Motels – First 10 rooms or	\$ 105.61	\$ 110.89	\$ 116.43	\$ 122.26	\$147.93	\$155.33	\$159.99	\$163.19	\$166.45
Hotels and Motels – Over 10 Rooms, Per Room	\$ 7.01	\$ 7.36	\$ 7.73	\$ 8.12	\$ 9.83	\$ 10.32	\$ 10.63	\$ 10.84	\$ 11.06
Hospital – 2 ERUs + Per Bed Charge of 0.4 ERU per 24 Beds	\$ 408.41	\$ 428.83	\$ 450.27	\$ 472.79	\$572.08	\$600.68	\$618.70	\$631.07	\$643.70
Laundromats, Under 30- Pound Capacity	\$ 17.60	\$ 18.48	\$ 19.40	\$ 20.37	\$ 24.65	\$ 25.88	\$ 26.66	\$ 27.19	\$ 27.73
Laundromats, 30 Pound or Over	\$ 52.80	\$ 55.44	\$ 58.21	\$ 61.12	\$ 73.96	\$ 77.65	\$ 79.98	\$ 81.58	\$ 83.21
Multifamily per unit	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Office Building – Per employee	\$ 3.49	\$ 3.67	\$ 3.85	\$ 4.05	\$ 4.90	\$ 5.15	\$ 5.30	\$ 5.41	\$ 5.51
Office Building – Each additional plumbed office	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Office Building – Each additional unplumbed office	\$ 7.01	\$ 7.36	\$ 7.73	\$ 8.12	\$ 9.83	\$ 10.32	\$ 10.63	\$ 10.84	\$ 11.06
Offices – Medical	\$ 19.82	\$ 20.81	\$ 21.85	\$ 22.95	\$ 27.77	\$ 29.16	\$ 30.03	\$ 30.63	\$ 31.25

Offices – Medical – w/ laboratory and/or X-Ray Unit	\$ 70.39	\$ 73.91	\$ 77.61	\$ 81.49	\$ 98.60	\$103.53	\$106.64	\$108.77	\$110.95
Offices – Medical – w/o laboratory and/or X-Ray Unit	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Public Showers – First two Stalls	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Public Showers – Per additional stall	\$ 7.01	\$ 7.36	\$ 7.73	\$ 8.12	\$ 9.83	\$ 10.32	\$ 10.63	\$ 10.84	\$ 11.06
Ranger District	\$ 274.62	\$ 288.35	\$ 302.77	\$ 317.91	\$384.67	\$403.90	\$416.02	\$424.34	\$432.83
Restaurant, Lunch Counters, Etc. – Up to and including 30 seats	\$ 105.61	\$ 110.89	\$ 116.43	\$ 122.26	\$147.93	\$155.33	\$159.99	\$163.19	\$166.45
Restaurant, Lunch Counters, Etc. – each additional 20 seats or fraction thereof	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Lunch Counters, Drive-Ins or Fast Food, of less than 30 seats	\$ 52.80	\$ 55.44	\$ 58.21	\$ 61.12	\$ 73.96	\$ 77.65	\$ 79.98	\$ 81.58	\$ 83.21
Industrial	special	special	special	special	special	special	special	special	special
Schools, per Classroom	\$ 15.12	\$ 15.87	\$ 16.66	\$ 17.50	\$ 21.18	\$ 22.23	\$ 22.90	\$ 23.36	\$ 23.83
Shops, Stores, Dry Goods, Gifts, Etc.	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Swimming Pool, Public	\$ 281.67	\$ 295.75	\$ 310.54	\$ 326.06	\$394.53	\$414.26	\$426.69	\$435.22	\$443.93
Rooming Houses	\$ 35.19	\$ 36.95	\$ 38.80	\$ 40.74	\$ 49.30	\$ 51.76	\$ 53.31	\$ 54.38	\$ 55.47
Rooming Houses per bed	\$ 7.01	\$ 7.36	\$ 7.73	\$ 8.12	\$ 9.83	\$ 10.32	\$ 10.63	\$ 10.84	\$ 11.06
Service Connection Charge (not including labor & materials)	Not Available				\$250.00	\$250.00	\$250.00	\$250.00	\$250.00

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	13

Approval of Sole Source Purchase of a New Columbarium from Sunset Memorial & Stone Ltd. in the amount of \$36,989 in Conformance with Wrangell Municipal Code Section 5.10.050 B

SUBMITTED BY:

Amber Al-Haddad, Capital Facilities Director
Tom Wetor, Public Works Director
Kim Lane, Borough Clerk

FISCAL NOTE:

Expenditure Required: \$36,989 Total

FY 21: \$	FY 22: \$36,989	FY23: \$
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Amount Budgeted:

FY22 \$0

Account Number(s):

Account Name(s):

Unencumbered Balance(s) (prior to expenditure):

\$

Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. Sunset Memorial & Stone Ltd. Quote dated March 31, 2022

RECOMMENDATION MOTION:

Approval of Sole Source Purchase of a New Columbarium from Sunset Memorial & Stone Ltd. in the amount of \$36,989 in Conformance with Wrangell Municipal Code Section 5.10.050 B

SUMMARY STATEMENT:

Borough staff have proposed the purchase and installation of a second columbarium over the course of several years; however, the Borough was not yet ready to purchase a new Columbarium.

Wrangell's existing Columbarium, located at Sunset Gardens Cemetery, currently has seventeen niches available, there is no memorial wall space remaining, and we believe that it's important to procure an additional Columbarium at this time. The Clerk has had several inquiries for memorial plaque placement. Memorial Plaque placement is for those who do not require a niche to intern ashes but still wish to memorialize their loved ones. There are currently *no* spaces available on the existing Columbarium for those who wish to memorialize their loved ones. The new Columbarium will include ninety-six (96) spaces for memorial plaques, on the two end walls.

According to the 2021 National Funeral Directors Association, the U.S. cremation rate is expected to increase from 54.5% in 2019 to 78.4% in 2040. The rising number of cremations can be attributed to changing consumer preferences, weakening religious prohibitions, cost considerations, and environmental concerns. The additional of a second Columbarium is ideal to prepare Wrangell for this growing trend.

The Borough's plan to add a second Columbarium is to procure a structure that looks identical to the existing structure as much as possible, for the purpose of continuity and aesthetics. The existing Columbarium is still being fabricated by the same fabricator we purchased the first Columbarium from in the early 2000s, and it is now offered with recessed spaces on both end walls for placing memorial plaques. Bronze plaque will be used as the end wall tie-in between the two units for aesthetics purposes.

Under Wrangell's procurement code, WMC Section 5.10.050, Section B., competitive bidding is not required when "Supplies, materials, equipment, or contractual services which can be furnished only by a single dealer, or which have a uniform price wherever bought." Staff recommend purchasing the Columbarium from the same fabricator for compatibility.

We seek approval to sole source the procurement of the Columbarium from Sunset Memorial & Stone Ltd. in the amount of \$36,989. Funding for this procurement is proposed to come from the Cemetery Capital Project account.

March 31, 2022

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

Contact: Kim Lane
907-874-2381
clerk@wrangell.com

Dear Kim,

Sunset Memorial & Stone Ltd. is pleased to provide a quotation for the supply, and delivery to Seattle of following columbarium in \$USD:

Option	Description	Niches	Unit Price	Qty	Total Price	Price per Niche
1	Legacy 100 Niche (10x5, double-sided) – Grey/Impala Brits – Predrilled holes w/ Bronze plaques – Carved memorial walls	100	\$36,989	1	\$36,989	\$369

Optional inscription costs:

Column & row denotations - \$350	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Sidewall Inscriptions - \$200 / sq ft	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Shutter Inscriptions - \$200 / shutter	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Columbarium Specifications:

- Imperial Grey granite roof, walls, and base. Polished faces and rock-pitched base.
- Polished Premium Black shutters and trim.
- Shutters are configured for inscriptions, not wreath attachments, therefore no holes will be predrilled.
- Rosettes will be bronze floral style.
- Each granite shutter will cover one individual niche.

Columbarium Features:

- Our Nylene niches offer several advantages over commonly used concrete or granite niches (*Figure 3*).
- Sunset's industry standard 16" nominal niche depth allows for the interment of two large urns, which depending on urn size, can significantly increase the urn capacity of the columbarium (*Figure 4*).
- The individual granite shutters are held away from the core structure using our unique bracket design, eliminating niche condensation, and freezing of the shutters to the columbarium (*Figure 5*).
- Each niche will come with a key-locked inner anodized aluminum security door, which reduces cemetery operating expenses by eliminating the need for any staff to be on-site when a granite shutter is removed for inscription. This is a standard feature in all our commercial models (*Figure 6*).
- Accessories and spare parts:
 - 3 granite shutters.
 - 5 keys to enable staff to unlock the niche inner aluminum security doors.
 - 1 security tool to remove the screws on the bronze rosettes.
 - 3 spare bronze rosettes complete with screws.

Terms and Conditions:

1. A Sunset representative will oversee the manufacturing of columbarium. Delivery shall be to Seattle port.
2. Sunset strongly recommends that a Professional Engineer authorized to work in your province stamps your foundation drawings. Example concrete foundation drawings can be supplied upon placement of an order. .
3. Price does not include taxes or a concrete foundation.
4. Payment terms: 50% at time of order, balance within 30 days of installation.
5. Warranty includes lifetime on granite and 10 years workmanship (see sample Warranty).
6. The above quotation will be honored for 3 months from the date of this letter.

If you have any questions or concerns with the information above, please do not hesitate to call me at 800-363-3392 or email me at eli@sunsetstone.com.

If you wish to proceed with an order, please sign and date in the space provided below and return to me at your earliest convenience.

Thank you for your consideration and we look forward to your reply.

Sincerely,



Customer Name

Date

Signature

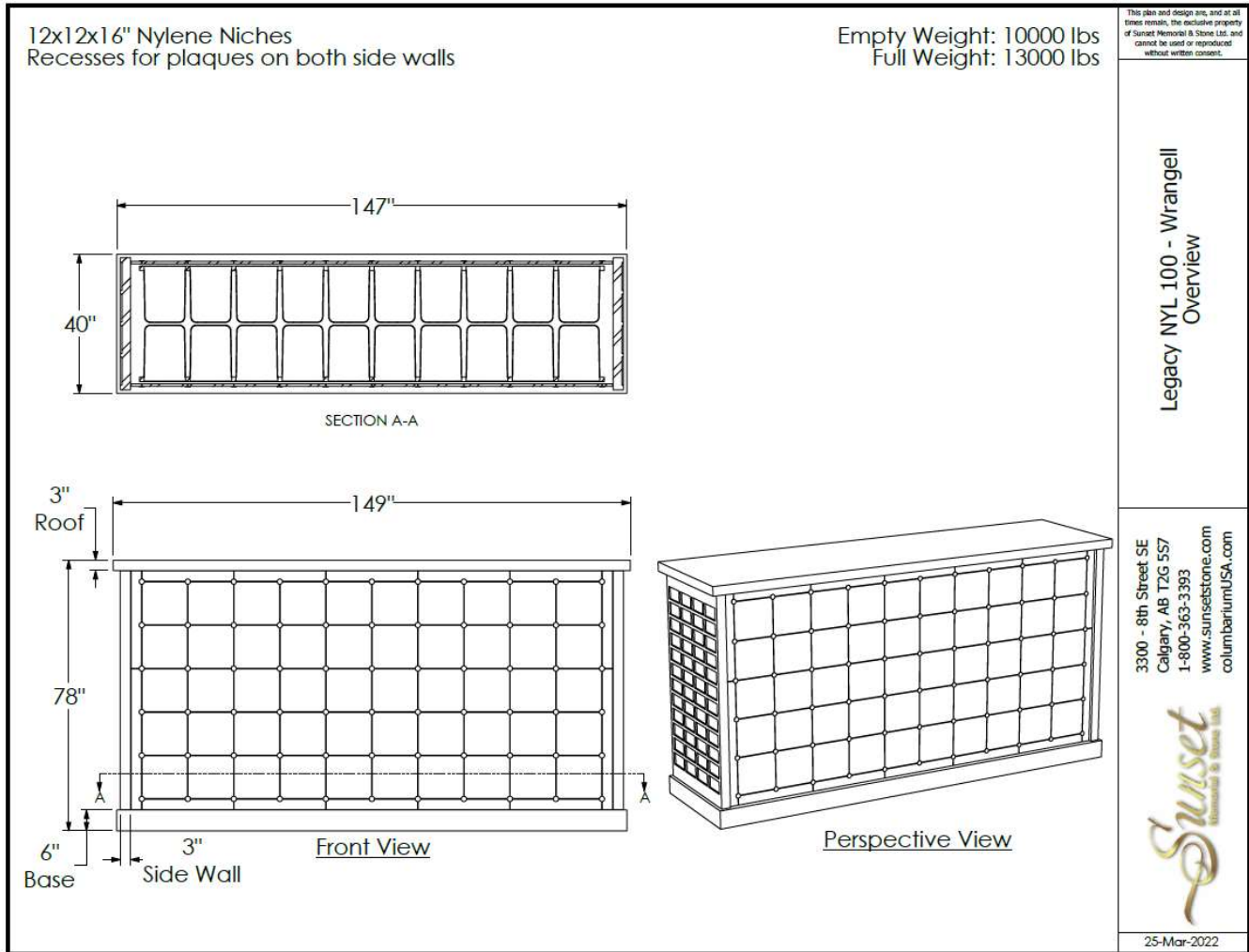


Figure 1: Overview - Sunset's Legacy 100 NYL

This plan and design are, and at all times remain, the exclusive property of Sunset Memorial & Stone Ltd. and cannot be used or reproduced without written consent.

Nylene Interior Niche
Top Section View

3300 - 8th Street SE
Calgary, AB T2G 5S7
1-800-363-3393
www.sunsetstone.com
columbariumUSA.com



25-Jan-2022

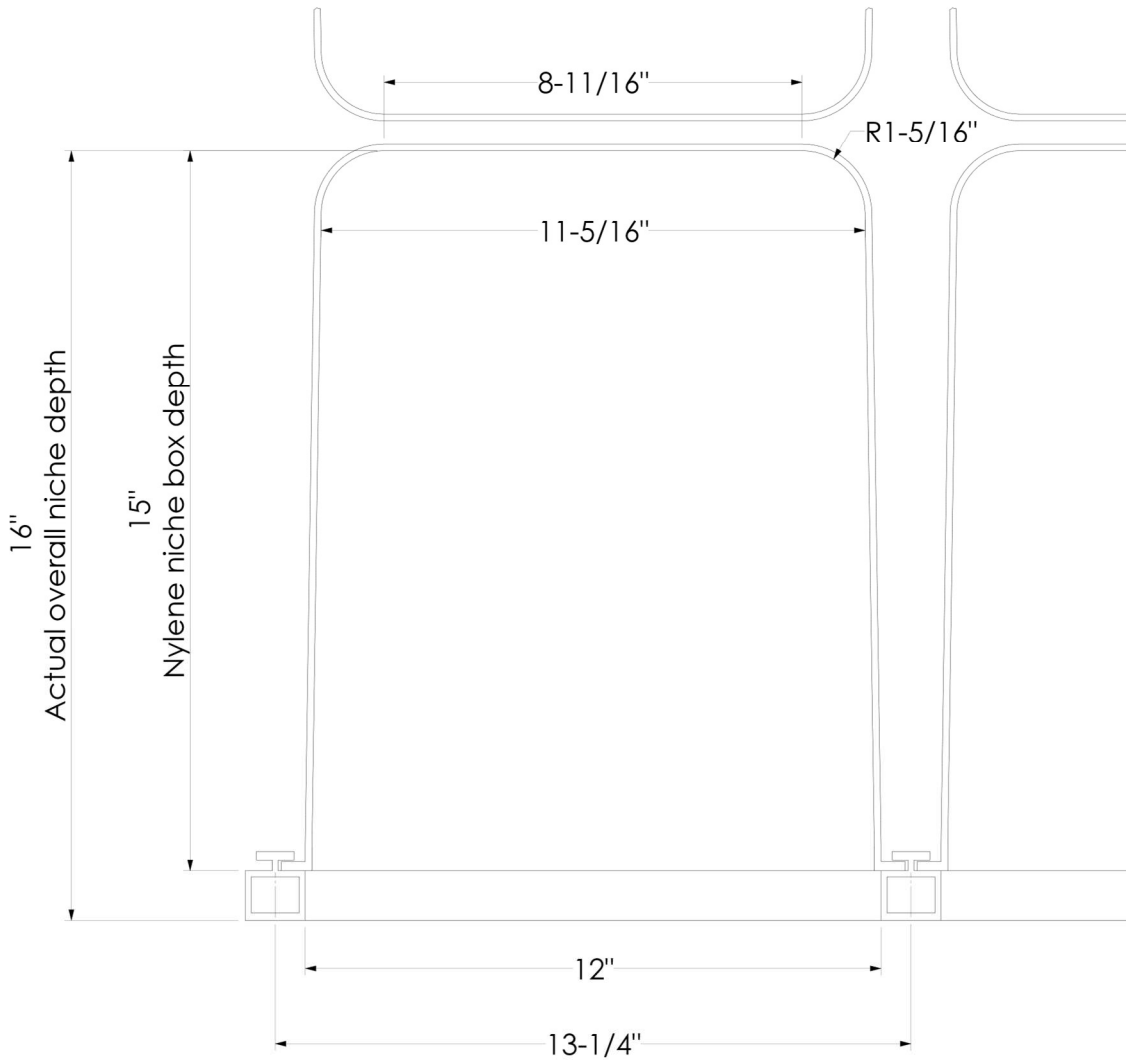


Figure 2: Nylene niche dimensions

Nylene Core Advantage

From outward appearances, the columbarium looks exactly like any other Sunset product, as the entire outer cladding is of top quality granite, but the true value is realized in the Nylene interior.

1. **Lighter** than concrete, all-aluminum and granite cores, thus reducing the weight on the foundation.
2. Pound for pound it is **stronger** than steel in compression
3. **Inert** to the environment and thus will not rust or degrade over time.
4. **Molded** thus eliminating any unsightly caulking associated with all granite cores that will create the possibility of future maintenance issues.
5. **Thermal resistance** that minimizes expansion and contraction, which can cause stress fractures in other materials like concrete and granite. The original use of the material was to shroud hot mechanical components in military tanks, and the material can easily withstand whatever the North American climate can throw at it.
6. **Cost effectiveness** allows customers the ability to achieve a superior product at a very competitive price.



Figure 3: Sunset's Nylene Core Advantage

Why a 16" Niche Depth Matters

The industry has moved to a 16" deep niche in part for the reasons depicted.

As cremation becomes more popular, urn manufacturers are becoming more creative in their designs, resulting in larger sized urns.

The smaller niche core can restrict the placement of a second urn.

Sunset's Industry Standard 16" depth niche allows for the placement of larger sized urns.

If you desire a smaller niche, Sunset can accommodate your needs, but please avoid the lure of lower prices without understanding the implications.

Example 1

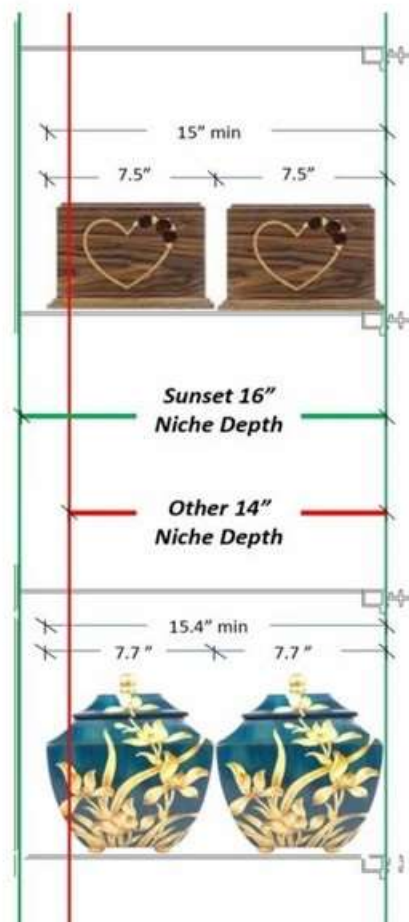


<https://www.stardust-memorials.com/forever-heart-wood-cremation-urn.html>

Dimensions:

- 10" W
- 7.5" D
- 7" H

Side View



Example 2



<https://www.maineurns.com/praying-hands-sheet-bronze-with-walnut-trim-snap-top-cremation-urn.html>

Dimensions:

- 7.7" W
- 7.7" D
- 9.8" H

Side View

Figure 4: Sunset's Industry Standard 16" niche depth

This plan and design are, and at all times remain, the exclusive property of Sunset Memorial & Stone Ltd. and cannot be used or reproduced without written consent.

Interior Niche Detail
Side Section

3300 - 8th Street SE
Calgary, AB T2G 5S7
1-800-363-3393
www.sunsetstone.com
columbariumUSA.com



25-Jan-2022

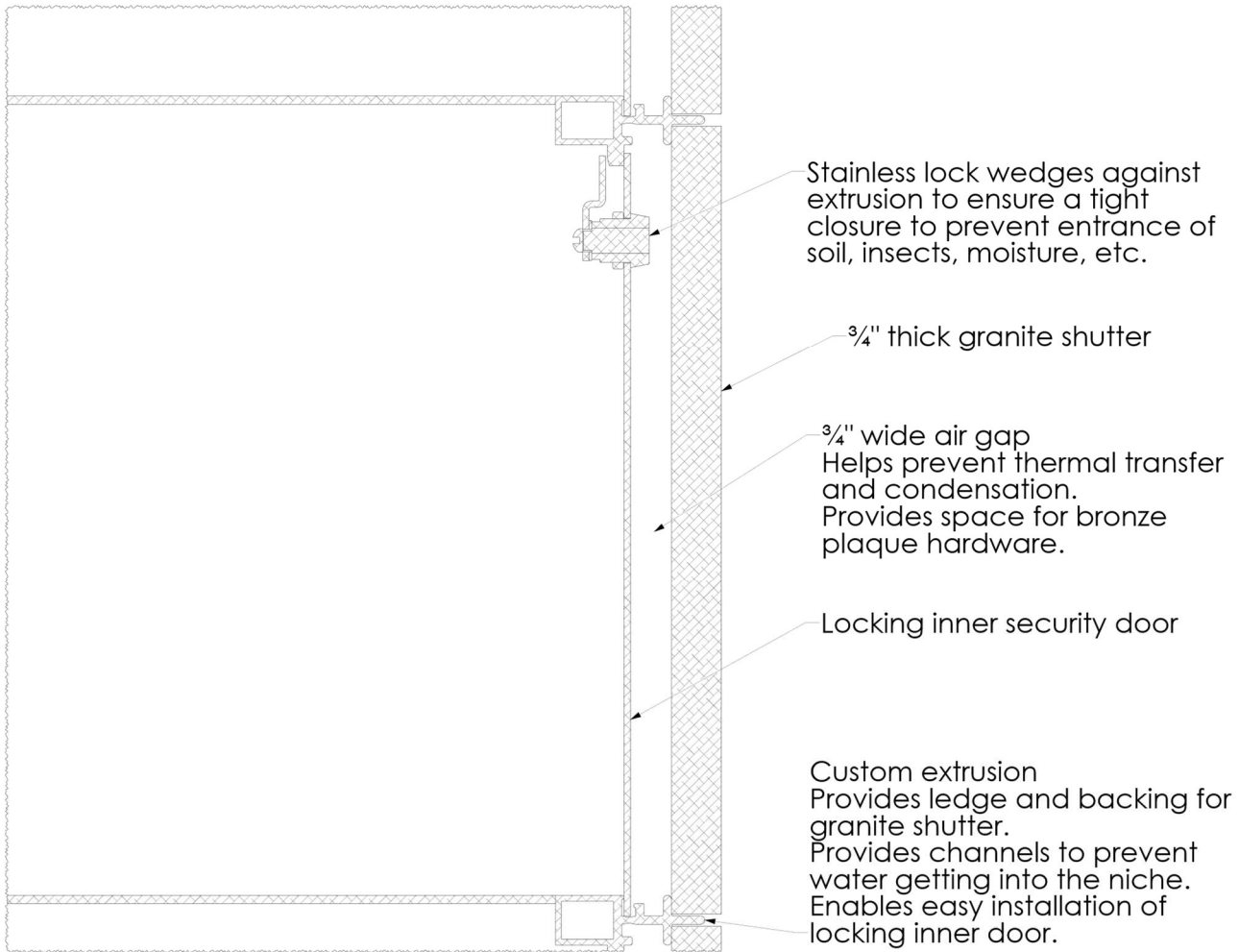


Figure 5: Sunset's unique bracket design

Key-Locked Aluminum Security Door

Sunset's key-locked inner aluminum security door improves the ease of niche access.



Our easy-to-use locking system provides families with peace of mind that their loved ones are secured.

The key-locked inner security door also reduces cemetery operating expenses by eliminating the need for any personnel to be on-site when the granite doors are removed for inscription.

Figure 6: Sunset's Unique Key Locked Security Door

Warranty

Purchaser:

Contract number:

Date of Purchase:

Sunset Memorial & Stone Ltd. guarantees the granite parts of the columbarium furnished under the Warranty Certificate.

Sunset Memorial & Stone Ltd. guarantees unconditionally, that this columbarium will not check, crack or disintegrate from exposure to the elements in any season or in any climate, and that no colouring matter or injurious materials were used in obtaining the highly polished, mirror-like surface, hammered or rock surface, which are natural colours of the granite.

*Sunset Memorial & Stone Ltd. further guarantees to replace, free of all expenses, to the original purchaser, to any subsequent owner of the columbaria, or to the cemetery in which the columbaria is located, any part or parts of the columbarium covered by this certificate, that may develop imperfections, as indicated herein, for a period of **ten (10) years** on parts and workmanship, and **lifetime** on granite from the date of purchase of the columbarium.*

Sunset Memorial & Stone Ltd.

President

SAMPLE ONLY

Note: Of course, this warranty will not cover acts of vandalism or inadvertent damage caused by cemetery operations (example – rock chips caused by grass cutters).

CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	13

Approval to move forward with the Cemetery Expansion, Phase 1, as presented

SUBMITTED BY:

Tom Wetor, Public Works Director
Kim Lane, Borough Clerk
Amber Al-Haddad, Capital Facilities Director

FISCAL NOTE:

Expenditure Required: \$XXX Total

FY 21: \$	FY 22: \$XXXXXX	FY23: \$
-----------	--------------------	----------

Amount Budgeted:

	FY22 \$XXX
--	------------

Account Number(s):

	XXXXXX XXX XXXX
--	-----------------

Account Name(s):

	Enter Text Here
--	-----------------

Unencumbered Balance(s) (prior to expenditure):

	\$XXX
--	-------

Reviews/Approvals/Recommendations

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

ATTACHMENTS:

RECOMMENDATION MOTION:

Approval to move forward with the Cemetery Expansion, Phase 1, as presented.

SUMMARY STATEMENT:

Staff have met over the last few weeks to discuss developing a new cemetery. Below is a summary of our recommendations and an outline for next steps.

Several locations have been discussed over the last 10 years, and each location has its own pros and cons. Expanding Sunset Gardens Cemetery was the focus during discussions primarily to keep the multiple cemetery sites close to one another and eliminate adding a third site. Costs will be a significant factor in any location available for development. Locations that have been discussed, but that are not detailed in this report, include:

- Expanding Wrangell Memorial Cemetery
- The Institute property
- CBW land around the old dog pound
- CBW land on Ishiyama Drive
- Running track
- Former Byford junk yard

Additional information can be provided on any of these locations at the Assembly's request.

Considering the expansion to the Sunset Gardens Cemetery, this could be done in two phases to provide an additional one hundred (100) burial plots. All but three, full-casket burial plots in Sunset Gardens Cemetery are in use or have been reserved.

Phase 1 Expansion of Sunset Gardens would include developing a small number of earlier platted plots in the southwest corner of the existing cemetery, which could provide an additional ten (10) burial plots. In addition to these, there is the potential to develop new plots and modifying and expanding the parking area. Developing both areas will require the proposed plots to be pre-excavated.

One of the big challenges of this cemetery in general is the ground is made up of mostly overburden fill from the rock pit. As a result, the fill has many boulders and root wads. A mini excavator, or digging by hand, is how graves are dug in the cemetery, primarily to minimally disturb grave sites around the grave being dug. Boulders and root wads need to be cleared with bigger equipment to ensure appropriate burial procedures are followed when putting caskets in the ground.

There is about 45' of land that has been disturbed to the east of the existing parking lot before you start to get into the undisturbed woods that head up the hill to the east. A few alder trees would need to be cut and the fill that is stored there would need to be pushed back to create more parking space. Simply put, the existing parking lot would be excavated, surveyed, and plotted for new burials. The disturbed ground next to the existing parking lot will be cleared and graded for new parking. Expanding into the parking lot should accommodate forty new burial sites. An Army Corp of Engineers permit would not be required to develop this land as it has already been disturbed.

Existing parking lot dimensions that could be developed are approximately 85' X 50'. The fill pile and disturbed land is roughly another 45' x 70'. If the entire existing parking lot was developed for new burial sites, the new parking area may be slightly smaller than what is currently at the cemetery.

There is room next to the existing columbarium to put a new columbarium. An updated quote can be found in this Agenda Packet for a budget amendment for a new columbarium. Installation of a new columbarium would be included as part of Phase 1.

Phase 2 would include moving back into the trees and up the hill to the east. An Army Corp of Engineers permit would be needed to clear this area as it is undisturbed land. A terraced area will be developed for parking and additional plots.

When developing a site in the timbered area there are two main concerns that need to be addressed. The first concern is that all the trees and stumps need to be cleared. The second concern is that bedrock can often be very shallow. As a result, a large amount of fill is likely to be needed to get enough depth for proper burials. A terraced approach can address any shallow bedrock concerns.

Additional concerns specific to this location include keeping adequate distance from the creek to the north and then adequate drainage to the south so as to not disturb adjacent properties.

The space available in the timber is roughly 110' x 70' for terraces before the hill starts to get much steeper. Please see the sketches attached for reference.

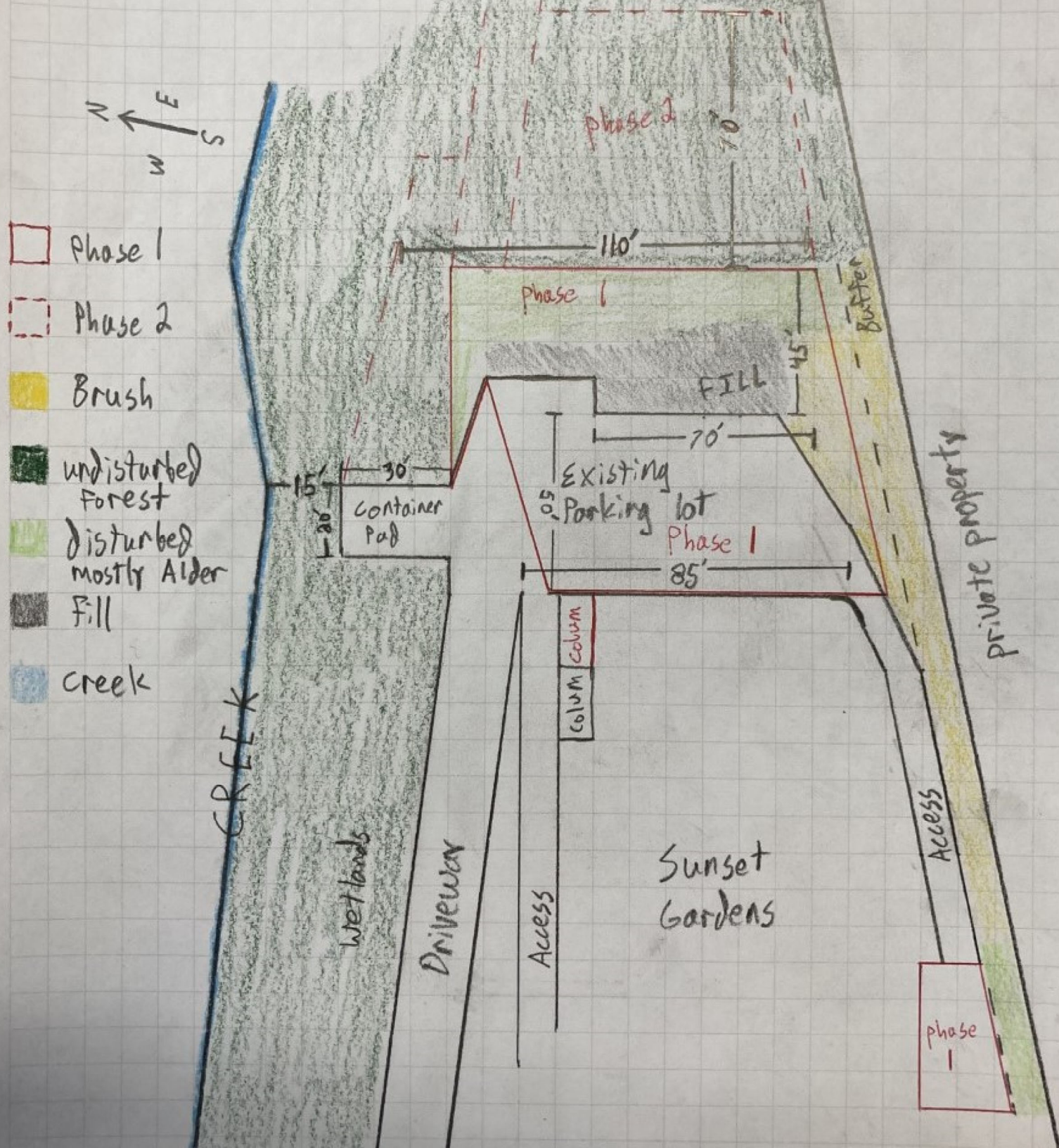
Size and plot numbers in this report have been estimated to be more on the conservative side when considering access points and buffer zones. After a survey we would have more concrete numbers.

- Typical Plot size is 4' x 10'
- Oversized casket dimensions 7' x 2.5'

Our next steps for developing this project further include:

- Procure and install a new columbarium.
- A survey of the land.
- Developing a scope of work and competitive solicitation for the excavation work for Phase 1.
- These steps will require estimates be developed and budget amendments be approved.

Upon Assembly approval of the expansion plan and further budget amendments, a significant portion of Phase 1 could be completed in the summer of 2022. Funding for the cemetery expansion would come from General Fund Reserves.



CITY & BOROUGH OF WRANGELL, ALASKA BOROUGH ASSEMBLY AGENDA STATEMENT

<u>AGENDA ITEM TITLE:</u>	<u>DATE:</u>	April 12, 2022
	<u>Agenda Section</u>	13

Approval of a negotiated land sale of Borough Owned Property to resolve encroachments in a portion of Tract Y, USS 2321, to Bill and Maria Byford

SUBMITTED BY:

Jeff Good, Borough Manager
Carol Rushmore, Economic Development
Director

FISCAL NOTE:

Expenditure Required: \$XXX Total

FY 20: \$	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
--	-------

Reviews/Approvals/Recommendations

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

ATTACHMENTS: 1. Preliminary Plat of Byford Replat 2. Map of area of negotiated purchase 3. Appraisal

RECOMMENDATION MOTION:

Move to approve the Negotiated Sale of Borough Owned Property, in a portion of Tract Y, USS 2321, to Bill and Maria Byford.

SUMMARY STATEMENT:

A preliminary plat of the former Byford junkyard was presented to the Planning and Zoning Commission in September of 2021. The preliminary plat identified encroachments of Mr. Byford's house, retaining wall and shop. The Planning and Zoning Commission approved the preliminary plat in September 2021 (attached) subject to addressing the encroachments with Mr. Byford.

Discussion with Mr. Byford to resolve the encroachments began and consisted of purchasing land, adjusting lot line, and easements. In September, Mr Byford indicated he was going to discuss the issue with his attorney. His attorney contacted Staff who forwarded the attorney's comments and request to the Borough attorney. The Borough attorney and staff worked on options to offer to Mr. and Mrs. Byford to resolve the encroachment issue. In March 2022, after negotiations of several options, the Byford's agreed to purchase approximately 8750 square feet of the flag lot driveway access in the proposed Lot Y-B as presented in the preliminary plat from July 2021 at the appraised value of \$2.64 per square foot. This area will be an access/utility easement for proposed Lots Y-B and Y-A as well as their own. A value of the easement was determined and will be deducted from the land purchase price. They also agree to rezone their lot from Light Industrial to Rural Residential 1, and will pay for the additional survey work (estimated to be \$3954.40) necessary to reflect the negotiated sale joined into their existing lot and a new preliminary plat. A maintenance and use agreement for the easement will be recorded prior to the plat.

Bill and Maria Byford have agreed to the following:

\$2.64/Sq Ft. times estimated 8,750 Sq. Ft. =	\$23,100.00
Anticipated Survey Costs =	\$ 3,954.40
Less value of easement \$1.32/Sq ft =	-\$11,550.00

- **Total Estimated Negotiated Sale Price= \$15,504.40**
- The property will be rezoned to Rural Residential 1.
- They will pay for the additional survey work that could vary from the quote provided 6 months ago.
- They will be part of the Easement Maintenance and Use agreement created for the access and utility easement.

NOTES

- THE PURPOSE OF THIS SURVEY IS TO REPLAT AND SUBDIVIDE A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112).
- THE ERROR OF CLOSURE OF THIS SURVEY DOES NOT EXCEED 1:5000.
- ALL BEARINGS SHOWN ARE TRUE BEARINGS AS ORIENTED TO THE BASIS OF BEARING AND DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.
- THE CITY OF WRANGELL HAS A 10' POWERLINE EASEMENT ON EACH SIDE OF THE POWERLINE ALONG THE ZIMOVIA HIGHWAY R.O.W. (BOOK 13, PAGE 324)
- REFERENCE ENCROACHMENT EASEMENT DOCUMENT #2021-XXXXX WITHIN THE WRANGELL RECORDING DISTRICT.

6. REFERENCE THE FOLLOWING WITHIN THE WRANGELL RECORDING DISTRICT:

- DEED ON PAGE 114, VOLUME 11 (RECORDED 02/27/1997)
- DEED ON PAGE 118, VOLUME 11 (RECORDED 03/18/1997)
- PLAT 64-112 U.S. SURVEY 2321
- PLAT 77-1 (SUBD. OF A PORTION OF TRACT X)
- DEED 1997-000608-0
- PLAY 98-2 (ZIMOVIA HIGHWAY D.O.T. BASE MAP)
- PLAT 2002-5 (ROAD HOUSE SUBDIVISION)
- PLAT 2003-4 (FIGHTING ROYAL SUBDIVISION)
- DEED 2003-000605-0
- DEED 2005-000010-0
- DEED 2016-000016-0

OWNERSHIP STATUS

- PORTION OF TRACT "Y", U.S.S. 2321 (CITY & BOROUGH OF WRANGELL)
- PORTION OF TRACT "Y", DEED 2005-000010-0 (ROBERT J. & HELEN R. MOLINEK)

PROPOSED OWNERSHIP

- LOT Y-A, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
- LOT Y-B, BYFORD REPLAT (CITY & BOROUGH OF WRANGELL)
- LOT Y-C, BYFORD REPLAT (ROBERT J. & HELEN R. MOLINEK)

PREVIOUS LOT AREAS

- PORTION OF TRACT "Y", U.S.S. 2321 (115,076 SQ. FT.)
- PORTION OF TRACT "Y", DEED 2005-000010-0 (18,712 SQ. FT.)

NEW LOT AREAS

- LOT Y-A, BYFORD REPLAT (38,843 SQ. FT.) (0.892 ACRES)
- LOT Y-B, BYFORD REPLAT (45,449 SQ. FT.) (1.043 ACRES)
- LOT Y-C, BYFORD REPLAT (47,424 SQ. FT.) (1.089 ACRES)

LOT AREA TRANSFER

- PORTION OF NEW LOT Y-3 TO BE TRANSFERRED FROM CITY & BOROUGH TO MOLINEK (29,274 SQ. FT.) (0.672 ACRES)

PREVIOUS LOT ZONING

- PORTION OF TRACT "Y", U.S.S. 2321 (LIGHT INDUSTRIAL)
- PORTION OF TRACT "Y", DEED 2005-000010-0 (LIGHT INDUSTRIAL)

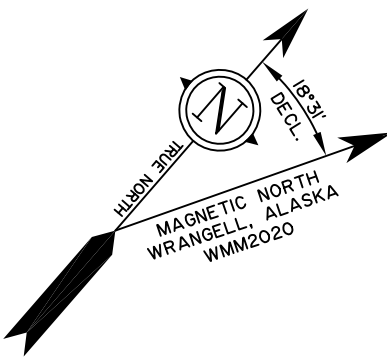
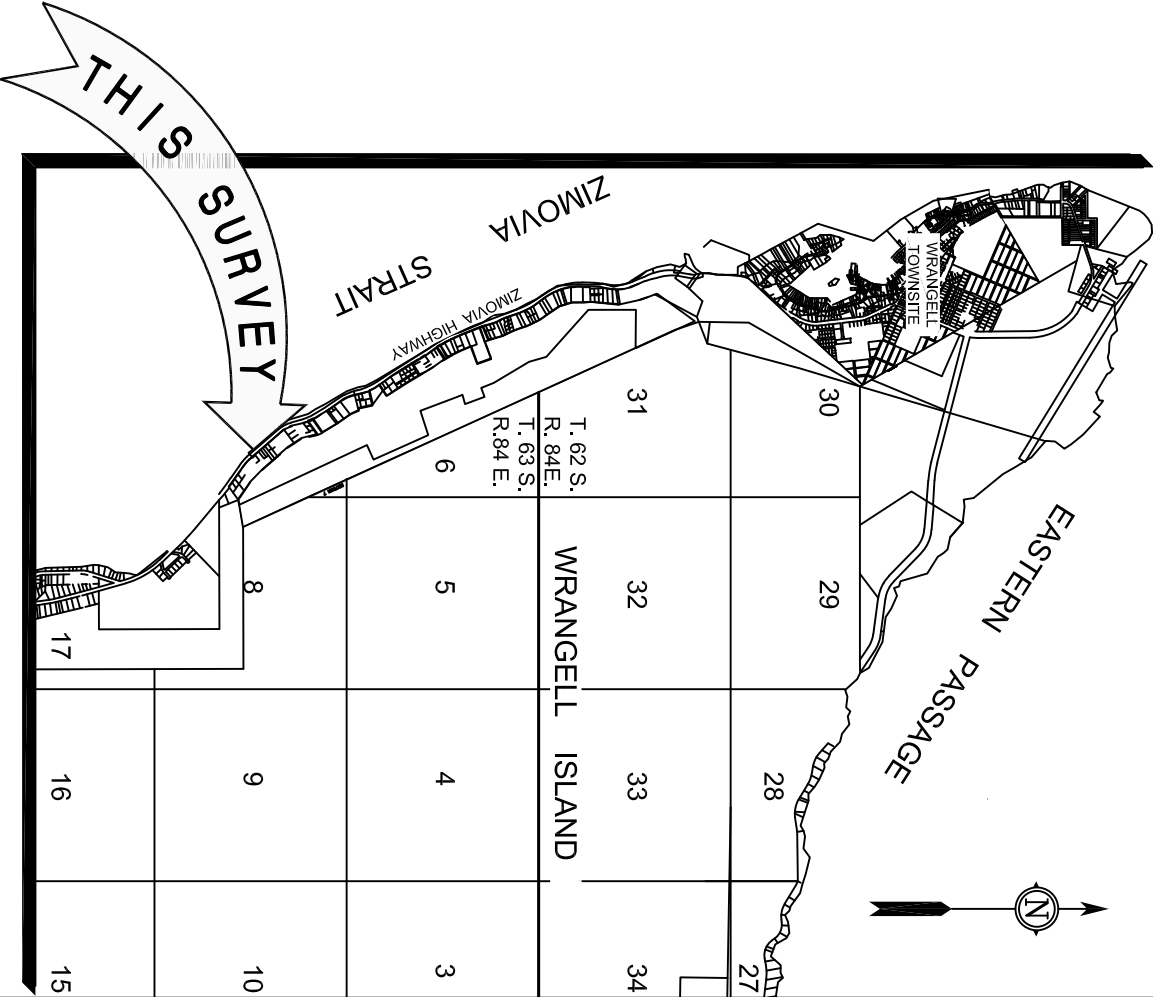
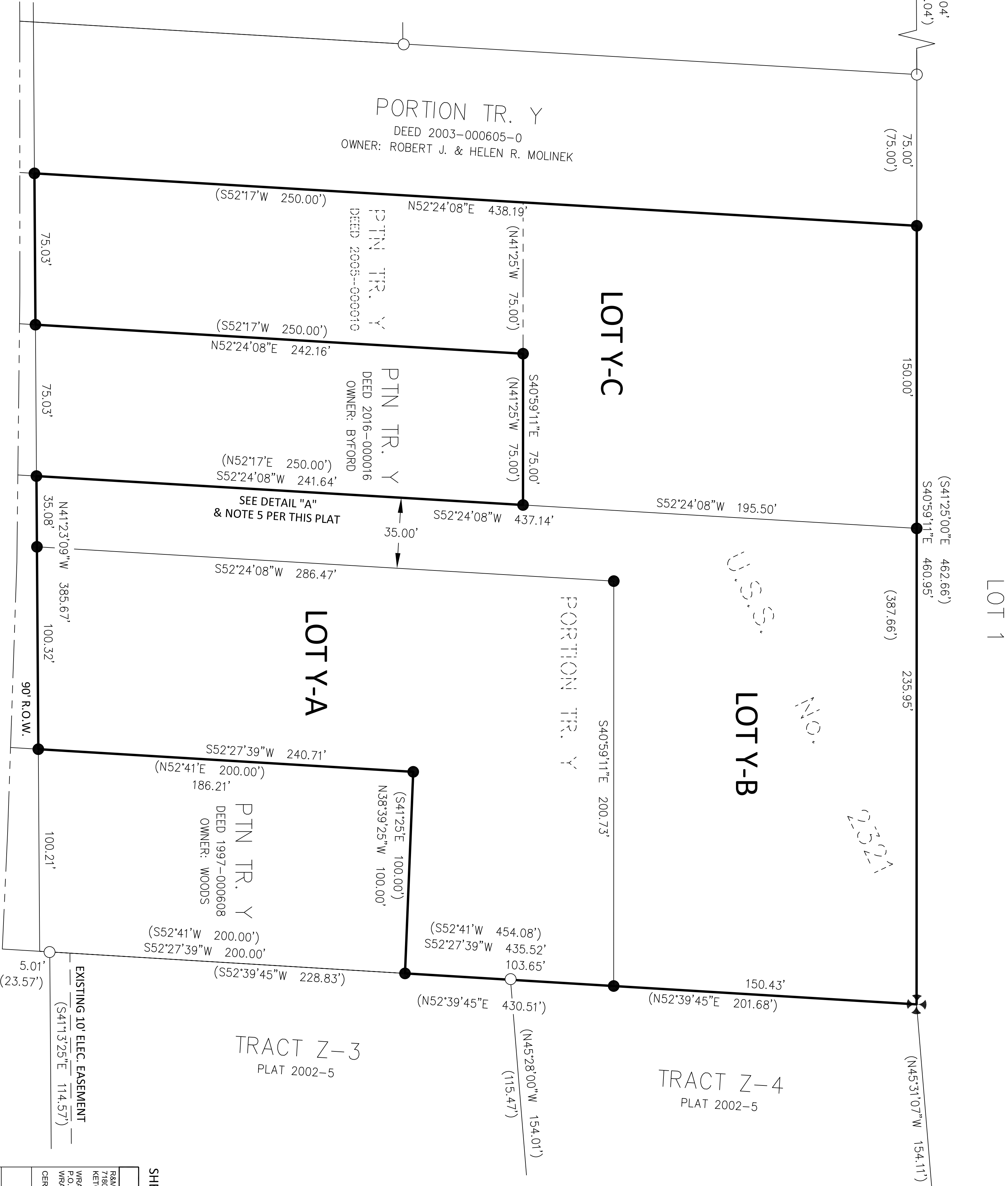
NEW LOT ZONING

- LOT Y-A, BYFORD REPLAT (LIGHT INDUSTRIAL)
 - LOT Y-B, BYFORD REPLAT (LIGHT INDUSTRIAL)
 - LOT Y-C, BYFORD REPLAT (MIXTURE OF LIGHT INDUSTRIAL & RURAL RESIDENTIAL 1)
- PREVIOUS PORTION OWNED BY ROBERT MOLINEK WILL REMAIN L.L. (128,150 SQ. FT.)
PREVIOUS PORTION OWNED BY C&B OF WRANGELL WILL CHANGE FROM L.L. TO R.R.1 (29,274 SQ. FT.)

BASIS OF BEARING

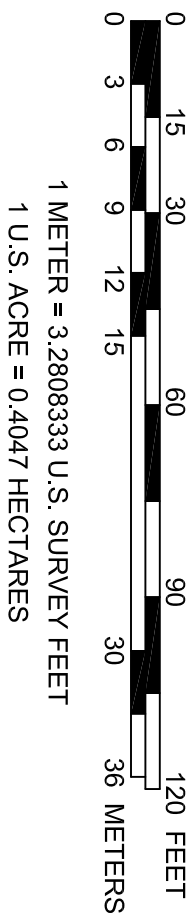
BEARINGS SHOWN ARE NAD 83/2011 (FPC-H-2010) GEODETIC BEARINGS BASED ON HIGH PRECISION GLOBAL NAVIGATION SATELLITE SYSTEM TECHNOLOGY, USING TRIMBLE (R8.3 & R10) RECEIVERS, DIFFERENTIALLY CORRECTED AND PROCESSED USING TRIMBLE BUSINESS CENTER VERSION 4.1 SOFTWARE. LOCAL PLANE BEARINGS ARE ORIENTED TO TRUE GEODETIC NORTH AT LAT: N48°23'11.6602 LONG: W132°20'55.74019. DISTANCES SHOWN ARE REDUCED TO HORIZONTAL FIELD DISTANCES.

LEGEND	
●	SECONDARY MONUMENT SET THIS SURVEY
○	SECONDARY MONUMENT RECOVERED
✦	PRIMARY MONUMENT RECOVERED
<div></div>	EASEMENT DEDICATED BY THIS PLAT
<div></div>	UNSURVEYED
<div></div>	SURVEYED
<div></div>	RECORD BOUNDARY LINE VACATED THIS PLAT
(XX)	CENTERLINE
XX	RECORD DATA
XX	MEASURED DATA



SCALE 1"=30'

THIS DRAWING MAY BE REDUCED, VERIFY SCALE BEFORE USING



SHEET 1 OF 2

PRISM P.R. SMITH & SONS, INC. 7180 REVILLA ROAD, SUITE 100 KETCHIKAN, AK 99901 Phone: (907) 725-7917 Fax: (907) 225-3441	
WRANGELL OFFICE P.O. BOX 2286 WRANGELL, AK 99329	
CERTIFICATE OF AUTHORIZATION #: C576	
BYFORD REPLAT	
A SUBDIVISION AND REPLAT OF A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112), CREATING LOTS Y-A, Y-B, AND Y-C, BYFORD REPLAT WRANGELL RECORDING DISTRICT, ALASKA	
LOCATED WITHIN SECTION 7, TOWNSHIP 63 SOUTH, RANGE 84 EAST COPPER RIVER MERIDIAN, ALASKA WRANGELL RECORDING DISTRICT	
SURVEYED BY: MCH	DRAWN BY: MCH
DATE: JUNE 2020	DATE: AUGUST 2020 - SEPTEMBER 2021
SCALE: 1"=30'	CHECKED: CGP
R&M PROJECT NO: 202725-02	

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ CITY & BOROUGH OF WRANGELL
DATE _____ PRINTED NAME & TITLE _____

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____.

CERTIFICATE OF OWNERSHIP AND DEDICATION

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

DATE _____ ROBERT J. MOUNER
DATE _____ HELEN R. MOUNER

NOTARY'S ACKNOWLEDGMENT

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

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME KNOWN TO BE THE IDENTICAL INDIVIDUAL(S) MENTIONED AND WHO EXECUTED THE WITHIN PLAT AND _____ ACKNOWLEDGED TO ME THAT _____ SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN SPECIFIED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA

MY COMMISSION EXPIRES _____.

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 WRITOUT BOOK _____ PAGE _____ DATED _____, 20____. THE PLAT SHOWN HEREON HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE DISTRICT COURT, EX OFFICIO RECORDER, WRANGELL, ALASKA.

DATE _____ MAYOR, CITY AND BOROUGH OF WRANGELL

ATTEST:

CITY CLERK _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY AND BOROUGH OF WRANGELL PLANNING COMMISSION, AND THAT SAID PLAT HAS BEEN APPROVED BY THE COMMISSION BY THE VOTE OF _____ TO _____, 20____. 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

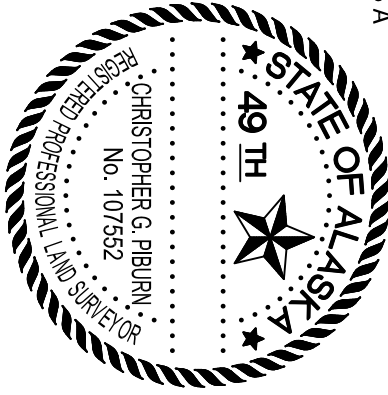
SECRETARY _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM PROPERLY REGISTERED AND LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF ALASKA, THAT THIS PLAN REPRESENTS A TRUE AND CORRECT SURVEY OF THE LAND SHOWN HEREON, AND THAT THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AS DESCRIBED, AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT.

DATE _____

CHRISTOPHER G. PIBURN, PLS # 107552



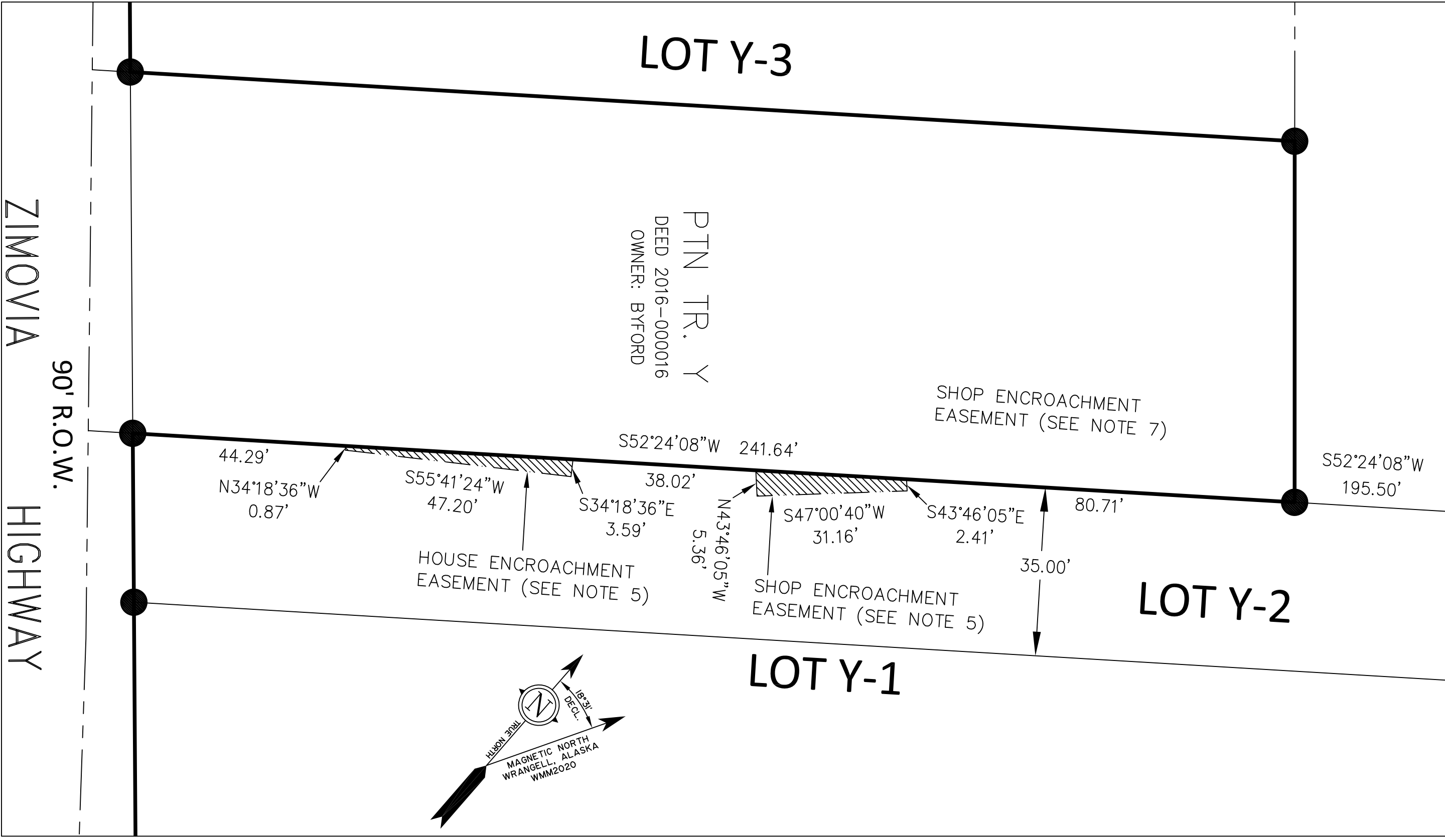
CERTIFICATE STATE OF ALASKA
(FIRST JUDICIAL DISTRICT)s

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

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

ASSESSOR CITY AND BOROUGH OF WRANGELL _____

DETAIL A
SCALE: 1" = 20'



TYPICAL SECONDARY MONUMENT
SET THIS SURVEY



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

PRELIMINARY

SHEET 2 OF 2

R&M ENGINEERING, INC.
7180 REVILLA ROAD, SUITE 100
KETCHIKAN, AK 99901

Phone: (907) 725-2917
Fax: (907) 225-3441
WRANGELL OFFICE
P.O. BOX 2286
WRANGELL, AK 99229

CERTIFICATE OF AUTHORIZATION #: C576

BYFORD REPLAT

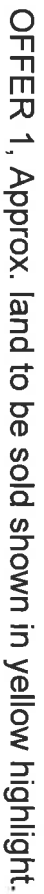
A SUBDIVISION AND REPLAT OF
A PORTION OF TRACT Y, OF U.S. SURVEY 2321 (PLAT 64-112),
CREATING
LOTS Y-A, Y-B, AND Y-C,
BYFORD REPLAT
WRANGELL RECORDING DISTRICT, ALASKA

LOCATED WITHIN

SECTION 7, TOWNSHIP 63 SOUTH, RANGE 84 EAST
COPPER RIVER MERIDIAN, ALASKA
WRANGELL RECORDING DISTRICT

SURVEYED BY: MCH
DATE: JUNE 2020
DRAWN BY: MCH
DATE: AUGUST 2020 - SEPTEMBER 2021

SCALE: 1"=30'
CHECKED: CGP
R&M PROJECT NO: 202725-02



**APPRAISAL REPORT
REAL ESTATE APPRAISAL**

Of
Byford Property



4-mile Zimovia Highway, 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-P5

RAMSEY APPRAISAL RESOURCE

10615 Horizon Drive
Juneau,
AK, 99801

907-723-2936
Fax: 866-404-7117
rogerramsey@mac.com

July 8, 2021

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

Re: Appraisal Report, Real Estate Appraisal
Byford Property
4-mile Zimovia Highway,
Wrangell, AK, 99929

File Name: RAR File # 21-016-P5

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 property is a vacant parcel that has had all of its topsoil removed, has been backfilled with rock and is ready for development.

Please reference page 10 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 8). Acceptance of this report constitutes an agreement with these conditions and assumptions. In particular, I note the following:

Hypothetical Conditions:

- The subject is currently zoned Light Industrial, but is in the process of being changed to Rural Residential 1 and so far, there appears to be no hang ups in the process. So far it is approved by Planning and Zoning. This appraisal will appraise the property with the hypothetical that the zoning is Rural Residential 1.

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

Two Hundred Five Thousand Dollars (\$205,000)

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

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Summary of Important Facts and Conclusions

GENERAL

Subject:

Byford Property
4-mile Zimovia Highway, Wrangell,
AK, 99929

The subject property is a vacant parcel that has had all of its topsoil removed, has been backfilled with rock and is ready for development.

Owner:

City and Borough of Wrangell

Legal Description:

All of Tract Y according to the approved plat of Survey No. 2321, Wrangell Homesites, Zimovia S of Wrangell, Alaska, Wrangell Recording District, Judicial District, State of Alaska.

EXCEPTING THEREFROM: A portion of Tract Y, U.S. Survey No. 2321 deeded to Kenneth E. and Norma J. Dorman on April 4, 1955, more particularly described as follows:

BEGINNING at official Corner No. 4 of Tract Y, official Corner No. 1 of Tract Z, thence N 52° distance of 200 feet as Corner No. 1 of this portion of Tract Y; thence S 52°41' W a distance of 200 feet to Corner No. 2 (the same as aforementioned Corner No. 4); thence approximately NW along the U.S.B.P.R. right-of-way of the road commonly known as Zimovia Highway, a distance of 100 feet to Corner No. 3; thence N 52°41' E a distance of 200 feet to Corner No. 4; thence a distance of approximately 100 feet to Corner No. 1, the boundary between Tracts Y and Z, the point of beginning.

ALSO EXCEPTING THEREFROM: A portion of Tract Y, U.S. Survey No. 2321 deeded to Edgar F. and Arlene E. Dorman on September 20, 1956, more particularly described as follows:

BEGINNING at the west corner of said Tract Y, official Corner No. 1 of this portion of Tract Y; thence SE along the U.S.B.P.R. right-of-way 75 feet to Corner No. 2; thence N 52°17' E 250 feet to Corner No. 3; thence NW (approximately N 41°21' W) a distance of 250 feet, more or less to Corner No. 4; thence S 52°17' E a distance of 250 feet to Corner No. 1; the point of beginning.

ALSO EXCEPTING THEREFROM: The Northwesterly 7/8 of Tract Y running parallel to the boundary line between Tracts Y and X in U.S. Survey No. 2321, Wrangell Recording District, Alaska.

ALSO EXCEPTING THEREFROM: That portion conveyed to C. Byford and Danelle A. Byford by deed recorded on August 29, 1956, at Page 23, described as follows: A portion of Tract Y according to the plat of U.S. Survey No. 2321 of the Group of Homesites, accepted on August 29, 1956, file in the U.S. General Land Office and more particularly described as follows:

BEGINNING at the NW corner of said Tract Y, official Corner No. 1 of this portion of Tract Y; thence SE along the U.S.B.P.R. right-of-way, a distance of 75 feet to Corner No. 2; thence N 52°17' E a distance of 250 feet to Corner No. 3; thence NW (approximately N 41°21' W) a distance of 250 feet, more or less to Corner No. 4; thence S 52°17' E a distance of 250 feet to Corner No. 1; the point of beginning.

Date of Report:

July 8, 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	Total Assessment	Tax Rate	Taxes
03-006-303	\$44,000	\$0	\$44,000	\$12.75	\$561

Notes:

Sale History:

The subject has not sold in the last three years, according to public records.

Current Listing/Contract(s):

The subject is not currently listed for sale, or under contract.

Land:

Land Summary						
Parcel ID	Gross Land Area (Acres)	Gross Land Area (Sq Ft)	Usable Land Area (Acres)	Usable Land Area (Sq Ft)	Topography	Shape
Lot Y2	2.51	109,336	2.51	109,336	Gently sloping up from the	Irregular T shape

Notes:

Zoning:

The subject zoning is light industrial and is in the process of transitioning to Rural Residential. I have been asked to appraise it as if it is Rural Residential 1.

Highest and Best Use of the Site:

Subdivision

Type of Value:

Market value

VALUE INDICATIONS	
Unit sales Approach:	\$230,000

Reconciled Value(s):

As Is

Value Conclusion(s) \$205,000
 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.**

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 this property on 4/27/2021
Market Area and Analysis of Market Conditions:	A complete analysis of market conditions has been made.
Highest and Best Use Analysis:	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.
Type of Value:	Market value
<u>Valuation Analyses</u>	
Cost Approach:	A cost approach was not applied as this approach was considered only in the aspect of site prep costs.

Sales Comparison Approach:	A sales approach was applied as there is adequate data to develop a value estimate using this approach for the potential lots which could be subdivided from the subject
Income Approach:	An income approach was not applied as while the subject could generate an income stream, the most probable buyer is an owner-occupant.
Unit Sales Approach	This is the best approach for determining the market value of the subject property as is. The determination of potential lot values is reasonable and there is good information in the market for this. The cost encumbered to generate sales of these lots is reasonable and market based.
Hypothetical Conditions:	<ul style="list-style-type: none"> The subject is currently zoned Light Industrial, but is in the process of being changed to Rural Residential 1 and so far, there appears to be no hang ups in the process. So far it is approved by Planning and Zoning. This appraisal will appraise the property with the hypothetical that the zoning is Rural Residential 1.
Extraordinary Assumptions:	<ul style="list-style-type: none"> There are no Extraordinary Assumptions for this appraisal.

Comments

The subject property was formerly a junkyard. The area of the parcel was cleaned and capped the appraiser reviewed the cleanup procedure as documented in the Decision Document from AKDEC dated 4/19/2019 (see Addendum).

From the actions taken and revealed in this document, the appraiser made a determination developed an opinion that the market would perceive the property as clean and without risk to health. This appraisal is based on that opinion.

From talking with local developers and review of the property's attributes, the appraiser determined that the highest and best use of the subject would be to subdivide the property into 5 residential lots.

The appraiser talked with local contractors and utility companies to determine costs for this potential subdivision.

I spoke with Mike Howell to get an idea of what it would cost from this point to do a subdivision of the property, to final plat, with 5 code complying lots. He thought the cost would be around \$3,000 from this point.

The appraiser researched what the sellout value would be by looking at proximate individual lots sold recently. The appraiser researched what developers would require for compensation to estimate a value for the subject as is.

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 Kotzlitza, 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 1995)
 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 2000)
 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

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

mean you can fish alone on a stream, hikes can be quietly 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.

RATES:

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.

<u>Priority</u>	<u>Project Name</u>
1.	Public Safety Building Renovation
2.	High School and Middle School Life and Health Safety Upgrades <ul style="list-style-type: none"> • Fire Alarm System Upgrades • Elevator Replacement
3.	Upper Reservoir Bypass (Connection to Treatment Plant)
4.	Solid Waste Transfer Station Upgrades
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.

Currently with the cost of construction lot values are not appreciated the same way that fully developed residential properties are.

Location Map



Property Description

The subject property is a vacant parcel that has had all of its topsoil removed, has been backfilled with rock and is ready for development.

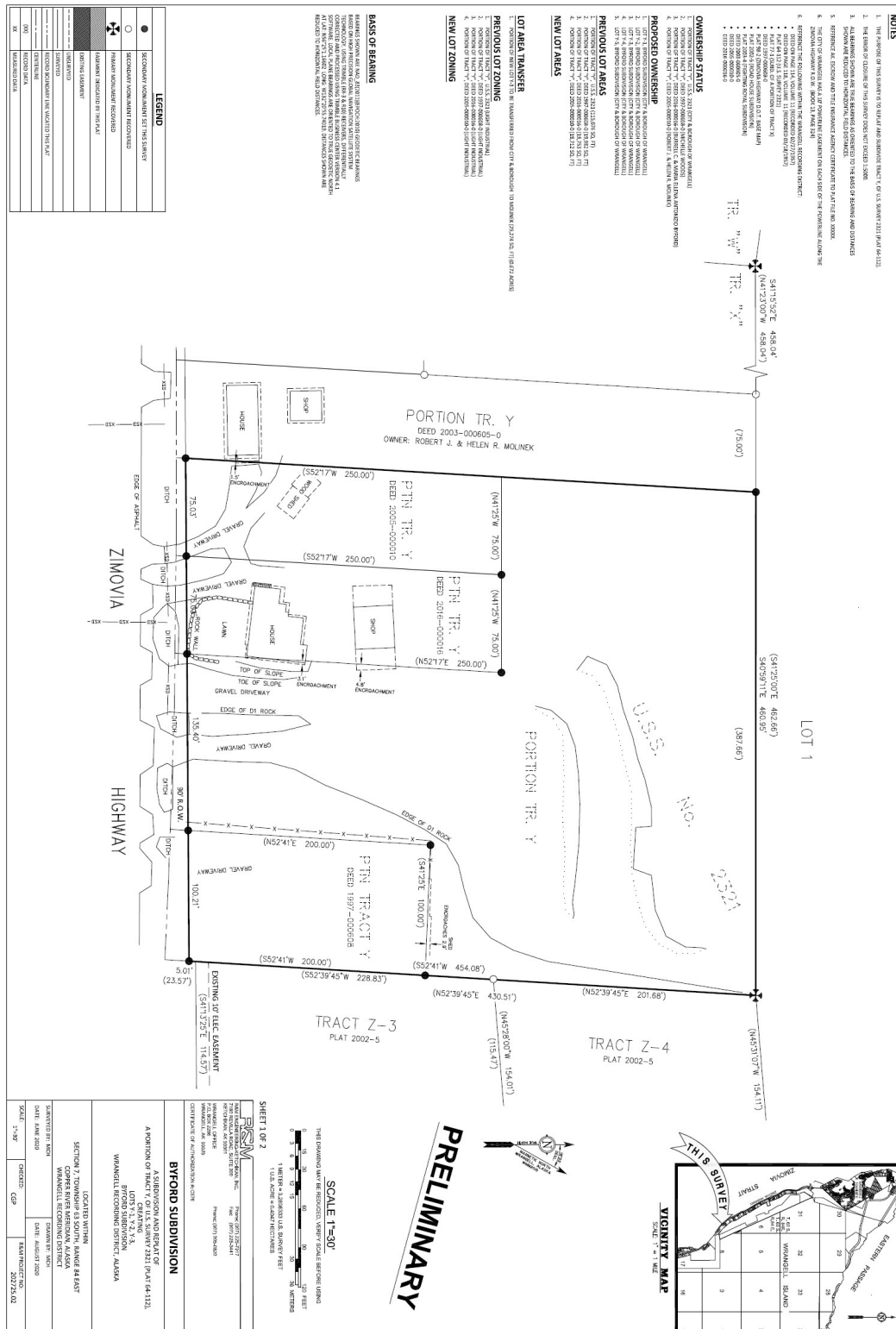
SITE	
Location:	The subject is located approximately 4 miles from the Wrangel ferry terminal, on Zimovia Highway
Current Use of the Property:	The subject is currently vacant.
Site Size:	Total: 2.51 acres; 109,336 square feet Usable: 2.51 acres; 109,336 square feet
Shape:	Irregular, T shaped.
Frontage/Access:	The subject property has Good access with frontage as follows: <ul style="list-style-type: none"> • Zimovia Highway: 135 feet .
Visibility:	Good
Topography:	Gently Sloping
Soil Conditions:	The soil conditions observed at the subject are filled rock to a supportive clay substraight.
Utilities:	Electricity: The site is served by public electricity. Sewer: City sewer Water: City water Adequacy: The subject's utilities are typical and adequate for the market area. There is public water and sewer stub to the subject at Zimovia Hwy.
Site Improvements:	<ul style="list-style-type: none"> • The subject site has been improved by removing all topsoil and bringing in rock to make most all of its surface navigable
Flood Zone:	The subject is located in an area that is not a flood zone.
Wetlands/Watershed:	No wetlands were observed during our site inspection.
Environmental Issues:	The subject was formerly used a Junkyard for autos and other

polluting stuff was stored and spilled there. This has all been cleaned up (See Wrangell Junkyard Cleanup Determination in the addendum).

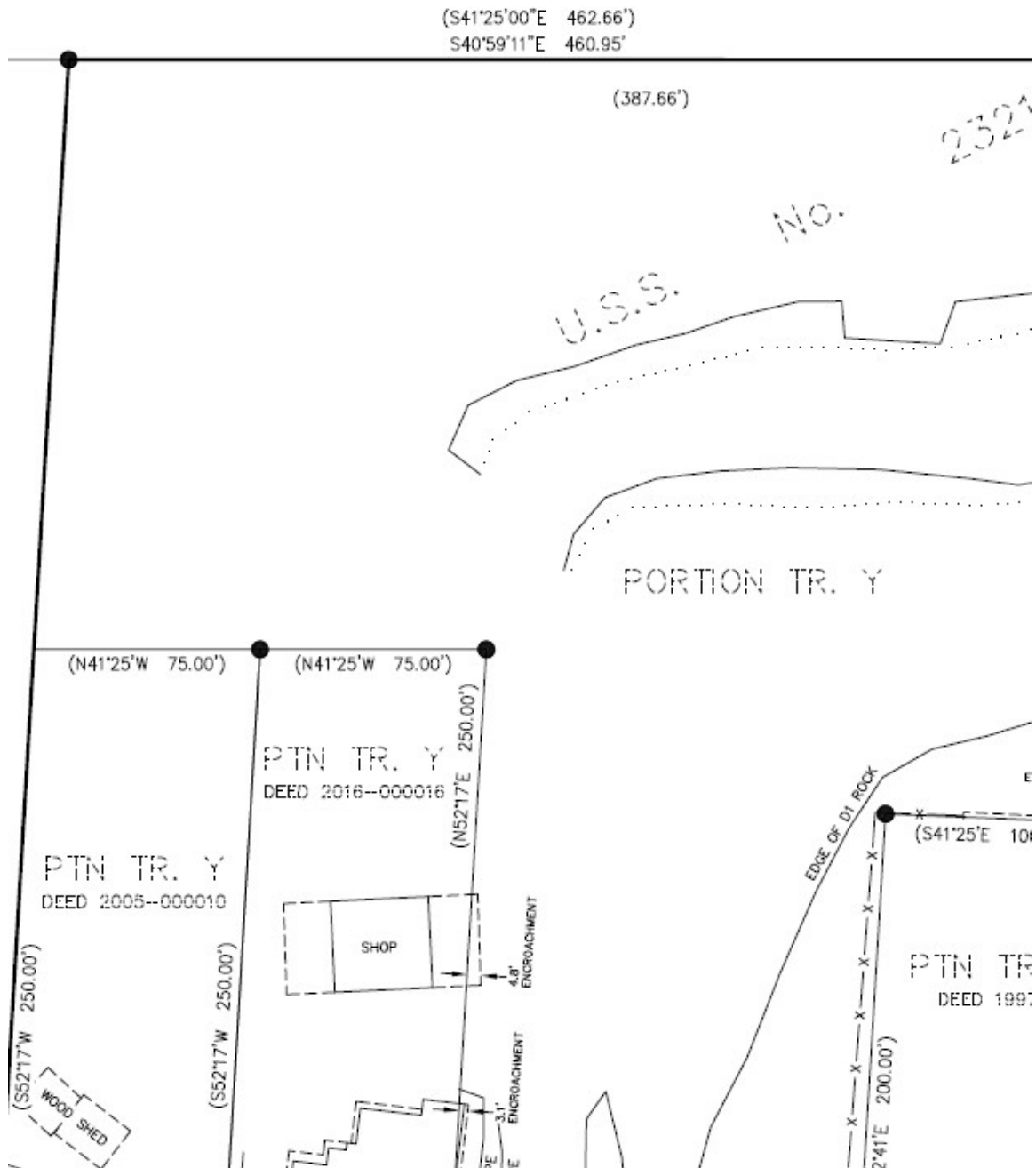
Encumbrance /
Easements: There are two buildings on the western edge of the subject that encroach on the subject. One encroaches 4.8 feet and the other 3.1 feet. There is also a shed that encroaches on the southern part of the eastern part of the subject T (See preliminary plat).

Site Comments: The subject site is fully developable, with most of its area padded out and ready for development. Very little if any overburden is remaining and most of its surface has been rocked. This would be a very easy site, with much of the risk removed, to develop from this point. The subject has very good views of the water and is south facing. Subdivision of this property and the potential lots, should be very desirable in the Wrangell market.

Site Plan



The above site plan was given to the appraiser by Mike Howell of R&M Engineering



Above is a excerpt of the drawing of the subject property from the drawing on the forgoing page. As can be seen there is two driveway access points with areas unfilled by rock as noted. Also shown are encroachments onto the subject property. Significant grade changes occur at the point of the line (top of slope) and dotted line (bottom of slope), in the body of the site.

Americans with Disabilities Act

Please reference the Limiting Conditions and Assumptions section of this report on page 9.

Hazardous Substances

Please reference the Limiting Conditions and Assumptions section of this report on page 9.

Subject Photographs (Taken by appraiser 4/27/2021)

Above left is the subject driveway that goes up on the eastern portion of the parcel. Pictured right above is the highway frontage in front of the subject. Note there is a bike path on the subject side and a separated path on the waterside.



Above left is a picture from the east looking west through the middle of the back portion of the site. Note the sharp grading slopes which support level tiers on the property. Pictured right above is a view from the rear of the parcel looking toward the front and showing the very good water views afforded to the subject site.



Pictured left above is the rear eastern corner of the site. It is level and would be very easy to develop on. Pictured right above is the rear of the subject looking into towards its west side.



Pictured left above is looking towards the east front portion of the upper area. Pictured above right is the driveway the goes up the eastside of the site. The fence pictured is encroaching a bit on the subject.

Assessment and Taxes

Taxing Authority City and Borough of Wrangell

Assessment Year 2021

Real Estate Assessment and Taxes					
Tax ID	Land	Improvements	Total Assessment	Tax Rate	Taxes
03-006-303	\$44,000	\$0	\$44,000	\$12.75	\$561

Notes:

Comments

The subject is owned by the Wrangell Borough, which is exempt and for this reason the accuracy of the assessment is not important and appears to be way below market.

Zoning

LAND USE CONTROLS	
Zoning Code	The subject zoning is light industrial and is in the process of transitioning to Rural Residential. I have been asked to appraise it as if it is Rural Residential 1.
Zoning Description	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
Zoning Density	The minimum lot area in either of the rural residential districts shall be 15,000 square feet, except that the minimum lot area may be 10,000 square feet for lots served by public water and sewer service
Zoning Change Likely	As discussed earlier the subject current zoning is light industrial, but in the process of changing to Rural Res. 1
Set Back Distance	20 feet from front and rear lines and 5 feet from side yards
Zoning Comments	The subject zoning allows for lots sizes as small as 10,000 SF, when served by public sewer. In speaking with Carol Rushmore, it sounds like they planning department would prefer lots over 15,000 SF in this area.

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 Subdivision.

The subject is a 2.51-acre parcel, that is all stripped of overburden down to its blue clay substrate and then filled back with rock to make a usable surface throughout much of the property. The subject is currently zoned light industrial, but the Borough is planning to petition for it to be changed to Rural Residential 1 to fit in with the surrounding neighbors and have asked me to appraise it as such. The shape of the property would allow 5 residential lots over 15,000 SF. from my perspective this will be the legally permissible, physically feasible use that would bring the greatest value. Raw lots in this area sell for around \$35K to \$50K. Padding out a lot will cost an average of \$15K without bringing in utilities. Therefore, a padded-out lot would bring between \$50 and \$65K. Since we can develop 5 lots from this site the sellout value will be between \$250K and \$325K. The surveyor cost to subdivide is around \$3000 with the preliminary work that has already been done per Mike Howell.

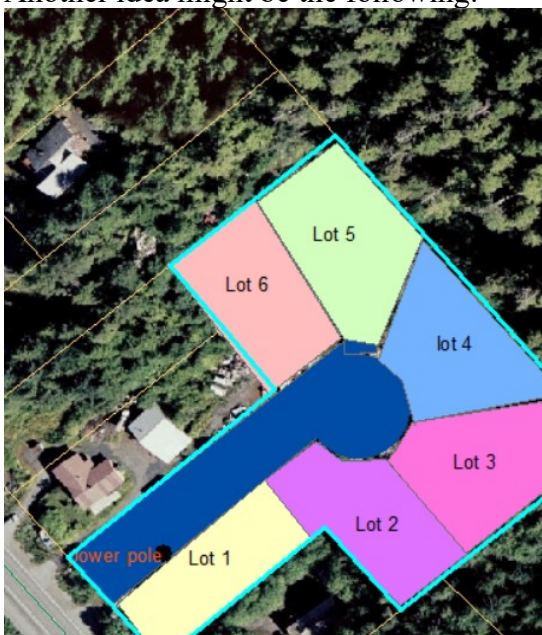
Another cost required would be to bring water and sewer up to the sites. Per discussions with Todd white the cost would be about \$70,000 to get water and sewer to the individual lots.

Following are a couple ideas thought up by the appraiser and following those are ideas given to the appraiser by CBW.



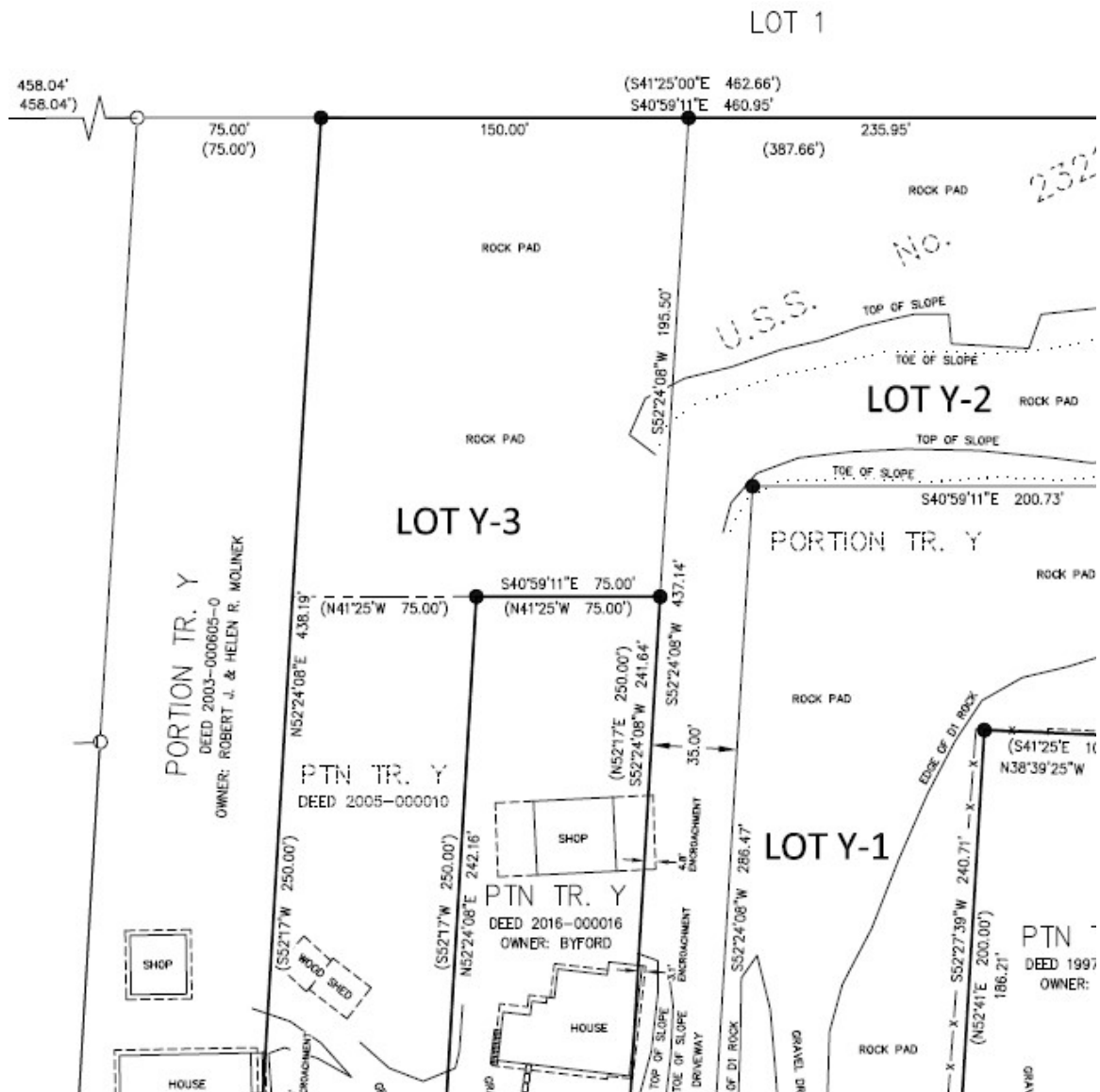
Above is the a rough idea the appraiser came up. Each lot is over 15,000 SF and should allow reasonable roominess for the Wrangell market.

Another idea might be the following:



This would give an extra lot to sell, with lots 3 through six all being over 15,000 SF and lots 1 and 2 being around 13,000 SF each.

The borough is considering and has considered different ideas.



Above is their recent idea which they are considering. It would subdivide the property into 3 lots. One of the lots would be added to a neighboring lot, the owners of which own the lot going up the west side of Lot Y-3 shown above, as well. This would make the contiguous area owned by the owners of lot Y-3 1.93 acres. This would give the Y-3 owners a lot that has good potential for subdivision and in the end give it similar utility to Y-1 and Y-2.



Another idea proposed by the Borough, is for four lots with the back lots accessed by easement. This idea is good, though the lot furthest west would be better if it were larger and the middle lot smaller, making them more similar in size.



Something more like this. In this scenario the cost of utilities would be passed on to the lot owners. They could potentially work together and do it much cheaper than a contractor who would need to be hired to do it if it were in the right of way, as a part of a major subdivision. The lots would be larger and bring a higher dollar amount than smaller lots.

Running rough, but accurate enough, numbers on the two scenarios considered by the appraiser to be potential H&B uses, can be seen following.

Byford Wrangell, AK Scenario: As Is		Prepared By: Roger Ramsey Analysis Date: 6/17/2021 Cash Flows: Semi-Annual			
Cash Flows Beginning		Jun-2021		Dec-2021	
Inventory	Unit Value	# of Sales	Unit Value	# of Sales	
smaller lots	\$60,000	1	\$60,000	1	
Larger lots	\$70,000	2	\$70,000	2	
Appreciation -->					
Revenues	\$200,000	3	\$200,000	3	
Expenses	Period 1	Period 2			
Subdivision	\$3,000				
Water	\$26,250				
Sewer	\$35,000				
Power	\$20,000				
Expense 6					
Expense 7					
Marketing/Commissions	5.0%	\$10,000	\$10,000		
Developer's Profit	15.0%	\$30,000	\$30,000		

The net present value indicated from developing the subject with a major subdivision (greater than 4 lots with right of way access and all utilities to the sites appears to indicate a net present value at \$206,000.

Byford Wrangell, AK		Prepared By: Roger Ramsey			
Scenario: As Is		Analysis Date: 6/17/2021			
		Cash Flows: Annual			
Cash Flows Beginning		Jun-2021		Jun-2022	
	Inventory	Unit Value	# of Sales	Unit Value	# of Sales
	1	\$45,000	1		
	1	\$120,000	1		
	1	\$120,000		\$120,000	1
Appreciation -->					
Revenues		\$165,000	2	\$120,000	1
Expenses		Period 1	Period 2		
Finish subdivision		\$3,000			
Expense 2					
Expense 3					
Expense 4					
Expense 5					
Expense 6					
Expense 7					
Marketing/Commissions		6.0%	\$9,900	\$7,200	
Developer's Profit		10.0%	\$16,500	\$12,000	

The above scenario uses the minor subdivision and each lot has access to the highway and utilities at the highway. In this case the lots are much larger, which is a significantly superior attribute in the Wrangell market, and each have potential for further subdivision. The appraiser found comparables, which are documented following and adjustment grids indicate value for these potential lots. The sell out indicates two of the lots being sold in the first period and the 3rd lot being sold in the second period by June 2022. In this scenario the indicated value as is, is \$204,000, which is very similar to the major subdivision. It is so close that either is considered the highest and best use.

Highest and Best Use Conclusion

The appraiser considered the idea presented by CBW in the preliminary plat and has concluded it is potentially as much the highest and best use as a major subdivision. The major difference will be the borough will get less property tax off into the future, as compared with a major subdivision scenario.

There is sufficient demand in the market for lots like the ones drawn up in the appraiser's plan as a major subdivision, which all have good views, are mostly all padded out and have access already developed. The only real expense to make these lots marketable is to

bring utilities to each lot and adjust the grading a bit for the cul-de-sac. As indicated after assuming this expense and other expenses required to sell the lots, the net present value is estimated at \$206,000.

With the subject being subdivided with a minor subdivision, with larger lots that have potential for further subdivision, the net present value appears to be \$204,000.

Therefore, it is my opinion that the highest and best use could be either option. I will develop the comparables used for the CBW scenario and present its potential lot values to assist the City in future negotiations.

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:

$$\begin{array}{r} \text{Cost New} \\ - \text{Depreciation} \\ + \text{Land Value} \\ \hline = \text{Value} \end{array}$$

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.

Unit Sales Approach

This approach is a common approach for estimating a value of properties which have a highest and best use of subdivision. It looks at the potential lots values, determines absorption rates and cost to develop, subdivide, market, hold and estimates profit required for doing so by the developer. In the end the net incomes are discounted to present.

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 this approach was considered only in the aspect of site prep costs.

A **sales comparison analysis** was considered and was developed because there is adequate data to develop a value estimate using this approach for the potential lots which

could be subdivided from the subject

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.

The **unit sales approach** is the best approach for determining the market value of the subject property as is. The determination of potential lot values is reasonable and there is good information in the market for this. The cost encumbered to generate sales of these lots is reasonable and market based.

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 Selected to value the Molinek Lot

The subject is a very unique property in the Wrangell market. It is a large piece with potential for subdivision. Most all its area is completely prepped and ready for development. The area where a right of way would go, already has a road bed in place. There is extra rock on the site that could be regraded for the right of way and access to the lots. Most anyone looking to acquire this parcel would base its value on the potential lots which could be subdivided from it.

As shown earlier the highest and best use could easily be the major subdivision or the a use similar to the one shown in the preliminary plat presented by the Borough to the appraiser, they are both very close in values. Since this is the case I will present how I determined the portion of Lot Y-3 was determined for this analysis and the values of Lots Y-1 and Y-2.

Portions of Y-3, are not part of the subject property and instead are owned by the Molinek's. Therefore to determine the value of the portion of the subject owned by the Borough, we will need to take the following steps. 1st determine the value of the Molinek portion. 2nd determine the value of the lot with the CBW portion added. Subtract the Molinek portion and we will have the market value of the CBW portion.

I have researched numerous comparables for this valuation. four comparables for the analysis to determine the value of the Molinek portion of Lot Y-3; 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.

Land Comparable 1



Transaction

ID	1087	Date	2/19/2019
Address	zimovia hwy	Price	\$50,000
City	Wrangell	Price Per SF	\$1.30
State	AK	Financing	Cash
Tax ID	03-006-215	Property Rights	Fee Simple
Grantor	MILLER DAVID J	Days on Market	--
Grantee	HEIDEAIN VALERIE A	Verification	David Miller
Legal Description	Lot: 3, Plat: 2009-5		

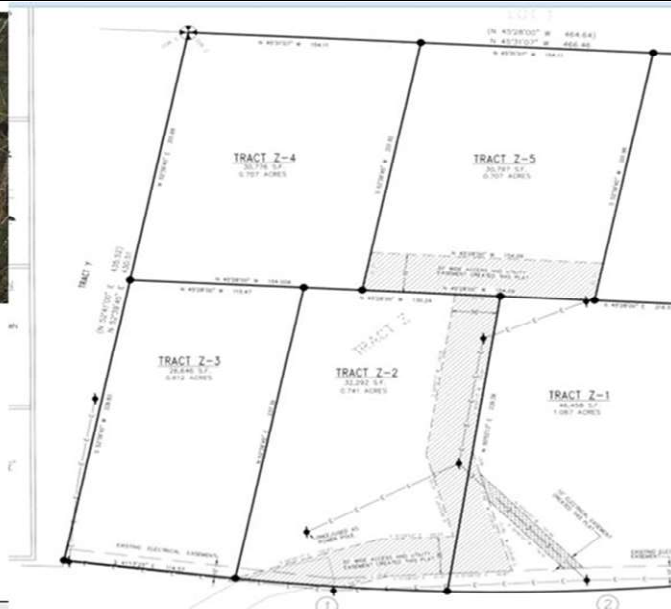
Site

Acres	0.88	Topography	Sloping
Land SF	38,431	Zoning	Residential
Road Frontage	72	Flood Zone	No
Shape	pan handle	Encumbrance or	None
Utilities	City water & sewer	Environmental Issues	None known

Comments

This site had water, sewer and power to it. The seller, is a contractor in Palmer. He bought the property with a house on it and subdivided it into 4 lots. He was planning on using this lot for a fishing lodge and had done the subdivision of this lots with intentions of keeping this one. He wanted \$75K for the lot but got talked down by the buyer over time. He thinks he sold it low

Land Comparable 2



Transaction

ID	1004	Date	8/10/2018
Address	4 mile Zimovia Hwy	Price	\$45,000
City	Wrangell	Price Per SF	\$1.46
State	AK	Financing	Cash
Tax ID	--	Property Rights	Fee Simple
Grantor	SHERER DONALD	Days on Market	--
Grantee	EVERSON MERTON E	Verification	Merton Everson
Legal Description	Tract: Z-4, Plat: 2002-5		

Site

Acres	--	Topography	Sloping
Land SF	30,776	Zoning	Residential
Road Frontage	30 foot access easement	Flood Zone	No
Shape	--	Encumbrance or	None
Utilities	City water & sewer in	Environmental Issues	None known

Comments

\$45K for upper. Todd white removed 16 loads of piled up wood pushed onto lot from adjoining lots The upper lot has an easement and can use an existing driveway over neighboring property. the lot had been logged and had regrowth of small trees. This lot has decent views and southern exposure. The cost to get all utilities to the site is estimated at \$15K

Land Comparable 3



Transaction

ID	1003	Date	3/15/2018
Address	4 mile zimovia Hwy	Price	\$50,000
City	Wrangel	Price Per SF	\$1.87
State	AK	Financing	cash
Tax ID	--	Property Rights	Fee Simple
Grantor	SHERER DONALD	Days on Market	--
Grantee	EVERSON MERTON E	Verification	Mertan Everson
Legal Description	Tract: Z-3 Plat: 2002-		

Site

Acres	--	Topography	Mixed
Land SF	26,646	Zoning	Residential
Road Frontage	114	Flood Zone	No
Shape	rectangular	Encumbrance or	None
Utilities	City water & sewer	Environmental Issues	None known

Comments

He paid \$50K for lower lot which already had a pad in place but no developed access to the pad. Todd white removed 16 loads of piled up wood pushed onto lot from adjoining lots and brought gravel for lower driveway and did excavating for \$10K. The lower lot has difficult access due to the requirement of a steep driveway. It had access over neighboring lot but it wasn't legal. The upper lot has an easement and can use an existing driveway over neighboring property. Both lots had been logged and had regrowth of small trees. These lots have great views and southern exposure.

Land Comparable 4



Transaction

ID	1001	Date	4/9/2018
Address	3.8 mile Zimovia	Price	\$62,000
City	Wrangell	Price Per SF	\$3.06
State	AK	Financing	Cash
Tax ID	03-006-216	Property Rights	Fee Simple
Grantor	Kelly, Ryan and Lorraine	Days on Market	--
Grantee	PROULX ROBERT T	Verification	Robert Proulx
Legal Description	Lot: 2, Plat: 2009-5		

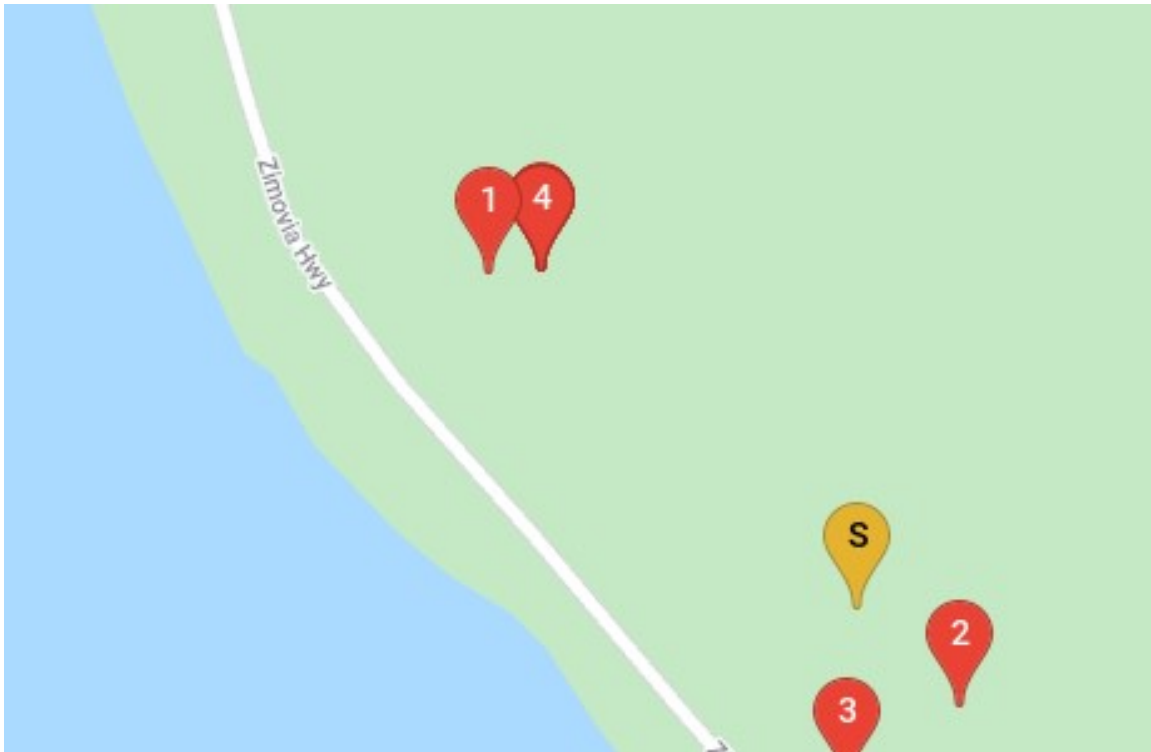
Site

Acres	--	Topography	Sloping
Land SF	20,276	Zoning	Residential
Road Frontage	easement	Flood Zone	no
Shape	rectangular	Encumbrance or	none
Utilities	City water & sewer	Environmental Issues	none known

Comments

This lot was purchased with the trees removed and some site prep done, which the buyer valued at \$8K to \$10K and it also came with a container that the buyer thought contributed \$2000. Indicating a raw land value of \$50,000. According to the buyer there is water and sewer to the site and conduit in the ground for electricity.

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 molinek lot as is, the comparables and the adjustments applied. The following grid compares the Molinek to the foregoing sales.

The determined value will then be subtracted from the determined value of the Lot Y-3 as proposed in the preliminary subdivision and considered in a unit sales analysis, to determine the Net Present Value of the subject, with the highest and best use of that proposed by the Borough.

Land Analysis Grid		Comp 1		Comp 2		Comp 3		Comp 4	
Address	4-mile Zimovia	zimovia hwy		4 mile Zimovia Hwy		4 mile zimovia Hwy		3.8 mile Zimovia	
City	Wrangell	Wrangell		Wrangell		Wrangel		Wrangell	
State	AK	AK		AK		AK		AK	
Date	4/27/2021	2/19/2019		8/10/2018		3/15/2018		4/9/2018	
Price	--	\$50,000		\$45,000		\$50,000		\$62,000	
Land Units	1	1		1		1		1	
Price per Unit	\$0	\$50,000		\$45,000		\$50,000		\$62,000	
Transaction Adjustments									
Property Rights	Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%	Fee Simple	0.0%
Financing	Conventional	Cash	0.0%	0	0.0%	cash	0.0%	Cash	0.0%
Conditions of Sale	Cash	See Narrative	0.0%	Normal	0.0%	Normal	0.0%	Normal	0.0%
Adjusted Price per Unit		\$50,000		\$45,000		\$50,000		\$62,000	
Market Trends Through	4/27/2021	0.0%	0.0%	0.0%		0.0%		0.0%	
Adjusted Price per Unit		\$50,000		\$45,000		\$50,000		\$62,000	
Location	4 mile	Similar		Similar		Similar		Similar	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0		\$0		\$0		\$0	
Land SF	20250	38431		30776		26646		20276	
% Adjustment		0%		0%		0%		0%	
\$ Adjustment		\$0		\$0		\$0		\$0	
Topography	Gently sloping up	Sloping		Similar		Similar		Sloping	
% Adjustment		5%		0%		0%		5%	
\$ Adjustment		\$2,500		\$0		\$0		\$3,100	
Shape	Narrow, long	pan handle		Superior		Superior		Superior	
% Adjustment		0%		-5%		-5%		-5%	
\$ Adjustment		\$0		-\$2,250		-\$2,500		-\$3,100	
Utilities	Water and sewer at highway	Similar		Inferior		Similar		Similar	
% Adjustment		0%		10%		0%		0%	
\$ Adjustment		\$0		\$4,500		\$0		\$0	
Site prep	drive way and some site prep	inferior		Inferior		inferior		Similar	
% Adjustment		5%		15%		10%		0%	
\$ Adjustment		\$2,500		\$6,750		\$5,000		\$0	
Adjusted Price per Unit		\$55,000		\$54,000		\$52,500		\$62,000	
Net Adjustments		10.0%		20.0%		5.0%		0.0%	
Gross Adjustments		10.0%		30.0%		15.0%		10.0%	

Comparable Land Sale Adjustments valuing the Molinek lot**Property Rights**

All of the comparable properties were purchased for their fee simple interest.

Financing

All the comparables were purchased with cash to the seller

Conditions of Sale

No duress was noted in any of the sales.

Economic Trends

The Wrangell market for land and lots has been fairly flat. Matched paired sale found by the appraiser and retained in the file, indicate no appreciation at this time for the last 5 years.

Location

All of the sales have a similar location to the subject

Land SF

While the SF areas of the comparables vary a bit. The usable areas of these lots are all considered similar to the subject overall

Topography

Sales 1 and 4 have lots with steeper topography and utilizing the full area of the lot would be more costly and challenging.

Shape

All are considered similar overall

Utilities

The Molinek lot is right on the highway and has all utilities to its site. Comparable 2 has the potential to hook into utilities in the right of way, but they are not stubbed to the subject and development would be more costly.

Site Prep

The subject site has a driveway onto its site. Comparable 1 is inferior with just the beginning of a driveway onto its site and utilities in the easement. Lot 2 had significant overburden piled on it from the adjoining site development and had utilities in the easement a ways back and not to its lot's edge. Lot 3 had utilities in the highway which it abuts but no driveway built, though it did have a pad. Sale 4 is the most similar with a bit of a pad and utilities to the site.

The adjustments made in the grid are based on the appraisers estimates of what the market considerations for these differing aspects would be. There is too little data available to make market adjustments based on paired sales with the differing attributes.

Sales Comparison Approach Conclusion – Land Valuation potential Lot 1

Following adjustments, the comparables indicated prices per land units of \$52,500 to \$62,000, with a median value of \$54,500.

All of the value indications have been considered in the valuation of the Molinek lot and in the final analysis, all the comparables have been weighted in arriving at my final reconciled per land units value of \$60,000.

Land Value Ranges & Reconciled Value				
Number of Comparables:	4	Unadjusted	Adjusted	% Δ
Low:		\$45,000	\$52,500	17%
High:		\$62,000	\$62,000	0%
Average:		\$51,750	\$55,875	8%
Median:		\$50,000	\$54,500	9%
Reconciled Value/Unit Value:			\$60,000	land units
Subject Size:			1.00	
Indicated Value:			\$60,000	

Land Comparables Selected to value for the Lots in preliminary Plat given to the appraiser from the Borough.

The subject is a very unique property in the Wrangell market. It is a large piece with potential for subdivision. The borough has given the appraiser a preliminary plat and in the foregoing portion of the appraisal I valued the portion of Lot Y-3 owned by the Molinek's. Now I must determine a value for Lots Y-1, Y-2 and Y-3 as shown in the preliminary plat.

I have researched two comparables for this valuation. 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. These comparables will be compared to the subject Lot Y-1 in the following grid, as a the key parcel and then adjustments made from there to reflect the value of Lots Y-2 and Y-3.

Land Comparable 1



Transaction

ID	437	Date	2/5/2007
Address	2 mile zimovia Hwy	Price	\$55,000
City	Wrangell	Price Per SF	\$1.30
State	AK	Financing	--
Tax ID	03-003-203	Property Rights	Fee Sim
Grantor	Bakke	Days on Market	--
Grantee	Bloom	Verification	David N
Legal Description	Lot B-1BB, Survey 2321,		

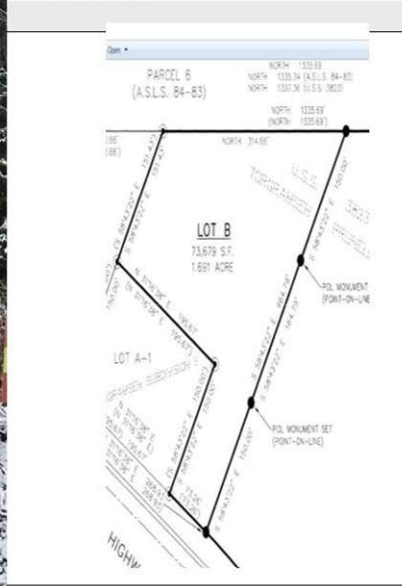
Site

Acres	2.13	Topography	Sloping
Land SF	92,562	Zoning	Residen
Road Frontage	72	Flood Zone	No
Shape	pan handle	Encumbrance or Easement	None
Utilities	City water & sewer	Environmental Issues	None kn

Land Comparable 2



within borders



Transaction

ID	1010	Date	8/27/2015
Address	zimovia highway	Price	\$70,000
City	Wrangell	Price Per SF	\$1.46
State	AK	Financing	Cash
Tax ID	03-002-304	Property Rights	Fee Simple
Grantor	TORGRAMSEN LISA	Days on Market	--
Grantee	Smith, Bruce	Verification	Merton Everson
Legal Description	Lot: B Plat: 2015-8		

Site

Acres	--	Topography	Mixed
Land SF	73,679	Zoning	SFR
Road Frontage	73	Flood Zone	No
Shape	--	Encumbrance or	None
Utilities	City water & sewer	Environmental Issues	None known

Comments

This is a large lot in the SFR zone, which has a minimum lot size of 5000SF. It has adequate frontage to develop a ROW for potential significant subdivision. While the buyer said it was purchased to develop a SFR, it could definitely be developed with much greater density in the future, as it has 73 feet of frontage on its panhandle. When I talked to the buyer in 2019, he said he has about a half acre filled, with a driveway and a pad, at a cost of around \$60K.

Land Analysis Grid			Comp 1		Comp 2	
Address		4-mile Zimovia	2 mile zimovia Hwy		zimovia highway	
City		Wrangell	Wrangell		Wrangell	
State		AK	AK		AK	
Date		4/27/2021	2/5/2007		8/27/2015	
Price		--	\$55,000		\$70,000	
Land Units		1	1		1	
Price per Unit		\$0	\$55,000		\$70,000	
Transaction Adjustments						
Property Rights		Fee Simple	Fee Simple	0.0%	Fee Simple	0.0%
Financing		Conventional	0	0.0%	\$45k seller financed	0.0%
Conditions of Sale		Cash	See Narrative	0.0%	Normal	0.0%
Adjusted Price per Unit			\$55,000		\$70,000	
Market Trends Through		4/27/2021	0.0%	10.0%	0.0%	
Adjusted Price per Unit			\$60,500		\$70,000	
Location		4 mile	Superior		Superior	
% Adjustment			-5%		-10%	
\$ Adjustment			-\$3,025		-\$7,000	
Land SF		45499	92562		73679	
% Adjustment			-20%		-15%	
\$ Adjustment			-\$12,100		-\$10,500	
Topography		Gently sloping up	Similar		Similar	
% Adjustment			0%		0%	
\$ Adjustment			\$0		\$0	
Shape		Irregular	pan handle		Panhandle	
% Adjustment			0%		0%	
\$ Adjustment			\$0		\$0	
Utilities		Water and sewer at highway	Inferior		Inferior	
% Adjustment			20%		20%	
\$ Adjustment			\$12,100		\$14,000	
Site prep		Gravel pad through out	Inferior		Inferior	
\$ Adjustment			\$60,000		\$60,000	
View		Good	Similar		inferior	
% Adjustment			0%		-10%	
\$ Adjustment			\$0		-\$7,000	
Adjusted Price per Unit			\$117,475		\$119,500	
Net Adjustments			94.2%		70.7%	
Gross Adjustments			144.2%		140.7%	

Comparable Land Sale Adjustments

Property Rights

All of the comparable properties were purchased for their fee simple interest.

Financing

All the comparables were purchased with cash to the seller

Conditions of Sale

No duress was noted in any of the sales.

Economic Trends

The Wrangell market for land and lots has been fairly flat. Matched paired sale found by the appraiser and retained in the file, indicate no appreciation at this time for the last 5 years. That said sale 1 is 13 years old and the appraiser has noted some appreciation in this time period. Therefore, a bit of an adjustment was made to reflect this.

Location

Sale 1 is closer to town and more convenient. Sale 2 is even closer to the towns off site amenities and both were adjusted for this aspect.

Land SF

The subject lot Y-1 is much smaller than the comparables. This gives it less utility for potential subdivision. More than likely only minor subdivisions would be developed, but there is a chance that a major subdivision would be considered and the comps both have wide enough access to allow for it, making them superior in both area and potential for major subdivisions. Adjustments were made to reflect these aspects

Topography

Both sales were considered similar overall

Shape

All are considered similar overall

Utilities

Lot Y-1 is right on the highway and has all utilities to its site. Both comparables have pan handles and required utilities ran down that and an adjustment was made for that based roughly on cost found by speaking with Todd White.

Site Prep

The subject site has a gravel pad through most of its entirety. It offers utility and functionality as is throughout the site as is. This is vastly superior to the comparables. My adjustment for this was found in the actual cost to develop a pad on comp 2 after acquisition.

Conclusion

So the two comparable sales indicate a value for the subject from \$114,750 to \$19,500. The appraiser has ropunded and concluded to \$120,000 for the subject lot Y-1.

Comparison of potential Lot Y-1 to Lots Y-2 and Y-3

Utilities

Y-2 and Y-3 potential lots will need utilities run up from the highway as opposed to lot Y-1 which front the highway and has utilities available to it now, though it would still require getting them to its actual building site. An adjustment for this aspect in comparison to lot 1 could reasonably be estimated at \$15,000, per potential back lot.

Lot Y-2 is up high and has unobstructed views which are considered significantly superior to Lot Y-1 and in my opinion would offset the fact that utilities would need to be run much further to get to the building site and I have concluded the value for this site also at \$120,000.

Lot Y-3 would have a view but it would be more similar to that of Y-1, but it would still have the cost to run utilities. Therefore, if we adjust the value for that we end up with a value of \$105,000 for Y-3 as proposed. No if we subtract the value of the Molinek lot, which is estimated at \$60K, that gives us a market value for the portion of Lot Y-3 owned by CBW at \$45,000

Conclusion

After making the adjustments comparing the potential lot Y-1 to the potential lots Y-2 and Y-3, we come to the following conclusion.

Potential lot	Potential sell out value CBW ownership
Y-1	\$120,000
Y-2	\$120,000
Y-3	\$45,000

With the above concluded information we can estimate the subject value using the unit sales approach. This is the best approach for valuing the subject, which has no comparable sales in the market with attributes even closely similar. Most larger lot sales are in a different zoning district or were raw lots lacking frontage.

As indicated in the Highest and best use analysis, the indicated net present value to the subject site as is would be approximately **\$205,000**, when developed using the unit sales approach.

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

Unit Sales Approach – Land Value: \$205,000

Unit Sales Approach

This is the best approach for valuing the subject. It represents the mostly likely approach potential buyers would use when determining the value of the subject. The marketing costs are market based and the estimated developers profit is reasonable. The subdivision cost is reasonable and based on interviews with Mike Howell. This approach was developed in the Highest and Best Use section of the report and that is where the concluded value for the subject was developed, using the forgoing concluded lot values.

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: \$205,000
Two Hundred Five 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 three-year period immediately preceding acceptance of this assignment.
- Roger Ramsey made an inspection of the subject property.



Roger Ramsey
Alaska-AA 570

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

Appraisal 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 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 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



THE STATE
of **ALASKA**
GOVERNOR MICHAEL J. DUNLEAVY

**Department of
Environmental Conservation**
DIVISION OF SPILL PREVENTION AND RESPONSE
Contaminated Sites Program

P.O. Box 111800
Juneau, AK 99811-1800
Phone: 907-465-5590
Fax: 907-465-5218
www.dec.alaska.gov

File no: 1529.38.006

April 19, 2019

Lisa Von Bargaen
Borough Manager
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

Re: Decision Document: Wrangell Junkyard
Cleanup Complete Determination

Dear Lisa:

The Alaska Department of Environmental Conservation, Contaminated Sites Program (DEC) has completed a review of the environmental records associated with the Wrangell Junkyard, located at mile 4 Zimovia Highway in Wrangell. Based on the information provided to date, the department has determined that the contaminant concentrations remaining on site do not pose an unacceptable risk to human health or the environment and no further remedial action will be required unless new information becomes available that indicates residual contaminants may pose an unacceptable risk.

This Cleanup Complete determination is based on the administrative record for the Wrangell Junkyard, which is located in the DEC office in Juneau, Alaska. This decision letter summarizes the site history, cleanup actions and levels, and standard site closure conditions that apply.

Site Name and Location:

Wrangell Junkyard
4 Mile Zimovia Highway
Wrangell, Alaska

Name and Mailing Address of Contact Party:

Lisa Von Bargaen, Borough Manager
City and Borough of Wrangell
P.O. Box 531
Wrangell, AK 99929

DEC Site Identifiers:

File No.: 1529.38.006
Hazard ID.: 3295

Regulatory Authority for Determination:

18 AAC 75

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Site Description and Background

The 2.51-acre Wrangell Junkyard contaminated site is located on a west facing hillside in a residential area approximately four miles south of Wrangell on Zimovia Highway. The property is zoned residential and is bordered by residential parcels to the north and south; Mental Health Land Trust (MHLT) property on the upper eastern boundary, and slopes down to Zimovia Highway toward Zimovia Strait to the west, approximately 150 feet west of the Site (see aerial image below). Upgradient of the site, on MHLT land, forested wetlands are present, with extensive bogs and ponds. Surface water drainages carry water from the MHLT parcel along the north and south sides of the property. The site is underlain by a shallow clay/till layer that is present at depths of three to five feet throughout the site. Productive groundwater is reported present at the site at a depth of 15 feet within a clay/silt layer based on historic information about the nearest well. This well was located on the Byford residence immediately to the north, but has been out of service since at least 2002. No wells in the vicinity were in service as of the early 2000s.

Photo 1: Aerial view of the Wrangell Junkyard*Photo credit: City and Borough of Wrangell*

The Wrangell Junkyard was operated as Byford Salvage from the early 1960s to the mid-1990s by Virgil Byford. The facility accepted drums of various oils, lubricants and other wastes; polychlorinated biphenyl (PCB) transformers, tires, batteries, boats, and miscellaneous scrap metal. In addition, the owner operated a foundry in one of the two main shop buildings and also salvaged approximately 1,500 automobiles at the site. By the late 1990s, Byford was deceased and the property had transferred to a new owner, Mr. Curtis Gibb, who shipped out the marketable metal for salvage for a short period of time before abandoning the property and leaving the state. No effort was made by either owner/operator to properly store and contain wastes. A large volume of lead acid batteries were stockpiled, crushed, and in some cases partially burned on the property. All materials including potentially hazardous wastes were poorly contained and allowed to be crushed, to leak, and to spill on the property, which drains toward Zimovia Strait. Following a DEC site inspection in 1999, the department initiated steps to conduct a preliminary assessment at the site.

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Contaminants of Concern and Cleanup Levels

The highest concentrations of contaminants identified at the site over the course of three investigations are identified in the table below, compared with approved cleanup levels. The contaminants listed are established as the Contaminants of Concern for the site.

Wrangell receives an estimated 83 inches of precipitation annually. The cleanup levels approved for the site are the most restrictive of the migration to groundwater pathway or human health pathway for the method two, >40" precipitation climate zone at 18 AAC 35.341; the Table C Groundwater Cleanup levels under 18 AAC 75.345; and NOAA SQuiRT sediment criteria in accordance with 18 AAC 75.340(i) and 18 AAC 75.345(e).

Table 1: Contaminants of Concern, Site Concentrations, and Cleanup Levels

Contaminant	Location	Media	Concentration	Cleanup Level	Units (Source)
Antimony	subsurface	soil	2460	4.6	mg/kg (method 2)
Aroclor 1242 (PCB)	surface Area 6	soil	140	1	mg/kg (method 2)
Aroclor 1254 (PCB)	surface	soil	4	1	mg/kg (method 2)
Arsenic	subsurface	soil	314	0.2	mg/kg (method 2)
Benzo(a)pyrene	drum cache	soil	14	0.17	mg/kg (method 2)
Benzo(b)fluoranthene	drum cache	soil	19	1.7	mg/kg (method 2)
Bis(2-ethylhexyl)phthalate	surface	soil	690	88	mg/kg (method 2)
Cadmium	surface	soil	11.1	9.1	mg/kg (method 2)
Chromium (total)	subsurface	soil	4950	1X10 ⁵	mg/kg (method 2)
Chromium (total)	Zimovia	sediment	61	15.9	mg/kg (NOAA SQuiRT)
Copper	subsurface	soil	24900	370	mg/kg (method 2)
Copper	Zimovia	sediment	19	18.7	mg/kg (NOAA SQuiRT)
Dibenzo(a,h)anthracene	drum cache	soil	4.6	0.17	mg/kg (method 2)
Dibenzo(a,h)anthracene	drainage	surface water	0.95	0.25	ug/l (Table C)
Diesel Range Organics	drum cache	soil	40,000	230	mg/kg (method 2)
Lead	drainage	surface water	719	15	ug/l (Table C)
Lead	subsurface	soil	155000	400	mg/kg (method 2)
Lead	Zimovia	sediment	1200	30.24	mg/kg (NOAA SQuiRT)
Mercury	drum cache	soil	4.2	0.36	mg/kg (method 2)
Naphthalene	surface	soil	0.19	0.038	mg/kg (method 2)
Nickel	Zimovia	sediment	35	15.9	mg/kg (NOAA SQuiRT)
Pentachlorophenol	surface	soil	0.71	0.0043	mg/kg (method 2)
Silver	subsurface	soil	247	11	mg/kg (method 2)
Thallium	subsurface	soil	6.8	0.19	mg/kg (method 2)
Zinc	subsurface	soil	8850	4900	mg/kg (method 2)

Characterization and Cleanup Activities2000 CERCLA Preliminary Assessment

In 2000, the DEC attempted to reach then-owner Curtis Gibb to gain access to the site, but the owner, having moved out of state, was not responsive. DEC contracted with Ecology and Environment to conduct a Preliminary Site Assessment under the requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). In 2001, the final Preliminary Assessment report was submitted documenting the results of 18 soil and sediment samples collected for a variety of

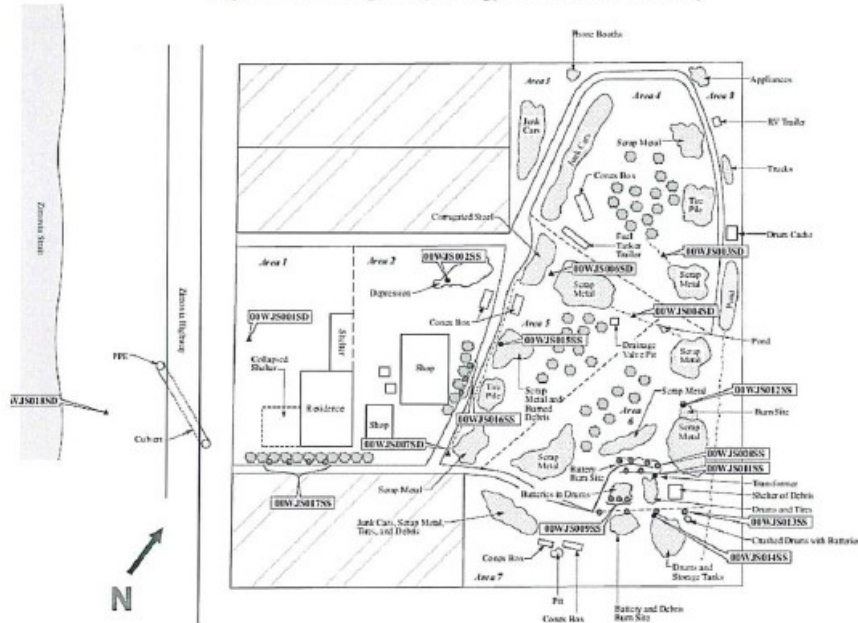
Ms. Lisa Von Bargen, Borough Manager

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analyses. Contamination was reported above DEC cleanup levels for semi-volatile organic compounds (SVOCs), PCBs, and several heavy metals, particularly lead, which was found as high as 120,000 mg/kg. The PCB Aroclor 1242 was found at a concentration of 140 mg/kg in a battery burn site called Area 6. A concentration of 1200 mg/kg lead was found in Zimovia beach sediments downgradient of the site. Significant concentrations of lead in soil found throughout the site were determined the result of large amounts of crushed batteries and poor handling practices over decades of salvage operations. No water samples were collected. Figure 1, taken from the report provides a diagram of the site, with sample locations and areas of concern.

Figure 1: Site Diagram (Ecology & Environment 2000)



2002 Site Characterization and Removal Cost Estimate

In 2002, Ecology & Environment conducted a follow-up site characterization and removal estimate for DEC, documented in a report titled, *Wraggell Junkyard Site Characterization and Removal Cost Estimate*. Extensive debris, scrap metal and other solid waste impeded a complete site characterization during this effort. Sixty-four surface samples and 11 subsurface samples were collected. No operating drinking water wells were identified within 1/8 mile of the site. Intertidal groundwater was sampled from a temporary wellpoint installed near Zimovia Strait.

Lead concentrations in soil exceeding the DEC cleanup level of 400 mg/kg were measured in 43 of 65 sample locations, with concentrations as high as 98,500 mg/kg, although only two subsurface samples, had concentrations above the 400 mg/kg cleanup level. Concentrations of lead in the downgradient

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wellpoint were non-detect for the filtered sample. The total volume of soil contaminated with lead was estimated at 3,490 cubic yards. See Figure 2.

Figure 2: Site Diagram of the Wrangell Junkyard, denoting contaminated areas (Ecology & Environment, June 2002)



The second owner, Curtis Gibb, abandoned the property sometime around 2000 and moved to the lower '48. After an accumulation of unpaid property taxes, the parcel was foreclosed by the City of Wrangell in approximately 2009. Mr. Gibb could not be located and later research showed he passed away in 2015.

2014-15 EPA Targeted Brownfields Assessment

Upon assuming possession of the property, the City, which lacked the funding to carry out the necessary environmental work, collaborated with DEC to obtain the services of EPA's Targeted Brownfields Assessment program. However, due to the large volume of debris on the site, EPA could not proceed with the work until the property was cleared. Over the next several years, the City worked to clear metal debris from the site. Finally in 2014, the site was sufficiently cleared for EPA to conduct a more comprehensive assessment and estimate of the volume of contaminated soil present at the site. Results of this effort were documented in the report, *Wrangell Junkyard Targeted Brownfields Assessment*, dated July 2015. Samples were analyzed for 21 metals, diesel and residual range organics, dioxins, PCBs, and semi-volatile compounds. Large areas of soil across the site were found to be saturated with lead contamination, and contamination from other metals, petroleum, and semi-volatile organic compounds was also present. In addition, elevated concentrations of heavy metals were documented in sediments in the intertidal area across the highway from the site. The volume of soil contaminated with lead, the primary contaminant of concern, was estimated by EPA at 4,000 cubic yards. The highest

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Contamination at the site has been cleaned up to concentrations meeting approved cleanup levels suitable for residential land use. This site will receive a "Cleanup Complete" designation on the Contaminated Sites Database. The following standard condition applies:

Standard Condition

Groundwater throughout Alaska is protected for use as a water supply for drinking, culinary and food processing, agriculture including irrigation and stock watering, aquaculture, and industrial use. Contaminated site cleanup complete determinations are based on groundwater as a potential drinking water source. Should groundwater from this site be used for other purposes, such as aquaculture, additional testing and treatment may be required to ensure the water is suitable for its intended use.

This this cleanup complete determination is in accordance with 18 AAC 75.380 and does not preclude DEC from requiring additional assessment and/or cleanup action if future information indicates that contaminants at this site may pose an unacceptable risk to human health, safety, or welfare or to the environment.

Appeal

Any person who disagrees with this decision may request an adjudicatory hearing in accordance with 18 AAC 15.195 – 18 AAC 15.340 or an informal review by the Division Director in accordance with 18 AAC 15.185. Informal review requests must be delivered to the Division Director, 410 Willoughby Avenue, Suite 303 or by mail to P.O. Box 111800, Juneau, Alaska, 99811-1800, within 20 days after receiving the department's decision reviewable under this section. Adjudicatory hearing requests must be delivered to the Commissioner of the Department of Environmental Conservation, 410 Willoughby Avenue, Suite 303, or by mail to P.O. Box 111800, Juneau, Alaska 99811-1800, within 30 days after the date of issuance of this letter, or within 30 days after the department issues a final decision under 18 AAC 15.185. If a hearing is not requested within 30 days, the right to appeal is waived.

If you have questions about this closure decision, please feel free to contact me at (907) 465-5076 or email me at sally.schlichting@alaska.gov.

Sincerely,



Sally Schlichting
Unit Manager

cc: Burrell C. Byford, adjacent property owner: P.O. Box 231, Wrangell, AK 99929-0231
Michelle Woods, adjacent property owner: P.O. Box 108, Wrangell 99929
David Griffin, Southeast Area Lands Manager Trust Land Office, adjacent property owner
Dan Strucher, Senior Project Manager NRC Alaska
Shane O'Neill, Superintendent of Projects, NRC Alaska
Jason Ginter, Principal, Nortech
John Halverson, Contaminated Sites Program Manager
Spill Prevention and Response, Cost Recovery Unit

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level in the confirmation sampling. Five other samples collected near this sample showed levels of benzene and other petroleum contaminants that met cleanup levels, therefore the elevated concentration of benzene found represents a de-minimis volume of contaminated soil.

Table 2: Highest Concentrations of COCs

Contaminant	Location	Media	Concentration	Cleanup Level	Units (Source)
Aroclor 1254 (PCB)	confirmation sample	soil	0.23	1	mg/kg (method 2)
Benzene	confirmation sample	soil	0.0594	0.022	mg/kg (method 2)
Diesel Range Organics	confirmation sample	soil	176	230	mg/kg (method 2)
Lead	confirmation sample	soil	327	400	mg/kg (method 2)
Residual Range Organics	confirmation sample	soil	402	8300	mg/kg (method 2)
Toluene	confirmation sample	soil	0.03	6.7	mg/kg (method 2)

Cumulative Risk Evaluation

Pursuant to 18 AAC 75.325(g), a cumulative risk determination must be made that the risk of any remaining concentrations of hazardous substances does not exceed a cumulative carcinogenic risk standard of 1 in 100,000 across all exposure pathways and does not exceed a cumulative noncarcinogenic risk standard at a hazard index of one across all exposure pathways. Cumulative risk was calculated using the concentrations above for Aroclor 1254, benzene, and toluene. Petroleum and lead are not included in cumulative risk calculations. The results for this site met the cumulative risk standards, with a total carcinogenic risk calculated at less than 1 in 100,000 and a noncarcinogenic risk of less than one across all exposure pathways.

Exposure Pathway Evaluation

Following investigation and cleanup at the site, exposure to the remaining contaminants was evaluated using DEC's Exposure Tracking Model (ETM). Exposure pathways are the conduits by which contamination may reach human or ecological receptors. ETM results show all pathways to be one of the following: De-Minimis Exposure, Exposure Controlled, or Pathway Incomplete.

DEC Decision

Nearly all soil across the entire site was removed down to the confining clay layer present throughout the property at depths ranging from 3-5 feet. Due to these site features and the cleanup, no groundwater was present, therefore no groundwater samples were collected. Previous groundwater seep sampling conducted by Ecology & Environment (2002) downgradient of the site found no detectable concentration of lead in a filtered groundwater sample. Furthermore, soil concentrations for contaminants meet migration to groundwater cleanup levels, with the exception of one sample on the adjacent parcel to the north, which had a concentration of 0.0594 mg/kg for benzene that was 2.7 times the migration to groundwater cleanup level of 0.022 mg/kg, but well below the human health level of 8.1 mg/kg. The confirmation sample was collected from the excavation floor in the dense clay till layer, and represents a de-minimis volume, based on the results of five other samples in the vicinity which were below the applicable cleanup levels for BTEX, DRO, and RRO.

In terms of surface water and sediments near the site, removal of the contaminant source area throughout the site included all surface water drainage pathways (which were subsequently re-routed) and has stopped contaminant migration off site. This will allow any residual concentrations of metals in downgradient marine sediments to naturally recover.

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facility located about two miles southeast of the junkyard site where they were staged for barge transport south.

By October of 2018, NRC had completed transport and disposal of 26,912 tons of soil, stockpile liners, and investigation derived waste. These wastes were loaded at the site into 2,482 FIBCs and 80, 20' open top shipping containers, then transported to the Silver Bay facility where they were loaded onto a series of four barges and shipped south to a disposal facility in Arlington, Oregon.

Post-stockpile verification sampling was conducted to ensure no lead contaminated soil above cleanup levels remained onsite. Eighteen samples were collected, of which 10 were analyzed for total lead based on XRF screening, and 10 were analyzed for DRO and RRO based on photoionization detector (PID) field screening. Total lead concentrations ranged from 2.65 mg/kg to 13.9 mg/kg. DRO and RRO were detected in four samples ranging from 18.4 mg/kg to 26.7 mg/kg for DRO and from 9.08 mg/kg to 14.3 mg/kg for RRO.

Following results of the verification sampling, the site was re-contoured according to a site restoration plan approved by the City and DEC. The restoration plan included subsurface drainage features and preserving and enhancing drive ways on the site. In April 2019, NRC Alaska submitted the final *Site Restoration and Closure Sampling Report*, approved by DEC on April 19, 2019. The report documented the above results and restoration work.

Photo 3: Drone aerial of final site conditions – October 2018



Image courtesy of NRC Alaska

Highest Concentrations Remaining at the Site

Sample results following the cleanup effort in 2016 and the shipment and disposal effort in 2018 were reviewed. The highest concentrations of contaminants remaining at the site are shown in the table below, along with approved cleanup levels. Benzene, which was not previously identified as a contaminant of concern at the site, was the only contaminant detected above the applicable cleanup

Ms. Lisa Von Barga, Borough Manager

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one sample at the site. The same sample had a 0.0314 mg/kg detection for toluene, and was non-detect for DRO, RRO, ethylbenzene and total xylenes.

Following the confirmation sampling, each area of the excavation was backfilled with clean material from an offsite quarry. Simultaneously, the stockpile for the treated material was constructed on the closed out areas of the site. Following completion of the cleanup, backfilling and removal of equipment and staging areas, the site was graded and contoured around the stockpile. The post cleanup site conditions are shown below.

Photo 2: Drone aerial of site following 2016 cleanup



Image courtesy of NRC Alaska

2018 Stockpile Sampling

In March of 2018, soil and pore water within the stockpile were sampled for total RCRA 8 and Toxicity Characteristic Leaching Procedure (TCLP) metals, DRO, RRO, volatile organic compounds (VOCs), and PAHs in support of one of the proposed disposal alternatives. Soil sample results from the waste showing exceedances of applicable cleanup levels included: Total lead at a maximum of 6,250 mg/kg; cadmium at 3.22 mg/kg; total chromium at 191 mg/kg; DRO at 313 mg/kg; naphthalene at 2.65 mg/kg; benzo(a)anthracene at 0.424 mg/kg; and benzo(a)pyrene at 0.382 mg/kg. All other analytes were below the cleanup levels.

2018 Shipping and Disposal Effort

The 18,350 cubic yards were stockpiled onsite from 2016 to 2018, during which time DEC worked with EPA, contractors, the City and Borough of Wrangell, the Wrangell Cooperative Association, community members, the Department of Natural Resources, and the U.S. Forest Service on options for economically disposing of the volume of lead polluted soil. In late May 2018, DEC issued a contract with NRC Alaska to ship all the treated lead soil to a permitted solid waste facility in Oregon.

Beginning June 2, 2018, DEC contractors mobilized to Wrangell to initiate transport and disposal of the stabilized, lead-contaminated soil from the former junkyard site to Columbia Ridge Landfill in Arlington, Oregon. The work consisted of loading the material into heavy-duty, reinforced sacks called Flexible Intermodal Bulk Containers (FIBCs) each with an approximate capacity of 8 cubic yards. The FIBCs were transported along the Wrangell road system to the former Silver Bay Logging sawmill

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concentrations found at the site that exceeded approved cleanup levels are documented in Table 1 above.

Following the results of the 2014-15 work by EPA, the agency initiated the process to conduct an emergency removal action. In 2015, the EPA Region 10 Emergency Removal Program, (ERP), invoked its CERCLA authority and began preparing a Comprehensive Time Critical Removal Action (TCRA) to implement removal of contaminated soil from the Wrangell Junkyard that exhibited concentrations exceeding the Resource Conservation and Recovery Act (RCRA) thresholds for hazardous materials requiring remedial disposal at a RCRA approved facility. The EPA ERP and its contractors met with DEC and the City in Wrangell in July 2015.

However, EPA's ERP was unable to secure year-end funding to implement the TCRA. To mitigate the risk of contaminant migration off-site, DEC proceeded to take immediate steps using the emergency account of the Oil & Hazardous Response Fund to initiate cleanup work. The department's objective was to complete cleanup of hazardous liquid and solid debris and contaminated soil to residential land use cleanup standards with minimal site restoration. The proposed work included excavation, shipment, and disposal of contaminated soil, sediments, and wastes present at the site. Upon approval to access the emergency account, the department proceeded to issue a term contract to NRC Alaska to carry out the cleanup, which included stabilizing all lead contaminated soil with a phosphate-based product called EcoBond. When applied to the soil, it renders the lead non-leachable, and changes the waste characteristic from hazardous to polluted, non-hazardous material.

2016 Removal Action

The excavation and cleanup took place in 2016. Nearly the entire 2.51-acre site was saturated with lead down to the underlying clay/silt layer. In addition, batteries, drums, tires, automotive parts, construction materials, and other solid wastes buried at the site were removed, disposed of locally, or shipped out. A total of 22 drums and 57 containers of contaminated debris were shipped to permitted facilities in the lower 48. Lead contaminated soil was found to be significantly more extensive than previously estimated. Contamination extended onto adjacent residential properties, to the east and upgradient onto MHLT Land, and to the west into the DOT right-of-way. Cleanup was not conducted in the intertidal sediments, in order to allow this area to undergo natural recovery.

Upon completion of the cleanup, the total volume of lead contaminated soil treated with Ecobond was approximately 18,350 cubic yards. This included 300 cubic yards from the MHLT parcel and 620 cubic yards from the two neighboring residential properties. The treated soil was stockpiled on site. Results of the cleanup effort were documented in the September 30, 2016 cleanup report from NRC titled, *Remedial Action Report Wrangell Junkyard*, approved by DEC on December 21, 2016.

Confirmation samples for total lead were collected throughout the excavation base (268 samples) and sidewalls (46 samples) based on field screening with an x-ray fluorescence detector (XRF). Results for all the samples met the DEC cleanup level of 400 mg/kg for total lead. In addition, samples were collected for benzene, toluene, ethylbenzene, and xylenes (BTEX), diesel range organics (DRO), residual range organics (RRO), PCBs, and RCRA-8 metals. Polycyclic aromatic hydrocarbons (PAHs) were not included because results during characterization at the start of the project were below cleanup levels.

All confirmation sampling results met applicable cleanup levels, with the exception of benzene, which exceeded the 0.022 mg/kg cleanup level for migration to groundwater with a result of 0.0594 mg/kg in

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:

- 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

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 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 of

Professional Appraisal Practice (USPAP) as follows: A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the value definition that is 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 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)