

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Anchorage Water and Wastewater  
Utility  
For reading: November 19, 2013

**ANCHORAGE, ALASKA**  
**AO No. 2013-133**

**AN ORDINANCE AUTHORIZING A GROUND SPACE LEASE, LOCATED ON  
A PORTION OF TRACT B2, TURNAGAIN VIEW EAST SUBDIVISION,  
BETWEEN ANCHORAGE WATER AND WASTEWATER UTILITY AND  
CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS**

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**WHEREAS**, the Municipality of Anchorage owns property described as Tract B2,  
Turnagain View East Subdivision, 135<sup>th</sup> Avenue Booster Station; and

**WHEREAS**, AMC Section 25.10.050 states that the Mayor may in writing  
designate any municipal agency as the managing authority of a specific parcel of  
Municipal property; and

**WHEREAS**, land management authority for this property was designated to  
Anchorage Water and Wastewater Utility (AWWU) in February of 1987; and

**WHEREAS**, AMC Section 25.30.020 states that disposal of Municipal land or  
interest therein shall be by ordinance only; and

**WHEREAS**, AMC Section 25.30.040 states that, notwithstanding exception, all  
disposals of municipal land shall be for fair market value of the interest disposed  
of, and the municipality may accept in exchange for municipal land any  
consideration of sufficient value not prohibited by law; now therefore

**THE ANCHORAGE ASSEMBLY ORDAINS:**

**Section 1.** AWWU is authorized to lease ground space on a portion of Tract  
B2, Turnagain View East Subdivision; to Cellco Partnership d/b/a Verizon  
Wireless (Verizon), upon the terms and conditions summarized in the Assembly  
Memorandum submitted with this ordinance.

**Section 2.** The term of this lease is for (5) five years with the option of (3) three (5)  
five-year renewal periods. The annual lease payment for the first (5) five year period  
shall be \$14,400.00. The annual rate is reflective of a fair market value for this  
location and size of ground lease space. The annual rate for future lease renewals  
will be subject to negotiation and mutual consent of both parties.

**Section 3.** This ordinance shall be effective immediately upon passage and  
approval by the Assembly.

PASSED and APPROVED by the Anchorage Assembly this \_\_\_\_\_ day of  
\_\_\_\_\_, 2013.

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Chair of the Assembly

ATTEST:

\_\_\_\_\_  
Municipal Clerk