

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Anchorage Water and Wastewater Utility
For reading: December 3, 2013

ANCHORAGE, ALASKA
AO No. 2013-141

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

WHEREAS, the Municipality of Anchorage owns property described as Tract B,
Abbott Road Subdivision, Service High Reservoir Facility; and

WHEREAS, Anchorage Municipal Code 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 October of 1994; 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, with some exceptions, 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 B,
Abbott Road 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.

Chair of the Assembly

ATTEST:

Municipal Clerk