

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: October 25, 2005

CITY CLERK'S OFFICE

APPROVED

Date: 11-8-05

ANCHORAGE, ALASKA
No. AO 2005- 154

1 AN ORDINANCE AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO GRANT AN
2 UNDERGROUND ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION
3 ACROSS A PORTION OF HLB PARCEL 3-041, LOCATED WITHIN A LONG-TERM LEASE TO
4 THE ALASKA BOTANICAL GARDENS.
5

6
7 **WHEREAS**, Chugach Electric Association (CEA) and the Alaska Botanical Garden have
8 requested a 1,100 square foot, non-exclusive underground easement for electric service across
9 HLB Parcel No. 3-041 in order to run a service line to the Alaska Botanical Gardens facility; and

10
11 **WHEREAS**, there is no significant value to the easement on HLB Parcel 3-041; and

12
13 **WHEREAS**, on September 20, 2005, the Heritage Land Bank Advisory Commission approved
14 HLBAC Resolution #2005-14, recommending Assembly approval for the easement across a
15 portion of HLB Parcel #3-041; now, therefore,

16
17 **THE ANCHORAGE ASSEMBLY ORDAINS:**

18
19 Section 1. The Assembly finds the non-exclusive easement to Chugach Electric Association
20 to be without substantial value to the municipality.

21
22 Section 2. The Administration is authorized to grant the non-exclusive electrical easement to
23 Chugach Electric Association over HLB parcel #3-014, more particularly described in the
24 accompanying memorandum.

25
26 Section 3. This ordinance shall take effect immediately upon passage and approval.

27
28
29 PASSED AND APPROVED by the Anchorage Municipal Assembly this 8th day of
30 November, 2005.

31
32
33 Anna L. Fairclough
Chair

34 ATTEST:

35
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37 Paula S. Gwendol
38
39 Municipal Clerk
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42
43



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 780-2005

Meeting Date: October 25, 2005

1 **From:** MAYOR

2
3 **Subject:** AN ORDINANCE AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO
4 GRANT AN UNDERGROUND ELECTRICAL EASEMENT TO CHUGACH
5 ELECTRIC ASSOCIATION (CEA) ACROSS A PORTION OF HLB PARCEL 3-041,
6 LOCATED WITHIN A LONG-TERM LEASE TO THE ALASKA BOTANICAL
7 GARDENS.
8

9 In June, 2005, Heritage Land Bank (HLB) received an application from Chugach Electric Association
10 (CEA) and the Alaska Botanical Garden (ABG) for an electric easement across a portion of HLB Parcel #3-
11 041, providing for an underground service line south to provide power to the ABG. (Appendix A,
12 application letter; Appendix B, Site Map.) The easement runs from the access road, near ABG's entrance,
13 into the parcel. The land is zoned Public Lands and Institutions (PLI), and is subject to a 55-year lease from
14 HLB to ABG. The non-exclusive easement holds no significant value to MOA, but does enhance the value
15 of the parcel. No compensation to MOA by CEA is proposed, but CEA did pay a processing fee to HLB.
16 No construction costs will be incurred by MOA.
17

18 On August 11, 2005, the Heritage Land Bank Advisory Commission held a public hearing and approved
19 HLBAC Resolution 2005-14, recommending Assembly approval to grant the easement. (Appendix C.)
20

21 THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE GRANTING AN
22 UNDERGROUND ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION ACROSS
23 A PORTION OF HLB PARCEL 3-041, LOCATED WITHIN A LONG-TERM LEASE TO THE ALASKA
24 BOTANICAL GARDENS.
25

26 Prepared By: Robin E. Ward, Executive Director, Heritage Land Bank

27 Concur: Mary Jane Michael, Executive Director,
28 Office of Economic & Community Development

29 Concur: Denis C. LeBlanc, Municipal Manager

30 Respectfully submitted: Mark Begich, Mayor
31

32 Appendix A: Application letter

33 Appendix B: Site Map

34 Appendix C: HLBAC Resolution No. 2005-14
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36
37

June 15, 2005

Municipality of Anchorage
Heritage Land Bank
P.O. Box 196650
Anchorage, Alaska 99519

Attention: Art Eash, Land Management Officer

Subject: Easement Request – Tract B, Save II Subdivision
Underground Electric Service to Alaska Botanical Garden
NE¼ of Section 35, T13N, R3W, S.M., Alaska
Grid 1839, Work Order E0512574

Dear Mr. Eash:

Chugach Electric Association, Inc. (Chugach) has been asked to provide underground electric service to the Municipality of Anchorage property, Tract B, Save II Subdivision, for the Alaska Botanical Garden.

In order to proceed with this project, an easement needs to be obtained on Tract B, for the installation of the electric facilities.

Enclosed are the HLB *Application to Lease or Purchase* and Anchorage Botanical Garden, Inc. check #1004 for the \$250.00 processing fee, a standard Chugach Right of Way Easement document, the 8½" x 11" easement detail drawing, and the full-size drawing for Work Order E0512574. If the easement is approved, please return the fully executed document with the Assembly resolution.

Thank you for your assistance. If you have any questions or need additional information, please call me at 762-4735, or email me at susan_truskett@chugachelectric.com.

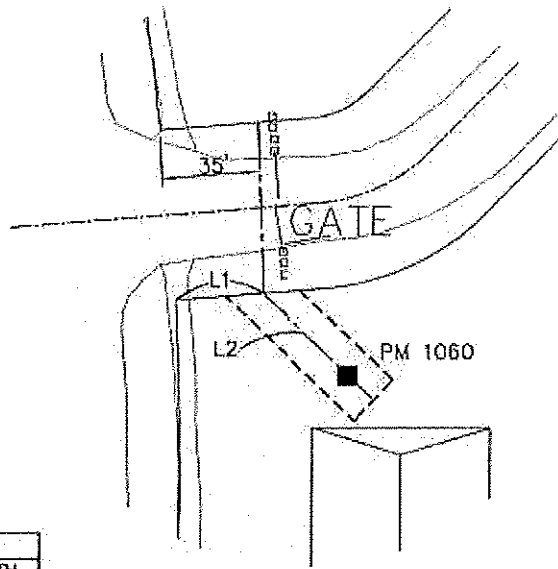
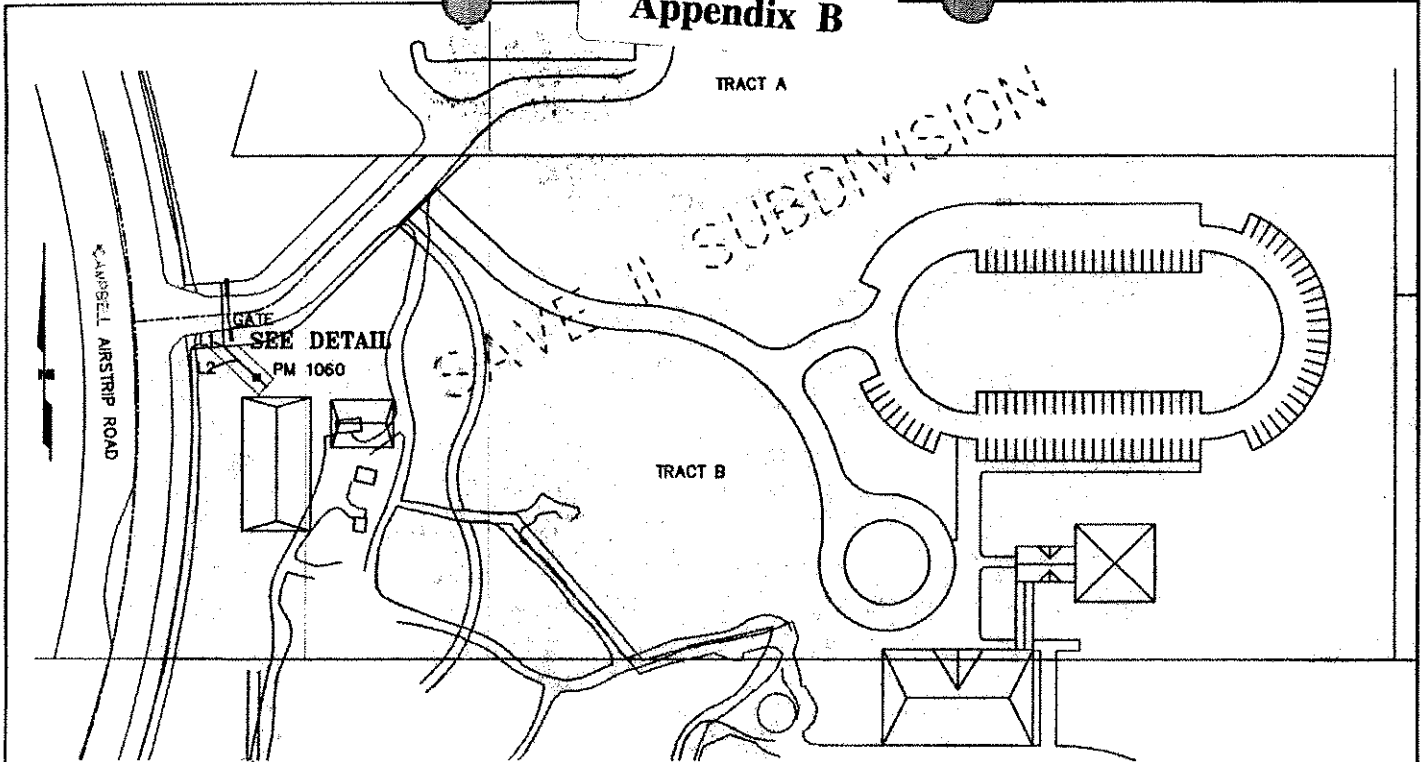
Sincerely,



Susan Truskett, SR/WA
Right-of-Way Agent III

Enclosure

Appendix B



LINE TABLE		
LINE	BEARING	LENGTH
L1	N85°33'04"E	31.50
L2	S46°48'28"E	54.93

EASEMENT AREA = 1098.55 SF

CHUGACH ELECTRIC ASSOCIATION, INC.

DIRECTOR ENGINEERING: _____

DIRECTOR OPERATIONS: _____

STANDARDS ENGINEER: _____

REVISION: _____ DATE: 3/03

CHUGACH
POWERING ALASKA'S FUTURE
Chugach Electric Association, Inc.

SAVE II SUBDIVISION, TRACT B
ALASKA BOTANICAL GARDEN
3 ϕ U.G. LINE EXTENSION
GRID: 1839

J:\Design\E05\12574\exhibit1.dwg

W.O. E0512574

1 OF 1

COPY

Heritage Land Bank Advisory Commission

Resolution 2005- 14

A RESOLUTION OF THE HERITAGE LAND BANK ADVISORY COMMISSION RECOMMENDING THE APPROVAL OF DISPOSAL OF A PORTION OF HLB PARCEL NO. 3-041 TO CHUGACH ELECTRIC ASSOCIATION FOR PURPOSES OF AN EASEMENT FOR UNDERGROUND ELECTRIC SERVICE LINE

WHEREAS, "It is the mission of the Heritage Land Bank to manage uncommitted municipal land ... to benefit the present and future citizens of Anchorage, promote orderly development, and achieve the goals of the comprehensive plan." (AMC 25.40.010); and

WHEREAS, land disposals under AMC 25.40.025.F include land sales, land exchanges, leases, and easements; and

WHEREAS, Chugach Electric Association has applied and paid a processing fee for an easement for underground electrical easement over a part of HLB Parcel No. 3-041, to provide permanent electrical service to the Alaska Botanical Garden (ABG),

WHEREAS, HLB executed a 55-year, below-market lease to ABG in 2002, and approved its long-term development plan featuring construction of structures requiring electrical service; and

WHEREAS, the proposed easement is consistent with the announced development plan for ABG, and will enhance the viability and effectiveness of ABG,

NOW, THEREFORE THE HERITAGE LAND BANK ADVISORY COMMISSION RESOLVES TO RECOMMEND THE APPROVAL OF AN EASEMENT FOR UNDERGROUND ELECTRIC POWER TO CHUGACH ELECTRIC ASSOCIATION.

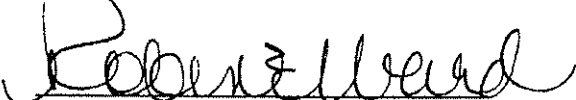
Section 1. This resolution will take effect immediately upon passage and approval, subject to completion of the pending review by community councils.

APPROVED on this, the 20th day of September, 2005 by the Heritage Land Bank Advisory Commission.

APPROVED:


Jeffery Blake, Chair
Heritage Land Bank Advisory Commission

ATTEST:


Robin E. Ward, Executive Director
Heritage Land Bank

Content Information

Content ID : 003368

Type: Ordinance - AO

Title: HLB 3-041 Underground Electrical Easement to Chugach Electric Assoc.

Author: mooredy

Initiating Dept: HLB

Description: Ordinance Authorizing the Municipality of Anchorage to Grant an underground electrical easement to Chugach Electrical Association across HLB 3-041.

Keywords: Underground electrical easement to CEA,HLB Parcel 3-041

Date Prepared: 10/4/05 2:56 PM

Director Name: Robin Ward

Assembly Meeting Date MM/DD/YY: 10/25/05

Public Hearing Date MM/DD/YY: 11/8/05

2005 OCT 17 AM 11:36
 CLERKS OFFICE
 H.O.A.

Workflow History

Workflow Name	Action Date	Action	User	Security Group	Content ID
AllOrdinanceWorkflow	10/4/05 3:02 PM	Checkin	mooredy	Public	003368
HLB_SubWorkflow	10/4/05 4:38 PM	Approve	wardre	Public	003368
ECD_SubWorkflow	10/4/05 4:39 PM	Approve	thomasm	Public	003368
OMB_SubWorkflow	10/5/05 9:37 AM	Approve	mitsonjl	Public	003368
AllOrdinanceWorkflow	10/6/05 11:35 AM	Reject	fehlenrl	Public	003368
AllOrdinanceWorkflow	10/6/05 4:23 PM	Checkin	mooredy	Public	003368
HLB_SubWorkflow	10/7/05 9:09 AM	Approve	wardre	Public	003368
ECD_SubWorkflow	10/7/05 11:23 AM	Approve	thomasm	Public	003368
OMB_SubWorkflow	10/10/05 8:17 AM	Approve	mitsonjl	Public	003368
AllOrdinanceWorkflow	10/11/05 9:34 AM	Reject	fehlenrl	Public	003368
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HLB_SubWorkflow	10/11/05 12:46 PM	Approve	wardre	Public	003368
ECD_SubWorkflow	10/11/05 2:51 PM	Approve	thomasm	Public	003368
OMB_SubWorkflow	10/13/05 1:52 PM	Approve	mitsonjl	Public	003368
Legal_SubWorkflow	10/13/05 2:11 PM	Approve	fehlenrl	Public	003368
MuniManager_SubWorkflow	10/13/05 5:16 PM	Approve	leblancdc	Public	003368
MuniMgrCoord_SubWorkflow	10/14/05 3:17 PM	Approve	abbottmk	Public	003368