

Submitted by: Chair of the Assembly At
the Request of the Mayor
Prepared by: Heritage Land Bank, Real Estate
Services Division
For Reading: October 25, 2005

CLERK'S OFFICE

APPROVED

ANCHORAGE, ALASKA

Date: 11-8-05

No. AO 2005- 155

AN ORDINANCE AUTHORIZING THE MUNICIPALITY TO GRANT A NON-EXCLUSIVE UTILITY EASEMENT TO ENSTAR NATURAL GAS COMPANY ACROSS A PORTION OF TRACT H-1B, SOUTHPORT TRACTS SUBDIVISION.

WHEREAS, Anchorage Municipal Code section 25.30.020 provides for disposal of municipal land for easements that the Assembly finds to be without substantial value to the municipality; and

WHEREAS, Enstar Natural Gas Company (Enstar) requested a utility easement, divided into five sections, across a portion of Tract H-1B, Southport Tracts Subdivision; and

WHEREAS, at its June 9, 2005, regular meeting, the Parks and Recreation Commission recommended authorization of the easement(s) generally as requested subject to certain qualifications related to park impacts, compensation, and other factors; and

WHEREAS, the Property Appraisal Department estimated the market value of the five easement sections, totaling approximately 17,500 square feet, to be One Dollar (\$1.00) per square foot, or \$17,500.00. The MOA will receive and Enstar shall compensate to MOA \$4,375.00, either in cash or in-kind contribution(s), which is twenty-five percent (25%) of market value, for the non-exclusive easement sections; now therefore,

Section 1. The MOA is authorized to dispose of a non-exclusive utility easement in five sections, to Enstar, generally described as follows:

Right-of-way easement sections 'A' through 'E', located within Section 23, Township 12 North, Range 4 West, Seward Meridian, Anchorage Recording District, according to Plat No. 96-42, containing approximately 17,500 total square feet (see Appendix A, attached hereto).

Section 2. The Assembly finds the value of the non-exclusive utility easement to be twenty-five percent (25%) of the market value estimated by the Property Appraisal Department.

Section 3. Enstar shall compensate to MOA via cash or in-kind contributions Four Thousand, Three Hundred Seventy-Five Dollars (\$4,375.00), or twenty-five percent (25%) of the market value, for the non-exclusive, five-section utility easement, plus applicable administrative costs.

1 **Section 4.** This ordinance shall take effect immediately upon passage and approval by the
2 Anchorage Assembly.
3

4
5 **PASSED AND APPROVED** by the Anchorage Assembly this 8th day of November,
6 2005.
7

8
9 Anna L. Faureloyh
10 Chair

11
12 ATTEST:

13
14 Barbara S. Gwert
15
16 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 781-2005

Meeting Date: October 25, 2005

1 **From:** Mayor

2
3 **Subject:** An Ordinance Authorizing the Municipality of Anchorage to Grant a Non-
4 Exclusive Utility Easement to Enstar Natural Gas Company Across a Portion of
5 Tract H-1B, Southport Tracts Subdivision.
6

7
8 Enstar Natural Gas Company (Enstar) is requesting an easement consisting of a series of
9 interconnecting sections across a portion of Tract H-1B, Southport Tracts Subdivision (see map,
10 Appendix A). The subject land is identified as Southport Park and is under management
11 authority of the Parks and Recreation Department.
12

13 The proposal calls for five easement sections, ranging from fifteen to twenty feet wide and
14 totaling approximately 1,100 feet in length and 17,500 square feet overall in area. The easements
15 would connect to and run roughly parallel to Southport Drive.
16

17 Enstar has agreed to compensate MOA for 25% of the market value of the total easement area, as
18 determined by the Property Appraisal, Finance Department, at One Dollar per square foot, for use
19 of the non-exclusive utility easement, for a payment to MOA of \$4,375.00, either in cash or in-
20 kind contributions.
21

22 The Administration recommends approval of this utility easement across Tract H-1B, Southport
23 Tracts Subdivision.
24

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

27 Concur R. Jeff Dillon, Parks Department Director

28 Concur: Mary Jane Michael, Economic and Community Development Director

29 Concur: Denis C. LeBlanc, Municipal Manager
30

31 Respectfully submitted: Mark Begich, Mayor

INSTALL CROSSING
@ STATION 60+40

TIE INTO 2PL MAIN
(PROP # 353)

Easement "E"

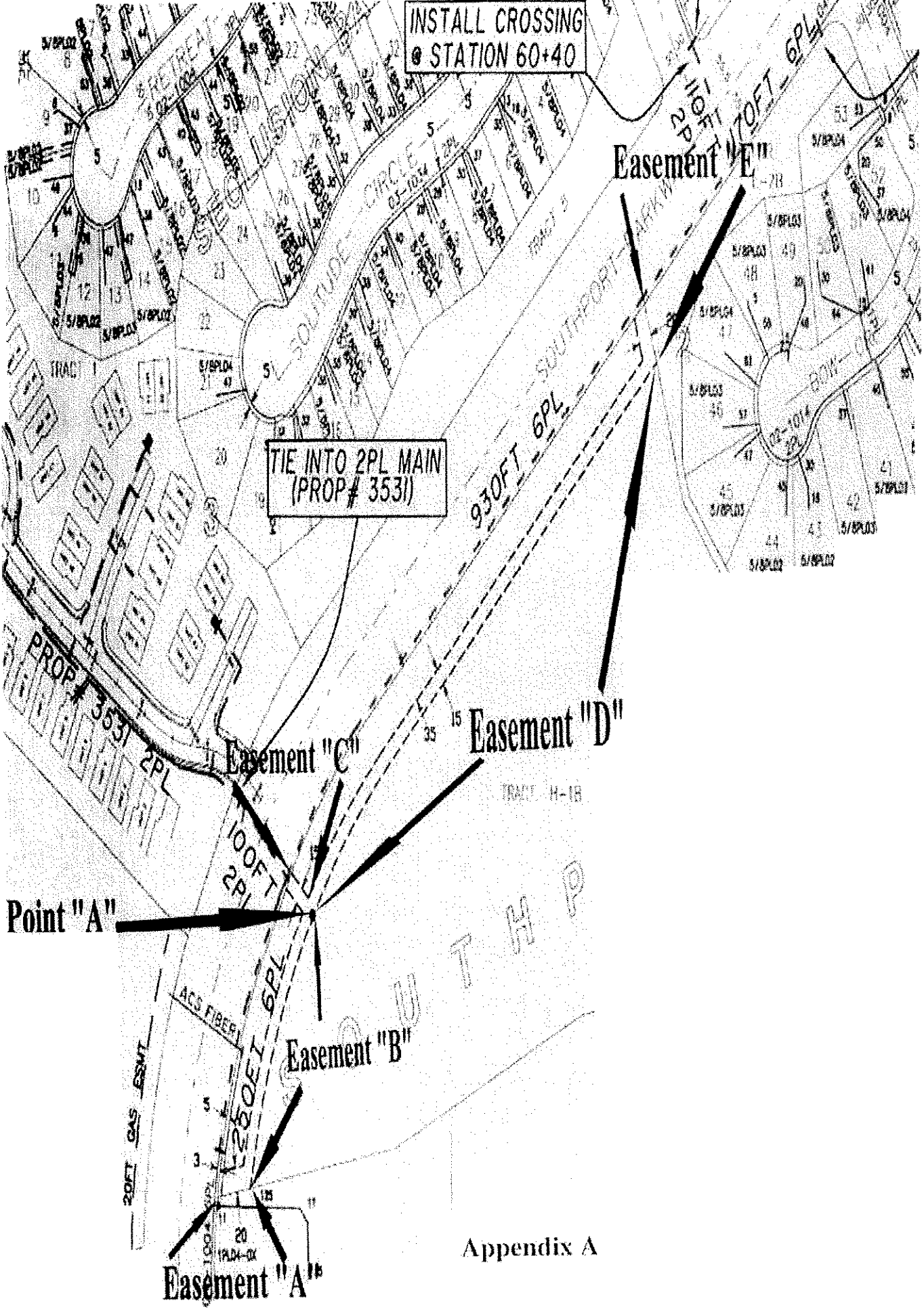
Easement "D"

Easement "C"

Easement "B"

Easement "A"

Point "A"



Appendix A

08PRWY

Content Information

Content ID : 003319

Type: Ordinance-InvolvingFunds - AO

Title: Enstar Easement - Southport

Author: curtiscr2

Initiating Dept: HLB

Review Depts: ParksRec

Description: Utility Easement w/Enstar - Southport Tract

Keywords: Enstar Southport Easement

Date Prepared: 9/27/05 3:34 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
 M.O.A

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>
AllFundOrdinanceWorkflow	9/27/05 3:39 PM	Checkin	vanhornlr	Public	003319
HLB_SubWorkflow	9/27/05 6:38 PM	Approve	wardre	Public	003319
ECD_SubWorkflow	9/28/05 8:48 AM	Approve	thomasm	Public	003319
ParksRec_SubWorkflow	9/28/05 8:49 AM	Approve	dillonrj	Public	003319
AllFundOrdinanceWorkflow	9/29/05 1:22 PM	Reject	mitsonjl	Public	003319
AllFundOrdinanceWorkflow	9/29/05 2:00 PM	Checkin	vanhornlr	Public	003319
HLB_SubWorkflow	9/29/05 2:04 PM	Approve	wardre	Public	003319
ECD_SubWorkflow	9/29/05 3:57 PM	Approve	thomasm	Public	003319
ParksRec_SubWorkflow	10/4/05 10:52 AM	Approve	dillonrj	Public	003319
OMB_SubWorkflow	10/5/05 9:49 AM	Approve	mitsonjl	Public	003319
CFO_SubWorkflow	10/7/05 2:42 PM	Approve	sinzje	Public	003319
Legal_SubWorkflow	10/11/05 9:44 AM	Approve	fehlenrl	Public	003319
MuniManager_SubWorkflow	10/11/05 10:01 AM	Checkin	curtiscr2	Public	003319
MuniManager_SubWorkflow	10/13/05 5:18 PM	Approve	leblancdc	Public	003319
MuniMgrCoord_SubWorkflow	10/14/05 3:17 PM	Approve	abbottmk	Public	003319