

Submitted by: Chair of the Assembly
at the Request of the Mayor
Prepared by: Heritage Land Bank
For Reading: January 10, 2006

ANCHORAGE, ALASKA
AO NO. 2006- 2

1 AN ORDINANCE AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO GRANT
2 ELECTRICAL EASEMENTS TO CHUGACH ELECTRIC ASSOCIATION ACROSS PORTIONS
3 OF HLB PARCELS 3-047, 3-049, AND 3-064, LOCATED NEAR THE ABBOTT/BRAGAW
4 EXTENSION.

5
6
7 WHEREAS, Chugach Electric Association requested a portion of **HLB Parcel 3-047**, containing
8 approximately 20,046.44 square feet, a portion of **HLB Parcel 3-049**, containing approximately
9 1,720 square feet, and a portion of **HLB Parcel 3-064**, containing 4,724 square feet, for
10 easements for the purpose of construction of below- and above-ground electric power
11 distribution lines; and
12

13 WHEREAS, the value of the easement on **HLB Parcel 3-047** is valued at \$461.06; and
14

15 WHEREAS, the value of the easement on **HLB Parcel 3-049** is valued at **\$87.72**; and
16

17 WHEREAS, the value of the easement on **HLB Parcel 3-064** is valued at \$184.24; and
18

19 WHEREAS, on April 21, 2005, the Heritage Land Bank Advisory Commission approved HLBAC
20 Resolution 2005-04, supporting the easements across portions of HLB Parcels 3-047 and 3-
21 064; and
22

23 WHEREAS, on January 19, 2006, the Heritage Land Bank Advisory Commission will consider
24 HLBAC Resolution 2006-01, supporting the easements across portions of HLB Parcels 3-047
25 and 3-049; now, therefore,
26

27 THE ANCHORAGE ASSEMBLY ORDAINS:
28

29 Section 1. The Administration is authorized to grant the requested electrical easements to
30 Chugach Electric Association over land described in herein, and in the supporting
31 memorandum.
32

33 Section 2. This ordinance shall take effect immediately upon passage and approval.
34

35 PASSED AND APPROVED by the Anchorage Assembly this 24th day of January, 2006.
36

37
38 Anna L. Fairclough
39 Chair
40

41 ATTEST:
42

43 Brian S. Gustafson

Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO No.2006- 2

Title: AN ORDINANCE AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO GRANT ELECTRICAL EASEMENTS TO CHUGACH ELECTRIC ASSOCIATION ACROSS PORTIONS OF HLB PARCELS 3-047, 3-049, AND 3-064, LOCATED NEAR THE ABBOTT/BRAGAW EXTENSION.

Sponsor: Economic & Community Development
Preparing Agency: Heritage Land Bank
Others Affected:

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY05	FY06	FY07	FY08
Operating Expenditures				
1000 Personal Services				
2000 Supplies				
3000 Other Services				
4000 Debt Service				
5000 Capital Outlay				

TOTAL DIRECT COSTS:

6000 IGCs

FUNCTION COST:

REVENUES: .7

CAPITAL:

POSITIONS: FT/PT and Temp.

PUBLIC SECTOR ECONOMIC EFFECTS:

Total revenue to Heritage Land Bank is \$733.02 in compensation for three electrical distribution line easements.

PRIVATE SECTOR ECONOMIC EFFECTS:

N/A

Prepared by: **Robin E. Ward** Telephone: **343-4337**
Validated by OMB: Janet Mitson, Director, Office of Management & Budget Date: _____
Approved by: Robin E. Ward, HLB Executive Director Date: _____
(Director, Preparing Agency)



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

AM No. 24-2006

Meeting Date: January 10, 2006

From: MAYOR

Subject: AN ORDINANCE AUTHORIZING THE MUNICIPALITY OF ANCHORAGE TO GRANT ELECTRICAL EASEMENTS TO CHUGACH ELECTRIC ASSOCIATION ACROSS PORTIONS OF HLB PARCELS 3-047, 3-049, AND 3-064, LOCATED NEAR THE ABBOTT/BRAGAW EXTENSION.

In December, 2004, HLB received an application from Chugach Electric Association (CEA) requesting an easement on HLB Parcel 3-064, containing approximately 4,724 square feet, to install an underground distribution feeder line south of the Dowling Substation. (See Site Map, Appendix A.)

In February, 2005, HLB received an application from CEA requesting an easement, containing approximately 20,046.44 square feet, to upgrade an existing overhead feeder line exiting the Dowling Substation and running east along HLB Parcel 3-047. (See Site Map, Appendix A.)

In April 21, 2005, the Heritage Land Bank Advisory Commission (HLBAC) held a public hearing and approved HLBAC Resolution 2005-04, recommending Assembly approval to grant easements on HLB Parcels 3-047 and 3-064. (See Appendix B.)

Subsequently, HLB staff became aware the easement on Parcel 3-047 contains both overhead and underground lines, rather than just overhead as addressed in the HLBAC Resolution 2005-04. New public notice and agency review were initiated, and hearing by the HLBAC is scheduled for January 19, 2006, in order to give the public and agencies an opportunity to comment on the changed usage.

On September 14, 2005, HLB received an application from CEA requesting an easement for underground cable and surface mounted equipment on a portion of HLB Parcel 3-049, containing approximately 1,720 square feet, north of East 64th Avenue and near the Abbott Loop/Bragaw Street extension. (See Site Map, Appendix A.)

HLB historically charges ten percent (10%) of market value to grant utility easements, exclusive of the application fee. The MOA property assessment department estimates the value of HLB Parcel 3-047 at \$0.23 per square foot; 20,046.44 square feet at \$0.23 per square foot = \$4,610.68. Ten percent (10%) of the assessed value is \$461.06. HLB Parcel 3-049 is valued at \$0.51 per square foot; 1,720 square feet at \$0.51 per square foot = \$877.20. Ten percent (10%) of the assessed value is \$87.72. HLB Parcel 3-064 is valued at \$0.39 per square foot; 4,724 square feet at \$0.39 per square foot = \$1,842.36. Ten percent (10%) of the assessed value is \$184.24. The total value of the easements requested by Chugach Electric Association is \$733.02.

On January 19, 2006, a public hearing is set before the HLBAC, to consider draft HLBAC Resolution 2006-01, recommending Assembly approval to grant the easements on Parcels 3-047 and 3-049. (See Appendix C.)

All affected HLB parcels are zoned Public Lands and Institutions (PLI). The proposed use is compatible with both the Comprehensive Plan designation and the zoning for these lands.

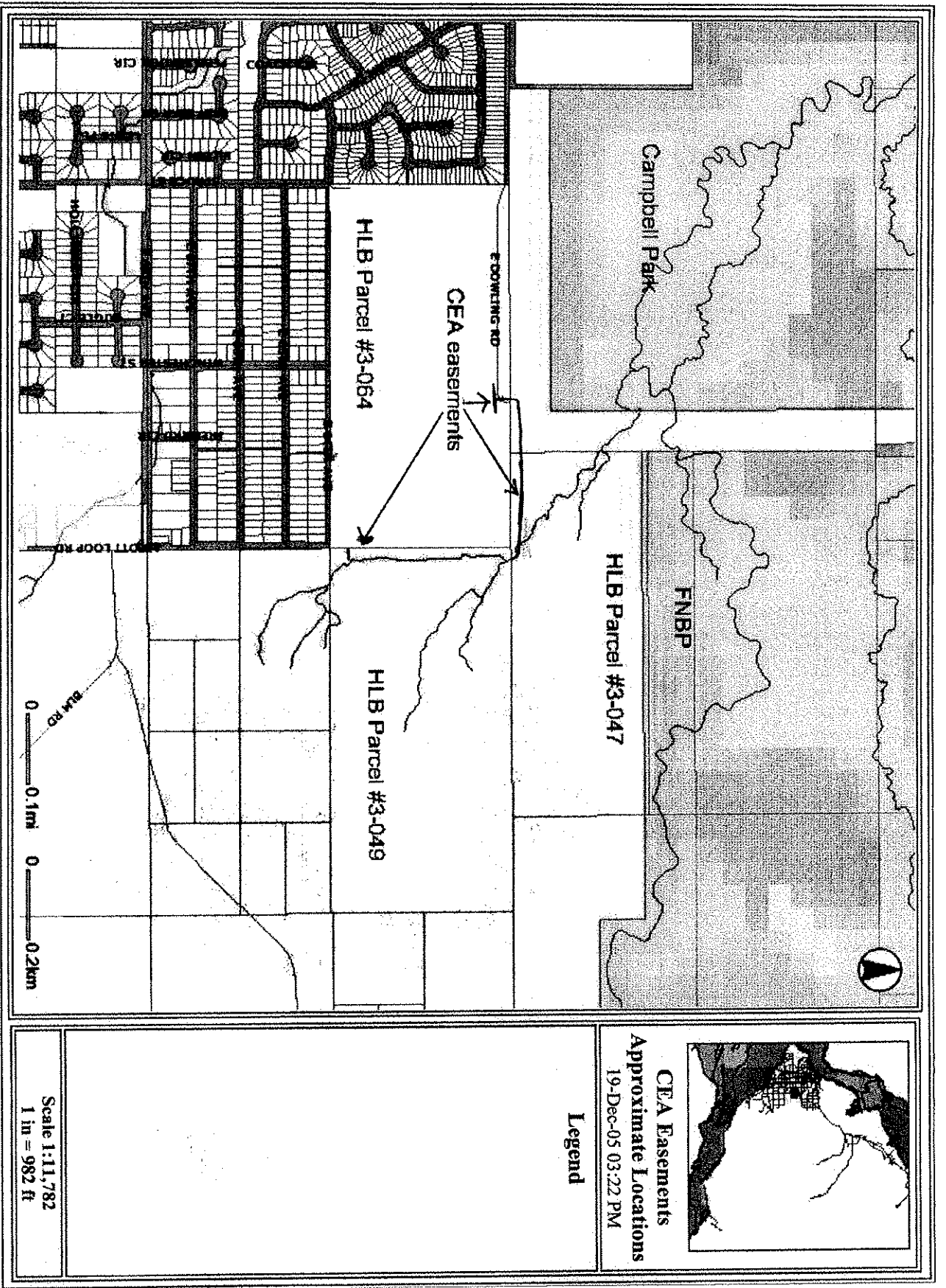
HLB Parcels 3-047 and 3-049 are affected by federal and state reverter clauses. Pursuant to the federal patent to the State of Alaska, if the patentee, or its successors in interest, attempt to transfer title to or control over the parcels to another, or if the lands are devoted to a use other than public parks and recreational purposes or other compatible public purposes, consent of the Secretary of the Interior, or delegate, is required. Pursuant to the state patent to the MOA, if the grantee, or its successors in interest, attempt to transfer title to or control over the lands to another, or the lands are devoted to a use other than public parks and recreational purposes or other compatible public purposes, prior written approval of the Commissioner of the Alaska Department of Natural Resources (DNR) is also required. The Bureau of Land Management (BLM) and DNR provided written concurrence for these easements.

THE ADMINISTRATION RECOMMENDS APPROVAL OF THE ORDINANCE AUTHORIZING ELECTRICAL EASEMENTS TO CHUGACH ELECTRIC ASSOCIATION ACROSS PORTIONS OF HLB PARCELS 3-047, 3-049, AND 3-064, LOCATED NEAR THE ABBOTT/BRAGAW EXTENSION, FOR THE PURPOSE OF CONSTRUCTION OF BELOW- AND ABOVE-GROUND ELECTRIC POWER DISTRIBUTION LINES.

Prepared By:	Robin E. Ward, Executive Director, Heritage Land Bank
Concur:	Mary Jane Michael, Executive Director Economic & Community Development
Concur:	Denis C. LeBlanc, Municipal Manager
Respectfully submitted:	Mark Begich, Mayor

APPENDICES:

Appendix A:	Site Map HLB Parcels
Appendix B:	Resolution 2005-04
Appendix C:	(Draft) Resolution 2006-01



Appendix A

APPENDIX B

Heritage Land Bank Advisory Commission

Resolution 2005-04

A resolution of the Heritage Land Bank Advisory Commission authorizing the Heritage Land Bank to dispose to Chugach Electric Association a portion of HLB Parcel # 3-064 containing 4724 square feet within Section 4, T12N, R3W, SM, for an easement for the purpose of construction of an underground electric power distribution line and a portion of HLB Parcel # 3-047 containing approximately 20,037.6 square feet, or + .46 acres, within Section 34, T13N, R3W, SM, for an easement for the purpose of construction of an above ground electric power distribution 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.a include land sales, land exchanges, leases, and easements; and

WHEREAS, "All public notices of proposed HLB Advisory Commission actions, including public hearings regarding such actions, shall precede a hearing before the Advisory Commission on the proposed action by at least 14 days." (AMC 25.40.030);

NOW THEREFORE THE HERITAGE LAND BANK COMMISSION RESOLVES TO:

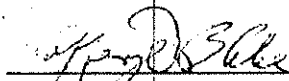
Section 1. Authorize the Heritage Land Bank to grant disposal to Chugach Electric Association of a portion of HLB Parcel No. 3-064 containing 4724 square feet within Section 4, T12N, R3W, SM, located near Dowling Road, for an easement for the purpose of construction of an underground electric power distribution line.

Section 2. Authorize the Heritage Land Bank to grant disposal to Chugach Electric Association of a portion of HLB Parcel No. 3-047 containing approximately 20,037.6 square feet, or + .46 acres, within Section 34, T13N, R3W, SM, located near Dowling Road, for an easement for the purpose of construction of an above ground electric power distribution line, contingent upon consent of the Secretary of the Interior or his delegate and the consent of the Commissioner of the Alaska Department of Natural Resources.

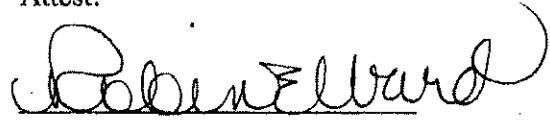
Section 3. This resolution shall have effect immediately upon passage.

Approved on the 21st day of April, 2005 by the Heritage Land Bank Advisory Commission.

Signed:


Jeffery D. Blake, Chair
Heritage Land Bank Advisory Commission

Attest:


Robin E. Ward, Executive Director
Heritage Land Bank

APPENDIX C

Heritage Land Bank Advisory Commission

Resolution 2006-01

A resolution of the Heritage Land Bank Advisory Commission authorizing the Heritage Land Bank to dispose to Chugach Electric Association (CEA) a portion of HLB Parcel 3-047 containing approximately 20,046.44 square feet, within Section 34, T13N, R3W, SM, located near Dowling Road, for an easement for the purpose of construction of underground and above ground electric power distribution lines and dispose to CEA a portion of HLB Parcel 3-049 containing approximately 1,720 square feet, within Section 3, T12N, R3W, SM, located north of E. 64th Ave. and near the Abbott Loop/Bragaw extension for an easement for underground cable and surface mounted equipment

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.a include land sales, land exchanges, leases, and easements; and

WHEREAS, "All public notices of proposed HLB Advisory Commission actions, including public hearings regarding such actions, shall precede a hearing before the Advisory Commission on the proposed action by at least 14 days." (AMC 25.40.030);

NOW THEREFORE THE HERITAGE LAND BANK COMMISSION RESOLVES TO:

Section 1. Authorize the Heritage Land Bank to grant disposal to Chugach Electric Association of a portion of HLB Parcel No. 3-047 containing approximately 20,046.44 square feet, within Section 34, T13N, R3W, SM, located near Dowling Road, for an easement for the purpose of construction of underground and above ground electric power distribution lines.

Section 2. Authorize the Heritage Land Bank to grant disposal to Chugach Electric Association of a portion of HLB Parcel No. 3-049 containing approximately 1,720 square feet, within Section 3, T12N, R3W, SM, located north of E. 64th Ave. and near the Abbott Loop/Bragaw extension for an easement for underground cable and surface mounted equipment.

Section 3. This resolution shall take effect immediately upon passage.

Approved on the _____ day of _____, 2006, by the Heritage Land Bank Advisory Commission.

Signed:

Attest:

Jeffery D. Blake, Chair
Heritage Land Bank Advisory Commission

Robin E. Ward, Executive Director
Heritage Land Bank

Content Information**Content ID :** 003588**Type:** Ordinance-InvolvingFunds - AO**Title:** Electrical Easements on HLB Properties**Author:** curtiscr2**Initiating Dept:** HLB**Description:** Electrical Easements Disposal on HLB Properties**Keywords:** HLB Easements Chugach Electric**Date Prepared:** 12/22/05 7:51 AM**Director Name:** Robin Ward**Assembly Meeting Date MM/DD/YY:** 1/10/06**Public Hearing Date MM/DD/YY:** 1/24/06

M.O.A.
 2005 JAN - 6 PM 12:40
 CLEMENS OFFICE

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	12/22/05 7:53 AM	Checkin	vanhornlr	Public	003588
HLB_SubWorkflow	12/22/05 12:10 PM	Approve	wardre	Public	003588
ECD_SubWorkflow	12/22/05 12:23 PM	Approve	barkleyva	Public	003588
AllFundOrdinanceWorkflow	12/22/05 2:10 PM	Reject	aquinoer	Public	003588
AllFundOrdinanceWorkflow	12/22/05 2:49 PM	Checkin	vanhornlr	Public	003588
HLB_SubWorkflow	12/22/05 2:50 PM	Approve	wardre	Public	003588
ECD_SubWorkflow	12/23/05 8:45 AM	Approve	barkleyva	Public	003588
OMB_SubWorkflow	12/23/05 9:26 AM	Approve	aquinoer	Public	003588
CFO_SubWorkflow	12/28/05 5:17 PM	Approve	sinzje	Public	003588
Legal_SubWorkflow	12/30/05 1:06 PM	Approve	fehlenrl	Public	003588
MuniManager_SubWorkflow	12/30/05 1:15 PM	Checkin	curtiscr2	Public	003588
MuniManager_SubWorkflow	1/6/06 10:08 AM	Approve	leblancdc	Public	003588
MuniMgrCoord_SubWorkflow	1/6/06 11:53 AM	Approve	curtiscr2	Public	003588



CONSENT AGENDA - INTRODUCTION