

CLERK'S OFFICE
APPROVED
Date: 8-29-06

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Project Management
& Engineering Department
For Reading: August 29, 2006

ANCHORAGE, ALASKA
AO NO. 2006-123(S)

1 AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE ELECTRICAL
2 EASEMENT TO CHUGACH ELECTRIC ASSOCIATION, INC. ACROSS TAX
3 PARCEL NO. 008-111-02, LOCATED WITHIN SECTION 34, T13N, R3W, S.M.
4 AT FAR NORTH BICENTENNIAL PARK, SOUTH OF TUDOR ROAD.

5
6 WHEREAS, Chugach Electric Association, Inc. (CEA) requests a 20-foot-wide
7 and a 10-foot-wide electrical easement, totaling 12,360 square feet, to
8 underground an existing overhead electrical line as part of its Overhead to
9 Underground Primary Electric Line Conversion Program; and

10
11 WHEREAS, pursuant to Charter, Anchorage Municipal Code, and municipal policy,
12 a disposal of an interest in municipal land, including easements, for non-municipal
13 services or uses require payment of fair market value plus administrative costs.
14 The value, terms and conditions of granting this easement are more particularly set
15 out in the accompanying Assembly Memorandum; and

16
17 WHEREAS, the requested easement is located in Far North Bicentennial Park,
18 dedicated municipal park land, and managed by the Parks & Recreation
19 Department; and

20
21 WHEREAS, the Parks & Recreation Commission approved CEA's request for an
22 electrical easement in Far North Bicentennial Park by Resolution 2005-10,
23 approved September 8, 2005, attached hereto; and

24
25 WHEREAS, the granting of an easement across dedicated municipal park land,
26 requires a finding by the Assembly of no substantial value to the
27 Municipality; now therefore,

28
29 THE ANCHORAGE ASSEMBLY ORDAINS:
30

31 **Section 1.** A non-exclusive easement to Chugach Electric Association is
32 without substantial value to the Municipality.
33

34 **Section 2.** The Municipality is authorized to grant a non-exclusive electrical
35 easement to CEA, containing approximately 12,360 square feet, based on fair
36 market value and the terms and conditions set out in the accompanying
37 Assembly Memorandum. The Easement is more particularly described as:
38

1 A strip of land, Twenty Feet (20') in width, located within an
2 unsubdivided parcel of land located within the Northeast Quarter (NE
3 ¼) of the Northeast Quarter (NE ¼) and the Southeast Quarter (SE ¼)
4 of the Northeast Quarter (NE ¼) of Section Thirty-four (34), Township
5 Thirteen North (T13N), Range Three West (R3W), Anchorage
6 Recording District, Seward Meridian, Alaska, the centerline of said strip
7 being more particularly described as follows: Commencing at the
8 northwest corner of Tract F, Alaska State Land Survey 2002-34,
9 according to Plat No. 2004-59, on file in the office of the District
10 Recorder, Anchorage Recording District, Seward Meridian, Alaska;
11 thence along the north property line of said Tract F, S 89° 53' 53" E
12 91.17 Feet to the Point of Beginning; thence N 08° 47' 00" W 602.30
13 Feet to a point on the east property line of Tract C of said Alaska State
14 Land Survey 2002-34 and the end of said strip.

15
16 AND
17

18 A strip of land, Ten Feet (10') in width, located within the Northeast
19 Quarter (NE ¼) of the Northeast Quarter (NE ¼) Section Thirty-four
20 (34), Township Thirteen North (T13N), Range Three West (R3W),
21 Anchorage Recording District, Seward Meridian, Alaska, said strip lying
22 to the left, looking in the direction of the traverse of the following
23 described line: Beginning at the southwest corner of Tract A, Alaska
24 State Land Survey 2002-34, according to Plat No. 2004-59, on file in
25 the office of the District Recorder, Anchorage Recording District,
26 Seward Meridian, Alaska, said southeast corner also being a point on
27 an east boundary of Tract C of said Alaska State Land Survey 2002-34;
28 thence along said east boundary of said Tract C, S 00° 04' 36" E 67
29 Feet to the end of said strip.
30

31 **Section 3:** This ordinance shall be effective immediately upon passage and
32 approval by the Anchorage Assembly.
33

34 PASSED AND APPROVED by the Anchorage Municipal Assembly this 29th day
35 of August, 2006.
36

37
38 Dan Sullivan
39 Chair
40

41 ATTEST:
42

43 Andrea S. Dushko
44
45 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. 625-2006

Meeting Date: August 29, 2006

FROM: MAYOR

SUBJECT: AO 2006-123(S) - AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION, INC. ACROSS TAX PARCEL NO. 008-111-02, LOCATED WITHIN SECTION 34, T13N, R3W, S.M. AT FAR NORTH BICENTENNIAL PARK, SOUTH OF TUDOR ROAD.

This easement is requested by Chugach Electric Association, Inc. (CEA) for conversion of an existing overhead electric line within Far North Bicentennial Park to an underground line

This easement is not for municipal uses or purposes, and CEA is required to pay the value of the easement, plus administrative costs. The fee to be paid by CEA to obtain the easement is summarized below:

Utility:	Chugach Electric Association, Inc.
Parcel:	Tax parcel No. 008-111-02 (south of Tudor Road, southwest of the Alaska State Trooper offices)
FMV formula:	The value paid to the MOA for an easement is calculated at 25% of the fair market per-square-foot value of the property, plus MOA administrative costs
Fee for this easement:	$\$.60 \text{ per square foot (FMV of property)} \times 12,360 \text{ square feet} \times 25\% = 1,854.00$
Admin fees:	Parks & Rec: \$250.00 (application fee) PM&E \$909.00 (9 hrs doc prep @ \$101/hour) \$826.00 (7 hrs research, doc review @ \$118/hr) \$100.00 (billing costs)

Fee to be paid
By CEA for
Easement: **\$3,939.00**

CEA shall be responsible for all costs and expenses of removal of existing lines and equipment, and installation of underground equipment, as well as all costs of reconstruction, operations and maintenance for the life of the easement. The existing easement, if any, shall be terminated upon the granting of this easement.

1 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AO 2006-123(S), AN**
2 **ORDINANCE AUTHORIZING A NON-EXCLUSIVE ELECTRICAL EASEMENT**
3 **TO CHUGACH ELECTRIC ASSOCIATION, INC. ACROSS TAX PARCEL**
4 **NO. 008-111-02, LOCATED WITHIN SECTION 34, T13N, R3W, S.M. AT FAR**
5 **NORTH BICENTENNIAL PARK, SOUTH OF TUDOR ROAD.**
6
7

8 Prepared by: Project Management & Engineering Department

9 Approved by: Howard C. Holtan, Director

10 Project Management & Engineering Department

11 Concur: Mary Jane Michael, Executive Director

12 Office of Economic & Community Development

13 Concur: Frederick H. Boness, Municipal Attorney

14 Concur: Denis C. LeBlanc, Municipal Manager

15 Respectfully Submitted: Mark Begich, Mayor
16

Content Information

Content ID : 004310

Revision: 0

Type: Ordinance - AO

Title: AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION, INC. ACROSS TAX PARCEL NO. 008-111-02, LOCATED WITHIN SECTION 34, T13N, R3W, S.M. AT FAR NORTH BICENTENNIAL PARK, SOUTH OF TUDOR ROAD.

Author: fehlenrl

Initiating Dept: Legal

Select Routing: Standard

Review Depts:

Description: AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE ELECTRICAL EASEMENT TO CHUGACH ELECTRIC ASSOCIATION, INC. ACROSS TAX PARCEL NO. 008-111-02, AT FAR NORTH BICENTENNIAL PARK, SOUTH OF TUDOR ROAD.

Keywords: Far North Bicentennial Park, Chugach Electric Association, electric easement

Date Prepared: 8/23/06 4:09 PM

Director Name: Frederick H. Boness

**Addnl Dept
Review ?:** No

**Addnl Review
Depts:**

Mayor Review?: No

**Requested
Assembly
Meeting Date
MM/DD/YY:** 8/29/06 12:00 AM

**Requested
Public Hearing
Date
MM/DD/YY:** 8/29/06 12:00 AM

Workflow History

<u>Workflow Name</u>	<u>Action Date</u>	<u>Action</u>	<u>User</u>	<u>Security Group</u>	<u>Content ID</u>	<u>Revision</u>
Legal_SubWorkflow	8/23/06 4:11 PM	Approve	fehlenrl	Public	004310	0
AllOrdinanceWorkflow	8/23/06 4:11 PM	Checkin	fehlenrl	Public	004310	0
OMB_SubWorkflow	8/23/06 4:27 PM	Approve	mitsonjl	Public	004310	0
MuniManager_SubWorkflow	8/25/06 1:10 PM	Approve	leblancdc	Public	004310	0
MuniMgrCoord_SubWorkflow	8/25/06 1:14 PM	Approve	abbottmk	Public	004310	0