

CLERK'S OFFICE
APPROVED

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Public Works Department
For Reading: August 16, 2011

Date: 8-30-11 ANCHORAGE, ALASKA
AO 2011-84

1 AN ORDINANCE AUTHORIZING DISPOSAL BY A NON-EXCLUSIVE
2 TELECOMMUNICATIONS & ELECTRIC EASEMENT WITHIN TRACT 3, THE
3 ALASKA VILLAGE SUBDIVISION, PLAT NO. 2002-179, TO CHUGACH
4 ELECTRIC ASSOCIATION, INC. (CEA), FOR PROVIDING THREE-PHASE
5 ELECTRICAL POWER TO NEW ANCHORAGE FIRE STATION NO. 6.
6

7
8 **WHEREAS**, this easement is located on municipal property across a portion of
9 Tract 3, the Alaska Village Subdivision, Plat No. 2002-179, the Anchorage Fire
10 Department (AFD) has authority and responsibility for the day-to-day management
11 of this portion of said tract, and the Real Estate Services Department has authority
12 and responsibility for any action which conveys a permanent interest in the subject
13 property; and
14

15 **WHEREAS**, CEA has been requested by the Municipality of Anchorage, AFD, to
16 install an underground primary electrical line extension and transformer to facilitate
17 installation of three-phase power to the new station; and
18

19 **WHEREAS**, the existing available single phase power is undersized and
20 inadequate for the design of the new fire station. The new fire station requires three-
21 phase electrical service which is not readily available on site; and
22

23 **WHEREAS**, in order to install this electrical service to the facility, CEA requires a
24 telecommunications and electrical easement as a condition of providing service;
25 now, therefore,
26

27 **THE ANCHORAGE ASSEMBLY ORDAINS:**
28

29 **Section 1.** The Assembly finds the **telecommunications and electrical**
30 **easement** authorized herein is without substantial value to the Municipality.
31

32 **Section 2.** A **telecommunications and electrical easement** is approved, more
33 particularly described as:
34

35 A parcel of land, located within Tract 3, the Alaska Village
36 Subdivision, according to Plat No. 2002-179, on file in the office of
37 the District Recorder, Anchorage Recording District, Seward

1 Meridian, Alaska, said parcel being more particularly described as
2 follows: Commencing at the northeast corner of said Tract 3, thence
3 along the north property line of said Tract 3, S 89° 58' 00" W 565
4 Feet; thence S 00° 02' 00" E 10 Feet to the Point of Beginning;
5 thence S 59° 32' 01" W 19.74 Feet; thence S 89° 58' 00" W 293.69
6 Feet; thence S 00° 00' 00" W 34.13 Feet; thence S 90° 00' 00" W 20
7 Feet; thence N 00° 00' 00" W 44.12 Feet; thence N 89° 58' 00" E
8 330.70 Feet to the Point of Beginning and the end of said
9 description. Easement area contains 3,904 square feet, more or
10 less.

11
12 **Section 3:** This ordinance shall be effective immediately upon passage and
13 approval by the Anchorage Assembly.

14
15 PASSED AND APPROVED by the Anchorage Municipal Assembly this 30th day
16 of August, 2011.

17
18
19 Debbie Ossander
20 Chair of the Assembly

21 ATTEST:

22
23 Paula S. Jovens
24
25 Municipal Clerk

MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - General Government

AO Number: 2011-84 Title: **AN ORDINANCE AUTHORIZING DISPOSAL BY A NON-EXCLUSIVE TELECOMMUNICATIONS & ELECTRIC EASEMENT WITHIN TRACT 3, THE ALASKA VILLAGE SUBDIVISION, PLAT NO. 2002-179, TO CHUGACH ELECTRIC ASSOCIATION, INC. (CEA), TO ENABLE PROVISION OF THREE-PHASE ELECTRICAL POWER TO NEW ANCHORAGE FIRE STATION NO. 6.**

Sponsor: MAYOR
 Preparing Agency: Project Management & Engineering Division, Public Works Department
 Others Impacted: Maintenance & Operations Division
 Anchorage Fire Department
 Real Estate Services Department

CHANGES IN EXPENDITURES AND REVENUES: (Thousands of Dollars)

	FY11	FY12	FY13	FY14	FY15
Operating Expenditures					
1000 Personal Services					
2000 Supplies					
3000 Other Services					
4000 Debt Service					
5000 Capital Outlay					

TOTAL DIRECT COSTS: 0 0 0 0 0

ADD: 6000 Charge from Others
 LESS: 7000 Charge to Others

FUNCTION COST:

REVENUES:

CAPITAL:

POSITIONS:

PUBLIC SECTOR ECONOMIC EFFECTS:

None.

PRIVATE SECTOR ECONOMIC EFFECTS:

None.



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 451-2011

Meeting Date: August 16, 2011

1 FROM: MAYOR

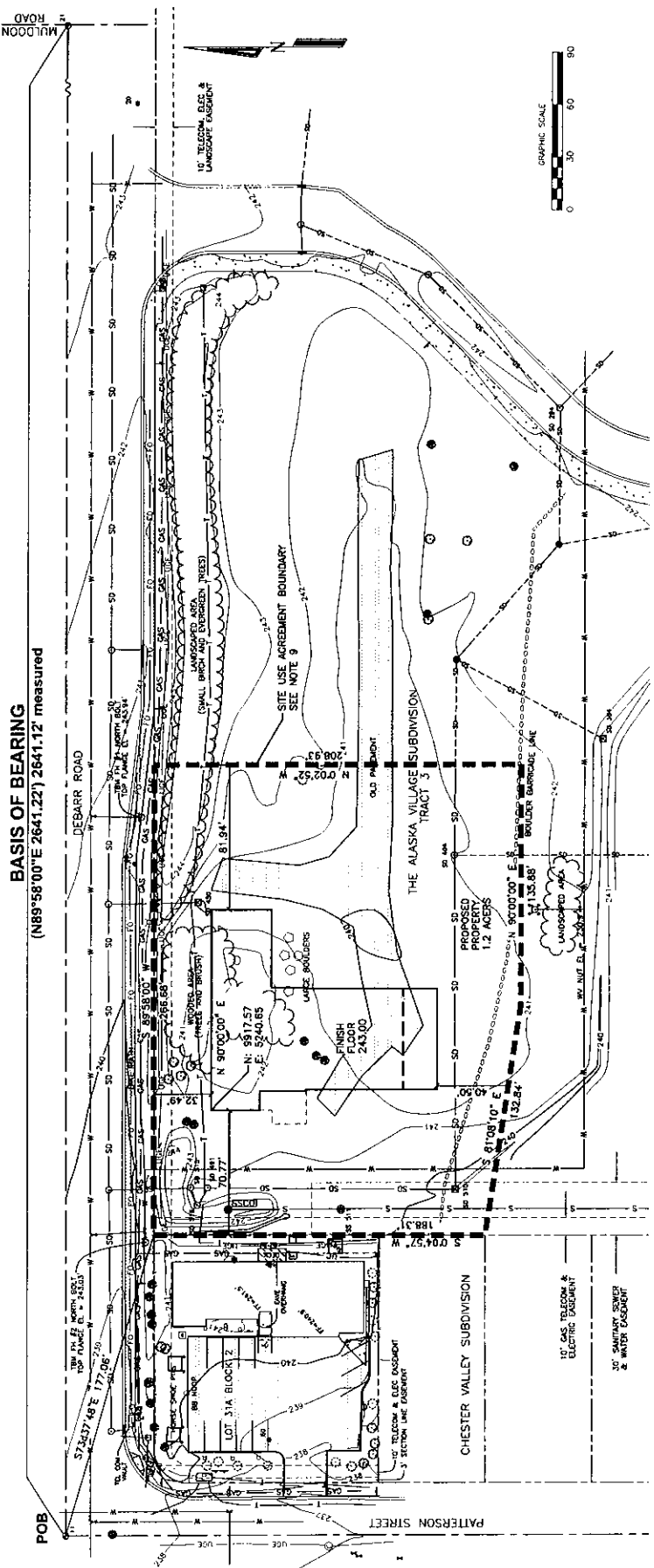
2
3 SUBJECT: An ordinance authorizing disposal by a non-exclusive
4 Telecommunications & Electric Easement within Tract 3, the
5 Alaska Village Subdivision, Plat No. 2002-179, to Chugach
6 Electric Association, Inc. (CEA), for providing three-phase
7 electrical power to new Anchorage Fire Station No. 6.
8

9 The Anchorage Fire Department (AFD) has begun construction of a new fire station
10 to replace the existing Fire Station No. 6 facility. Fire Station No. 6 is located on
11 municipal property across a portion of Tract 3, the Alaska Village Subdivision, Plat
12 No. 2002-179, and is more particularly located directly behind (east of) the old
13 station at DeBarr Road and Patterson Street (Exhibit A). The existing available
14 single-phase power is undersized and inadequate for the new fire station. The new
15 fire station requires three-phase electrical service, which is not available on site.
16

17 The AFD has requested CEA install an underground primary electrical line
18 extension and transformer to facilitate installation of three-phase power to the new
19 station (Exhibit B). Energy costs and building systems efficiencies will be realized
20 with the three-phase power. In order to install this electrical service to the facility,
21 CEA requires a telecommunications and electrical easement across Tract 3,
22 Alaska Village Subdivision. The easement area contains approximately 3,904
23 square feet, more or less (Exhibits C & D). The telecommunications and electrical
24 easement described herein is without substantial value to the Municipality.
25

26 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
27 **AUTHORIZING DISPOSAL BY A NON-EXCLUSIVE TELECOMMUNICATIONS**
28 **& ELECTRIC EASEMENT WITHIN TRACT 3, THE ALASKA VILLAGE**
29 **SUBDIVISION, PLAT NO. 2002-179, TO CEA, FOR PROVIDING THREE-PHASE**
30 **ELECTRICAL POWER TO NEW ANCHORAGE FIRE STATION NO. 6.**
31

32 Prepared by: J. W. Hansen, Deputy Director
33 Project Management and Engineering Division
34 Approved by: Ron Thompson, P.E., Director, Public Works Department
35 Approved by: Mark S. Hall, Fire Chief, Anchorage Fire Department
36 Concur: Alan J. Czajkowski, Deputy Director
37 Maintenance & Operations Division
38 Concur: Tammy Oswald, Acting Director
39 Real Estate Department
40 Concur: Dennis A. Wheeler, Municipal Attorney
41 Concur: George J. Vakalis, Municipal Manager
42 Respectfully submitted: Daniel A. Sullivan, Mayor



BASIS OF BEARING
(N89°58'00"E 2641.22') 2641.12' measured

- LEGEND**
- FOUND MONUMENT IN CASE
 - FOUND MONUMENT W/ 1/4"
 - SET SPIKE W/ 1/4"
 - SET PK. NAIL W/ SHIMMER
 - A.C. PAUL TANK
 - ELECTRIC MANHOLE
 - LIGHT POLE
 - ELECTRIC METER
 - ELECTRIC PEDestal
 - CABLE PEDestal
 - PHONE PEDestal
 - TRAMPIC SOCIAL VAULT
 - GAS METER
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - STORM DRAIN MANHOLE
 - STORM DRAIN CB BH
 - STORM DRAIN CB FLOW LINE
 - SUMP (NOT FIELD LOCATED)
 - FIC HYDRANT
 - WATER VALVE
 - FLAG POLE
 - ANTENNA POLE
 - SHRUBS / DECORATIVE TREES
 - EVERGREEN TREE
 - BIRCH / COTTONTWOOD TREE
 - SOON
 - BOLLARD
 - UC PHONE
 - SEWER LINE
 - STORM LINE
 - STORM LINE (SEE NOTE 9)
 - UC ELECTRIC
 - WATERS LINE
 - UC GAS LINE
 - FIBER OPTIC LINE
 - WOOD FENCE
 - CONCRETE
 - PAVEMENT

PROJECT CONTROL

LOCAL GRID COORDINATE TABLE

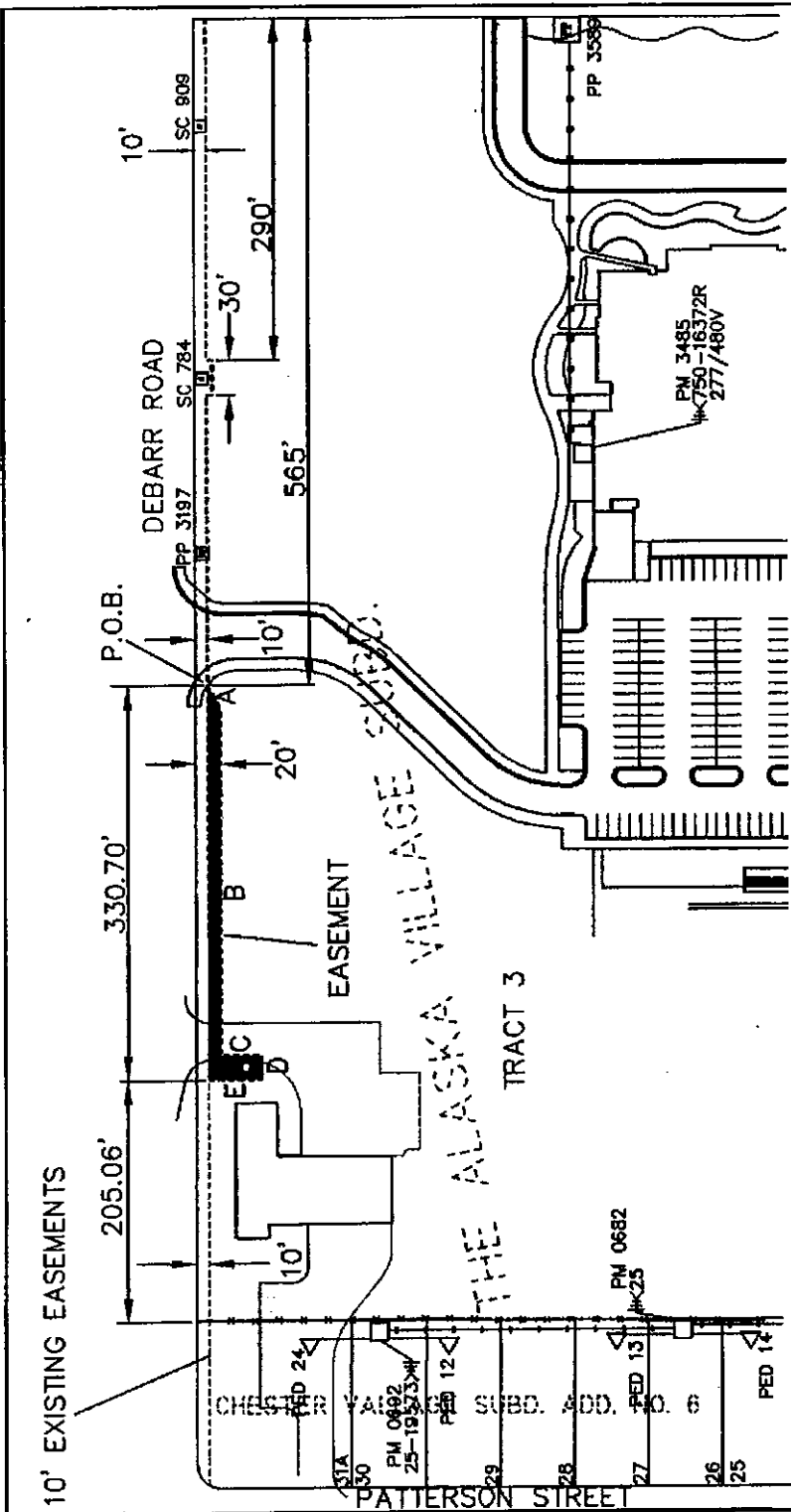
PT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
10	9881.121	5083.871	241.08	SET PK. NAIL W/ SHIMMER
11	9880.847	5083.124	243.82	SET PK. NAIL W/ SHIMMER
20	10001.537	7641.124		FOUND MONUMENT
21	9884.794	5024.432	238.62	SET PK. NAIL W/ SHIMMER

- NOTES:**
- BASE OF VERTICAL CURVE FOR THIS SURVEY IS REFERENCED TO THE MUNICIPALITY OF ANCHORAGE BENCHMARK "CAB 9" (A BRASS CAP MONUMENT SET IN THE EAST WALL AT THE SOUTH EAST CORNER OF THE ANCHORAGE TELEPHONE WIRE CENTER) WHICH IS LOCATED AT THE NORTHWEST QUADANT OF THE INTERSECTION OF BEARR ROAD & CLEVELAND STREET.
 - BASE OF BEARING FOR THIS SURVEY IS N 89°58'00" E BETWEEN TWO FOUND MONUMENTS LOCATED AT THE INTERSECTION OF BEARR ROAD & CLEVELAND STREET. THE MONUMENTS ARE 20.0' APART AND ARE SHOWN ON THE RECORDED PLAT OF TRACTS 2A, 3 & 5 THE ALASKA VILLAGE SUBDIVISION, RECORDED IN THE ANCHORAGE RECORDING DISTRICT AS PLAT NO. 2002-17. UNDERGROUND UTILITIES WERE LOCATED BY UTILITY COMPANY LOCATORS THROUGHOUT THE SITE.
 - PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE TAKEN FROM THE RECORDED PLAT OF THE ALASKA VILLAGE SUBDIVISION. NO BOUNDARY SURVEY WAS PERFORMED AT THIS TIME.
 - OTHER EASEMENTS AND ENCUMBRANCES MAY EXIST ON THE PROPERTY. NO TITLE SEARCH WAS PERFORMED.
 - CONTOURS ARE IN FEET, WITH ONE FOOT INTERVALS.
 - FIELD SURVEY PERFORMED SEPT 21-22 & OCT 5-8, 2010.
 - STORM DRAIN MANHOLES AND LINES WERE NOT LOCATED WITHIN A PORTION OF PROJECT SITE. LOCATION SHOWN ON DRAWING IS APPROXIMATE BASED ON ORIGINAL DESIGN DRAWINGS.
 - SITE USE AGREEMENT BOUNDARY AGREED UPON BY MOA AND ASO

UTILITY MANHOLE AS-BUILT INFORMATION

MANHOLE #	DIRECTION	TYPE	DEPTH	MARKET	LOC
50 515	NORTH	18" CPEP	24.4		
50 515	SOUTH	18" CPEP	24.4		
50 516	EAST	18" CPEP	24.4		
50 516	WEST	18" CPEP	24.4		
50 491	NORTH	18" CPEP	24.4		
50 491	SOUTH	18" CPEP	24.4		
50 404	NORTH	18" CPEP	23.0		
50 404	SOUTH	18" CPEP	23.0		
50 510	NORTH	18" CPEP	23.3		
50 510	SOUTH	18" CPEP	23.3		
50 294	NORTH	18" CPEP	23.7		
50 294	SOUTH	18" CPEP	23.7		
50 450	NORTH	18" CPEP	23.4		

EXHIBIT A



DESCRIBED EASEMENT

- A-S 59°32'01" W-19.74'
 - B-S 89°58'00" W-293.69'
 - C-S 00°00'00" E-34.13'
 - D-N 90°00'00" W-20.00'
 - E-N 00°00'00" E-44.12'
- AREA OF EASEMENT IS 3904 SF

EXHIBIT C

RIGHT OF WAY DETAIL



EASEMENT EXHIBIT
 THE ALASKA VILLAGE SUBDIVISION - TRACT 3
 FIRE STATION #6 REPLACEMENT-CHESTER VALLEY
 -3PH. UG. LE.

GRID: 1440 MAP: 1303-24B
 PLAT NO. 2002-179

W.O. E1113143

J:\Design\E11\13143\exhibit1.dwg

EXHIBIT D

CEA FORM 21

CHUGACH ELECTRIC ASSOCIATION, INC.

(Revised 12-13-01)

1303-24B

Anchorage, Alaska

Grid: SW1440, Tax ID 006-182-29

CEA WO# E1113143

RIGHT-OF-WAY EASEMENT

Municipality of Anchorage

P.O. Box 196650, Anchorage, Alaska 99519-6650

"Grantor," for a good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain sell, convey, set-over, and deliver to CHUGACH ELECTRIC ASSOCIATION, INC., an Alaska non-profit electric cooperative of Anchorage, Alaska, "Grantee," and to its successors, assigns, licensees, and permittees, a non-exclusive easement through, over, in, under, and across the lands of Grantor, situate in the Anchorage_Recording District, State of Alaska, and more particularly described as follows and as depicted on the Exhibit:

A parcel of land, located within Tract Three, The Alaska Village Subdivision, according to Plat No. 2002-179, on file in the office of the District Recorder, Anchorage Recording District, Seward Meridian, Alaska, said parcel being more particularly described as follows: Commencing at the northeast corner of said Tract Three, thence along the north property line of said Tract Three, S 89° 58' 00" W 565 Feet; thence S 00° 02' 00" E 10 Feet to the Point of Beginning; thence S 59° 32' 01" W 19.74 Feet; thence S 89° 58' 00" W 293.69 Feet; thence S 00° 00' 00" W 34.13 Feet; thence S 90° 00' 00" W 20 Feet; thence N 00° 00' 00" W 44.12 Feet; thence N 89° 58' 00" E 330.70 Feet to the Point of Beginning and the end of said description. Easement area contains 3,904 square feet, more or less.

TO erect, construct, reconstruct, and install, and to continue to operate, maintain, repair, alter, inspect, replace, improve, and relocate, and to remove, such electric transmission and distribution lines, and their related facilities, including foundations, footings, pilings, guys, anchors, crossarms and other attachments and equipment, and telephone lines, and telecommunication lines, and their related facilities, through, over, in, under, and across the aforesaid premises as may from time to time be necessary or desirable for the use, occupation, and enjoyment of such right-of-way, including the right of ingress and egress to said premises, and the right to excavate, remove soils or fill on said premises, and the right to cut and keep clear of all trees, shrubbery, under-growth, and other obstructions on said premises as may be reasonably required for the construction, reconstruction, relocation, installation, operation, and maintenance of such facilities.

TO HAVE AND TO HOLD the same to GRANTEE, its successors, assigns, licensees and permittees, FOREVER, subject to any existing easements and any existing facilities. The Parties hereto agree to make reasonable accommodations to resolve conflicts in the location of facilities if any such conflicts arise.

GRANTOR agrees that all poles, wire, conductors and other facilities, including any main service entrance equipment, which may be installed on the above-described premises by or for GRANTEE or its successors, assigns, licensees and permittees, shall remain the property of GRANTEE, or the property of such successors, assigns, licensees or permittees, as the case may be, and removable at its or their option.

GRANTOR covenants that it will not interfere with the lateral support of the right-of-way and will not excavate or fill in any portion of the above-described easement without written approval of GRANTEE.

GRANTOR reserves the right to permit the use by others of this easement area provided that such use does not damage GRANTEE'S facilities, is compatible with and does not interfere with the rights or operations of GRANTEE, its successors and assigns and permittees, and said use is in compliance with GRANTEE'S Electrical Facility Clearance Requirements.

GRANTEE shall indemnify, defend and hold GRANTOR harmless from any and all liability or loss arising from the exercise by GRANTEE, or GRANTEE'S contractors, of any of the rights granted herein.

GRANTOR covenants that it is the owner of the above-described premises, and that the said premises are free and clear of encumbrances and liens of whatsoever character, except those of record.

IN WITNESS WHEREOF, GRANTOR has set its hand and seal, or has caused these presents to be executed by its duly authorized representative or agent, all as of the _____ day of _____, 2011.

GRANTOR: MUNICIPALITY OF ANCHORAGE.

By: George J. Vakalis, its Municipal Manager

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2011 by George J. Vakalis, Municipal Manager for the Municipality of Anchorage, on behalf of the corporation.

Notary Public in and for Alaska
My Commission Expires: _____

After Recording, Return to:

Chugach Electric Association, Inc.
P.O. Box 196300
Anchorage, Alaska 99519-6300