

CLERK'S OFFICE
APPROVED

Date:

10-11-11

Submitted by: Chair of the Assembly at the
Request of the Mayor
Prepared by: Anchorage Water and Wastewater Utility
For reading: September 27, 2011

**ANCHORAGE, ALASKA
AO No. 2011-95**

**AN ORDINANCE AUTHORIZING A LEASE, FOR THE USE AND
MAINTENANCE OF TELECOMMUNICATION FACILITIES, LOCATED ON A
PORTION OF SECTION 7, T13N, R2W, LOT 9, BETWEEN ANCHORAGE
WATER AND WASTEWATER UTILTIY AND VERIZON WIRELESS**

WHEREAS, the Municipality of Anchorage owns property described as Section 7, T13N, R2W, Lot 9, Ship Creek Water Treatment Facility; and

WHEREAS, AMC Section 25.10.050 states that the Mayor may in writing designate any municipal agency as the managing authority of a specific parcel of Municipal property; and

WHEREAS, land management authority for this property was designated to Anchorage Water and Wastewater Utility (AWWU) in February of 1983; and

WHEREAS, AMC Section 25.30.020 states that disposal of Municipal land or interest therein shall be by ordinance only; and

WHEREAS, AMC Section 25.30.040 states that, notwithstanding exception, all disposals of municipal land shall be for fair market value of the interest disposed of, and the municipality may accept in exchange for municipal land any consideration of sufficient value not prohibited by law; and

WHEREAS, at its September 7, 2011 meeting the AWWU Authority Board supported Verizon Wireless's request for lease privileges within MOA-AWWU property; now, therefore,

THE ANCHORAGE ASSEMBLY ORDAINS:

Section 1. AWWU is authorized to lease ground space on a portion of Section 7, T13N, R2W, Lot 9; to Verizon Wireless, upon the terms and conditions summarized in the Assembly Memorandum submitted to the Assembly with this ordinance.

Section 2. The lease shall be for a term of (5) five years with (3) three (5) five year renewal periods, subject to mutual consent of both parties. The annual lease payment for each of the years for the first (5) five years shall be \$22,000.00

1
2 **Section 3.** This ordinance shall be effective immediately upon passage and
3 approval by the Assembly.
4

5
6 PASSED and APPROVED by the Anchorage Assembly this 11th day of
7 October, 2011.
8

9
10 
11 _____
12 Chair of the Assembly
13

14 ATTEST:

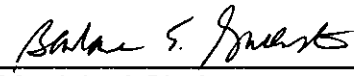
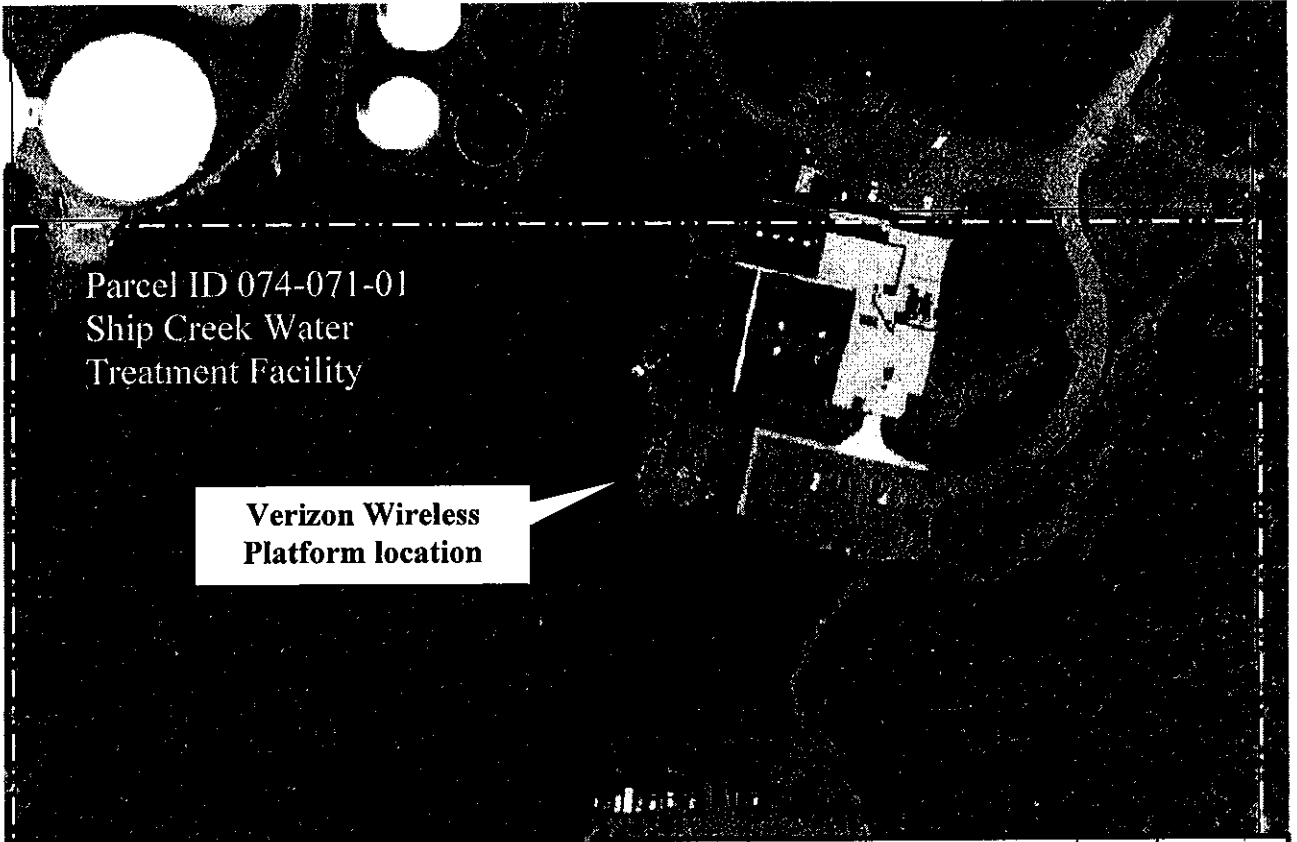
15
16 
17 _____
18 Municipal Clerk
19

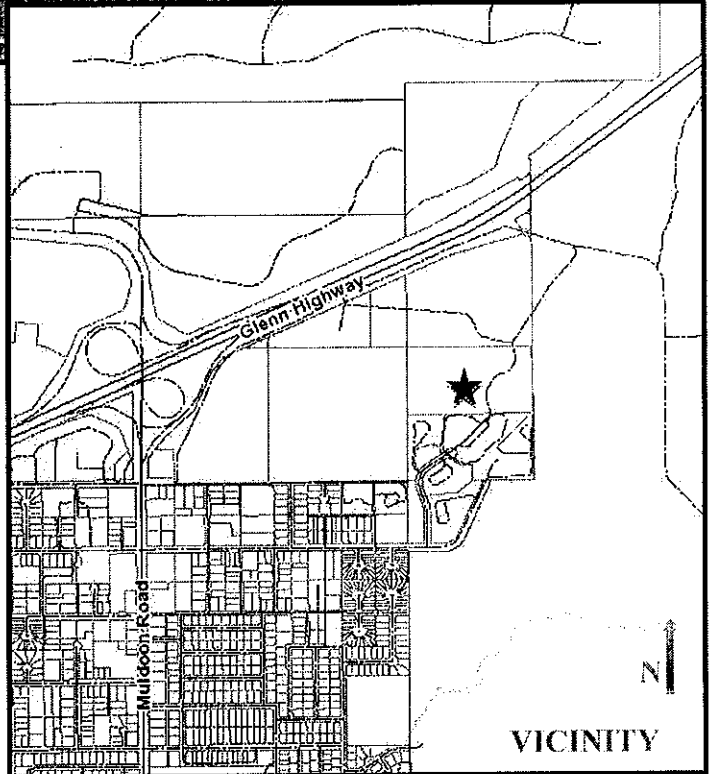
Exhibit A



Parcel ID 074-071-01
Ship Creek Water
Treatment Facility

**Verizon Wireless
Platform location**

**Ship Creek Water
Treatment Facility**
8650 Glenn Hwy
Grid SW1142



MUNICIPALITY OF ANCHORAGE
Summary of Economic Effects - Utilities

AO No: 2011-95 Title: **AN ORDINANCE AUTHORIZING A LEASE, FOR THE USE AND MAINTENANCE OF TELECOMMUNICATION FACILITIES, LOCATED ON A PORTION OF SECTION 7, T13N, R2W, LOT 9, BETWEEN ANCHORAGE WATER AND WASTEWATER UTILTIY AND VERIZON WIRELESS**

Sponsor: **MAYOR**

Preparing Agency: **Anchorage Water and Wastewater Utility** Others Affected: **None**

CHANGES IN EXPENDITURES AND REVENUES (Thousands of dollars)

	FY11	FY12	FY13	FY14	FY15
Operating Revenues:					
TOTAL OPERATING REVENUES:					
Operating Expenses:	0	0	0	0	0
TOTAL OPERATING EXPENSES:					
Non-Operating Revenues:	0	0	0	0	0
TOTAL NON-OPERATING REVENUES:					
Non-Operating Expenses:	0	0	0	0	0
Interest Expense	0	0	0	0	0
TOTAL NON-OPERATING EXPENSES:	0	0	0	0	0
NET INCOME (REGULATED)	0	0	0	0	0
POSITIONS: FT/PT/TEMP					

Impact on General Government: **No**

Public Sector Economic Effects: **None**

Private Sector Economic Effects: **None**

Prepared by: Paul Hatcher, Real Estate Coordinator Telephone: 564-2721

Approved by: Glenda Gibson, CPA, CFO, AWWU

Approved by: Craig R. Woolard, Ph.D., P.E., Acting General Manager, AWWU

MUNICIPALITY OF ANCHORAGE
ASSEMBLY MEMORANDUM

No. AM 519-2011

Meeting Date: September 27, 2011

1 **From: MAYOR**

2
3 **Subject: AN ORDINANCE AUTHORIZING A LEASE, FOR THE USE AND**
4 **MAINTENANCE OF TELECOMMUNICATION FACILITIES,**
5 **LOCATED ON A PORTION OF SECTION 7, T13N, R2W, LOT 9,**
6 **BETWEEN ANCHORAGE WATER AND WASTEWATER UTILTIY**
7 **AND VERIZON WIRELESS**
8

9 Verizon Wireless seeks permission to place an 8'x24' communication facility at the
10 Ship Creek Water Treatment Facility site, Section 7, T13N, R2W, Lot 9. This Verizon
11 Wireless infrastructure will be used for telecommunication purposes.
12

13 The attached ordinance seeks authorization for AWWU to enter into a ground lease
14 agreement with Verizon Wireless. This leased area will encompass approximately
15 192 square feet located within a portion of Section 7, T13N, R2W, Lot 9.
16

17 The term of this lease is for (5) five years with (3) three (5) five-year renewal periods,
18 subject to mutual consent of both parties. The annual lease payment for each of the
19 years for the first (5) five year period shall be \$22,000.00.
20

21 Verizon Wireless shall be responsible for any all utilities, taxes, assessments, license
22 and other charges. At the expiration or earlier termination of the lease, Lessee shall
23 remove all Lessee facilities from the premises at Lessee's sole cost.
24

25 At its regular meeting of September 7, 2011, the AWWU Board of Directors endorsed
26 this lease through Board Memorandum 2011-68.
27

28 **THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE**
29 **AUTHORIZING A LEASE, FOR THE USE AND MAINTENANCE OF**
30 **TELECOMMUNICATION FACILITES, LOCATED ON A PORTION OF**
31 **SECTION 7, T13N, R2W, LOT 9, BETWEEN ANCHORAGE WATER AND**
32 **WASTEWATER UTILTIY AND VERIZON WIRELESS.**
33

34 Prepared by: Anchorage Water and Wastewater Utility
35 Approved by: Craig R. Woolard, Ph.D., P.E., Acting General Manager,
36 AWWU
37 Recommended by: Tammy R. Oswald, Director,
38 Real Estate Department
39 Concur: Dennis A. Wheeler, Municipal Attorney
40 Concur: George J. Vakalis, Municipal Manager
41 Respectfully submitted: Daniel A. Sullivan, Mayor