

CLERK'S OFFICE

**APPROVED**

Date: 2-28-12

Submitted by: Chair of the Assembly at the  
Request of the Mayor  
Prepared by: Public Works Department  
For Reading: February 14, 2012

**ANCHORAGE, ALASKA  
AO 2012-20**

1 **AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE TELECOMMUNICATIONS**  
2 **AND ELECTRIC EASEMENT FOR SERVICE TO JANE MEARS MIDDLE**  
3 **SCHOOL (TAX #012-531-74), WITHIN TRACT B2, BAYSHORE WEST UNIT NO.**  
4 **4A SUBDIVISION, ACCORDING TO PLAT NUMBER 84-220, ANCHORAGE**  
5 **RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, TO**  
6 **CHUGACH ELECTRIC ASSOCIATION, INC.**  
7

8  
9 **WHEREAS**, this requested easement is located on municipal property across a  
10 portion of land where Jane Mears Middle School (Tax #012-531-74) is situated,  
11 legally described as Tract B2, Bayshore West Unit No. 4A Subdivision, according to  
12 Plat Number 84-220, Anchorage Recording District, Third Judicial District, State of  
13 Alaska; the Anchorage School District has authority and responsibility for the day-  
14 to-day management of this portion of said tract, and the Real Estate Department  
15 has authority and responsibility for any action which conveys a permanent interest  
16 in the subject property; and  
17

18 **WHEREAS**, the Anchorage School District requested the Chugach Electric  
19 Association (CEA) to install an underground primary electrical cable in conduit that  
20 will provide an alternative feed to the school, and the Anchorage School District has  
21 no objection to the easement requested; and  
22

23 **WHEREAS**, CEA is planning a three-phase underground primary loop closure and  
24 there are existing easements for other portions of this project; and  
25

26 **WHEREAS**, in order to install this electrical service to the facility, CEA requires a  
27 telecommunications and electrical easement as a condition of providing service;  
28 now, therefore,  
29

30 **THE ANCHORAGE ASSEMBLY ORDAINS:**  
31

32 **Section 1.** The Assembly finds the telecommunications and electrical easement  
33 authorized herein is without substantial value to the Municipality in accordance  
34 with AMC section 25.30.020.  
35

36 **Section 2.** A telecommunications and electrical easement is approved, more  
37 particularly described as:  
38

A parcel of land located within said Tract B2, Bayshore West Unit No. 4A, according to Plat No. 84-220, on file in the Anchorage Recording District, Third Judicial District, State of Alaska, and being more particularly described as follows:

Commencing at the northwest corner of said Tract B2;

thence along the west property line of said Tract B2, S 00°05'01" E 644 Feet;

thence N 89°55'00" E 10 Feet to the Point of Beginning;

thence N 89° 55'00" E 142 Feet;

thence S 00°05'01" E 20 Feet;

thence S 89°55'00" W 142 Feet;

thence N 00°05'01" W 20 Feet, returning to the Point of Beginning and containing approximately 2,840 square feet, more or less.


Said easement is subject to a 30' water easement as noted on Plat No. 84-220.

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

PASSED AND APPROVED by the Anchorage Municipal Assembly this 28<sup>th</sup> day of February, 2012.

  
Chair of the Assembly

ATTEST:

  
Municipal Clerk

**MUNICIPALITY OF ANCHORAGE**  
**Summary of Economic Effects -- General Government**

AO Number: 2012-20

Title: AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE  
TELECOMMUNICATIONS AND ELECTRIC EASEMENT FOR SERVICE  
TO JANE MEARS MIDDLE SCHOOL (TAX #012-531-74), WITHIN TRACT  
B2, BAYSHORE WEST UNIT NO. 4A SUBDIVISION, ACCORDING TO  
PLAT NUMBER 84-220, ANCHORAGE RECORDING DISTRICT, THIRD  
JUDICIAL DISTRICT, STATE OF ALASKA, TO CHUGACH ELECTRIC  
ASSOCIATION, INC.

Sponsor: MAYOR  
Preparing Agency: Project Management & Engineering Division  
Others Impacted: Real Estate Department  
Others Impacted: Anchorage School District

<b>CHANGES IN EXPENDITURES AND REVENUES:</b>					
<b>(In Thousands of Dollars)</b>					
	<b>FY11</b>	<b>FY12</b>	<b>FY13</b>	<b>FY14</b>	<b>FY15</b>
<b>Operating Expenditures</b>					
1000 Personal Services					
2000 Non-Labor					
3900 Contributions					
4000 Debt Service					
<b>TOTAL DIRECT COSTS:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Add: 6000 Charges from Others					
Less: 7000 Charges to Others					
<b>FUNCTION COST:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>REVENUES:</b>					
<b>CAPITAL:</b>					
<b>POSITIONS: FT/PT and Temp</b>					
<b>PUBLIC SECTOR ECONOMIC EFFECTS:</b>					
N/A					

**PRIVATE SECTOR ECONOMIC EFFECTS:**  
N/A



# MUNICIPALITY OF ANCHORAGE

## ASSEMBLY MEMORANDUM

No. AM 114-2012

Meeting Date: February 14, 2012

FROM: Mayor

SUBJECT: AN ORDINANCE AUTHORIZING A NON-EXCLUSIVE  
TELECOMMUNICATIONS AND ELECTRIC EASEMENT FOR  
SERVICE TO JANE MEARS MIDDLE SCHOOL (TAX #012-531-  
74), WITHIN TRACT B2, BAYSHORE WEST UNIT NO. 4A  
SUBDIVISION, ACCORDING TO PLAT NUMBER 84-220,  
ANCHORAGE RECORDING DISTRICT, THIRD JUDICIAL  
DISTRICT, STATE OF ALASKA, TO CHUGACH ELECTRIC  
ASSOCIATION, INC.

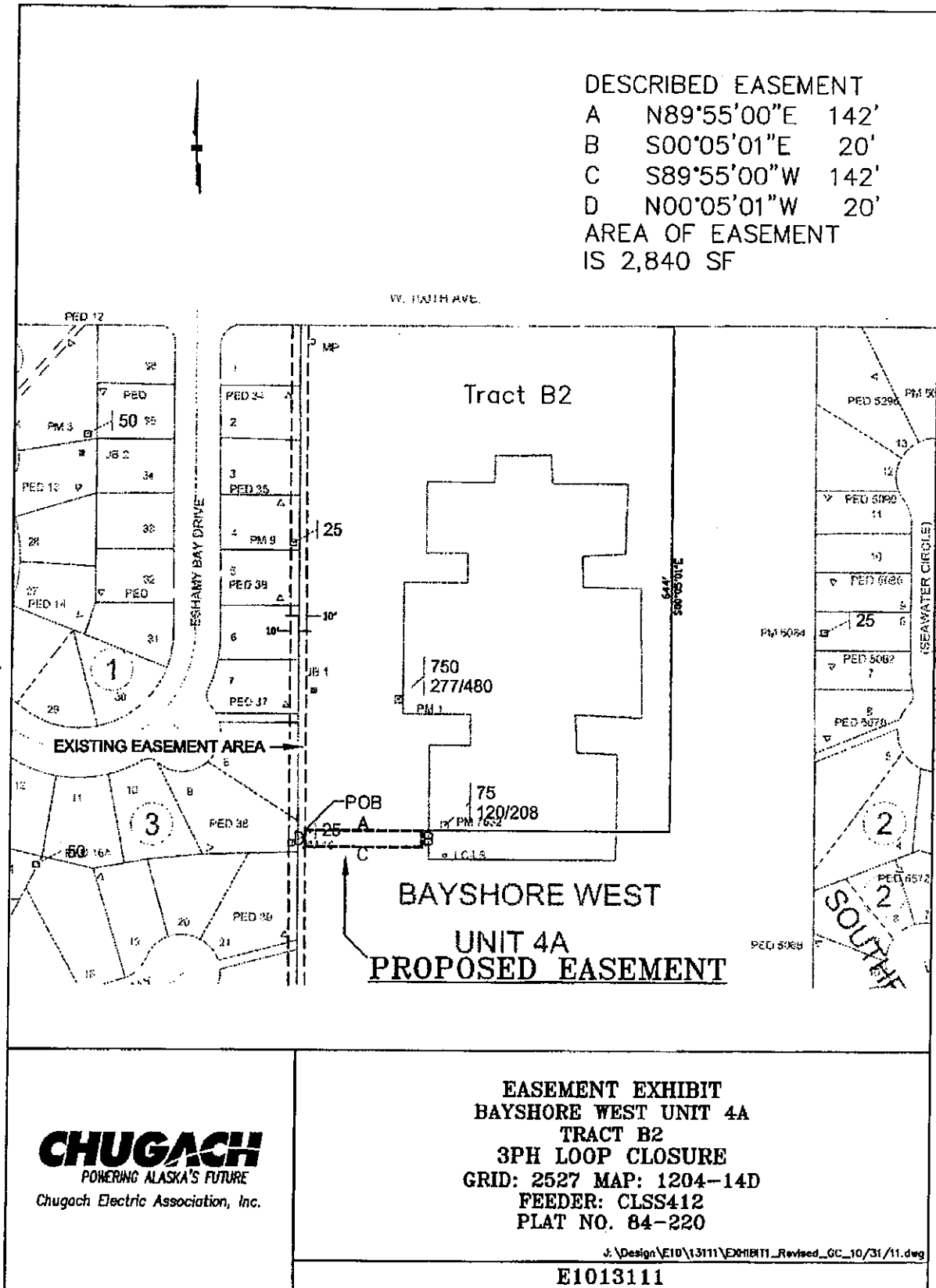
Chugach Electric Association, Inc. (CEA) is requesting that the Anchorage School District, (ASD) grant a non-exclusive telecommunications and electrical easement for installation of three-phase underground primary electric cable in conduit which will provide an alternative feed to Jane Mears Middle School (Tax #012-531-74), within Tract B2, Bayshore West Unit No. 4A Subdivision, according to Plat Number 84-220, Anchorage Recording District, Third Judicial District, State of Alaska, as identified in the attached easement document (Exhibits A & B).

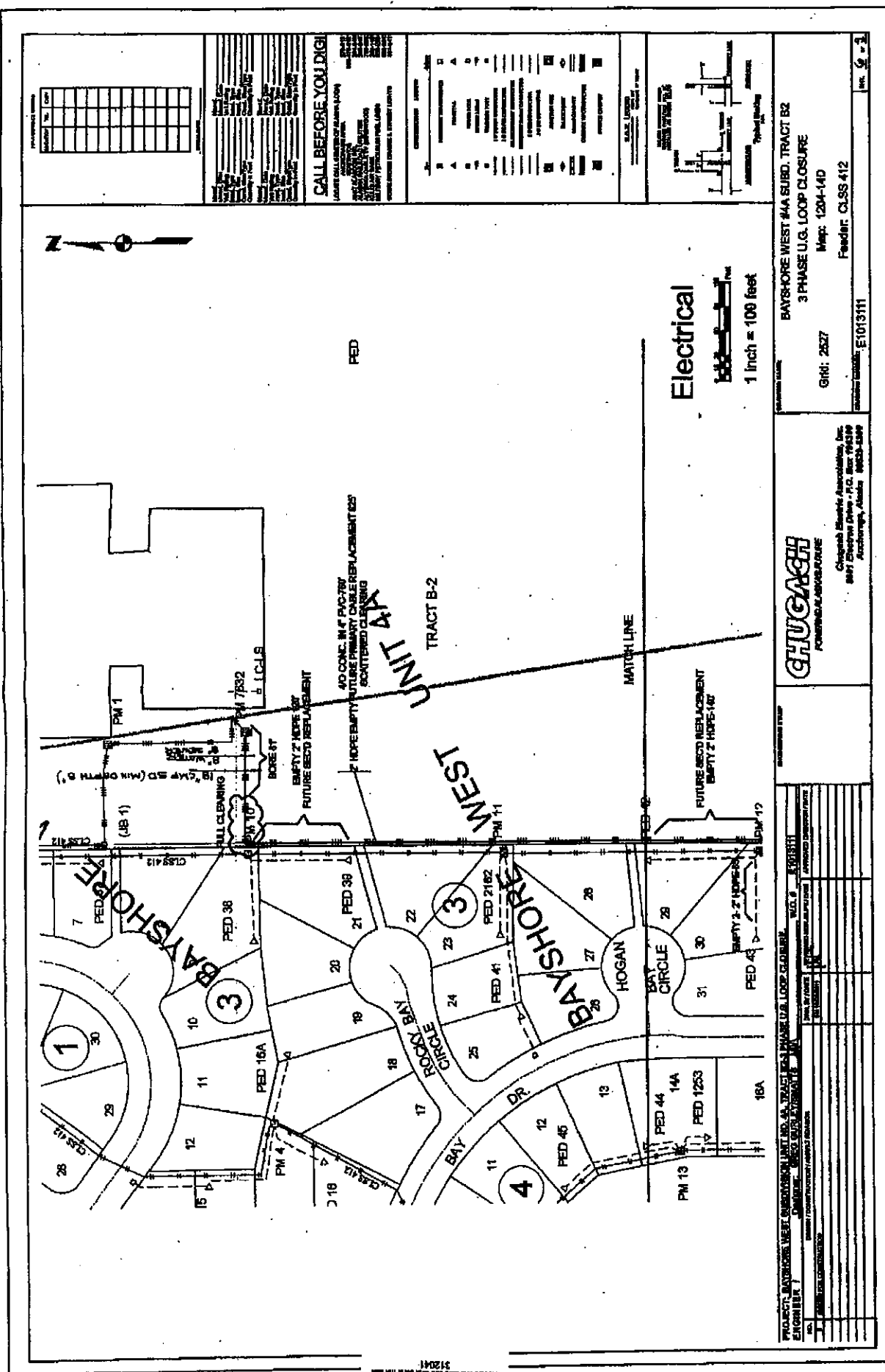
The requested easement will provide an alternate electrical feed to the school and has been approved by the Anchorage School District (Exhibit C). The easement area contains approximately 2,840 square feet, more or less (Exhibit A). The telecommunications and electrical easement described herein is without substantial value to the Municipality.

**THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE  
AUTHORIZING A NON-EXCLUSIVE TELECOMMUNICATIONS AND ELECTRIC  
EASEMENT FOR SERVICE TO JANE MEARS MIDDLE SCHOOL (TAX #012-  
531-74), WITHIN TRACT B2, BAYSHORE WEST UNIT NO. 4A SUBDIVISION,  
ACCORDING TO PLAT NUMBER 84-220, ANCHORAGE RECORDING  
DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA, TO CHUGACH  
ELECTRIC ASSOCIATION, INC.**

Prepared by: J. W. Hansen, Deputy Director  
Project Management & Engineering Division  
Approved by: Ron Thompson, P.E., Director, Public Works Department  
Approved by: Michael K. Abbott, Asst. Superintendent of Support Services  
Anchorage School District  
Concur: Tammy Oswald, Director, Real Estate Department  
Concur: Dennis A. Wheeler, Municipal Attorney  
Concur: George J. Vakalis, Municipal Manager  
Respectfully submitted: Daniel A. Sullivan, Mayor

EXHIBIT A







## Anchorage School District

5530 E. Northern Lights Blvd.  
Anchorage, Alaska 99504-3135  
(907) 742-4000

### SCHOOL BOARD

Gretchen Guess  
President

Jeannie Mackie  
Vice President

Kathleen Plunkett  
Treasurer

Jeff Friedman  
Clerk

Pat Higgins

Crystal Kennedy

Don Smith

### SUPERINTENDENT

Carol Comeau

November 17, 2011

Claudia Roberts  
Right Of Way Agent  
Chugach Electric Association, Inc.  
PO Box 196300  
Anchorage, AK 99519

Subject: Easement Request within Tract B2, Bayshore West Unit No. 4A  
MOA Tax Parcel # 012-531-74  
Chugach Work Order E1013111, Grid 2527

Ms. Roberts,

The District has reviewed the documents included in the above easement request. It is understood that if this easement is approved this loop will provide an alternate feed for the main power to the school. The District has no objections to the easement request as shown on the reference drawings.

Your letter indicates that clearing and grubbing is required adjacent to transformer PM 10 located within the existing easement. It should be noted that the neighbors located along the west boundary of tract B2, have expressed concerns about similar activities associated with previous District projects and maintenance operations. There are some that are very concerned about the quality and quantity of the plant material in the area. It is requested that if this easement is approved, Chugach Electric Association work with affected property owners to limit the amount of clearing and grubbing within 15 feet of the established property line.

Sincerely,

Michael K. Abbott

Assistant Superintendent of Support Services

CC: Edie Knapp, Acting Construction Manager  
Steve Schmitt, Municipal Surveyor  
Michael Perkins, Principal, Mears Middle School