

CLERK'S OFFICE

APPROVED

Date:

10-26-10

Submitted by: Chair of the Assembly at the
Request of the Mayor

Prepared by: Project Management &
Engineering Department

For Reading: October 12, 2010

**ANCHORAGE, ALASKA
AO 2010-75**

1 **AN ORDINANCE AUTHORIZING THE CONVEYANCE OF TWO**
2 **TELECOMMUNICATION AND ELECTRIC EASEMENT INTERESTS**
3 **DESCRIBED AS THE WEST FIFTEEN FEET (W 15') OF THE NORTH TWENTY-**
4 **FIVE FEET (N 25') OF TRACT 1B, ST. MARY'S CHURCH SUBDIVISION, TAX**
5 **#009-182-30, AND THE TELECOMMUNICATION AND ELECTRIC EASEMENT**
6 **IDENTIFIED COINCIDENT WITH A PORTION OF THE NORTH BOUNDARY OF**
7 **TRACT C, ST. MARY'S GREATLAND SUBDIVISION, TAX #009-181-20,**
8 **DESCRIBED AS THE WEST TWENTY FEET (W 20') OF THE NORTH THIRTY-**
9 **FIVE FEET (N 35') OF FORMER LOT 1-A, TUDOR PROFESSIONAL PARK**
10 **SUBDIVISION ACCORDING TO PLAT 79-266, TO CHUGACH ELECTRIC**
11 **ASSOCIATION, INC (CEA).**
12

13
14 **WHEREAS,** the Municipality of Anchorage (MOA) obtained two
15 telecommunications and electrical easements from the Rector, Wardens, and
16 Vestry of St. Mary's Episcopal Church of Anchorage (St. Mary's) for the Lake Otis
17 Parkway and Tudor Road Intersection Capacity Improvements Project, DPW
18 98-01; and
19

20 **WHEREAS,** said easements granted to MOA from St. Mary's were recorded in the
21 Anchorage Recording District, Book #3422, Page #624, on February 11, 1999;
22 and
23

24 **WHEREAS,** the Utility Relocation Agreement between CEA and MOA for the Lake
25 Otis Parkway and Tudor Road Intersection Capacity Improvements Project, DPW
26 98-01, Assembly Memorandum 694-98, dated July 14, 1998, states that all
27 easements were to be conveyed to CEA at completion of the project; and
28

29 **WHEREAS,** the project was completed in 1998; now, therefore,
30

31 **THE ANCHORAGE ASSEMBLY ORDAINS:**
32

33 **Section 1.** The administration is authorized to convey the telecommunication
34 and electric easement interests of the Municipality in the following described real
35 properties:
36


37 The West Fifteen Feet (W 15') Of The North Twenty-Five Feet (N 25') Of Tract 1B,
38 St. Mary's Church Subdivision according to Plat 92-31 and the West Twenty Feet
39 (W 20') Of The North Thirty-Five Feet (N 35') Of Lot 1-A, Tudor Professional Park
40 Subdivision according to Plat 79-266.

1
2 Said two easements contain 1,075 square feet, more or less.
3

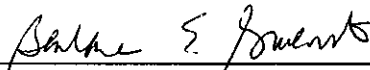
4 **Section 2.** Said easements covering portions of Tract 1B, St. Mary's Church
5 Subdivision and Tract C, St. Mary's Greatland Subdivision, shall be for
6 telecommunications and electric utility purposes. The Assembly finds these
7 easements are without substantial value to the municipality.
8

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

11
12 PASSED AND APPROVED by the Anchorage Assembly this 26th day of
13 October, 2010.
14

15
16 
17 _____
18 Chair of the Assembly

19 ATTEST:
20

21
22 
23 _____
24 Municipal Clerk



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

No. AM 538-2010

Meeting Date: October 12, 2010

1 FROM: MAYOR

2
3 SUBJECT: AN ORDINANCE AUTHORIZING THE CONVEYANCE OF TWO
4 TELECOMMUNICATION AND ELECTRIC EASEMENT INTERESTS
5 DESCRIBED AS THE WEST FIFTEEN FEET (W 15') OF THE NORTH
6 TWENTY-FIVE FEET (N 25') OF TRACT 1B, ST. MARY'S CHURCH
7 SUBDIVISION, TAX #009-182-30, AND THE TELECOMMUNICATION
8 AND ELECTRIC EASEMENT IDENTIFIED COINCIDENT WITH A
9 PORTION OF THE NORTH BOUNDARY OF TRACT C, ST. MARY'S
10 GREATLAND SUBDIVISION, TAX #009-181-20, DESCRIBED AS
11 THE WEST TWENTY FEET (W 20') OF THE NORTH THIRTY-FIVE
12 FEET (N 35') OF FORMER LOT 1-A, TUDOR PROFESSIONAL PARK
13 SUBDIVISION ACCORDING TO PLAT 79-266, TO CHUGACH
14 ELECTRIC ASSOCIATION, INC. (CEA).
15

16 On July 14, 1998, the Assembly approved an agreement with CEA to relocate CEA facilities
17 so that improvements could be made during the Lake Otis Pkwy. and Tudor Road
18 Intersection Capacity Improvements Project, DPW 98-01 (Exhibits A and B). According to
19 the Utility Relocation Agreement, the easement interests purchased by the Municipality
20 under the agreement are to be conveyed to CEA at the completion of the project. This
21 project was completed in 1998 and the transfer of these easement rights to CEA has been
22 overlooked until this time. This memorandum is submitted for Assembly approval to
23 complete this transfer and complete this portion of the project.
24

25 THE ADMINISTRATION RECOMMENDS APPROVAL OF AN ORDINANCE AUTHORIZING
26 THE CONVEYANCE OF TWO TELECOMMUNICATION AND ELECTRIC EASEMENT
27 INTERESTS DESCRIBED AS THE WEST FIFTEEN FEET (W 15') OF THE NORTH
28 TWENTY-FIVE FEET (N 25') OF TRACT 1B, ST. MARY'S CHURCH SUBDIVISION, TAX
29 #009-182-30, AND THE TELECOMMUNICATION AND ELECTRIC EASEMENT
30 IDENTIFIED COINCIDENT WITH A PORTION OF THE NORTH BOUNDARY OF TRACT C,
31 ST. MARY'S GREATLAND SUBDIVISION, TAX #009-181-20, DESCRIBED AS THE WEST
32 TWENTY FEET (W 20') OF THE NORTH THIRTY-FIVE FEET (N 35') OF FORMER LOT 1-
33 A, TUDOR PROFESSIONAL PARK SUBDIVISION ACCORDING TO PLAT 79-266, TO
34 CHUGACH ELECTRIC ASSOCIATION, INC (CEA).
35

36 Prepared by: J.W. Hansen, Acting Director
37 Project Management & Engineering Department
38 Approved by: Ron Thompson, P.E., Public Works Director
39 Concur: William M. Mehner, Executive Director
40 Heritage Land Bank
41 Concur: Dennis A. Wheeler, Municipal Attorney
42 Concur: George J. Vakalis, Municipal Manager
43 Respectfully Submitted: Daniel A. Sullivan, Mayor



MUNICIPALITY OF ANCHORAGE

ASSEMBLY MEMORANDUM

CLERK'S OFFICE

No. AM 694-98

APPROVED

Meeting Date: July 14, 1998

Date: 7-14-98

From: Mayor

Subject: Lake Otis Parkway and Tudor Road Intersection Capacity Improvements, DPW 98-01, Utility Relocation Agreement with Chugach Electric Association, Inc.

Construction of the Lake Otis Parkway and Tudor Road Intersection Capacity Improvements project requires significant relocation of the existing overhead electric system in order to construct the eastbound right-turn lane on Tudor Road and the additional northbound right-turn lane on Lake Otis Parkway. In accordance with AMC 21.90.080.C, the relocation work qualifies for municipal reimbursement to Chugach Electric Association by virtue of the fact that ten spans of non-conforming overhead electrical lines will be abandoned and relocated underground.

Chugach Electric has completed its preliminary design and is scheduled to begin the relocation work in the near future. The estimated cost for the relocation work is \$700,000.

THE ADMINISTRATION RECOMMENDS APPROVAL FOR THE MUNICIPALITY TO ENTER INTO A RELOCATION AGREEMENT WITH CHUGACH ELECTRIC ASSOCIATION, INC., IN AN AMOUNT NOT TO EXCEED \$700,000.

Concur:

George J. Vakalis
Municipal Manager

Recommended by:

James P. Fero
Director of Public Works

Fund Certification:

0441.7668.5301.M81A58 \$700,000.00
1998 ARDSA G.O. Bonds
Authorized/Unissued

Respectfully submitted,

Rick Mystrom
Mayor

Soren E. Orley
Chief Fiscal Officer

M:\WORD\ASSYMEMO\021.W98

Date: 6/23/98

Subject:

Chugach Electric Association
Improvements, DFW, and Utility Relocation Agreement with
Lake Otis Parkway and Tudor Road Intersection Capacity

Construction of the Lake Otis Parkway and Tudor Road Intersection Capacity
Improvements project requires the relocation of the existing overhead electric
system in order to accommodate the proposed roadway on Tudor Road and the
additional roadway light and utility infrastructure. In accordance with AMO
21.00.080.C, the relocation work requires the relocation of the overhead
Electric Association by virtue of the fact that the span of non-conforming overhead
electrical lines will be abandoned and relocated underground.

Chugach Electric has completed its preliminary design and is scheduled to begin the
relocation work in the near future. The estimated cost for the relocation work is
\$700,000.

THE ADMINISTRATION RECOMMENDS APPROVAL FOR THE MUNICIPALITY TO
ENTER INTO A RELOCATION AGREEMENT WITH CHUGACH ELECTRIC
ASSOCIATION, INC. IN AN AMOUNT NOT TO EXCEED \$700,000.

Recommended by
[Signature]
Director of Public Works

Concurred
[Signature]
Municipal Manager

Fund Certification

Handwritten form with fields for Fund, Amount, Date, and Initials. Includes the text "Lake Otis/Tudor" and "6/23/98 Initial BA".

Bonds are authorized/authorized
[Signature]

Respectfully submitted,
Rick Mystrom
Mayor

MUNICIPALITY OF ANCHORAGE

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Content ID: 009384

Type: Ordinance - AO

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF TWO TELECOMMUNICATION AND ELECTRIC EASEMENT INTERESTS DESCRIBED AS THE WEST FIFTEEN FEET (W 15') OF THE NORTH TWENTY-FIVE FEET (N 25') OF TRACT 1B, ST. MARY'S CHURCH SUBDIVISION, TAX #009-182-30, AND THE TELECOMMUNICATION AND ELECTRIC EASEMENT IDENTIFIED COINCIDENT

Title: WITH A PORTION OF THE NORTH BOUNDARY OF TRACT C, ST. MARY'S GREATLAND SUBDIVISION, TAX #009-181-20, DESCRIBED AS THE WEST TWENTY FEET (W 20') OF THE NORTH THIRTY-FIVE FEET (N 35') OF FORMER LOT 1-A, TUDOR PROFESSIONAL PARK SUBDIVISION ACCORDING TO PLAT 79-266, TO CHUGACH ELECTRIC ASSOCIATION, INC (CEA).

Author: maglaquijp

Initiating Dept: PME

Review Depts: HLB, Purchasing

Date Prepared: 9/8/10 9:38 AM

Assembly Meeting Date: 10/12/10

Public Hearing Date: 10/26/10

Workflow Name	Action Date	Action	User	Security Group	Content ID
Clerk_Admin_SubWorkflow	10/1/10 11:01 AM	Exit	Joy Maglaqui	Public	009384
MuniManager_SubWorkflow	10/1/10 11:01 AM	Approve	Joy Maglaqui	Public	009384
MuniManager_SubWorkflow	10/1/10 11:01 AM	Checkin	Joy Maglaqui	Public	009384
Legal_SubWorkflow	10/1/10 10:45 AM	Approve	Rhonda Westover	Public	009384
Finance_SubWorkflow	9/24/10 9:31 AM	Approve	Lucinda Mahoney	Public	009384
OMB_SubWorkflow	9/22/10 10:13 AM	Approve	Cheryl Frasca	Public	009384
Purchasing_SubWorkflow	9/22/10 9:18 AM	Approve	Fred Kaltenbach	Public	009384
HLB_SubWorkflow	9/21/10 6:44 PM	Approve	William Mehner	Public	009384
PME_SubWorkflow	9/21/10 9:31 AM	Approve	Jerry Hansen	Public	009384
AllOrdinanceWorkflow	9/21/10 9:03 AM	Checkin	Brenda Reddish	Public	009384
Legal_SubWorkflow	9/18/10 1:24 PM	Reject	Dean Gates	Public	009384
Finance_SubWorkflow	9/17/10 3:27 PM	Approve	Lucinda Mahoney	Public	009384
OMB_SubWorkflow	9/17/10 10:12 AM	Approve	Cheryl Frasca	Public	009384
Purchasing_SubWorkflow	9/9/10 2:48 PM	Approve	Werner Waak	Public	009384
HLB_SubWorkflow	9/8/10 1:18 PM	Approve	William Mehner	Public	009384
PME_SubWorkflow	9/8/10 11:32 AM	Approve	Jerry Hansen	Public	009384
AllOrdinanceWorkflow	9/8/10 10:00 AM	Checkin	Brenda Reddish	Public	009384