

**CITY OF CRAIG  
COUNCIL AGENDA  
May 5, 2022  
COUNCIL CHAMBERS 6:30 PM**

**ROLL CALL**

Mayor Tim O’Connor, Hannah Bazinet, Jim See, Julie McDonald, Michael Kampnich, Chanel McKinley, Millie Schoonover

**CONSENT AGENDA**

*Items listed below will be enacted by one motion. If separate discussion is desired on an item, that item may be removed and placed on the regular meeting agenda.*

- Meeting Minutes of April 21, 2022
- Ordinance 747, FY23 Budget Sewer Utility Rate Update

**HEARING FROM THE PUBLIC**

- Resolution 22-12, FY23 In Lieu Payment
- Ordinance 746, Adopting the City’s Proposed Budget for FY23
- Alaska Permanent Capital Strategic Review – Blake Phillips

**REPORTS FROM CITY OFFICIALS**

Mayor	City Planner	Public Works
Administrator	Fire/EMS Coordinator	Recreation
Treasurer	Harbormaster	Parks and Public Facilities
Aquatic Manager	Library	
City Clerk	Police Chief	

**READING OF CORRESPONDENCE**

- POWLAT Plan
- Caught in the middle: Alaska needs more childcare to aid economic recovery, but facilities are pinched

**CONSIDERATION OF RESOLUTIONS AND ORDINANCES**

- Resolution 22-12, FY23 In Lieu Payment
- Ordinance 746, Adopting the City’s Proposed Budget for FY23

**UNFINISHED BUSINESS**

- Lot 3A, Murphy Subdivision (Salmonberry Subdivision)

**NEW BUSINESS**

**COUNCIL COMMENTS**

**EXECUTIVE SESSION**

## **ADJOURNMENT**

To provide public comment to the council remotely, contact the Craig City Clerk at [cityclerk@craigak.com](mailto:cityclerk@craigak.com), before 5:00 p.m. by the day of the council meeting. City council meetings may be viewed at: <https://www.youtube.com/channel/UCTou8Pn03MIEjLLb9Em0Xrg>.

### **ROLL CALL**

Jim See called the meeting to order at 6:31 p.m. Present were Julie McDonald, Hannah Bazinet, Jim See, and Millie Schoonover. Mayor Timothy O'Connor and Chanel McKinley were absent and excused. Michael Kampnitch was absent.

**Staff present:** Brian Templin, City Administrator; Sheri Purser, Treasurer; Heather Mendonsa, City Clerk; Trinity Scheidecker, City Clerk Pro-Tem; Ellie Flag, Assistant Recreation Director; and Victoria Merritt, Recreation Director.

**Audience present:** Chris Reitan, Craig City School District Superintendent

### **CONSENT AGENDA**

1. City Council Meeting Minutes of April 7, 2022

MCDONALD/SCHOONOVER

Moved to adopt the Consent Agenda.  
MOTION CARRIED UNANIMOUSLY BY  
VOICE VOTE

### **HEARING FROM THE PUBLIC**

1. Resolution 22-11, Authorizing the Craig City School District to execute all agreements and associated documents with the US Department of Agriculture, Rural development regarding grants related to the biomass boiler at the Craig High School.

Chris Reitan explained the school applied for funding for the biomass project. The school district was unable to begin work last spring due to covid and the prices of materials going up. The school is asking for authority so they can move forward with signing documents and other forms related to the project, taking out the City as the middleman so they no longer have to look to the city for paperwork that would need to be filled out.

### **READING OF CORRESPONDENCE**

1. Craig High School Project Graduation April 4<sup>th</sup>

SEE/BAZINET

Motion to appropriate \$1,300 to the Craig High School Project Graduation.

MOTION CARRIED UNANIMOUSLY BY  
ROLL CALL VOTE

### **CONSIDERATION OF RESOLUTIONS AND ORDINANCES**

1. Resolution 22-11, Authorizing the Craig City School District to execute all agreements and associated documents with the US Department of Agriculture, Rural development regarding grants related to the biomass boiler at the Craig High School

SCHOONOVER/MCDONALD

Move to adopt Resolution 22-11, Authorizing the Craig City School District to execute all agreements and documents with the US Department of Agriculture, Rural Development

regarding grants related to the biomass boiler at the Craig High School.  
MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

1. Consider Confirmation of City Clerk Appointment

Brian Templin recommended to confirm, by motion, appointment of Heather Mendonsa to the position of City Clerk.

SCHOONOVER/MCDONALD

Motion to appoint Heather Mendonsa as Craig City Clerk.  
CARRIED UNANIMOUSLY BY VOICE VOTE

2. Derby Discussion

The council agreed the derby should continue. Councilwoman Bazinet suggested using some of the profit to renovate the Webloft located in the Cannery. Councilwoman McDonald added that the Webloft could be considered a part of the expense of the derby. Templin said the loft is pegged as a renovation with new plumbing, electricity, and roof. The council also brought up donating the derby money to a non-profit organization of the councils choosing and could potentially pick a new organization each year.

**COUNCIL COMMENTS**

Ellie Flag had been recognized as the new Recreational Assistant and is planned to step up to the Recreational Manager following Victoria Merritt’s retirement later this year. Victoria spoke of the extracurriculars taking place towards the end of this month as well. Councilwoman McDonald spoke of the recent closing of the Child Care Center and made a comment that if/when the Child Care Center opens back up they will most likely need some financial help to get back up and running. Councilman See added to the subject stating that in order for the center to run properly and to make it worth opening back up there should at least be 12 children attending. Council members See and McDonald both agreed that in order to get the center back up and running the new manager would have to have a good business plan along with a new board put into place.

**ADJOURNMENT**

SCHOONOVER/BAZINET

Moved to adjourn at 6:54 p.m.  
MOTION CARRIED

APPROVED on the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
MAYOR TIMOTHY O’CONNOR

ATTEST: \_\_\_\_\_  
HEATHER MENDONSA, CITY CLERK



**CITY OF CRAIG  
MEMORANDUM**

To: Mayor and City Council  
From: Brian Templin, City Administrator  
Date: April 25, 2022  
RE: Ordinance 747 - FY23 Budget Sewer Utility Rate Update

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In 2021 the council made changes to the rate structure for water and sewer rates for Craig services. Craig has generally had a rate structure that consisted of a flat base rate for water services and one for sewer services, coupled with a rate for consumption (charged per 1,000 gallons of water and 1,000 gallons of sewer).

During a review of the rates and projected revenue for the current fiscal year we discovered that there was an error on the spreadsheet and the new rates did not charge enough for sewer base rates to make revenue projections.

Prior to the rate change last year, each service paid about \$30 and the trailer parks paid as much as \$2,100 per month. After the rates took effect last year, base rates dropped to \$10.21 for most services and to \$65.88 for trailer parks (regardless of size).

After correcting the error on the spreadsheet, we determined that base sewer service rates should have been \$20.32 for most services and \$411.91 for trailer parks (per month). If these rates had been applied properly last year, we would be right on track for sewer revenue.

While a change to the charge that was supposed to be applied last year appears to be a major jump from current rates, it is still lower than the base charge prior to the new rate structure.

The direction staff received from the budget committee was to increase the rates in the FY23 Budget to reflect the current revenue projections. Ordinance 747 makes this adjustment. There are no other adjustments to water, sewer, or garbage rates budgeted for FY23.

**Recommendation:** Past Ordinance 747 for first reading.

**ORDINANCE NO. 747**

**ADOPTING UTILITIES RATES FOR MUNICIPAL WATER, WASTEWATER,  
AND GARBAGE COLLECTION SERVICES**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRAIG, ALASKA:

Section 1. Classification. This is a non-code ordinance.

Section 2. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of this ordinance and the application to other persons or circumstances shall not be affected thereby.

Section 3. Effective Date. This ordinance becomes effective July 1, 2022.

Section 4. Repeal. This ordinance repeals all previous municipal water, wastewater, and garbage collection services rate-setting ordinances.

Section 5. Action. (a) Schedule "B" Sewer Rates is hereby adopted and incorporated by reference in Craig Municipal Code Sections 8.04.040, 15.16.010 and 15.48.010.

APPROVED \_\_\_\_\_

\_\_\_\_\_  
MAYOR TIM O'CONNOR

ATTEST \_\_\_\_\_  
HEATHER MENDONSA, CITY CLERK

**SCHEDULE "B" SEWER RATES**

I. UNMETERED SERVICE

One equivalent dwelling unit (EDU) shall be \$66.40.

Processing, industrial, cold storage, and electrical generation plant rates shall be set by individual agreement approved by the City Council and shall be structured to follow the \$66.40 per EDU for wastes discharged into the sewerage system.

II. METERED SERVICE

Customer Type	Billing & Collecting	Meter & Services	Total Meter Charges	Rate per 1,000 gallons	Total Base Rate
General	\$3.38	\$0.92	\$4.20	\$5.91	<b>\$20.32</b>
Mobile Home Parks	\$28.21	\$31.46	\$59.66	\$6.22	<b>\$411.91</b>



## CITY OF CRAIG MEMORANDUM

To: Craig City Council  
From: Brian Templin, City Administrator  
Date: April 10, 2022  
RE: Resolution 22-12

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Attached you will find Resolution 22-12. The resolution authorizes an employee benefit that allows a qualifying employee to take a cash payment instead of the city's employee health insurance benefit. This measure, called "Payment in Lieu of Employee Health Insurance" is offered as a means to reduce staffing costs. The in lieu payment was first offered in FY18.

In short, the proposed benefit provides for a cash payment to an employee in FY 2023 equal to about one half of the city's cost of the health insurance benefit that the employee took in FY 2022. In order to qualify for the payment in lieu benefit in FY 2023, the employee must be eligible for the city's employee health insurance benefit and must have either taken the employee health insurance benefit or elected to take the in-lieu payment in FY 2022.

The payment in lieu of health insurance benefit is a common offering made by employers to employees. For those employers that fall under the employer mandate of the Affordable Care Act, there are a number of regulations governing cash offers in lieu of health insurance. The City of Craig is not subject to the ACA's employer mandate, and as such the city has more latitude in setting terms of an in-lieu payment.

There are some important details for the employee to think about when considering a cash in lieu offer. Among them:

1. Unlike the value of the employee health insurance benefit, the cash in lieu of benefit payment is subject to federal income tax, and PERS deduction.
2. An employee that declines an employer's offer of group health coverage is not eligible for a subsidy from the Exchange system set up in the ACA. The employee can still buy health insurance from the Exchange, but must do so at full price.
3. The payment in lieu program proposed in Resolution 22- is unconditional, meaning that it is not intended to reimburse employees for purchasing other insurance. Employees receiving the payment are free to use the payment for whatever use they see fit.

The benefit consultant experts the city hired in 2017 to provide advice in setting up the in-lieu payment advised that the city amend its "cafeteria plan" document to explicitly add the benefit. Attachment A to Resolution 22-12, if approved by the council, amends the plan to include the program.

Those employees who choose this payment will receive a cash amount at each of the payroll periods during the fiscal year. An employee who experiences a qualifying event during the fiscal year can choose to drop the payment in lieu of benefit in favor of the city's medical insurance benefit. Employees may also change benefits during the annual open enrollment period.

For every employee who accepts the payment, the city will reduce its medical benefit cost by about one-half. In addition, the city avoids reimbursing the employee's deductible above \$500 through the health reimbursement account that is part of the health insurance benefit. I estimate that in the current fiscal year, the in lieu program led to the city spending about \$30,000 less on the health insurance benefit than it would have without the program.

It is important to note here that the choice to participate in the city's health insurance benefit or accept the cash payment is entirely up to the employee. In the current year, two employees opted for the in-lieu payment. I expect that the same amount of the city's full-time employees will choose the in-lieu option in FY 2023.

Participation level requirements imposed by Premera on the city's group health coverage require at least 75 percent of eligible city employees must participate in employee health insurance benefit. That rule limits the amount of employees who can participate in the in lieu payment program. If fewer than 75 percent of city employees sign up for the health insurance benefit, staff will use a process of random selection to determine who participates in the in-lieu program in FY2023.

Our insurance provider has informed us that there will be no change to the health insurance rates this year so the in-lieu payments are unchanged from last year.

**Recommendation**

Adopt Resolution 22-12.

**CITY OF CRAIG  
RESOLUTION 22-12**

**ESTABLISHING A SCHEDULE OF PAYMENTS FOR THE  
PAYMENT IN LIEU OF EMPLOYEE HEALTH INSURANCE BENEFIT**

**WHEREAS**, the City of Craig offers its employees compensation through wages and benefits; and,

**WHEREAS**, among the benefits typically offered is employee health insurance; and,

**WHEREAS**, the City of Craig offers its eligible employees an option to accept the employee health insurance benefit, or a cash payment in lieu of accepting the employee health insurance benefit; and,

**WHEREAS**, eligibility for the payment in lieu benefit is set out in Attachment A to this Resolution; and,

**WHEREAS**, employee Payments in Lieu of Health Insurance Benefit will be made in approximately equal amounts over each of the pay periods in the city’s fiscal year; and,

**WHEREAS**, payments made per pay period to those employees who accept the payment in lieu of health insurance benefit are set out in the schedule below.

<b>Schedule of Payments in Lieu of Health Insurance Benefit - FY 2023</b>		
<b>FY 2022 Coverage Type or in lieu Payment level</b>	<b>FY 2023 Payment per pay period</b>	
Employee only	\$178.93	
Employee & Spouse	\$365.54	
Employee & Dependents	\$317.60	
Employee & Family	\$496.13	

**NOW, THEREFORE, BE IT RESOVED** that the Craig City Council directs city staff to implement the Payment in Lieu of Employee Health Insurance Benefit for the City of Craig’s 2023 Fiscal Year, beginning July 1, 2022, and modify the city’s “cafeteria plan” consistent with the terms set in this resolution.

PASSED AND APPROVED this \_\_\_\_\_ day of May, 2022.

\_\_\_\_\_  
MAYOR TIM O’CONNOR

\_\_\_\_\_  
HEATHER MENDONSA, CITY CLERK

**RESOLUTION 22-  
ATTACHMENT A**

**CITY OF CRAIG  
Payment in Lieu of Employee Health Insurance Benefit**

Payment In Lieu of Health Insurance Benefit. Any Participant who accepted employee health insurance coverage during the entirety of Employer Fiscal Year 2022 (July 1, 2021 through June 30, 2022) or who accepted a Payment in Lieu of Health Insurance Benefit during Employer Fiscal Year 2022, and who remains eligible for the city's employee health insurance benefit, may choose to receive a cash payment in lieu of the employee health insurance coverage during Employer Fiscal Year 2023 (July 1, 2022 through June 30, 2023). The amount of the cash payment is set from time to time by the Craig City Council.

Employee Payments in Lieu of Health Insurance Benefit will be made in approximately equal amounts over each of the pay periods in the city's fiscal year.

The payment in lieu of health insurance benefit is not conditional on Participants showing proof of other health insurance coverage. This policy is not intended to, and does not in fact, reimburse employees for purchasing other health insurance coverage. Payments based on this policy are subject to state and/or federal taxes and other deductions as required by law or agreement including, if applicable, payments to the Public Employee Retirement System. If Participant chooses to receive payments in lieu of the employee health insurance benefit, the Participant is not eligible to receive employee medical insurance benefits from the city, which may include health insurance, dental insurance, vision insurance, and health reimbursement account payments.

Employees may change their benefit status from in-lieu payment to enrolling in the city's employee health insurance benefit during open enrollment or upon experiencing a qualifying event.

# CITY OF CRAIG MEMORANDUM

To: Craig City Council  
From: Sheri Purser, Treasurer and Brian Templin, City Administrator  
Date: April 21, 2022  
RE: Ordinance

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Attached you will find Ordinance No. . The ordinance adopts the city's proposed budget for Fiscal Year 2023, beginning July 1, 2022.

A detailed memo from Brian describing the budget is included in the budget document. The budget committee made up of Tim O'Connor, Jim See, Hannah Bazinet, Millie Schoonover, and Julie McDonald held several meetings on the budget. On April 5th the committee completed its work on the draft. The committee moved the budget to the council with all members recommending passage.

There are a few items that we want to call to the council's attention from the budget:

1. 4 CY dumpsters. The original draft budget included two new 4 CY dumpsters (bear proof). These items were removed to make room for some other items in the budget. Russell, Brian, and the new finance director will be working on the garbage rate structure this year and will have a proposal to the council by the end of December that will likely include these dumpsters.
2. The budget committee discussed a salary increase for the mayor this year so that he would be eligible for PERS. Currently his salary is not high enough to qualify. The committee draft of the budget included an \$8,401 increase to the annual salary. After discussing this further with the mayor the current budget reflects only a \$2,750 increase which can be invested by the mayor in a retirement account to replace any PERS.
3. As always, there are several requests for donations from the city. These were included in the committee version of the budget, but are worth calling out to the council:

a. Catholic Community Services	\$7,000
b. Craig 4 <sup>th</sup> of July	\$5,000
c. POW Marathon	\$800
d. KRBD	\$500
e. CTA Transit	\$4,500
f. POWER	\$3,000
g. POW Health Network	\$1,500
h. Misc. Contributions	\$1,500
i. City Christmas party	\$3,000
4. Klawock Dispatch. At the council's request we have looked at the cost of a dispatcher (originally intended to be covered by the Klawock Dispatch Agreement). The current agreement is about \$26,000 below the cost of a dispatcher. We have increased the revenue projection in the budget by +\$10,000 this year and will talk with Klawock about another increase next year. I have sent new draft agreements to Klawock and will continue to meet with them to get the agreements finalized.
5. Klawock Landfill. Last year the City of Klawock increased tipping fees at the landfill from \$0.11 to \$0.13 but agreed to keep the City of Craig at the \$0.11 rate until a new agreement could be signed. We have proposed to Klawock that we increase the rate by \$0.005 (one-half cent) this year and look at another increase next year. Each one-half cent in tipping fees equals about \$10,000. This offset between the dispatch and garbage agreements will allow both Craig and Klawock to increase their respective

fees in a manner that it is revenue neutral for both parties. It is likely that we will work on a similar arrangement next year.

6. Ice Fees. The budget committee included a 20% increase to the ice rates and asked staff to review the current discount structure. This will increase the cost of one ton of ice from \$100 to \$120. In addition, the current discount is applied when a customer reaches at least 30 tons. Under the current method of applying the discount, once a customer reaches 30 tons the discount applies to all of the ice (even the original 29 tons). The budget committee has asked staff to ensure that the ice discount only applies to ice purchased at and beyond the 30 ton mark, not to the original 29 tons. The ice rate has not been changed in several years and staff have been looking at ways to increase revenue to help ensure year round operations. We have several months in the winter where we only sell five tons or ice or less per month, but still have an overhead of about \$4,500 per month. This rate change will increase ice revenue by \$15,000 - \$20,000.
7. Sewer Rate. We reported to the budget committee that an error in the new rate structure last year resulted in a revenue shortfall of about \$50,000. The error was in the amount charged as the base rate for sewer rates. Staff proposed to the budget committee that we increase the base rate for most services from \$10.21 to \$20.32 and the rate for trailer parks from \$65.00 to \$411.91. We also looked at moving the entire correction to the consumption rate, but that calculation disproportionately moved costs to large users. This rate is higher than the current rate (which was applied incorrectly) but is still lower than the base rate prior to the structure change last year.
8. Council Discretionary Fund. The council routinely gives staff direction throughout the year to work on some project or make a donation that is not included in the budget. We have included \$10,000 in the capital budget for FY23 for the council to appropriate and use as they see fit throughout the year.
9. Our contract costs with Systems Design (EMS Billing) has increased over the current year, so staff added \$3,500 to the budget amount for the contract in FY23.
10. Our insurance rates for all liability and workman's compensation rose dramatically in the current fiscal year. We made adjustments to the FY23 budget to reflect the current rates. Recently we were notified that the liability insurance would increase again in FY23. This will result in a \$12,700 increase that is reflected throughout the budget (by department and insurance type).
11. Due to increasing fuel costs we added 25% to all vehicle, equipment, and heating fuel in the budget. This amounts to a \$30,000 increase to the budget.
12. We were also recently notified that health insurance will not increase for FY23.

The council should feel free to discuss these items, or any other items from the FY23 budget and propose any changes as desired. Proposed changes should be made in the form of an amendment to the Ordinance prior to passing first reading of the budget.

### **Recommendation**

Adopt Ordinance No. 746 at first reading.

CITY OF CRAIG

ORDINANCE NO. 746

PROVIDING FOR THE ADOPTION OF THE FISCAL YEAR 2023 OPERATING BUDGET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CRAIG:

Section 1. Classification. This ordinance is a non-code ordinance and is not of a general and permanent nature and shall not become a part of the code of the City of Craig, Alaska.

Section 2. Effective Date. This ordinance shall become effective July 1, 2022.

Section 3. Authorization and Appropriation. The appropriations identified in "Attachment A" hereto are adopted and authorized for the period of July 1, 2022, through June 30, 2023, and are the budget for that period. The Administrator may modify line-item expenditures within an authorized appropriation to another line item in any amount which would not annually exceed ten (10) percent or \$10,000, whichever is more.

Section 4. Unexpended Balances. All unexpended balances lapse as of June 30, 2023.

APPROVED this \_\_\_\_\_ day of May 2022.

\_\_\_\_\_  
MAYOR - TIM O'CONNOR

\_\_\_\_\_  
ATTEST: Heather Mendonsa-CITY CLERK

CITY OF CRAIG

# STRATEGIC REVIEW

*for the period ending March 31, 2022*

## *Agenda*

- 01 Strategic Review
- 02 Portfolio Review
- 03 Market Review
- 04 Appendix





# Account Summary as of March 31, 2022

## *City of Craig Endowment Fund*

Account Inception		<b>August 2001</b>
Total Contributions		<b>\$9,250,358</b>
Withdrawals <i>Does not include custodial or management fees</i>		<b>\$ 5,036,412</b>
Current Market Value <i>March 31, 2022</i>		<b>\$ 15,960,295</b>
Annualized Account Return* <i>Inception – March 31, 2022</i>		<b>+6.24%</b>
Strategic Asset Allocation	Risk Assets	<b>51%</b>
	Risk Control	<b>34%</b>
	Alternatives	<b>15%</b>

\*Performance is gross of management fees and net of internal fund fees

# Strategic Review

Strategic Review

Portfolio Review

Market Review

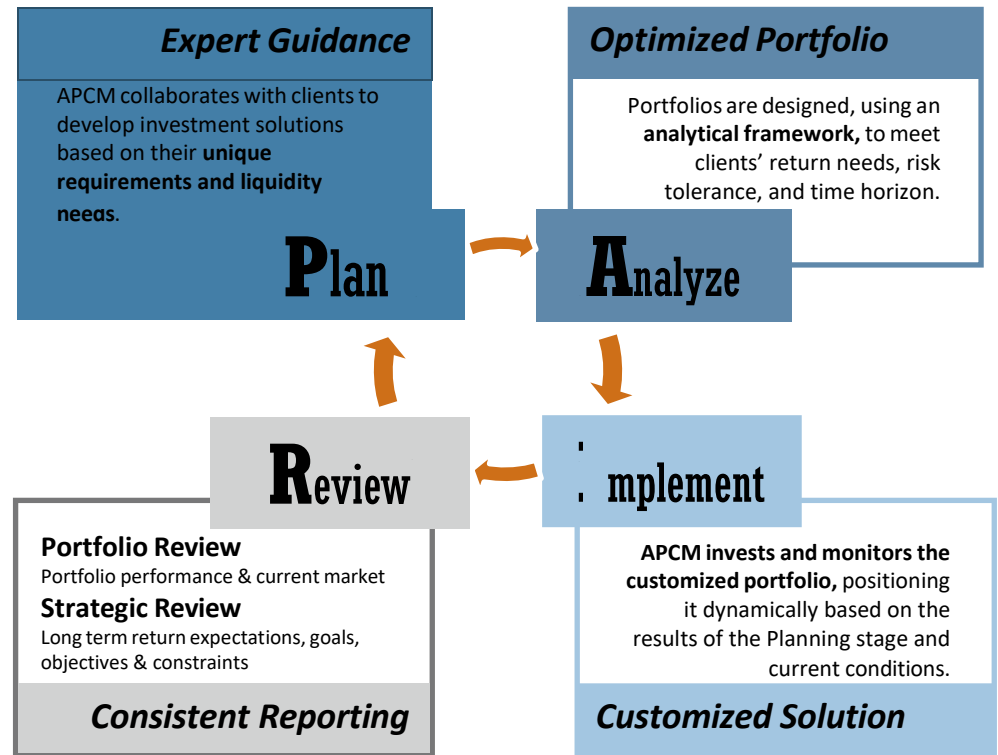
Appendix

# Strategic Planning and Portfolio Optimization

## City of Craig Endowment Fund

- The Endowment Fund is invested in accordance with the Craig Municipal Code Chapter 3.15 – Craig Endowment Fund Investment Policies. The long term goals of the fund are:

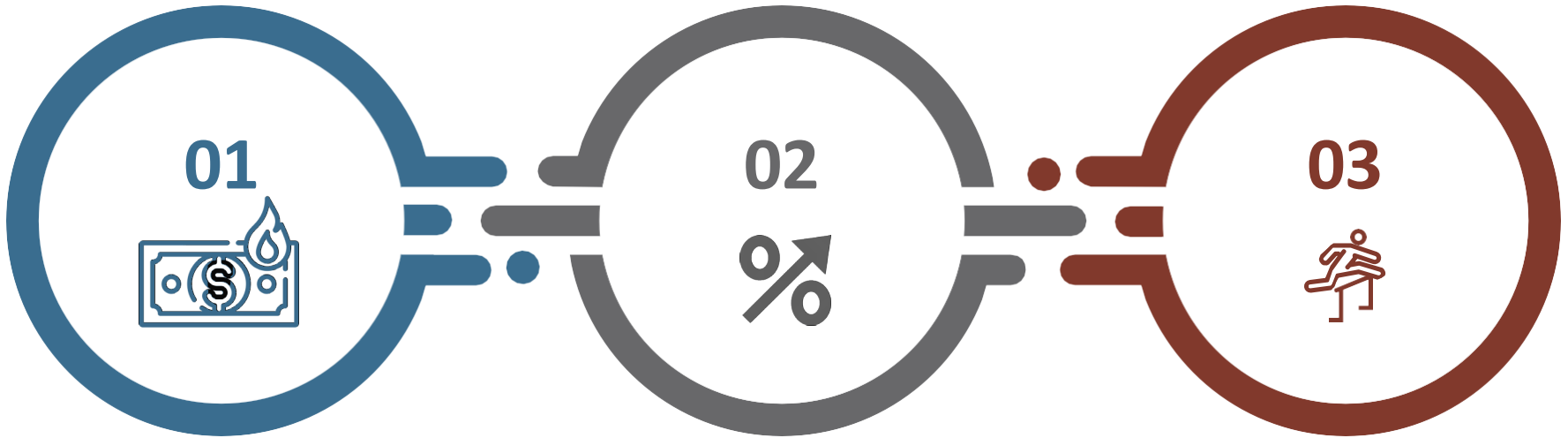
  - Exceed the average rate of inflation over a five-year period.
  - Supplement general operating funds and/or capital projects. The City Council may appropriate up to 4% of the five-year average calendar year end market value in any fiscal year.
  - Increase the principal of the fund, while acknowledging that safety of principal is the foremost objective of the fund.
- Since inception, the portfolio return of 6.24% which has met the objectives above. Going forward, APCM recommends the addition of two new asset classes **to improve the existing portfolio's risk / return profile.**



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# The Environment Ahead

*City of Craig Endowment Fund*



## Higher Inflation

APCM is anticipating a higher inflation environment over the next 10 years compared to the post-Global Financial Crisis.

## Rising Rates

Given rates are quite low, and higher inflation than the post-Global Financial Crisis period, global central banks will need to increase interest rates over the near- to medium-term.

## Challenges Ahead

In the environment ahead, diversification will be essential for a robust portfolio. In particular, in times when stocks and bonds behave similarly.

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# Additional Tools for the Future

## City of Craig Endowment Fund

### High Yield Bonds

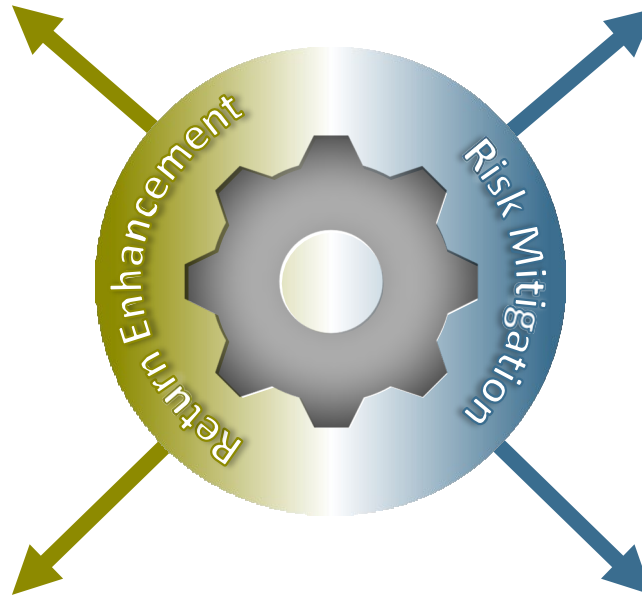
A mix of stock-like and bond-like return drivers combine to provide some of the highest yields and one of the highest long-term fixed income return expectations.

High yield bonds also have lower sensitivity to interest rate changes than aggregate IG bonds. Combined with higher yields, these assets may provide positive returns even when IG bonds are negative.

### Alternative Beta

Implementation strategies that target unique return drivers that are expected to provide higher returns than bonds. These can generate positive returns in market environments that are challenging for other asset classes.

**In 2018, when rates were rising significantly, alt beta provided positive 0.6% returns vs. -4.4% for the S&P 500 and 0.0% for aggregate bonds.**



### High Yield Bonds

Though these are fixed income securities, APCM views them as risk assets like equities, with upside participation in risk-on environments and downside protection in risk-off environments compared to equities.

High yield bonds historically have **captured 55% of the upside of equities, but only 33% of the downside.**

### Alternative Beta

Because these strategies isolate specific return drivers, they do not behave like stocks or bonds – a significant diversification benefit for the total portfolio.

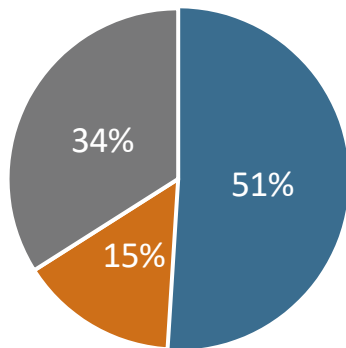
For example, **during the COVID crisis, the S&P 500 was down -19.6% vs. alt beta down -3.5%.**

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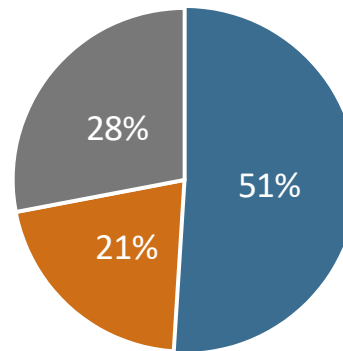
# Forward-Looking Characteristics

## City of Craig Endowment Fund

Current



w/Additional Tools



■ Risk Assets

■ Alternatives

■ Risk Control Assets

■ Risk Assets

■ Alternatives

■ Risk Control Assets

Characteristics	Current		w/Additional Tools	
	Expected	Range*	Expected	Range*
Annual Return	6.9%	-14.6% to 28.3%	7.0%	-13.3% to 27.3%
Long-Term Return	6.3%	6.0% to 6.7%	6.5%	6.2% to 6.8%
Net Earnings <i>Long-Term Return Less 2.25% Expected Inflation &amp; Fees</i>	3.8%	3.5% to 4.1%	4.0%	3.7% to 4.3%
Average Loss in Extreme Conditions <i>Within a 1-Year Horizon</i>		-25.5%		-24.5%

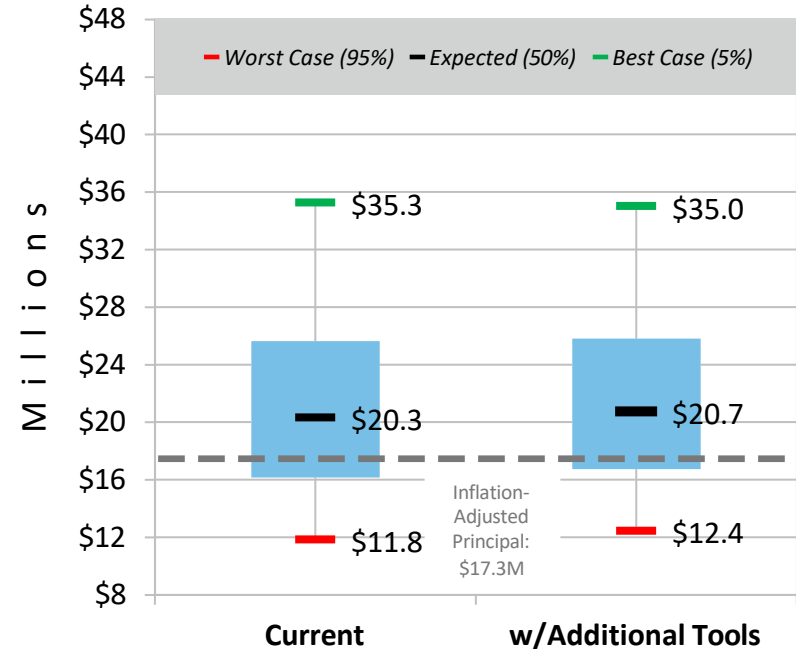
\* Range denotes the 95% confidence interval. Risk and return data from Windham Portfolio Advisor.

# Wealth Simulations 10-Year Horizon

## City of Craig Endowment Fund

- The simulations assumed a starting market value of \$15.96M, withdrawals of 4.0% of the 5-year average calendar year end market value, and no contributions for all allocations.
- Both portfolios are expected to end the 10-year simulation horizon above the inflation-adjusted principal value of \$17.3M, even at a 4.0% withdrawal rate.
- Since the average withdrawal rate since inception has been 3.5%, below the realized sustainable distribution rate, portfolio growth has created a buffer above inflation-adjusted principal.

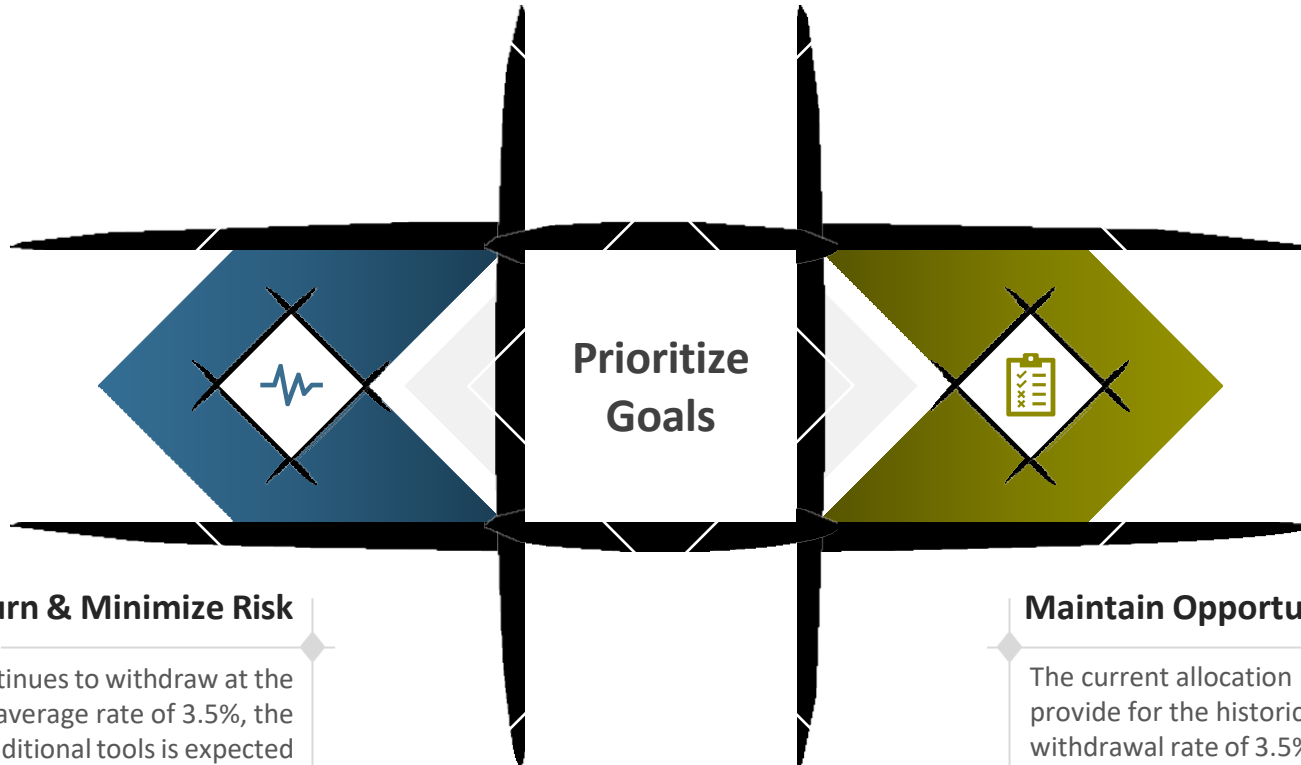
### Monte Carlo Simulation



Distributions (\$ thousands)	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Current</b>	384	549	610	660	688	706	722	738	756	773
<b>w/Additional Tools</b>	384	550	611	661	690	711	728	746	766	786

# Decision Framework

## City of Craig Endowment Fund



### Maximize Return & Minimize Risk

If the City continues to withdraw at the historical average rate of 3.5%, the allocation with additional tools is expected to provide for 0.5% expected growth. Alternatively, it is also expected to provide a sustainable rate of 4.0%, in line with the City's Municipal Code.

Choose this option if the City wants to significantly improve the risk-adjusted return of the allocation.

### Maintain Opportunity Set

The current allocation is expected to provide for the historical average withdrawal rate of 3.5% with 0.3% growth. However, it is expected to fall 0.2% shy of providing a sustainable rate of 4.0%.

Choose this option if the City wants to maintain its current opportunity set and can accept the lower return expectations.



# Portfolio Review

*As of March 31, 2022*

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# Historical Market Value as of March 31, 2022

## *City of Craig Endowment Fund*

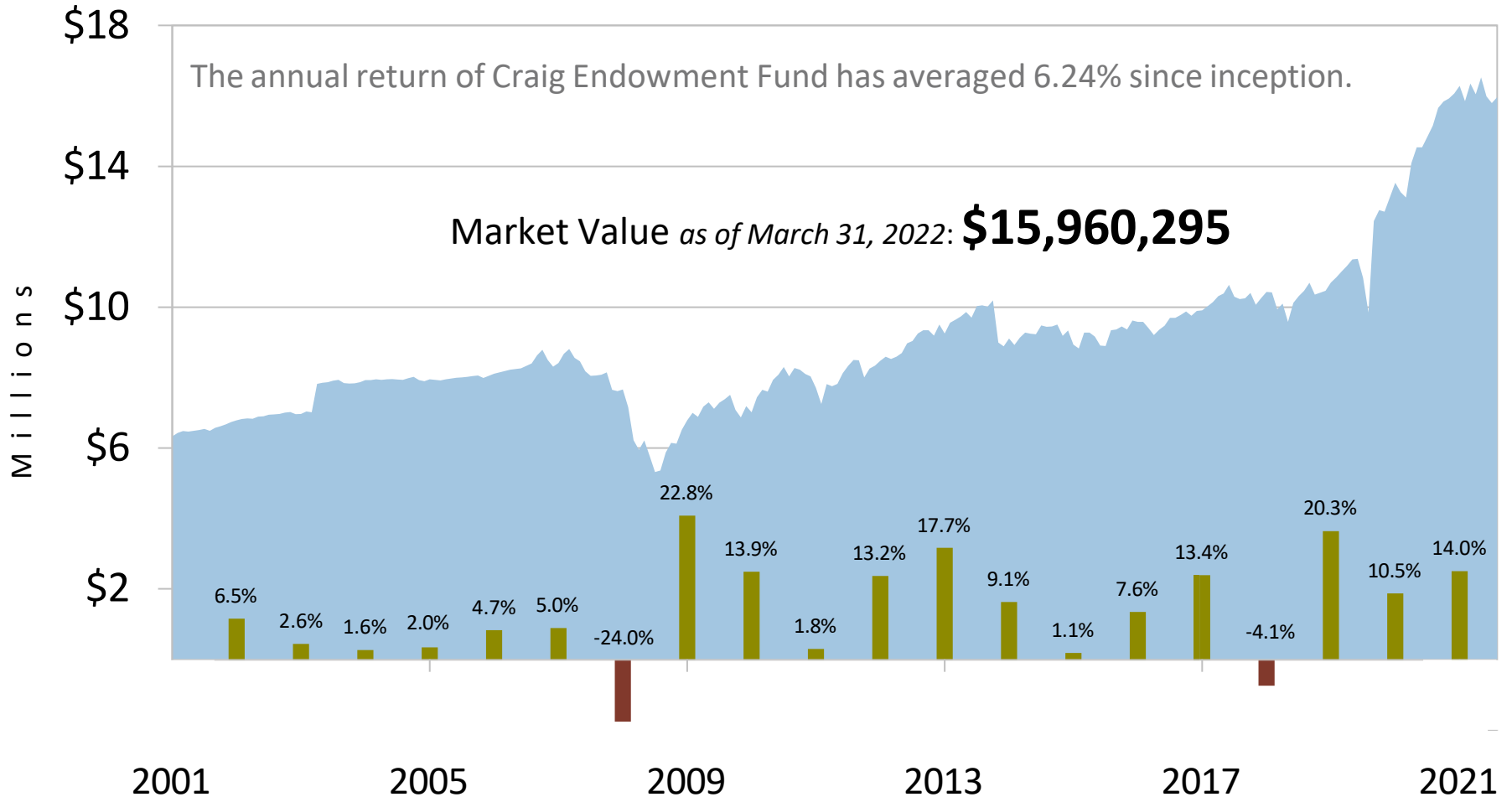
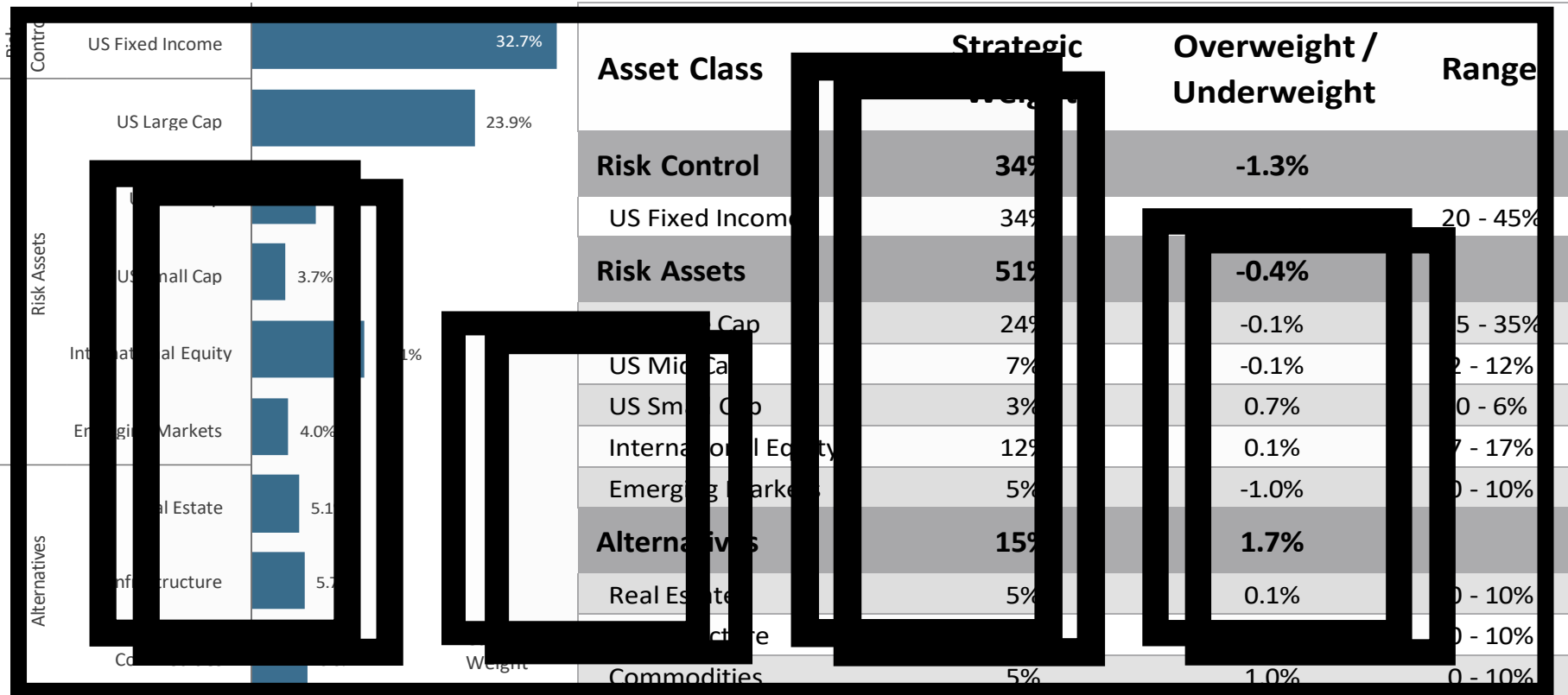


Chart shows month-end portfolio market values from August 2001 to March 2022 and annual returns from December 2001 to December 2021. Annualized portfolio return of 6.24% from August 31, 2001 to March 31, 2022. Performance is annualized for periods greater than one year, gross of management fees and net of internal fund fees.

**PORTFOLIO  
REVIEW**

# Asset Allocation as of March 31, 2022

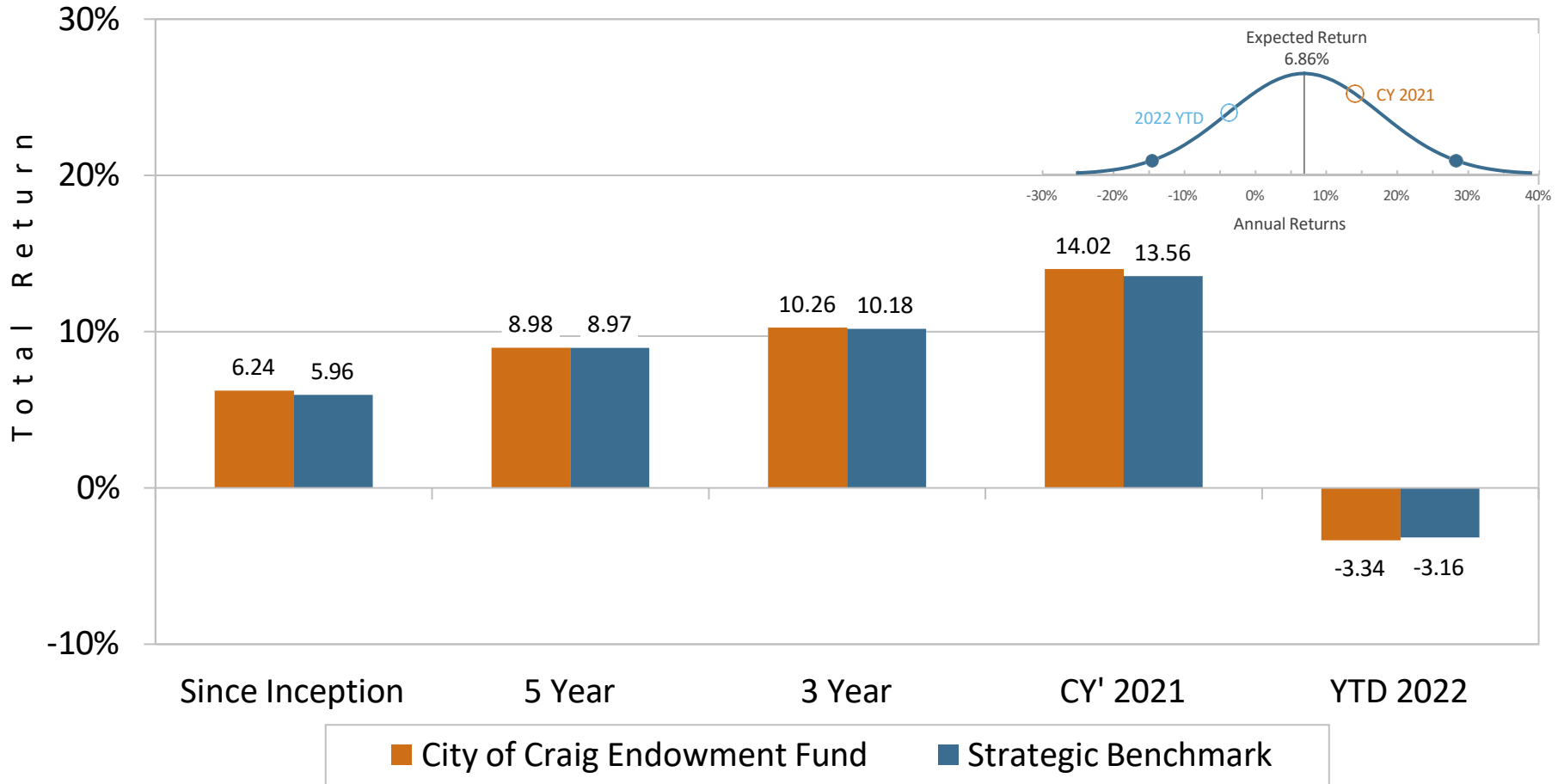
## City of Craig Endowment Fund



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# Account Performance as of March 31, 2022

## City of Craig Endowment Fund



Performance is annualized for periods greater than one year, gross of management fees and net of internal fund fees. Portfolio inception performance begins on 8/31/2001. Strategic benchmark is a blended return of the account's target allocation.

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# APCM's 2022 Investment Outlook

## Risk Control to Struggle

Globally, monetary policy is expected to **tighten** this year.

Higher interest rates will exert **downward pressure on bond prices** in 2022. With yields as low as they are, even a small rate rise can push total return into negative territory.

However, it is still important to hold bonds

in a well-diversified portfolio **to protect against unforeseen events.**

1

## Expect More Volatility Than 2021

We expect **uncertainty to be elevated in 2022 compared to 2021**, driven by high valuations in some areas of the market, high inflation, and tighter monetary policy.

During the portfolio construction process, our team assesses long-term return outcomes utilizing low and high volatility regimes. As volatility was low in 2021, **there is room for an increase without moving outside of expectations.**

2

## Fundamentals Support Risk Assets

While slower than 2021, **global GDP growth is still expected to be above trend.**

Corporate fundamentals are expected to be strong with earnings growth and free cash flow growth above average, and debt metrics improving.

Earnings growth is expected to be **positive across global equities**, with U.S. small cap and infrastructure stocks showing the highest expected growth.

3

4

## Exposure Matters Now

Last year, during the recovery phase of this cycle, simply owning more stocks was sufficient to boost portfolios returns.

Now that we have entered the expansion phase, **being more thoughtful about exposure is necessary.**

APCM has **emphasized areas** of the equity market that are **levered to expected business and consumer spending, and inflation.**

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# 2022 Developments and Positioning

## Ukraine/Russia Conflict Was Not Expected

Although the direct economic effects on global growth should be modest (Ukraine/Russia represent less than 2% of global GDP), **indirect effects are more meaningful.**

Russia is a key player in the **global energy** (particularly the major supplier of natural gas to Europe) **and metals markets** while Ukraine is a

sizeable agricultural producer.

1

## Total Impact Determined By Length

Ultimately, the **war's full impact on global growth will depend on how long it lasts.** High energy costs act like a tax on growth, low metals supplies further slow supply chains, and high agricultural commodities costs strain lower-income budgets.

Geopolitical strategists **expect the conflict to escalate further** in the coming weeks, warranting a somewhat cautious near-term stance.

2

## Global Growth Tailwinds Remain

We cannot predict when the conflict will deescalate, but **risk assets should begin to recover as the war winds down** and energy prices come off highs.

There are still many tailwinds supporting the global economy, most notably **business capex spending estimates continue to rise**, and **consumer spending estimates are now above pre-conflict levels** after revisions down at the onset of hostilities.

3

4

## Positioning

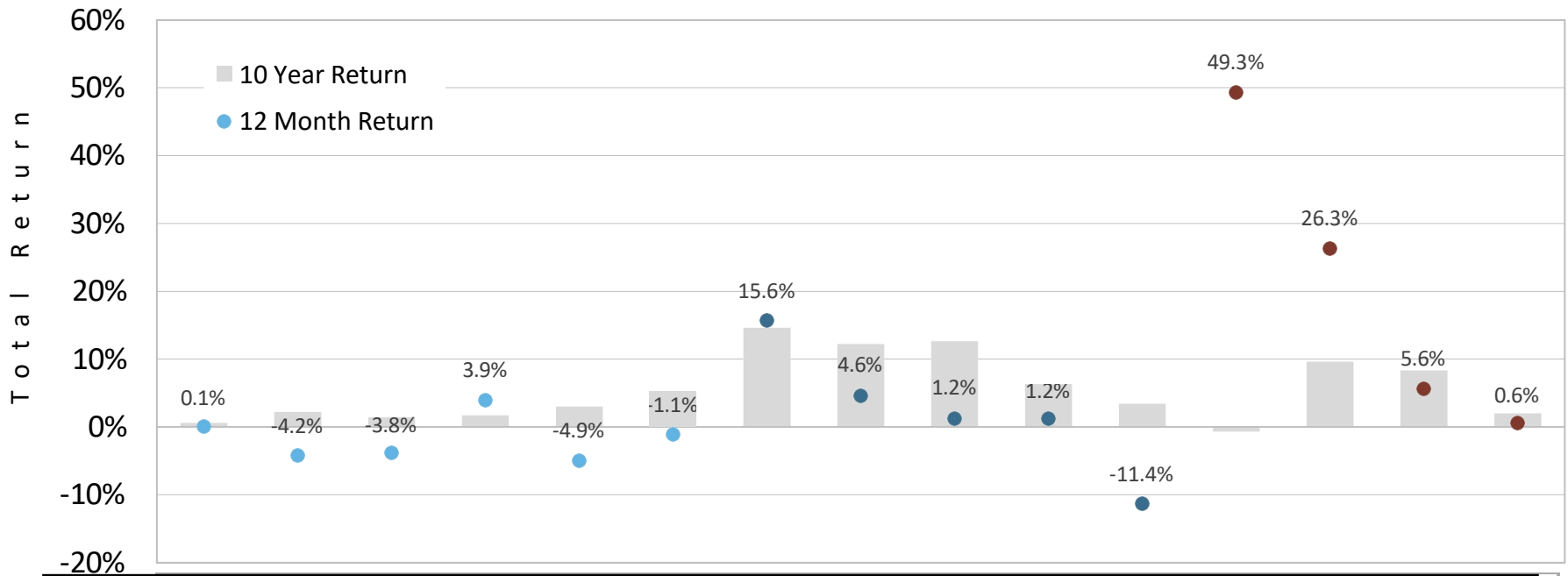
We expect global economic growth to slow but remain positive in 2022 while consistent inflationary pressures prompt the acceleration of monetary policy normalization. **Equities remain more attractive than risk control assets over the near-term, but exposure has been tilted towards lower volatility and high-quality equity securities within the U.S. and developed markets** which should provide better relative performance in this environment.

From a risk control perspective, alternative beta and its cash/low volatility proxy remain to dampen risk. In addition, below benchmark duration within global fixed income reduces sensitivity to rising interest rates.

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# Asset Class Returns as of March 31, 2022

## Rolling 1 Year Returns



	FIXED INCOME							EQUITIES							
	Cash	U.S. Fixed Income	5 Y Gov. Credit	TIPS	Intl. Fixed Income	HY Fixed Income	U.S. Large Cap	U.S. Mid Cap	U.S. Small Cap	Dev. Ex-U.S.	Emerging Markets	Comm.	Estate	Infra.	Alt. Beta
2022 YTD	0.0	-5.9	-3.3	0.3	-5.0	-4.8	4.6	4.9	-5.6	-5.9	-7.7	25.5	-4.0	0.7	-1.9
1 Year	0.1	-4.2	-3.3	3.9	-4.9	-1.1	15.6	4.6	1.2	1.2	-11.4	49.3	26.3	5.6	0.6
3 Year	0.8	1.7	1.3	4.4	0.7	3.9	18.9	1.1	13.6	7.8	4.9	16.1	10.9	7.8	3.1
5 Year	1.1	2.1	1.4	3.1	2.2	4.3	16.0	1.1	10.9	6.0	6.0	9.0	9.5	7.5	2.3
10 Year	0.0	2.2	1.7	1.7	3.0	3.2	14.6	1.2	12.0	6.0	3.4	0.7	9.0	0.5	2.0

Data: Bloomberg. Asset class performance is represented by the stated index return. Returns annualized for periods greater than one year. Risk and return data from Windham Portfolio Advisor.



# Appendix

Strategic Review

Portfolio Review

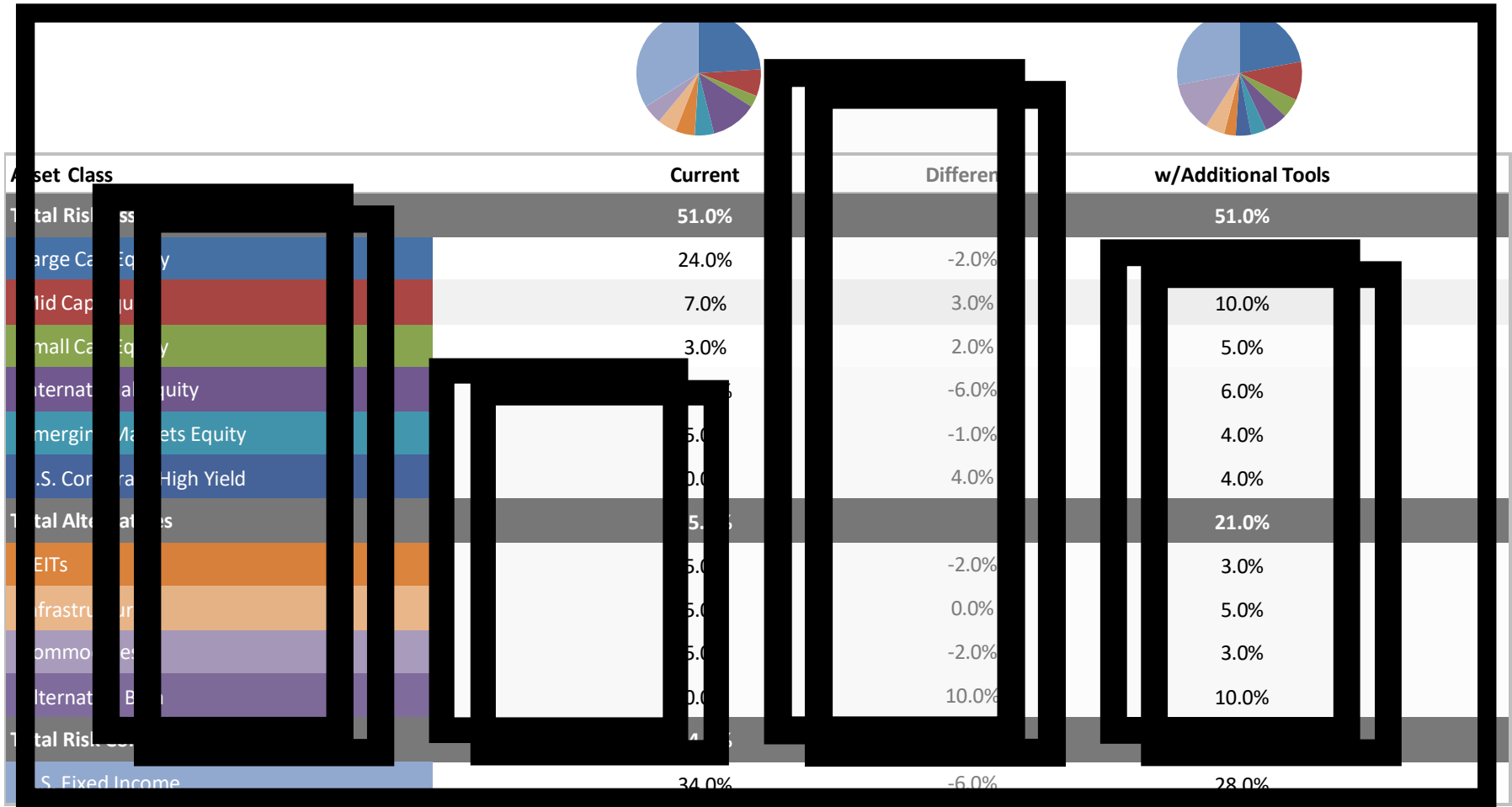
Market Review

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# Portfolio Options

## City of Craig Endowment Fund



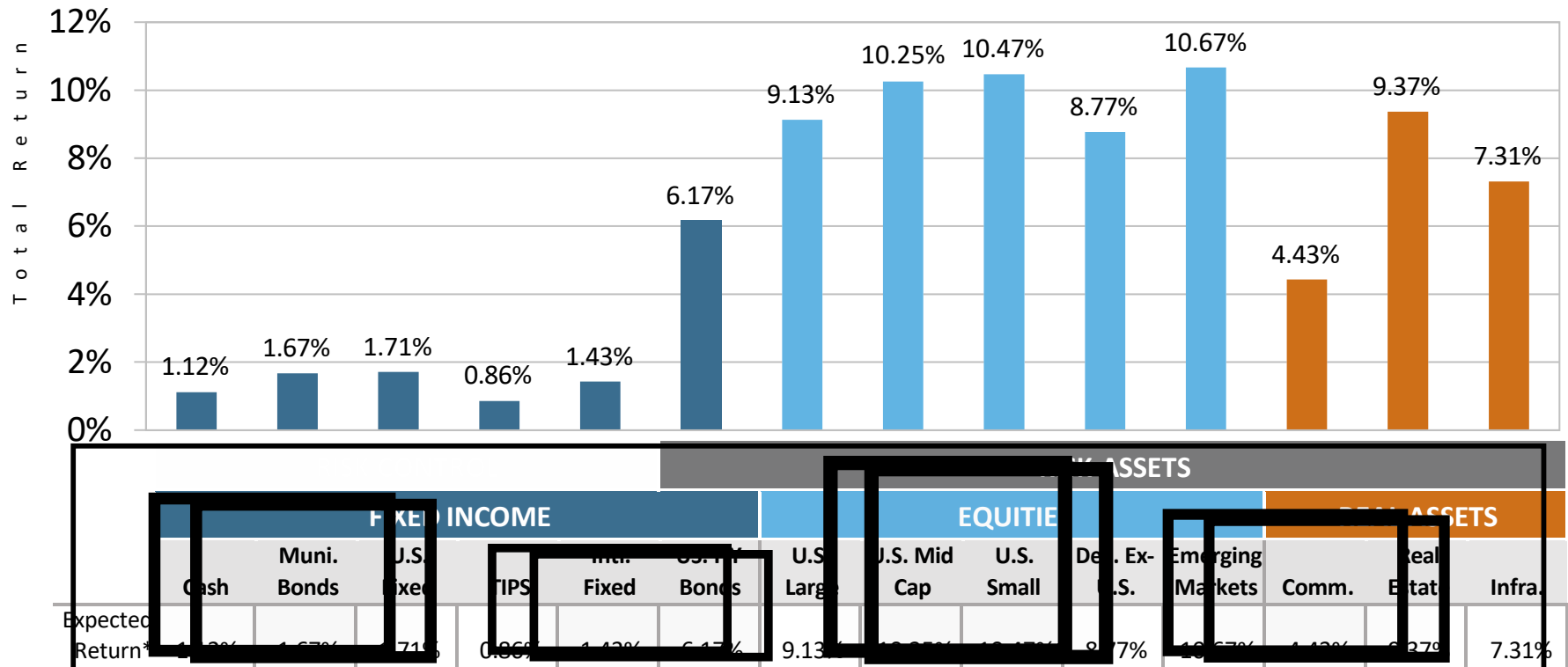
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# The Case for High Yield Fixed Income

*Accept, Prepare, Adapt*

High yield bonds are issued by corporations with ratings below BBB- or Baa3 by established credit rating agencies.

In a company's capital structure, debt securities rank ahead of equity securities, so if a company was unable to pay all of their obligations and/or the valuation of the company dramatically declines, the **debt securities are paid back first** and are the first to capture any remaining value in the company before anything is allocated to the equity (preferred and common) holders.



\* CMA are 10-year projected returns and do not represent actual returns.

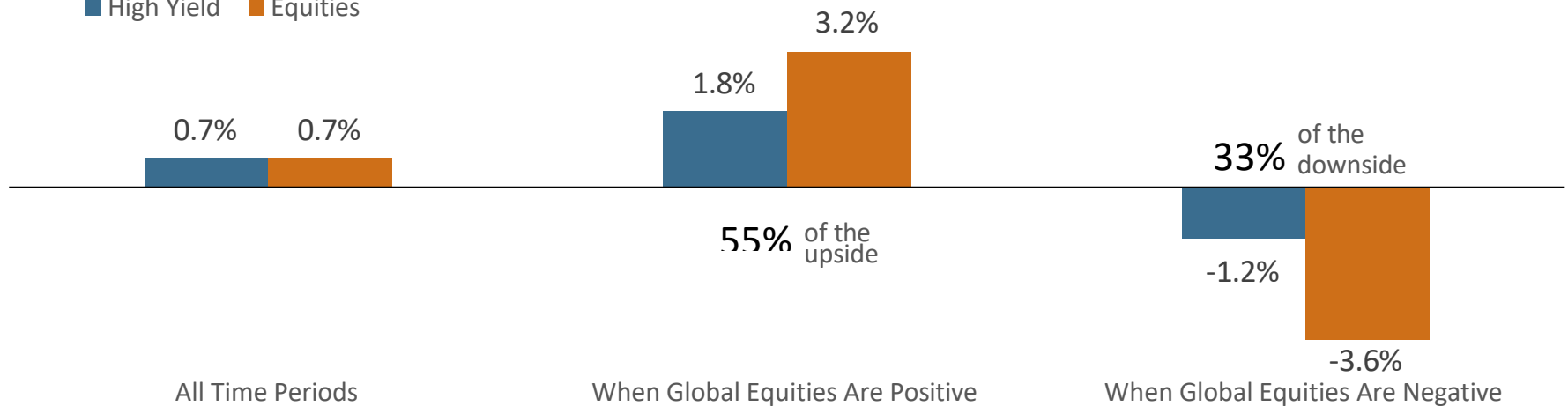
# The Case for High Yield Fixed Income

*Accept, Prepare, Adapt*

An allocation to high yield has provided investors with upside participation in positive risk environments and downside protection in negative risk environments.

## Average Monthly Return

■ High Yield ■ Equities



- Since 1993, high yield has averaged a 0.7% monthly return; this is similar to global equities but with less volatility and less downside risk.

- High yield's asymmetric return profile – 55% of the upside with only 33% of the downside – makes it an attractive addition to a fully diversified multi-asset portfolio.

Source: Northern Trust Global Asset Allocation, Bloomberg. Data from 1/29/1993 to 5/29/2020. Global equities = MSCI ACWI; Global high yield = Bloomberg Barclays Global High Yield Index.

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# Vanguard High-Yield Corporate Fund

- APCM is utilizing a fund (ticker: VWEAX) to invest in a diversified group of high-yielding corporate bonds.
- Higher credit quality and lower return volatility relative to competitors.
- Utilizes an approach that aims to capture consistent income and minimize defaults and principal loss.
- Broadly diversified by issuer and industry sector with caps on individual issuers as well as bonds rated lower than B.
- APCM worked with Vanguard to **waive the normal \$50K minimum initial investment for all APCM clients.**

## VWEAX Quick Facts

as of 05/31/2020

Inception Date	12/27/1978
Fund AUM	\$24.6 B
Expense Ratio	0.13%
# of Holdings	538
Provider	Vanguard
Fund Index	Vanguard High-Yield Corporate Composite Idx

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# Diversifying Benefits of Alternative Beta

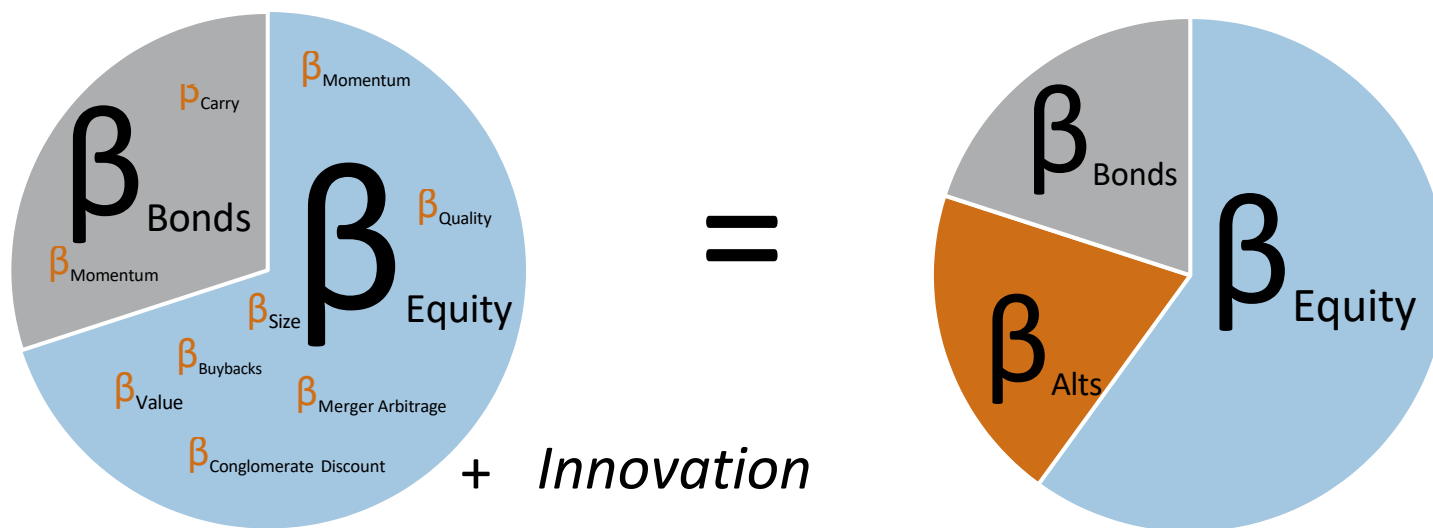
*Accept, Prepare, Adapt*

Alternative beta captures sources of return that exist, but are not emphasized, in traditional stock and bond portfolios.

The **industry's broader understanding of sources of return** now allow these strategies to be accessed in a quantitative, systematic manner that **does not require a specific manager's subjective judgment**.

These **alternative sources of returns can further diversify a stock and bond portfolio**, but all require complex trading strategies.

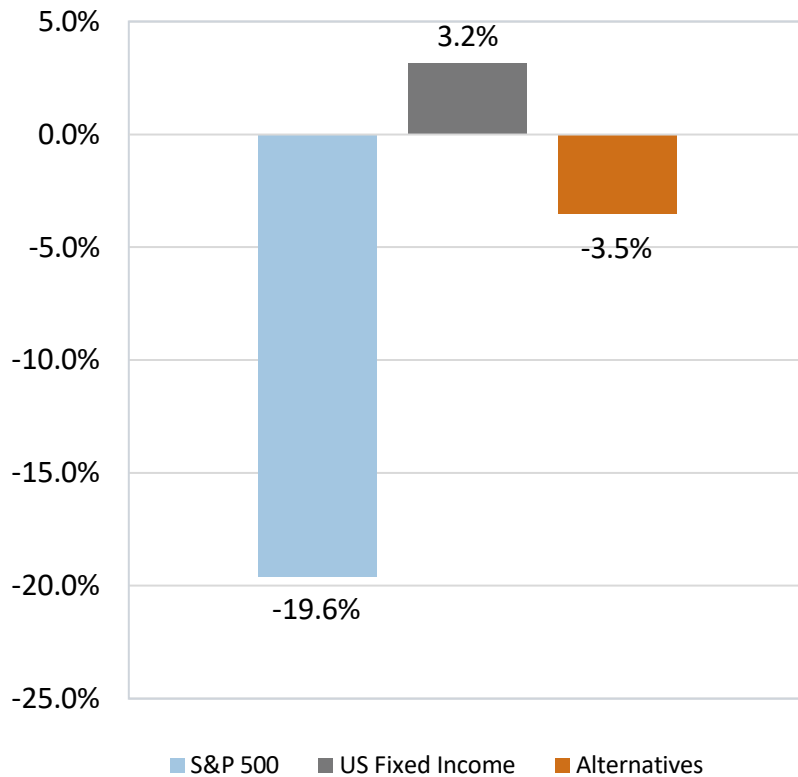
The risks associated with these trading strategies **require proper risk management and controls**.



# Diversifying Benefits of Alternative Beta

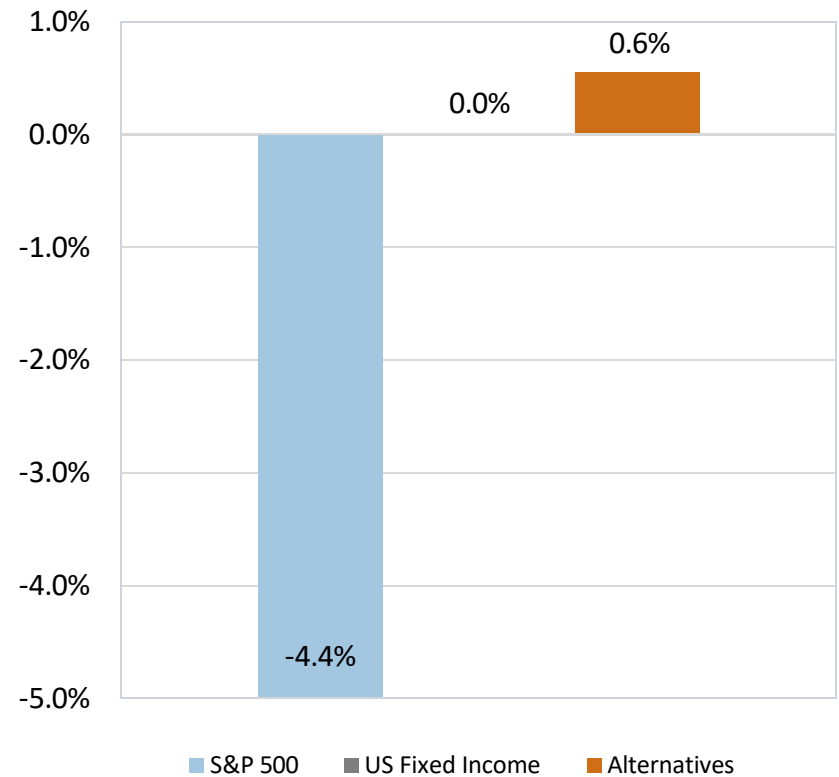
*Accept, Prepare, Adapt*

Manage Equity Volatility  
First Quarter 2020 COVID Crisis



Source: Bloomberg from December 31, 2019 to March 31, 2020.  
Alternatives represented by a portfolio of 75% BIMBX 25% QAI.

Diversify Stocks and Bonds  
Calendar Year 2018



Source: Bloomberg from December 31, 2017 to December 31, 2018.  
Alternatives represented by a portfolio of 75% BIMBX 25% QAI.

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# IQ Hedge Multi-Strategy Tracker ETF

- APCM is utilizing a fund (ticker: QAI) to **dampen some portfolio volatility while maintaining exposure to growth.**
- Transparent, low-cost exposure to six dominant hedge fund strategies **without manager-specific risk.**
- Conservative core alternative vehicle that does not wholly rely on traditional sources of risk, including interest rates and equity market beta.

## QAI Quick Facts

as of 03/31/2020

Inception Date	03/25/09
Fund AUM	\$755.55M
Expense Ratio	0.75%
# of Holdings	99
Provider	IQ by New York Life
Fund Index	IQ Hedge Multi-Strategy Index

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# Systematic Multi-Strategy Fund

- APCM is utilizing a fund (ticker: BIMBX) to **dampen some portfolio volatility while maintaining exposure to growth.**
- Transparent, low-cost exposure to multiple alternative strategies including fixed income, global macro, and equity long/short – all with an emphasis on the business cycle and balance sheet strength **without manager-specific risk.**
- Conservative core alternative vehicle that does not wholly rely on traditional sources of risk, including interest rates and equity market beta.
- APCM worked with BlackRock to **waive the normal \$2M minimum initial investment for all APCM clients.**

BIMBX Quick Facts as of 06/29/2020	
Inception Date	05/19/15
Fund AUM	\$7.8B
Expense Ratio	0.97%
# of Holdings	1,804
Provider	BlackRock
Fund Index	ICE BofAML 3-Mo. T-Bill Index

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# Disclosures

## **Important Assumptions**

IMPORTANT: The projections or other information generated by Alaska Permanent Capital Management Company (APCM) regarding the likelihood of various outcomes are hypothetical in nature, do not reflect actual investment results, and are not guarantees of future results. There can be no assurance that the projected or simulated results will be achieved or sustained. The charts and data only present a range of possible outcomes. Actual results will vary over time, and such results may be better or worse than the simulated scenarios. Clients should be aware that the potential for loss (or gain) may be greater than that demonstrated in the simulations. Please note that the analysis does not take into consideration all asset classes, and other asset classes not considered may have characteristics similar or superior to those being analyzed.

## **Important Legal Information**

These calculations are designed to be informational and educational only, and when used alone, do not constitute investment advice. APCM encourages investors to review their investment strategy periodically as financial circumstances do change.

Model results are provided as a rough approximation of future financial performance. Actual results could produce different outcomes (either better or worse) than those illustrated by the model, since it is not possible to anticipate every possible combination of financial market returns. APCM is not responsible for the consequences of any decisions or actions taken in reliance upon or as a result of the information provided by the results of the model.

## **Other Influences on Rates of Return**

Investment management fees: Returns are presented gross of management fees and include the reinvestment of all income. Actual returns will be reduced by investment advisory fees and other expenses that may be incurred in the management of the account. The collection of fees produces a compounding effect on the total rate of return net of management fees. As an example, the effect of investment management fees on the total value of a client's portfolio assuming (a) quarterly fee assessment, (b) \$1,000,000 investment, (c) portfolio return of 8% a year, and (d) 1.00% annual investment advisory fee would be \$10,416 in the first year, and cumulative effects of \$59,816 over five years and \$143,430 over ten years. Actual investment advisory fees incurred by clients may vary.

Taxes: Unless noted otherwise, model results have not been adjusted for any state or federal taxes or penalties.

Inflation: Unless noted otherwise, model results do not adjust any inputs or outcomes for inflation. Inflation is assumed to be constant over the investment horizon.

## **Limitations Inherent in Model Results**

Limitations include but are not restricted to the following:

Model results do not represent actual trading and may not reflect the impact that material economic and market factors might have had on APCM's decision making if the actual client money were being managed.

Extreme market movements may occur more frequently than represented in the model.

Some asset classes have relatively limited histories. While future results for all asset classes in the model may materially differ from those assumed in APCM's calculations, the future results for asset classes with limited histories may diverge to a greater extent than the future results of asset classes with longer track records.

Market crises can cause asset classes to perform similarly over time; reducing the accuracy of the projected portfolio volatility and returns. The model is based on the long-term behavior of the asset classes and therefore is less reliable for short-term periods. This means that the model does not reflect the average periods of "bull" and "bear" markets, which can be longer than those modeled.

The model represent APCM's best view of the next 7-10 years, but is unlikely to reflect actual investment returns worldwide over this period.

# Portfolio Appraisal

CITY OF CRAIG

March 31, 2022



ALASKA PERMANENT  
CAPITAL MANAGEMENT

Registered Investment Adviser

Quantity	Security	Average Cost	Total Average Cost	Price	Market Value	Pct. Assets	Annual Income	Accrued Interest	Yield to Maturity
<b>AGENCIES</b>									
50,000	FREDDIE MAC 0.450% Due 12-24-24	100.03	50,015	94.50	47,249	0.30	225	4	2.55
50,000	FEDERAL HOME LOAN BANK 0.500% Due 04-14-25	100.38	50,188	94.26	47,132	0.30	250	116	2.47
40,000	FEDERAL HOME LOAN BANK 0.600% Due 08-27-25	99.94	39,975	93.50	37,402	0.23	240	23	2.60
40,000	FHLB 1.625% Due 03-12-27	104.31	41,722	96.03	38,414	0.24	650	34	2.48
	Accrued Interest				177	0.00			
			181,900		170,375	1.07		177	
<b>CORPORATE BONDS</b>									
50,000	BANK OF NEW YORK MELLON 2.200% Due 08-16-23	97.83	48,916	99.86	49,932	0.31	1,100	137	2.29
50,000	JPMORGAN CHASE & CO 3.875% Due 02-01-24	105.18	52,590	102.13	51,065	0.32	1,937	323	2.67
50,000	BANK OF MONTREAL 3.300% Due 02-05-24	105.57	52,785	101.35	50,674	0.32	1,650	257	2.54
50,000	WESTPAC BANKING CORP 3.300% Due 02-26-24	105.80	52,902	101.33	50,666	0.32	1,650	160	2.57
50,000	TORONTO-DOMINION BANK 3.250% Due 03-11-24	105.59	52,794	101.19	50,597	0.32	1,625	90	2.61
50,000	METLIFE INC 3.600% Due 04-10-24	105.46	52,732	101.83	50,915	0.32	1,800	855	2.66
50,000	WELLS FARGO & COMPANY 3.300% Due 09-09-24	99.88	49,941	101.06	50,530	0.32	1,650	101	2.84
50,000	MERCK & CO INC 2.750% Due 02-10-25	105.62	52,808	100.23	50,115	0.31	1,375	195	2.66
50,000	QUALCOMM INC 3.450% Due 05-20-25	108.14	54,068	101.55	50,775	0.32	1,725	628	2.93
50,000	AVALONBAY COMMUNITIES 3.450% Due 06-01-25	108.14	54,070	100.60	50,300	0.32	1,725	575	3.25
50,000	KEY BANK NA 3.300% Due 06-01-25	108.04	54,020	100.51	50,255	0.31	1,650	550	3.13
50,000	BB&T CORPORATION 3.700% Due 06-05-25	108.48	54,241	101.63	50,815	0.32	1,850	596	3.15
50,000	APPLIED MATERIALS INC 3.900% Due 10-01-25	107.96	53,978	102.75	51,376	0.32	1,950	975	3.06

# Portfolio Appraisal

CITY OF CRAIG

March 31, 2022



Quantity	Security	Average Cost	Total Average Cost	Price	Market Value	Pct. Assets	Annual Income	Accrued Interest	Yield to Maturity
50,000	TRUIST BANK 4.050% Due 11-03-25	111.14	55,569	103.22	51,612	0.32	2,025	832	3.09
50,000	TARGET CORP 2.500% Due 04-15-26	96.45	48,223	99.38	49,688	0.31	1,250	576	2.66
50,000	BANK OF AMERICA CORP 3.500% Due 04-19-26	109.08	54,538	101.24	50,620	0.32	1,750	787	3.17
50,000	ROYAL BANK OF CANADA 1.200% Due 04-27-26	99.31	49,655	92.55	46,275	0.29	600	257	3.16
50,000	ELI LILLY & CO 5.500% Due 03-15-27	120.70	60,350	110.34	55,170	0.35	2,750	122	3.22
50,000	PNC BANK NA 3.250% Due 01-22-28	109.04	54,518	99.77	49,885	0.31	1,625	311	3.29
50,000	MASTERCARD INC 3.500% Due 02-26-28	111.21	55,606	102.92	51,460	0.32	1,750	170	2.96
50,000	PHILIP MORRIS INTL INC 3.125% Due 03-02-28	107.26	53,631	97.74	48,870	0.31	1,562	126	3.55
50,000	WISCONSIN ELECTRIC POWER 1.700% Due 06-15-28	99.49	49,743	90.35	45,175	0.28	850	250	3.44
40,000	CONOCOPHILLIPS COMPANY 6.950% Due 04-15-29	138.96	55,582	123.52	49,410	0.31	2,780	1,282	3.19
50,000	BANCO SANTANDER SA 3.306% Due 06-27-29	106.62	53,311	96.84	48,420	0.30	1,653	432	3.81
50,000	INTEL CORP 3.900% Due 03-25-30	113.46	56,729	105.12	52,560	0.33	1,950	32	3.17
50,000	AFLAC INC 3.600% Due 04-01-30	111.46	55,730	103.21	51,605	0.32	1,800	900	3.14
50,000	BP CAP MARKETS AMERICA 3.633% Due 04-06-30	110.74	55,371	101.83	50,915	0.32	1,816	883	3.37
50,000	EOG RESOURCES INC 4.375% Due 04-15-30	116.45	58,226	108.27	54,135	0.34	2,187	1,009	3.20
50,000	TJX COS INC 3.875% Due 04-15-30	113.39	56,694	104.12	52,060	0.33	1,937	893	3.29
50,000	MAGNA INTERNATIONAL INC 2.450% Due 06-15-30	102.03	51,013	92.13	46,064	0.29	1,225	361	3.56
50,000	SCHLUMBERGER INVESTMENT 2.650% Due 06-26-30	102.74	51,368	94.68	47,342	0.30	1,325	350	3.39
50,000	SIMON PROPERTY GROUP LP 2.650% Due 07-15-30	104.61	52,303	94.31	47,153	0.30	1,325	280	3.44
50,000	COMCAST CORP 4.250% Due 10-15-30	116.30	58,149	106.68	53,340	0.33	2,125	980	3.34

# Portfolio Appraisal

CITY OF CRAIG

March 31, 2022



ALASKA PERMANENT  
CAPITAL MANAGEMENT

Registered Investment Adviser

Quantity	Security	Average Cost	Total Average Cost	Price	Market Value	Pct. Assets	Annual Income	Accrued Interest	Yield to Maturity
50,000	UNITEDHEALTH GROUP INC 2.300% Due 05-15-31	100.65	50,324	93.92	46,960	0.29	1,150	434	3.07
50,000	BANK OF NOVA SCOTIA 2.150% Due 08-01-31 Accrued Interest	98.11	49,055	90.23	45,115	0.28	1,075	179	3.38
					16,890	0.11			
			1,871,541		1,768,744	11.08		16,890	
<b>COMMODITIES</b>									
5,827	FLEXSHARES GLOBAL UPSTREAM N	41.84	243,798	46.83	272,878	1.71	NA		
19,305	INVESCO OPTIMUM YIELD DIVERSIFIED COMMODIT	17.10	330,102	17.64	340,540	2.13	NA		
5,528	ISHARES BB ROLL SELECT COMMODITY ETF	38.47	212,657	61.35	339,143	2.12	NA		
			786,556		952,561	5.97			
<b>DOMESTIC MID CAP EQUITY FUNDS/ETF</b>									
4,129	ISHARES CORE S&P MIDCAP 400 ETF	136.46	563,435	268.34	1,107,976	6.94	NA		
<b>EMERGING MARKET FUNDS/ETF</b>									
11,364	ISHARES ETF CORE MSCI EMERGING MKTS	48.24	548,162	55.55	631,270	3.96	NA		
<b>FNMA &amp; FHLMC</b>									
1,228	FHLMC POOL G14203 4.000% Due 04-01-26 Accrued Interest	104.56	1,284	103.01	1,264	0.01	49	4	1.44
					4	0.00			
			1,284		1,269	0.01		4	
<b>INTERNATIONAL EQUITY FUNDS/ETF</b>									
26,242	ISHARES ETF CORE MSCI EAFE	64.88	1,702,709	69.51	1,824,081	11.43	NA		
1,822	ISHARES MSCI JAPAN ETF	66.14	120,507	61.61	112,253	0.70	NA		
			1,823,216		1,936,335	12.13			
<b>DOMESTIC LARGE CAP EQUITY FUNDS/ETF</b>									
8,448	SPDR S&P 500 ETF	160.86	1,358,979	451.64	3,815,455	23.91	NA		
<b>REAL ESTATE &amp; INFRASTRUCTURE</b>									
15,754	FLEXSHAR STX GLOBAL BROAD INF ETF	49.96	786,995	57.42	904,595	5.67	NA		
7,667	JPMORGAN BETABUILDERS MSCI US REIT ETF	80.44	616,753	106.40	815,769	5.11	NA		
			1,403,749		1,720,363	10.78			

# Portfolio Appraisal

CITY OF CRAIG

March 31, 2022



ALASKA PERMANENT  
CAPITAL MANAGEMENT

Registered Investment Adviser

Quantity	Security	Average Cost	Total Average Cost	Price	Market Value	Pct. Assets	Annual Income	Accrued Interest	Yield to Maturity
<b>DOMESTIC SMALL CAP EQUITY FUNDS/ETF</b>									
5,403	ISHARES S&P SMALLCAP 600 INDEX ETF	75.56	408,241	107.88	582,876	3.65	NA		
<b>U.S. TREASURY</b>									
150,000	US TREASURY NOTES 1.625% Due 11-15-22	97.79	146,686	100.21	150,316	0.94	2,437	922	1.28
80,000	US TREASURY NOTES 2.625% Due 02-28-23	99.73	79,783	100.87	80,700	0.51	2,100	183	1.66
165,000	US TREASURY NOTES 0.250% Due 04-15-23	99.96	164,941	98.46	162,467	1.02	412	190	1.74
125,000	US TREASURY NOTES 2.500% Due 08-15-23	98.87	123,590	100.57	125,717	0.79	3,125	388	2.07
130,000	US TREASURY NOTES 1.375% Due 08-31-23	99.92	129,898	99.01	128,710	0.81	1,787	155	2.09
30,000	US TREASURY NOTES 0.250% Due 11-15-23	99.61	29,883	96.90	29,069	0.18	75	28	2.20
115,000	US TREASURY NOTES 2.125% Due 03-31-24	98.81	113,630	99.58	114,519	0.72	2,444	13	2.34
100,000	US TREASURY NOTES 2.375% Due 08-15-24	100.23	100,227	99.77	99,770	0.63	2,375	295	2.47
75,000	US TREASURY NOTES 2.000% Due 02-15-25	100.63	75,469	98.59	73,945	0.46	1,500	186	2.51
360,000	US TREASURY NOTES 0.500% Due 03-31-25	100.67	362,404	94.21	339,145	2.12	1,800	5	2.52
80,000	US TREASURY NOTES 0.375% Due 04-30-25	100.32	80,256	93.64	74,910	0.47	300	126	2.53
50,000	US TREASURY NOTES 0.375% Due 11-30-25	100.08	50,040	92.45	46,226	0.29	187	63	2.54
100,000	US TREASURY NOTES 2.500% Due 02-28-26	100.40	100,397	99.86	99,859	0.63	2,500	217	2.54
50,000	US TREASURY NOTES 0.750% Due 03-31-26	99.54	49,769	93.25	46,627	0.29	375	1	2.53
60,000	US TREASURY NOTES 1.625% Due 05-15-26	101.05	60,633	96.49	57,893	0.36	975	369	2.53
50,000	US TREASURY NOTES 0.750% Due 05-31-26	99.95	49,974	93.01	46,504	0.29	375	126	2.53
70,000	US TREASURY NOTES 0.625% Due 07-31-26	99.83	69,882	92.27	64,591	0.40	437	73	2.52
200,000	US TREASURY NOTES 2.000% Due 11-15-26	98.10	196,199	97.81	195,626	1.23	4,000	1,514	2.50

# Portfolio Appraisal

CITY OF CRAIG

March 31, 2022



ALASKA PERMANENT  
CAPITAL MANAGEMENT

Registered Investment Adviser

Quantity	Security	Average Cost	Total Average Cost	Price	Market Value	Pct. Assets	Annual Income	Accrued Interest	Yield to Maturity
50,000	US TREASURY NOTE 1.250% Due 12-31-26	98.86	49,431	94.61	47,306	0.30	625	156	2.46
120,000	US TREASURY NOTES 0.625% Due 03-31-27	96.64	115,968	91.41	109,687	0.69	750	2	2.46
50,000	US TREASURY NOTES 0.500% Due 04-30-27	100.05	50,027	90.67	45,336	0.28	250	105	2.46
95,000	US TREASURY NOTES 0.375% Due 07-31-27	95.16	90,406	89.66	85,177	0.53	356	59	2.45
100,000	US TREASURY NOTES 0.625% Due 11-30-27	99.93	99,929	90.28	90,281	0.57	625	209	2.47
70,000	US TREASURY NOTES 1.250% Due 03-31-28	99.61	69,728	93.27	65,291	0.41	875	5	2.46
50,000	US TREASURY NOTES 1.250% Due 04-30-28	100.46	50,230	93.16	46,578	0.29	625	262	2.47
60,000	US TREASURY NOTES 1.250% Due 06-30-28	101.49	60,896	93.02	55,814	0.35	750	189	2.46
50,000	US TREASURY NOTE 1.375% Due 12-31-28	98.12	49,058	93.46	46,728	0.29	687	172	2.43
75,000	US TREASURY NOTES 2.625% Due 02-15-29	99.82	74,864	101.20	75,902	0.48	1,969	245	2.43
50,000	US TREASURY NOTES 1.625% Due 08-15-29	99.35	49,673	94.83	47,416	0.30	812	101	2.39
20,000	US TREASURY NOTES 1.750% Due 11-15-29	99.71	19,943	95.68	19,136	0.12	350	132	2.37
50,000	US TREASURY NOTE 0.625% Due 08-15-30	98.95	49,476	86.86	43,429	0.27	312	39	2.36
50,000	US TREASURY NOTES 0.875% Due 11-15-30	99.62	49,808	88.55	44,275	0.28	437	166	2.35
30,000	US TREASURY NOTE 1.125% Due 02-15-31	95.52	28,657	90.29	27,088	0.17	337	42	2.34
125,000	US TREASURY NOTE 1.375% Due 11-15-31	95.74	119,676	91.75	114,687	0.72	1,719	650	2.34
	Accrued Interest				7,391	0.05			
			3,011,431		2,908,122	18.22		7,391	
<b>CASH AND CASH EQUIVALENTS</b>									
	CHARLES SCHWAB LIQUID BANK DEPOSIT ACCOUNT		353,409		353,409	2.21			
	DIVIDEND ACCRUAL		11,540		11,540	0.07			
			364,949		364,949	2.29			
<b>TOTAL PORTFOLIO</b>			<b>12,323,443</b>		<b>15,960,295</b>	<b>100</b>	<b>98,301</b>	<b>24,462</b>	

# PERFORMANCE HISTORY

## GROSS OF FEES

### CITY OF CRAIG



Time Period	Percent Return Per Period											
	Total Account	BLENDED BENCH	Fixed Income	BLOOMBERG INT G/C BENCH	Domestic Large Cap Equity	S&P 500 LARGE CAPS BENCH	Domestic Mid Cap Equity	S&P 400 MIDCAP BENCH	Int'l Equity	MSCI EAFE Index	Real Estate	S&P US REIT BENCH
03-31-21 to 04-30-21	3.32	3.29	0.42	0.50	5.31	5.34	4.41	4.50	3.15	3.01	5.39	8.04
04-30-21 to 05-31-21	1.21	1.14	0.30	0.40	0.66	0.70	0.31	0.20	3.35	3.26	1.29	0.93
05-31-21 to 06-30-21	0.53	0.55	0.05	0.08	2.24	2.33	-1.12	-1.02	-1.12	-1.13	0.17	2.66
06-30-21 to 07-31-21	0.92	0.91	0.72	0.77	2.44	2.38	0.35	0.34	0.92	0.75	2.68	4.87
07-31-21 to 08-31-21	1.37	1.40	-0.18	-0.16	2.95	3.04	1.99	1.95	1.62	1.76	1.83	1.87
08-31-21 to 09-30-21	-2.63	-2.46	-0.62	-0.57	-4.66	-4.65	-4.01	-3.97	-3.26	-2.90	-5.05	-5.48
09-30-21 to 10-31-21	3.16	3.03	-0.56	-0.56	6.97	7.01	5.92	5.89	3.04	2.46	5.53	7.74
10-31-21 to 11-30-21	-1.81	-1.77	0.08	0.12	-0.81	-0.69	-3.02	-2.94	-4.61	-4.65	-2.43	-0.67
11-30-21 to 12-31-21	3.00	3.09	-0.14	-0.13	4.63	4.48	5.12	5.08	4.21	5.12	6.61	8.77
12-31-21 to 01-31-22	-3.22	-3.18	-1.33	-1.47	-5.31	-5.17	-7.25	-7.21	-4.16	-4.83	-4.52	-6.92
01-31-22 to 02-28-22	-1.20	-1.05	-0.60	-0.66	-2.95	-2.99	1.21	1.11	-3.15	-1.77	-1.97	-3.18
02-28-22 to 03-31-22	1.09	1.08	-2.27	-2.45	3.76	3.71	1.30	1.38	0.17	0.64	4.93	6.54
<b>Date to Date</b>												
03-31-21 to 03-31-22	5.61	5.91	-4.10	-4.10	15.35	15.65	4.47	4.59	-0.40	1.16	14.45	26.33

Note: Eff 08/31/01 Fixed Inc. bench was Lehman 1-3  
Eff 03/31/07 Fixed Inc. bench is Lehman Gov. Cr. Int. & equity added



## **CITY OF CRAIG MEMORANDUM**

To: Craig City Council  
From: Brian Templin, City Administrator  
Date: April 25, 2022  
RE: May Staff Report

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### **1. Staff Updates**

We are making progress in filling positions in the city but still have ways to go to get all departments adequately staffed. Sheri has left and is headed for Utah. She will be working remotely for us for the next several months and will likely come back to assist with the audit in June and training a new finance director when we hire one. We have to make some transitions to how we do business but her working remotely will be a huge help. Pilar has also left and is headed to California. Kimber has moved into the accounts payable position and most of the HR duties will move to the city clerk (depending on budget approval for the position change). We have hired Heather Mendonsa as the new city clerk. She is under contract with her current employer until June 3<sup>rd</sup> but has been spending as much time as possible in the office learning. We have hired Shannon Isaacs as the new harbor billing clerk and I am told she is doing a great job over there. Michelle Maze (formerly Dahlstrom) will be here for the summer and has agreed to fill the billing clerk position from mid-May until August. We will start actively recruiting for the permanent position soon. We extended an offer to a potential new finance director, but he took a different job so we are actively seeking again. In the interim, Kimber will be directly overseeing the finance staff. We recently hired Elli Flagg as the new recreation assistant. It is my intent to make her the permanent recreation director when she is available for full time work in August.

The pool and police department still have critical vacancies. Unless new staff is hired, the pool will have to significantly reduce hours starting in mid-May. We are still looking for police officers. The temporary officer we were hoping to get in April injured himself and likely will not be coming now. We are looking at some alternate options to try out to recruit officers.

Overall we have recently lost some staff that will be sorely missed and are dealing with short term shortfalls at city hall, but aside from the pool and police department, most departments are adequately staffed and doing well. We will work on recruiting for the pool, police department, and volunteers for EMS.

### **2. Alaska Grant Symposium**

The city planner and I attended a grant symposium organized by Senator Murkowski in April. We made great contacts and are now busy identifying potential funding sources to city projects. On the second day of the symposium Samantha attended some grant training and I attended a meeting on workforce development. Both sessions were very good and I expect to see results from those meetings. We also had a chance to visit with Senator Murkowski for a few minutes. She is strongly on board with getting through the current environmental issues and getting the project back to construction.

### **3. Craig Cannery/Harbor Project**

Samantha and I met with Col. Delarosa and Randy Bowker in Anchorage and recently met (by telephone) with Richard Austring (our new USACE project manager). The environmental work is most likely funded and will commence as soon as the USACE has the federal funding.

#### **4. Budget Process**

The budget committee passed a budget out of committee for review by the council. The budget will be on the agenda for first reading at the May 5, 2022 council meeting. A detailed memo is included with the budget ordinance.

#### **5. Daycare Center**

The daycare is now officially closed (at least temporarily). We have been told that the center requested permission from the licensing officials to close for 60 days. We are continuing to work with interested council members, the mayor, and prior board members on suggestions as to how we can best help a restart or new start for the daycare. Childcare is a critical component of the workforce in Craig. I will continue to keep the council advised as we move forward.

#### **6. Capital Projects**

In addition to all of the capital budgeting and potential grant funds, Russell has been working with AK DEC on applying for loan funds through the DEC Revolving Loan Fund. This fund is primarily funded by EPA and has extremely low interest rates (currently around 1.5%). In addition to the low interest rates, projects under the program usually qualify for loan principal forgiveness of up to 50%. Money invested in the capital reserve fund likely will typically earn 3-4%. We are currently looking at whether securing loans and leaving money invested, or paying off principal immediately (with the loan forgiveness) is the better option, but with the current rates and terms either solution will likely work in the city's benefit. It is likely that we will continue to look at water and wastewater projects over the next couple of years that will be eligible for this type of loan. We will bring more information to the council as we move forward and get council approval before executing any loan documents.

#### **7. Travel and Leave Schedule**

I don't have any extended leave scheduled, but plan on taking long weekends when possible to go camping. I expect the campgrounds to open in mid-May.

# CITY OF CRAIG MEMORANDUM

To: Craig Mayor and City Council  
From: Samantha Wilson, City Planner  
Date: April 27, 2022  
RE: Planning Department Staff Report – May 2022

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1. Murkowski Grant Symposium. I joined the Craig City Administrator in Anchorage for the Murkowski Grant Symposium from April 10<sup>th</sup> to April 13<sup>th</sup>. This trip allowed for networking with organization representatives and the chance to identify prospective grant programs to fund capital projects outlined by the City Council in Resolution 22-01. Some of the following grant opportunities stood out:
  - a. **WaterSMART**. A 25-50% cost share grant that may be used for our micro hydro generator. They expressed significant interest in this project. Webinar on more info in June.
  - b. **Alaska Energy Authority**. May also have a grant that would match with the micro hydro generator. Did not seem particularly receptive to the biomass boiler replacement due to its status as a replacement project, but it might still be worth considering.
  - c. **Community Transportation Program (CTP)**. Has the Surface Transportation Block Grant (STBG), which might be a good match for the Craig-Klawock Bike Path; possibly the boat ramp too. Call for projects will be Fall 2022.
  - d. **Alaska Job Center**. Career Support and Training Services is largely marketed to individuals but may be available to provide funding needed by the city/community (day care?)
  
2. Murkowski Appropriations. Due to the huge increase in infrastructure funding and the (re)introduction of congressionally directed spending (earmarks), we increased our appropriation request this year to 10 items from the City Council Resolution 22-01 list. While we are unlikely to get funding for most of the listed projects, it seems likely that the Ward Cove Harbor project will be strongly pushed to receive funding based on conversation between Senator Murkowski and the Craig City Administrator. The following items were submitted:
  - a. **Harbor Environmental Herring Study**: request for funds to cover Army Corps of Engineer's portion of costs.
  - b. **Harbor Breakwater Construction**: construction of breakwater as well as purchase and installation of navigational aids (lights, buoys, etc) pending conclusion of environmental study.
  - c. **Firehall Construction**: shovel-ready project ready for construction.
  - d. **Water System Upgrades**: improved capacity for water treatment by expanding and improving chlorine contact chamber and replacing/upgrading water transmission lines. Combination of engineering/design, equipment purchase, and installation required.

- e. **Lift Stations Replacements:** replacement of three aged lift stations and an upgrade of the SCADA (Supervisory Control and Data Acquisition) system.
  - f. **Aquatic Center Upgrade and Expansion:** design and construction of an addition on the north end of the Aquatic Center that would become a 24-hour card-accessed fitness room. Part of the addition would include a gymnasium, racquetball court, multi-purpose room, etc.
  - g. **Micro Hydro Generator at Water Treatment Plant:** a small energy generator to be installed inline with the raw water intake that feeds the water treatment plant and the hatchery. Energy produced by the generator would be used to power both.
  - h. **Biomass Boiler Replacement:** upgrade and replacement of the biomass boiler used to heat the Craig Aquatic Center and Middle/Elementary School Campus.
  - i. **Wastewater Treatment Plant Upgrades:** purchase and installation of a backup power generator, construction of a replacement roof/HVAC system, and upgraded supervisory control and data acquisition.
  - j. **Boat Launch Expansion and Renovation:** resurfacing, grade-reduction, and expansion of existing boat ramp as well as construction of a second ramp on the opposite side of the dock.
3. Cemetery Expansion. A contract was written up for Corvus so that cemetery survey and design work could begin. This work will be required to expand the existing cemetery and introduce a columbarium, or similar structure. We are anticipating draft recommendations and designs in May. Part of the contract requires Corvus to present materials at a City Council meeting for review; dates are not yet determined. Two additional meetings will be scheduled for public review.
4. Patrick and Corbin Quigley CUP. A conditional use permit application was submitted by Patrick and Corbin Quigley to operate a bed and breakfast on Residential-High Density zone property. PC Resolution 599-22 to be reviewed by the Planning Commission April 28<sup>th</sup>.
5. Building Permits.
- a. Belo Enterprise: 6-plex renovation on USS 2611, Lot D Track 4.
  - b. SEARHC: demolition of building approved on HSS 600, Lot 6.
  - c. Liberty Church: re-issued to finish interior renovations on Lot 6A+B, Block 16.
  - d. James Mackie: construction of new single-family home on Block 6A, Lot 2A
6. Access Permits:
- a. Stephanie Jurries, Gale Force Garden: renewing and updating the access permit to allow the set up of two non-permanent tent structures. Awaiting final approval and review of City Administrator.

- b. Ken Quigley: Resolution 22-13, adjustment of access permit to a 24-month access permit. Awaiting approval and review of City Council.
  - c. Rob Endsley, Prince of Wales Sportfishing: access permit was updated due to early start of season. Signed and approved.
7. SHSP Grant Progress (Emergency Disaster Trailers): The first procurement application was approved for the purchase of the McKinnon trailer. Purchase will take place in early May.

Trailer availability has changed since the initial quotes were obtained. More research was done, and new quotes were obtained. It has been determined that 6x12 trailers could be purchased more cheaply than 6x10 trailers. Procurement requests will be placed for two 6x12 trailers.

8. Emergency Management Conference. The Emergency Management Conference was held in Anchorage on April 19<sup>th</sup> – the 21<sup>st</sup>. The city was represented in person by Tsai. I attended via teleconference. This conference is required for participation in the Emergency Management Performance Grant (EMPG) program. Much of the content revolved around requirements associated with emergency trainings and grants. Some of the highlights included the following:
- a. Importance of, and methods for, building and maintaining relationships in emergency management: know what resources are available, how communities can work as a communal safety net in a disaster, who does what, and forming/knowing the chain of command before a disaster strikes.
  - b. Mitigation in Alaska: programs and projects that can be used to mitigate the effects of a disaster.
  - c. Non-disaster grants 101: mitigation, planning, and preparation programs available and a basic introduction. How to apply, use, and maintain various emergency management grants.
  - d. Disaster Assistance and Recovery: important processes to keep in mind when recovering from a disaster so that the community is eligible for help and monetary assistance.
  - e. Family communication and emergency plans during natural disasters
  - f. Breakdown of first 72 hours during and after a disaster (and beyond).
9. Tsunami Brochure: Work has begun to collaborate with University of Alaska Geophysical Institute faculty to produce an updated tsunami brochure for the City of Craig. This brochure will be modeled like the new ones already produced for Valdez and Unalaska. A meeting is being scheduled for early June. A public lecture on tsunamis in coastal communities is also being considered during the time Dr. Elena Suleimani and James Benzschawel are on the island.

## **EMS Report**

**April 28th, 2022**

**Submitted by Tsai, Assistant EMS Coordinator**

### **Calls to Date**

April 2022 Calls: 22

2022 Calls to date: 8

### **Crew Status**

One EMT is taking a leave of absence until July 1st.

One EMT has come back from vacation but has gone overseas for a few weeks.

I will be taking some personal days after the EMS Leadership Academy (May 21st - 23rd)

All EMTs are responding as scheduled or to back up crew as needed.

### **Training**

In person training is going to be started every 1st Wednesday of the month starting May 4th 6pm.

EMT 2 Course starting May 22nd.

Will be attending EMS Leadership Academy on May 16 - 20th.

### **Recruitment**

Job announcements have. Looking for a part time, full time position and additional volunteers.

Looking for potential candidates in an ETT class being held on POW.

### **Other Responsibilities:**

Update and maintaining Team Schedule

Went to SOA EMC in Anchorage (Trip Summary attached)

Working on revised On Call Policy

Keeping reports up to date with EMS System/Billing

Keeping EMS/FIRE reports up to date with the State of Alaska

Maintaining ambulances

Securing Continuing Education courses and FEMA courses

SHSP Grant: Ordering SCBA tanks

**State of Alaska Emergency Management Conference**  
**(SOA EMC) Trip Summary**  
**4/19-4/22**

I got the privilege of attending the SOA EMC 2022 Trip in Anchorage. There I met fantastic contacts that will benefit EMS and the City of Craig. I received resources from people throughout Alaska as well as Southeast Alaska contacts.

The sessions I attended were very informational; I was able to learn about how other communities operate, large and small. As well as giving me ideas on how we can improve our emergency operations in the City and Prince of Wales Island. I was able to learn about mitigation programs in Alaska, Building Resilient Infrastructure and Communities (BRIC), Non-Disaster Grants (specifically the EMPG and SHSP grants), Disaster Assistance, Family Communication Plan, Threat and Hazard Identification and Risk Assessment/Stakeholder Preparedness Review (THIRA/SPR), Whole Community Input Form (WCIF).

I was also able to attend the Alaska Emergency Management Association (AKEMA) meeting, as well as the Integrated Preparedness Planning Workshop (IPPW). I was able to connect with Southeast Alaska contacts, work with them with different scenarios, and create a plan for FEMA courses.

I then attended the Local Emergency Planning Committee (LEPC) Meeting, in which I was able to receive updates from the other communities in Alaska.

The conference was a fantastic learning experience in emergency operations, grant information, FEMA courses, and will be continuing moving forward with other projects related to emergency management.



To: Craig City Council

From: Hans Hjort, Harbor Master

Date: April 26, 2022

RE: May staff report

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## Harbor department report May 2022

- The JT Brown boat yard continues to be very full. We haven't had to turn anyone away yet but there have already been times when we were unable to offer yard space that had power available. We have been trying to get some of the vessels that have been there a long time to get moving or to move to Shaan Seet for longer term storage. We have not been successful in getting anyone to move yet. Shaan Seet seems to be at full capacity as well.
- We've had some problems with the ice house this month. We had the ice bin mostly full before the long line season began. As we started getting down on the ice level we went to make more ice and discovered that the ice maker would not start up. We called up a couple different companies that have worked on the system before and asked for help. No one could help diagnose the problem over the phone. Silver Bay Seafoods offered us help. The Chief engineer as well as the refrigeration technician came and helped us diagnose the issue. We discovered that we had two fuses burn up on the contactors for the water cooling tower pump. This single phased the water cooling pump motor. I had a new pump and motor on the shelf that we were able to install. We had to get new fuses from Channel Electric. We were able to get running the next day. By this time we were out of ice though. We've been working hard to get the ice bin full again. We just put the second ice maker back into service for the season. We normally don't run the #2 ice maker until the end of June. We felt it was necessary to start it to catch up with the demand.
- We have signed an agreement with Western Dock and Bridge to replace two guard piling. One piling is at City Dock and the other is at the False Island Dock. Both piling will be replaced with new creosote piles. The work will cost \$5000 more than we had budgeted. I do have funds to cover the additional cost. The work is expected to take place mid-May.
- We are continuing to work on the cathodic protection system design for the False Island dock. The engineer from PND was down here from Juneau and did a site visit. I was also able to talk to him about some other projects that we want to do in the near future. The proposed cost for the other projects is very high. We will be looking at some other options for getting the engineering work completed.
- The Harbor Department responded to one boat fire this month. We brought our mobile fire pump to the vessel. The fire was able to be put out with a fire extinguisher. We were told the





cause of the fire was a 3 way splitter on an extension cord. Little damage happened to the vessel.

- Viking lumber donated two units of spruce beams for blocks in the boat yard. We have cut the beams to length and have painted the ends a bright green color to discourage them from leaving the boat yard.
- New ice delivery hose has been ordered. This new hose is poly urethane instead of PVC like the last hose was. It is rated to -40 F so it shouldn't crack from the cold ice. It is a smooth bore hose so it should also deliver well.
- I have travel planned the third week of May.

**04/01/22-04/26/22**

Patron Visits: 545

Circulation: 2412

Computer Usage: 98

WiFi Usage: 135 unique visitors, 641 total visits

Story Times: Craig Head Start (40 Children), Craig Public Library Story Time (10 Children)

Inter-Library Loans: 29

Volunteer Hours -10 hours

New-

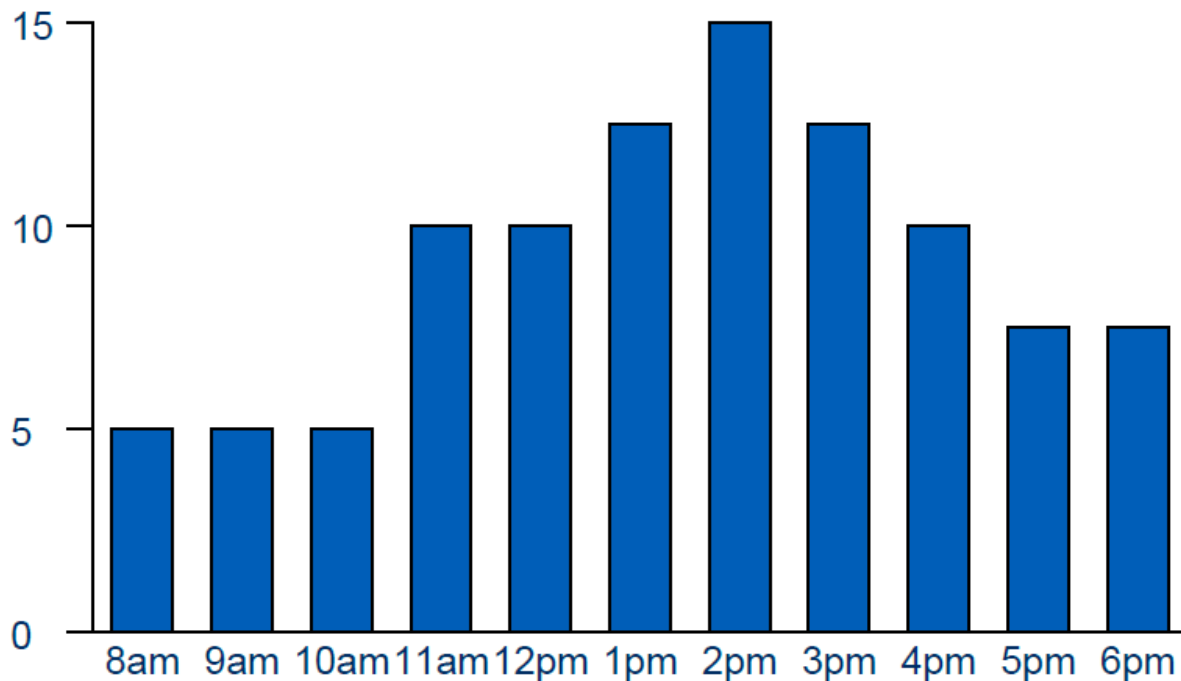
- Received a grant for \$5,000 for the Winter/Summer reading programs.
- We now have three people working at the library.

Project-

- Working with the summer reading program.
- Working on Rasmuson Grant
- Adding new materials to the library.

Internet use information for this month.

## Average Peak Hourly



Submitted by Patricia Gardner, Library Director

# Public works Report

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4.28.2022

## Streets and Alleys:

- a. Trimmed alder branches on East Hamilton Dr.
- b. Street sweeping as needed.
- c. Installation of drainage at ball field.
- d. Spring Cleanup scheduled for May 9<sup>th</sup> thru the 13<sup>th</sup>.
- e. Lagoon Beach cleanup completed.

## Sewer:

- a. Daily and Monthly General maintenance and sampling at the wastewater treatment plant as required.
- b. Responded to power outages, and storm events as required.
- c. Monthly Sludge removal as required.
- d. Working with engineer on WWTP roof Project

## Water:

- a. "Water Operator Report". Daily and Monthly General maintenance and sampling at the water treatment plant and distribution system as required.
- b. Consumer Confidence Report to be sent out with utility billing. City of Craig utilizes a web host program with ARWA. The direct link to the CCR will be printed on the back of the utility hand bills.
- c. Water meter repair and/or replace as required.
- d. Monthly Bacti samples collected as required.
- e. Continuous work with radio reads meter system.
- f. TTHM&HAA5 samples collected as required for First Quarter sampling cycle. The quarterly samples average is below the MCL.
- g. Public works Dept. has begun water main valve exercising on the west side of the city.

## Equipment:

- a. Public Works will be posting open bids for used vehicles/equipment mid May 2022.

## Solid Waste:

- a. Weekly pick-up process performed as require.
- b. New garbage truck is in service.

**Projects:**

- a. Safety Program review ( work in progress)
- b. North & South Cove Harbors back-flow preventer installation project bid (work in progress)
- c. Dam inspection by engineers. ( in progress)
- d. Water line road bridge replacement
- e.



May, 2022. Recreation Department Report to the Craig City Council and Mayor O'Connor,

Spring is here!

Dodgeball started back on Friday April 29 at 3pm with the Craig Police and first responders playing with the kids. CPD is paying the fees for the kids. We have invited EMS, Fire Department, Klawock Police and the State Troopers.

Ellie Flagg is my new assistant. She is doing a great job and will be a good fit to take my job when I retire at the end of the year. She has the right attitude, experience, education and she enjoys most aspects of the job. She is a blessing. The Craig 4th of July Easter Celebration was a mad house success! Elli is a great sport and was sweeter than ever covered in candy floss!



We are Getting ready for the Salmon Derby from June 1 to August 15 with a Social Celebration on August 20, 2022. New this year we will have special contests one weekend a month. Biggest Fish on Fathers Day weekend for a dad, Biggest fish caught by a woman July 2 and 3, and the biggest fish caught by under 18 on August 13 and 14. We are also proposing selling the lodges discounted book of tickets.

Gravel is being spread at the Recreation to make the parking lot at the Youth Center user friendly. Ellie is helping, her conscripted volunteer boyfriend Chip and the Mormon missionaries. We will be planting the flower baskets and trying to spruce up the plant stands.

Elementary Basketball was a huge success. Thanks to Vanessa James. Ashlyn Smith was her assistant. Going to try to get some of our elder basketball players to come and sideline coach the elementary kids and have Middle school kids help as assistant.



Would like to create some other art and craft intergenerational program also. That was being planned pre pandemic. There is interest in a Spanish Conversation Class.

Youth and Recreation Center will be open for Teens on Fridays from 7 to pm with Ellie and volunteers Melissa Bean and the missionaries.

Ballet will end on May 21 with a joint recital with the gymnasts at 4pm at the Craig High School auditorium. Lots of adorable kids, classes are Saturday mornings. Thanks to Julie McDonald and AnnMarie White.

Added a Mellow Monday to the Volleyball line up and opened it to Middle school aged kids and players who are learning or refreshing skills. Jo'se Cevera and his daughter Melissa have been instrumental in the programs growth. Ellie and I have been repairing skates and cleaning.. Cardio kick box and Basketball both on hiatus.

Friday Parent Tot Time is back at the Craig City Gym from 10:30-noon. This is a free program that follows the Craig Public Library Story time for preschoolers.

Spring flower planting. Painting the painting the plant stands.

May 15 the Christopher Thibbodeau Memorial ballpark cleaning at noon.

We have a couple of vending machines donated by Shaan Seet at the City Gym. Hope that can help make a little money and give the kids options. There will be no gum!

Memorial weekend. I will be announcing Marathon finishers again this year. Spring Bazaar on Sunday, May 29 from 1-6 at the Craig City Gym. Such a busy time of year.

We will hold the Blessing of the Fleet on Monday at 3pm with Father Augustine Min at City Dock.. We will honor the veterans, remember those we have lost and hope to have a nice crowd of after the marathon participants.

Lots of rentals, bouncers and parties. KRBD radio show Friday morning.

Will have Swap meets this summer and planning great summer programs. Still need a part time assistant. Ellie has a summer job and will need someone when I retire. Enjoying my job !  
Victoria Merritt, Recreation Director



<b>FISCAL YEAR 2022 Watershed Improvement and Restoration, Sustainable Recreation</b>	<b>Current Status</b>	<b>Associated Documents</b>	<b>List Field Surveys Required</b>	<b>Timeframe for Surveys to be Completed</b>	<b>Follow-up Treatments Required:</b>	<b>Funded</b>	<b>Activity Leader</b>	<b>Line Officer</b>
<b>Stream Restoration</b>								
1. Nahania Creek Restoration	Monitoring surveys only	Workshop Presentation	Completed	Completed	Post-implementation monitoring surveys	Yes	Ellyn Rickels	District Ranger and Deputy District Ranger
2. Shaheen NF1 Restoration	Implementation in 2022. Large wood placement along 0.11 miles of stream.	Shaheen Design Maps, Workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Post-implementation monitoring surveys	Yes	Ellyn Rickels	District Ranger and Deputy District Ranger
3. Shaheen SF2 Restoration	Implementation in 2022. Large wood placement along 0.22 miles of stream.	Shaheen Design Maps, Workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Post-implementation monitoring surveys	Yes	Ellyn Rickels	District Ranger and Deputy District Ranger
<b>Fish Crossings/Aquatic Organism Passage (AOPs)</b>								
1. AOP 2050000 MP 19.51	Design Complete; implementation in 2022	AOP Spreadsheet, Fish Barrier Culverts Map	Complete	Completed	N/A	Yes	Andrew Sanders	District Ranger and Deputy District Ranger
2. AOP 2050000 MP 22.23	Design Complete; implementation in 2022	AOP Spreadsheet, Fish Barrier Culverts Map	Complete	Completed	N/A	Yes	Andrew Sanders	District Ranger and Deputy District Ranger
3. AOP 2100000 MP 12.53	Design Complete; implementation in 2022	AOP Spreadsheet, Fish Barrier Culverts Map	Complete	Completed	N/A	Yes	Andrew Sanders	District Ranger and Deputy District Ranger
4. AOP 2050000 MP 86.646	Design Complete; implementation in 2022	AOP Spreadsheet, Fish Barrier Culverts Map	Complete	Completed	N/A	Yes	Andrew Sanders	District Ranger and Deputy District Ranger
<b>Invasive Species Management</b>								
1. Japanese knotweed ( <i>polygonum cuspidatum</i> ) along Twelvemile Arm	Est. 1.25 acres proposed manual treatment, possibly supplmeneted by chemical treatment, weather dependent. Size of area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Yes	Yes	Valeria Cancino	District Ranger and Deputy District Ranger
2. Canada Thistle ( <i>Cirsium arvense</i> ) and Perennial Sowthistle ( <i>Sonchus arvensis</i> ) along Rd 2340000	Est. 3.5 acres proposed manual treatment, possibly supplmeneted by chemical treatment, weather dependent. Size of area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Yes	Yes	Valeria Cancino	District Ranger and Deputy District Ranger
3. Canada Thistle ( <i>Cirsium arvense</i> ) along Craig-Klawock-Hollis Road	Est 7 acres proposed manual treatment, possibly supplmeneted by chemical treatment, weather dependent. Size of area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Yes	Yes	Valeria Cancino	District Ranger and Deputy District Ranger
4. Canada Thistle ( <i>Cirsium arvense</i> ), bull thistle ( <i>Clrsium vulgare</i> ), and perennial sowthistle ( <i>Sonchus arvensis</i> ) near intersection of East POW Rd and Coffman Cove Rd	Est 4.9 acres proposed manual treatment, possibly supplmeneted by chemical treatment, weather dependent. Size of area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Yes	Yes	Valeria Cancino	District Ranger and Deputy District Ranger
5. Bull Thistle ( <i>Cirsium vulgare</i> ) and Canada thistle ( <i>Cirsium arvense</i> ) near intersection of RD 203000W and Big Salt – Thorne Bay Rd	Est.11.9 acres proposed manual treatment, possibly supplmeneted by chemical treatment, weather dependent. Size of area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Yes	Yes	Valeria Cancino	District Ranger and Deputy District Ranger
6. Bull thistle ( <i>Cirsium vulgare</i> ) along Coffman Cove Road	Est. 23.4 acres proposed manual treatment, possibly supplmeneted by chemical treatment, weather dependent. Size of area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Yes	Yes	Valeria Cancino	District Ranger and Deputy District Ranger



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7. Bull Thistle ( <i>Cirsium vulgare</i> ) along Federal Way (RD 3000134)	Est. 1 acre proposed manual treatment, possibly supplmeneted by chemical treatment, weather dependent	Public workshop maps and treatment plan	Complete	Completed	Yes	Yes	Valeria Cancino	District Ranger and Deputy District Ranger
8. Sweetclover ( <i>Melilotus albus</i> , <i>Melilotus officinalis</i> ) along Coffman Cove Road	13.2 acres proposed manual treatment, possibly supplmeneted by chemical treatment, weather dependent	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2022	Yes	Yes	Valeria Cancino	District Ranger and Deputy District Ranger
9. Sweetclover ( <i>Melilotus albus</i> , <i>Melilotus officinalis</i> ) along Big Salt – Thorne Bay Road	1.9 acres proposed manual treatment, possibly supplmeneted by chemical treatment, weather dependent	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2022	Yes	Yes	Valeria Cancino	District Ranger and Deputy District Ranger
<b>Sustainable Recreation</b>								
1. Sunnahae trail reconstruction	Final design and construction in 2022.	Public workshop map and presentation	Landscape Architect to do final design, others complete	2021 - 2022	N/A	Yes, GAOA	Recreation Staff	District Ranger and Deputy District Ranger
2. Harris River Campground and Picnic area vault toilet repair	Draft design and probable implementation in 2022.	Public workshop map and presentation	Complete	Completed	N/A	Yes, GAOA	Recreation Staff	District Ranger and Deputy District Ranger
3. Sarkar Canoe Route and Cabin enhancements	Final design and implementation in 2022.	Public workshop map and presentation	Complete	Survey in May, work in August	N/A	Yes	Recreation Staff	District Ranger and Deputy District Ranger
4. El Cap Recreation Area enhancements	Trail to cave reconstruction and admin cabin improvements 2022, campground improvements and cabin construction 2023, boat launch improvements 2024.	Public workshop map and presentation	Complete	2021-2022	N/A	Yes, GAOA	Recreation Staff	District Ranger and Deputy District Ranger
5. Twelve Mile Arm Cabin vault toilet installation	Construction planned in 2022, pending funding.	Previous workshop poster	Soils, transportation, botany, and potentially others	2022	N/A	No	Recreation Staff	District Ranger and Deputy District Ranger
6. Subalpine Snow Machine Trails	Planning and survey; possible implementation beginning in 2022 or 2023.	Workshop maps and presentation	All resource surveys needed for access points	2021-2022	N/A	No	Mike Sheets	District Ranger and Deputy District Ranger
7. Mooring Buoy Repair/replacements (GAOA)	Potential implementation in 2022; depending on funding, may be delayed to 2023.	Workshop maps and presentation	N/A	2022	N/A	GAOA Pending	Recreation Staff	District Ranger and Deputy District Ranger
8. Karta River Trail reconstruction and cabin improvements	Begin implementation; completion expected in 2023.		Pending	Pending	Pending	Resubmitting for GAOA FY2023	Recreation Staff	District Ranger and Deputy District Ranger
9. Beaver Falls Trail reconstruction	Draft design and survey work.		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger

<b>FISCAL YEAR 2023 Watershed Improvement and Restoration, Sustainable Recreation</b>	<b>Current Status</b>	<b>Associated Documents</b>	<b>List Field Surveys Required</b>	<b>Timeframe for Surveys to be Completed</b>	<b>Follow-up Treatments Required:</b>	<b>Funded</b>	<b>Activity Leader</b>	<b>Line Officer</b>
<b>Stream Restoration</b>								
1. Nahania Creek Restoration	Monitoring surveys only; ongoing	Workshop Presentation	Completed	Completed	Post-implementation monitoring surveys	No	Ellyn Rickels	District Ranger and Deputy District Ranger
2. Shaheen NF1 Restoration	Final designs and implementation in 2022, ongoing	Shaheen Design Maps, Workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Post-implementation monitoring surveys	Yes	Ellyn Rickels	District Ranger and Deputy District Ranger
3. Shaheen SF2 Restoration	Final designs and implementation in 2022, ongoing	Shaheen Design Maps, Workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Post-implementation monitoring surveys	Yes	Ellyn Rickels	District Ranger and Deputy District Ranger
4. Shaheen MS1 Restoration	Final designs and implementation in 2023-2024	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger
5. Shaheen MS3 Restoration	Final designs and implementation in 2023-2024	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger
6. Shaheen MS4 Restoration	Final designs and implementation in 2023-2024	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger
7. Shaheen SF1 Restoration	Final designs and implementation in 2023-2024	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger
8. Shaheen SF3 Restoration	Final designs and implementation in 2023-2024	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger
9. Shaheen SF4 Restoration	Final designs and implementation in 2023-2024	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger
<b>Fish Crossings/Aquatic Organism Passage (AOPs)</b>								
1. AOP 2051000 MP 1.42	Implementation in 2023 (materials not available for 2022 construction window)	AOP Spreadsheet, Fish Barrier Culverts Map	Completed	Completed	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
2. AOP 3030110 MP 0.28	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
3. AOP 2120000 MP 9.58	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
4. AOP 2120000 MP 10.26	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
5. AOP 3000000 MP 21.37	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger

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6. AOP 3030700 MP 3.88	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
7. AOP 2056000 MP 0.66	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
8. AOP 2050000 MP 14.69	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
9. AOP 2059300 MP 1.12	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
10. AOP 2050400 MP 0.16	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
11. AOP 2050400 MP 0.56	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
12. AOP 2050050 MP 3.72	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
13. AOP 2050000 MP 19.19	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
14. AOP 2030790 MP 1.08	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
15. AOP 2025000 MP 0.72	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
16. 25000 MP 2.679	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
17. 1525000 MP 3.4	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
18. 2050000 MP 10.36	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
19. 2050300 MP 4.67	Implementation in 2023-2024	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
20. 2050400 MP 4.49	Implementation in 2023	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger
<b>Invasive Species Management</b>								
1. Japanese knotweed ( <i>polygonum cuspidatum</i> ) along Twelvemile Arm	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. Ongoing.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger
2. Canada Thistle ( <i>Cirsium arvense</i> ) and Perennial Sowthistle ( <i>Sonchus arvensis</i> ) along Rd 2340000	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. Ongoing.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger

<b>FISCAL YEAR 2023 Watershed Improvement and Restoration, Sustainable Recreation</b>	<b>Current Status</b>	<b>Associated Documents</b>	<b>List Field Surveys Required</b>	<b>Timeframe for Surveys to be Completed</b>	<b>Follow-up Treatments Required:</b>	<b>Funded</b>	<b>Activity Leader</b>	<b>Line Officer</b>
3. Canada Thistle ( <i>Cirsium arvense</i> ) along Craig-Klawock-Hollis Road	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. Ongoing.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger
4. Canada Thistle ( <i>Cirsium arvense</i> ), bull thistle ( <i>Cirsium vulgare</i> ), and perennial sowthistle ( <i>Sonchus arvensis</i> ) near intersection of East POW Rd and Coffman Cove Rd	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. Ongoing.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger
5. Bull Thistle ( <i>Cirsium vulgare</i> ) and Canada thistle ( <i>Cirsium arvense</i> ) near intersection of RD 203000W and Big Salt – Thorne Bay Rd	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. Ongoing.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger
6. Bull thistle ( <i>Cirsium vulgare</i> ) along Coffman Cove Road	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. Ongoing.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger
7. Bull Thistle ( <i>Cirsium vulgare</i> ) along Federal Way (RD 3000134)	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. Ongoing.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger
8. Sweetclover ( <i>Melilotus albus</i> , <i>Melilotus officinalis</i> ) along Coffman Cove Road	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. Ongoing.	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2022	Yes	No	Valeria Cancino	District Ranger and Deputy District Ranger
9. Sweetclover ( <i>Melilotus albus</i> , <i>Melilotus officinalis</i> ) along Big Salt – Thorne Bay Road	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. Ongoing.	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2022	Yes	No	Valeria Cancino	District Ranger and Deputy District Ranger
10. Spotted Knapweed ( <i>Centaurea stoebe</i> ssp. <i>micranthos</i> ) along North Twin Road (2050600)	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. 2023 – ongoing.	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Ongoing	No	Valeria Cancino	District Ranger and Deputy District Ranger
11. Spotted Knapweed ( <i>Centaurea stoebe</i> ssp. <i>micranthos</i> ) near intersection of RD 2000652, Long Lake, and FH43	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. 2023 – ongoing.	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Chemical – closed road	No	Valeria Cancino	District Ranger and Deputy District Ranger
12. Spotted Knapweed ( <i>Centaurea stoebe</i> ssp. <i>micranthos</i> ) along Bay Lake Rd (300000N)	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. 2023 – ongoing.	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Chemical – closed road	No	Valeria Cancino	District Ranger and Deputy District Ranger
13. Canada Thistle ( <i>Cirsium arvense</i> ) along Big Salt – Thorne Bay Road (2 locations)	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. 2023 – ongoing.	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Manual, mechanical, chemical	No	Valeria Cancino	District Ranger and Deputy District Ranger
14. Bull Thistle ( <i>Cirsium vulgare</i> ) along Fish City (RD 2360000)	Monitoring; possible manual and chemical treatment. Area dependent upon conditions. 2023 – ongoing.	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Mechanical, chemical	No	Valeria Cancino	District Ranger and Deputy District Ranger
<b>Sustainable Recreation</b>								
1. El Cap Recreation Area enhancements	Campground improvements, cabin construction 2023, boat launch improvements 2024	Public workshop map and presentation	Pending	Pending	Pending	Yes, GAOA	Recreation Staff	District Ranger and Deputy District Ranger
2. Subalpine Snowmachine Trails	Possible implementation in 2023	Maps	Pending	Pending	N/A	No	Mike Sheets	District Ranger and Deputy District Ranger

<b>FISCAL YEAR 2023 Watershed Improvement and Restoration, Sustainable Recreation</b>	<b>Current Status</b>	<b>Associated Documents</b>	<b>List Field Surveys Required</b>	<b>Timeframe for Surveys to be Completed</b>	<b>Follow-up Treatments Required:</b>	<b>Funded</b>	<b>Activity Leader</b>	<b>Line Officer</b>
3. Twelve Mile Arm Cabin vault toilet installation	Implementation in 2023, pending funding	Previous workshop poster	Soils, transportation, botany	2021	N/A	No	Recreation Staff	District Ranger and Deputy District Ranger
4. One Duck Trail and Shelter rebuild	Possible implementation in 2023	Workshop maps and presentation	All resource area surveys needed	2022	N/A	Yes, GAOA	Recreation Staff	District Ranger and Deputy District Ranger
5. Mooring Buoy Repair/replacements (GAOA)	Possible implementation in 2023	Workshop maps and presentation	N/A	2022	N/A	Resubmitting for GAOA FY2024	Recreation Staff	District Ranger and Deputy District Ranger
6. Karta River Trail reconstruction and cabin improvements	Continuing to completion.		Pending	Pending	Pending	Resubmitting for GAOA FY2023	Recreation Staff	District Ranger and Deputy District Ranger
7. Beaver Falls Trail reconstruction	Implementation in 2022-2023.		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger
8. Deweyville Trail Reconstruction	Design complete; potential implementation		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger
9. Honker Canoe Route Signage improvements	Implementation in 2023.		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger
10. Hollis to Harris Trail construction	Implementation in 2023-2024.		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger

FISCAL YEARS 2024-2026 Watershed Improvement and Restoration	Status	Associated Documents	List Field Surveys Required	Timeframe for Surveys to be Completed	Follow-up Treatments Required:	Funded	Activity Leader	Line Officer	Estimated Implementation Dates
<b>Stream Restoration</b>									
1. Nahania Creek Restoration	Monitoring surveys only	Workshop Presentation	Completed	Completed	Post-implementation monitoring surveys	No	Ellyn Rickels	District Ranger and Deputy District Ranger	Ongoing
2. Shaheen NF1 Restoration	Draft designs complete	Shaheen Design Maps, Workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Post-implementation monitoring surveys	No	Ellyn Rickels	District Ranger and Deputy District Ranger	2022-Ongoing
3. Shaheen SF2 Restoration	Draft designs complete	Shaheen Design Maps, Workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Post-implementation monitoring surveys	No	Ellyn Rickels	District Ranger and Deputy District Ranger	2022-Ongoing
4. Shaheen MS1 Restoration	Preliminary designs complete	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger	2023-2024
5. Shaheen MS3 Restoration	Preliminary designs complete	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger	2023-2024
6. Shaheen MS4 Restoration	Preliminary designs complete	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger	2023-2024
7. Shaheen SF1 Restoration	Preliminary designs complete	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger	2023-2024
8. Shaheen SF3 Restoration	Preliminary designs complete	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger	2023-2024
9. Shaheen SF4 Restoration	Preliminary designs complete	Shaheen Design Maps, workshop presentation	Botany/Invasives, Engineering, Karst, Silviculture, Soils, Wildlife	2022	Reassess following storms, redesign if needed	No	Ellyn Rickels	District Ranger and Deputy District Ranger	2023-2024
<b>Fish Crossings/Aquatic Organism Passage (AOPs)</b>									
1. AOP 3030110 MP 0.28	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
2. AOP 2120000 MP 9.58	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
3. AOP 2120000 MP 10.26	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
4. AOP 3000000 MP 21.37	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
5. AOP 3030700 MP 3.88	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
6. AOP 2056000 MP 0.66	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
7. AOP 2050000 MP 14.69	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
8. AOP 2059300 MP 1.12	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024

FISCAL YEARS 2024-2026 Watershed Improvement and Restoration	Status	Associated Documents	List Field Surveys Required	Timeframe for Surveys to be Completed	Follow-up Treatments Required:	Funded	Activity Leader	Line Officer	Estimated Implementation Dates
9. AOP 2050400 MP 0.16	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
10. AOP 2050400 MP 0.56	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
11. AOP 2050050 MP 3.72	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
12. AOP 2050000 MP 19.19	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
13. AOP 2030790 MP 1.08	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
14. AOP 2025000 MP 0.72	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
15. 25000 MP 2.679	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
16. 1525000 MP 3.4	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
17. 2050000 MP 10.36	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
18. 2050300 MP 4.67	Design Complete	AOP Spreadsheet, Fish Barrier Culverts Map	Soils, botany, heritage	2021-2023	N/A	No	Andrew Sanders	District Ranger and Deputy District Ranger	2023-2024
<b>Invasive Species Management</b>									
1. Japanese knotweed ( <i>Polygonum cuspidatum</i> ) along Twelvemile Arm	Monitoring; possible manual and chemical treatment. Area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger	Ongoing
2. Canada Thistle ( <i>Cirsium arvense</i> ) and Perennial Sowthistle ( <i>Sonchus arvensis</i> ) along Rd 2340000	Monitoring; possible manual and chemical treatment. Area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger	Ongoing
3. Canada Thistle ( <i>Cirsium arvense</i> ) along Craig-Klawock-Hollis Road	Monitoring; possible manual and chemical treatment. Area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger	Ongoing
4. Canada Thistle ( <i>Cirsium arvense</i> ), bull thistle ( <i>Cirsium vulgare</i> ), and perennial sowthistle ( <i>Sonchus arvensis</i> ) near intersection of East POW Rd and Coffman Cove Rd	Monitoring; possible manual and chemical treatment. Area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger	Ongoing

FISCAL YEARS 2024-2026 Watershed Improvement and Restoration	Status	Associated Documents	List Field Surveys Required	Timeframe for Surveys to be Completed	Follow-up Treatments Required:	Funded	Activity Leader	Line Officer	Estimated Implementation Dates
5. Bull Thistle ( <i>Cirsium vulgare</i> ) and Canada thistle ( <i>Cirsium arvense</i> ) near intersection of RD 203000W and Big Salt – Thorne Bay Rd	Monitoring; possible manual and chemical treatment. Area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger	Ongoing
6. Bull thistle ( <i>Cirsium vulgare</i> ) along Coffman Cove Road	Monitoring; possible manual and chemical treatment. Area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger	Ongoing
7. Bull Thistle ( <i>Cirsium vulgare</i> ) along Federal Way (RD 3000134)	Monitoring; possible manual and chemical treatment. Area dependent upon conditions.	Public workshop maps and treatment plan	Complete	Completed	Monitoring/possible treatment	No	Valeria Cancino	District Ranger and Deputy District Ranger	Ongoing
8. Sweetclover ( <i>Melilotus albus</i> , <i>Melilotus officinalis</i> ) along Coffman Cove Road	Monitoring; possible manual and chemical treatment. Area dependent upon conditions.	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2022	Yes	No	Valeria Cancino	District Ranger and Deputy District Ranger	Ongoing
9. Sweetclover ( <i>Melilotus albus</i> , <i>Melilotus officinalis</i> ) along Big Salt – Thorne Bay Road	Monitoring; possible manual and chemical treatment. Area dependent upon conditions.	Public workshop maps and treatment plan	Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2022	Yes	No	Valeria Cancino	District Ranger and Deputy District Ranger	Ongoing
10. Spotted Knapweed ( <i>Centaurea stoebe</i> ssp. <i>micranthos</i> ) along North Twin Road (2050600)	Draft		Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Ongoing	No	Valeria Cancino	District Ranger and Deputy District Ranger	2023 - ongoing
11. Spotted Knapweed ( <i>Centaurea stoebe</i> ssp. <i>micranthos</i> ) near intersection of RD 2000652, Long Lake, and FH43	Draft		Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Chemical – closed road	No	Valeria Cancino	District Ranger and Deputy District Ranger	2023 - ongoing
12. Spotted Knapweed ( <i>Centaurea stoebe</i> ssp. <i>micranthos</i> ) along Bay Lake Rd (300000N)	Draft		Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Chemical – closed road	No	Valeria Cancino	District Ranger and Deputy District Ranger	2023 - ongoing
13. Canada Thistle ( <i>Cirsium arvense</i> ) along Big Salt – Thorne Bay Road (2 locations)	Draft		Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Manual, mechanical, chemical	No	Valeria Cancino	District Ranger and Deputy District Ranger	2023 - ongoing
14. Bull Thistle ( <i>Cirsium vulgare</i> ) along Fish City (RD 2360000)	Draft		Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Mechanical, chemical	No	Valeria Cancino	District Ranger and Deputy District Ranger	2023 - ongoing
15. Bull Thistle ( <i>Cirsium vulgare</i> ) along Lake Ellen Spur A (2030950)	Draft		Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Manual, mechanical	No	Valeria Cancino	District Ranger and Deputy District Ranger	2024 - ongoing
16. Bull Thistle ( <i>Cirsium vulgare</i> ) along Lake Ellen Road East	Draft		Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Manual, mechanical	No	Valeria Cancino	District Ranger and Deputy District Ranger	2024 - ongoing



<b>FISCAL YEARS 2024-2026 Watershed Improvement and Restoration</b>	<b>Status</b>	<b>Associated Documents</b>	<b>List Field Surveys Required</b>	<b>Timeframe for Surveys to be Completed</b>	<b>Follow-up Treatments Required:</b>	<b>Funded</b>	<b>Activity Leader</b>	<b>Line Officer</b>	<b>Estimated Implementation Dates</b>
17. Bull Thistle (Cirsium vulgare) along Overview (Rd 3000120)	Draft		Wildlife, Fisheries, Hydrology, Soils, Geology, Archaeology, Recreation	2021-2023	Mechanical, chemical	No	Valeria Cancino	District Ranger and Deputy District Ranger	2024 - ongoing
<b>Sustainable Recreation</b>									
1. El Cap Recreation Area enhancements	Campground improvements, cabin construction 2023, boat launch improvements 2024	Public workshop map and presentation	Pending	Pending	Pending	Yes, GAOA	Recreation Staff	District Ranger and Deputy District Ranger	2023-2024
2. Subalpine Snowmachine Trails	Implementation	Maps	Pending	Pending	N/A	No	Mike Sheets	District Ranger and Deputy District Ranger	Possibly 2023, Otherwise 2024
3. Twelve Mile Arm Cabin vault toilet installation	implementation in 2023, pending funding	Previous workshop poster	Soils, transportation, botany	2021	N/A	No	Recreation Staff	District Ranger and Deputy District Ranger	Possibly 2023, otherwise 2024
4. One Duck Trail and Shelter rebuild	Implementation	Workshop maps and presentation	All resource area surveys needed	2022	N/A	Yes, GAOA	Recreation Staff	District Ranger and Deputy District Ranger	Possibly 2023, otherwise 2024
5. Mooring Buoy Repair/replacements (GAOA)	Potential implementation 2023	Workshop maps and presentation	N/A	2022	N/A	Resubmitting for GAOA FY2024	Recreation Staff	District Ranger and Deputy District Ranger	2023, until complete
6. Neck Lake Launch and recreation site improvements	Draft design		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	TBD
7. Karta River Trail reconstruction and cabin improvements	Continuing to completion.		Pending	Pending	Pending	Resubmitting for GAOA FY2023	Recreation Staff	District Ranger and Deputy District Ranger	2022-2023, until complete
8. Beaver Falls Trail reconstruction	Implementation		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	2023, until complete
9. Salmon Bay cabin and Trail reconstruction	On Hold	Public workshop presentation	Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	TBD
10. Deweyville Trail Reconstruction	Design complete; potential implementation		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	2023, until complete
11. Honker Canoe Route Signage improvements	Draft		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	2023, until complete
12. Black Bear Lake Cabin Trail access and cabin site improvements	Draft	Public workshop presentation	Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	TBD
13. Hollis to Harris Trail construction	Draft		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	2023-2024
14. Three-sided shelter build in South POW Wilderness	Draft		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	TBD
15. Staney Cabin and trail enhancements	Draft		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	TBD
16. Decommission Josephine Lake Cabin	Draft		Pending	Pending	Pending	No	Recreation Staff	District Ranger and Deputy District Ranger	TBD

Approved by

X

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Delilah Brigham  
Deputy District Ranger

## Caught in the middle: Alaska needs more child care to aid economic recovery, but facilities are pinched (AND Article April 24, 2022)

By [Morgan Krakow](#)

Updated: April 24, 2022

In Alaska, child care has long been expensive and in high demand. But pandemic-driven complications, including a shortage of labor, have made the problem worse.

That's led to a negative feedback loop: Both economists and people in the industry say limited child care in Alaska is hampering economic recovery statewide.

"Child care is a sector that allows all other sectors to work," said Stephanie Berglund, CEO of thread, a nonprofit that works around Alaska to increase child care access.

There needs to be adequate child care for the state to grow economically, said Sara Teel, a labor economist with the Department of Labor and Workforce Development, who authored an article on the issue in the [Alaska Economic Trends](#) report this month.

Parents in Alaska are still having to stay home or cut their hours to take care of children, meaning they aren't working or looking for work, Teel said. According to a survey conducted in March by the U.S. Census Bureau and the Alaska Department of Labor and Workforce Development, nearly 13% of Alaska parents surveyed with children under age 5 had cut their work hours to care for children.

The state's economy has lost some \$165 million a year due to child care issues, a report from [the U.S. Chamber of Commerce Foundation](#) estimated late last year. Those costs stem from lost wages and lost productivity when parents miss work to care for children or have to leave the workforce entirely, as well as a loss in tax revenues, according to the report.

And the work disruptions aren't always felt equally.

"High-income households were the least likely to experience a significant change in work due to child care, and women were more likely than men to experience a significant change," the report said.

That same report said Alaska families pay on average \$982 a month for child care, though it varies significantly. Child care can't get much more expensive for families, said Berglund, with thread.

At the same time, the cost of operating child care facilities exceeds what parents can pay, meaning the programs run on "razor-thin margins," she said. That tends to work best when programs have complete enrollment and collect full tuition.

But the pandemic ruptured that model. When it started, businesses closed and people stayed home. Families pulled their kids out of child care programs. As parents made alternative care arrangements and schools remained online, Berglund said demand sank, decreasing revenue for child care operators.

And while revenue decreased, costs increased for child care businesses, she said. Group sizes had to get smaller to accommodate safety concerns, and staff and materials costs also increased.

Berglund said she has been told by many programs that federal, state and local stimulus has allowed them to survive. Still, there have been both permanent and temporary closures among licensed early childhood education programs statewide.

Shawnda O'Brien, director of the state's Division of Public Assistance, said 85 licensed child care facilities in the state have closed since March 2020 for various reasons, including retirements, family reasons and a lack of enrollment. Of those, roughly 45 to 50 were sold and reopened under new ownership.

Melanie Hooper, the chief operations officer at Camp Fire, a large youth development organization that offers before- and after-school programs in Anchorage, said that some enrollment recovered in the last year. Now, the organization's most significant pinch point is a shortage of workers.

While they've reopened 15 facilities, another 15 remain temporarily closed. Before the pandemic, the group served 1,100 kids and now serves around 400.

"That is 100% due to workforce shortages," Hooper said. "If we had more workforce, we would be opening those facilities."

Hooper said families are desperate for care — rearranging schedules or even changing a student's school so they can be somewhere with a Camp Fire program.

"It's creating tremendous stress on families," Hooper said. "It's creating a lot of stress for us internally; we like to meet family need and community need. That's something we're known for, and that's hard to not have the workforce to fully do that right now."

The labor shortage also means some facilities are having to raise wages to retain staff, but that's driving up costs in other areas.

Branwen Collier runs three locations of her business, Early Learning for Everyone, a child care center that has a separate department with services for children with autism who receive one-on-one care support but are part of the rest of the classroom.

Collier said she's raised staff wages so much to stay competitive that some classrooms are losing money, but she can sustain operations given the intensive therapy program, which has a different income stream billed through insurance.

"You can only charge parents so much. There definitely are programs that charge quite a bit more, but I wasn't trying to run a program, like, just for rich kids," Collier said. "We didn't want to price out middle-income parents."

But you can only pay staff so much, she said, while also trying to keep staff-to-child ratios low. "There's just not a lot of wiggle room in terms of being successful," she said.

Before the pandemic, Collier said she already had a long waitlist for her programs, and they even opened a new location that was filled almost immediately. But now the waitlist is even longer. Her staff spends quite a bit of time fielding calls from people asking where they are on the waitlist and how long it is.

To be sure, it's a good thing that child care staff are making more money — it's hard work, and they deserve it, she said. It just becomes an issue of math, with costs shifting to parents and providers.

She said they have yet to raise tuition rates, and gave out wage increases based on the knowledge that there would be COVID-19 grant money coming in. While she's depended on those funds to fill the gap, Collier said they will have to raise tuition rates in the future.

Collier said some of the staff they're hiring right now don't have other child care options. So at her facility, employees go to the top of the waitlist and receive a 40% discount off tuition.

The site administrator at one of the program's locations, Judith Morales, said having child care offered was essential and made the job a good opportunity.

Without having that offer, she wouldn't be able to work, or would have to leave her son, Liam, 4, somewhere else, which isn't ideal, mainly because of long waitlists at other places.

Several parents working at the facility have children enrolled there, which Morales said isn't always common.

Collier "understands the problem with child care, so she makes it a priority that the employees also have a spot for their children here," she said. "That's why there's a lot of parents' kids here."

Other Alaska businesses outside the child care sector are making changes to deal with the issue.

For example, according to the [Chamber report](#), Credit Union 1 is planning to have its child care center at its Anchorage headquarters for employees.

The Chamber's report acknowledged that not all employers could start up their own child care programs or pay for child care on behalf of their employees. But short of that, there are other things employers can do to help parents who work, it said. The report suggested offering flexibility around hours and days to working parents, plus the ability to work from home if possible.

Berglund, in a recent [opinion piece](#) in the Daily News, advocated for legislation included in the Build Back Better Act that would lower costs and help ensure living wages for child care program staff.

"Alaska's families, children and early educators deserve a system that works," she wrote.

## **CITY OF CRAIG MEMORANDUM**

To: Craig City Council  
From: Brian Templin, City Administrator  
Date: Municipal Land Sale – Lot 3A, Murphy Subdivision (Salmonberry Subdivision)  
RE: April 27, 2022

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As the council is aware, Hans Hjort applied to buy Lot 3A, Murphy Subdivision. During the public notice there were two other individuals who expressed interest in bidding on the lot. I have described in the memos approving the enacting ordinance that the council has wide latitude to set how the bid process would work. I recommend that we follow a simple process as outlined below:

1. The council will set the minimum bid amount (see the appraisal discussion below).
2. Staff will notify the three potential bidders by email that they have seven business days to submit a bid form (prepared by the city) with their sealed bid.
3. We should require some payment upfront as part of the bid. If the bidder is unsuccessful then the earnest payment will be returned. If the bidder is the high bidder, but declines to purchase the property or cannot meet the purchase requirements then their earnest payment is forfeit to the city.
4. We will open bids on a set day and time. The highest bidder will be awarded the bid.
5. Fairly standard terms of purchase will be included in the bid form, including;
  - a. Bids must be at or above the required minimum bid set by the council.
  - b. Cash payment for the balance within 90 days of the bid opening date.
  - c. Property to be transferred by quitclaim deed upon full payment.
  - d. If payment is not made within the required 90 days the property will be offered to the next high bidder and the original high bidder will forfeit their earnest payment.

We received the completed appraisal on April 27, 2022. The appraisal values the property at \$72,000. In addition to the appraised value, the municipal code requires that we add other related costs to the land sale. In this case that would include \$1,000 for the appraisal, \$20 in recording fees, and \$150 to pay for the original advertising for the sale. The advertising for the sale was paid by Mr. Hjort when he applied, but that fee should be refunded to him and charged to the winning bidder. This puts the minimum value of the property at \$73,170. The council has discretion to increase (but not decrease) that price. A copy of the appraisal is attached.

As with all land sales, the proceeds from this sale will be deposited into the land development fund (now housed in the Capital Reserve Fund).

The council should discuss the minimum value and set a price and approve the bid process and terms of sale by motion.

Recommended motion: I move to set the minimum bid value for Lot 3A, Murphy Subdivision at \$73,170 and approve the bid process and sale terms outlined above.

**SUBJECT**  
 Borrower N/A Census Tract 0002.00 Map Reference \_\_\_\_\_  
 Property Address 1464 Elizabeth Ct  
 City Craig County City & Borough of Sitka State AK Zip Code 99921  
 Legal Description Lot 3A, Murphy Subdivision, Plat 2018-24, Ketchikan Recording District, First Judicial District, State of Alaska  
 Sale Price \$ \_\_\_\_\_ Date of Sale \_\_\_\_\_ Loan Term \_\_\_\_\_ yrs. Property Rights Appraised  Fee  Leasehold  De Minimis PUD  
 Actual Real Estate Taxes \$ \_\_\_\_\_ (yr) Loan charges to be paid by seller \$ \_\_\_\_\_ Other sales concessions \_\_\_\_\_  
 Lender/Client City of Craig Alaska Address \_\_\_\_\_  
 Occupant Vacant Appraiser Slater M. Ferguson Instructions to Appraiser \_\_\_\_\_ Estimate current market value \_\_\_\_\_

**NEIGHBORHOOD**

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Present	<u>40</u> % One-Unit	<u>  </u> % 2-4 Unit	<u>  </u> % Apts.	<u>  </u> % Condo	<u>10</u> % Commercial	Recreational Facilities	<input type="checkbox"/>
Land Use	<u>  </u> % Industrial	<u>25</u> % Vacant	<u>25</u> % Public & Mobile Home Court	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>  </u> % Vacant	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One-Unit Price Range	\$ <u>125,000</u> to \$ <u>500,000</u>	Predominant Value	\$ <u>275,000</u>	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One-Unit Age Range	<u>0</u> yrs. to <u>55</u> yrs.	Predominant Age	<u>30</u> yrs.	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)				<b>See attached addendum</b>			

**SITE**

Dimensions **See attached addendum** = 13,692 SF  Corner Lot  
 Zoning Classification Residential Present Improvements  Do  Do Not Conform to Zoning Regulations  
 Highest and Best Use  Present Use  Other (specify) Residential Development  
 Public Other (Describe) \_\_\_\_\_ OFF SITE IMPROVEMENTS Topo Gradual down slope to the West  
 Elec.  \_\_\_\_\_ Street Access  Public  Private Size Average for the area  
 Gas  \_\_\_\_\_ Private Vendor Surface Gravel Shape Irregular (Adequate)  
 Water  \_\_\_\_\_ Maintenance  Public  Private View Marine  
 San. Sewer  \_\_\_\_\_ Storm Sewer  Curb/Gutter Drainage Appears Adequate  
 Underground Elect. & Tel.  Sidewalk  Street Lights Is the property located in a FEMA Special Flood Hazard Area?  Yes  No  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) **See attached addendum**

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3	
Address	1464 Elizabeth Ct Craig, AK 99921	1465 Elizabeth Ct Craig, AK 99921	1460 Elizabeth Ct Craig, AK 99921	Lot 2A, Beach Road Craig, AK 99925	
Proximity to Subject		0.01 miles S	0.02 miles E	1.02 miles W	
Sales Price	\$	\$ 67,000	\$ 52,950	\$ 95,000	
Price \$/Sq. Ft.	\$	\$ 5.53	\$ 4.93	\$ 7.63	
Data Source(s)	Plat/Photos	Seller	Doc#2021-000460-0	SEAMLS#18142	
ITEM	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Date of Sale/Time Adj.	N/A	02/25/2022	0	02/09/2021	0
Location	Residential	Residential	0	Residential	0
Site/View	13,692 SF	12,107 SF	0	10,742 SF	0
Condition of Sale	Assume Typical	Similar	0	Similar	0
View	Partial Marine	Similar	0	Inferior	+1
Topo/Site Development	Sloping/Undev.	Similar	0	Similar	0
Utilities	All Available	Similar	0	Similar	0
Sales or Financing Concessions	N/A	N/A	0	N/A	0
Net Adj. (Total)		<input type="checkbox"/> + <input type="checkbox"/> - \$	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$	1 <input type="checkbox"/> + <input checked="" type="checkbox"/> - \$	-3
Indicated Value of Subject		\$ 67,000	\$ 52,951	\$ 94,997	

Comments on Market Data We made qualitative rankings of the sales indicating features; superior or inferior. If a comparable is Superior, a minus rating of -1, -2, or -3 is given, depending on severity. If a comparable is Inferior, a plus rating of +1, +2, or +3 is given, depending on severity. These qualitative ratings are detained on the attached addendum.

Comments and Conditions of Appraisal The site is appraised with the extraordinary assumption that it is in a similar condition to when the appraiser last inspected the property in 2016.

**RECONCILIATION**  
 Final Reconciliation See text addendum for final reconciliation  
 I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 04/27/2022 TO BE \$ 72,000  
 Appraiser Slater M. Ferguson Supervisory Appraiser (if applicable) \_\_\_\_\_  
 Date of Signature and Report 04/27/2022 Date of Signature \_\_\_\_\_  
 Title Certified General Appraiser Title \_\_\_\_\_  
 State Certification # 133619 ST AK State Certification # \_\_\_\_\_ ST \_\_\_\_\_  
 Or State License # \_\_\_\_\_ ST \_\_\_\_\_ Or State License # \_\_\_\_\_ ST \_\_\_\_\_  
 Expiration Date of State Certification or License 06/30/2023 Expiration Date of State Certification or License \_\_\_\_\_  
 Date of Inspection (if applicable) \_\_\_\_\_  Did  Did Not Inspect Property Date of Inspection \_\_\_\_\_



**ADDITIONAL COMPARABLE SALES**

File No.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	1464 Elizabeth Ct Craig, AK 99921	Lot 2, Tanner Crab Court Craig, AK 99925		405 T&H St Craig, AK 99925			
Proximity to Subject		0.78 miles N		0.44 miles W			
Sales Price	\$		\$ 78,000		\$ 40,000		\$
Price \$/Sq. Ft.	\$		\$ 6.61		\$ 4.98		\$
Data Source(s)	Plat/Photos	SEAMLS#18283		AKFlexMLS#20-10566			
ITEM	DESCRIPTION	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Date of Sale/Time Adj.	N/A	06/22/2018	0	07/28/2020	0		
Location	Residential	Residential		Residential			
Site/View	13,692 SF	11,806 SF	0	8,026 SF	0		
Condition of Sale	Assume Typical	Similar	0	Similar	0		
View	Partial Marine	Inferior	+1	Inferior	+1		
Topo/Site Development	Sloping/Undev.	Superior	-2	Similar	0		
Utilities	All Available	Similar	0	Similar	0		
Sales or Financing Concessions	N/A	N/A		N/A			
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ -1	<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 1	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject			\$ 77,999		\$ 40,001		\$

Comments on Market Data See text addenda on following page.

MARKET DATA ANALYSIS

## Supplemental Addendum

File No.

Borrower	N/A				
Property Address	1464 Elizabeth Ct				
City	Craig	County	City & Borough of Sitka	State	AK
				Zip Code	99921
Lender/Client	City of Craig Alaska				

• **Land : Neighborhood Comments**

The subject neighborhood is located approximately 1 mile east/southeast of the central business district of Craig. This area is mainly a suburb adjacent to some commercial uses on Prince of Wales Island, across Port Bagial from East Craig. The surrounding area is primarily owned by Shaan Seet, a local native corporation. The subject subdivision is located off Port Saint Nicholas Road, a paved road, directly across the street from a portion of the town's largest mobile home park. This mobile home park, and a quarry, are the most notable commercial developments in the area. The remainder of the area is primarily undeveloped with a city park and municipal water tank reserve being the only other notable neighborhood developments.

• **Land : Site Comments**

The subject is a wooded residential waterfront lot with a gradual slope down to Port Bagial to the west, a shallow salt-water inlet between East Craig and Port Saint Nicholas Road. Although this lot is technically a waterfront property, it does not generally benefit from its frontage beyond its marine view potential. Due to the shallow depths of the tidelands, moorage/boat access is not possible. For this reason, the subject property is not considered to have better utility than an upland lot with similar characteristics. No apparent adverse easements or encroachments were noted in the plat. There is a 10' utility easement along the eastern property line. Additionally, the site borders a typical 50' public access easement along its waterfront boundary. Neither of these easements are felt to have any measurable impact to the subject's value/marketability. It should be noted that in 2018, the subject was resurveyed and the size was adjusted to account for a change in the meander line. The size of the site went from 12,825 SF to 13,692 SF. The subject site is located at the end of a short cul-de-sac. The subject is one of three lots that have waterfrontage in its development. The appraiser is not aware of any official wetlands status for the subject property. The subject site has minimal weather exposure to the west with marine views to the southwest. The appraiser did not inspect the subject property, however, another appraiser within Horan & Co. inspected the property and took photos in March of 2022. It is the appraisers understanding that the lot has not been developed/prepped and remains wooded/vegetated.

• **Land : General Comments & Final Reconciliation**

**Comparable #1** is the February, 2022 sale of the neighboring lot within the same subdivision as the subject. This sale sold via City auction. It was not bid up beyond asking price. This property is similar in size to the subject. (less than 500 SF difference) It has more waterfrontage than the subject, however, this warrants no advantage given the shallow tidelands. It also has similar marine view potential to the subject. Topography is a mild slope. This property was undeveloped at the time of sale and has similar vegetation to the subject. Overall, Comp #1 is considered to be similar to the subject on a price per squarefoot basis at \$5.53/SF.

**Comparable #2** is the recent sale (February, 2021) of an uplands lot located in the same subdivision as the subject. It is similar in size and does not warrant a size adjustment. Although it is not on the waterfront, it does not have any less utility than the subject due to the shallow tidelands. the only inferior attribute is its lack of marine view. This was a FSBO sale between two private parties. Due to the lack of view, Comp #1 is considered to be slightly inferior (+1) to the subject on a price per squarefoot basis at \$4.93/SF.

**Comparable #3** is the 2020 sale of a waterfront lot located in West Craig. This property was professionally marketed. It has a similar site size to the subject. While Comp #2 has deeper saltwater access, it is not protected to the south/southwest and is not considered to have good moorage potential, similar to the subject. It did however sell as a fully cleared prepped lot with a level pad built-up on riprap rock walls along the shoreline. It also has an excellent unobstructed marine view to the South. Comp #2 is considered to be superior (-3) on a price per squarefoot basis due to its superior prep/development and marine view.

**Comparable #4** is the professionally marketed sale of an uplands lot that closed in 2018. This property is located approximately a half mile N of the subject in a residential neighborhood. It is similar in size to the subject. This property also sold as a prepped lot with a building pad. It has inferior territorial views . Comp #3 is considered slightly superior to the subject on a \$/SF basis due to superior site prep.

**Comparable #5** is the professionally marketed sale of an uplands lot located in a residential neighborhood in East Craig. This property is considered similar to the subject in most regards. It is similar enough in size to not warrant an adjustment. It was undeveloped and vegetated at the time of sale. It also has an inferior view to the subject. Overall, Comp #4 is considered to be slightly inferior on a \$/SF basis.

Before adjustments, the comparable sales indicate a range of value between \$4.93/SF and \$7.63/SF. After considering the above analysis with adjustments, a more narrow range of value can be determined. See list below:

Comparable #	Unit Value	Comparison to Subject
Comp #3	\$7.63/SF	Superior (-3)
Comp #4	\$6.61/SF	Superior (-1)
<i>SUBJECT</i>	<i>Solve</i>	<i>Similar</i>
Comp #1	\$5.53/SF	Similar (0)
Comp #5	\$4.98/SF	Inferior (+1)
Comp #2	\$4.93/SF	Inferior (+1)

A more narrow range of value is indicated for the subject between \$4.98/SF and \$6.61/SF with the most comparable sale indicating \$5.53/SF. The appraiser also considered the subject's marketing history and current real estate trends in Craig. The subject lot has been marketed several times by the City of Craig and failed to sell. In recent years, the slow moving real estate market in Craig appears to have strengthened somewhat but not to a significant degree. Cost of construction and site development continues to rise throughout Alaska. Comp #1 is given most weight in the final analysis. Given its similar utility potential, despite having less waterfrontage but a slightly larger size, the subject should be relatively close in overall value to this comparable. Considering all of these aspects, the appraiser's final opinion of value is placed at \$5.25/SF or \$71,883. The overall opinion of value can be rounded to **\$72,000**.

**As noted previously, the appraiser did not inspect the subject property, however, a coworker within Horan & Co. did inspect the property and provided the photos attached. Photos for comparables #2-4 were taken from the City of Craig's assessment records database. The photo of Comp #5 was taken by another appraiser employed by Horan & Co. It should be noted that Comp #5 was not improved or developed at the time of sale.**

## Comparable Land Photo Page

Borrower	N/A				
Property Address	1464 Elizabeth Ct				
City	Craig	County	City & Borough of Sitka	State	AK Zip Code 99921
Lender/Client	City of Craig Alaska				



### Comparable 1

1465 Elizabeth Ct  
 Prox. to Subj. 0.01 miles S  
 Sales Price 67,000  
 Date of Sale 02/25/2022  
 Site Area  
 Location Residential  
 Condition of Sale Similar  
 View Similar  
 Topo/Site Development Similar  
 Utilities Similar  
 \$/Sq. Ft.



### Comparable 2

1460 Elizabeth Ct  
 Prox. to Subj. 0.02 miles E  
 Sales Price 52,950  
 Date of Sale 02/09/2021  
 Site Area  
 Location Residential  
 Condition of Sale Similar  
 View Inferior  
 Topo/Site Development Similar  
 Utilities Similar  
 \$/Sq. Ft.



### Comparable 3

Lot 2A, Beach Road  
 Prox. to Subj. 1.02 miles W  
 Sales Price 95,000  
 Date of Sale 07/02/2020  
 Site Area  
 Location Residential  
 Condition of Sale Similar  
 View Superior  
 Topo/Site Development Superior  
 Utilities Similar  
 \$/Sq. Ft.

## Comparable Photo Page

Borrower	N/A				
Property Address	1464 Elizabeth Ct				
City	Craig	County	City & Borough of Sitka	State	AK Zip Code 99921
Lender/Client	City of Craig Alaska				



### Comparable 4

Lot 2, Tanner Crab Court  
 Prox. to Subject 0.78 miles N  
 Sale Price 78,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential  
 View 11,806 SF  
 Site  
 Quality  
 Age



### Comparable 5

405 T&H St  
 Prox. to Subject 0.44 miles W  
 Sale Price 40,000  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location Residential  
 View 8,026 SF  
 Site  
 Quality  
 Age

### Comparable 6

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age



## Location Map

Borrower	N/A				
Property Address	1464 Elizabeth Ct				
City	Craig	County	City & Borough of Sitka	State	AK Zip Code 99921
Lender/Client	City of Craig Alaska				



## Subject Photo Page

Borrower	N/A						
Property Address	1464 Elizabeth Ct						
City	Craig	County	City & Borough of Sitka	State	AK	Zip Code	99921
Lender/Client	City of Craig Alaska						

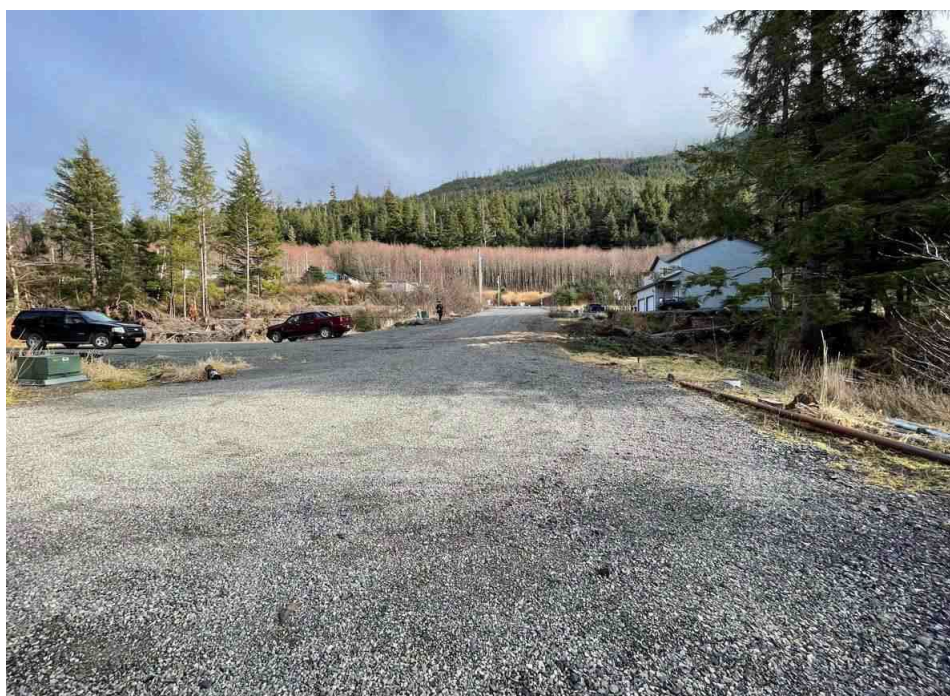


### Subject Front

1464 Elizabeth Ct  
Sales Price  
Gross Living Area  
Total Rooms  
Total Bedrooms  
Total Bathrooms  
Location Residential  
View 13,692 SF  
Site  
Quality  
Age



### Subject Rear



### Subject Street

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

\* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

## STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.



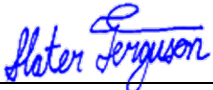
**CERTIFICATION:** The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

**The Intended User is the City of Craig, Alaska and its assigns. The Intended Use is to evaluate the property that is the subject of this appraisal to determine a minimum bid price for sale. Access to this report does not imply that the third party accessor is an intended user.**

**ADDRESS OF PROPERTY ANALYZED:** 1464 Elizabeth Ct, Craig, AK 99921

**APPRAISER:**

Signature:   
 Name: Slater M. Ferguson  
 Title: Certified General Appraiser  
 State Certification #: 133619  
 or State License #: \_\_\_\_\_  
 State: AK Expiration Date of Certification or License: 06/30/2023  
 Date Signed: 04/27/2022

**SUPERVISORY or CO-APPRAISER (if applicable):**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_ Expiration Date of Certification or License: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 Did  Did Not Inspect Property



## License/Certification

License #: 133619  
Effective: 6/23/2021  
Expires: 06/30/2023

### State of Alaska

Department of Commerce, Community, and Economic Development  
Division of Corporations, Business, and Professional Licensing

#### Board of Certified Real Estate Appraisers

Licensee: **SLATER M FERGUSON**

License Type: **Certified General Real Estate Appraiser**

Status: **Active**

Commissioner: Julie Anderson

#### Relationships

No relationships found.

#### Designations

No designations found.

# INVOICE

**FROM:**

Horan & Company, LLC.  
 Horan & Company, LLC.  
 403 Lincoln St Ste 210  
 Sitka, AK 99835-7676

Telephone Number: (907) 747-6666 x13      Fax Number: (907) 747-7417

**TO:**

City of Craig Alaska  
 PO Box 725  
 Craig, AK 99921

**E-Mail:**

Telephone Number:                                      Fax Number:  
 Alternate Number:

INVOICE NUMBER	
21-017	
DATES	
Invoice Date:	
Due Date:	
REFERENCE	
Internal Order #:	
Lender Case #:	
Client File #:	
FHA/VA Case #:	
Main File # on form:	
Other File # on form:	
Federal Tax ID:	
Employer ID:	SF

**DESCRIPTION**

**Lender:** City of Craig Alaska                                      **Client:**  
**Purchaser/Borrower:** N/A  
**Property Address:** 1464 Elizabeth Ct  
    **City:** Craig  
    **County:** City & Borough of Sitka                                      **State:** AK                                      **Zip:** 99921  
**Legal Description:** Lot 3A, Murphy Subdivision, Plat 2018-24, Ketchikan Recording District, First Judicial District, State of Alaska

**FEES**

**AMOUNT**

Appraisal Fee	1,000.00
<b>SUBTOTAL</b>	
	1,000.00

**PAYMENTS**

**AMOUNT**

<b>Check #:</b>	<b>Date:</b>	<b>Description:</b>	
Check #:	Date:	Description:	
Check #:	Date:	Description:	
<b>SUBTOTAL</b>			
<b>TOTAL DUE</b>			<b>\$ 1,000.00</b>

## CITY OF CRAIG MEMORANDUM

To: Craig City Council  
From: Brian Templin, City Administrator  
Date: April 25, 2022  
RE: Executive Session

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The agenda for the council's May 5, 2022 meeting includes an executive session. The executive session is to conduct a performance evaluation for the city administrator.

Public bodies, like the Craig City Council, are permitted to meet in executive session—outside of the presence of the public—under limited circumstances, per 44.62.310 of Alaska Statutes.

Those circumstances include

1. matters, the immediate knowledge of which would clearly have an adverse effect upon the finances of the public entity;
2. subjects that tend to prejudice the reputation and character of any person, provided the person may request a public discussion;
3. matters which by law, municipal charter, or ordinance are required to be confidential;
4. matters involving consideration of government records that by law are not subject to public disclosure.

The executive session scheduled falls under the second, third, and fourth circumstance listed above.

Per the cited statute, action may not be taken at an executive session, except to give direction to an attorney or labor negotiator regarding the handling of a specific legal matter or pending labor negotiations.

Materials prepared for the council are confidential and also not immediately available for public review.

In order to move into an executive session, the council must first meet in open session, and adopt a motion to move into executive session. Following the executive session, the council reconvenes in public and approves a motion to reconvene into open session.

Please note that the executive session is scheduled after the conclusion of agenda items for the May 5<sup>th</sup> council meeting.

### **Recommendation**

That the council adopt the motion below to move into executive session.

Recommended motion: I move to convene an executive session of the Craig city council to discuss matters, the immediate knowledge of which which by law, municipal charter, or ordinance are required to be confidential; and matters on subjects that tend to prejudice the reputation and character of any person; and matters involving consideration of government records that by law are not subject to public disclosure: City Administrator Performance Evaluation.