

**CITY OF CRAIG
COUNCIL AGENDA
MAY 16, 2024
COUNCIL CHAMBERS 6:30 PM**

ROLL CALL

Mayor Kasey Smith, Hannah Bazinet, Shauna Thomas, Josh Bennett, Michael Kampnich, Chanel McKinley, Millie Schoonover

BOARD OF EQUALIZATION

- Consideration of appeals on 2024 property tax assessments

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 April 25, 2024
- Meeting Minutes May 2, 2024
- Ordinance 774, Authorizing the Mayor and/or City Administrator to Negotiate the Terms of a Sale of City Owned Lands Consisting of a Portion of Tract A, USS 1429.

HEARING FROM THE PUBLIC

- Ordinance 770, Amending Title 3 to Adjust Bed Tax Rate
- Ordinance 771, Application to Purchase City Owned Property by Richard Trojan, Lot 9 JT Brown Subdivision
- Ordinance 772, FY25 Water and Sewer Utility Rate Changes
- Ordinance 773, Adoption of the Fiscal Year 2025 Operating Budget
- Resolution 24-11, Setting 2024 Mill Rate
- Resolution 24-12, Increase Harbor Rate

READING OF CORRESPONDENCE

- Agency Review for Proposed Aquatic Farm Lease - ADL 233124 - Madre de Dios, LLC
- Proposed Changes to Recreation Fees on the Tongass National Forest
- Murkowski Introduces Legislation to Improve Services for Alaska Native Elders

CONSIDERATION OF RESOLUTIONS AND ORDINANCES

- Ordinance 770, Amending Title 3 to Adjust Bed Tax Rate
- Ordinance 771, Application to Purchase City Owned Property by Richard Trojan, Lot 9 JT Brown Subdivision
- Ordinance 772, FY25 Water and Sewer Utility Rate Changes
- Ordinance 773, Adoption of the Fiscal Year 2025 Operating Budget
- Resolution 24-11, Setting 2024 Mill Rate
- Resolution 24-12, Increase Harbor Rate

NEW BUSINESS

- 2024 Tax Roll and Field Work Letter
- Dead/Downed Tree Salvage Sale, Tracts D1 and D2, Crab Bay
- USACE Small Boat Harbor Study

COUNCIL COMMENTS

ADJOURNMENT

To provide public comment to the council remotely, contact the Craig City Clerk at cityclerk@craigak.com, before 5:00 p.m.

**CITY OF CRAIG
COUNCIL MEETING
APRIL 25, 2024**

ROLL CALL

Mayor Kasey Smith called the meeting to order at 6:30 pm. Present were Hannah Bazinet, Shauna Thomas, Josh Bennett, Michael Kampnich, and Millie Schoonover. Chanel Mckinley was excused.

CONSENT AGENDA

Meeting Minutes April 4, 2024

Ordinance 770, Amending Title 3, Revenue and Finance, Section 3.09.030, Transient Room Tax, and Providing for a Ballot Question Ratifying the Rate of the Tax

SCHOONOVER/BAZINET

Motion to adopt the consent agenda

MOTION CARRIED UNANIMOUSLY

HEARING FROM THE PUBLIC

Resolution 24-08, Establishing Cemetery Rates

Resolution 24-09, Amending the City Personnel Rules to Make Elected Officials Ineligible for City Health Insurance

James See addressed concerns regarding his 2024 property assessment, particularly emphasizing inaccuracies in his lot size. Additionally, Mr. See raised concerns about the school board's budget deficit and the amount of funding being requested.

Josh Andrews, on behalf of the school board, thanked the city for the joint workshops. Mr. Andrews clarified that the school's budget deficit is not a result of mismanagement but rather the state's insufficient increase in BSA funding, which affects schools statewide.

Council Member Millie Schoonover stated that out of the 7 positions cut from the school's budget, 5 remained unfilled. Additionally, she noted that the school staff receives an annual raise.

Mayor Kasey Smith highlighted the challenges faced by Craig's educational system, noting that the city has the lowest-paid teachers in a region with a high cost of living. He expressed concerns about the recruitment of unqualified personnel due to difficulties attracting new teachers to the area. Mayor Smith stated that other schools in our community have K-12 in one building, while Craig pays for the upkeep of 3 buildings.

Clinton E. Cook Sr., Craig Tribal Association President, reported that the school administration's failure to communicate with the tribe resulted in not reapplying for a Department of Education grant worth \$1.5 million that previously funded school staff, aides, and SEALs classes. He emphasized the importance of supporting children and proposed increasing sales tax rates on tobacco, marijuana, and alcohol. Additionally, President Cook pointed out the revenue loss over the past four years due to the absence of a local gas station.

James See commented that there is no land left, and any municipal owned land should go to developing residential lots.

Jon Bolling suggested that the city should manage the school reserve fund similarly to the endowment fund, which has a spending limit of 4% of the fund.

Council Member Michael Kampnich discussed the significant decrease in BSA funding and noted the lack of viable solutions, attributing this to a failure by the state to meet its obligations.

Mayor Smith expressed concerns about the future of local schools without additional funding. He noted the sale of homes in Craig to cash buyers from outside the area, making housing unaffordable for many families. He emphasized the critical need to retain teachers, warning that failing to do so could deter new teachers from relocating here and result in a loss of families from the community. Mayor Smith stressed the importance of teacher retention in maintaining community stability.

CONSIDERATION OF RESOLUTIONS AND ORDINANCES

Resolution 24-08, Establishing Cemetery Rates- Council Member Josh Bennett raised a question about the prices of the columbarium and staff replied that the cost of each niche will pay off the columbarium.

BAZINET/THOMAS

Motion to adopt Resolution 24-08
MOTION CARRIED UNANIMOUSLY

Resolution 24-09, Amending the City Personnel Rules to Make Elected Officials Ineligible for City Health Insurance

BAZINET/KAMPNICH

Motion to adopt Resolution 24-09
MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

Increase Harbor On-Call Hourly Rate to Match Other City Departments

BAZINET/THOMAS

Motion to increase the harbor on-call rate to \$6 per hour
MOTION CARRIED UNANIMOUSLY

School Contribution for FY25

BENNETT/KAMPNICH

Move to approve a local contribution of \$850,000 in addition to the projected contribution of \$736,656 for FY25.
MOTION CARRIED UNANIMOUSLY

THOMAS/Motion did not receive second

Move to approve a local contribution of \$969,447 in addition to the projected contribution of \$736,656 for FY25.

Building Specialties Contract

BENNETT/THOMAS

Motion to include the language “not to exceed \$456,990.00” in the contract.

MOTION CARRIED UNANIMOUSLY

BAZINET/SCHOONOVER

Motion to Authorize City administrator to sign a construction contract with Building Specialties for \$456,990.00, as amended.

MOTION CARRIED UNANIMOUSLY

ADJOURNMENT

A motion was made to adjourn the meeting at 7:20 pm.

BAZINET/THOMAS

MOTION CARRIED UNANIMOUSLY

KASEY SMITH
MAYOR

MARY SALAZAR
CITY CLERK

**CITY OF CRAIG
COUNCIL MEETING
MAY 2, 2024**

ROLL CALL

Mayor Kasey Smith called the meeting to order at 6:30 pm. Present were Hannah Bazinet, Shauna Thomas, Josh Bennett, Michael Kampnich, and Millie Schoonover. Chanel Mckinley was excused.

CONSENT AGENDA

Ordinance 771, Application to Purchase City Owned Property by Richard Trojan, Lot 9 JT Brown Subdivision

Ordinance 772, FY25 Water and Sewer Utility Rate Changes

Ordinance 773, Adoption of the Fiscal Year 2025 Operating Budget

BAZINET/BENNETT

Motion to adopt the consent agenda

MOTION CARRIED UNANIMOUSLY

HEARING FROM THE PUBLIC

Ordinance 769, Mike Stewart and Melanie Bergeron Lease D-1 & D-2

Resolution 24-10, Payment In Lieu of Health Insurance

Roberta Patten spoke about how she utilizes the small lot across from Sunnahae trail.

Chet Powell spoke in opposition of Ordinance 769 and stated that it is too much land for one person. He suggested that the city develops that land and divides it up in 10-15 commercial lots to lease or sell. He stated that the city doesn't have available commercial property.

Mike Stewart and Melanie Bergeron stated that they applied to lease the land because they have seen it vacant for years. Melanie stated that developing a park is the main driving point for them and they will be looking into grants to apply for. Melanie stated that the city is stretched thin, and they want to take the lead in opening up that land. Melanie stated they want to add a board walk in that area as a tourist attraction and economic development is the main goal.

Council Member Millie Schoonover spoke in favor of a park but stated that long truck storage would be an eye sore.

Council Member Shauna Thomas asked Mike and Melanie if they were open to leasing a smaller lot and they said yes.

Mayor Kasey Smith stated it will be a challenge opening up 10 acres.

Clinton E. Cook Sr., Craig Tribal Association President, spoke in favor for Kelp Blue. President Cook spoke in favor of preserving Beach Road. President Cook spoke in favor of appointing Fred Hamilton Jr. to the IFA board. Additionally, President Cook spoke about the CTA land sale in favor of option 1 since the original ordinance did not offer the correct square footage. President Cook stated he was shocked to see his email included in the memo since his emails are supposed to be protected.

Ed Douville, General Manager of Shaan-Seet, Inc., stated they received a grant for bridges to the water supply and thanked the city for the letter of support. Ed spoke in opposition of Ordinance 771 and 772. Ed stated the city should not be contributing to raising the cost of living in Craig.

Kathy Peavy spoke in opposition of Ordinance 772. Kathy spoke about Kelp Blue and asked if Klawock Tribe was contacted, and President Cook confirmed. Kathy spoke in opposition of paving Beach Road. Kathy spoke about the HEAL letter and asked where are the three Haida villages in Craig because she knows who lives here in Craig and who belongs on this land. She questioned the need for HEAL in the schools and President Cook stated the superintendent did not reapply for the grant which previously funded SEALS classes.

Loni Bennett commented that the Indian Education Board obtained JOM funding, which will pay for Ronnie Fairbank's salary.

Johnny Rice made comments about Kelp Blue.

Karen Barnes asked why the CTA land sale discussion is at the bottom of the agenda. Mayor Kasey Smith responded that the ordinance says, "no more than 30,000 square feet" and now it is up to 48,000 square feet that is being proposed.

President Cook stated that the CTA was never consulted about the square footage and there was no negotiation. He stated there were changes made internally by the city that is setting back the CTA. President Cook stated that they had to stop all survey and appraisal efforts. He stated the tribe is involved with tourism and wants to enhance our town.

Richard Trojan suggested giving Mike and Melanie 1-2 acres to start off with. Richard made comments about traffic jams near JT Browns and Silver Bay.

Katerina Sinkovich suggested leasing a smaller lot to Mike and Melanie and spoke about small business grants.

Kathy Peavy spoke about bed tax.

REPORTS FROM CITY OFFICIALS

Mayor Kasey Smith shared that he has been busy meeting with other entities of our community.

Brian Templin, City Administrator, submitted a written report.

Kimber Mikulecky, Finance Director, submitted a written report. Brian Templin recognized Kimber for her hard work with auditors, traveling to Utah for training, and handling the launch of the new accounting software.

Mary Salazar, City Clerk, submitted a written report.

The City Planner position has not been filled yet and Brian Templin recognized Michael Haile at the meeting as a potential candidate.

Fire/EMS, no report given.

Hans Hjort, Harbormaster, reported that two pilings have been replaced, commercial fisheries have started, and they get 2-3 boats a day. There was a boat lost last week, but it didn't damage the float or get the boat trailer wet. Michael Kampnich commented that there is a hole at the end of the launch ramp that is getting bigger. Josh Bennett commented that the rip wrap is failing.

RJ Ely, Police Chief, submitted a written report.

Oliver Lewis, Public Works/Parks & Public Facilities, submitted a written report.

Gretchen Klein, Recreation, submitted a written report.

Stephanie Merritt, Library, submitted a written report.

READING OF CORRESPONDENCE

HEAL Letter- Josh Bennett suggested donating \$500 to HEAL and the council agreed.

2024 Aquatic Lease Application for Kelp Blue within Gulf of Esquibel- Mayor Kasey Smith directed staff to send a letter of support to Kelp Blue.

Letter of Support for Tsunami Hazard Mitigation Program
USFS Meetings Regarding Invasive Plant Practices on POW
Email from Jan Trojan Regarding Pesticide Use on Prince of Wales
School District Letter
Petition to Preserve Beach Road Neighborhood
Adopt an Elder Program

CONSIDERATION OF RESOLUTIONS AND ORDINANCES

Ordinance 769, Mike Stewart and Melanie Bergeron Lease D-1 & D-2
BAZINET/SCHOONOVER Motion to amend Ordinance 769 to state “not to exceed 10 acres”
MOTION CARRIED UNANIMOUSLY
KAMPNICH/BAZINET Motion to adopt Ordinance 769 as amended
PASS (4-1)

Resolution 24-10, Payment In Lieu of Health Insurance
KAMPNICH/BAZINET Motion to adopt Resolution 24-10
MOTION CARRIED UNANIMOUSLY

NEW BUSINESS

IFA Board of Directors Seat Letters of Interest
BENNETT/SCHOONOVER Motion to appoint Fred Hamilton Jr. to the IFA Board of Directors
MOTION CARRIED UNANIMOUSLY

CTA Land Parcel Discussion

BENNETT/THOMAS

Motion to direct staff to prepare a new ordinance authorizing the sale of up to 48,000 square feet to the CTA and direct staff to advertise the larger sale and bring the new ordinance back to the council after completion of the public comment period, as amended
MOTION CARRIED UNANIMOUSLY

BENNETT/THOMAS

Motion to amend the language “up to 48,000 square feet” to “up to 50,000 square feet”
MOTION CARRIED UNANIMOUSLY

PSN Road Maintenance Fees

BAZNIET/THOMAS

Motion to authorize the City Administrator to invoice PSN residents for the appropriate cost
MOTION CARRIED UNANIMOUSLY

COUNCIL COMMENTS

Council Member Josh Bennet spoke in favor of allocating bed tax money to city beautification projects. He also spoke in favor of putting a cap on allocating school funds. Council Member Bennett suggested installing a camera by the no wake zone and suggested fixing the lease/purchase application to require including square footage on the application.

ADJOURNMENT

A motion was made to adjourn the meeting at 9:01 pm.

BAZINET/THOMAS

MOTION CARRIED UNANIMOUSLY

KASEY SMITH
MAYOR

MARY SALAZAR
CITY CLERK

CITY OF CRAIG MEMORANDUM

To: Craig Mayor and City Council
From: Brian Templin
Date: May 8, 2024
RE: 1st Reading Ordinance 774: Application to Purchase City Property Located on Tract A, USS 1429 Ward Cove Cannery (Amended Lot Size)

Attached is ordinance No. 774, presented for first reading at the Craig City Council meeting of May 16, 2024.

The Craig Tribal Association (CTA) submitted an application to purchase a portion of city property located on Tract A, USS 1429, also known as the Ward Cove Cannery Uplands earlier this year. In February the council approved ordinance 768 authorizing negotiation of a parcel up to 30,696 square feet. Recently the CTA has provided information to the city that the negotiations should have been authorized for a parcel of approximately 48,000 square feet. Ordinance 774 authorizes negotiations of a parcel up to 50,000 square feet.

A map provided by the CTA of the parcel is attached. The map also shows a right-of-way drawn on the remainder of the original parcel owned by the city. The intent of this ROW is not clear. This would be on the city owned parcel after a sale and is not included in the area that CTA has applied for purchase. It is unlikely that this ROW would be used in a final design of the remainder of the upland. Unless directed otherwise by the council, no additional ROW should be included on the plat related to this land sale. The sale property has adequate access along the area where the lot abuts Main Street.

Since the parcel as amended is significantly larger than the parcel authorized in ordinance 768 staff has recommended that a new ordinance be approved for the larger parcel and that the city follow the usual public notice process for the larger parcel.

If sold, funds from the sale would be placed in the city's land development fund.

Recommended motion: Pass the first reading of Ordinance to authorize negotiation of the sale of a parcel of up to 50,000 square feet of city owned property at Tract A, USS 1429 to the Craig Tribal Association.

**CITY OF CRAIG
ORDINANCE No. 774**

AUTHORIZING THE MAYOR AND/OR CITY ADMINISTRATOR TO NEGOTIATE THE TERMS OF A SALE OF CITY OWNED LANDS CONSISTING OF A PORTION OF TRACT A, USS 1429.

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 shall be effective immediately upon adoption.

Section 4. Action. This ordinance authorizes the Mayor and/or the City Administrator to begin negotiations the sale of up to 50,000 square feet of city owned land consisting of a portion of Tract A, USS 1429 as shown on Plat 2009-18, Ketchikan Recording District. Final terms of said sale are subject to the approval of the Craig City Council.

Passed and approved on _____, 2024.

Mayor Kasey Smith

Attest _____
Mary Salazar City Clerk

City Clerk

From: Kopnick, Jen L (DNR) <jen.kopnick@alaska.gov>
Sent: Thursday, May 2, 2024 3:39 PM
To: Kopnick, Jen L (DNR)
Cc: Reynolds, Brent C (DNR); Dufault, Kate Q (DNR); Cougan, Karen A (DNR); Morris, Michelle I (DFG); DFG, DCF Aquatic Farming (DFG sponsored); Brady, Carol S (DEC)
Subject: Agency Review for Proposed Aquatic Farm Lease - ADL 233124 - Madre de Dios, LLC
Attachments: ADL 233124 - Madre de Dios Agency Review.pdf; ADL 233124 - Madre de Dios Development Plan.pdf

Good afternoon,

Please find the attached Agency Review Notice and Development Plan (Project Description, Maps, & Diagrams) for Madre de Dios, LLC's application for an aquatic farm lease ADL 233124. The proposed site for 99.2 acres, more or less, of state-owned tide and submerged lands is located within Bucareli Bay, in a cove south of Madre de Dios Island, approximately 6 miles south of Craig, Alaska.

You are being asked to review this information as part of a 20-day agency review. If you have any questions, please let me know.

If you wish to submit a formal comment, please see the attached notice for instructions.

Kind regards,

Jen Kopnick

Natural Resource Specialist

Aquatic Farm Leasing Program

Division of Mining, Land, & Water

Alaska Department of Natural Resources

Phone: 907-269-8618

STATE OF ALASKA DEPARTMENT OF NATURAL RESOURCES
DIVISION OF MINING, LAND AND WATER
SOUTHCENTRAL REGIONAL LAND OFFICE

AGENCY REVIEW

This is notification that the Southcentral Regional Land Office (SCRO), Leasing Unit, received an application for a 10-year aquatic farmsite lease in accordance with AS 38.05.083, authorizing the use of 99.2 acres, more or less, of state tide and submerged lands located within Bucareli Bay, in a cove south of Madre de Dios Island, Alaska. The purpose of this notice is to gather input before a decision is made on this activity.

<u>Case #</u>	<u>Location</u>	<u>Area Plan</u>
ADL 233124 Madre de Dios, LLC	S1/2 of Section 4 and SE1/4 of Section 5 Township 75 South Range 81 East Copper River Meridian, Alaska Approximate area: 99.2 acres	Prince of Wales Island Area Plan Amendment, Southwest Prince of Wales Island, Map 3 Regional Management Unit 17: Craig/Klawock; Unit# CT-30: Other Region 17 Tidelands Designation: Gu- General Use Classification: Resource Management Land

Madre de Dios, LLC has requested a lease for the installation of floating surface oyster gear for the cultivation of Pacific oysters (*Magallana gigas*) in the subtidal area. The proposed lease is one parcel and will be located within Bucareli Bay, in a cove south of Madre de Dios Island, approximately 6 miles south of the community of Craig, Alaska.

After review and adjudication, SCRO may issue an authorization with stipulations for the activity. The activity may be modified during the review and adjudication process. SCRO reserves the right to determine the term and size of the lease.

You are invited to review the enclosed application materials and comment. Please direct written comments to Jen Kopnicky at 550 W 7th Ave, Suite 900C, Anchorage, Alaska 99501, or send via email to jen.kopnicky@alaska.gov, or by fax to (907) 269-8913, no later than **May 23, 2024**. If you have any questions, please call me at (907) 269-8618.

You need not respond if you do not have any recommendations. The purpose of this notice is to gather input before a Preliminary Decision is made to ensure that issuance of the proposed lease will be in the best interests of the State of Alaska.

Sincerely,



Jen Kopnicky

Natural Resource Specialist 2

Aquatic Farming Leasing Program

PROJECT DESCRIPTION

DATE SUBMITTED: Originally 4.27.2018

Company Name

Madre de Dios, LLC, a wholly owned subsidiary of Premium Aquatics, LLC d/b/a Seagrove

Site Location *[Include water body, distance from nearest community, any landmarks, general region of Alaska, and whether on state tidal and/or submerged lands or private. Provide enough information to understand where it is located.]*

The proposed aquatic farm site is adjacent to Madre de Dios Island, approximately 6 nautical miles south of Craig, Alaska.

Site Dimensions, Acres for Each Parcel

The proposed site is a four sided polygon, 3,600 feet, by 1,200 feet and is approximately 99.2 acres.

Parcel coordinates are:

NE 55.23.5302/-133.06.3785
SE 55.23.3335/-133.06.3813
SW 55.23.3383/-133.07.4202
NW 55.23.5353/-133.07.4175

Total Acres of All Parcels

99.2 acres

Species You Intend to Farm *[Include scientific and common species name]*

Pacific Oysters (Magallana gigas)

Culture Method [Describe operation activities to be done onsite such as outplanting of seedstock, husbandry techniques to be used (culling, sorting, washing, etc.), maintenance and monitoring activities, management of fouling organisms and incidental species, predator control measures, and schedule of activities such as timing of outplanting seeded lines or adding seedstock into trays, etc. Describe what methods you plan to use based on the definition in 5 AAC 41.400(6). "Culture" means to use or the use of methods to manipulate the biology and the physical habitat of a desired species to optimize survival, density, growth rates, uniformity of size, and use of the available habitat, and to efficiently produce a product suitable for a commercial market.]

The cage suspends the oysters in the top 12" - 18" of the water. There, nutrient rich water is expected to provide more efficient growth of the Pacific oysters. This cage system utilized UV and air to defoul bags through flipping the cages so that the bags are in air and dry for 12-48 hours. The OysterGro system is the same as the system currently operating at an associated farm located at Doyle Bay, approximately 1.5 miles north. The same equipment, vessels and crew will be utilized to operate the Madre de Dios oyster farm in conjunction with the Doyle Bay operation -- which includes the potential for a work/sorting barge.

Culture Gear and Equipment (Type, Size, Number, Configuration, Material, and Anchoring System) [If more than one parcel, indicate what parcel specific gear will be located on. If more than one species, indicate gear to be used for each. Gear includes any structure that holds or protects the organism like trays, tiers of lantern nets, Vexar bags, OysterGro system, grow-out submerged longlines, predator netting, longlines, buoys, depth control systems, etc. Include approximate installation schedule, or if and what gear will remain installed year-round etc.]

Hi-Flo OysterGro surface units are to be deployed in lease site year around . The site plan would hold up to (32) "sections" or cells of OysterGro units. Each section contains up to (8) longlines tensioned between two catenaries, for a total of (256) longlines. Each longline contains approximately (30) Hi-Flo OysterGro surface units spaced 5' apart, with longlines separated by 25'. Each cage attaches to the main line by a 1/2" sinking lateral line. The catenaries will be connected to a mooring system engineered to hold the system in formation and inside the boundaries of the existing site lease. It is expected that the system will include (36) moorings. This catenaries and structural lines will be suspended 10' below the surface. The proposed structure has the capacity for approximately 7,680 OysterGro cages.

Each Highflo Oyster Gro unit holds up to 6 oyster bags. Depending on density and size of the oysters, each cage is expected to hold 3,000 market sized oysters (2"-3" length). At full capacity, the system should cultivate 23,000,000 oysters, and produce 7-10 million market oysters per year.

Moorings. Moorings are planned to be thirty-six (36) anchors, accompanied by a mooring buoy. For rocky bottom mooring locations, the mooring will be concrete or steel construction, with a lateral holding capacity of 11,500 lbs. For soft or gravel bottom mooring locations, the moorings will be 100 to 500 kg. steel embedment anchors. All anchors will be shackled to 90' of 1.5 inch stud link anchor chain, which will be shackled to 2" mooring lines, then shackled to the buoy. Buoys are projected to be TIDAL CB 1200 Buoy- Eye & Eye (Yellow) 42" plastic, foam filled aquaculture buoys, with mooring rods through each.

Seed Acquisition Plan (Commercially produced and/or wildstock) [Commercially produced juveniles or seed stock must be obtained from an approved seed source. Do you intend to collect wildstock juveniles or natural set organisms for direct culture on your proposed site? Yes/No. If yes, describe collection methods (applicable for indigenous species: i.e. mussels, scallops, abalone, natural set aquatic plants, etc. This does not refer to broodstock collection on behalf of hatcheries for propagation. If increasing number of acquisitions per year, indicate projected amounts per year. Aquatic plant species can be combined into total feet of line per year.]

Pacific Oyster seed will be obtained from permitted seed producers, including BlueStarr, Marble Seafoods LLC, OceansAlaska, Hawaiian Shellfish and Pacific Hybreed. The seed will be purchased once it's mature enough to be deployed into the floating OysterGro system (>3 mm) .

Harvest Equipment and Method [Describe harvest equipment and methods to be used, activities to be done onsite, and schedule of harvest of aquatic farm product. If more than one species, include harvest information for each species or group of species like macroalgae if the harvest information is the same.]

At peak production, employment estimates are that 5-10 full time farm workers for this site, working year round tending to the oysters, clearing biofouling, tumbling, sorting, initial sizing and other tasks involved in the husbandry of the oysters.

Vessels equipped with the necessary equipment will be used to lift the OysterGro cages, so that the bags can be removed. The bags are then taken by vessel to a sorting platform where market oysters are sorted out and those that are not market sized are returned to bags, which are reinserted into the OysterGro cages.

Marketable oysters will be sorted out and toted and, once the necessary product is collected, the product will be taken to the shore side facility in Craig or Ketchikan, where it will be finish tumbled, cleaned, sorted and packed. The bags will then be boxed for shipment to specific customers. Sampling and testing, as required by regulation. Product will be stored in refrigerated vans pending approval for shipment.

Support Facilities (Type, Size, Number, Configuration, Material, and Anchoring) [Support facilities include caretaker facility, storage rafts, work rafts, processing rafts, etc.]

Vessels will have equipment on board for basic husbandry needs, tumbling and sorting. Market oysters will be transported to Craig dock, where they will be loaded into a refrigerated truck for transportation to the Ketchikan processing facility, here it will be finish tumbled, cleaned, sorted and packed for shipment.

Access to and from Site [Include nearest community, transportation type used and how many times traversing back and forth]

All personnel will live off-site and will be transported daily to the site from the dock in Craig, Alaska, by appropriately sized and manned vessels. The barge/processing platform will be outfitted with incinerating head(s). The vessels will have on board heads for crew usage. All on board vessel heads will be pumped in Craig at appropriate facilities.

Storage Location of Equipment and Gear When Not in Use [Include whether on private lands and nearest community]

Excess trays and other equipment will be stored on private property in Craig, Alaska. Additional storage space will be on board the 30' X 130' barge anchored at the Doyle Bay farm site.

C. PROJECT OPERATION PLAN

1. How will support facilities, culture gear and anchoring systems be maintained?

- a. How often, in days per month, do you intend to monitor your site for things such as adequate anchoring, disease, exotic species settlement, fouling, gear drift, snow load, wind damage, vandalism, etc.?

Growing season 20 (days/month) Off months none (days/month)

- b. How will you keep the gear and shellfish free of fouling organisms (hot-dip, air dry, pressure washing, etc.)?

Flipping OysterGro gear to expose bags and oysters has proved effective at removing the majority of the fouling. Mussels, and other fouling that is not removed through exposure, will be removed on the vessel. (see notes)

- c. How will you manage reduction of competing species over the course of operations (relocate sea stars, grow-out cages, or other possible protection from competing species)?

Flipping OysterGro gear to expose bags and oysters has proved effective at removing the majority of the fouling. Other competing creatures will be returned to the sea.

- d. If you intend to use predator netting, how long will you keep netting over your product?

No _____ (months)

- e. If using predator netting, how will you minimize impacts on non-target species, including seabirds, seals, sealions, walrus and whales?

N/A The installation will not utilize predator netting.

2. Projected Harvest Rotation Consistent with Life History

- a. How often do you intend to harvest your product by species?

When mature and market sized, harvesting is expected to occur year around.

- b. Do you plan on utilizing density manipulation by culling or redistribution?

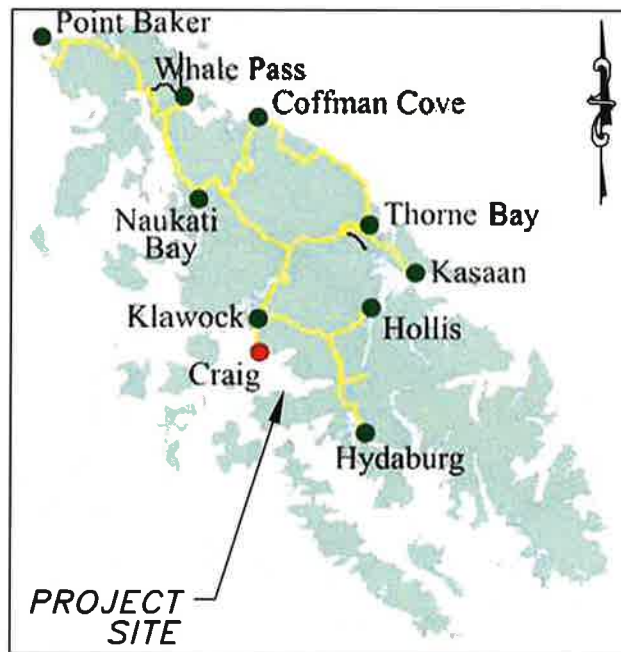
Density reduction, as necessary, is performed through sorting and restocking bags, which are then reset into the OysterGro cages.

Madre de Dios, LLC/ Premium Aquatics, LLC d/b/a Seagrove

Application supplement.

April 29, 2024

C. Project Operation Plan, 1.b. (continuation of application response) Fouling will be removed on the vessel by water pressure, or by removing the oysters from the bag, tumbling and sorting them, and redeploying them into the OysterGro cage in clean bags. The other bags will be returned to town and exposed to sun and air for 30 to 60 days to clear fouling, before being reintroduced into the farm.

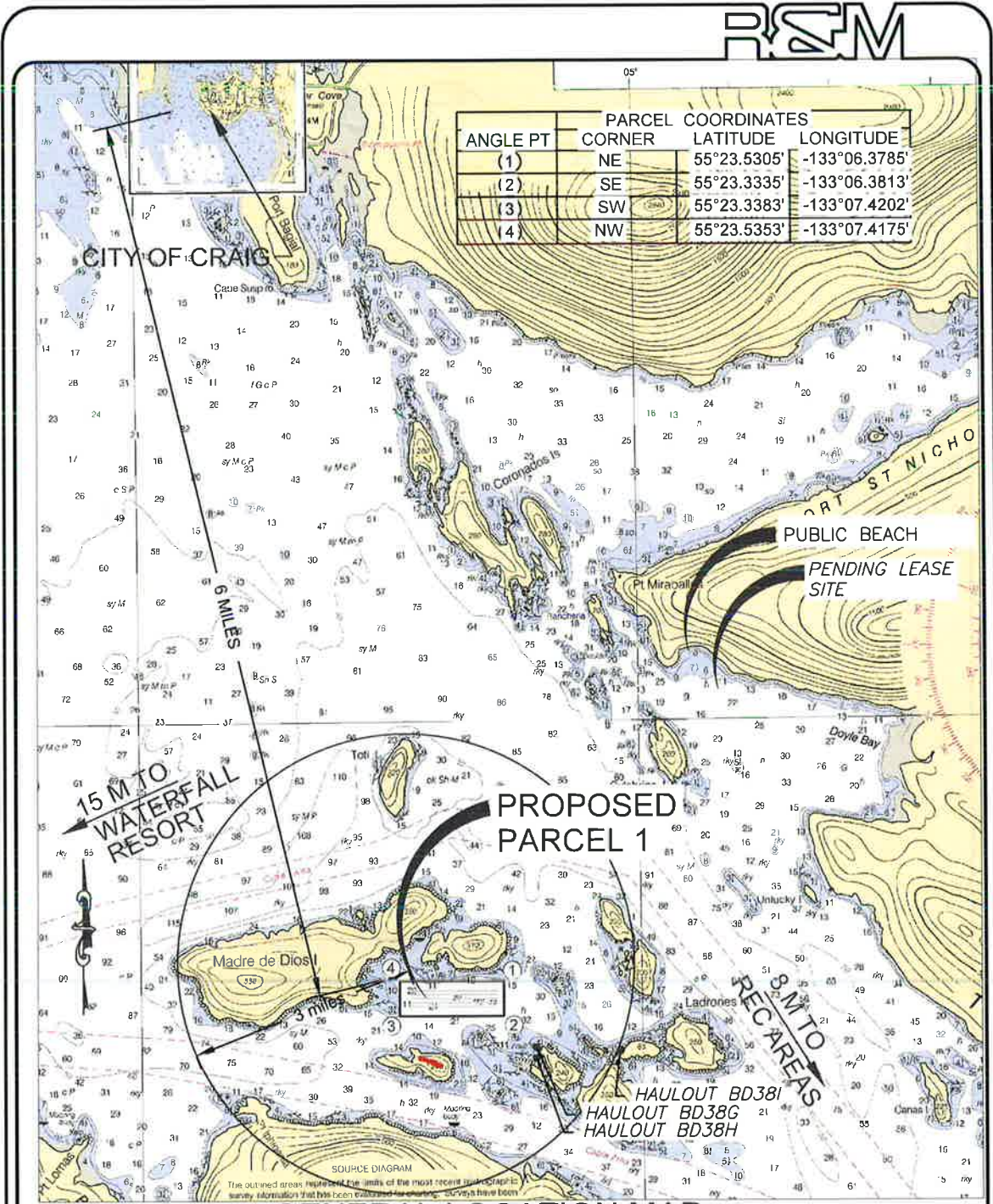


LOCATION MAP

APPLICANT NAME: MADRE de DIOS LLC
 WATER BODY: BUCARRELI BAY
 REGION: CRAIG, SOUTHEAST ALASKA

PROJECT NO. 172322	SCALE: NOT TO SCALE	DRAWN BY: T.S.S.	CHECKED BY: MS	DATE: 1-27-25	SHEET NO. 1
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R&M



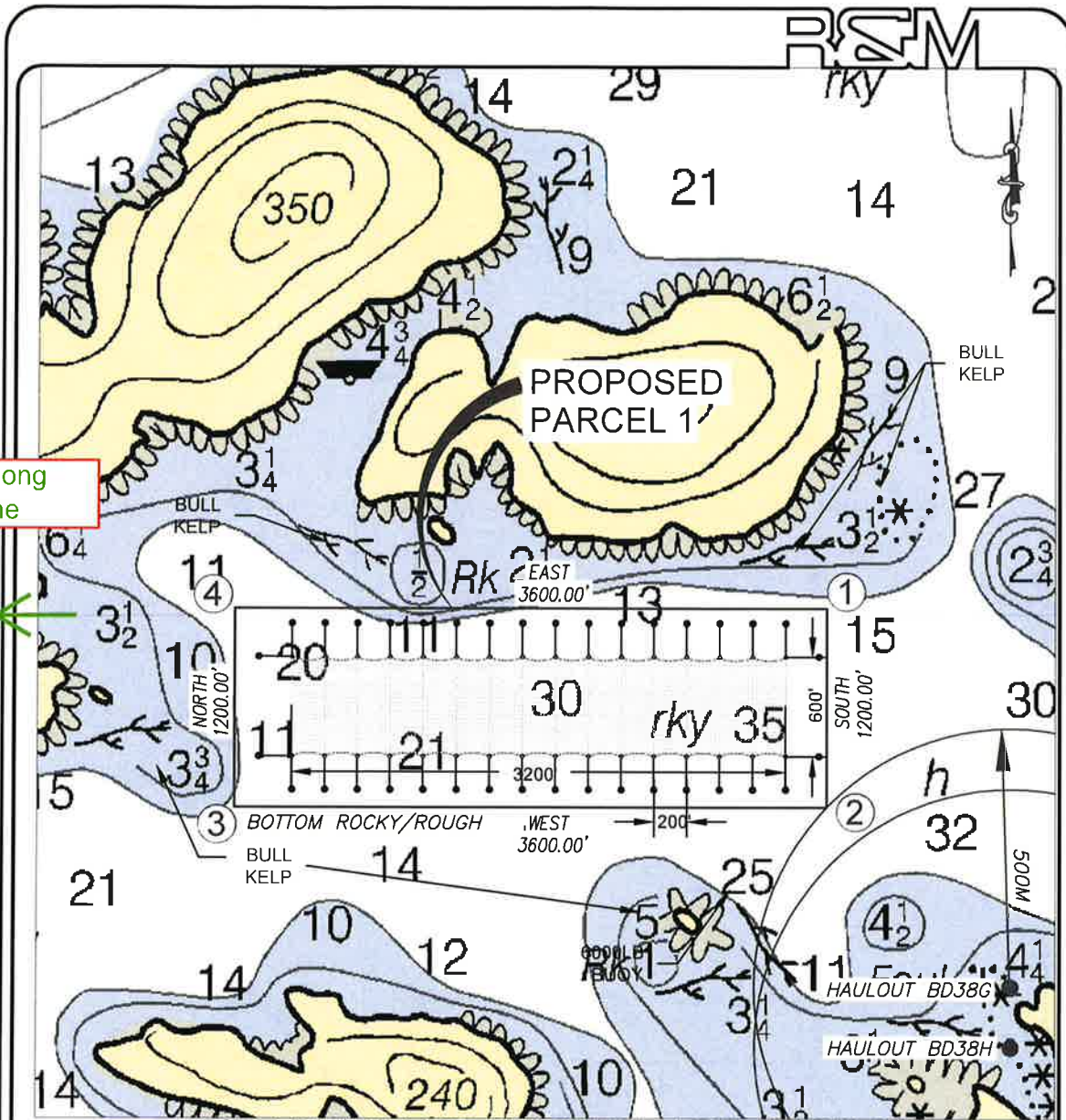
GENERAL LOCATION MAP

APPLICANT NAME: MADRE De DIOS LLC
 WATER BODY: BUCARRELI BAY
 REGION: CRAIG, SOUTHEAST ALASKA
 ADL 233123 CHART 17405

PROJECT NO. 172322	SCALE: 1 = 1 MILES	DRAWN BY: T.S.S.	CHECKED BY: MS	DATE: 1-27-23	SHEET NO. 2
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MILES ARE STANDARD UNLESS STATED AS NAUTICAL MILES

RSM



Eel grass along this shoreline



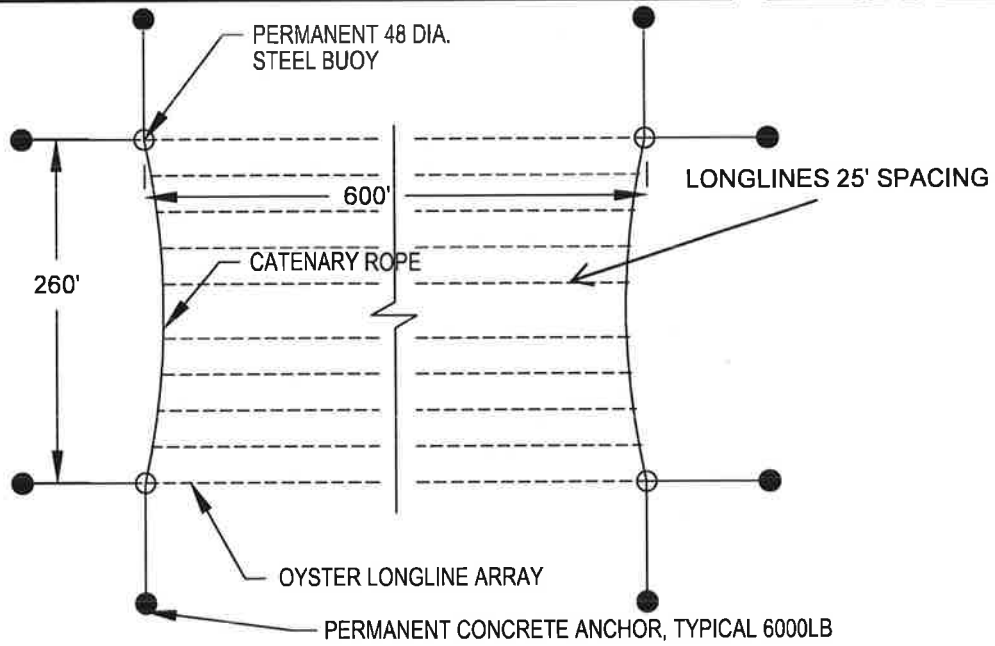
SITE PLAN AND DETAILED LOCATION MAP

APPLICANT NAME: MADRE De DIOS LLC
 WATER BODY: BUCARRELI BAY
 REGION: CRAIG, SOUTHEAST ALASKA
 ADL 233123 CHART 17405

PARCEL COORDINATES			
ANGLE PT	CORNER	LATITUDE	LONGITUDE
(1)	NE	55°23.5305'	-133°06.3785'
(2)	SE	55°23.3335'	-133°06.3813'
(3)	SW	55°23.3383'	-133°07.4202'
(4)	NW	55°23.5353'	-133°07.4175'

PARCEL AREA: 99.2 ACRES

PROJECT NO. 172322	SCALE: 1" = 1000 FT	DRAWN BY: T.S.S.	CHECKED BY: MS	DATE: 1-27-23	SHEET NO. 3
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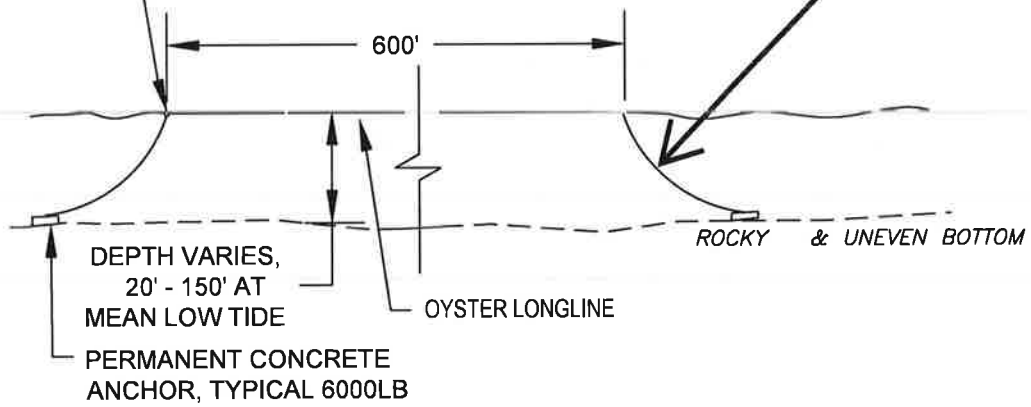


1 OYSTER LONGLINE PLAN VIEW

NTS

PERMANENT 48" DIA. PLASTIC FOAM FILLED BUOYS CATENARY ROPE ATTACHMENT POINT

2" anchor lines. Length of anchor lines will be 1.5 x water depth at mooring location, less 90', the length of the anchor chain. Each anchor line will have Thimbles & Masterlinks on Each End, shackled to mooring or buoy.

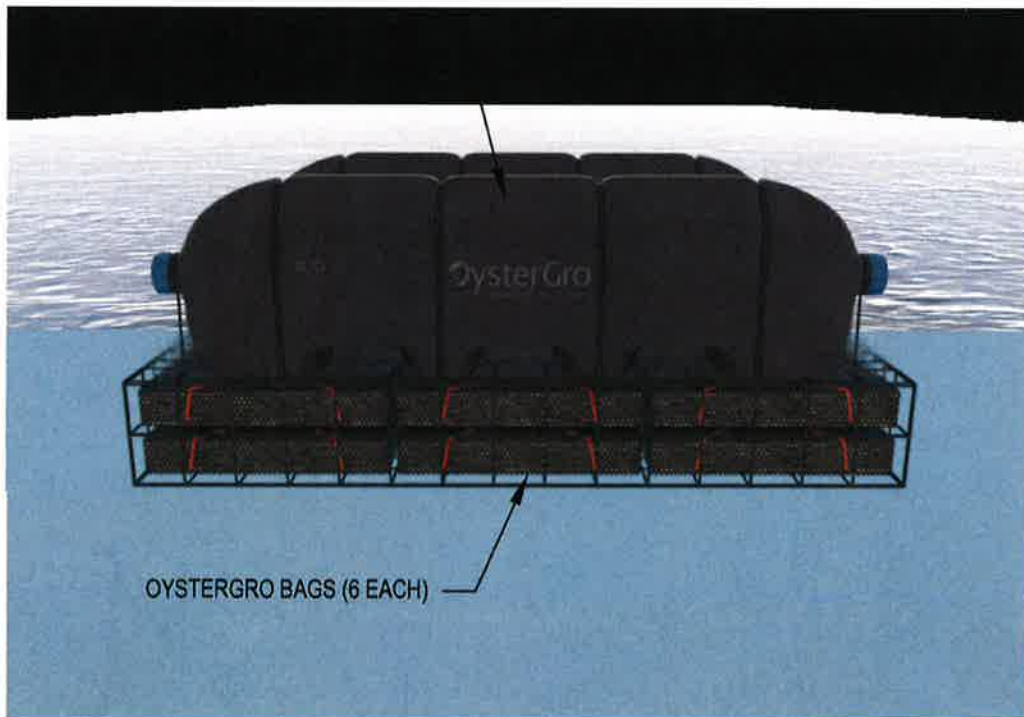
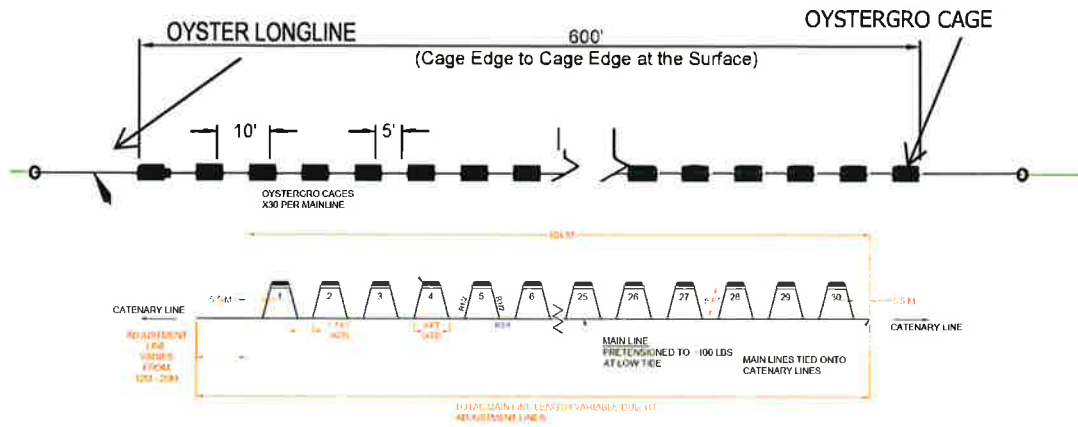


2 OYSTER LONGLINE SECTION VIEW

NTS

PROJECT NO. 112320	SCALE: AS NOTED	DRAWN BY: T.S.S.	CHECKED BY: TSS	DATE: 1-27-23	SHEET NO. 4
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TYPICAL OYSTERGO LONGLINE AND CAGE DEPLOYMENT



TYPICAL OYSTER CAGE SYSTEM

PROJECT NO. 112320	SCALE: AS NOTED	DRAWN BY: T.S.S.	CHECKED BY: TSS	DATE: 1-12-23	SHEET NO. 22
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City Clerk

To: Brian Templin
Subject: RE: Proposed Changes to Recreation Fees on the Tongass National Forest

From: Info AT POW Chamber <info@princeofwalescoc.org>
Sent: Friday, May 3, 2024 10:12 AM
Subject: Fwd: Proposed Changes to Recreation Fees on the Tongass National Forest

FYI: The public is invited to comment on the proposed recreation fees.



Forest Service
U.S. DEPARTMENT OF AGRICULTURE

The Tongass National Forest is proposing changes to recreation fees at developed recreation sites across the forest.

In 2004, Congress passed the Federal Lands Recreation Enhancement Act (REA) which allows the Forest Service to retain 80% of the funds collected and use these funds locally to operate, maintain, and improve these sites. Raising the revenue collected through recreation fees would help the forests improve infrastructure at campsites and cabins and hire additional recreation staff during the season of operation. The resource derived through collection of fees helps provide quality recreation opportunities that meet the modern expectations of visitors and creates a more financial sustainable developed recreation program for the benefit of future generations.

The public is invited to comment on the proposed fee changes to the developed recreation program. The comment period is set to end by close of business on July 02, 2024. To ensure that your comments are considered, please send your comments no later than the above date to Ketchikan SO, Attention: John Suomala, Recreation Program Manager, 648 Mission Street, Suite No. 110, Ketchikan, AK 99901-6591 or sm.fs.tnfreecfee@usda.gov. Comments can also be provided online at <https://arcg.is/0LSzWv2>.

Oral comments must be provided in person at any Tongass National Forest Service office in southeast Alaska to during normal business hours (Monday – Friday, 9 a.m. – 4:00 p.m.) or by calling 907-802-4229 and indicating you would like to provide comments on the proposed recreation fee changes. For more information on the proposed project, visit our website at <https://arcg.is/0LSzWv2>.

Update your subscriptions, modify your password or email address, or stop subscriptions at any time on your [Subscriber Preferences Page](#). You will need to use your email address to log in.

This service is provided to you at no charge by [US Forest Service](#).

This email was sent to info@princeofwalescoc.org using GovDelivery Communications Cloud on behalf of: USDA Forest Service · 1400 Independence Ave., SW · Washington, DC 20250-0003 · 1-800-832-1355



City Clerk

Subject: FW: Murkowski Introduces Legislation to Improve Services for Alaska Native Elders

From: Press Office (Murkowski) <Press_Office@murkowski.senate.gov>

Sent: Tuesday, May 7, 2024 9:28 AM

Subject: Murkowski Introduces Legislation to Improve Services for Alaska Native Elders



NEWS RELEASE

LISA MURKOWSKI

UNITED STATES SENATOR ★ ALASKA

FOR IMMEDIATE RELEASE

May 7, 2024

Contact: [Joe Plesha \(206.302.8317\)](tel:206.302.8317)

Murkowski Introduces Legislation to Improve Services for Alaska Native Elders

Washington, DC – Today, U.S. Senators Lisa Murkowski (R-Alaska) and Tina Smith (D-Minnesota) introduced the [*Enhancing Native Elders' Longevity, Dignity, Empowerment, and Respect \(Native ELDER\) Act*](#) legislation that will improve federal programs and services for Alaska Native, American Indian, and Native Hawaiian Elders. The legislation will be introduced in May, in light of the national observance of Older Americans Month, a time to recognize the important role and contributions of Alaska Native Elders.

In 2019 Senator Murkowski, along with Senator Smith, co-led the *Strengthening Services for Native Elders Act* that was included in the reauthorization for the Older Americans Act (OAA) of 2020, which expires on September 30, 2024. The *Native ELDER Act* builds on that piece of legislation by prioritizing supportive services and in-home modifications, to ensure Native American Elders are able to age at home within their own communities.

“When meeting with Alaska stakeholders, they identified home modifications to improve accessibility and caregiver support as some of the greatest unmet needs for Alaska Native Elders,” **said Senator Murkowski**. “Our Elders already face substantially worse health outcomes at disproportionately higher rates than other seniors. We have to help bridge this divide by ensuring our Elders have the support they need to age at home, in their local communities. Prioritizing home modifications and supporting family members who act as caregivers, is essential in supporting not only Elders, but the entire community. I’m very grateful for the opportunity to collaborate with ANTHC, Southcentral Foundation, Tanana Chiefs Conference, Maniilaq Association, National Indian Health Board, and the National Indian Council on Aging to help Alaska Native Elders live their lives with care and dignity, in the communities they call home.”

“Honoring and caring for elders is foundational to Native American communities. Tribal elders in Minnesota and across the country have been clear about their needs,” **said Senator Smith**. “Enhanced support for caregivers, funding for home modifications, and better training programs for Tribes to

deliver in-home care are some of the basic needs this bill would help to meet. Taking care of our elders – giving them the tools to age comfortably and with dignity in their own homes – this is how we keep our communities strong, and I’m proud this bill will help to deliver on that promise.”

“We appreciate Senator Murkowski’s support of Alaska Native and American Indian elders through the introduction of the Native Elders’ Longevity, Dignity, Empowerment, and Respect (ELDER) Act,” **said Valerie Nurr’araluk Davidson, ANTHC President and CEO.** “This act will bridge resource gaps for our elder culture bearers, allowing them to age with dignity and needed support. Qu yana, Senator Murkowski, for your continued leadership and support of Alaska Native people, Tribes, and Alaska.”

“This legislation is important for Alaska Native and American Indian Elders. It aligns with Southcentral Foundation’s work to support Elders aging well by allowing them to maintain independence in their homes with family and as honored members of communities,” **said April Kyle, President and CEO of Southcentral Foundation.**

“The Native ELDER Act provides a mechanism for a more robust program to address how home care is utilized in rural Alaska,” **said Brian Ridley, Chief of Tanana Chiefs Conference.** “As recipients of Title VI funding, Tanana Chiefs Conference is deeply familiar with the benefits of the Home Care program. This Act is an excellent step towards improving agency coordination and increasing funding.” He adds, “Our culture puts great emphasis on elder care. Our elders should have the ability to pass down traditional knowledge and values in the safety and comfort of their homes.”

“The OAA is the key legislative framework for developing, coordinating, and delivering home and community-based services to allow American Indian and Alaska Native elders to maintain their independence and dignity,” **Billie Tohee, Executive Director of the National Indian Council on Aging.** “NICOA appreciates Senator Murkowski’s leadership in introducing legislation that emphasizes Tribal priorities and increases coordination across agencies that serve our elders.”

“The Reauthorization of the Older Americans Act (OAA) is an important contribution to our native elder and aging population,” **said Chairman William Smith, National Indian Health Board.** “The Native ELDER Act will make changes to Title VI programs which reflect Tribal priorities including the establishment of an Older Americans Tribal Advisory Committee and expanded technical assistance authority to help tribes keep their elders at home and age in place. The National Indian Health Board is proud to support the Native ELDER Act.”

The Native ELDER Act is a part of the 2024 OAA reauthorization effort and includes a number of provisions to:

- Establish an Older Americans Tribal Advisory Committee at the Administration on Aging, which would provide recommendations on how the OAA’s programs can improve services for Native American Elders.
- Prioritize accessible home modifications and in-home services necessary for American Indian, Alaska Native, and Native Hawaiian Elders.
- Enhance technical assistance and build infrastructure for tribes and tribal organizations so they have the capacity to deliver services to build up self-reliance of Native American communities.
- Conduct a feasibility study for modifying the Native American Caregiver Support program, with the goal of enhancing elders’ ability to age in their own communities.
- Direct the Secretary of Labor to submit a report to Congress on how recipients of funding under title V of the OAA are serving Native American Elders.
- Direct the Assistant Secretary of Aging to evaluate and identify the barriers to Indian tribes accessing programs under Title VI of the Older American Act.

To learn more about the background of the legislation, you can view a [one-pager here](#). You can also view the [legislation here](#).

###

Note: Please do not reply to this email. This mailbox is unattended. For further information, please contact Senator Murkowski's press office at 202-224-9301 or 202-224-8069. Visit our website at <http://murkowski.senate.gov>

**CITY OF CRAIG
MEMORANDUM**

To: Craig Mayor and City Council
From: Brian Templin, City Administrator
Date: May 8, 2024
RE: Ordinance 770, Bed Tax Increase

In 2017 the City of Craig enacted an ordinance to collect a bed tax on occupancy of short term lodging in Craig. The tax was set at \$5 per night per room. The tax was approved by the voters at the October 2016 election.

During discussion of the FY2025 budget the budget committee directed staff to raise the bed tax rate from \$5 per night to \$10 per night.

Ultimately this increase will have to be approved by the voters. The attached ordinance approves the change contingent upon voter approval. If Ordinance 770 is approved this item will be placed on the October 2024 municipal ballot.

At the May 2nd council meeting the council talked about dedicating these funds to tourism/visitor related projects. If the council wants to pursue this, it should be discussed more at some future date. Dedicated funding streams are tightly controlled in Alaska and this may not meet the required standards for dedicated revenue. It may not be necessary to dedicate this revenue since the city routinely budgets for these kinds of projects anyway, usually far exceeding the amount of revenue generated by this one line item. The FY25 budget already contains numerous items related to beautification, tourism, and visitors. In the FY25 budget there are expenses budgeted for flower baskets, improvements of parks and trails, park and trail maintenance, work on the cannery site that will benefit visitors, etc.

During any budget process the council can choose to fund projects related to visitors, tourism and beautification without having to dedicate the revenue.

Recommendation: Approve second reading of Ordinance 770.

**CITY OF CRAIG
ORDINANCE No. 770**

AMENDING TITLE 3, REVENUE AND FINANCE, SECTION 3.09.030, TRANSIENT ROOM TAX, AND PROVIDING FOR A BALLOT QUESTION RATIFYING THE RATE OF THE TAX

Section 1. Classification. Section 4 of this ordinance is of a general and permanent nature and shall become a part of the Craig Municipal Code (CMC).

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. (a) Section 4 of this ordinance amending CMC 3.09.030 Rate, shall become effective on January 1, 2025, if the proposition required by Section 5 of this ordinance is approved by a majority of the qualified voters of the City voting on the proposition at the regular municipal election scheduled for October 1, 2024.

(b) Section 5 of this ordinance authorizing the submission of the ballot proposition to the qualified voters of the City of Craig, shall be effective immediately upon adoption of this ordinance.

Section 4. Action. This ordinance amends Section 3.09.030 of the Craig Municipal Code by deleting the items shown with strikethrough text and surrounded by square brackets (~~strikethrough~~) and by adding the underlined items, as follows:

Chapter 3.09 - TRANSIENT ROOM TAX

Section: 3.09.030 - Rate.

- A. The rate of the transient room tax is established at [~~five~~] ten dollars per day.
- B. This tax shall be in addition to the general sales tax. This tax shall not be levied on the sales tax portion of the rental bill. Neither shall the general sales tax be levied on this transient room tax.

Section 5. Election. At the regular election to be held on October 1, 2024, the following question shall be placed before the qualified voters of the City of Craig:

PROPOSITION NO. __

TRANSIENT OCCUPANCY TAX

Shall the City of Craig, Alaska increase the levy and collect a tax equal to ten dollars per day for occupied hotel rooms?

YES []

NO []

Passed and approved on _____, 2024.

Kasey Smith, Mayor

Attest _____
Mary Salazar, City Clerk

CITY OF CRAIG MEMORANDUM

To: Craig Mayor and City Council
From: Brian Templin, City Administrator
Date: May 8, 2024
RE: Ordinance 771 – Application to Purchase City Owned Property by Richard Trojan, Lot 9 JT Brown Subdivision

Attached is Ordinance No. 771, presented for second reading at the city council's meeting of May 16, 2024.

Richard Trojan, dba Trojan and Son LLC filed an application to purchase Lot 9, JT Brown Subdivision from the city; the applicant currently leases this property. The lease allows an option to purchase the property under the condition that the lessee construct permanent industrial building(s) on the property and that the application to purchase date is no later than three months prior to the termination date of the lease. There are a few buildings that have been constructed or otherwise placed on the property, namely the carwash building. There is also a steel storage building placed on the property and a shed on skids. Mr. Trojan is exercising the option to purchase. This is the second time Mr. Trojan has applied to purchase the property in question with the first attempt being denied by the council.

If sold, funds from this sale will be placed in the city's land development fund.

Recommendation: Pass Ordinance 771, authorizing negotiation of the sale of city owned property to Richard Trojan.

**CITY OF CRAIG
ORDINANCE No. 771**

AUTHORIZING THE CITY ADMINISTRATOR TO NEGOTIATE THE TERMS OF A SALE OF CITY OWNED LANDS CONSISTING OF LOT 9, JT BROWN SUBDIVISION TO RICHARD TROJAN DBA TROJAN AND SON LLC.

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 shall be effective immediately upon adoption.

Section 4. Action. This ordinance authorizes the City Administrator to negotiate the sale of approximately 21,753 square feet of city owned land consisting of Lot 9, JT Brown Subdivision as shown on Plat 2002-11, Ketchikan Recording District. Final terms of said sale are subject to the approval of the Craig city council.

Passed and approved on _____, 2024.

Mayor Kasey Smith

Attest _____
Mary Salazar, City Clerk

CITY OF CRAIG

APPLICATION FOR PURCHASE OF CITY PROPERTY

NAME RICHARD TROJAN

ORGANIZATION TROJAN ADV SOU LLC

ADDRESS P.O. BOX 275
CRAIG AK 99921

TELEPHONE NUMBER 907-826-3734 OR 907-401-0147

- Are You:
- a. 18 years of age or over? Yes No
 - b. Authorized to conduct business in the State of Alaska? Yes No
 - c. Acting as an agent for a third party? Yes No

If you answered yes to question c, please specify the party you represent:

Name: N-A

Address: _____

Telephone Number _____ or _____

1. Please provide below the address and legal description of the property you wish to purchase.

STREET ADDRESS - 130 JT BROWL DRIVE

LEGAL DES' LOT 9, BLOCK 2, TRACTOR "A", ALBERTA 14C3

2. What is the square footage of the area you wish to purchase?

21,583

3. Please briefly state your intended use for the property you wish to purchase.

CONTINUOUS STORAGE AND CONSTRUCTION EQUIPMENT
AS WELL AS MAINTENANCE.

4. What benefit will the community receive in return for selling this property?

AS THE OWNER I WILL FEEL MORE SECURITY IN
INVESTING MORE MONEY IN BUILDING ADDITIONAL STRUCTURES
THAT WILL INCREASE THE TAXABLE BASE.

POSSIBLY ADD A EQUIPMENT + AUTOMOTIVE
REPAIR SHOP

5. Are you claiming a public use exemption as defined in 16.02.030(B) of the Craig Municipal Code?

 Yes X No

6. All applications for sale of city property must be submitted with a development plot plan showing and stating:

1. The purpose of the proposed lease;
2. The use, value and nature of improvements to be constructed;
3. The type of construction;
4. Dates construction is estimated to commence and be completed; and
5. Whether the intended use complies with zoning and the Craig land use code.

Please attach a plot plan meeting these requirements.

I certify that the information contained in this application is truthful and accurate to the best of my knowledge. I understand that any intentional misrepresentation contained in the statements in this application is grounds for the forfeit of any fees, deposits or other moneys that have been deposited with the city regarding this application. I have had an opportunity to read Title 16 of the Craig Municipal Code and understand the obligations and commitments I incur by the filing of this lease application with the Craig City Clerk.



Signature of Applicant

3-15-2024

Date

Once this application is complete, please file it with the City Clerk. Unless otherwise exempted per 16.02.070(B) of the Craig Municipal Code, a \$150 non-refundable filing fee must accompany the application.

City use only

Received by Brian Templin Date 3/31/24

Fee Paid Yes No Check # 004906



Richard Trojan
P.O. Box 275
Craig, AK 99921

Dear City of Craig

25 Mar 2024

I am asking for you to reconsider my right to excise my option to purchase the JT Brown carwash property.

I signed a "lease to own", (4) 5 year leases, with the City of Craig. Initially, I was just starting out in my business, this lease was helpful in my business expenses. I am in a position, to purchase it. I would like to do more with the property in improvements.

First lease agreement Had a 20% of the lease cost would go to the purchase price. Which indicates a willingness to sell. *Attachment C NOTE: item #12 in lease agreement*

I had trust in the city when I built the carwash. The only public one on the island. Anyone can come over and wash their vehicles or boats. In a fishing community, I believe I provide a service. In that time, I have not had any spills. I also have a oil/water separator in case there was a spill.

I care about the environment. Why, I have a half high container that I recycle scrap iron, steel and aluminum. My job is developing land. I find metals that may have been buried in the ground. I would rather barge them back to the lower 48 for proper recycling. Aluminum cans help make up for the "loss" on the barge costs sending the container. Typically, I come up even with return I receive selling the scrap to Washington State. I have been doing this for ~20 years? One receipt is 35,000 pounds off the island. (See attachment a)

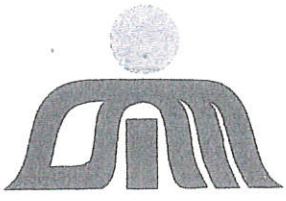
I need to remind you what happened when I asked to purchase the land in 2019. The City of Craig Council voted unanimously to allow the sale of the land (With Jan my wife recusing herself). Only a week later; The Mayor Tim O'Connell vetoed the council motion.

For 20 years Richard has operated the carwash, open to the public to wash their boats and vehicles. We also used to have professional vacuums, But, folks would dump there Trash there. When it was a full-time chore to keep the area neat and tidy: we took out the vacuums.

The issue about spills is also incorrect. I suspect someone leasing land is more likely to have a nasty spill than someone owning the land and legally responsible for it. I believe not having a spill for 20 years is proof, that I am very conscious about the environment and the City of Craig. (See attachment B).

I would like to purchase the carwash property to make improvements.

Richard Trojan



SEATTLE IRON & METALS CORP.

601 S. MYRTLE ST. • SEATTLE, WASHINGTON 98108
(206) 682-0040 • FAX: (206) 623-1231

dealers and brokers...

IRON AND STEEL SCRAP • NON-FERROUS METALS • STEEL PRODUCTS

44677

TROJAN AND SON LLC

PO Box 275

Craig, AK 99921-0275

Attn:

SETTLEMENT

Print Date
Settlement#
Total Due
Total Lbs

04/08/20

526419

\$ 2,825.67

35,060

Barely pays shipping to get rid of it not a profit

waste taken off

Tkt#	Date	B/L#	Material	Net Wt UM	Price	Ext Amount*
768512	04/01/20	NYKU941384	No. 1 Copper Wire	17 P	1.8400	31.28
768512	04/01/20	NYKU941384	No. 2 Copper	29 P	1.6400	47.56
768512	04/01/20	NYKU941384	Aluminum Clips	412 P	0.3700	152.44
768512	04/01/20	NYKU941384	Clean Cast Aluminum	544 P	0.3000	163.20
768512	04/01/20	NYKU941384	Aluminum Cans	891 P	0.3000	267.30
768512	04/01/20	NYKU941384	Irony Aluminum	1,325 P	0.1200	159.00
768512	04/01/20	NYKU941384	Scrap Iron	1,162 P	0.0500	58.10
768513	04/03/20	NYKU941384	No. 2 Copper	38 P	1.6400	62.32
768513	04/03/20	NYKU941384	Low Grade Insulated Copper	131 P	0.3600	47.16
768513	04/03/20	NYKU941384	Yellow Brass	73 P	1.2400	90.52
768513	04/03/20	NYKU941384	Clean Radiators	72 P	1.1700	84.24
768513	04/03/20	NYKU941384	Clean Aluminum	118 P	0.2900	34.22
768513	04/03/20	NYKU941384	Irony Aluminum	53 P	0.1200	6.36
768513	04/03/20	NYKU941384	Stainless Steel	72 P	0.3000	21.60
768513	04/03/20	NYKU941384	Lead	184 P	0.4400	80.96
768513	04/03/20	NYKU941384	Contaminated Lead	90 P	0.2100	18.90
768513	04/03/20	NYKU941384	Lead Rope	126 P	0.0300	3.78
768513	04/03/20	NYKU941384	Small Electric Motors	89 P	0.1500	13.35
768513	04/03/20	NYKU941384	Light Ballasts	28 P	0.1100	3.08
768513	04/03/20	NYKU941384	Scrap	29,606 N	100.0000	1,480.30

Attachment A

CITY OF CRAIG
MEMORANDUM

Craig City Council
Mayor Tim O'Connor
August 9, 2019

Veto of Council Motion on Sale of Lot 9, JT Brown Industrial Park Subdivision

This memo serves as notice to the council that I hereby veto the council's August 1, 2019 motion on the sale of Lot 9 of the JT Brown Subdivision. My veto authority as Mayor is provided for in Section 11.03.B of the Craig Municipal Code, and at Alaska Statutes 29.20.270.

I veto the motion for the following reasons.

The purchaser's proposed business plan for the use of Lot 9 falls short of meeting the city's best interest. The plan does not explicitly demonstrate public benefits that will not be derived from continuing to lease the property.

Given the land ownership patterns in Craig, Lot 9 is not replaceable. The city should not sell property without a broad and clearly defined financial benefit to the community.

The risk of hazardous waste spills on the property and the potential for leaching of the waste into Crab Bay, now and in the future, is too great a risk to accept. Selling the property would leave the city less able to manage this risk.

The prospect of a permanent scrap yard on the property, in full view of the public traveling the Craig-Klawock Highway adjacent to the lot as they enter Craig, is aesthetically displeasing and a detriment to the community.

This is a false assumption made by the mayor.

disagree we help keep vehicles & boats clean. Recycling does the same thing

Falls short?

City Clerk

1. No recycling? Cans? Is this the city's interest?
2. What is the current benefit of a small lot next to an APT generator?
3. He has operated for 20 years without spills and with an oil and water separator.
4. Scrap yard is not his goal.

Richard wants to place his equipment on a lot. He does not want to operate full time or recycle Crap.

Richard has recycled without the community "seeing" he recycles 35,000 LBS of scrap.

Richard was a volunteer fireman for years. An incident with Tim O'Connor where the mayor, jokingly insulted Richard.

Attachment B

6. The provisions of Craig Code § 16.02.140 (terms and conditions of leases) are incorporated herein by reference, as if fully set forth herein; and Lessee acknowledges receipt of a copy of those provisions.

7. The City shall have the right to enter the leased premises at all reasonable times to examine the condition of same.

8. Lessee agrees to hold harmless, indemnify and defend City against any and all claims for damage, injury, or wrongful death which may be brought or asserted by Lessee, its agents, or third parties resulting from Lessee's use or occupancy of the leased premises.

9. All buildings, fixtures and equipment of whatsoever nature, that Lessee shall have installed upon the leased premises, whether permanently affixed or otherwise, shall continue to be the property of the Lessee and may be removed by it at the expiration or termination of this lease or of any renewal thereof; and at its own expense, Lessee shall repair any injury to the premises resulting from such removal.

10. At no expense to the City, Lessee shall obtain and keep in force throughout the time period of this lease, comprehensive public liability insurance naming the City as an insured or as additional insured, in a coverage amount of at least \$300,000 per occurrence. Lessee will provide the City with proof of insurance coverage in the form of a certificate of insurance; and upon City request, Lessee will additionally provide a copy of the insurance policy. Said insurance policy must provide that the City will be notified at least 30 days before termination, cancellation or material change in the insurance coverage; and include a waiver of subrogation by which the insurer waives all rights of subrogation against the City for payments made under the policy.

11. This lease and all the covenants, provisions and conditions herein contained shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

12. No later than three months prior to the termination date of this lease, Lessee may petition City to negotiate the terms and conditions necessary for lessee to purchase The Property. Such terms and conditions may include applying up to twenty percent (20%) of the lease payments made under this agreement toward the purchase of The Property. Lessee's petition to purchase must be prefaced by lessee constructing permanent industrial building(s) on The Property. Final terms and conditions of any subsequent sale are subject to approval by the Craig city council by ordinance.

13. This lease may be renewed for a period of five years under those terms and conditions acceptable to both the Lessor and Lessee.

**CITY OF CRAIG
MEMORANDUM**

To: Mayor and City Council
From: Brian Templin, City Administrator
Date: April 26, 2024
RE: Ordinance 772 First Reading – FY25 Water and Sewer Utility Rate Changes

During the FY25 budget committee meetings the committee was informed that the city's water, sewer, and garbage departments regularly run in a deficit amount and are subsidized by the unrestricted general funds. The committee directed staff to prepare an increase of 5% for water, sewer, and garbage fees to start to close this deficit.

The committee also directed staff to research credit card fees and include either a direct payment of fees by the customer or an overall increase in rates to cover these fees. After consulting with the credit card processor, we were informed that customers would pay higher rates to directly pay the fee for utility bills. Staff estimated that an additional 1% increase to rates would cover these fees for utility payments. The committee directed staff to add the additional 1% to the rates.

After Including the 5% increase, plus 1% to cover credit card fees (6% total), FY FY25 the deficits for these departments are projected at:

- Garbage: -\$24,459
- Wastewater (Sewer): -\$140,299
- Water: -\$260,227

It is likely that the budget committee will include additional increases in future years to close some of this gap. At a minimum, the budget committee directed staff that future year increases should include changes to the consumer price index.

As a result, rates for all water, sewer, and garbage services were increased by 6%. There were also some other changes to the rate schedules to simplify the billing process, to adjust some rates to better serve customers, and to add the 95 gallon garbage carts.

Schedule A.

1. The prior ordinance had a complicated table for multiple cans and multiple pickups per month. The pricing was not different than simply billing based on the scheduled number of cans and the scheduled number of pickups per month. We simplified the chart and the calculation. Monthly services will be calculated at the #of cans X the monthly rate for that type of can X the number of pickups per week. This will be easier for public works staff to track and for billing staff to bill. Other than the 6% increase, this does not result in a negligible increase in rates to the customer.
2. We have been testing the 95 gallon cans but have not previously put them on our rate schedule. The updated schedule includes these cans.

3. Extra Pick-Up Schedule. The standard rates apply to scheduled multiple cans and multiple pickups per week but it is common for a customer to request an additional one time pickup. These pickups take addition time since they are usually done out schedule and cost. The previous rate schedule includes rates that were nearly equal to the monthly fee. The new schedule sets rates at 1.5x the weekly cost for a cart for in-town and 2x the cost of a weekly pickup for extra pickups outside city limits (due to additional drive time). Overall, these generally are lower than the previous rate schedule.

Schedule B. There were no changes to Schedule B other than the 6% rate increase.

Schedule C. There were no changes to Schedule C other than the 6% rate increase.

Recommendation: Pass first reading Ordinance 772, Adopting Utility Rates for Municipal Water and Wastewater Services as shown on Schedules A, B and C of the ordinance.

ORDINANCE NO. 772

ADOPTING UTILITIES RATES FOR MUNICIPAL GARBAGE, WATER AND WASTEWATER 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, 2024.

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

Section 5. Action. (a) Schedule "A" Garbage Rates, Schedule "B" Wastewater Service Rates; and Schedule "C" Water Rates, are hereby adopted and incorporated by reference in Craig Municipal Code Sections 8.04.040, 15.16.010 and 15.48.010.

APPROVED _____

MAYOR KASEY SMITH

ATTEST _____
MARY SALAZAR, CITY CLERK

SCHEDULE "A" GARBAGE RATES

Pick Up Schedule

Inside City Limits Weekly Service	Monthly Cost
48 Gallon	\$38.72
64 Gallon	\$45.89
95 Gallon	\$60.80
300 Gallon Dumpster	\$151.58
4CY Dumpster	\$375.51

Outside City Limits Weekly Service	Monthly Cost
48 Gallon	\$58.08
64 Gallon	\$64.25
95 Gallon	\$76.00
300 Gallon Dumpster	\$171.29

Garbage rates are calculated on a "per can, per pickup" basis. Prices shown above are for 1 can/dumpster per week. Customers who have multiple cans, or who regularly have multiple pickups per week will be charged based on the number of cans/dumpsters x the number of pickups per week. For example, a customer that has two 48 gallon cans would be charged 2 x \$36.53 per month. A customer that has 2 48 gallon cans picked up twice a week would be charged 2 (number of cans) x 2 (number of pickups per week) x \$36.53 (monthly rate).

Missed pickups at no fault of the property owner that are picked up on the next garbage day will not result in additional fees. Missed pickups resulting from putting out carts late or other factors related to the property owner may be charged as extra pickups.

Extra Pick Up Schedule

	Inside City Limits	Outside City Limits
48 Gallon	\$14.52	\$29.04
64 Gallon	\$17.21	\$32.12
300 Gallon Dumpster	\$56.84	\$85.65
4CY Dumpster	\$140.82	--

Extra pickups will be charged for unscheduled, additional pickups of existing services or may be used for short term, temporary services (i.e. ordering a 300 gal cart for a two week period). Extra pickups may be charged for missed pickups due to property owner errors (i.e. late putting garbage out, etc.).

III. NOTES

- (1) The minimum sanitation charge for residential, commercial, and industrial customers shall be the rate for one pick-up per week. All locations in the City of Craig that receive water and sewer services will be charged garbage pickup fees at least at the minimum charge.

(2) Garbage service outside municipal boundaries will be provided at the discretion of the Director of Public Works.

(3) Duplex dwelling units will be serviced with a minimum of 64 Gal Can. Multiple family dwelling units of three units or more, and mobile home parks, will be serviced with dumpsters. Multiple family dwelling units may be serviced with multiple 95 gallon carts at the public works director's discretion.

(4) The City of Craig will provide residential garbage pick-up services free of charge, one 48 Gal. can per week, to residents who are 65 or older. This exemption applies only to the address at which the customer resides and will only apply if the exempt resident is billed directly.

(5) Arrangements may be made for regular pick-up of garbage in cartons, boxes, bales, or other non-standard units at a rate of \$58.30 per cubic yard subject to the approval of the City.

SCHEDULE "B" SEWER RATES

I. UNMETERED SERVICE

One equivalent dwelling unit (EDU) shall be \$70.38.

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	Debt	Total Base Rate
General	\$7.29	\$7.98	\$15.27	\$6.26	\$2.85	\$24.38
Mobile Home Parks	\$51.10	\$378.93	\$430.03	\$6.59	\$2.85	\$439.65

SCHEDULE "C" WATER RATES

I. UNMETERED SERVICE

Section A.

USER TYPE	MONTHLY RATE
Single family residence	\$56.90

Section B.

As referenced in Section 15.40.080 of the Craig Municipal Code, the city does not charge for standby water service on fire protection systems, metered or unmetered.

II. METERED SERVICE

Effective January 1, 1994, all commercial users and mobile home parks as defined in Title 18, Craig Land Development Code will be required to install metered water service. Exceptions to this provision will be on a case-by-case basis.

Section A

Within City Limits Rate:

Except as provided below in Section B, the monthly rates per meter are shown in the table below.

Meter Size	Billing & Collecting	Meter & Services	Total Meter Charges	Rate per 1,000 gallons	Debt	Total Base Rate
¾"	\$3.04	\$6.69	\$9.73	\$4.38	\$0.50	\$14.61
1"	\$3.04	\$12.04	\$15.08	\$4.38	\$0.50	\$19.96
2"	\$3.04	\$14.06	\$17.10	\$4.38	\$0.50	\$21.98
3"	\$3.04	\$18.74	\$21.78	\$4.38	\$0.50	\$26.66
4"	\$3.04	\$26.78	\$29.82	\$4.38	\$0.50	\$34.70
6"	\$3.04	\$32.81	\$35.85	\$4.38	\$0.50	\$40.73

Outside City Limits Rate:

Meter Size	Billing & Collecting	Meter & Services	Total Meter Charges	Rate per 1,000 gallons	Debt	Total Base Rate
¾"	\$3.68	\$13.11	\$16.79	\$14.01	\$0.50	\$31.30
1"	\$3.68	\$23.61	\$27.28	\$14.01	\$0.50	\$41.80
2"	\$3.68	\$27.54	\$31.22	\$14.01	\$0.50	\$45.73
3"	\$3.68	\$36.72	\$40.40	\$14.01	\$0.50	\$54.91
4"	\$3.68	\$52.46	\$56.14	\$14.01	\$0.50	\$70.65
6"	\$3.68	\$64.26	\$67.94	\$14.01	\$0.50	\$82.45

Section B.

Seafood processing plants that exceed one million (1,000,000) gallons monthly will be charged \$4.38 per thousand for the first one million gallons and \$4.22 per 1000 gallons for the gallons over one million.

Where monthly water usage does not exceed one million gallons, the rate established in Section A of "II METERED SERVICE" shall apply.

**CITY OF CRAIG
MEMORANDUM**

To: Craig Mayor and City Council
From: Brian Templin, City Administrator
Date: May 8, 2024
RE: Ordinance 773, FY 2025 Budget

Attached you will find Ordinance 773. The ordinance adopts the city's Fiscal Year 2025 operating and capital budgets beginning July 1, 2024.

A detailed memo regarding the budget is contained in the budget document. The budget committee, made up of Council Members Millie Schoonover, Josh Bennett, Shauna Thomas and Michael Kampnich, Mayor Kasey Smith, City Administrator Brian Templin, and Finance Director Kimber Mikulecky held several meetings on the budget. On April 4th the committee completed its work on the draft budget and unanimously moved the budget to the council with a recommendation to pass the budget. The final draft budget ends with a \$10,793 deficit, which is well within the range of a balanced budget.

At the May 2nd council meeting there was some discussion about setting aside funds raised through the bed tax for visitor/tourism projects. If the council wants to make this change to the FY25 budget, we can transfer the expected revenue from the bed tax to the capital reserve for use on some unidentified tourism related project. If the council elects to make this choice we should reflect the transfer in the budget which will reduce revenue by \$55,000 and increase the budget deficit for FY25 to \$65,793.

If the council chooses to give this direction it can manage the increased budget deficit in a number of ways including:

- Pass the budget with a total Revenue/Expense deficit of \$65,793
- Direct staff to draw some additional amount from reserves to reduce the budget deficit
- Reconvene the budget committee to discuss cuts to expenses or additional revenue to make up for the reduction

It is important to note that while there is no dedicated revenue stream for these types of projects past budgets and the FY25 budget do contain numerous items that benefit beautification, visitors, tourists, etc. by improving and maintaining parks and trails; flower baskets, improved recreational opportunities, development of property such as the cannery site; etc. Expenses contained in the FY25 budget already far exceed the projected \$55,000 in revenue from just the bed tax.

Staff recommends not making changes to this revenue this year and passing the budget as presented.

Recommendation: Move to approve Ordinance 773 and adopt the FY25 City of Craig Budget.

CITY OF CRAIG

ORDINANCE NO. 773

PROVIDING FOR THE ADOPTION OF THE FISCAL YEAR 2025 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, 2024.

Section 3. Authorization and Appropriation. The appropriations identified in "Attachment A" hereto are adopted and authorized for the period of July 1, 2024, through June 30, 2025, 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, 2025.

APPROVED _____, 2024.

MAYOR
KASEY SMITH

MARY SALAZAR
CITY CLERK

**CITY OF CRAIG
MEMORANDUM**

To: Craig City Council
From: Brian Templin, City Administrator
Date: May 8, 2024
RE: Resolution 24-11 – Setting Property Tax Mill Levy for 2024

Attached you will find Resolution 24-11. The resolution sets the mill rate for calendar year 2024.

City of Craig Municipal Code Section 3.04.070 states that the council shall establish the rate of the levy by June 15 of each year.

The mill rate has been annually set at 6 mills most years for the past 30+ years. In 2023 the council set the mill rate at 5.75 mills to offset some of the increased value based on assessments. At 6 mills, each taxable property is levied \$600 in property tax for every \$100,000 in property value. For Calendar year 2024 the assessor has adjusted land values upward by 25% with no trending adjustment on improvements. As a reminder, the city does not have any control of the values set independently by the assessors but may adjust the overall property tax by adjusting the mill rate. The mill rate was adjusted in 2023 due to high cost of living and the increase in land and improvement values. While living costs are still high and land values did increase significantly this year, there is no reduction in the mill rate proposed in order to slightly increase overall general fund revenue for a number of budgetary reasons.

Property Tax Revenue for FY2025	
Budgeted in current FY25 Budget	\$750,000

Since this revenue is included in the FY25 budget, the council will need to consider setting it at 6 mills or amending the budget.

Recommendation

Adopt Resolution 24-11 setting the calendar year 2024 mill rate at 6 mills.

**CITY OF CRAIG
RESOLUTION NO. 24-11**

SETTING THE 2024 PROPERTY TAX LEVY AT 6 MILLS

WHEREAS, the Council for the City of Craig exercises its authority to assess, levy and collect a general property tax.

NOW, THEREFORE BE IT RESOLVED that the Council for the City of Craig, Alaska:

1. Sets the mill levy for 2023 at 6 mills.
2. Assessment and collection of property taxes are made subject to Section 3.04 of the Craig Municipal Code.

APPROVED this _____ day of May, 2024

MAYOR KASEY SMITH

MARY SALAZAR, CITY CLERK

CITY OF CRAIG MEMORANDUM

To: Craig City Council
From: Hans Hjort
Date: May 8, 2024
RE: Recommendations for increases to Craig Harbor rates

The Craig Budget Committee has requested staff to look for additional revenue for the Harbor Department. The Harbor Department oversees three enterprise fund departments: Craig Harbors, JT Brown Industrial Park, and the Cannery Property. Aside from the leases at the JT Brown Industrial Park, the departments generally operate in a deficit. The Craig Budget Committee has proposed increasing rates that would generate approximately ten percent increase to revenue.

Proposing a ten percent increase across the board for all Harbor rates would be problematic. I would propose the following two rate increases.

Boat Haul outs. The current rate is \$11 if the boat is block up and \$8 if the boat stays on the trailer overnight. I would propose a \$1 increase to this rate, to make it \$12 and \$9. Reviewing the financial statements I believe this would increase revenue for this service from \$24,000 to \$26,000. It is not a large increase but would help to keep up with the costs associated with operations.

The next increase is a nine (9) percent increase to permanent moorage and a ten (10) percent increase to transient moorage. Along with this increase I would also request that the City do away with the 6 month rate for moorage. This rate is very close to the yearly rate for someone that has permanent moorage with the Harbor. This type of rate is very unusual in Alaska from the research that I have done. I believe that this rate results in a large loss of revenue each year. I believe that these changes would result in an overall increase of \$33,000. to \$35,000. each year.

Please review the Proposed Harbor fee schedule 2024

**CITY OF CRAIG
RESOLUTION 24-12**

ADOPTING HARBOR RATES

WHEREAS, the City of Craig owns, operates, and maintains various harbor facilities and equipment; and

WHEREAS, the Harbor Department is an Enterprise Fund department within the City of Craig, and must raise revenues to cover its operational cost; and

WHEREAS, Harbor Department rates are set by the Craig City Council.

THEREFORE BE IT RESOLVED THAT the City of Craig council approves the harbor service rates as shown in Attachment A to this resolution, effective July 1, 2024.

APPROVED _____, 2024.

KASEY SMITH
MAYOR

MARY SALAZAR
CITY CLERK

City of Craig Harbor Fee Schedule effective 7/01/2024		Rate
Transient Moorage Rates		
Daily	per foot	\$0.68 \$0.75
1 Month Rate	per foot	\$5.45 \$6.00
3 Month Rate	per foot	\$10.37 \$11.41
6 Month Rate	per foot	\$14.32
Permanent Moorage Rate		
One Year	per foot	\$22 \$24
*Invoiced transient moorage add \$5.00 billing fee		
Transient Electric Power		
30 amp 120V	1-15 days, per day	\$8.00
30 amp 120V	16-31 days, per day	\$5.00
50 amp single phase	1-15 days, per day	\$10.00
50 amp single phase	16-31 days, per day	\$7.00
50 amp 3 phase	per day	\$30.00
100 amp 3 phase	per day	\$50.00
Transient Electric Power Services subject to high consumption surcharge		
Misc harbor services		
Boat trailer rental	1st day	\$50.00
Boat trailer rental	2nd day & there after	\$25.00
Grid Use	per day	\$15.00
Pressure Washer/gas	per hour	\$35.00
Pressure Washer/gas	per day	\$75.00
Pressure Washer/electric	per hour	\$30.00
Wash down		\$10.00
Tarp Fee		\$10.00
Pump Rental	per day	\$35.00
Web Loft (Ward Cove Cannery)Net mend	per day	\$10.00
Web Loft (Ward Cove Cannery) Events	per day	\$100.00
Impound Fee		\$250.00
Crane Usage	per 15 min	\$8.50
Boat Launch Permit Daily		\$5.00
Boat Launch Permit Annual		\$35.00
Boat Launch Permit Annual - Commercial		\$250
Live-aboard fee	per month	\$75.00
Storage		
Outside Storage/breakwater	per month	\$35.00
Container Rental/breakwater	per month	\$55.00
Freezer Van space rental-35'	per month	\$45.00
Regular Van space rental-25'	per month	\$25.00
Boat and trailer storage-up to 25'	per month	\$20.00
Boat and trailer storage-25' and up	per month	\$40.00
Wharfage fee to off-load product		
First 20,000 lbs.	per pound	\$0.0050
2nd 20,000 lbs.	per pound	\$0.0025
Over 40,000 lbs.	per pound	\$0.001925
Boat Launch Ramp Wharfage	per hour	\$75.00
Ice Sale		
Ice delivery	per ton	\$120.00
JT Brown Boat Yard		
Boat Storage/Haul-out/Splash		
Boat Haul out, Splash, & Blocking	per foot	\$11 \$12
Boat Haul out, Splash	per foot	\$8 \$9
Over Night Storage on Boat Haul Trailer	per night	\$35.00

Attachement A

Boat Storage up to 56 days	per foot per day	0.18
Boat Storage after 56 days	per foot per day	0.29
Boat Storage after one year	per foot per day	0.58
JTB Boat Yard Power	Up to 100 KW per month	25.00
JTB Boat Yard Power	101 - 150 KW per month	35.00
JTB Boat Yard Power	151- 200 KW per month	45.00
JTB Boat Yard Power	201 - 500 per month	110.00
JTB Boat Yard Power	500 and up per month	150.00
Float Plane Dock		
Pull out ramp	per day	\$5
Pull out ramp	per quarter	\$150

**CITY OF CRAIG
MEMORANDUM**

To: Craig City Council
From: Brian Templin, City Administrator
Date: May 10, 2024
RE: 2024 Tax Roll and Appeal Results

The contract assessors for the city have completed their 2024 fieldwork. I have attached a copy of the 2024 Fieldwork Letter from the assessor to this memo. After all fieldwork was completed and calculations were made by the assessor they applied a 25% increase in residential land values and no increase to improvements.

There was 1 appeal filed this year. AK CAMA Co is working on resolving the appeal, but it may need to be brought to the board of equalization which is scheduled for May 16, 2024. If the appeal is resolved before May 16th the board of equalization will not need to meet. Pending the outcome of this appeal here are the preliminary 2024 assessment roll values.

Total assessed value	\$145,886,200
Less Exemptions	\$16,746,904
Total Taxable Assessed value	\$129,139,296

The final tax assessment roll will be brought back to the council for approval at the next council meeting.

No action is needed on this item at this time.

ALASKA CAMA COMPANY, LLC

403 LINCOLN STREET, SUITE 210, SITKA, ALASKA 99835

PHONE NUMBER: (907)747-6666 MARS@akcama.com

March 20th, 2024

Brian Templin

City Manager

administrator@craigak.com

2024 City Craig Real Property Assessment Report

Fieldwork and Valuation Trending for the City of Craig is complete. Property records and values were updated to reflect the state of the property as of January 1st, 2024.

67 sites were inspected this year. Inspection sites were selected based on Building Permits, Transfer Sheets, Plot and Parcel changes and randomized spot checks.

For valuation trending, sales comparisons were selected from 2021, 2022 and 2023 to provide an accurate picture of the current housing market. Sales comparisons were further limited based on being a fair market sale or a typical property sale.

Below, you will find the results of our fieldwork and valuation trending.

Land

Land sales have consistently exceeded our assessed values, showcasing a robust market. Despite a slight dip in 2023 compared to 2022, the overall trajectory indicates a continued increase in the market value of land. This slight fluctuation, within the context of an upward trend, prompts a 25% increase in our land assessment values.

Residential Improvements

Property sales that included residential improvements showed an overall increase from year to year. After increasing the land valuations, these improvement sales came into line within our residential valuations model. No change to residential improvements were needed.

Mobile Homes

This year, mobile home sales were limited for comparison, with the majority not meeting fair market standards. Among the usable sales for comparison, prices were inconsistent. No change to mobile home valuations were made.

Commercial Improvements

Sales information for properties with commercial improvements in Craig remain limited. Due to this lack of information, commercial valuations will remain the same. While overall commercial sales are scarce, there appears to be an increase in demand for apartments and mobile home parks. Commercial properties with these use cases may see an increase in the coming years if this pattern continues.

Total Value Changes

After updating the properties that have changed and trending valuations for market changes, Land and Improvements have seen an overall increase in valuation.

	2023	2024	Difference
Land	\$45,727,000	\$52,323,200	\$6,596,200
Improvements	\$91,851,600	\$93,583,100	\$1,731,500
Total			\$8,327,700

*See addenda for more details.

Please let us know if you have any questions or comments. Thank you once again for the opportunity to be of service.

Sincerely,



Henry Robinson, CEO
AK CAMA Co., LLC

Addenda: Craig Sales Analysis for 2024

Land

TABLE 1 - 2024 Land Assessment to Sales Ratio Analysis After 25% increase					
Parcel Number	Address	Sale Date	Sale Price	Assessed Land	Assessment to Sales Ratio
PS-405-010	1460 Elizabeth Court	2/3/2021	\$52,950.00	\$75,750.00	143%
WC-104-050	301 Beach Road	3/9/2021	\$90,400.00	\$182,000.00	201%
NC-503-120	119 Tanner Crab Court	4/13/2021	\$82,000.00	\$101,375.00	124%
WC-103-010	211 Beach Road	6/15/2021	\$127,069.00	\$155,000.00	122%
PS-405-040	1466 Elizabeth Court	1/10/2022	\$68,020.00	\$64,750.00	95%
PS-401-050	9255 Pt. St. Nick Road	5/6/2022	\$290,000.00	\$228,750.00	79%
WC-119-030	104 Beach Road	8/5/2022	\$100,000.00	\$64,875.00	65%
PS-405-030	1464 Elizabeth Court	5/26/2023	\$80,117.00	\$68,000.00	85%
WC-117-040	500 Cedar Street	7/21/2023	\$75,000.00	\$70,500.00	94%
			\$965,556	\$1,011,000	105%

Residential

TABLE 2 - 2024 Residential Improvement Assessment to Sales Ratio Analysis After Land increase					
Parcel Number	Address	Sale Date	Sale Price	Assessed	Assessment to Sales Ratio
EC-208-020	710 Oceanview Drive	2/12/2021	\$390,000	\$505,150	130%
EC-208-040	702 Oceanview Drive	5/17/2021	\$257,000	\$212,375	83%
WC-112-010	508 Beach Road	7/9/2021	\$245,000	\$284,775	116%
WC-118-030	600 Cedar Street	8/4/2021	\$410,000	\$418,600	102%
WC-127-041	408 3Rd Street	8/10/2021	\$69,500	\$113,050	163%
WC-133-010	412 9Th Street	8/13/2021	\$300,000	\$318,825	106%
WC-132-040	403 9Th Street	9/30/2021	\$280,000	\$223,625	80%
WC-124-020	702 Beach Road	10/14/2021	\$380,000	\$467,925	123%
EC-207-020	1150 Sunnyside Drive	10/20/2021	\$180,600	\$206,475	114%
EC-214-110	1613 Windy Way	11/8/2021	\$450,000	\$393,750	88%
EC-224-100	400 T & H Street	12/31/2021	\$215,000	\$213,450	99%
EC-217-060	501 Hilltop Drive	2/11/2022	\$440,000	\$501,800	114%
WC-103-040	203 Beach Road	2/18/2022	\$569,000	\$538,325	95%
EC-206-080*	1401 Sunnyside Drive	6/15/2022	\$636,000	\$487,400	77%
EC-204-040	1411 Hamilton Drive	6/29/2022	\$670,000	\$673,800	101%
WC-117-010	506 Cedar Street	8/26/2022	\$250,000	\$254,150	102%
EC-218-040	508 Thomas Court	9/20/2022	\$220,000	\$260,375	118%
WC-133-020; WC-133-030	multi.	11/11/2022	\$140,000	\$186,625	133%
EC-224-070	403 T & H Street	12/9/2022	\$310,000	\$242,175	78%
EC-217-020	509 Hilltop Drive	3/1/2023	\$163,000	\$204,800	126%
WC-118-020	602 Cedar Street	7/3/2023	\$200,000	\$219,275	110%
WC-131-040	800 Main Street	7/19/2023	\$331,000	\$288,650	87%
WC-133-010; WC-133-020; WC-133-030	multi.	8/29/2023	\$680,000	\$505,450	74%
EC-206-100	1409 Sunnyside Drive	10/4/2023	\$542,325	\$421,700	78%
EC-225-080	1616 Sunnahae Court	11/1/2023	\$400,000	\$413,950	103%
			\$8,728,425	\$8,556,475	98%

Mobile Homes

TABLE 3 - 2024 Mobile Home Assessment to Sales Ratio Analysis No Changes Made					
Parcel Number	Address	Sale Date	Sale Price	Assessed	Assessment to Sales Ratio
PS-410-215	215 Shaan Seet	04/12/2021	\$7,000	\$ 7,900	113%
PS-410-301	301 Shaan Seet	04/23/2021	\$18,000	\$ 13,300	74%
PS-410-716	716 Shaan Seet	08/18/2021	\$15,000	\$ 17,600	117%
PS-410-102	102 Shaan Seet	12/17/2021	\$19,730	\$ 16,100	82%
PS-410-611	611 Shaan Seet	02/16/2022	\$40,000	\$ 38,600	97%
PS-410-301	301 Shaan Seet	02/22/2022	\$22,000	\$ 13,200	60%
PS-410-614	614 Shaan Seet	04/14/2022	\$14,500	\$ 13,400	92%
PS-410-611	611 Shaan Seet	06/30/2023	\$30,000	\$ 38,600	129%
			\$12,800,980	\$12,386,125	97%

**CITY OF CRAIG
MEMORANDUM**

To: Craig Mayor and City Council
From: Brian Templin, City Administrator
Date: May 9, 2024
RE: Log Salvage Sale – Tracts D1 and D2, Crab Bay

The city was approached recently about selling salvage rights to one dead standing tree (formerly a catalogued eagle tree) and a number of downed trees located on Tracts D1 and D2, Crab Bay.

Allowing for these kinds of projects to include salvage of buildings, purchase of surplus items, etc. is not uncommon, but is managed in such a way that members of the public, businesses, etc. have an opportunity to benefit from these salvage/surplus sales.

With council approval, the city can advertise a competitive bid process for the salvage of some number of identified dead or downed trees (identified prior to the bid process) and advertise this opportunity to the public with the highest bidder getting the rights to salvage.

These trees include issues such as the previous eagle tree and proximity to catalogued anadromous fish streams that bidders will have to deal with during the salvage process.

These trees are not within the smaller lease area directed by the council that we are negotiating a lease with Mike Stewart and Melanie Bergeron.

Recommendation: Move to direct staff to solicit sealed bids for a salvage of up to five dead standing or dead downed trees on Tracts D1 and D2, Crab Bay.

**CITY OF CRAIG
MEMORANDUM**

To: Craig Mayor and City Council
From: Brian Templin, City Administrator
Date: May 8, 2024
RE: USACE Small Boat Harbor Study

As the council is aware the city was working with the US Army Corps of Engineers (USACE) on a small boat harbor project until the project was put on hold last year.

At the time the project was put on hold, the USACE project was still open and a number of options were presented to the city moving forward. The next step for the USACE to move forward was to conduct a General Reevaluation Report (GRR) on the issues that caused the hold. This process (according to the USACE) would likely take up to three years to complete the GRR and up to \$3 million. The GRR would be funded 50/50 between the city and the USACE under their normal procedures.

The USACE informed the city that the GRR could include looking at other sites and rescoping the project size. This would essentially look like a new study without having to go through the process to get a new start authorized.

The options presented to the council in June 2023 ranged from abandoning the harbor project completely to funding the GRR and moving forward with several options in between. In discussions with the USACE and the federal delegation, staff asked if it was possible to require the USACE to fully fund a study that went all the way back to selecting a site and sizing/scoping a project. This option would take congressional action, but the USACE staff and the delegation felt it was an option.

At the June 15, 2023 council meeting the council gave staff direction to abandon the current project as located and scoped and to pursue the option of having the USACE pay 100% of the cost of the GRR (essentially a new study at this point). Staff has consistently acted on that direction and the council has not given direction to staff to abandon that action. Staff has provided regular updates in staff reports to the council regarding this direction.

In February, council members made a number of comments that indicated that they thought the project had been abandoned entirely. While this is not correct, the council was asked to take an opportunity to give clear direction to staff. The council asked staff to bring the discussion back after the planned town hall meeting on April 24th.

If the city abandons the project entirely for more than a couple of years it will likely result in the need to start any new harbor project completely from scratch. It is a complicated and time consuming process to get a new USACE project put on the list of new starts and approved by the USACE HQ. With the previous project it took two – three years to get on the list and have the USACE start the feasibility study in 2012. It is

also unlikely that going through the process of a new start would result in full funding by the USACE. It is unlikely that the circumstances related to the USACE that were integral to the previous project stopping would be applied to a new project and the chances of getting the congressional action needed would be very low.

Based on the council's direction in June 2023, staff has continued to work with the federal delegation to put the mechanism in place for the USACE to move the study back to the beginning completely at USACE cost.

Currently we have strong support from Senator Murkowski and Senator Sullivan both. Senator Sullivan's office is working on language to insert in the next Water Resources Development Act (WRDA) bill which is likely set for reauthorization this year. This bill is the mechanism to start new projects and give the USACE special instruction on things like our funding request. This bill is generally reauthorized every five – six years.

At a council meeting in February the council asked to put this discussion on hold until after the April 24th town hall meeting. While there were a number of comments regarding the harbor on the cannery property, the makeup of the breakwater, location, and general size/scope of the project, there did not appear to be any major opposition to a new harbor somewhere in Craig.

The council may still choose to abandon the process entirely if it wants and may direct staff to stop working on a new study by the USACE. Even if the council directs staff to move forward with the federal delegation to get a study 100% funded by the USACE it will likely be about two years before that study starts and another three years to complete it. The USACE will take comments during the study period regarding location, size, scope as well as other issues related to the project and the NEPA process for permitting.

Recommendation: Move to direct staff to work with the USACE and Federal Delegation to have the USACE pay 100% of the cost of a harbor study to include location and scope.