

**A History of Galena City Council Actions and
Amendments to the Galena AF Base Reuse Plan dated May 15, 2007**

Minutes 4-24-07

- A motion to submit a lease request for the Base Tower and Fire Hall was made by Jenny Pelkola. The vote in favor was unanimous.

Resolution 2007-31, A Resolution Affirming Support for Continued Efforts to Locate the Military Youth Academy Challenge Program in Galena.

- A motion to adopt Resolution 2007-31 was made by Rand Rosecrans. The vote in favor was unanimous.

Minutes 5-08-07

Ordinance 2007-14, An Ordinance Approving the Acquisition of Buildings 1874 and 1858 from the United States Air Force.

- A motion to introduce Ordinance 2007-14 was made by Rand Rosecrans.

The properties were the Two Seasons Dining Hall and the Ptarmigan Dorm. The school would occupy the buildings, assuming all costs, and the City would be the owner. The Council noted that the Dining Hall included two parcels, and should be designated as Buildings 1858 and 1859. The Clerk would amend the ordinance as instructed.

- A vote to introduce Ordinance 2007-14 with the stated amendment was taken, and the vote in favor was unanimous.

Resolution of Support (No Number), A Resolution of the City of Galena, the Galena City School District, and the Loudon Tribe to Adopt and Support the Galena Air Force Base Reuse Plan.

The GEDC had held a work session on the Reuse Plan earlier the same day, and a revised Plan, with a copy of this resolution, would be sent to Shelly Wade at DOT. The final Reuse Plan was due on May 15th, and would be shared with Amanda Leiker, Randy Barker, Bill O'Halloran, and Frank Richards for their final review before submission in Washington D.C. John Roots would distribute the Reuse Plan, with Spreadsheets, Resolution, and Summary, to congressional staffers so that the Summary was all that was required when Jim and Marvin approached Senators Stevens and Murkowski for \$7 million in transitional funding. It had been suggested that the School Business Plan be attached to the Reuse Plan.

- A vote in support of this Resolution of Support was taken and the vote in favor was unanimous.

Minutes 6-26-07

Ordinance 2007-14, An Ordinance Approving the Acquisition of Buildings 1874 and 1858 from the United States Air Force (and 1859). Introduced on May 8, 2007.

- A motion was made by Tom Johnson to enact Ordinance 2007-14. The vote in favor was unanimous.

Ordinance 2007-15, An Ordinance Approving the Acquisition of Certain Real Property from the State of Alaska. Introduced on May 8, 2007.

This is a mechanism whereby the City can accept the deeds, in advance, for the properties on which the Two Seasons Dining Hall and the Ptarmigan Dorm stand.

- A motion was made by Gary Burgett to enact Ordinance 2007-15. The vote in favor was unanimous.

Minutes 8-07-07

School Needs

- A motion was made by Rand Rosecrans to accept the Galena City School's need for the buildings as listed below:

Building 1837 Fuel Station	Shop classes or vehicle storage
Building 1845 Auto Shop	Continue present use
Building 1847 Composite	Continue present use
Building 1851 Gym	Continue present use
Building 1854 Headquarters	Interim classrooms
Building 1858 Cold Storage	Part of the Dining Hall
Building 1859 Dining Hall	Continue present use
Building 1874 Ptarmigan Dorm	High School Dorm
Building 1843 Carpenter Shop	Classroom / Shop

- A vote was taken on the motion to accept the Galena City School's need for the buildings as listed. The vote in favor was unanimous.

Miscellaneous Sheds, Garages, and Storage Units

- A motion to accept the City Manager's recommendations for the disposition of miscellaneous sheds, garages, and storage units was made by Lewis Johnson. The vote in favor was unanimous.

Infrastructure, City Use

- A motion was made by Rand Rosecrans to accept the City of Galena’s need for the buildings listed below for City infrastructure:

Building 1556	Fire Station
Building 1578	Water Plant
Building 1500	Sewer Plant (1)
Building 1497	Sewer Plant (2)
Building 1499	Power Plant and Steam Plant
North of Building 1499	Steam Plant Storage Garage
Building 1879	Pump House
	Fuel Tank #44
Building 1881	Fuel Transfer Station

- A vote was taken on the motion to accept the City of Galena’s need for the buildings as listed. The vote in favor was unanimous.

Buildings for Future Use (Eligible for Air Force Assistance)

- A motion was made by Rand Rosecrans to accept the buildings, eligible for Air Force assistance, for future use as listed below:

Bldg 1769 Warehouse	Potential AMYA, School, Warehouse
Bldg 1850 Warehouse	City/School warm storage
Bldg 1872 Wilderness Dorm	Vocational training (pickle)
Bldg 1876 Iditarod Inn	Private use, tourism, housing

- A vote on the motion to accept listed buildings for future use was taken; the vote in favor was unanimous.

Buildings with Minimal City Liability (without immediate use, but no downside to keeping cold stored)

Building 1488, Munitions

- A motion to accept Munitions Building 1488, to be used for storage, either public or private, was made by Rand Rosecrans. The vote in favor was unanimous.

Buildings on the “Bubble” (not on the demo list and no future use determined)

Building 1771, MARS Tower

- A motion to accept Building 1771, MARS Tower, was made by Tom Johnson.
- A vote on the motion to keep Building 1771, the MARS Tower, was taken with the following results:

Lewis Johnson	Yes
Rand Rosecrans	No
Buck McCoy	No
Gary Burgett	yes
Jenny Pelkola	yes

The motion failed.

Building 1857, Medical Aide Station

- A motion to keep Building 1857, the Medical Aide Station, was made by Buck McCoy.
- There was no second, and the motion died. The building would be listed for demolition.

Garage attached to Medical Aid Station

- A motion to accept the Building 1857 Garage was made by Gary Burgett. A roll call vote on the motion to accept the Building 1857 Garage was taken with the following results:

Tom Johnson	Yes
Rand Rosecrans	yes
Buck McCoy	No
Gary Burgett	Yes
Jenny Pelkola	Yes

The motion carried.

Deed for Ptarmigan Hall, Two Seasons Dining Hall, and Cold Storage

- A motion to accept the deed for Ptarmigan Dorm, Two Seasons Dining Hall and Cold Storage was made by Rand Rosecrans. The vote in favor was unanimous.

The Release of Reserve.

The bulk of the land at the Galena AFB had been federal property. In 1966 those federal properties were deeded to the State of Alaska with the agreement that certain pieces of the land would remain as Military Reservation, meaning, the military had exclusive use and rights to the lands until such time as they no longer served the military purpose. Now, for that portion of the Reserve which was encompassed in the plat just signed, the Reserve was being terminated to insure the City had complete

ownership and control of that land. The AF, with the Council's agreement, would retain the right to unlimited access to that land for the purpose of environmental remediation.

- A motion to accept the Release of Reserve for Lot 1 and Lot 3, Tract 1, of U.S. Survey 2627 was made by Rand Rosecrans. The vote in favor was unanimous.

Minutes 8-21-07

Medical Aide Station

Superintendent Smith had requested the building be retained where it was (its lean-to being removed by the USAF) for use as a technology center.

MARS (Radar) Tower

Tim Bodony, representing KIYU, spoke regarding KIYU's interest in this facility as a possible site for relocation of their broadcast tower. The facility provided a 200 foot tower, grounded, which could be augmented with 100 additional feet, above-ground radials, and guy wiring. Engineers were addressing the possibility of interference from surrounding buildings.

- A motion was made by Rand Rosecrans to accept the Medical Aide Station from the USAF for future school use. The vote in favor was unanimous.
- A motion was made by Tom Johnson to place the MARS Tower on the City of Galena save list, retaining it for future use by private enterprise. The vote in favor was unanimous.

Headquarters Bldg 1854

- A motion was made by Gary Burgett to accept an agreement between the Air Force and the City of Galena, for the Mayor's signature, designating Beneficial Occupation and Use of the Headquarters Building #1854. The vote in favor was unanimous.

Minutes 9-26-07

Million Gallon Hill and Pipeline

- A motion was made by Lewis T. Johnson that the City accept all utility systems, including electrical distribution, water distribution, sewer mains and all associated infrastructure; as well as any and all parts of the fuel system which are required for the City to continue to receive and transfer fuel and operate the fuel system in the future; and all steam infrastructure. The motion carried.

AVTEC Building

- A motion to accept possession of the CAC building was made by Rand Rosecrans. The motion was defeated.

Minutes 10-16-07

Resolution 2008-16

A Resolution to Adopt the Galena AFB Reuse Plan dated May 15, 2007, including all Amendments made to the Plan by the Galena City Council and documented in the Minutes of the City Council Meetings attached hereto.

This resolution was required by the OEA in order to continue the funding cycle for the Base Reuse Plan.

- A motion to adopt Resolution 2008-16 was made by Jenny Pelkola. Motions accepting buildings, utilidors, and utilities had been made by the Council; however, motions to acquire lands had not yet been made. When the base survey is completed and land use controls regarding digging and construction are negotiated and agreed upon, the City will then move to acquire the lands. Land use restrictions imposed by FAA were confined to those areas directly north of the runway and dealt only with height. The differing land areas were identified on a map.

- A vote was taken on the motion to adopt Resolution 2008-16. The motion carried.

Minutes 1-22-08

Ordinance 2008-06

An Ordinance Amending Chapter 16.04 of the Galena Municipal Code to Provide for Recognition of Existing Non-Conformities and to Provide for Variances from Design Requirements.

State platting laws require that anything which does not conform to municipal code requirements be noted on the face of the publicly recorded plat. The Galena Municipal Code, as it relates to platting, planning and zoning, has no accommodation or grandfather clause for variances in the existing buildings, roads, or alley ways at the Galena Airport Subdivision. This ordinance would allow the City to exempt itself from its own requirements, note those variances on the Plat of the Galena Airport Subdivision, and approve it for recording.

- A motion to introduce Ordinance 2008-06 was made by Jenny Pelkola. The motion carried.