



Seldovia Gazette

Serving Seldovia, Alaska and Kachemak Bay southeast

Seldovia, AK

23 °F / -5 °C

Clear

at 9:53 AM



[Click for Forecast](#)

Thursday, Oct. 27, 2005

Just another day in paradise

Vol. 1, No. 20, October 20, 2005

- [Local News](#)
- [Calendar](#)
- [Opinions](#)
- [Spotlight](#)
- [School](#)
- [Classifieds](#)
- [Archives](#)
- [Seldovia.com](#)
- [Gazette Services](#)

[Top Stories](#) | [City Managers Corner](#) | [Police Report](#) | [Repeats & Notices](#) | [Corrections](#) | [Click here for Large Print version of this page](#) | [Candidate Interviews](#)

Headlines


- ▶ [Seldovia Tank Farm replacement](#)
- ▶ [Fuel Prices in Seldovia](#)
- ▶ [P&Z land use workshop](#)
- ▶ [SOS Response Team meeting summary](#)
- ▶ [Library announces new online resource](#)
- ▶ [Senator Gary Stevens to visit Kachemak Bay area later this month](#)
- ▶ [Tidbits . . .](#)
- ▶ [City Manager's Corner](#)
- ▶ [Seldovia Police Report](#)

Opinions

- ▶  [2 Cents Worth](#)
- ▶ [Letters to the Editor - None this week](#)

Spotlight

- ▶ [Alvin and the Laura S](#)



SBE Volleyball Team wins all their matches during the recent tournament as well as the match they played against CIA on the 13th

[For details click here](#)

Top Stories

Seldovia Fuel Tank Replacement by Tamara Blodgett

Comments from Frank Blodgett, owner of Seldovia Fuel & Lube . . .

Frank Blodgett, and his wife Sharon, bought Seldovia Fuel & Lube in March of 1999. Blodgett became aware that the tanks were nearing their viable lifespan (Blodgett mentioned that current regulations consider a lifespan to be forty years) and began the long process of contacting the proper entities in pursuit of replacement of the fuel tanks. Federal and State Regulations that pertain to testing and certification for fuel tank farms, either above ground or under ground, have become increasingly stringent. Blodgett felt that rather than try to pass new regulations and tests, it would be better to bring an aging system up to the new current regulation standards. Seldovia Fuel & Lube does currently comply, however, they are due for their five-year inspection. New regulations dictate that after so many years of use, tanks need to be replaced or rebuilt. Blodgett has elected to replace. Other than age of the tanks, there is nothing else amiss. The timeline for construction to begin is springtime, 2006. Completion will be determined by weather and all going well, be done within the year. The Alaska Energy Authority is the group that is providing the funding for this effort in cooperation with The City and Seldovia Fuel and Lube. Blodgett emphasized that they do currently comply with regulatory standards. New regulations will make older tank replacement compulsory statewide.

Marketplace



234-7652
Serving Seldovia with your real estate needs



Jenny Chissus
234-8000
Your Seldovia Connection
www.seldoviaproperty.com
RE/MAX of Homer



Christmas Time Shopping

Herring Bay Mercantile
Seldovia, AK

Seaport Cottages
Open all year!
Special weekly & monthly rates



Property for Sale by Owner!
Call for details
Mary Klinger 907-234-7483

Support the **Seldovia Sea Otter Booster Club**
Help keep sports and academic travel programs alive for our school!



Seldovia Boat Slips for Rent
The Seldovia harbor has 32



School

▶ [Volleyball - Wrestling - News from the Principal's office - Halloween](#)



Notices

▶ [Comprehensive Plan Public Final August 10, 2005 \(pdf\)](#)

▶ [Amended FY05 Seldovia City Budget 7-8-2005 \(pdf\)](#)

▶ [Boys and Girls Club October 2005 Calendar](#)

▶ [Boys and Girls Club Newsletter](#)

▶ [Harbor Survey Priority Results \(pdf\)](#)

Corrections

▶ [None this week. . .](#)

Classified Rates

▶ [Instructions and rate sheet](#)



After meeting with the Department of Environmental Conservation Representative, David Pikul, they have been fine-tuning the language for the new lease agreement. DEC was there in preparation for drafting contingency plans in the event of any possible contamination or the like, should anything be discovered during the course of the construction phase of fuel tank replacement. Blodgett doesn't want to wait until something happens and things are shut down, while people figure out what to do. With Pikul's assistance and having an immediate plan of action, this potential for delay can be prevented. Blodgett feels that if he covers all the bases now, a "knee jerk" reaction to a challenge can be avoided and the project won't stall, causing precious dollars not be wasted. Time is money.

The lease agreements between Seldovia Fuel & Lube and The City should be done at the end of October (these agreements have gone along very well with The City). Alaska Energy Authority cannot move ahead until the lease has been squared away between The City and SF& L. Blodgett anticipates the business plan will be finished in December. The design portion of the project is currently at 90% mark. Overall, Blodgett said that it was a good meeting and it was great to meet with the different people that would help get this project off the ground, underway and running smoothly.

Comments from Dave Lockard, AIDEA/AEA Project Manager (Alaska Industrial Development and Export Authority / Alaska Energy Authority) . . .

Dave Lockard is the Project Manager for Alaska Energy Authority. When asked what his duties were, he said he wore "many hats" but narrowed it down to the following: the construction of bulk tank fuel farms, power houses, responsible for fuel cell technical development, wave and title energy, technical assistance to the Energy Efficiency Program and is a mechanical engineer.

Lockard mentioned that anyone interested in viewing the particulars of the Seldovia Fuel Tank Replacement Project could go to the [Denali website](#). Go to the Project Date Base and type in Seldovia to get the funding amount, maps and other critical data pertaining to the project.

Lockard noted that the Conceptual Design Report is complete and has been distributed. The second phase is the final design and has been completed to 65%. Lockard received impute from The City and Seldovia Fuel & Lube which have been incorporated into the 90% design that has also been

foot and 42 foot slips for rent. Call for details: Harbor Master (907) 234-7886 City Office (907) 234-7643



PDF files require a special "Reader" in order to view pdf files. Click the Adobe button above to get a FREE pdf reader!



Large print version of this page - click here. Please note that we do not have large print versions of the other pages on this site.

distributed; they are fine-tuning that now. The business plan is being developed currently in draft form. Many of the Denali Commission Requirements have been incorporated for the program. Lockard said they worked on the draft for the lease agreements between The City and SF & L. This lease agreement will need to be finalized before the request for construction funding can be submitted. The plan is to request construction funding in early '06. The intention would be to build a "phased project." It will begin with the replacement of existing pipelines between the bulk tanks on the hill to the automotive dispensing system, and then on out to the dock, they would probably include the new dispensing tanks, required by state code, and also new dispensers at the automotive dispensing facility.

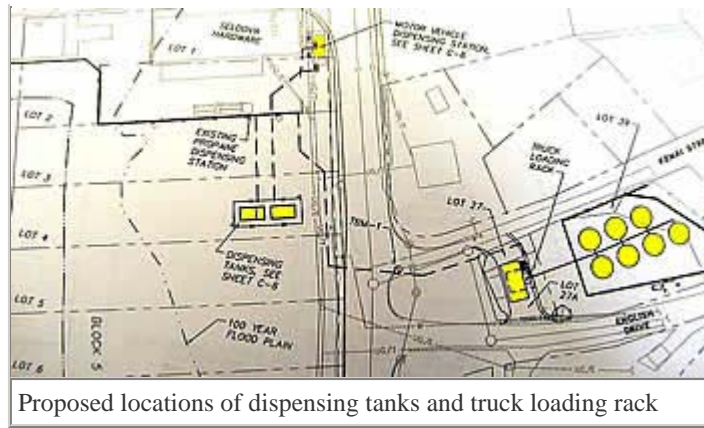
Although the AEA, is not a regulatory agency, they do work closely with a variety of agencies. The Environmental Protective Agency (EPA) has raised the standard for inspecting bulk fuel storage tanks. These new regulations have recently been adopted, and will impact many communities statewide. These communities will have a tough time meeting these new requirements. Lockard feels that Frank Blodgett, owner of Seldovia Fuel & Lube is thinking ahead and being proactive with seeking out this program.

The current facility has been well maintained but has outlived its useful lifespan. Lockard's best guess is that some of the tanks may be as much as 80 years old! An early, 1930's shot of Seldovia from the Alaska State Library, Early Prints Collection, supports this, as the photo clearly shows tanks in the background. Lockard says he does not see tanks this old. Typically, he sees tanks of the 40-50 year old vintage. Riveted tanks, like the ones we have here in Seldovia, usually date from the 1920-30's, although Lockard said the technology has been around since the early part of the 20th century. Seldovia's Fuel Tank Facility has been "astonishingly" well cared for over the years, with Seldovia being the beneficiary of this stewardship.



The Tank Farm is visible in this 1933 photo of the Seldovia waterfront. Photo courtesy of the Alaska State Library, Early Prints Collection, #01-2563

The secondary dispensing tanks will be added as a safety measure and to comply with current state code. There are two code requirements that make this second dispensing station crucial. When fuel is dispensed, there is a limit of the size of the tank you can dispense from (6,000 gallons). The new tanks will hold up to 50,000 gallons. Secondly, the new dispensing unit would also act as a pump, which is safer than a gravity-fed system (and a requirement); limiting potential fuel leakage if a pump at the vehicle dispensing station were not shut off, or some other type of accidental occurrence. This new dispensing system will not allow the kind of leakage that could occur from a gravity-fed system. Lockard has commended The City and Seldovia Fuel & Lube in working together. He indicated this cooperative effort makes the whole project run more smoothly with great potential for its success.



Lastly, the existing facilities site is rarely reused in fuel tank replacements. However, in Seldovia, there is not a good, alternative site. The old tanks, if funding is procured for the construction phase, will be removed. Brian Aklin would be the construction manager to oversee this construction phase of the project. There will be anti-corrosion protocol implemented during this phase that will also be overseen by Aklin. DEC representative, David Pikul, is the environmental specialist who has been assisting AEA in having a contingency plan in case anything were to come up during construction that would need to be addressed. Lockard is confident that if a comprehensive plan is at hand, everything will go per plan. Aklin will provide the materials and equipment as well as being in charge of maximizing local hire to keep the money here in Seldovia if at all possible. Having the right team and the willingness of the players is the recipe for success that Seldovia needs in seeing this project through to completion.

Fuel Prices in Seldovia . . .

by Tamara Blodgett

In addressing rising fuel prices across the country, Frank Blodgett (owner of Seldovia Fuel & Lube) had the following to say about fuel costs in Seldovia.

1. Blodgett noted that one of the main reasons for our fuel cost being somewhat higher here, then say, Homer, is volume. In Seldovia we have a 10,000-barrel capacity, whereas Petro-Marine in Homer has upwards of 30-40 thousand barrel capacity. Petro-Marine can buy more in bulk volume and the more you buy the less you pay . . . that's the rule.
2. The cost of transport is much higher. Homer and other places up the highway are all connected by the road system. Homer can get their fuel delivered, by truck, right out of Kenai. It would cost P-M pennies on the gallon for transport, with SF&L paying in the neighborhood of 13-14 cents per gallon.

Blodgett mentioned a good example of high transport cost is Cordova. Where, on average, it is 50- 60 cents higher than Seldovia. They have a higher volume capacity (40-50 thousand barrels) and higher population, but the transport cost keeps their fuel prices high; same thing with Kodiak. This "water-borne barrel" fuel is costly for it's transport. Seldovia's remote location predicates this price, in part, coupled with the lesser capacity & small volume purchases.

P&Z land use workshop

by Mary Glover

The Planning and Zoning Commission held a workshop meeting on Monday, Oct. 17, 2005 . The Commission consists of the following members: Paulie Carluccio (Chair), Jenny Chissus, Jim Hopkins, Bobbi Sweatt , and Everett Boscacci (excused absence). The purpose of the workshop was to work with City Manager, Kurt Reynertson, to examine several areas with regard to zoning issues in Seldovia and to come up with land use recommendations.

City Manager Reynertson, presented the following to the Commission for their consideration:

“I realize that the sale of waterfront lots is a “hot button” issue. I do not take this activity lightly. In order to get some of the”emotion” out of the argument and in order to make a decision based upon facts and data, I offer the following:

1. The City is experiencing, at best, stagnate revenue in its general fund account. In fact, one could argue that we are experiencing a declining revenue, especially when one considers the time value of money. The City is also experiencing declining revenue in the special revenue funds, but the issue of property tax and city services revolves primarily around the general fund.
2. Property tax and sales tax revenue make up at least 60% of the City’s income for the general fund. The other funds, such as the harbor, boat haul out, water, sewer, and dock funds are special revenue funds and their income and use are restricted. Increasing revenue in those funds would of course help those funds, but not the general fund as according to accounting principles we should not use special fund revenues to supplement the general fund. The only way to really increase the general fund in any significant manner is through property tax, sales tax, and increasing property values. The sale of commercial lots would stimulate business growth which would increase all three of these items.
3. The City’s property tax roles are decreasing year after year due to factors such as senior exemption, government buildings, and Seldovia Village Tribe facilities. This is in spite of assessed value creeping up (but taxable roles are decreasing).
4. The City needs to encourage commercial activity by developing a viable downtown district. Having a viable downtown business or commercial district will, in fact, help increase property prices in the downtown district. Before we can expect new businesses to come to Seldovia, they must have a place to build/expand. We also recognize the need for public access to the waterfront. The two are not mutually exclusive. We can have parking, rest areas, and business facilities all at the same time. We can close off Main Street for the 4th of July activities to accommodate this once a year activity if the remaining lots are not large enough to handle the crowd.
5. These lots are the last Commercial-Marine Zoned lots that are available. The cannery property is zoned “Industrial,” which we want to keep, and would not be suitable for commercial-marine type of activities (such as retail, services, office – under current codes).

[Code Definitions]

- Commercial Zoned property allows for services, retail, wholesale, entertainment, residential structures (4 or more units), and offices.
- Commercial-Marine Zoning allows for an accessory use of

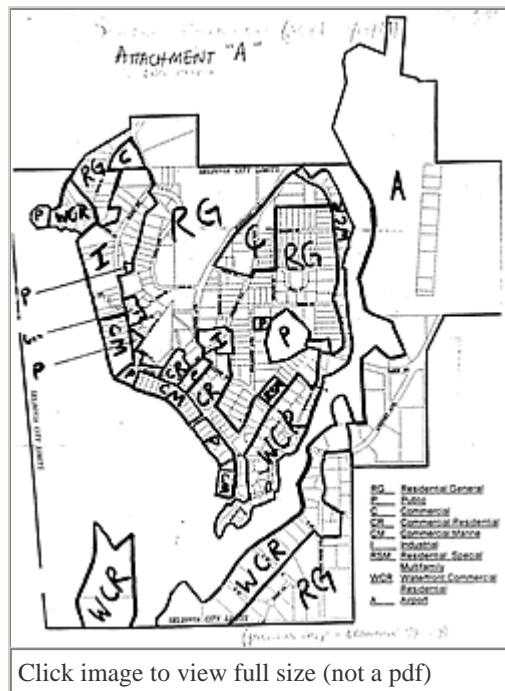
an attached residential dwelling unit, or an attached multiple-residential dwelling unit. However, this is only an accessory use, not a primary use. The primary use must be an office, service, or retail business that generates cash flow from which sales tax is collected. *[end Code Definitions]*

1. By increasing the number of viable businesses, the City would experience an increase in sales tax revenue.
2. Through the sale of commercial lots, the property tax roles would increase, thus increasing the general fund account.
3. Having a viable downtown commercial district will help entice business development in the industrial zoned section of Seldovia.
4. The funds from any land sale would not go into the general revenue fund, but rather be kept in a separate fund in order to better control expenditures.

I understand the need for views of the harbor and public access to the waterfront. The potential sale of these lots would not cut off the view and access would not be impeded. This would be true even if the decision was made to sell all the proposed lots, but it is especially true if a few of the proposed lots are offered for sale. Lots 1,2,3,4 would always be open (with the exception of the footprint of the Harbor Master Building). There is a 40 foot access between lot 1, Block 10 and the old Buzz. There is also a 40 foot access (plated road) between Lot 6 Block 10 and Lot 1 Block 13.

If the decision was made (by the City Council) not to sell all of the proposed lots (Lots 5 & 6 of Block 10 and Lot 1 of Block 13) but rather to sell one or two of the lots, it would make most sense to sell Lot 1 Block 13 and Lot 6 Block 10 in this order.

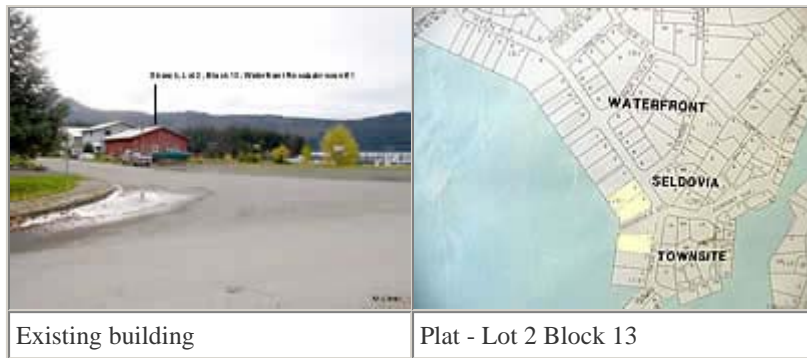
All commercial marine lots and buildings will be examined to insure they are meeting the intent of the zoning. A map has been provided to help understand which lots are commercial marine.” [End of City Manager’s Statement]



Click image to view full size (not a pdf)

With each of the above numbered points, the various topics were discussed by the Commission:

1. Changing the zoning to allow the “public” lots to be rezoned Commercial-Marine and then present these changes to the City Council for its vote. ~~The public would then vote to effect this change in zoning of the lots before the lots could be placed on the open market for bid.~~ The City Manager pointed out that the money from the sale of the lots would go into the land fund account and not the general fund account. Only property taxes and sales tax from a business would go into the general fund. [Sales tax is equally divided between the Borough and the City during the winter months; for the remaining months, 2/3 goes to the City and 1/3 goes to the Borough.] City Manager Reynertson stated 60% of the general fund comes from property taxes and sales taxes (currently this 60% equates to \$200,000 out of the \$340,000 revenue stream to the general fund). Property tax would generate approximately \$1,300 in revenue per year for The City on each lot that is sold. Discussion followed about the changes to the harbor views that building on these lots would cause. The Commission had a procedural call to consider all the lots individually when making a decision on them.



a. Lot 2, Block 13 – Gerald and Susie Straniks’ lot – Dr. Stranik desires 15 feet of Lot 1, Block 13 for purposes of parking.

b. Lot 1, Block 13, proposed site of public park, complete with gazebo and benches for people to enjoy the view and the space. (This effort is being thwarted by the Parks & Rec Committee.) This lot is also one of the lots the City Manger wants to change from Public to Commercial-Marine zoning and place it up for public bid.



c. Lot 5, Block ~~27~~ 10, the City Manger wants to change the zoning from Public to Commercial-Marine and place up for public bid.

d. Lot 6, the City Manger wants to change the zoning from Public to Commercial-Marine and place up for public bid.

2. Much discussion ensued about the existing parcels of land (Commercial-Marine Zoned) in the downtown business district that are privately owned,

have residences on the land, do not have a viable business on the property and do not generate any sales tax for the City. More specifically, the Commission stated that the problem needs to be addressed concerning the number of businesses zoned "Commercial-Marine" in the downtown business district that either have been "grandfathered" in or are not in compliance with the zoning. Residences on these properties zoned "Commercial-Marine are actually "accessory use." City Manager Reynertson stated that he has been researching the "grandfathered" issue and stated that there is a remedy to this situation. He stated that if the persons in non-compliance are given a reasonable amount of time to come into compliance with the building code and then they are still in non-compliance, then fines can be levied on a daily basis. He stated he plans on pursuing this issue.



3. Discussion about the land use of Lot 5A, Block 27 - this is zoned "Waterfront-Commercial-Residential" and ~~will probably be placed up for public bid~~ most of the Commission spoke in favor of placing the lot up for public bid.

4. Discussion about the land use of Lot 6A, Block 27 - this is zoned "Waterfront-Commercial-Residential" and ~~will probably be placed up for public bid.~~ the Commission has not determined the useage of this lot at this time.

5. Finally, discussion about reviewing the zoning for the entire City of Seldovia . It was stated it was a monumental task and that the zoning codes in place had been done some time ago, but are adequate for the present. After 2 hours and 21 minutes the workshop was ended.

SOS Response Team meeting summary

by Mark Janes

The Regular Monthly Meeting was held October 13, 2005 and the following topics were discussed:

- Treasurers report
- 650 Barge
- Hourly rates comparison
- Hopkins Brothers Construction Bid - Cannery demolition
- HAZWOPER 40 hour Training Course - 8/24/2005
- 3rd State Connex Inventory
- CISPRI barge watch
- Buckley & Assoc - accounting corrections
- Policy & procedures - transfers, paying bills
- Vessel administrator contract

[Click here for details of the meeting \(pdf file\)](#)

Library announces new online resource

The Seldovia Public Library announced this week that it has launched a new website, <http://seldovialibrary.blogspot.com/>, to keep its users more up to date on library resources.

According to the site, "we'll be using this site to bring you news and information about the library--things like new books and movies in our collection, library announcements, online resources, tips on internet research, interlibrary loans, collection spotlights, books & videos for sale or give-away, board meeting and other event notices, Battle of the Books, and how you can make the best use of your library."

The website is in the form of a weblog, with sequential postings organized by date with the latest at the top of the page. Recently-added topics are shown in the left-hand sidebar and an archives link provides access to all past postings. The page also provides contact information and the hours the library is regularly open.

Library administrator Shirly Giles said that she is "pleased to be able to offer this added service to our patrons."

For more information, contact Shirly Giles at seldovia.library@gmail.com

Senator Gary Stevens to visit Kachemak Bay area later this month

Senator Stevens will be hosting an Open House on Wednesday, October 26th at the Homer Legislative Information Office (LIO) from 4-7 pm .

"With the 2006 Legislative session less than three months away and numerous issues of critical importance to Senate District R up for consideration next year, I'm looking forward to hearing what you have to say," Senator Stevens said. "I hope to see you on this upcoming trip."

The Open House is open to all. For questions regarding the Open House or Senator Stevens's visit to Kachemak Bay, please contact Jane Alberts in Homer at 235-0690 or Doug Letch at 907-486-4925

Tidbits . . .

Seldovia's Halloween Carnival 2002 - the original cast of the Wizard of Oz never looked good! Can you name the people in the costumes (click image for full size)? The answers are below, if you can read upside down!



Left to Right: Steve & Lisa Stanish & sons;
Andy & Tracy Smircich & son

City Manager's Corner

by Kurt Reynertson

>No City Manager Report this week <

Seldovia Police Report

by A.W. Anderson, Chief of Police

> Repeat Story <

Police found a bicycle helmet in the parking lot at the airport. If you lost a helmet, call and describe it to get it returned.

A pair of jeans, a pull over shirt, a pair of socks and a toothbrush were turned in to the Police Department after they were found. They appear to have just been laundered. If you lost your clothes (hopefully not in a poker game) and your toothbrush come by and pick them up.

Police responded to two separate calls to check on the welfare of persons in our community after friends became worried about them. On both occasions The Police contacted the parties and made it known that people were concerned about them and that assistance was only a phone call away if needed. Fortunately both parties were not in need of police assistance.

A report of a person shouting in the early morning hours was taken and investigation revealed a man had called out after he had been frightened by a nightmare. He was somewhat embarrassed that The Police contacted him in this regard but felt good that others thought enough of him to call The Police when they thought he was in need.

A citizen called and reported a number of full beers were lying in the open on the ground and they feared the alcohol could fall into the wrong hands. Police picked up the beer. Evidence at the scene indicated someone had fallen over an embankment and had dropped the beers. It is unknown if the party was injured in the fall.

A man who is a summer resident called the Police to report he had 5 – 7 gallons of gasoline stolen out of his airplane sometime between 10/7 and 10/9 while his airplane was parked at the Seldovia Airport. He checked his aircraft for gas leaks, he did not have a head wind coming to Seldovia or returning to

Anchorage and he did not change his route to Anchorage from Seldovia. He fueled his aircraft before he departed Anchorage and again when he returned to Anchorage. He always flies the same route and has made the trip many times so he is convinced the gas was taken while the aircraft was tied down on the Seldovia Airport. He is very thankful he did not have to divert from his course or return to Seldovia due to weather. 5 – 7 gallons of gasoline could mean the difference between life and death on such an occasion. This is a “VERY SERIOUS” matter and persons guilty of such a crime could be facing **felony** charges and serious jail time.

The City Office Personnel gives the Driver’s Permit tests to the children of our community which entitles them to drive ATV’s and automobiles, under certain restrictions, when they are 14 years of age. Someone was able to obtain the answers to the test questions which were passed around school. A parent contacted The Police with the answer sheet and information as to what had taken place. Hopefully students would not have to resort to such lengths to pass the test. It is very important that they know the rules of the road before taking to the roadways in a vehicle or an ATV.

Police responded to a local residence, which was vacant at the time, after a call was received reporting suspicious persons in that area. No evidence of entry, forced or otherwise, was found and no evidence of theft was found but frequent patrols will continue in that area. The residents will be notified of the report upon their return.

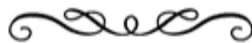
Since last report The Police have notarized 6 documents, responded to 2 calls for assistance, had 3 security checks of vacant summer resident homes and stopped a vehicle driving 44 mph in a 35 mph zone. Two reports of persons speeding on Jakolof Bay Road were also received.

More and more dogs are being observed running at large in the City. The Municipal Code prohibits dogs to run at large. Hopefully animal owners will take steps to correct the problem without Police involvement but if need be The Police will take action to alleviate the problem.

It is again the fall/winter season which means we have to make sure our windows are clear of frost and/or snow before we leave our homes in the mornings. Many of our children, and adults alike, walk to school or to work and, with it being dark at that time of the morning, it is very important we take the extra time to make sure we have good visibility. The law is very specific in this area and for a very good reason. If you are seen with an obscured windshield **YOU WILL BE CITED**. I would hate to think what a person would go through if they hit someone because they hadn’t taken the time to clear the windshield of their car and couldn’t see someone walking. Let’s all work together and take the added time to clear the windshield and help insure everyone’s safety on our streets.

Repeats & Notices

- ▶ [*Comprehensive Plan Public Final Version
Dated August 10, 2005*](#)
- ▶ [*Amended FY05 Seldovia City Budget 7-8-2005 \(pdf\)*](#)
- ▶ [*Harbor Survey Priority Results \(pdf\)*](#)



Copyright © 2005 Seldovia.com, Inc. and Seldovia Gazette. All rights reserved. The Seldovia Gazette is published weekly by Seldovia.com, Inc. Contents of this publication may not be used or reproduced, in whole or in part, in any form or manner without the express written permission of Seldovia.com, Inc. [Click here for additional details.](#)