

MEMORANDUM FOR RECORD

SUBJECT: Aniak Site Visit - Trip Report

1. NAME OF TRAVELER(S) – Robert Tedrick, Greg Carpenter, Keith Gordon
2. DATE OF TRAVEL – June 3, 2010
3. PURPOSE OF TRIP – Denali Commission barge landing site visit.
4. EXECUTIVE SUMMARY – The currently operating barge landing in Aniak, Alaska is located on Tract 28. Tract 28 was reported by city staff during the site visit to have been sold by the City to a private individual several years ago and therefore public access is no longer guaranteed. As of July 19, 2010, the existing deed on file indicates that the City of Aniak is the current property owner. Tract 23, a potential preferred location on which to locate a replacement barge landing, if constructed, was reported by city staff to have been sold entirely, or in part, by the City to one or two private individuals. As of July 19, 2010 the existing deed on file indicates that the City of Aniak is the current property owner. Based on the site visit, if tracts 23 and 28 are privately owned, Tract 22 is another possible tract on which to locate the City recommended replacement barge landing. Tract 22 was reported by Tribal staff to be owned by Kuskokwim (TKC) Corporation (the local Native Corporation). As of July 19, 2010 the existing deed on file indicates that the Aniak Traditional Council is the current property owner.
5. FINDINGS FROM THE SITE VIST – The findings are presented below:
 - a. Meetings: Meetings with city staff and Tribal representatives occurred before and after the physical site visits. No public meeting was conducted because the community representatives determined that the timing and short 5-hour duration of the site visit would not allow the required time or timing for a meeting. In addition to Corps personnel, Wayne Morgan, Native Village President and Ron Powell, City Administrator walked the proposed barge landing site(s).
 - b. Site conditions during the site visit:
 - i. Physical inspection of site(s) began at approximately 11:30 a.m. June 3, 2010. Skies were clear and sunny with temperatures in the mid-50s °F. Kuskokwim River water level was 5 to 6 feet below normal for this time of year according to locals.
 - ii. The current barge landing site on tract 28 was selected by the community 20 plus years ago. The land on which it was “constructed” was owned by the City but reportedly has since been sold to a private entity. No guarantee of public access to the existing barge landing currently exists.

- iii. The community wants a single barge landing site, staging area, and access road. The expectation is that there would be adequate room for a pole barn for equipment storage and an office trailer in addition to space required for staging.

c. Real Estate Status:

- i. As noted above, the city reportedly sold tract 28, where the existing barge landing site is located, to a private individual. If this is correct, there is no guarantee of public access to the existing barge landing.
- ii. Tract 23, the next best location on which to locate a City recommended replacement barge landing, was also reportedly sold in part or whole by the City to one or two private individuals. However, as of July 19, 2010, the recorded property owner of Tract 23 is the City of Aniak.
- iii. Tract 22, next to Tract 23, is owned by the Kuskokwim (TKC) Corporation (the local Native Corporation) and is the next best tract on which to locate a City recommended replacement barge landing. Tract 22 is 10.65 acres. Tract 22 abuts the current access road to the existing barge landing. There are no improvements, leases, licenses, rights-of-way or easements on Tract 22. This tract was conveyed to Kuskokwim (TKC) Corporation via Grant Deed. The subsurface owner is Calista Corporation (the regional Native Corporation).
- iv. Calista Corporation owns all subsurface rights in the community of Aniak except for Native allotments. Wayne Morgan and Angela Morgan, the Native Village President and Tribal Administrator, respectively have stated that the TKC Corporation will sign documentation stating that Tract 22, if selected for the barge landing site, will be available in perpetuity (e.g. the life of the barge landing) for public access.
- v. No known Native allotments exist on Tract 22.
- vi. The tribal POC for Real Estate information is Angela Morgan.
- vii. The Crowley fuel tank farm outside the City is on Tract 28.
- viii. Tract 56 between Tracts 28 and 23 is State land and is occupied by a portion of the local airport's air traffic control infrastructure.

6. RECOMMENDATION – The existing barge landing could be upgraded with the addition of two or three mooring points, the addition of gravel to a better defined staging area, and grading of the overall landing area. This option would likely require a community resolution, public easement or some other written declaration that the barge landing is and will remain open to public access and use.

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Figure 1

Aniak, Alaska – Tract Map. Tracts 22, 23 and 56 are shown in the upper left corner on the left bank. Tract 28 (existing barge landing) is not formally shown on this map/photo. It is drawn in immediately downstream of Tract 56 on the left bank.

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Tract 28
Existing
Barge
Landing

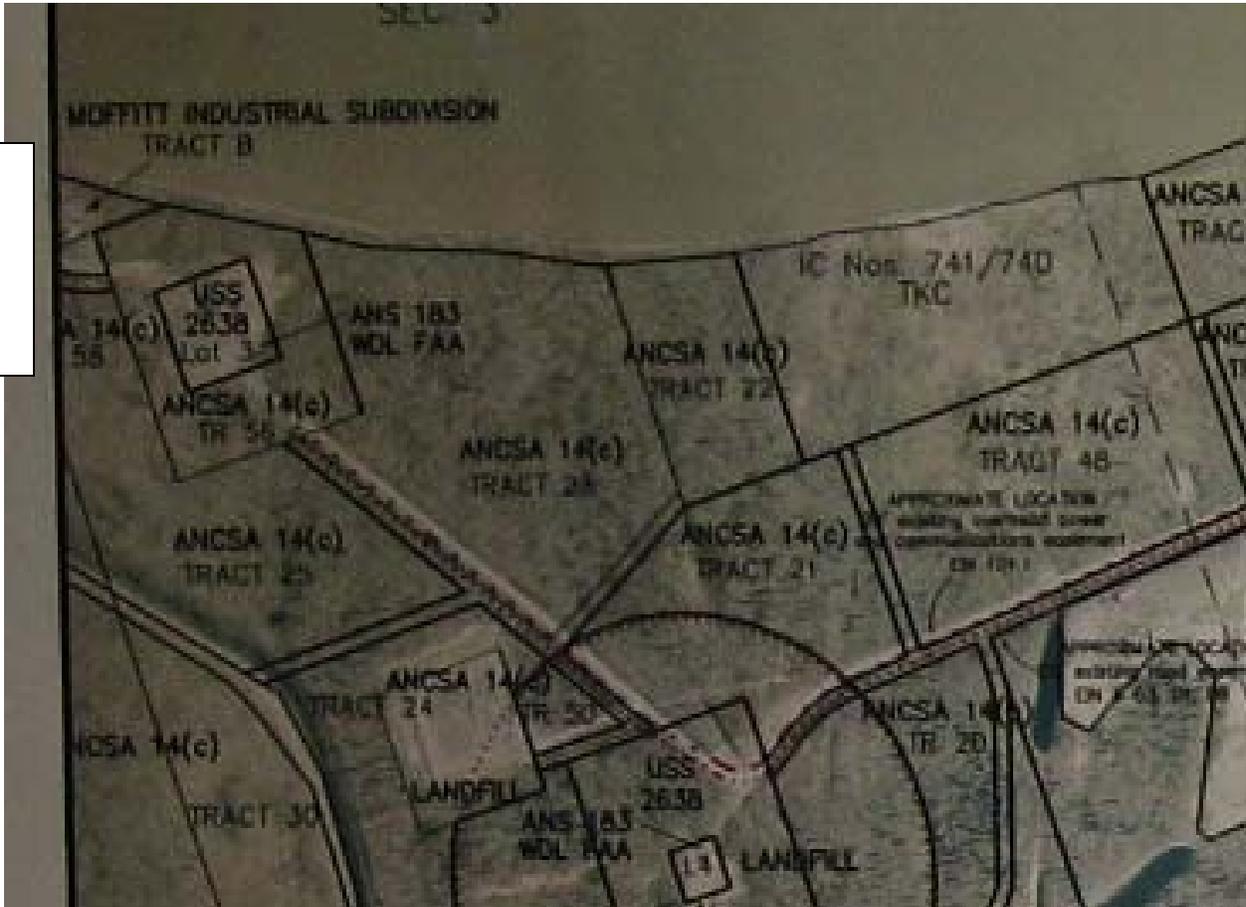


Figure 1A

Tract Map Excerpt of Tracts 22, 23, 28 & 56.



Figure 2

Aniak, Alaska - Existing Barge Landing on Tract 28 looking downstream.



Figure 3

Aniak, Alaska - Existing Barge Landing on Tract 28 looking upstream.



Figure 4

Aniak, Alaska – Tract 23, June 3, 2010, left bank, looking upstream. 12 to 15-foot cut bank, ~30-foot shoreline width at a water elevation ~5 feet below average, 10 degree shoreline slope and light gravel, sand, silt substrate mix typical of shoreline fronting lots 22, 23 & 28.



Figure 5

Aniak, Alaska – Tract 23, June 3, 2010, left bank, looking downstream toward Tract 22 and Tract 28 (existing barge landing).