

CONSENT AGENDA

POSSIBLE MOTION

I MOVE TO APPROVE THE CONSENT AGENDA
CONSISTING OF ITEM A.

I wish to remove Item(s) _____

REMINDER – When making the motion to approve the consent agenda, please read the title of each item being voted on that is included in the consent vote.

Should this item be pulled from the Consent Agenda the following motion is suggested:

POSSIBLE MOTION

I MOVE TO approve the August 9 Assembly meeting minutes.



CITY AND BOROUGH OF SITKA

ASSEMBLY CHAMBERS
330 Harbor Drive
Sitka, AK
(907)747-1811

Minutes - Draft

City and Borough Assembly

*Mayor Steven Eisenbeisz,
Deputy Mayor Kevin Knox,
Vice Deputy Mayor Kevin Mosher,
Thor Christianson, Crystal Duncan, Rebecca Himschoot,
David Miller*

*Municipal Administrator: John Leach
Municipal Attorney: Brian Hanson
Municipal Clerk: Sara Peterson*

Tuesday, August 9, 2022

6:00 PM

Assembly Chambers

REGULAR MEETING

I. CALL TO ORDER

II. FLAG SALUTE

III. RECITAL OF LANDS ACKNOWLEDGEMENT

IV. ROLL CALL

Present: 6 - Christianson, Knox, Mosher, Eisenbeisz, Duncan, and Miller

Remote: 1 - Himschoot

V. CORRESPONDENCE/AGENDA CHANGES

No agenda changes.

[22-114](#)

Reminders, Calendars, and General Correspondence

VI. CEREMONIAL MATTERS

None.

VII. **SPECIAL REPORTS: Government to Government, Municipal Boards/Commissions/Committees, Municipal Departments, School District, Students and Guests (five minute time limit)**

None.

VIII. PERSONS TO BE HEARD

Lance Ewers mentioned city employees, per the Sitka Home Rule Charter, were prohibited from serving on the Sitka School Board. He urged the Assembly to consider amending the Charter. Rich McClear spoke about the impacts of big cruise tourism. Ryan Herbert suggested a tariff be imposed on infrastructure and told of the need for improved cell service. Richard Wein testified on several subjects including fossil fuels, tourism, and economic trends.

IX. CONSENT AGENDA

- A [22-106](#) Approve the minutes of the July 12 and July 26 Assembly meetings

A motion was made by Christianson to APPROVE this item. The motion PASSED by the following vote.

Yes: 7 - Christianson, Knox, Mosher, Eisenbeisz, Himschoot, Duncan, and Miller

X. BOARD, COMMISSION, COMMITTEE APPOINTMENTS

- B [22-113](#) Appoint Peter Jurczak to a three-year term on the Building Department Appeals Board and reappoint Tyler Green to a three-year term on the Port and Harbors Commission

Richard Wein thanked the applicants.

A motion was made by Mosher that this Item be APPROVED. The motion PASSED by the following vote.

Yes: 7 - Christianson, Knox, Mosher, Eisenbeisz, Himschoot, Duncan, and Miller

XI. UNFINISHED BUSINESS:

- C [ORD 22-17](#) Making supplemental appropriations for fiscal year 2023 (Critical Repair for Scrapyard Baler)

From the public, Richard Wein spoke about the needed repairs and reminded the Public Infrastructure Sinking Fund balance contained almost enough for a new baler. Ryan Herbert wondered if alternative repairs could be made to avoid the expenditure.

A motion was made by Knox that this Ordinance be APPROVED on SECOND AND FINAL READING. The motion PASSED by the following vote.

Yes: 7 - Christianson, Knox, Mosher, Eisenbeisz, Himschoot, Duncan, and Miller

- D [ORD 22-18](#) Making supplemental appropriations for fiscal year 2023 (ADA Second Bus Shelter)

From the public, Richard Wein reviewed the details of the appropriation and noted the importance of the RIDE.

Administrator Leach said the staff was exploring the possibility of local construction.

A motion was made by Christianson that this Ordinance be APPROVED on SECOND AND FINAL READING. The motion PASSED by the following vote.

Yes: 7 - Christianson, Knox, Mosher, Eisenbeisz, Himschoot, Duncan, and Miller

XII. NEW BUSINESS:

- E** [ORD 22-19](#) Making supplemental appropriations for fiscal year 2023 (Blatchley Middle School Heat Pumps) 1st reading approved on 8/9/22
- Administrator Leach stated the City had recently learned of a massive failure of the heat pump system at Blatchley Middle School. Any unspent funds from the \$600k appropriation would go back into the General Fund. He emphasized the mission was to have heat in the schools. The quickest way to do that was to proceed with the Mitsubishi heat pumps and a warranty.
- From the public, Richard Wein noted the costs associated with replacing five heat pumps and called attention to the fiscal note, in particular, the need to complete condition assessments of school buildings to ensure assets were meeting their expected life and replacements were planned. Ryan Herbert suggested exploring an entirely new heating system.
- School District staff provided further details. Maintenance Director Mike Bartolaba learned of the problems in November 2021, reached out to multiple contractors for repairs, and after failed attempts to fix it, the problem was brought to the School Board in early spring. Bartolaba said it appeared the units had been incorrectly installed. He stated new units would take approximately 6-8 weeks to arrive plus additional time for installation.
- A discussion of the Assembly ensued. Members wondered if it would be worthwhile exploring a different brand of heat pump, and inquired about temporary heating plans for the building, and future protections. Ron Vinson, Asset Manager, emphasized the importance of citywide condition assessments and preventative maintenance.
- Due to the urgency of the situation, second reading of the ordinance was scheduled for the August 18 special meeting.
- A motion was made by Mosher that this Ordinance be APPROVED on FIRST READING. The motion PASSED by the following vote.**
- Yes:** 7 - Christianson, Knox, Mosher, Eisenbeisz, Himschoot, Duncan, and Miller
- F** [22-112](#) Approve a final subdivision plat, filed by the Sitka Community Land Trust, for a Planned Unit Development at 1410 and 1414 Halibut Point Road
- Planning Director Amy Ainslie explained the Planned Unit Development and told of multiple reviews by the Planning Commission. She reminded all major subdivisions, which included a Planned Unit Development, required Assembly approval.
- From the public, Carol Voisin, Randy Hughey, and Mim McConnell testified in support. Richard Wein spoke to the design and noted the space could have been better utilized. Ryan Herbert suggested more condo development and the construction of parking garages beneath apartment buildings.
- The Assembly thanked the Sitka Community Land Trust for their innovative thinking and a successful project.
- A motion was made by Christianson to APPROVE this Item. The motion PASSED by the following vote.**

Yes: 7 - Christianson, Knox, Mosher, Eisenbeisz, Himschoot, Duncan, and Miller

XIII. PERSONS TO BE HEARD:

Richard Wein revisited the topic of heat pump failures at Blatchley Middle School and called attention to the letter in correspondence regarding FERC Project No. 15275-000, an application submitted by Joe Stephens for a private hydroelectric generation project at Nelson Bay. Ryan Herbert stated it was possible to fix the Blatchley Middle School heat pump issues in approximately two weeks. Scott Saline spoke about the Blatchley Middle School heat pump failures.

XIV. REPORTS

a. Mayor, b. Administrator, c. Attorney, d. Liaison Representatives, e. Clerk, f. Other

Mayor - Eisenbeisz announced he was attending the Alaska Municipal League Summer Legislative Conference.

Administrator - Leach announced he also was attending the Alaska Municipal League Summer Legislative Conference. He said the Open Finance program on the City's website was near completion.

Liaison Representatives - Knox reported on the recent Parks and Recreation Committee meeting.

Clerk - Peterson reviewed the board/commission vacancies and told of details for the upcoming October 4 Municipal Election.

XV. EXECUTIVE SESSION

None.

XVI. ADJOURNMENT

A motion was made by Christianson to ADJOURN. Hearing no objections, the meeting ADJOURNED at 8:10pm.

ATTEST: _____
Sara Peterson, MMC
Municipal Clerk