



# CITY AND BOROUGH OF SITKA

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

## Minutes - Final City and Borough Assembly

*Mayor Mim McConnell  
Deputy Mayor Pete Esquiro,  
Vice Deputy Mayor Thor Christianson,  
Phyllis Hackett, Matthew Hunter, Mike Reif and Michelle Putz*

*Municipal Administrator: Jim Dinley  
Municipal Attorney: Theresa Hillhouse  
Municipal Clerk: Colleen Ingman, MMC*

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Tuesday, October 9, 2012

6:00 PM

Assembly Chambers

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### 5:00 PM Worksession: 4th Quarter FY12 Financial Review

#### REGULAR MEETING

- I. CALL TO ORDER
- II. FLAG SALUTE
- III. ROLL CALL

**Present:** 6 - Westover, Paden, Christianson, Reif, Hackett, and McConnell

**Absent:** 1 - Esquiro

- IV. CORRESPONDENCE/AGENDA CHANGES

#### Government-to-Government Update with Sitka Tribe of Alaska

- V. SPECIAL MUNICIPAL/COMMITTEE/COMMISSION REPORTS:

- A [12-140](#) Recycling 2012 - Norm Campbell

Norm Campbell spoke about the Recycling Program. Assembly members praised Campbell for his work over the years.

- VI. PERSONS TO BE HEARD

Sitka Historical Society and Museum Executive Director, Bob Medinger, announced that the State Conference - Alaska Historical Society & Museums Alaska Conference would be held in Sitka starting October 10.

Assembly Member Bill Paden spoke to Ordinance 2012-29. The ordinance is

currently postponed until a third party can weigh in. He urged the Assembly to either consider this ordinance or a charter change and wait until Judge George had rendered a decision. Paden thanked Municipal Attorney Theresa Hillhouse for her efforts in this regard.

## VII. REPORTS

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

Mayor - Attended Southeast Conference in Ketchikan. Westover relayed they have mining and ship yard training for jobs.

Administrator - Also attended Southeast Conference as a board member. Clarified there were no city dollars in the Moller Field project or the Kettleton Library Expansion.

Attorney - Informed Criminal Case statistical reports were available.

Liaison Representatives - Hackett attended the Sitka Community Hospital Board meeting. Most of the Hospital's infrastructure was ten years past their scheduled replacement. Hackett reported the Parks and Recreation Committee was working on goals matrix. Paden informed at the Police and Fire Commission they were provided statistics on the average number of officers per capita. Sitka's average falls to 1.5 officers per 100 with current cuts far below the national or state average. He thanked the Sitka Police Department for stepping up and doing more with less.

Clerk -Absentee voting for the November 6 General Election begins October 22 at City Hall on the 3rd floor from 8am to 5pm, MOnday through Friday.

Other - McConnell attended a business round table with Senator Begich. Reif supported Paden's comments under persons to be heard regarding the pending ordinance that had to do with a mandatory vote.

## VIII. CONSENT AGENDA

- B**     [12-138](#)           Approve the minutes of the September 20, 2012 Special Assembly Meeting.

**This item was APPROVED on the Consent Agenda.**

- C**     [12-137](#)           Reappoint Gary Smith to a term on the Building Department Appeals Board.

**This item was APPROVED ON THE CONSENT AGENDA.**

- D**     [RES 12-23](#)       Supporting the partnership, construction and operation of the Sitka Historical Museum at Centennial Hall.

President John Stein of the Sitka Historical Society and Museum urged passage.

**A motion was made by Hackett that this Resolution be APPROVED. The motion PASSED by the following vote.**

**Yes:** 6 - Christianson, Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

- E**      [12-139](#)      Approve award of the Construction Services Contract for the Pacific High School Renewal to Sunland Development Company in the lump sum amount of \$1,943,963.00 for the Base Bid and all six Additive Alternates.

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

**Yes:** 6 - Christianson, Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

**IX. UNFINISHED BUSINESS:**

- F**      [ORD 12-30](#)      Adding a new Chapter 4.44 to the SGC Establishing Required Levels of Cash to be Maintained and a new Chapter 4.45 to the SGC Establishing a Long Term Infrastructure Sinking Fund for the Repair and Replacement of General Fund Municipal Infrastructure, Streets, Sidewalks, Parking Lots and Parks. (Third and final reading)

**Sponsors:**      Esquiro and Reif

Administrator Dinley relayed he had prepared five budgets all in the black. No Department would have the authority to put money aside. Dinley estimated an average reserve amount had been between \$200,000 - \$400,000.

**A motion was made by Hackett that this Ordinance be APPROVED ON FINAL READING. The motion PASSED by the following vote.**

**Yes:** 5 - Reif, Hackett, Hunter, Putz, and McConnell

**No:** 1 - Christianson

**Absent:** 1 - Esquiro

- G**      [12-141](#)      Accept certification of Municipal Regular Election.

The successful candidates McConnell and Hackett were recused from voting on the acceptance of certification of election.

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

**Yes:** 2 - Christianson, and Reif

**Absent:** 1 - Esquiro

**Recused:** 2 - Hackett, and McConnell

**Non-voting:** 2 - Hunter, and Putz

**H**      [12-142](#)      Acknowledge outgoing Assembly members.

recess

Departing Mayor Westover was given a Service Award, gavel and presented with flowers for her six years on the Assembly, two of which she served as Mayor. Assembly Member Bill Paden was presented with a Service Award for serving from July until October fulfilling the balance of Blake's 2012 seat.

**X.      NEW BUSINESS:**

**I**      [12-143](#)      Swearing in of newly elected officials.

Each new elected member was sworn in and took a seat at the table.

**New Business First Reading**

**J**      [ORD 12-31A](#)      Amending SGC Title 21 Subdivision Code and Title 22 Zoning to clarify the zero lot line regulations and eliminate inconsistencies.

Planning Director, Wells Williams, indicated in his re-write of the ordinance he had taken steps for clarification further than the Assembly had requested.

**A motion was made by Hackett that this Ordinance be PASSED ON FIRST READING. The motion PASSED by the following vote.**

**Yes:** 6 - Christianson, Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

**K**      [ORD 12-32](#)      Amending Section 4.09.100 of the Sitka General Code to identify possible sales tax holidays for certain sales in 2012. (November 23 and 24)

Both sales tax ordinances were discussed. Hackett explained the dates of October and November were put forth to take advantage of PFD distribution. Putz preferred the earlier dates as she shipped holiday gifts earlier than most. Putz wondered what the Chamber of Commerce's preference would be. Christianson would like to see some of this money spent on advertising Sitka, perhaps consider a one-day tax free day and spend the estimated loss revenue for an additional day on advertising. In response to a question by Reif, Sweeney responded a day of lost sales tax revenue equated to \$10,000 - \$15,000. The Assembly decided to pass both ordinances on first reading to allow time for the Chamber and others comment.

**A motion was made by Hackett that this Ordinance be PASSED ON FIRST READING. The motion PASSED by the following vote.**

**Yes:** 6 - Christianson, Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

- L**      [ORD 12-33](#)      Amending Section 4.09.100 of the Sitka General Code to identify possible sales tax holidays for certain sales in 2012. (October 27 and November 23)

**A motion was made by Christianson that this Ordinance be PASSED ON FIRST READING. The motion PASSED by the following vote.**

**Yes:** 6 - Christianson, Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

- M**      [ORD 12-34](#)      Adjusting the FY12 and FY13 budgets for changes identified during the fourth quarter FY12 normal budget execution review.

Finance Director, Jay Sweeney, presented a financial worksession prior to the meeting.

**A motion was made by Christianson that this Ordinance be PASSED ON FIRST READING. The motion PASSED by the following vote.**

**Yes:** 6 - Christianson, Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

- N**      [ORD 12-35](#)      Consenting to the assignment of the agreement for material sale & lease of municipal property to ASRC Construction Holding Company, LLC.

Public Works Director, Michael Harmon, explained that the current lease is with McGraw Construction, more specifically Dormand McGraw. Harmon explained the waste site was a much needed operation of the City. A discussion ensued on the assignment, which the City would have to consent to first, which is technical in nature.

**A motion was made by Reif that this Ordinance be PASSED ON FIRST READING. The motion PASSED by the following vote.**

**Yes:** 6 - Christianson, Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

#### **Additional New Business Items**

- O**      [RES 12-24](#)      Supporting funding for the Sitka Sound Science Center.

Jim Seeland requested legislative support to further develop the Sage Building. Seeland stated the Science Center was an economic generator for Sitka.

**A motion was made by Hackett that this Resolution be APPROVED. The motion PASSED by the following vote.**

**Yes:** 6 - Christianson, Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

- P**      [RES 12-25](#)      Approving submittal and execution of an application to the Alaska Municipal Bond Bank to issue an amount of electric revenue bonds up to \$80,500,000 through the Bond Bank to finance the City and Borough of Sitka's portion of the Blue Lake Dam Hydroelectric and Diesel Plant Upgrade Projects.

Finance Director, Jay Sweeney, explained if the City was to proceed with this project it would necessitate the need for the City to pay for some portion of the project; the amount unclear at this time. The hope is the City would be able to secure other grants and additional assistance from the State of Alaska.

**A motion was made by Hackett that this Resolution be APPROVED. The motion PASSED by the following vote.**

**Yes:** 6 - Christianson, Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

## **XII. EXECUTIVE SESSION**

Christianson moved to go into Executive Session to discuss strategy. Reporters from both the Sentinel and KCAW testified there was no reason for an executive session since the figures were public knowledge, and discussions that would lead to a decision to obligate citizens to a large debt should be made in public. Utility Director, Christopher Brewton, said there were some strategic decisions and much of it was in the public purview.

**A motion was made by Christianson that this the Assembly ENTER EXECUTIVE SESSION on the Electric Revenue Bond Resolution to discuss strategies. The motion FAILED by the following vote.**

**Yes:** 1 - Christianson

**No:** 5 - Reif, Hackett, Hunter, Putz, and McConnell

**Absent:** 1 - Esquiro

## **XI. PERSONS TO BE HEARD:**

None.

## **XIII. ADJOURNMENT**

**A motion was made by Christianson to ADJOURN. With no further business the meeting ADJOURNED at 8:44 PM.**

ATTEST

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Colleen Ingman, MMC  
Municipal Clerk