



CITY AND BOROUGH OF SITKA

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

Minutes - Draft

City Assembly

Mayor Cheryl Westover
Deputy Mayor Larry Crews
Vice Deputy Mayor Mim McConnell
Assembly Member Phyllis Hackett
Assembly Member Terry Blake
Assembly Member Thor Christianson
Assembly Member Pete Esquiro

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

Tuesday, September 13, 2011

6:00 PM

Assembly Chambers

REGULAR MEETING

I. CALL TO ORDER

Present: 6 - Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

Telephonic: 1 - Westover

II. FLAG SALUTE

III. ROLL CALL

IV. CEREMONIAL MATTERS

A certificate of achievement was read in recognition of Mt. Edgecumbe High School student Teresa Baldwin recipient of the 2011 Alexander Hamilton citizenship achievement award.

Deputy Mayor Crews presented a proclamation to Sheryl McAllister, SEARHC BHP project coordinator, proclaiming September 4-10, 2011 as suicide prevention week and also read a proclamation proclaiming September 2011 as Youth Court Month.

A moment of silence was held in remembrance of the 10th Anniversary of 9/11.

V. CORRESPONDENCE/AGENDA CHANGES

Government-to-Government Update with Sitka Tribe of Alaska

School Update

Tim Fulton, School Board member, provided a report to the Assembly. He informed Nicole Seehafer would be the SHS school representative this year.

VI. PERSONS TO BE HEARD

Florian Sever spoke of a water sample he gathered from his residence and wondered if Sitka's drinking water was safe. He reiterated his support of a filter plant.

Public Works Director, Michael Harmon, welcomed William Stortz to the Public Works Department. Stortz replaces former Building Official, Preston O'Connell.

VII. REPORTS**11-192 Municipal Reports**

Public Works Director, Michael Harmon, gave an update on the Centennial Hall- Library project. Assembly members stressed the importance of making sure the public and all users were involved and informed.

Kim Ervin and Environmental Superintendent, Mark Buggins, presented a report on UV Disinfection and Pressure Filtration for Cryptosporidium Treatment for the City and Borough of Sitka's Water Treatment Facilities. Sitka's water is well within all regulatory testing measures.

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

Mayor Westover thanked all the recipients of tonight's proclamations and certificates. Reflecting on the recent USCG Celebration, she stated it is a privilege to have the Coast Guard in the community.

Acting Administrator Harmon spoke of the new tubs at Goddard Hot Springs and complimented Lee Craft, Kelly Pellett, and Barth Hamberg for their work. He reviewed upcoming municipal projects.

Liaisons: Blake met with the Police and Fire Commission last week.

Other: McConnell busy with the Easter Group Project - Homeless Connect and is seeking volunteers for planning and other aspects. She will travel to Seattle to attend the Pacific Northwest Land Trust in October to learn about creating a Land Trust in Sitka.

VIII. CONSENT AGENDA

- A 11-182** Approve the minutes of the August 16, 23, and September 1, 2011 Assembly meetings.

This item was APPROVED ON THE CONSENT AGENDA.

- B 11-190** Approve Liquor License #268 transfer, location and ownership name change from Columbia Bar to the Bayview Restaurant and Pub.

This item was APPROVED ON THE CONSENT AGENDA.

- D 11-188** Approve a one-time 80 hr leave accrual for William Stortz, Sitka Building Official.

This item was APPROVED ON THE CONSENT AGENDA.

C. 11-183

Appoint 1) Simon Greene to a term on the Tree and Landscape Committee, and 2) Appoint Mary Ann Jones to the Animal Hearing Board (alternate seat).

A motion was made by Christianson that Greene's appointment be approved. The appointment PASSED by the following vote.

Yes: 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

Westover asked to be recused from the appointment of Jones because of her relationship with the candidate.

Due to Jones's employment with CBS, Hackett inquired as to whether city employees could fill municipal seats on boards, committees and commissions. Municipal Attorney Hillhouse responded that each situation is reviewed for any potential conflicts and in this case none exist.

A motion was made by McConnell that Jones's appointment be APPROVED. The motion PASSED by the following vote.

Yes: 6 - Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

Recused: 1 - Westover

IX. UNFINISHED BUSINESS:

E 11-184

Approve Amendment No. 4 to the lease between the CBS and Sitka Animal Hospital.

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

Yes: 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

X. NEW BUSINESS:

New Business First Reading

F ORD 11-38

Consenting to the Tidelands Lease Assignment to Whitecap Properties LLC of Tideland Lease No. ADL 24391.

Jim Shine, representing the property sellers, was available by phone. He noted the current intent was to keep the trailer park, however, noted passage of the ordinance would not preclude them from other uses.

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

Yes: 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

G. RES 11-20

Approving and adopting the conclusions of the Airport Terminal Master Plan 2011 for Rocky Gutierrez Airport.

Charles Bettisworth of Bettisworth North Architects and Planners gave an overview of the 15-year Airport Master Expansion Plan. It was stated the Assembly would need to adopt the plan in order to get an extension of the Passenger Facility charges.

Public Works Director, Michael Harmon, clarified if this Resolution were approved the City would not be locked in to the Plan. He added the Plan was a resource and could be referred back to. Municipal Engineer, Stephen Weatherman, relayed the building would need to be retired at some point and this Plan provided a methodology for this. Project Manager, Kelli Cropper, added it was an evolving Plan.

A motion was made by Christianson that this Resolution be AMENDED. The motion to amend FAILED by the following vote.

Yes: 3 - Blake, Christianson, and Esquiro

No: 4 - Westover, Crews, McConnell, and Hackett

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

Yes: 5 - Westover, Crews, McConnell, Hackett, and Esquiro

No: 2 - Blake, and Christianson

H RES 11-19

Purchase Order Project Agreement between CBS and National Park Service for pre-development, permitting and design of the section of Pedestrian Seawalk from Crescent Harbor Park Tennis Courts to Sitka National Historical Park entrance.

Michael Harmon, Public Works Director, explained there are a number of permits that need to be obtained for the project.

Randy Larson, Superintendent of Sitka National Historical Park, explained the \$80,000 was a grant applied for during the planning effort. There was no cost incurred by the municipality.

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

Yes: 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

Additional New Business Items

I 11-187

Approve Change Order 1 in the amount of \$829,007, plus a contingency amount of \$170,993 to modify the scope of Task Orders 2 & 3 between Hatch Acres Corporation and the City and Borough of Sitka.

Generation Engineer, Dean Orbison, explained the reason for the changes. He suggested a future worksession with the Assembly to discuss a timeline of events.

A motion was made by McConnell that this Contract/Agreement be APPROVED. The motion PASSED by the following vote.

Yes: 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

J 11-189

Approve funds transfer of \$400,000 from the Electric Department Cash reserves to fund bulk diesel fuel to cover the projected hydroelectric generation shortfalls.

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

Yes: 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

K 11-185

Approve a contract with Petro Marine Services to furnish diesel fuel in accordance with the bid results of September 6, 2011.

A motion was made by Blake that this Contract/Agreement be APPROVED. The motion PASSED by the following vote.

Yes: 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

L 11-186

Discussion/Direction/Decision regarding potential funding and purchase of a portion of Crescent Harbor Park in conjunction with Southeast Alaska Land Trust at a cost to the city of \$24,400.

Thad Poulson spoke in support of the City purchasing the property. He foresees a risk if the property were to be purchased by someone who wasn't concerned with the covenants. He personally has an option to purchase the property. Mike Reif also spoke in support of the purchase.

Assembly members expressed their opinions on the matter. A majority did not favor a partnership with Southeast Alaska Land Trust.

Lynne McGowan spoke on behalf of the Parks and Recreation Committee. She expressed concerns of the City losing control or use of the property.

A motion was made by Hackett to direct the Municipal Administrator to offer \$24,400 (the assessed value) for the property. The motion PASSED by the following vote.

Yes: 6 - Westover, Crews, McConnell, Hackett, Blake, and Esquiro

No: 1 - Christianson

M 11-191

Discussion/Direction/Authorization on application under the State Community Development Block Grant (CDBG) Program and attendance at associated CDBG training.

Greg Reynolds of Sitka Community Development Association, encouraged the City to look at block grants.

A motion was made by Christianson to direct the Municipal Administrator to review the program and determine whether it would be beneficial to send a staff member to Community Development Block Grant training. The motion PASSED on the following vote.

Yes: 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

XI. PERSONS TO BE HEARD:

None.

XII. ADJOURNMENT

Blake moved to adjourn the meeting. Hearing no objections the meeting adjourned at 10:15 PM.

ATTEST:

Colleen Ingman, MMC
Municipal Clerk