



CITY AND BOROUGH OF SITKA

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

Minutes - Draft City and Borough Assembly

*Mayor Mim McConnell
Pete Esquiro*

*Thor Christianson, Phyllis Hackett, Matthew Hunter, Mike Reif
and Michelle Putz*

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

Tuesday, September 25, 2012

6:00 PM

Assembly Chambers

REGULAR MEETING

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

Present: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

- IV. CORRESPONDENCE/AGENDA CHANGES

Government-to-Government Update with Sitka Tribe of Alaska

Dale Williams announced the Tribe passed a resolution requesting that State Fisheries Management add Pacific Herring to the Alaska State Management Plan. The Tribe took a position of opposition to Sheldon Jackson's claim to a 160 acre parcel at Redoubt. They have also formally requested that Makhnati Island Causeway be reserved for subsistence herring.

School Update - Tim Fulton

School Board Member, Tim Fulton, announced the School Board recently held a goal setting session where priorities were identified.

- V. PERSONS TO BE HEARD

None.

VI. REPORTS**A1 12-135 1) Kettleson Memorial Library Expansion Project, and 2) Harrigan Centennial Hall Renewal**

Kettleson Memorial Library Expansion Project: Municipal Engineer, Stephen Weatherman, reviewed the design options.

Harrigan Centennial Hall Renewal: MCG team members gave an overview of the project and proposed milestones.

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

Acting Administrator Michael Harmon - Shared the recent bid opening for Pacific High Renewal was within the Engineer's estimate.

Clerk - Reminded folks Absentee In-Person voting was available through October 1 at City Hall..

Other - McConnell thanked Carolyn Ottes for her significant donation to the Sitka Fine Arts Camp. She attended the UAS open house, watched the 1st cruise ship dock at the Old Sitka Dock and attended the Community Foundation Center.

VII. CONSENT AGENDA**A2 12-132 Approve the minutes of the September 11, 2012 Assembly meeting.**

This item was APPROVED ON THE CONSENT AGENDA.

B 12-133 Reappoint 1) Jan Keck Love to a term on the Library Commission

This item was APPROVED ON THE CONSENT AGENDA.

J 12-136 Approve publishing a Request for Qualification to obtain the services of an architect to design the 50-60% expansion project of Kettleson Memorial Library.

A motion was made by Christianson to change the orders of the day and take up Item J following the Consent Agenda.

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

Yes: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

VIII. UNFINISHED BUSINESS:

- C ORD 12-27** Amending SGC Title 21 Subdivision Code and Title 22 Zoning to clarify the zero lot line regulations and eliminate inconsistencies

Motion by Hackett to AMEND to make daycares a conditional use in zero lot line dwellings.

Yes: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

Motion by Christianson moved to amend to add before a CUP can be granted the other side of the zero lot line must also be in agreement. This amendment FAILED on the following vote.

Yes: 1 - Christianson

No: 5 - McConnell, Paden, Esquiro, Reif, and Hackett

Absent: 1 - Westover

This ordinance was voted down with the intention for staff to bring back a substitute ordinance to come back at the next meeting. Reif and Planning Director, Wells Williams, were to work on the changes the Assembly talked about.

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

No: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

- D 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)

Finance Director, Jay Sweeney, informed \$1.2 M was undesignated in the General Fund. Under this ordinance, these high figures would not be seen in the future. Sweeney explained 25% of the General Fund should be available at all times.

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

Yes: 4 - McConnell, Paden, Esquiro, and Reif

No: 2 - Christianson, and Hackett

Absent: 1 - Westover

A motion was made by Christianson that this Ordinance be AMENDED in the title and the body to add items such as not limited to. The motion FAILED by the following vote.

Yes: 1 - Christianson

No: 5 - McConnell, Paden, Esquiro, Reif, and Hackett

Absent: 1 - Westover

IX. NEW BUSINESS:

New Business First Reading

E RES 12-21 Submitting City and Borough of Sitka 2014 State Legislative Priorities to the State of Alaska and 2013 Legislature

Government Relations Director, Marlene Campbell, stated Sitka was especially fortunate to have tremendous support from our legislators and legislature. Campbell and Public Works Director, Michael Harmon, gave an overview of the City's State Legislative Priorities.

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

Due to time constraints the Assembly began taking up items in list of priority.

Yes: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

K 12-131 Waiver of Harrigan Centennial Hall fees requested by: Alaska Native Brotherhood/Sisterhood and Whalefest - suggested that fees to be paid out of the non-profit emergency grant funding

Jan Straley, representing Whalefest, informed they had received a grant or waiver from the City since they started. This year they missed the deadline.

After some discussion, the Assembly decided to take the source of funding the waivers at a future meeting.

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

Yes: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

G ORD 12-28 Amending the Official Sitka Zoning Map to Rezone Lot 11, 12, 23, 24 Sitka Indian Village USS 2542 A&B from R-1 Single-Family and Duplex Residential District to WD Waterfront District

Allen Bell, STA Attorney, was present. Hackett stated she would like to see a recommendation from the Historic Preservation Commission.

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

It was later noted this ordinance would need to be vetted by the Historic Preservation Commission which would delay its scheduled second reading.

A motion was made by McConnell to EXTEND the meeting until 10:45 PM. The motion PASSED on a unanimous roll call vote of those present.

Yes: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

- F RES 12-22** Approving submittal and execution of an application to the Alaska Municipal Bond Bank to issue \$4,240,000 in Harbor Revenue Bonds through the Bond Bank to finance the City and Borough of Sitka's portion of the Alaska Native Brotherhood (ANB) Harbor Replacement Project.

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

Yes: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

Additional New Business Items

- I 12-129** Authorize the Finance Director to negotiate a short-term loan interest-only agreement with the Alaska Pure Sea Salt Company (APSSC) in the amount of \$118,300 at 3.5% interest

Alaska Pure Sea Salt Company (APSSC) owners participated via Skype. The Assembly contended this was exactly what the fund was designed for and complimented the Michener's on developing this product line.

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

Yes: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

- H 12-130** Authorize the Finance Director to combine two existing Southeast Alaska Economic Development Fund loan balances for Baranof Island Brewing Company for a 20-year term at 3.5% interest - approximate combined loan amount \$345,262

The Assembly echoed the comments from the prior agenda item; both these companies were bringing recognition to Sitka.

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

Yes: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

L 12-134 Discussion/Direction on the Request for Conceptual Proposals - Old City Shops Affordable Housing Project

Hackett had received concerns this could dampen the market for existing rentals and the Assembly needed to be prudent about this. Christianson was hoping for small units owned by the occupants. McConnell would be interested in mixed-use proposals as well. Esquiro clarified the Assembly still had the ability to reject any or all.

Motion by Christianson to direct the Administrator to put out a Request for Conceptual Proposals as documented in Item L. The motion was APPROVED on the following vote.

Yes: 6 - McConnell, Paden, Christianson, Esquiro, Reif, and Hackett

Absent: 1 - Westover

X. PERSONS TO BE HEARD:

John Bartlett spoke with regard to the Blue Lake Dam project. He urged review of documents and to exercise caution on change orders. He also spoke to heat pumps for Centennial Hall and Library, noting Blatchley Middle School (BMS) has air-to-air systems. The COPs of those units are not published. He invited everyone to BMS to see what was going on with all of the units.

XI. ADJOURNMENT

The meeting automatically adjourned at 10:45 PM.

ATTEST

**Colleen Ingman, MMC
Municipal Clerk**