



CITY AND BOROUGH OF SITKA

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

Minutes - Final 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, November 30, 2010

6:00 PM

Assembly Chambers

WORKSESSION

- A [10-192](#) AKDOT - Preliminary Plans for Sawmill Creek Road Phase III - Reuben Yost
- Alaska Department of Transportation Reuben Yost explained preliminary plans for the Sawmill Creek Road Phase III.*

REGULAR MEETING

I. CALL TO ORDER

II. FLAG SALUTE

III. ROLL CALL

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

IV. CORRESPONDENCE/AGENDA CHANGES

Mayor mentioned correspondence to the State Director of Rural Development asking for the Mayor to support their Three-to-Five Day Care project. Mayor Westover wanted to make sure the Assembly was apprised.

V. CEREMONIAL MATTERS

Mayor presented a volunteer award to Patrick Fowler for his contributions to the Sitka Mountain Search and Rescue Team and Sitka Emergency Medical System.

VI. SPECIAL REPORTS

Sitka School District - Lon Garrison

Sitka School District Board Chair, Lon Garrison, informed there are a number of new administrators and teachers. He also added student count was very close to the 1300 projected and budgeted. Local representatives attended the Alaska Association of School Board including a student from both high schools. Steve Bradshaw received the Superintendent of the Year Award. Garrison reported work continues to be done in order to get the Secure Rural School funding reauthorized.

Sitka Maritime Heritage Society

Sitka Maritime Heritage Society board member, Matthew Hunter, spoke to the Assembly of the Society's plans for a working museum/interpretive center at the boat house. Hunter also added the Society hopes to sub-lease a portion with Delta Western who is interested in building a fuel dock at the area.

VII. PERSONS TO BE HEARD

Matthew Hunter, a physics teacher at Mt.Edgecumbe High School, announced he applied for and was awarded a grant for erection and operation of a 60' high wind turbine. It will be erected December 14.

VIII. MUNICIPAL REPORTS

B [10-198](#) Library Expansion Project - Michael Harmon

Harmon complimented Sarah Bell on getting the library expansion project approved by the Foraker Group. Harmon stated the importance of following the program in order to secure funding. The Mayor asked for the Assembly to be kept apprised of the progress.

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

Mayor- Pleased with Economic Summit, noted the minutes are online. Attended AML Mayor's Conference and AML Conference, both were a good experience overall.

Administrator- Attended the AML Manager's Association and was re-elected as one of the board of directors.

Attorney – Reported approximately 35 Municipal Attorneys met in conjunction with AML.

Clerk – The Alaska Association of Municipal Clerks also met in conjunction with AML and had 77 in attendance. The sessions were both educational and beneficial. Reminded that the City Holiday Party is 12/10 and photos are scheduled for 12/14 at 5:00 PM.

Other - Public Works Director, Michael Harmon, introduced one of the newly hired engineers - Daniel Tadic. Assembly Members Hackett, Blake and McConnell noted they, too, felt their attendance at AML was beneficial.

IX. CONSENT AGENDA

C [10-196](#) Appointments: Appoint David Arp to a term on the Investment Committee; appoint

Dan Youngberg to an unexpired term on the LEPC (category 2)

Christianson disclosed that David Arp to be a close friend of his and offered Mr. Arp would do a good job.

This matter was APPROVED ON THE CONSENT AGENDA

X. UNFINISHED BUSINESS:

- D** [RES 10-30](#) To enter into a Conservation Easement with Southeast Alaska Land Trust regarding tidelands adjacent to Lot 8 of the Sheldon Jackson Campus Subdivision, accept ownership of Lot 8 from Southeast Alaska Land Trust upon its acquisition of this parcel from Sheldon Jackson College, with Lot 8 subject to the Conservation Easement, and authorize the Municipal Administrator to execute all necessary documents.

Motion by Esquiro to amend Page 4 of 15 by adding Commerical fishing to V. Uses and Activities Consistent with the Purposes of the Easement B. 5 and on XIV. Assignment and Succession A 2. to delete the second sentence. The failure of the Trust...

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

No: 1 - Blake

Diane Mayer, Executive Director Southeast Land Trust, explained the conservation easement and mitigation benefit. Linda Speerstra, representing the Army Corp of Engineers, outlined the process the Corp goes through to help assure there are no net loss of waters in the U.S. It was stated Area B is a mitigation bank for the City and these credits could be used for future mitigation. Speerstra stated the Corp is in favor of this proposition. Mayer clarified motorized vessels would be allowed to go over the tidelands.

Public Works Director, Michael Harmon, addressed the idea of the Seawalk on Lot 8 between the Sage Building and the National Historical Park. A discussion ensued amongst Assembly members. When asked if this easement were not approved, Mayer said it would slow the airport project down. Another project would need to be found to redeem mitigation credits from.

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 Christianson

No: 2 - Blake, and Esquiro

- E** [ORD 10-30](#) Amending SGC Chapter 4.12 entitled "Property Tax" to define Residential and Business Used Mobile and Modular Homes and similar structures that are attached to the land or utilities as real property instead of personal property.

Assessor, Randy Hughes, explained there previously had not been codes or ordinances which determined mobile homes as personal property.

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

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

XI. NEW BUSINESS:

New Business First Reading

- F** **ORD 10-31** Amending the Official Zoning Map to Rezone Kasiana Island from GI General Island District to LI Large Island District.
- 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** **ORD 10-32** Amending SGC Title 22 Zoning to 1) Revise Table 22.16.015-1 as pertains to Bed and Breakfasts in the General Island Zoning District and 2) Modify the Controlling Footnote 10 to Table 22.16.015-1 that covers Bed and Breakfasts, Lodges, and Related Uses in the General Island District.
- Planning Director, Wells Williams, explained this ordinance clarified the formula and made it easier to follow. Williams noted a slight difference in standards for B&B's on the road system because islands are different compared to actual lots on the road system.*
- 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
- H** **ORD 10-33** Amending SGC by adding a new Chapter 4.44 entitled "Southeast Economic Development Fund"
- A motion was made by Christianson that this Ordinance be POSTPONED INDEFINITELY. The motion PASSED by the following vote:**
- Yes:** 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro
- I** **ORD 10-34** Amending SGC Section 2.04.200 entitled "Vacancies" to require filling an Assembly vacancy with the next highest unelected vote getters at the last election for the Assembly or Mayor positions, subject to certain conditions
- A motion was made by McConnell that this Ordinance be AMENDED by removing the reference to mayor throughout. The motion on the amendment FAILED by the following vote:**
- Yes:** 3 - McConnell, Hackett, and Christianson
- No:** 4 - Westover, Crews, Blake, and Esquiro
- Columbus and Marie Wichman presented a letter in support of the proposed ordinance. Mike Rief spoke in opposition of the ordinance.*
- A discussion occurred among Assembly members.*
- A motion was made by McConnell to pass this ordinance. The motion FAILED on the following vote.**
- Yes:** 2 - McConnell, and Hackett
- No:** 5 - Westover, Crews, Blake, Christianson, and Esquiro

Additional New Business Items

- J [10-199](#) Approve loan of city owned exercise equipment to the Oceanside Therapy - previously postponed till Dec. 14
- Hugh Hallgren, CEO of Sitka Community Hospital (SCH) reported a number of people have asked the Hospital to do this as a wellness effort. Administrator Dinley explained when the Hames Center closed CBS attempted to place the equipment where it would get the most public use.*
- No vote taken the matter was POSTPONED.**
- Motion by McConnell to POSTPONE until December 14.**
- McConnell explained it was her understanding that it had been a rushed process for certain people including owners of another facility. She asked for more time to be taken to find a public facility to place the equipment.**
- Motion to POSTPONE PASSED on the following vote:**
- Yes:** 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro
- K [RES 10-32](#) Submitting CBS 2012 State Legislative Priorities to State of Alaska and 2011 Legislature
- Motion by Christianson to move up the Sawmill Cove Industrial Park Bulkhead Dock to appear after the Ultraviolet Disinfection for Sitka Municipal Drinking Water Supply or Number 3 and place the Kettleon Memorial Library Upgrade after the City-owned Sitka Community Hospital Roof replacement or Number 7. The amendment PASSED on the following vote:**
- Yes:** 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro
- A motion was made by Blake that this Resolution be APPROVED. The motion PASSED by the following vote:**
- Yes:** 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro
- L [RES 10-33](#) Adopting an alternative allocation method for the FY11 Shared Fisheries Business Tax Program and certifying that this allocation method fairly represents the distribution of significant effects of fisheries business activity in Central Southeast Fisheries Management Area
- Finance Director, Dave Wolff, stated the process had been used for over 15 years.*
- A motion was made by Crews that this Resolution be APPROVED. The motion PASSED by the following vote:**
- Yes:** 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

XII. PERSONS TO BE HEARD:

None.

XIII. ADJOURNMENT

Motion by Christianson to adjourn. The meeting ADJOURNED at 10:00 PM by unanimous consent.

ATTEST: _____
Colleen Ingman, MMC
Municipal Clerk