



# 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*

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Tuesday, August 9, 2011

6:00 PM

Assembly Chambers

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#### REGULAR MEETING

#### I. CALL TO ORDER

#### II. FLAG SALUTE

#### III. ROLL CALL

**Present:** 6 - Westover, McConnell, Hackett, Blake, Christianson, and Esquiro

**Telephonic:** 1 - Crews

#### IV. CORRESPONDENCE/AGENDA CHANGES

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

#### V. SPECIAL MUNICIPAL/COMMITTEE/COMMISSION REPORTS:

##### 11-163

Whiting Harbor Invasive Tunicate Update - Charlie Swanton, Director of the Division of Sport Fish, ADF&G

*Charlie Swanton, Director of the Division of Sport Fish with Alaska Department of Fish and Game provided the Assembly with an update on the Whiting Harbor invasive tunicate.*

**This item was HEARD.**

#### VI. PERSONS TO BE HEARD

*Kathie Wasserman from AML announced the AML Summer Legislative Meeting to be held August 10-12 in Sitka.*

*Nancy Yaw-Davis shared recent archeological discoveries found during the Monastery Street improvement project.*

## VII. REPORTS

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

*Mayor – Thanked the community for welcoming the Russian sailing vessel Pallada and congratulated the Filipino community on a successful fundraiser.*

*Administrator - Provided an update on Public Works projects.*

*Clerk - Announced candidates running in the October election.*

#### 11-168

Discussion on Sealaska invite

*Members discussed the possibility of inviting Sealaska to a future Assembly meeting in September. All agreed to the invite.*

**This item was HEARD.**

## VIII. CONSENT AGENDA

### A 11-159

Approve the minutes of the July 26, 2011 Assembly meeting.

*Hackett would like to see more detail in minutes.*

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

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

### B 11-160

Appoint David J. Hunt DVM to a three year term on the Animal Hearing Board in the category of Veterinarian.

*Hackett asked for clarification that there was no conflict between this item and Item K on the agenda. Attorney Hillhouse stated there was no conflict.*

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

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

### C 11-164

Approve a Notice of Award to CHG Building Systems for Supply of Steel Building for the Blue Lake Expansion Project.

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

### D 11-165

Approve a 2nd FERC preliminary permit application for the Takatz Lake Project.

*Utility Director, Chris Brewton, clarified the City was not locked into a route for the first permit. Applying for the second permit would give the City more room for modifications.*

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

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

**E**      [11-166](#)

Award the purchase of a Grader to NC Machinery in the amount of \$279,360.00.

*Mike Webb, Public Works Maintenance Supervisor, explained the reasons and advantages in replacing the vehicle.*

**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

**IX. UNFINISHED BUSINESS:**

**X. NEW BUSINESS:**

**New Business First Reading**

**F**      [ORD 11-34](#)

Amending Sitka General Code Title 22 Zoning to 1) add the use "Support Facility" to the list of conditional uses in the R-2 and R-2MHP zones in SGC Table 22.16.015 and 2) add a regulatory footnote describing the use in the Table.

*Hackett thanked Baranof Island Housing Authority for continuing to pay attention to Sitka's affordable housing needs.*

**A motion was made by Blake 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 11-35](#)

Proposing to amend the Home Rule Charter of the City and Borough of Sitka to raise the property tax limit from 6 mills to 6.5 mills to pay for certain municipal infrastructure, equipment and its maintenance, and submit this charter amendment and question to the voters at the next general election.

*Attorney Hillhouse provided a brief summary of the four ballot propositions before the Assembly.*

*Bart Meyer, speaking on behalf of Baranof Island Housing Authority (BIHA) as well as a concerned citizen, noted BIHA represents clients that receive affordable housing assistance; sales tax has a greater impact on low income folks. He stated if a choice had to be made between increasing sales tax or property tax, he would prefer to see an increase in property tax.*

*Assembly members expressed their views on the ballot propositions.*

*Finance Director, Jay Sweeney, and Public Works Director, Michael Harmon, came forward. They said there was a need for infrastructure replacement; the dollars available now are not enough. It is unclear if the money generated from the propositions would be enough to pay for all road repairs. Sweeney reported each ballot proposition would raise approximately \$500,000. Harmon noted roads alone would cost \$1.5 million to sustain current infrastructure.*

*Assembly members further discussed the ballot propositions. All expressed the need for the importance of public education on these ballot propositions.*

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

**Yes:** 4 - Westover, Crews, McConnell, and Blake

**No:** 3 - Hackett, Christianson, and Esquiro

*A recess was taken from 8:00pm to 8:06pm.*

**H**      **ORD 11-36**

Proposing to amend Title 4, Revenue and Finance, of the Sitka General Code by amending Section 4.09.010, Levy of Sales Tax, to set the sales tax all year round at six percent to pay for certain municipal infrastructure, equipment and its maintenance, and deleting the provisions that require reverting to a lower sales tax rate after certain school obligations are paid; deleting the seasonal sales tax exemption in Sitka General Code Section 4.09.120; and submitting these Sitka General Code amendments and question to the voters at the next general election.

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

**Yes:** 4 - Westover, Crews, McConnell, and Blake

**No:** 3 - Hackett, Christianson, and Esquiro

**I**      **ORD 11-32A**

Proposing to amend the Home Rule Charter of the CBS, subject to reratification by the voters in ten years, to create a dedicated fund for Sitka Community Hospital Roof, Equipment and Infrastructure; raise the Property Tax Limit from 6 Mills to 6.25 Mills; place in that dedicated fund any revenues gained from a property tax levy between 6 mills and 6.25 mills; and submitting these Charter amendments to the voters for ratification.

*Christianson stated the Hospital Board was in support of this ordinance. He added if this were put forth to the voters, the Hospital Foundation and Hospital Auxiliary would provide public education before the election.*

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

**Yes:** 4 - Westover, Crews, McConnell, and Christianson

**No:** 3 - Hackett, Blake, and Esquiro

**J**      **ORD 11-33A**

Proposing to amend Title 4, Revenue and Finance, of the Sitka General Code by amending Section 4.09.010, levy of sales tax, to raise the sales tax rate in the October through March period from five percent to six percent, and reduce the October through March period sales tax rate back to five percent rather than reduce the April through September period sales tax rate when the tax payments are sufficient to pay off the 2003 and later years school bonds and grant payment; delete the seasonal sales tax exemption in Sitka General Code Section 4.09.120; proposing to amend the Home Rule Charter of the City and Borough of Sitka to create a dedicated fund for reconstruction and maintenance of municipal roads and place in that dedicated fund any revenues gained from that seasonal increase in the sales tax; and submitting the voters these amendments for ratification.

*Steve Petro testified the ordinances were confusing.*

*Assembly member Crews was disconnected and unable to vote on this item.*

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

**Yes:** 2 - Westover, and McConnell

**No:** 4 - Hackett, Blake, Christianson, and Esquiro

**Non-voting:** 1 - Crews

**Additional New Business Items**

- K**      [11-161](#)      Discussion/Decision of extension of Sitka Animal Hospital's lease with the City and Borough of Sitka.
- Dr. Hunt explained he was requesting a reduction in rent in exchange for veterinary and animal adoption services. He explained providing services at a centralized location, the Sitka Animal Hospital, would streamline the adoption process, ensure quality care, save the City money and free up time for the Animal Control Officer.*
- Catherine Allgood-Mellema, Mary Ann Jones, and Gary Smith spoke in favor of supporting the fourth amendment to Dr. Hunt's lease.*
- The Animal Control Officer and Police Chief were opposed to the amendment.*
- The Assembly directed Administrator Dinley to meet with Dr. Hunt to work out a monthly rate.*
- This item was REFERRED to the Administrator's Office.**
- L**      [11-167](#)      Approve registering with Alaska Public Offices Commission to advocate for passage of the proposed ballot measures contained in Ordinances 2011-35 and 2011-36 and authorize expenditures for same up to \$10,000.
- A motion was made by McConnell that this Item be POSTPONED. The motion PASSED by the following vote.**
- Yes:** 7 - Westover, Crews, McConnell, Hackett, Blake, Christianson, and Esquiro

**XI.      PERSONS TO BE HEARD:**

*None.*

**XII.      ADJOURNMENT**

**A motion was made by McConnell to ADJOURN. The meeting adjourned at 9:08pm by unanimous consent.**

**ATTEST:** \_\_\_\_\_  
Sara Peterson  
Deputy Clerk