



CITY AND BOROUGH OF SITKA

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

Minutes - Final

City and Borough Assembly

*Mayor Steven Eisenbeisz,
Deputy Mayor Timothy Pike,
Vice Deputy Mayor JJ Carlson,
Kevin Mosher, Scott Saline,
Chris Ystad, Thor Christianson*

*Municipal Administrator: John Leach
Municipal Attorney: Rachel Jones
Municipal Clerk: Sara Peterson*

Tuesday, December 17, 2024

6:00 PM

Assembly Chambers

REGULAR MEETING

I. CALL TO ORDER

II. FLAG SALUTE

III. RECITAL OF LANDS ACKNOWLEDGEMENT

IV. ROLL CALL

Present: 7 - Christianson, Mosher, Eisenbeisz, Ystad, Pike, Carlson, and Saline

V. CORRESPONDENCE/AGENDA CHANGES

Mayor Eisenbeisz requested to move Item E to follow Item I, to allow for discussion of the Commercial Land Use Plan prior to a decision on Item E. There were no objections.

[24-189](#)

Reminders, Calendars, and General Correspondence

VI. CEREMONIAL MATTERS

None.

VII. SPECIAL REPORTS: Government to Government, Municipal Boards/Commissions/Committees, Municipal Departments, School District, Students and Guests (five minute time limit)

None.

VIII. PERSONS TO BE HEARD

Austin Cranford commented on the Clerk's Office quarterly report.

IX. CONSENT AGENDA

A motion was made by Mosher that the Consent Agenda consisting of items A, B, & C be APPROVED. The motion PASSED by the following vote.

Yes: 7 - Christianson, Mosher, Eisenbeisz, Ystad, Pike, Carlson, and Saline

- A** [24-184](#) Approve the minutes of the November 12 and 26 Assembly meetings

This item was APPROVED ON THE CONSENT AGENDA.

- B** [24-185](#) Approve the Acting Administrator list for 2025: Amy Ainslie, Josh Branthoover, Sara Peterson, Ron Vinson

This item was APPROVED ON THE CONSENT AGENDA.

- C** [24-186](#) Approve a liquor license renewal application for Sitka Lodge No. 1350 Loyal Order of Moose, Inc.

This item was APPROVED ON THE CONSENT AGENDA.

X. BOARD, COMMISSION, COMMITTEE APPOINTMENTS

None.

XI. UNFINISHED BUSINESS:

- D** [ORD 24-29](#) Making supplemental appropriations for fiscal year 2025 (Marine Vessel Haul Out and Shipyard Project)

A motion was made by Christianson that this Ordinance be APPROVED on SECOND AND FINAL READING. The motion PASSED by the following vote.

Yes: 6 - Christianson, Mosher, Eisenbeisz, Ystad, Pike, and Saline

No: 1 - Carlson

- F** [ORD 24-31](#) Making supplemental appropriations for fiscal year 2025 (Data Center Uninterruptible Power Supply)

A motion was made by Mosher that this Ordinance be APPROVED on SECOND AND FINAL READING. The motion PASSED by the following vote.

Yes: 7 - Christianson, Mosher, Eisenbeisz, Ystad, Pike, Carlson, and Saline

XII. NEW BUSINESS:

- G** [RES 24-18](#) Adopting the second annual update to the Sitka Strategic Plan 2022-2027

A motion was made by Christianson that this Resolution be APPROVED on FIRST AND FINAL READING. The motion PASSED by the following vote.

Yes: 7 - Christianson, Mosher, Eisenbeisz, Ystad, Pike, Carlson, and Saline

H [RES 24-17](#)

Opposing Proposal 156 to be considered at the January 28 - February 9, 2025, Alaska Board of Fisheries meeting

Ystad, a board member of two hatchery organizations, was recused.

Justin Peeler, Chris Ystad, and Scott Wagner spoke in support.

A motion was made by Mosher that this Resolution be APPROVED on FIRST AND FINAL READING. The motion PASSED by the following vote.

Yes: 6 - Christianson, Mosher, Eisenbeisz, Pike, Carlson, and Saline

Recused: 1 - Ystad

I [24-188](#)

Adopt the 2024 Commercial Land Use Plan

Amy Ainslie, Planning and Community Development Director, and Kevin Knox, Parks and Recreation Coordinator, provided an overview of the plan.

Bethany Lowrance, Linda Olsen, Sarah Hadad-Dembs, Ryan Harris, and Keith Dundas spoke in opposition. Austin Cranford commented. Anne Marie LaPalme spoke in support.

The Assembly had numerous questions and discussed components of the plan extensively.

A motion was made by Christianson to POSTPONE this Item to the first meeting in January. The motion FAILED by the following vote.

Yes: 2 - Eisenbeisz and Pike

No: 5 - Christianson, Ystad, Mosher, Saline, and Carlson

A motion was made by Christianson to delay implementation of the Commercial Land Use Plan to 2026. The motion FAILED by the following vote.

Yes: 1 - Saline

No: 6 - Ystad, Eisenbeisz, Carlson, Mosher, Pike, and Christianson

A motion was made by Pike to POSTPONE this Item to the second meeting in January. The motion PASSED by the following vote.

Yes: 7 - Christianson, Carlson, Saline, Pike, Ystad, Mosher, and Eisenbeisz

Clerk Note: A modified Commercial Land Use Plan will come back to the Assembly in late summer/early fall for adoption and implementation for the 2026 season. See related notes on item E, Ordinance 2024-30.

E [ORD 24-30](#)

Amending Title 14 "Streets, Sidewalks and Public Places" of the Sitka

General Code by amending Chapter 14.10 "Commercial Recreational use of Municipal Lands and Facilities"

It was noted this item was intertwined with Item I.

A motion was made to POSTPONE second reading of Ordinance 2024-30 to January 28, 2025. The motion PASSED by the following vote.

Yes: 7 - Carlson, Ystad, Saline, Mosher, Eisenbeisz, Pike, and Christianson

Clerk Note: Under the newly proposed process, permit applications and issuance take a minimum of 60 days. Were Ordinance 2024-30 to be passed on second and final reading January 28, 2025, and take effect on that date, operators would not receive their commercial recreational land use permits for 2025 until early to mid-April which coincides with the beginning of the visitor season. Due to the impacts that would result from implementation of the new process in late-January 2025 on both operators and staff, the CBS staff sponsors of Ordinance 2024-30, (after the December 17, 2024 meeting,) decided to submit a revised version of this ordinance (Ordinance 2025-02). Ordinance 2025-02 would not take effect until November 1, 2025, thereby implementing the new process, if approved by the Assembly, beginning in 2026. This decision was made to honor the Assembly's desire for additional review of this new process, to make revisions to the Commercial Land Use Plan, and optimize its implementation for both operators and municipal staff. A modified Commercial Land Use Plan will come back to the Assembly approximately summer/early fall 2025 for adoption and implementation for the 2026 season.

XIII. PERSONS TO BE HEARD:

Austin Cranford spoke of the Baranof Taxi & Tours, LLC, and Thaddeus & Melissa A. Lara v. Robert M. Baty litigation. Bethany Lowrance commented on the Commercial Land Use Plan.

XIV. REPORTS

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

Mayor - Eisenbeisz commented on the Alaska Municipal League Conference.

Administrator - Leach commented on the Alaska Municipal League Conference.

Attorney - Jones commented on the Alaska Municipal League Conference. In addition, she provided an update on the animal shelter memorandum of understanding.

Liaison Representatives - Christianson suggested sending all assembly members to Alaska Municipal League. Carlson reported on the Health Needs and Human Services Commission. Ystad reported on the Gary Paxton Industrial Park Board.

XV. EXECUTIVE SESSION

J [24-187](#)

Legal / Financial Matters - Wampler v. McGrath/CBS and Dick v. CBS

A motion was made by Christianson to go into executive session to receive and discuss attorney client communication from the Municipal Attorney regarding

legal and financial matters affecting the Municipality due to the Wampler v. McGrath/CBS and Dick v. CBS litigation. The motion PASSED by the following vote.

Yes: 7 - Carlson, Ystad, Saline, Mosher, Eisenbeisz, Pike, and Christianson

Austin Cranford expressed opposition.

A motion was made by Mosher to reconvene as the Assembly in regular session. The motion PASSED by unanimous voice vote.

XVI. ADJOURNMENT

A motion was made by Christianson to ADJOURN. Hearing no objections, the meeting ADJOURNED at 10:11 p.m.

ATTEST: _____

**Sara Peterson, MMC
Municipal Clerk**