



CITY AND BOROUGH OF SITKA

ASSEMBLY CHAMBERS
1332 Seward Ave.
Room 229
Sitka, AK
(907)747-1811

Minutes - Final

City and Borough Assembly

Mayor Mim McConnell
Deputy Mayor Matt Hunter
Vice-Deputy Mayor Benjamin Miyasato
Aaron Swanson, Steven Eisenbeisz
Tristan Guevin, and Bob Potrzuski

Municipal Administrator: Mark Gorman
Acting Municipal Attorney: Brian Hanson

Tuesday, May 10, 2016

6:00 PM

Assembly Chambers

WORKSESSION 5:00 PM - Municipal Lands

Maegan Bosak, Planning and Community Development Director, and Michael Scarcelli, Senior Planner, presented an overview of Municipal lands and potential land to be sold.

REGULAR MEETING

I. CALL TO ORDER

II. FLAG SALUTE

III. ROLL CALL

Present: 6 - McConnell, Hunter, Miyasato, Eisenbeisz, Guevin, and Potrzuski

Absent: 1 - Swanson

IV. CORRESPONDENCE/AGENDA CHANGES

Mayor McConnell announced item E was pulled from the agenda.

[16-097](#)

Reminders, Calendars and General Correspondence

V. CEREMONIAL MATTERS

[16-095](#)

Arbor Day Proclamation

Mayor McConnell read and presented a proclamation for the 144th anniversary celebration of Arbor Day. Members of the Tree and Landscape Committee received the proclamation.

VI. SPECIAL REPORTS: Government to Government, Municipal Boards/Commissions/Committees, Sitka Community Hospital, Municipal Departments, School District, Students and Guests (time limits apply)

Robb Farmer, Library Director, reported on activities and programs at the Sitka Public Library.

VII. PERSONS TO BE HEARD

None.

VIII. REPORTS

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

Mayor - McConnell attended the Health Summit Leadership luncheon, Mt. Edgecumbe High School Aquatic Center soft ground breaking and two Chamber activities. McConnell also reported on the State Vocational Rehabilitation Committee meeting where she spoke on the economy.

Administrator - Gorman announced a tentative agreement had been reached with the ASEA union. He added the Employment Relations Board approved a decertification election for non-exempt staff employed at the Fire Department to be held May 26. Gorman anticipated a fourth union would be formed. In addition, Gorman announced: FEMA was funding the risk mapping project for Sitka, the City would be invoicing the State for approximately \$700,000 of emergency work done as a result of the August 2015 landslides, and noted the Gary Paxton Industrial Park Board would meet to review and discuss bulk water proposals.

Liaisons - Hunter reported the last Port and Harbors Commission meeting was May 11 and goals for their next meeting in September would be discussed. Eisenbeisz attended the recent Hospital Board meeting and reported on the patient centered medical home focus and continued discussions of the possible lease/purchase of the Totten building.

Clerk - Peterson listed the current vacancies on Boards, Commissions, and Committees.

Other - Hunter shared information on the Blue Lake Road closure. He reminded the road was owned by the U.S. Forest Service and they had direct control over when the road was open or closed to the public. Under a lease agreement, the City was granted access for the Blue Lake dam. Currently, significant safety issues left the road closed. Funding had been secured from the Department of Homeland Security with the hope of having public access restored in the next six months.

IX. CONSENT AGENDA

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

Yes: 6 - McConnell, Hunter, Miyasato, Eisenbeisz, Guevin, and Potrzuski

Absent: 1 - Swanson

- A [16-094](#) Approve the minutes of the April 19, 21, 25, 26 Assembly meetings

This item was **APPROVED ON THE CONSENT AGENDA.**

- B [ORD 16-16](#) Adjusting the FY16 Budget (*Airport baggage and TSA project*)

This Ordinance was **APPROVED ON THE CONSENT AGENDA - FIRST READING.**

X. **UNFINISHED BUSINESS:**

- C [ORD 16-13](#) Adjusting the FY16 Budget

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

Yes: 6 - McConnell, Hunter, Miyasato, Eisenbeisz, Guevin, and Potrzuski

Absent: 1 - Swanson

- D [ORD 16-14](#) Amending Sitka General Code Title 22.16.015 "Permitted, Conditional and Prohibited Uses" to allow short-term rentals in the public zone as a conditional use

Kevin Knox, Chair of the Port and Harbors Commission, suggested if the ordinance passed, it would be helpful to revisit the floathome ordinance to consider allowing floathome short-term rentals. Administrator Gorman concurred and noted the floathome ordinance could be amended in the future to allow floathome short-term rentals.

Guevin stated it was important to ensure there weren't adverse affects on harbor sanitation and hoped the short-term rentals wouldn't affect long-term housing opportunities.

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

Yes: 6 - McConnell, Hunter, Miyasato, Eisenbeisz, Guevin, and Potrzuski

Absent: 1 - Swanson

XI. **NEW BUSINESS:**

- E [ORD 16-15](#) Amending Title 15 of the Sitka General Code by adding a new Chapter 15.15 entitled "Community Assisted Utility Subsidization Effort" (first reading)

This item was pulled from the agenda.

F [16-090](#) Sitka School District Budget Funding for FY17

Guevin recognized the School Board and Sitka School District for their work.

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

Yes: 6 - McConnell, Hunter, Miyasato, Eisenbeisz, Guevin, and Potrzuski

Absent: 1 - Swanson

G [16-092](#) Discussion/Direction/Decision on other Citizens' Taskforce recommendations including: a millage rate increase, vehicle registration tax and the elimination of sales tax on groceries

Administrator Gorman reviewed the three pending recommendations from the Citizens' Taskforce: a millage rate increase, vehicle registration tax and the elimination of sales tax on groceries.

Assessor Wendy Lawrence, provided an overview of the mill rate and property taxbase. She explained the mill rate was not a tax bill but instead a tool used to equitably distribute the taxation burden for general government core services such as police, fire, schools, public works, and administration. Lawrence further explained there were two types of mill rates (rate driven and budget driven) and identified the pros and cons of each. She recommended the Assembly explore a budget driven mill rate.

Gorman suggested if the Assembly was interested in a mill rate increase, to hold a special election rather than rush trying to meet the deadlines for the October 4 regular election. He expressed the need for a well thought out process and one that engaged the community. The Assembly concurred with the recommendation of a methodical approach and a special election if needed. Assembly members Guevin and Potrzuski volunteered to meet with staff and develop a preliminary plan to present to the Assembly.

Municipal Clerk Sara Peterson, outlined the requirements for a special election and indicated a minimum of a three month prep period was required.

Guevin and Hunter expressed a desire for future discussions on a vehicle registration tax and elimination of sales tax on groceries.

Tom Conley, School Board member, thanked the Assembly for their continued support of the School District budget.

H [16-093](#) Municipal Attorney recruitment update - Discussion/Direction/Decision on interim legal services

Administrator Gorman stated Acting Municipal Attorney Brian Hanson was interested in supporting the municipality during the transition period and was able to offer approximately 10 hours per week. Gorman said Hanson would be present at Assembly meetings on an as needed basis. During the interim, Legal Assistant Reuben Yerkes, would coordinate legal services and outline pending critical issues. Gorman also noted he had spoke with Mark Scheer of Williams Kastner, a Seattle law firm, which could serve as an additional resource if needed.

XII. PERSONS TO BE HEARD:

Ken Sprague, new to Sitka, stated his business provided support to small businesses. Sprague planned to present at the Sitka Economic Forum on May 17.

XIII. EXECUTIVE SESSION

None.

XIV. ADJOURNMENT

A motion was made by Miyasato to ADJOURN. Hearing no objections, the meeting ADJOURNED at 7:28pm.

ATTEST: _____
Sara Peterson, CMC
Municipal Clerk