



City of Saxman
Regular Council Meeting
April 21, 2021
5:30 PM

AGENDA

Call to Order

Prayer

Roll Call/Quorum

Public Comments

Consideration of the Agenda

Consent Agenda: *Matters listed under the consent agenda are routine and will be enacted by one motion and one vote. There will be no separate discussion on these items. If the Mayor or council member requests discussion, that item will be removed from the consent calendar and will be considered under "Unfinished Business".*

1. April Building and Ordinance Minutes

Background: Building and Ordinance Meeting Minutes for approval.

2. April Building and Ordinance Recommendations

Background: Committee recommendations from the 4.13.2021 meeting for Council approval.

3. Finance Committee Minutes

Background: Presentation of Finance Meeting minutes for approval.

4. Finance Committee Recommendations

Background: Finance Committee recommendations

Old Business

New Business

5. Cape Fox Land Sale

Background: Cape Fox is requesting the City Council enter into negotiations to sell the property 2706 S. Tongass for the purpose of introducing new industry to the City. Cape Fox is offering a stipulation of the sale be the building of a full service grocery store, approval of the final façade that is visible to public and tourists, and monthly progress reports. They also offer to build a memorial to the Old School House, built on the site, honoring the significance of the building in the forming of the City. In the Building and Ordinance meeting on April 13th, the committee requested the City Administer and the Mayor negotiate an offer and the attached draft resolution is a culmination of those talks.

Staff recommended action: "I make a motion to approve Resolution 04.2021.03,

A **RESOLUTION** of the City of Saxman, Alaska to sell the property referenced by deed as PAT1035992 and by parcel as 852140089000 to the Cape Fox Corporation for the

express purpose of building a full-service grocery store and a tribute to the building known as "The Old School House" on referenced property."

Unfinished Business

Executive Session

Next Meeting Dates:

6. May Meeting Dates

Background: May meeting dates for approval. The Clerk asks the Council if they would like to re-schedule the Council update training in May.

Council/Mayor Comments

Adjournment



Item 1.

**City of Saxman
Building and Ordinance Committee
Meeting
April 13, 2021
4:00 PM**

MINUTES

Call to Order

Meeting called to order by Mayor Seludo at 4:00 PM.

Roll Call

PRESENT

Mayor Frank Seludo
Vice Mayor Billy Joe Thomas
Committee Member Woody Watson
Committee Member Rick Makua
Committee Member Denny Blair
Committee Member Norman Natkong

ABSENT

Committee Member Gabriella Daniels

Public Comment

Steve Rydeen commented on trying to find grants to help cleanup the City of Saxman.

Joe Williams commented that although concerned about the Old School House he thought a grocery store was a good idea. **Clerks Edit: This comment was made in the middle of the meeting and the speaker was acknowledged by the Chair. The Clerk moved his comment to the Public Comment section of the minutes.*

Consideration of the Agenda

Old Business

1. Cape Fox Land Purchase Request

Background: Cape Fox is requesting a consideration from the committee in the purchase of land for a new industry in Saxman.

Staff Recommended Action: "I move to request staff to arrange a Workshop Meeting for the Council and Cape Fox representatives"

Tim Lewis from Cape Fox Corp. presented to the council about the land purchase request.

Motion made by Vice Mayor Thomas to request the staff to arrange a Workshop Style Meeting for the City Representatives, the Mayor and Administrator, and Cape Fox representatives. Motion declared passed.

Motion made by Vice Mayor Thomas, Seconded by Committee Member Makua.
Voting Yea: Mayor Seludo, Vice Mayor Thomas, Committee Member Watson,
Committee Member Makua, Committee Member Blair, Committee Member Natkong

2. Old School House Lease

Background: The Saxman IRA is requesting a renewal of the Old School House lease. Attached are the current expired lease, a request from the IRA to the Council, and the rental review to establish a market value.

Staff recommended action: "I move to recommend to the Council to approve a new lease agreement and set an amount for rent."

Motion made by Vice Mayor Thomas to move to a month to month rental lease agreement on the Old School House building for no less than \$1500 a month firm. Motion declared passed.

Motion made by Vice Mayor Thomas, Seconded by Committee Member Blair.
Voting Yea: Mayor Seludo, Vice Mayor Thomas, Committee Member Watson,
Committee Member Makua, Committee Member Blair, Committee Member Natkong

3. Code Enforcement

Background: The municipal attorney advised that in order to enforce Saxman City Code the first step is to identify those ordinances the Council wishes to enforce with fines. If the Council directs staff where to start staff can prepare and agenda item for next month.

Staff Recommended Action: "I move to request the Mayor to direct staff to prepare Ordinance # (Insert number) and return to committee."

Council discussed ticketing cars.

Council recommended that the staff prepare ordinance numbers and return to the committee for review.

4. Land Swap

Background: Consideration of the land swap requested by the Mayor to allow for an increase in the quantity of commercial zones.

Motion made by Committee Member Makua for the staff to gather information and return information for the next Building and Ordinance Committee Meeting. Motion declared passed.

Motion made by Committee Member Makua, Seconded by Vice Mayor Thomas.
Voting Yea: Mayor Seludo, Vice Mayor Thomas, Committee Member Watson,
Committee Member Makua, Committee Member Blair, Committee Member Natkong

Council Comments

Adjournment

Motion made by Committee Member Watson to adjourn meeting. Motion declared passed.

Motion made by Committee Member Watson, Seconded by Vice Mayor Thomas.

Voting Yea: Mayor Seludo, Vice Mayor Thomas, Committee Member Watson, Committee Member Makua, Committee Member Blair, Committee Member Natkong

Meeting adjourned at 5:12 PM.



**City of Saxman
Building and Ordinance Committee
Meeting
April 13, 2021
4:00 PM**

RECOMMENDATIONS

1. *Motion made by Vice Mayor Thomas to request the staff to arrange a Workshop Meeting for the Council and Cape Fox representatives. Motion declared passed.*

Motion made by Vice Mayor Thomas, Seconded by Committee Member Makua.
Voting Yea: Mayor Seludo, Vice Mayor Thomas, Committee Member Watson,
Committee Member Makua, Committee Member Blair, Committee Member Natkong

2. *Motion made by Vice Mayor Thomas to move to a month to month rental lease agreement on the Old School House building for no less than \$1500 a month firm. Motion declared passed.*

Motion made by Vice Mayor Thomas, Seconded by Committee Member Blair.
Voting Yea: Mayor Seludo, Vice Mayor Thomas, Committee Member Watson,
Committee Member Makua, Committee Member Blair, Committee Member Natkong

3. *Motion made by Committee Member Makua for the staff to gather information and return information for the next Building and Ordinance Committee Meeting. Motion declared passed.*

Motion made by Committee Member Makua, Seconded by Vice Mayor Thomas.
Voting Yea: Mayor Seludo, Vice Mayor Thomas, Committee Member Watson,
Committee Member Makua, Committee Member Blair, Committee Member Natkong



**City of Saxman
Finance Committee Meeting
April 15, 2021
5:00 PM**

MINUTES

Call to Order

Meeting called to order by Mayor Seludo at 4:17 PM.

Roll Call

PRESENT

Mayor Frank Seludo
Vice Mayor Billy Joe Thomas
Committee Member Woody Watson
Committee Member Rick Makua
Committee Member Denny Blair
Committee Member Norman Natkong

ABSENT

Committee Member Gabriella Daniels

Public Comments

No public comment.

Clarification of the CARES Act

Kayleigh Slagle presented financials.

1. General Fund Financials
2. Water and Sewer Fund Financials
3. Seaport Financials

FY20 Financials

4. The Salvation Army building is in need of a new roof and is reaching out for funds to pay for it.

Committee directs staff to respond that there is no funding available at this time.

Adjournment

Motion made by Committee Member Makua to adjourn meeting. Motion declared passed.

Motion made by Committee Member Makua, Seconded by Vice Mayor Thomas.

Voting Yea: Mayor Seludo, Vice Mayor Thomas, Committee Member Watson, Committee Member Makua, Committee Member Blair, Committee Member Natkong

Meeting adjourned at 4:47 PM.



**City of Saxman
Finance Committee Meeting
April 15, 2021
5:00 PM**

Item 4.

RECOMMENDATIONS

1. Approval the March financials.

A **RESOLUTION** of the City of Saxman, Alaska to sell the property referenced by deed as PAT1035992 and by parcel as 852140089000 to the Cape Fox Corporation for the express purpose of building a full-service grocery store and a tribute to the building known as “The Old School House” on referenced property.

- A. WHEREAS, Saxman City Code (SCC) 16.15.050 states: Public sale shall not be required to persons who agree to operate a beneficial new industry; provided, however, that the Council shall find that the new industry will be advantageous to the City and that the buyer agrees to the terms and conditions set forth by the Council for the sale of real property. [Ord. 01-77 Ch. 46 § 5]; and
- B. WHEREAS, SCC 16.15.010 states: The City may sell, convey, exchange, transfer, donate, dedicate, direct, or assign to use, to otherwise dispose of City-owned real property by any lawful means or conveyances. [Ord. 01-77 Ch. 46 § 1]; and
- C. WHEREAS, SCC 16.15.020 states: The City may sell or dispose of real property by any lawful means. Any instrument requiring execution by the City shall be signed by the Mayor and attested by the City Clerk. [Ord. 01-77 Ch. 46 § 2]; and
- D. WHEREAS, SCC 16.15.030 states: The City shall have and may exercise all rights and powers in the sale and disposal of real property as if the City were a private person. The City may sell or dispose of any real property, including property acquired or held for or devoted to a public use, when in the judgment of the City Council it is no longer required for City purposes. [Ord. 01-77 Ch. 46 § 3]; and
- E. WHEREAS, The City Council was presented with an offer from the Cape Fox Corporation to purchase the property known as PAT 1035992 & Parcel 852140089000 for the express purpose of building a full-service grocery store; and
- F. WHEREAS, the City Council finds that no current retail food industry intended to provide for the sustained nourishment of the residents of Saxman and surrounding communities exists in the City of Saxman; and
- G. WHEREAS, the City Council finds that selling this parcel to a confirmed developer is adventitious for the economy of the City of Saxman both in municipal revenue and the addition of new jobs to the City; and
- H. WHEREAS, the City Council finds that selling the property for \$45,000.00 and a 2% Saxman sales tax credit for 15 years to commence on the first day of recorded sales; and
- I. WHEREAS, the City Council finds that when compared with the sales of comparable industries in neighboring communities the City of Saxman will earn in sales tax revenue the balance of the assessed value; and

City of Saxman
Resolution # 04.2021.03

- J. WHEREAS, the City Council finds said retail food establishment is mandated to be built within 3 years of the close of the land sale or otherwise extended by vote of the Council; and
- K. WHEREAS, the City Council finds that if such extenuating circumstances exists that prevent a full-service retail establishment Cape Fox will build a similarly profitable establishment on the property; and
- L. WHEREAS, the City Council mandates that in the spirit of creating a beneficial new industry Cape Fox will provide monthly progress reports to the Council either in writing or by presentation at a public meeting until the first month of recorded sales; and
- M. WHEREAS, the City Council finds that the addition of a retail food industry is beneficial to the elders of the Native community by providing reliable access to food.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAXMAN,

Section 1: The Mayor may negotiate a sales contract on behalf of the City of Saxman, acting as the representative for the City Council as a whole.

Section 2: The Mayor may exercise all rights and powers in the sale and disposal of the property known as PAT 1035992 & Parcel 852140089000 for the benefit of the City and acting as if the City were a private person.

Section 3: A sales contract MUST, at minimum, include these terms: \$45,000.00 sale price for the property. A mandate that a retail food sales industry be built on the property. The right of first refusal to purchase the property back at the sales price of \$45,000 if a retail food industry is not built within 3 years from the date of closing. A 2% sales tax credit for a period of 15 years commencing on the first day of reportable sales. A unanimous vote of the City Council to alter these terms after closing.

Effective Date: This resolution is effective upon adoption.

Passed and Approved by the City Council this _____ day of _____, 2021.

CITY OF SAXMAN

ATTEST:

Frank Seludo, Mayor

Lori Richmond, City Clerk

VOTES:

Ayes:

Noes:

City of Saxman
Resolution # 04.2021.03

Item 5.

Absent:

April 2021

April 2021							May 2021						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	9	10	2	3	4	5	6	7	8
11	12	13	14	15	16	17	9	10	11	12	13	14	15
18	19	20	21	22	23	24	16	17	18	19	20	21	22
25	26	27	28	29	30		23	24	25	26	27	28	29
							30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 28	29	30	31	Apr 1	2	3
4	5	6	7	8	9	10
11	12	<div style="border: 1px solid green; padding: 2px;">4:00pm Building and Ordinance Committee Meeting</div> <div style="border: 1px solid green; padding: 2px;">5:00pm Seaport Committee Meeting</div>	14	<div style="border: 1px solid green; padding: 2px;">4:30pm CARES Act Funding Committee Meeting</div> <div style="border: 1px solid green; padding: 2px;">5:00pm Finance Committee Meeting</div>	16	17
18	19	20	<div style="border: 1px solid green; padding: 2px;">5:30pm Regular Council Meeting</div>	22	23	24
25	26	27	28	29	30	May 1