



**City of Saxman
Regular Meeting
October 20, 2021
5:30 PM**

AGENDA

Call to Order

Prayer

Roll Call/Quorum

Public Comments

1. The Clerk received one request for written testimony to be considered and heard by the Council. Upon Mayor approval the document will be delivered to Council and read by the Clerk upon request.

Workshop

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".*

2. October 13, 2021 Seaport Committee Minutes

Background: Meeting minutes presented for approval.

3. Resolution #10.2021.08 Authority of Mayor to Negotiate a Lease with Three Bears Alaska grocery stores.

Background: this Resolution was motioned to be drafted during the last Special Council Meeting. It was approved for recommendation by the Seaport Committee on October 12th.

4. Background: The Water Plant Operator presented the water operator report for the month of September.

Old Business

New Business

5. Resolution #10.2021.09 Requests for State Funding

Background: This Resolution is a result of the Executive Lobbying Committee that includes at least one elected official and one management level from the Ketchikan Gateway Borough, the City of Saxman and The City of Saxman. This Resolution describes the top 3 funding priorities for the City of Saxman to the State of Alaska Legislature and asks that funding be appropriated for all three with the Fire Station/Public Safety Building being the City of Saxman's top priority.

Public Hearings: *After the reading of each draft Ordinance the Mayor will ask for comments from the public. After public comments are closed by the Mayor motions may be made.*

Unfinished Business

Executive Session

Next Meeting Dates:

- [6.](#) Next meeting dates for Councils Consideration

Clerk Requests:

Plan to re-schedule Orientation.

Recognize Veterans Day on Friday.

Continue to have Finance Committee on Thursday as per the standing schedule.

Council/Mayor Comments

Adjournment



**City of Saxman
Seaport
October 13, 2021
4:00 PM**

Item 2.

MINUTES

Call to Order

Mayor Seludo called the meeting to order at 4:00 PM.

Roll Call/Quorum

PRESENT

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

Public Comment

No Public Comment

Consideration of the Agenda

There was a motion to accept the agenda as presented. Motion Passed.

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

Old Business

New Business

1. Resolution #10.2021.08, a Resolution of the City Council of the City of Saman Alaska approving certain terms of a long term lease agreement of the Saxman Seaport Warehouse for the purpose of a grocery/sporting equipment/hardware retail store.

A motion was made to recommend to the City Council approval of Resolution #10.2021.08. Motion Passed.

Motion made by Committee Member Daniels, Seconded by Committee Member Makua.

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

Council/Mayor Comments

Adjournment

The Mayor adjourned the meeting at 4:30 PM.

Resolution #10.2021.08

A RESOLUTION of the City Council of the City of Saman Alaska approving certain terms of a long term lease agreement of the Saxman Seaport Warehouse for the purpose of a grocery/sporting equipment/hardware retail store.

RECITALS

WHEREAS, the term *property* as used in Saxman Municipal Code Chapter 16.20 *Lease of City Lands* includes any and all interests in real property and;

WHEREAS, Saxman City Code Chapter 16.20 *Lease of City Lands* provisions how the Saxman City Council will respond to requests for leasing all real property, including tide, submerged, or shore lands, which the City owns, or in which the City has right, title and interest, or to which the City may become entitled and;

WHEREAS, Saxman City Code 16.20.030 *Lease procedure* states “The provisions of SMC 16.20.080 and 16.20.090 on the method of disposition of City-owned property shall apply to all leases of City land authorized by this chapter. The Council may lease property to a party if it determines the lease to be in the best interest of the public. [Ord. 01-77 Ch. 47 § 3].” and;

WHEREAS, Saxman City Code 16.20.040 Fair rental value states “Property shall be leased for a fair rental value. “Fair rental value” means the highest price described in terms of money for which the property would rent, if exposed for rent for a reasonable time in the open market, for the use permitted by the City. [Ord. 01-77 Ch. 47 § 4].” and;

WHEREAS, “fair rental value” has been determined by past balance sheets of the Saxman Seaport fund as it reflects the definition set forth above and;

WHEREAS, Three Bears Alaska has asked the Saxman City Council to accept \$500,000.00 for the lease of the warehouse as-is for 99 years and;

WHEREAS, Three Bears Alaska has asked the Saxman City Council to consider the 3-4 million dollar improvement to the property when deciding “fair rental value” and;

WHEREAS, Three Bears Alaska has asked the Saxman City Council to consider projected sales between \$12 million and \$15.5 million will result in \$480,000.00 to \$620,000.00 in projected sales tax revenue and;

WHEREAS, the Saxman City Council has considered that a business of this size will add 40-55 new jobs to the City of Saxman and;

WHEREAS, a grocery store located in the City of Saxman is a needed resource that is 3.5 miles closer to the residents than the next closest access to food.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FACTS, IT IS RESOLVED BY THE COUNCIL OF THE CITY OF SAXMAN AS FOLLOWS:

Section 1. Fair market value of the Saxman Seaport Warehouse located at 2868 S. Tongass Hwy is:

A. \$500,000.00, one-time payment

B. 3.5-million-dollar improvement to Saxman owned property

C. projected sales tax of approximately \$500,000.00 per year.

Section 2. The Council has determined from the purpose, use of the premises, and nature of improvements which may be placed thereon that a longer term, specifically 99 years, would benefit the City and would be consistent with City planning.

Section 3. Another arrangement for the adjustment of rental price shall be made, in that, there shall be no other consideration of rent for the term of the lease.

Section 4. The interests and rights of the residents of Saxman that are served by having small vessel moorage, boat access to waters, and ease of access to other remote areas of Southeast Alaska will be kept whole by the terms of the lease.

Section 4. This resolution shall pertain only to Three Bears Alaska as the company improving upon the property, paying for the lease, and the company doing business as a grocery store/sporting goods/hardware store company.

Resolution #10.2021.09

A RESOLUTION of the City Council of the City of Saxman AK approving the Alaska State Fiscal Year 2023 Saxman City Council requests for state funding

RECITALS

WHEREAS, the City of Saxman has identified a project of a critical nature that has no immediate funding source and,

WHEREAS, the project identified as a priority meets at least one of the following criteria:

1. Projects that have already started and need to be completed;
2. Projects that create jobs;
3. Life, safety, health improvements projects.

WHEREAS, each year Borough officials, as well as Borough lobbyist advocate for State funding for projects that benefit the residents of the Borough and,

WHEREAS, the City of Saxman, being located within the Ketchikan Gateway Borough, submits it's priority project to the Ketchikan Gateway Borough for consideration with other projects located within the Ketchikan Gateway Borough and,

WHEREAS, at the request of the Alaska Legislature, the identified projects are submitted into the Legislature's Capital Project Submission and Information System (CAPSIS) and,

WHEREAS, the City of Saxman, City Council wishes to submit this priority capital project funding request for the Governor Dunleavy and the Alaska State Legislature for the consideration of funding in FY 2022.

NOW, THEREFORE, IN CONSIDERATION OF THE ABOVE FACTS, IT IS RESOLVED BY THE COUNCIL OF THE CITY OF SAXMAN AS FOLLOWS:

Section 1. The City Council identifies and prioritizes Fiscal Year 2022 request for State funding as follows:

- | | |
|--|----------------|
| 1. Fire station/Public Safety Building | \$3,500,000.00 |
| 2. Fire Protection Apparatus | \$950,000.00 |
| 3. Saxman Totem Harbor, Planning | \$6,230,521.75 |

Section 2. The Council hereby authorizes the City Mayor and Administrator to submit these priorities as appropriation requests to the Governor of the State of Alaska and the Alaska State Legislature.

Section 3. Effective Date. This resolution shall be effective upon adoption.

ADOPTED this 20th day of October 2021.

Frank Seludo, Mayor

ATTEST: Lori Richmond, City Clerk

November 2021



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3	4 Prepare Aetna report PERS	5	6
7	8	9 Seaport 4:00PM Building and Ordinance following	10 timeslips due	11 Payroll by accountant Veteran's Day City Hall Closed	12 Staff reports due Finance Meeting 4:00 PM	13
14	15 Payday Walter Soboloff Day City Hall Closed	16 PERS	17 Council Meeting at 5:30 pm	18	19	20
21	22	23 timeslips due	24 Payroll by accountant	25 Thanksgiving	26 Holiday	27
28	29	30 Payday	1	2	3	4
5	6	Notes				