



**City of Saxman
City Council Special Meeting
September 15, 2023
5:30 PM**

MINUTES

Call to Order

The meeting was called to order at 5:36 PM by Mayor Seludo.

Prayer

Innvocation by Councilor Watson.

Roll Call/Quorum

PRESENT

Mayor Frank Seludo
Council Member Billy Joe Thomas
Council Member Denny Blair
Council Member Norman Natkong Sr.
Council Member Woody Watson
Council Member Gabriella Blair - Telephonically

ABSENT

Council Member Rick Makua

Public Comments

There were no public comments.

New Business

1. October Calendar

Background: October Calendar with Council Meeting Dates for the Council's Review.

Mayor Seludo mentioned he should be out of town once for a Doctors Appointment.

Vice Mayor Thomas mentioned he should not be traveling in October.

2. September Water Operator Report

Background: The Water Operator will present a written report for the Water Plant.

A written report was presented to the Council from Robert Sero - the Water Plant Operator.

Discussion:

Mayor Seludo mentioned that the power outages are still an issue. When the power turns back on the chlorine pump keeps pumping so the operators have to deal with it manually. They have been working with Dave Reed.

Mayor Seludo mentioned that there is a Wastewater Treatment Training in Juneau at the end of October. He plans on sending Robert.

Vice Mayor Thomas: Mentioned that we need to see how much it is going to cost to see how much it will be to send them both. (R. Shields SR & R. Sero)

Mayor Seludo: He needs R. Shields SR to stay because it is a week long training event. We will send R. Sero.

There was a motion made to accept agenda item 2.

Motion made by Council Member Watson, Seconded by Council Member Thomas.
Voting Yea: Mayor Seludo, Council Member Thomas, Council Member Blair, Council Member Natkong Sr., Council Member Watson, Council Member Blair

Motion Passes.

3. FY2025 State Capital Projects

Background: Presentation of the minutes from the from the Lobbying Executive Committee from August 30, 2023. The Council should adopt the community priority list as recommended by the Lobbying Executive Committee.

Discussion:

Vice Mayor Thomas: The one we wanted to add for the lobby event at the Ketchikan Gateway Borough; we got the vote we wanted to get voted on for our community project.

In this past this has been adopted through a resolution. The Council will adopt through a motion.

There was a motion made to adopt joint projects;

1. Ketchikan Airport Ferry Improvements

New Small Passenger Vessel

Oral Freeman Major Refurbishment

2. Park Avenue and Harris St. Road, Sewer & Water

3. Saxman Water Line Replacement

for the Ketchikan Gateway Borough, City of Ketchikan and City of Saxman.

Motion made by Council Member Thomas, Seconded by Council Member Watson.
Voting Yea: Mayor Seludo, Council Member Thomas, Council Member Blair, Council Member Natkong Sr., Council Member Watson, Council Member Blair

Motion Passes.

4. Letter of Support for Cape Fox Corporation

Background: Cape Fox Corporation is requesting that the City of Saxman sign a letter of support in regards for conveyance.

Discussion:

Mayor Seludo: Mentioned that he was elected to Cape Fox Board last weekend. Frank wanted to mention that because of the letter of support; financially he doesn't believe there is a conflict of interest; that would be up to the Vice Mayor to determine whether or not he has a conflict of interest.

Vice Mayor Thomas: We can have the Mayor abstain from this vote and do this amongst ourselves.

Vice Mayor Thomas read the letter of support to the Council as presented. The letter summed up is requesting support for building a road around George Inlet Cannery to Mahoney Lake to finish off the island. It would create easier access to Mahoney Lake. They are only asking for the vote of confidence. They are trying to get support from us.

There was a motion made to put the City of Saxman's letterhead on the Letter of Support request from Cape Fox Corporation and to support Cape Fox Corporation.

The Vice Mayor called for a Roll Call Vote.

Roll Call Vote:

Voting Yes: Vice Mayor Thomas, Councilor D. Blair, Councilor Natkong, Councilor Watson and Councilor G. Blair

Voting No: Mayor Seludo as he is abstaining.

Motion made by Council Member Watson, Seconded by Council Member Blair.
Voting Yea: Council Member Thomas, Council Member Blair, Council Member Natkong Sr., Council Member Watson, Council Member Blair
Voting Abstaining: Mayor Seludo

Motion Passes.

Executive Session Procedure: *Motion is made stating the subject matter to be discussed and then voted upon. If adopted, executive session is held. If necessary, action is taken in public session following the executive session. If there is more than one executive session topic, each topic will be handled separate from the other.*

There was no need for Executive Session as the property owner contacted the City of Saxman and paid their due balance and will turn in their Sewer application that they received in the mail to establish their account. This occurred on September 14, 2023.

5. 2301 South Tongass Highway Property

Background: Discussion on the due balance of this property for their sewer bill & new owners. Requesting that the Council direct the administrative staff on the next steps.

No further discussion needed for this agenda item as it was sorted out hours before the meeting.

Council/Mayor Comments

Adjournment

There was a motion made to adjourn the meeting.

Motion made by Council Member Thomas, Seconded by Council Member Blair.
Voting Yea: Council Member Thomas, Council Member Blair, Council Member Natkong Sr., Council Member Watson, Council Member Blair

Motion Passed. Meeting adjourned at 6:02 PM

Frank H. Seludo, Mayor

October 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 Election Day	4	5	6 Canvass Board Meeting 5:30 PM	7
8	9 Columbus Day - Office Closed Certifying the Election Meeting 5:30 PM	10 Building and Ordinance Committee Meeting 4:00 PM with Totem and Tourism to follow	11	12 Finance Meeting 4:00 PM	13	14
15	16 Oath of Office Meeting 5:30 PM	17	18 Regular Council Meeting 5:30 PM	19	20	21
23	23	24	25	26	27	28
29	30	31	1	2	3	4

Saxman Water Report September 2023

The month of September has been just as busy as August as we are experiencing the same problems that we have dealt with in the past couple of months. So I have been in contact with Dave Reed one of the lead Electricians for ANTHC because a lot of the problems that we are experiencing at the water plant are electrical and a lot of it has to do with the computer programming between the Panel View and the Honeywell but we have been making headway Dave has been able to reprogram new components and send them to us and walk me through how to install them and get things running but now it's just a matter of ironing out a few things in the programming and we working our way towards getting back on track so that everything works as it should.

Even though we are experiencing challenges it in no way affects the quality of our water.

Water Operator, Robert Sero

09-13-23



KETCHIKAN GATEWAY BOROUGH

Lobbying Executive Committee

August 30, 2023

Assembly Chambers, White Cliff

Call to Order

The meeting was called to order by Mayor Dial at 12:00 p.m. Members present were:

<u>Ketchikan Gateway Borough</u>	<u>City of Ketchikan</u>	<u>City of Saxman</u>
Mayor Dial	Vice Mayor Flora	Vice Mayor Thomas
Assembly Member EchoHawk	Assistant Manager Simpson	Acting Administrator Berg
Manager Duran		
Clerk Paxton		

Borough and City Lobbyist Ray Matiashowski was in attendance.

Citizen Comments

There were no citizen comments provided.

New Business

Review and Prioritization of FY 2025 Community of Ketchikan Policy Issue Statements

Mayor Dial read the list of prioritized Borough policy issues adopted through Resolution 3023, and requested the committee to approve the list as community priorities. Assistant City Manager Simpson noted a council request to urge the Alaska Department of Transportation to address pedestrian improvements and safety issues as a policy issue.

M/S SIMPSON/FLORA to approve the list of policy issues as follows:

1. Opposing Actions by the State of Alaska to Shift the Costs of its Constitutional Obligation to Maintain a System of Public Schools Open to all Children of the State:
 - a. Opposing any effort by the State to shift its responsibilities for education to municipalities by reducing or allowing further erosion of the base student allocation by inflation, or by altering the method of calculation of average daily membership (ADM), or the multipliers set forth in the public school funding formula contained in AS 14.17.410, et seq.
 - b. Opposing any legislation which would increase the burden on PERS and TRS employers beyond the current employer contribution limits of 22 percent for PERS and 12.56 percent for TRS, including reducing on-behalf rates, imposition of termination study

- costs, and efforts to shift more of the net pension liability for PERS or TRS onto municipalities.
- c. Opposing the Required Local Contribution (RLC), which unfairly saddles some residents of the State with a requirement to fund a State obligation, and which selective imposition has no rational basis in law, and opposing any effort by the State to increase the RLC.
 - d. Applauding the FY 2023 retroactive payment of School Bond Debt Reimbursement (SBDR) withheld from the municipalities during the moratorium on the program enacted in AS 14.11.100(s), and supporting efforts to return SBDR to pre-moratorium levels.
2. Urging Continuance of Funding for the Alaska Marine Highway System (AMHS).
 3. Encouraging Continuance of the Current Arrangement for Sharing of the State excise tax on Commercial Passenger Vessels.
 4. Urging the State of Alaska to transfer into Borough ownership certain parcels of land owned by the Alaska Department of Natural Resources to facilitate the development of housing as follows:
 - Requesting the State of Alaska Department of Natural Resources transfer the green spaces inside the Mud Bight subdivision created in 1980 by the State through Alaska State Land Survey 79-243, Plat No. 80-35, which will enable the Borough to make progress towards completion of the subdivision, per Resolution 2952.
 - Requesting the State of Alaska Department of Natural Resources transfer the green spaces inside the Mt. Point subdivision created in 1981 by the State through Alaska State Land Survey 80-187, Plat No. 82-29, which will allow the Borough to realign roads in an otherwise inaccessible subdivision, thereby opening 89 parcels in private ownership to development of housing, per Resolution 2953.
 - Requesting expedited approval of the Borough's .810 Conveyance application ADL No. 109314, for lot 78 of the Mountain Point Group of Homesites which is the only parcel required for completion of a right of way between Roosevelt and Whitman drives.
 5. Urging the Alaska Department of Transportation and Public Facilities to implement pedestrian safety improvements along Tongass Avenue.

Upon roll call the vote on the MOTION was:

YES: BERG, FLORA, SIMPSON, DURAN, ECHOHAWK, DIAL

MOTION DECLARED CARRIED

Review and Prioritization of FY 2025 Community of Ketchikan Capital Project Priorities for Submission to the Governor's Office

City of Saxman Vice Mayor Thomas joined the meeting at 12:10 p.m.

Mayor Dial announced the top capital project as adopted by each municipality and suggested they be considered as the list of community priority projects. Manager Duran affirmed that the Ketchikan Airport Ferry Improvement Project was the Borough’s first priority. Assistant Manager Simpson confirmed that the Park Avenue and Harris St. Road, Sewer, and Water Project was the first priority for the City of Ketchikan. City of Saxman Acting Administrator Berg stated the Saxman Water Line was the top project request for Saxman.

M/S FLORA/ECHOHAWK to approve the Community of Ketchikan capital project priorities as:

- 1. Ketchikan Airport Ferry Improvements
 - New Small Passenger Vessel \$27,000,000
 - Oral Freeman Major Refurbishment \$3,500,000
- 2. Park Avenue and Harris St. Road, Sewer, and Water \$11,000,000
- 3. Saxman Water Line Replacement \$10,000,000

Upon roll call the vote on the MOTION was:

YES: BERG, FLORA, SIMPSON, DURAN, ECHOHAWK, DIAL

MOTION DECLARED CARRIED

Other Lobbying Activities and Topics of Mutual Concern

Lobbyist Matiashowski forecasted that the upcoming session was expected to be similar to the last with a divided Legislature. He noted that the size of the dividend would drive the budget and funding, and the BSA would likely be the highest policy funding priority. In response to Mayor Dial’s question about education funding, Lobbyist Matiashowski explained oil revenue and the permanent fund were the two major revenues, and there was not the ability to control either one. He added that there could be hearings early in session for a supplemental appropriation for education funding in the current fiscal year.

Vice Mayor Flora asked about a potential statewide income or sales tax. Lobbyist Matiashowski said neither of the two current revenue sources were steady, and the topic of a statewide tax had been discussed.

Assembly Member EchoHawk commented that there was no identified funding source for the capital project requests, such as new ferries, and the fiscal outlook of State revenues was to maintain the status quo of services. Lobbyist Matiashowski affirmed, barring a new revenue source for the State, such as a broad-based tax. He added that recent Federal legislation allowed for Federal funds for AMHS operations.

Vice Mayor Flora asked about a food security program for the community. Mayor Dial reported on his role in the Alaska Defense Task Force which was working on the project.

Mayor Dial added that the Governor was looking at making Ketchikan one of two economic development examples in the State. Projects that had been identified so far, he said, were the transfer of state land to the Borough for road realignment, and tax deferment. He invited suggestions for other projects for the State to invest into the community to spur economic development opportunities.

Committee Member Comments

Assistant Manager Simpson thanked members for their time and commitment.

Lobbyist Matiashowski commented the Ketchikan process was good and unique given the three governments. He reported that the policy makers viewed Ketchikan as one community.

Vice Mayor Thomas was hopeful the projects would be funded.

Acting Administrator Berg thanked the members for the process.

Assembly Member EchoHawk looked forward to projects being funded.

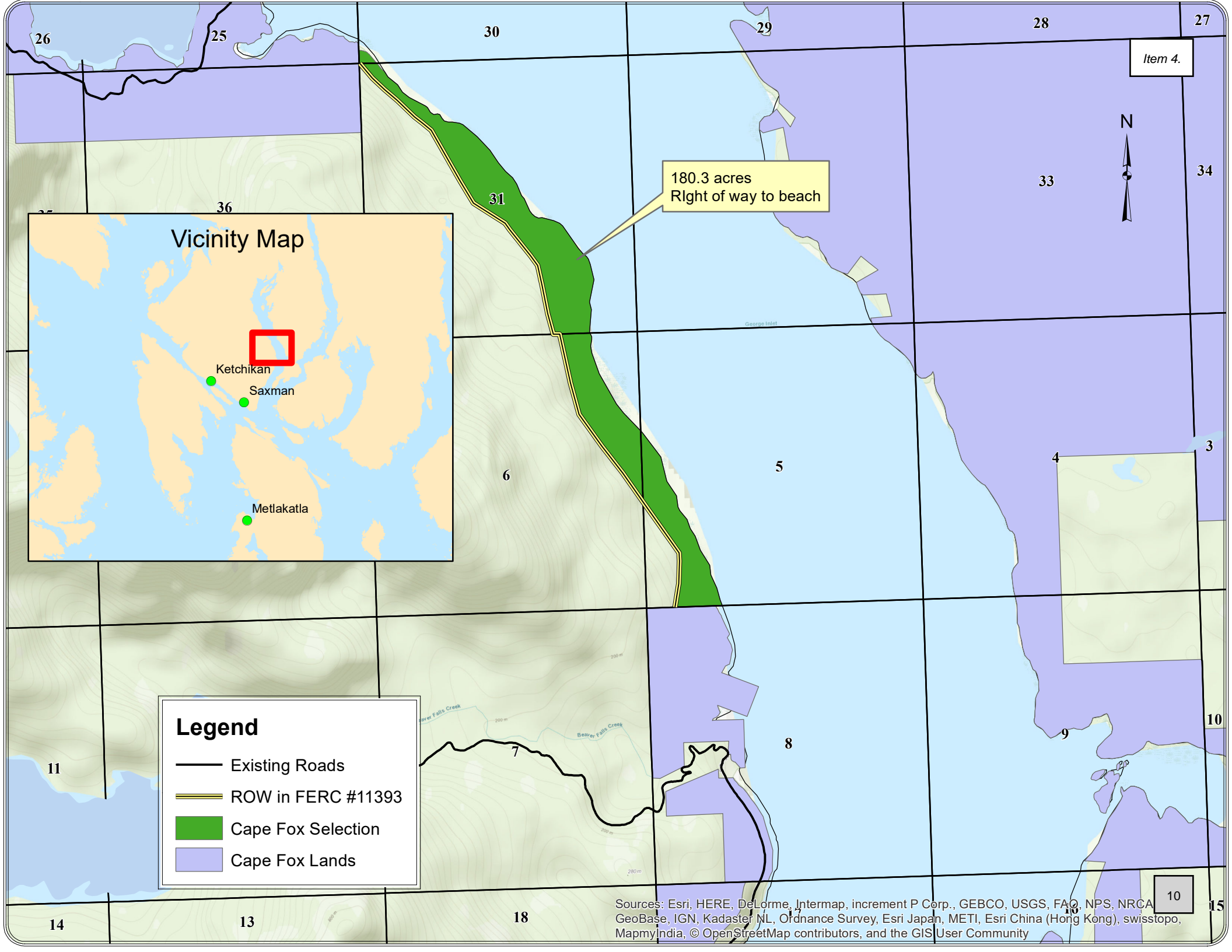
Vice Mayor Flora thanked the committee for the collaborative work.

Clerk Paxton reported on the timeline and process for projects to be submitted to the Governor and Legislature:

- Recommendations of committee to be forwarded to respective governing bodies;
- September – Municipal governing bodies approve community capital project priority list;
- End September – Borough Clerk's office submits capital priority project list to Governor with letter signed by three mayors;
- November/December – Staff enters all capital projects into the Legislature's Online Capital Project System (CAPSIS).

Adjourn

The meeting adjourned at 12:29 p.m.



Item 4.

180.3 acres
Right of way to beach

Vicinity Map



Ketchikan
Saxman

Metlakatla

Legend

- Existing Roads
- ROW in FERC #11393
- Cape Fox Selection
- Cape Fox Lands

To whom it may concern.

Cape Fox Corporation (CFC) has identified 180 acres of land which will link parcels of previously conveyed lands under the Alaska Native Claims Settlement Act (ANCSA). This conveyance will finalize the CFC entitlement under ANCSA. It will also allow construction of a transportation / power corridor which is essential for future economic development of the Ketchikan, Saxman and Metlakatla area. The 180 acres CFC is requesting have been highlighted in green on the attached map. The requested acreage will allow CFC to construct a roadway and powerline on lands it owns. The requested land is from the Right of Way to the shoreline and connects lands already owned by Cape Fox.

For nearly three (3) decades beginning in 1978, Cape Fox Corporation generated revenue primarily by harvesting timber. However, as the timber industry has declined CFC has learned to adapt in order to continue to thrive. Although it will continue to utilize its timberlands for harvesting other considerations such as wildlife habitat, subsistence, timber for cultural projects, carbon sequestration, ecotourism, ecosystem services and tourism venues are being considered and developed.

_____ supports Cape Fox Corporations proposal to the Bureau of Land Management and United States Forest Service to finalize its remaining land conveyance. We believe the City of Ketchikan; City of Saxman and the Ketchikan Gateway Burrough will benefit from CFC receiving this conveyance. The road connection will also assist in the development of future tourism attractions.

Sincerely,



Cape Fox Corporation
6/15/2023

Cape Fox Corporation (CFC) has been working with the Bureau of Land Management (BLM) for many years to finalize its entitlement under ANCSA. The BLM informed CFC that it was in the process of conveying 184.57 acres of land to CFC to close the CFC entitlement. CFC is not in agreement with the BLM and is requesting alternate lands (180 acres) that will join current CFC owned lands.

CFC is working with the Alaska Delegation to pass federal legislation to identify the final settlement lands (about 180 acres). The attached map shows the lands that Cape Fox Corporation has identified. These lands will allow development of the Mahoney Lake Power Project FERC # 11393. This project has been ongoing for many years. Recent developments in power demand in the Ketchikan, Saxman, and Metlakatla area indicate that additional power supply to the existing power grid is needed. All available power (approximately 38 MW) was online the winter of 2022, the available power was maximized and was barely sufficient to meet demand. The Metlakatla power demand exceeded the power supply and scheduled brownouts were required. The demand for power is growing. The cruise ships which berth in Ketchikan would also purchase power if it was available.

To meet the current and future power demands of the greater Ketchikan Area a proactive approach is required. CFC has the ability to provide a portion of the solution to this growing need. CFC has obtained a FERC license to develop a power facility at Mahoney Lake near Ketchikan. This area is within CFC ownership. The FERC license includes an easement for a powerline / road corridor from the Mahoney Lake site to Beaver Falls Substation on the Ketchikan Power Grid. CFC also owns the land adjacent to the Beaver Falls substation.

The accompanying map illustrates the land ownership of the area. The USFS owns the approximately two and one-half miles between the CFC George Inlet Cannery Property and CFC's Mahoney Lake Properties. The FERC License easement provides a corridor across the area between these parcels.

CFC is proposing that the BLM convey the land along the Mahoney Lake FERC License 11393 Easement east to George Inlet. CFC has mapped this area and found it to be 180 acres. The CFC proposed lands are depicted on the accompanying map. CFC believes this would alleviate current and future management issues associated with the development of the Mahoney Lake power corridor. To assist in the facilitation of this endeavor CFC would like to make the following points:

- The lands CFC is requesting lie between parcels BLM previously conveyed to CFC.
- Some of the settlement parcels indicated by the 10/18/22 BLM letter are also outside of the 6-mile "core" Township definition interpreted by BLM.



- The proposed lands will simplify future management and prevent isolated parcels.
- CFC will pay the direct costs of surveying the selected parcel.
- This will conclude the ANCSA conveyance to Cape Fox Corporation which has been on-going for nearly 50 years.
- This will be the final conveyance to all ANCSA Village Corporations in southeast Alaska.
- This conveyance will simplify future management issues for both the BLM and USFS associated with the development of the Mahoney Lake power project. Conveyance of these lands will allow CFC to further diversify its economic development. CFC is a major contributor to the tourism industry in Ketchikan: supplying Hotel, transportation, food services, tour vendor opportunities such as cart tours, Zodiak water tours, Jeep Tours and providing several Native Culture Interpretive opportunities.

Cape Fox Corporation greatly appreciates that the BLM has been a patient partner in working through the many challenges that the settlement of the ANCSA lands has provided.

Letters of Support would be appreciated. An example is attached.

These can be sent to:

Jamie White at jawhite@capefox-cf.com



KETCHIKAN GATEWAY BOROUGH
ASSESSMENT DEPARTMENT
1900 FIRST AVENUE, SUITE 219
KETCHIKAN ALASKA 99901

Item 5.

PHONE 907-228-6640
FAX 907-228-6655
EMAIL assessment@kgbak.us

Owner and Account Data

Owner Name	SADHWANI JAI & ALICIA	Parcel Number	852140144000
Owner 2		Customer No	606372
Location	S TONGASS HWY 2301	Deed Ref	WD2023-000009
Mail Address	47 TAMARACK RD ALPINE, NJ 7620	Ref Date	1671062400000
		Prop Use	RES SFR

Legal Description: LOTS TWENTY-SEVEN (27) AND TWENTY-EIGHT (28), U.S. SURVEY 1767, KETCHIKAN RECORDING DISTRICT, FIRST JUDICIAL DISTRICT, STATE OF ALASKA. BEING FURTHER DESCRIBED AS THAT PORTION OF U.S. SURVEY 1767, LYING SOUTHERLY AND EASTERLY OF LOTS 1, 2, AND 3 IF U.S. SURVEY NO. 1767, ACCORDING TO PLAT NO. 75-4 AND NORTHERLY OF THE NORTHERLY RIGHT-OF-WAY LINE OF THE SOUTH TONGASS HIGHWAY.

Legal description shown is per assessment records and should not be used for other purposes.

Current Assessed and Exempt Value

	EXEMPTION TYPE	LAND VALUES	IMPROVEMENT VALUES	TOTAL VALUES
Appraised		57,000	213,000	270,000
Exemption 1	None	0	0	0
Exemption 2	None	0	0	0
Exemption 3	None	0	0	0
Total Exemption		0	0	0
TOTAL ASSESSED				270,000

Assessed Values History

Year	Apr Land	Apr Imps	Total Apr Value	Total Exempt	Total Asd	Owner 1
2023	\$57,000	\$213,000	\$270,000	\$0	\$270,000	SADHWANI JAI & ALICIA
2022	\$57,000	\$203,600	\$260,600	\$0	\$260,600	HACKETT DALLON & STEPHANIE
2021	\$53,100	\$194,400	\$247,500	\$0	\$247,500	HACKETT DALLON & STEPHANIE
2020	\$53,100	\$190,700	\$243,800	\$0	\$243,800	ZELENSKY MICHAEL J & MYRA J
2019	\$53,100	\$187,200	\$240,300	\$0	\$240,300	ZELENSKY MICHAEL J & MYRA J

Land Data

Land Sq Ft	18,380	Land Acres	0.42	Water Frontage	0	Zoning Type	RM
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Main Structure Data

Bldg Type	SingFam	Bedrooms	3	Bsmnt Area	0	Garage1 SF	504
Year Built	1982	Bathrooms	2	Bsmnt Finish	0	Garage2 SF	0
No Units	1					Garage3 SF	0
Total Area	1,584						