

**Minutes of Regular Assembly Meeting
Held on July 26, 2022**

Mayor Stephen Prysunka called the Regular Assembly meeting to order at 7:00 p.m., July 26, 2022, in the Borough Assembly Chambers. Assembly Member Powell led the pledge of allegiance, and the roll was called.

PRESENT: DALRYMPLE (by phone), HOWE, POWELL, PRYSUNKA, GILBERT

ABSENT: MORRISON, DEBORD

Borough Manager Jeff Good and Clerk Lane were also present.

Prysunka recessed the Assembly Meeting at 7:01 p.m.

Prysunka reconvened the Assembly Meeting at 7:40 p.m.

PERSONS TO BE HEARD

Shirley Wimberley, resident spoke to Public Hearing Item 11a (request to purchase city owned tidelands, currently leased by Benn Curtis and Shirley Wimberley), stated that they were wanting to purchase the tidelands that they are currently leasing because they are doing a lot of upgrades and it makes sense to purchase, rather than lease; would also be doing quite a bit of cleanup to the area so it would be more aesthetically pleasing.

Rolland Curtis, resident (son of Shirley Wimberley) also spoke to Public Hearing Item 11a (request to purchase city owned tidelands, currently leased by Benn Curtis and Shirley Wimberley), stated that it would increase the property values and in turn bring in more taxes to the city, improving the property.

AMENDMENTS TO THE AGENDA - None.

CONFLICT OF INTEREST - None.

CONSENT AGENDA

6a RESOLUTION No. 07-22-1706 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2023 BUDGET BY TRANSFERRING \$30,000 FROM THE GENERAL FUND RESERVES TO THE GENERAL FUND CIP FUND AND AUTHORIZING ITS EXPENDITURE FOR THE AIRPORT RUNWAY LIGHTING BACKUP GENERATOR PROJECT

6b Final Plat review of the Kuntz Replat, a subdivision and replat of Lot 2, Healthcare Subdivision III (Plat # 2018 -7) zoned Open Space/Public, owned by SEARHC, and Lot 4, Block 29, USS 1119 (Plat # 73-7) zoned Single Family Residential, owned by Robert Kuntz, creating Lots 2A and 4A, Kuntz Replat

6c Final Plat review of the Henson Replat, a replat of Lot A and Lot B of the Henson/Molitor Replat (Plat No. 2008-5) creating Lot A-1 and Lot B-1, zoned Rural Residential 1, owned and requested by Steve and Terri Henson

6d Minutes from the June 28, 2022 Regular Assembly Meeting

6e Minutes from the July 11, 2022 Special Assembly Meeting

6f CORRESPONDENCE - School Board Minutes from the May 16, 2022 Regular Meeting

6g CORRESPONDENCE: School Board Action from the July 18, 2022 Special Meeting

M/S: Gilbert/Howe to approve the Consent Agenda, as presented. Motion approved unanimously by polled vote.

BOROUGH MANAGER'S REPORT

Manager Good's report was provided.

BOROUGH CLERK'S FILE

Clerk Lane's report was provided.

MAYOR AND ASSEMBLY BUSINESS - None.

MAYOR AND ASSEMBLY APPOINTMENTS - None.

PUBLIC HEARING

11a Approval to move forward with the Sale of City-Owned Tidelands, Lot 6, block 84B, Wrangell Tidelands Addition, currently leased by Ben Curtis, requested by Ben Curtis and Shirley Wimberley

Mayor Prysunka called to order the Public Hearing on this item and asked for an administrative report.

Manager Good explained that since there was a request to purchase the tidelands that the applicant was currently leasing, a Public Hearing was necessary.

Prysunka asked if there was anyone who wanted to speak on this item.

Hearing none, Prysunka closed the Public Hearing and asked for a motion on this item.

M/S: Gilbert/Powell to approve moving forward with the Sale of City-Owned Tidelands, Lot 6, block 84B, Wrangell Tidelands Addition, currently leased by Ben Curtis, requested by Ben Curtis and Shirley Wimberley.

Dalrymple questioned if the code was being followed with regard to showing that it was in the best interest of the public to sell the tidelands.

Lane stated that the applicant must, by code, demonstrate the benefit to purchasing the tidelands as opposed to leasing them; they were required to come to this meeting and state the reasons why they wished to purchase the tidelands.

Prysunka stated that one of the benefits would be greater taxation; also, they stated that they said that there would be some cleanup of the tidal area while constructing; still appreciates proceeding with caution and following the code.

Howe stated that they had also said that the development that they would do on the area would improve the aesthetics as well as some dock litter and refuse that was accumulating there.

Gilbert asked for clarification on if they would be doing the construction within the tidelands.

Lane stated that yes, it was a condition brought forward by the Planning & Zoning Commission that "all fill, piling, float & boat moorage need to be inside the property lines of the purchased tidelands". Lane also stated that these conditions would be added to the Resolution that would come before the assembly at a later date.

Motion approved unanimously by polled vote.

UNFINISHED BUSINESS – None.

NEW BUSINESS

13a Approval to hold a Special Assembly Meeting on August 8, 2022

Approval to hold a Special Assembly Meeting on August 8, 2022

M/S: Gilbert/Powell to approve holding a Special Assembly Meeting on August 8, 2022.

The Assembly agreed to a 5:30 p.m. start time for the Special Assembly meeting.

Motion approved unanimously by polled vote.

13b Approval of a Sole Source Procurement in Conformance with Section 5.10.050 (B) of the Wrangell Municipal Code from Meridian Systems, Inc. for the Recreation Center DDC Upgrades project in the amount of \$82,323

M/S: Gilbert/Powell to approve a Sole Source Procurement in Conformance with Section 5.10.050 (B) of the Wrangell Municipal Code from Meridian Systems for the Recreation Center DDC Upgrades project in the amount of \$82,323.

Motion approved unanimously by polled vote.

13c Approval to list the Old Wrangell Medical Center Building and Land as described as Lot A, Block 54, WMC Replat, Plat 2018-6 with a Real Estate Agent

M/S: Gilbert/Powell to approve listing the Old Wrangell Medical Center Building and Land as described as Lot A, Block 54, WMC Replat, Plat 2018-6 with a Real Estate Agent.

Powell questioned if we listed the property with the Public Surplus site and it did not sell, would we have to pay any money; also, what would be the fee amount?

Lane stated that we would not have to pay anything to Public Surplus if it did not sell; also, that the fee was 6 or 8 percent.

M/S: Howe/Powell to amend the motion to remove the words "Real Estate Agent" and adding on the Public Surplus Auction Site. Amendment was approved unanimously by polled vote.

Main Motion, as amended, was approved unanimously by polled vote.

13d Approval of an Amendment to the Professional Services Agreement with Morris Engineering Group, Inc. for continued Engineering Services for the High School and Middle School Fire Alarm System Replacement

M/S: Gilbert/Powell to approve an Amendment to the Professional Services Agreement with Morris Engineering Group, Inc. for continued Engineering Services for the High School and Middle School Fire Alarm System Replacement.

Amber Al-Haddad, Capital Facilities Director explained that this amendment was necessary to complete the project.

M/S: Gilbert/Howe to include up to 36,635 in the motion. Amendment approved unanimously by polled vote.

Main Motion, as amended, was approved unanimously by polled vote.

ATTORNEY'S FILE

EXECUTIVE SESSION

15a Executive Session: Discussion on the strategies, in the best interest of the City and Borough of Wrangell, regarding the possible sale and disposition of the 6 - Mile Site Property (Old Mill Site)

M/S: Gilbert/Powell pursuant to AS 44.62.310 (c)(1), that we recess into executive session to discuss matters in which the immediate knowledge would clearly have an adverse effect upon the finances of the borough, specifically regarding the possible sale and disposition of the 6 - Mile Site Property (Old Mill Site). Motion approved unanimously by polled vote.

The Assembly recessed into Executive Session at 8:40 p.m.

The Assembly reconvened back into regular session at 9:07 p.m.

Prysunka stated that direction had been given to the Borough Manager and that there was no further action to be taken.

ADJOURNMENT

The Regular Assembly meeting adjourned at 9:08 p.m.

ATTEST:

Kim Lane, MMC, Borough Clerk

Stephen Prysunka, Borough Mayor

