

**Minutes of Regular Assembly Meeting
Held on January 23, 2024**

Mayor Patricia Gilbert called the Regular Assembly meeting to order at 6:00 p.m., January 23, 2024, in the Borough Assembly Chambers. Assembly Member Robbins led the pledge of allegiance.

PRESENT – GILBERT, POWELL, DEBORD, DALRYMPLE, OTTESEN, ROBBINS

ABSENT – MORRISON

Interim Borough Manager Villarma and Clerk Lane were also present.

CEREMONIAL MATTERS - None.

PERSONS TO BE HEARD- None.

AMENDMENTS TO THE AGENDA - None.

CONFLICT OF INTEREST - None.

CONSENT AGENDA

6a Minutes from the January 9, 2024 Regular Assembly Meeting

6b CORRESPONDENCE - 2023 Wrangell Police Dept. Statistics

6c CORRESPONDENCE: Minutes from the November 20, 2023 Regular School Board Meeting

6d CORRESPONDENCE: Minutes from the November 20, 2023 Regular School Board Meeting

M/S: Powell/Robbins to approve the Consent Agenda, as submitted. Motion approved by polled vote.

BOROUGH MANAGER'S REPORT

Interim Borough Manager Villarma provided a detailed verbal report.

BOROUGH CLERK'S REPORT

Clerk Lane's Report was provided.

MAYOR AND ASSEMBLY BUSINESS

Gilbert requested that the Borough Manager's job posting go back out for advertising, effective February 1, 2024, and remain open until filled; Gilbert also reiterated that Assembly Members Powell and Dalrymple were the two members of the Assembly that will review the incoming Borough Manager job applications and if they are qualified, be interviewed by the Assembly. There were no objections from the Assembly.

MAYOR AND ASSEMBLY APPOINTMENTS

There were no appointments made.

PUBLIC HEARING





11a Request for the sale/exchange of Borough-owned real property described as a portion of Parcel 7, A.S.L.S 84-83, zoned Commercial, adjacent to the Torgramsen-Glasner Subdivision, based on the requesting purchaser granting a utility easement acquisition on real property for the purpose of demonstrating Borough site control for the Water Treatment Plant Improvement project.

Gilbert called the Public Hearing to order and asked for an administrative report.

Villarma stated that USDA and EDA required the city to obtain a utility easement for the Water Treatment Replacement; the specified area is on Mr. Glassner's private property.

Villarma further stated that the city had approached Mr. Glassner about the acquisition and Mr. Glassner stated that he would allow the utility easement if the city would consider selling him a parcel of land that is 125 ft x 235 ft at \$0.50 a square foot in exchange for the utility easement; would pencil out so that Mr. Glassner would owe the city \$11,478,50 for the land and half of the required survey.

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

Hearing none, Gilbert closed the Public Hearing and asked for a motion.

M/S: Powell/Robbins to approve the sale/exchange of Borough-owned real property described as a portion of Parcel 7, A.S.L.S 84-83, zoned Commercial, adjacent to the Torgramsen-Glasner Subdivision, based on the requesting purchaser granting a utility easement acquisition on real property for the purpose of demonstrating Borough site control for the Water Treatment Plant Improvement project.

Powell stated that he did not believe that we should sell property for less than fair market value; not opposed to selling it but not for \$0.50 a square foot.

Villarma stated that the city did try and buy the property for the utility easement outright from Mr. Glassner. However, Mr. Glassner was not in favor of that and wanted to try and buy the stated property instead.

Dalrymple stated that in reading through the request, he needed to see that this would be in the best interest of Borough.

Villarma stated that it would be in the best interest of the Borough; the required utility easement has been recorded so we have satisfied the USDA and EDA requirements; we have not paid Mr. Glassner for the utility easement; we agreed to bring this request to the assembly for consideration; if approved, we would subtract the dollar amount for the easement, add half of the survey and add the \$0.50 a square foot for the land in question and collect a check from Mr. Glassner for \$11,478.50.

Powell stated that he did not disagree with paying Mr. Glassner for the utility easement and selling him the requested property but not for less than fair market value; seems very low.

In response to Ottesen on if the acquired utility easement size was sufficient, Villarma stated that in speaking with the Public Works director, he believes the size of the utility easement is sufficient.

Motion failed unanimously by polled vote.

UNFINISHED BUSINESS

NEW BUSINESS

13a RESOLUTION No. 01-24-1838 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, DECLARING PARCELS 03-020-303 (FLORSCHUTZ) AND 03-020-204 (HELLER) HAZARDOUS

M/S: Powell/Robbins to approve Resolution No. 01-24-1838.

Villaroma explained that this process would allow the property owners the opportunity to go through the land swap option with the State of Alaska, DNR.

Motion approved by polled vote.

13b Approval of Assignment of Lease in the Wrangell Marine Service Center for Mill Dock #1 from Alaska Ice Seafoods, Inc. dba Fathom Seafoods to Wind and Tide LLC, dba Peninsula Seafoods

M/S: Powell/Robbins to approve the Assignment of Wrangell Marine Service Center Mill Dock Lot #1 from Alaska Ice Seafoods, Inc. dba Fathom Seafoods to Wind and Tide LLC, dba Peninsula Seafoods for the existing square footage size of approximately 7,460 square feet. Motion approved by polled vote.

13c Approval to Create Wrangell Marine Service Center Lease Yard Lot 9, and assign to Patrick A. Ellis, dba Wrangell Boatshop LLC

M/S: Powell/Robbins to approve the Creation of Lease Lot 9 Wrangell Marine Service Center and assignment of lease Lot 9 (2,000 sq ft), to Patrick A. Ellis, dba Wrangell Boatshop LLC. Motion approved by polled vote.

13d Approval to change the Board of Equalization Meeting date from May 6, 2024, to May 13, 2024

M/S: Powell/Robbins approve rescheduling the annual Board of Equalization meeting from May 6, 2024, to May 13, 2024, as requested by the Borough Assessor. Motion approved by polled vote.

13e Approval to send Harbor Accounts Receivable Delinquent Accounts to Collections

M/S: Powell/Robbins to approve sending the Harbor Accounts Receivable Delinquent Accounts to Collections. Motion approved by polled vote.

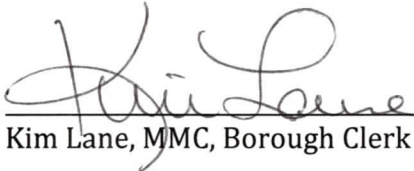
13f Approval to send Utility Accounts Receivable Delinquent Accounts to Collections

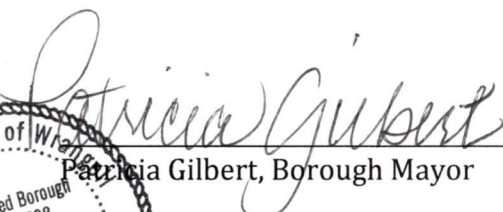
M/S: Powell/Robbins to approve sending the Utility Accounts Receivable Delinquent Accounts to Collections. Motion approved by polled vote.

ATTORNEY'S FILE – Available for Assembly review in the Borough Clerk's office

EXECUTIVE SESSION - None.

Regular Assembly Meeting Adjourned at 7:08 p.m.

ATTEST: 
Kim Lane, MMC, Borough Clerk


Patricia Gilbert, Borough Mayor

