

## **Minutes of Regular Assembly Meeting**

**Held on June 14, 2022**

Mayor Stephen Prysunka called the Regular Assembly meeting to order at 6:00 p.m., June 14, 2022, in the Borough Assembly Chambers. Assembly Member Powell led the pledge of allegiance, and the roll was called.

PRESENT: DALRYMPLE, POWELL, MORRISON, PRYSUNKA

ABSENT: GILBERT, DeBORD, HOWE

Borough Manager Jeff Good and Clerk Lane were also present.

CEREMONIAL MATTERS – None.

### PERSONS TO BE HEARD / PUBLIC CORRESPONDENCE

John Sweet read a letter over the phone regarding incorrect niche sizing for the columbarium.

Written correspondence from Nola Walker was received regarding the local contribution to KSTK.

Wayne Kaer, resident, questioned if by the borough purchasing the Mill Site property would remove the property from the tax rolls; questioned if it would be more cost effective to distribute the funds to the community to assist those who are not receiving subsidies for medication, rent, or electric.

### AMENDMENTS TO THE AGENDA

Dalrymple requested that Items 6f (Resolution No. 06-22-1699) and 6h (Duncanson Replat) be removed from the Consent Agenda and be placed under Unfinished Business.

CONFLICT OF INTEREST – None.

### CONSENT AGENDA

- a. **ORDINANCE No. 1027** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE ZONING MAP TO EFFECT A CHANGE TO A PORTION OF TRACT Y, U.S.S. 2321, PARCEL NO. 03-006-305, FROM LIGHT INDUSTRIAL TO RURAL RESIDENTIAL 1
- b. **ORDINANCE No. 1028** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTION 16.12.040 VALUE ASSESSMENT – NOTICE OF TERMS, OF THE WRANGELL MUNICIPAL CODE
- c. **RESOLUTION No. 06-22-1696** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA AMENDING THE FY 2022 BUDGET BY TRANSFERRING \$125,000 FROM THE WATER FUND RESERVES TO THE WATER FUND CIP FUND FOR THE WATER TREATMENT PLANT IMPROVEMENTS PROJECT AND AUTHORIZING ITS EXPENDITURES
- d. **RESOLUTION No. 06-22-1697** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR A CHANGE IN THE NON-UNION WAGE AND GRADE TABLE AND PROVIDING FOR AN EFFECTIVE DATE

- e. **RESOLUTION No. 06-22-1698** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR A CHANGE IN THE UNION WAGE AND GRADE TABLE AND PROVIDING FOR AN EFFECTIVE DATE
- f. **RESOLUTION No. 06-22-1699** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR THE AMENDMENT OF THE PORT & HARBOR DIRECTOR JOB DESCRIPTION AND THE AMENDMENT OF THE NON-UNION WAGE AND GRADE TABLE
- g. **Final Plat review of the Stikine Knig Slough Subdivision**, a subdivision of Tract A and apparent accretions to Tract A of the Swampy Creek Subdivision, zoned Remote Residential Mixed-Use -Farm Island 1 (RMU-F1), owned and requested by Michael and Kay Schwartz, Trustees for Schwartz Alaska Trust
- h. **Final Plat review of the Duncanson Point Subdivision**, a subdivision of Lots 32A and 32B, T.W. Subdivision of Lot 32 Island H, USS 2673 (Plat No. 96-43, Ketchikan), creating Lots 1, 2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Rob Duncanson
- i. **Final Plat review of the Manning-Price Subdivision**, a subdivision and alteration of USS 2573 and Lot 13, USS 2673, creating Lots 1,2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Jeff Price and Alan and Nancy Manning
- j. **Application for Liquor License #6068** for John Taylor & Sons Inc DBA Summit Charters
- e. Minutes from the May 24, 2022 Regular Assembly Meeting

***M/S: Morrison/Dalrymple to approve the Consent Agenda, with items 6f and 6h being moved to Unfinished Business. Motion approved unanimously by polled vote.***

#### BOROUGH MANAGER'S REPORT

No report provided.

#### BOROUGH CLERK'S REPORT

Clerk Lane's report was provided.

#### MAYOR AND ASSEMBLY BUSINESS

Morrison stated that she would like to see about creating an actual Visitors Bureau in Wrangell; possibly combining the existing Wrangell Convention and Visitors Bureau with the Wrangell Chamber and possibly placing an office for them in the Nolan Center.

Morrison also stated that she would be in favor of more public restrooms in the community and would also like to see more signage in the community for the visitors.

Dalrymple stated that the one bright star in Wrangell is the visitor industry; great opportunity to partner with the Chamber and possibly other businesses.

Powell stated that he would like to have the borough manager bring back a plan to the assembly on extending the hours at the landfill.

Manager Good stated that with the additional position, he believed that they could extend the hours so that the landfill was open on Monday.

MAYOR AND ASSEMBLY APPOINTMENTS – None.

PUBLIC HEARING

11a **ORDINANCE No. 1026** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 5.14, BOROUGH BUDGET BY ADDING SECTION 5.14.025, ANNUAL REVIEW AND APPROVAL OF FEE AND RATE SCHEDULE REQUIRED, IN THE WRANGELL MUNICIPAL CODE

Mayor Prysunka called to order the Public Hearing on this item and asked if there were any persons who wanted to speak to this item. Hearing none, Prysunka asked Manager Good for an administrative report.

Manager Good explained why this item was being brought forward for consideration.

Prysunka closed the Public Hearing and asked for a motion on this item.

***M/S: Morrison/Powell to approve Ordinance No. 1026. Motion approved unanimously by polled vote.***

UNFINISHED BUSINESS

11a **RESOLUTION No. 06-22-1699** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR THE AMENDMENT OF THE PORT & HARBOR DIRECTOR JOB DESCRIPTION AND THE AMENDMENT OF THE NON-UNION WAGE AND GRADE TABLE

***M/S: Powell/Morrison to approve Ordinance No. 1026. Motion approved unanimously by polled vote.***

11b Final Plat review of the Duncanson Point Subdivision, a subdivision of Lots 32A and 32B, T.W. Subdivision of Lot 32 Island H, USS 2673 (Plat No. 96-43, Ketchikan), creating Lots 1, 2 and 3, zoned Remote Residential Mixed Use - Meyers Chuck (RMU-MC), requested and owned by Rob Duncanson

***M/S: Powell/Morrison to Approve the final plat of the Duncanson Point Subdivision.***

Carol Rushmore clarified that the Planning & Zoning Commission did approve this plat at a prior meeting.

***Motion approved unanimously by polled vote.***

NEW BUSINESS

13a Approval to purchase the 6-Mile-Deep Water Industrial Site (former Mill Site Property)

***M/S: Morrison/Powell to approve the Purchase of the 6-Mile Deep Water Industrial Site (former Mill Site Property).***

***M/S: Morrison/Dalrymple to table the main motion until after the Executive Session. Motion approved unanimously by polled vote.***

13b Approval of a Professional Services Agreement with EPS, Inc. in the Amount of \$49,707 for the Nolan Center Generator Upgrades Design Project

***M/S: Morrison/Powell to approve a Professional Services Agreement with EPS, Inc. in the amount of \$49,707 for the Nolan Center Generator Upgrades Design. Motion approved unanimously by polled vote.***

13c Approval of a contract award to Johnson Construction & Supply, Inc. in the amount of \$27,084 for the Library Flooring Materials Procurement

***M/S: Powell/Morrison to approve a contract award to Johnson Construction & Supply, Inc. in the amount of \$27,084 for the Library Flooring Materials Procurement. Motion approved unanimously by polled vote.***

13d Approval of Sole Source Procurement with BSI for \$295,193 for the Purchase of a 2023 Heil Garbage Truck with funds to come from the Department of Commerce Lost Revenue Grant Funds

***M/S: Morrison/Powell to approve a Sole Source procurement in conformance with WMC 5.10.050 (F), to BSI for \$295,193 with the funds to come from the Department of Commerce Lost Revenue Grant funds for the Purchase of a 2023 Heil Rapid Rail Continuous Pack Automated Side Loader on a Freightliner Chassis.***

Good explained that this would be the same type of equipment that we currently have.

***Motion approved unanimously by polled vote.***

#### ATTORNEY'S FILE

14 Available for Assembly review in the Borough Clerk's office.

#### EXECUTIVE SESSION

15a Update and Discuss the possible acquisition of the 6-Mile-Deep Water Industrial Site (former Mill Site Property)

***M/S: Powell/Morrison 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 for an update and to discuss the potential purchase of the Mill Site property. Motion approved unanimously by polled vote.***

*Recessed into Executive Session at 6:50 p.m.*

*Reconvened back into Regular Session at 7:14 p.m.*

***M/S: Powell/Morrison to remove Item 13a from the table to consider it. Motion approved unanimously by polled vote.***

13a Approval to purchase the 6-Mile-Deep Water Industrial Site (former Mill Site Property)

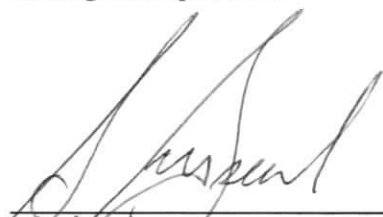
***M/S: Morrison/Powell to approve the Purchase of the 6-Mile Deep Water Industrial Site (former Mill Site Property).***

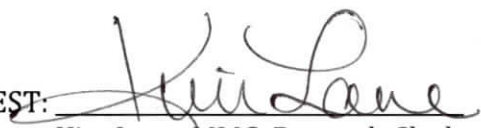
Good explained that there was currently a lien on the property; would stipulate on the sales documents that the lien amount would be deducted from the sales amount and placed in a trust account until such time that the lienholder and the seller can work out the issue.

Prysunka further stated that the lien amount will be put into a trust, separate from the sale, and we would get full title to the property, clear of any liens.

Prysunka stated that the Assembly has worked for about seven years to purchase the property; we have had people express interest in the property, including members of the cruise ship industry; it is not the intention of the city to hold onto the property but to instead generate commerce in the community and brings economic development to the community; huge benefit to the city to have some initial site control; thanked the borough manager on his negotiations through this process.

Regular Assembly meeting adjourned at 7:18 p.m.

  
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 Stephen Prysunka, Borough Mayor

ATTEST:   
 Kim Lane, MMC, Borough Clerk



