

**Minutes of Regular Assembly Meeting
Held on June 13, 2023**

Mayor Patricia Gilbert called the Regular Assembly meeting to order at 6:00 p.m., June 13, 2023, in the Borough Assembly Chambers. Assembly Member Morrison led the pledge of allegiance.

PRESENT - POWELL, DALRYMPLE, GILBERT, DEBORD, MORRISON

ABSENT - ROBBINS, HOWE

Borough Mayor Good and Deputy Clerk Marshall were also present.

PERSONS TO BE HEARD

3a **CORRESPONDENCE** from John Bartlett on Mill Levy & Prop. Tax Assessments

AMENDMENTS TO THE AGENDA – None.

CONFLICT OF INTEREST – None.

CONSENT AGENDA

6a Minutes from the May 23, 2023 Regular Assembly Meeting

6b **CORRESPONDENCE**: School Board Minutes from the March 20, 2023 Regular Meeting

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

BOROUGH MANAGER'S REPORT

Manager Good's report was provided.

The Economic Development Report / Update was provided.

The Financial Report / Update was provided.

BOROUGH CLERK'S REPORT

Clerk Lane's report was provided.

MAYOR AND ASSEMBLY BUSINESS

Dalrymple stated that there would be an Economic development board meeting this Thursday; will be speaking on the maritime program; will also be discussing mill site and some report results; have two openings for the economic development board.

MAYOR AND ASSEMBLY APPOINTMENTS

10a Approval of appointment of the Alternate Member to the Southeast Alaska Solid Waste Authority for Wrangell

With the consent of the Assembly, Mayor Gilbert appointed Alex Angerman, WCA IGAP Coordinator to fill the vacancy on the Southeast Alaska Solid Waste Authority.

PUBLIC HEARING

11a FY 2023-2024 Annual Borough Budget

Mayor Gilbert declared the Public Hearing open for this item and asked for an Administrative Report.

Manager Good stated that this Public Hearing was a requirement before adoption of the FY 2024 Budget.

Gilbert asked if there were any persons to wished to speak on this item. Hearing none, Gilbert closed the Public Hearing.

11b Public Hearing to inform residents of the program performance on the Community Development Block Grant / Coronavirus (CDBG-CV2) #20-CDBG-CV2 Recreation Center HVAC and DDC Upgrades Project

Mayor Gilbert declared the Public Hearing open for this item and asked the Borough Manager to provide the program information and project progress report for this item.

Manager Good provided the following Overview of the Project and Program Performance:

The City and Borough of Wrangell conducts this public hearing to inform residents of program performance on the following project.

Community Development Block Grant (CDBG) project #20-CDBG-CV2 Recreation Center HVAC and DDC Upgrades

Members of the public are encouraged to participate in the in-person hearing to solicit public input on the achievements of the project. If you are unable to attend the meeting, written comments on any aspect of the above referenced project are invited and should be addressed to: Amber Al-Haddad, Capital Facilities Director, PO Box 531, 1064 Case Avenue, Wrangell, Alaska, or to the following email address aal-haddad@wrangell.com. The office is open 8 a.m. - 4:30 p.m. weekdays.

The City and Borough of Wrangell submitted a successful application to the State of Alaska in response to the 2022 Community Development Block Grant / Coronavirus (CDBG-CV) program, which requested a funding allocation in the amount of \$806,712 for the Recreation Center HVAC and DDC Upgrades project. There is no monetary contribution required as a recipient cost share.

The State of Alaska CDBG-CV Program may only be used to fund community development activities carried out to prevent, prepare for, and respond to coronavirus. By law, use of funds for any other purpose is not allowable.

Utilizing this funding allocation will provide benefit to the low-income and moderate-to-low-income residents in the City and Borough of Wrangell by improving the ventilation system, temperature, humidity, and air quality systems to reduce airborne transmission in the public Recreation Center and Swimming Pool facility.

Specifically, the project funded under the CDBG-COVID grant funding will complete the second phase of temperature control upgrades, from the existing pneumatic temperature controls to new direct digital controls. It will also replace mechanical and control devices within the HVAC system, including air supply fans that are designed to supply a mix of filtered outside air and return air into the mechanical spaces to control temperature and humidity of the space, return air dampers and louvers, air ducting that serves to moves ventilation air through the system, and insulation for the air ducting. Many of these devices had failed or exceeded their effective operational life, restricting proper ventilation and air flow, thus reducing air quality.

Two contractors were hired to complete this work. Meridian Systems is performing temperature controls upgrades, and Schmolck Mechanical is upgrading the HVAC system. Both contractors have been working on site since April. Completion is scheduled around the end of June.

Project implementation costs to date are \$597,434, consisting of the following: Contractual costs of \$563,681; Professional services cost of \$29,964; and Grant/Project Management costs of \$3,790. The level of CDBG-CV funding is such that additional scope of work for previously unknown deficiencies for air ventilation and temperature controls have been identified for further improvements.

Mayor Gilbert asked again if there were any persons who wanted to speak on this item or provide input. Hearing none, Mayor Gilbert closed the Public Hearing.

11c Public Hearing to inform residents of the program performance on the Community Development Block Grant (CDBG) #21-CDBG-02 High School and Middle School Fire Alarm System Replacement Project

Mayor Gilbert declared the Public Hearing open for this item and asked the Borough Manager to provide the program information and project progress report for this item.

Manager Good provided the following Overview of the Project and Program Performance:

The City and Borough of Wrangell conducts this public hearing to inform residents of program performance on the following project.

Community Development Block Grant (CDBG) project #21-CDBG-02 High School and Middle School Fire Alarm System Replacement

Members of the public are encouraged to participate in the in-person hearing to solicit public input on the achievements of the project. If you are unable to attend the meeting, written comments on any aspect of the above referenced project are invited and should be addressed to: Amber Al-Haddad, Capital Facilities Director, PO Box 531, 1064 Case Avenue, Wrangell, Alaska, or to the following email address aal-haddad@wrangell.com. The office is open 8 a.m. - 4:30 p.m. weekdays.

Overview of the Project and Program Performance

The City and Borough of Wrangell submitted a successful application to the State of Alaska in response to the 2021 Community Development Block Grant (CDBG) program, which requested a funding allocation in the amount of \$494,734 for the High School and Middle School Fire Alarm System Replacement project. A minimum 25% cost share was required to be provided by the recipient, and the Borough has contributed \$318,250 to date. Total available project funding is \$812,984.

Statewide objectives for use of the funds are to provide potential for long-term positive impact and to increase community self-sufficiency; reduce threats and conditions detrimental to the health and safety of local residents; construct and improve public facilities and reduce maintenance costs; design, engineering, architectural or feasibility plans; business development; inclusion in a local community economic or capital improvement plan; use local resources in combination with CDBG funding.

Utilizing this funding allocation will provide benefit to the low-income and moderate-to-low-income residents in the City and Borough of Wrangell by replacing the existing fire alarm system in the High School and Middle School buildings to meet current codes for life and safety fire alarms

in educational buildings. This project serves to increase the safety of the occupants of the existing space and to further protect the school occupied property.

The Contractor awarded the project is mobilizing to the site during the week of May 30th and will perform the replacement during the period of the scheduled school summer break. Completion is scheduled for mid-August 2023.

Project implementation costs to date total \$752,628, consisting of the following: Contractual costs of \$655,000; Professional services cost of \$87,015; and Grant/Project management costs of \$10,613. Another approximately \$60,000 is reserved for construction contingency.

Mayor Gilbert asked again if there were any persons who wanted to speak on this item or provide input. Hearing none, Mayor Gilbert closed the Public Hearing.

11d ORDINANCE No. 1043 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 5.04.045 – VOLUNTEER FIREFIGHTERS AND PROVIDERS OF EMERGENCY MEDICAL SERVICES (EMS) EXEMPTION TO CHAPTER 5.04 - PROPERTY TAX IN THE WRANGELL MUNICIPAL

Mayor Gilbert declared the Public Hearing open and asked for an administrative report.

Good explained that this was the Ordinance that would allow a property tax exemption for qualified firefighters and EMS personnel. Good also stated that the Fire Chief provided the language for the Ordinance on how qualified firefighters and EMS personnel were established.

Gilbert asked if there anyone who wished to speak on this Public Hearing item. Hearing none, Gilbert declared the Public Hearing closed and asked for a motion.

M/S: Morrison/Powell to approve Ordinance No. 1043. Motion approved unanimously by polled vote.

UNFINISHED BUSINESS – None.

NEW BUSINESS

13a RESOLUTION No 06-23-1785 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, LEVYING A GENERAL TAX FOR SCHOOL AND MUNICIPAL PURPOSES UPON ALL TAXABLE PROPERTY WITHIN THE BOROUGH FOR THE TAX YEAR 2023 PURSUANT TO WRANGELL MUNICIPAL CODE SECTION 5.04.010; PROVIDING FOR THE COLLECTION OF TAXES DUE IN 2023 AND PRESCRIBING PENALTIES AND INTEREST FOR DELINQUENT TAXES

M/S: Powell/Morrison to approve Resolution No. 06-23-1785. Motion approved unanimously by polled vote.

13b Approval of a contract award to Chatham Electric in the amount of \$495,000 for the Ports and Harbors Surveillance System Project

M/S: Powell/Debord to approve a contract award to Chatham Electric in the amount of \$495,000 for the Ports and Harbors Surveillance System Project. Motion approved unanimously by polled vote.

13c Approval of a contract award to BW Enterprises, LLC in the amount of \$91,583.60 for the Nolan Center Storage Building Settlement Repairs Project

M/S: Powell/Morrison to approve a contract award to BW Enterprises, LLC in the amount of \$91,583.60 for the Nolan Center Storage Building Settlement Repairs Project. Motion approved unanimously by polled vote. Motion approved unanimously by polled vote.

13d Approval of Amendment 3 to the Professional Services Agreement with DOWL for the Water Treatment Plant Improvements Design in the amount of \$157,046

M/S: Powell/Morrison to approve Amendment No. 3 to the Professional Services Agreement with DOWL for the Water Treatment Plant Improvements Design in the amount of \$157,046. Motion approved unanimously by polled vote.

Dalrymple request a checklist of amounts made to original approval of Water Treatment Plant

13e Approval of a Real Estate Broker Services Contract Award to Anchor Properties, with a 7% Commission Rate, for the Sale of Borough-Owned Property at 310 Bennett Street

M/S: Powell/Morrison to approve a Real Estate Broker Services Contract Award to Anchor Properties, with a 7% Commission Rate, for the Sale of Borough-Owned Property at 310 Bennett Street.

Dalrymple recommended that the real estate firm publish through ads/magazines.

Debord stated that he was against this contract; believe we should use the facility for city use.

Powell stated that he agrees the sale of the old hospital could be weary with the condition of the public safety building.

Morrison stated that she believed that some motion needed to happen to get things moving; thinks this will put this in a more urgent position.


Motion approved with Morrison, Powell, Dalrymple, and Gilbert voting yes; DeBord voted no.

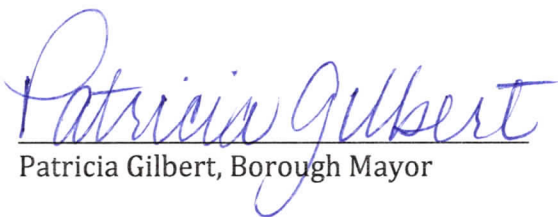
ATTORNEY'S FILE – Available for Assembly review in the Borough Clerk's office

EXECUTIVE SESSION - None.

Regular Assembly meeting adjourned at 6:52 p.m.

ATTEST:


Kim Lane, MMC, Borough Clerk


Patricia Gilbert, Borough Mayor



