Minutes of Regular Assembly Meeting Held on May 27, 2025

Mayor Patricia Gilbert called the Regular Assembly meeting to order at 6:00 p.m., May 27, 2025, in the Borough Assembly Chambers. Assembly Member Powell led the pledge of allegiance.

PRESENT - ROBBINS (by phone), GILBERT, POWELL, DALRYMPLE, DEBORD, OTTESEN, MACH

ABSENT -

Borough Manager Villarma and Clerk Lane were also present.

CEREMONIAL MATTERS – None.

PERSONS TO BE HEARD

Emailed Correspondence from Bruce and Nancy McQueen regarding cruise ship tourist footprint

Emailed Correspondence from Allyson Fennimore (Barge ramp relocation)

Jeanie Arnold, resident, spoke in opposition to the requirement in Ordinance No, 1081, specifically the 14-year-old age restriction; said that the focus should instead be on education.

Nikka Mork, resident, read a letter in opposition to the 14-year-old age restriction requirement in Ordinance No. 1081.

Cindy Sweat, KSTK General Manager, requested that the assembly continue the in-kind contribution to KSTK for FY 2026.

Solvay Gillen, resident, read a letter in opposition to Ordinance No. 1081; asked that instead, education could be given.

AMENDMENTS TO THE AGENDA

Gilbert asked that Items 11d (Ord 1080), Item 11e (Ord 1081), Item 11f (Ord 1082), and Item 11g (Ord 1083) be moved up to be considered first under the Public Hearing. There were no objections from the assembly.

Gilbert asked that the rules be suspended and for Item 13b and 13e to be moved up to take place before the Public Hearing section. There were no objections from the assembly.

Villarma stated that Item 12a (Ordinance No. 1084 Building Code) requires more work before consideration and requested that it also be removed from the agenda. There were no objections from the assembly.

CONFLICT OF INTEREST

Villarma stated that he has a conflict of interest to Item 13c (Villarma land purchase - Resolution 05-25-1945). Gilbert agreed that he does have a conflict.

CONSENT AGENDA

- 6a Minutes from the May 13, 2025 Regular Assembly Meeting
- 6b CORRESPONDENCE: School Board Action from the May 12, 2025 Special Meeting
- 6c Presentation and Acknowledgement of the 2025 Certified Real Property Tax Roll Report



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

BOROUGH MANAGER'S REPORT

Manager Villarma's report was provided.

Director Arnold's Nolan Center report was provided.

Finance Director Pool provided a Report and Harbor/Utility AR for May, 2025.

Library Director Scambler's report was provided.

BOROUGH CLERK'S REPORT

Clerk Lane's report was provided.

MAYOR AND ASSEMBLY BUSINESS

Dalrymple reported on the two SSRAA pouring concrete at the Crystal Lake hatchery; will benefit both Wrangell and Petersburg; repaired and posted No Trespassing signs at the Anita Bay, on the floats; there were some issues there so they are asking people to please respect the property and signage.

Dalrymple stated that several birding people here in Wrangell, that have approached him; stated that there is a Large quantity of Bank Swallows that are using the wood pile out at the Mill Site; understands that the wood pile area is part of the transfer (clean up area); would like to see if Mr. Tonsgard could possibly delay removing the wood pile until the Swallows have moved on.

Villarma stated that he would reach out to Mr. Tonsgard and express the community's concerns.

Villarma asked if he could bring something back to the assembly on the premium amount that the assembly approved on the fee and rate schedule; either a 25% premium or agreement to a time-to-build provision.

Powell stated that if we did a 10% premium and required the time-to-build provision, here would be in favor of that.

Mach stated that he does believe that a 25% premium is too high.

MAYOR AND ASSEMBLY APPOINTMENTS - None.

NEW BUSINESS moved up to be considered before Public Hearing under Amendments to the Agenda:

13b RESOLUTION No. 05-25-1944 OF ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALAKSA, ACCEPTING A LOAN FROM THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE REVOLVING FUND FOR THE WATERWATER TREATMENT PLANT EFFLUENT DISINFECTION PROJECT

M/S: Powell/Ottesen to approve Resolution No. 05-25-1944. Motion approved by polled vote.

13e Approve Amendment No. 4 to the Professional Services Agreement to Shannon & Wilson, Inc. for Upper Dam Safety & Stabilization Project in the amount of \$189,440

M/S: Mach/Ottesen to approve Amendment No. 4 to the Professional Services Agreement for Shannon & Wilson, Inc. for Upper Dam Safety & Stabilization Project in the amount of \$189,440. Motion approved by polled vote.

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PUBLIC HEARING

11a ORDINANCE No. 1077 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 16.08 - TIDELANDS LEASES, TO REPEAL AND REPLACE SEVERAL SECTIONS IN CHAPTER 16.08 IN ITS ENTIRETY, IN THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1077 to order and asked for an administrative report.

Villarma stated that this item was a complete repeal and replace for Tideland Leases, providing necessary notice requirements, among other necessary amendments.

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

Bernie Massin, leaseholder, spoke in opposition to the percentage increase in the tideland leases.

John Agostine, leaseholder, stated that he wanted to purchase his tidelands; if that did not happen, he would be stuck with the lease; not sure why his tidelands are valued differently than his neighbors tidelands.

Gilbert closed the Public Hearing and asked for a motion.

M/S: Powell/Dalrymple to approve Ordinance No. 1077. Motion approved by polled vote.

11d ORDINANCE No. 1080 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING A NEW CHAPTER 6.13, FREE FLOATING SHARED MICROMOBILITY PROGRAMS, TO TITLE 6, BUSINESS TAXES, LICENSES, AND REGULATIONS, OF THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1080 to order and asked for an administrative report.

Villarma stated that this item was a process for a permitting process for businesses that rent these types of devices.

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

Aaron Angerman, resident and business owner, stated that he had some concerns about the ordinance; one being that the ordinance stated that there would be a monthly permit fee when he believed that it would be an annual permit fee; expressed concerns about the borough being named as additional insured on the insurance; expressed concerns about the six-feet pedestrian zone provision.

Gilbert closed the Public Hearing and asked for a motion.

M/S: Mach/Ottesen to approve Ordinance No. 1080.

At the approval of the assembly, there were two corrections made as follows:

16.13.060 - changing the monthly permit fee to an annual permit fee; and

16.13.100 – changing the six-feet pedestrian zone to a three-feet pedestrian zone.

Motion approved by polled vote.

11e ORDINANCE No. 1081 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING A NEW CHAPTER 11.39, MICROMOBILITY DEVICES, TO TITLE 11, VEHICLES AND TRAFFIC, OF THE WRANGELL MUNICIPAL CODE



Mayor Gilbert called the Public Hearing for Ordinance No. 1080 to order and asked for an administrative report.

Villarma stated that this item was for privately held electronic devices; ordinance provides for age requirements; designated areas; helmets required under the age of 18; establishes speed limits; and subject to traffic laws.

Chief Meek stated that this is a very complex issue; worked with the borough attorney on this ordinance on trying to allow the youth to have some freedom but still be safe.

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

Mandy Janson, resident, spoke in opposition to this ordinance; son has a scooter that goes around 35 mph; he just turned 13; would be in favor of safety education instead.

Aleisha Stearns, resident, spoke in opposition to this ordinance; daughter is 13 and riding into town has been beneficial; has been following the rules; would prefer a more educational approach; agrees that kids should be wearing helmets; does not think that the lower cc devices should not require a permit.

Angela Allen, resident, spoke in opposition to this ordinance; daughter is 10 and follows the rules and wears her helmet; perhaps an education program or rodeo with a post program test would be a better idea.

Bernie Massin, resident, spoke in opposition to this ordinance; Wrangell is a small community; should educate the kids; having a bike is freedom; better to have them out and about instead of in front of the computer.

Chief Meek read a message from Jamie Howell, resident, suggested to create and use permit stickers, like the boat launch permits; maybe a video for the kids to watch would be a good idea, followed by a test.

Gilbert closed the Public Hearing and asked for a motion.

M/S: Powell/Ottesen to approve Ordinance No. 1081.

Chief Meek read several State Statute definitions and requirements under AS 29.90.990.

Powell stated that he is a retired EMT worker; agrees with what was being said from the parents about freedom to ride, but spoke to an accident that he witnessed that still haunts him to this day; works on Front Street and is concerned because he has witnessed several kids riding these devices at high speeds, on the sidewalks.

Powell proposed that we hold a Work Session for this topic to be discussed with the assembly and the public; wants everyone to show up and speak to this.

M/S: Powell/Dalrymple to postpone this item until a town hall can be held. Motion approved by polled vote.

Villarma proposed that the Town Hall meeting be held on June 11th at the Nolan Center. There were no objections from the assembly.

11f ORDINANCE No. 1082 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MINOR OF-FENSE FINE SCHEDULE IN CHAPTER 1.20, GENERAL PENALTY, IN THE WRANGELL MUNICIPAL CODE

M/S: Dalrymple/Mach to postpone this item until after the Town Hall Meeting. Motion approved by polled vote.

11g ORDINANCE No. 1083 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SEVERAL SECTIONS OF CHAPTER 5.08 TO INCREASE THE SALES TAX EXEMPTION CAP TO \$5,000 FOR GOODS AND SERVICES, ESTABLISH A \$50,000 EXEMPTION CAP FOR MARINE SERVICE CENTER SERVICES, AND APPLY SALES TAX TO ALL CRUISE VESSEL SALES OCCURRING THE WITHIN BOROUGH BOUNDARIES, IN THE WRANGELL MUNICIPAL CODE

Gilbert called the Public Hearing for Ordinance No. 1083 to order and asked for an administrative report.

Villarma stated that this item was brought forward because the assembly has been committed to looking for revenue to help fund the schools; believes this would assist in that goal.

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

Dave Miller, business owner, stated that he has no objection to raising the cap across the board but believes that the \$50,000 cap is out of control.

Don Sorric, business owner, stated that based on incoming competition coming on the market, if this passes, we could start to lose business.

Michael Nirco, Sitka resident, spoke on the sales tax caps in Sitka as well as the sales tax.

Gilbert closed the Public Hearing and asked for a motion.

M/S: Mach/Powell to approve Ordinance No. 1083.

Villarma stated that if approved, this would not be effective until October 31st, 2025.

Mach stated that the fishermen and fishing industry is struggling; to add an additional \$3,500 on a large job, would be a substantial impact; opposed to the Marine Service Center being singled out.

Dalrymple stated that he is concerned about anything that affects the viability and competitive advantage in Wrangell; we need to increase revenues and maybe this tax however, views the Marine Service Center as an economic driver.

M/S: Mach/Powell, to amend the Ordinance to remove the \$50,000 sales tax cap in the Marine Service Center (Section M-1) from the Ordinance.

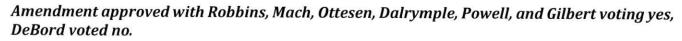
Dalrymple stated that we need to keep an eye on this and increase the cap, if we find it necessary to do so.

Powell stated that as written to remove Section M-1, the sales tax cap will be \$5,000 for everyone; we understand that we need to be competitive; believes that the \$50,000 cap is extreme.

Villarma stated that a consideration should be that the Marine Service Center is a \$40 MIL infrastructure where the businesses are being conducted.

Ottesen stated that he agreed with Powell and Villarma; stated that he believes that if someone is paying a large amount of money to say: build a boat, they will not take issue with paying an additional \$3,200 tax.

Villarma proposed a work session before the June 10th assembly meeting to discuss this. The assembly had no objections to the work session.



Main motion as amended, was approved by polled vote.

Recessed at 8:41pm

Reconvened 8:47pm

11b ORDINANCE No. 1078 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SEVERAL SECTIONS OF CHAPTER 16.10 – REAL PROPERTY LEASES, TO REPEAL AND REPLACE SECTIONS IN CHAPTER 16.10 IN ITS ENTIRETY IN THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1078 to order and asked for an administrative report.

Villarma stated that this item was a complete repeal and replace for Real Property Leases, providing necessary notice requirements, among other necessary amendments.

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/Ottesen to approve Ordinance No. 1078. Motion approved by polled vote.

11c ORDINANCE No. 1079 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING CHAPTER 16.12 – DISPOSITION OF PUBLIC LANDS AND TIDELANDS, TO REPEAL AND REPLACE SEVERAL SECTIONS OF CHAPTER 16.12 IN ITS ENTIRETY, IN THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1079 to order and asked for an administrative report.

Villarma stated that this item was also complete repeal and replace for Tideland and Real Property disposition, providing necessary notice requirements, among other necessary amendments.

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: Ottesen/Powell to approve Ordinance No. 1079. Motion approved by polled vote.

11h ORDINANCE No. 1085 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 5.10.055 – DUTY TO TIMELY SUBMIT INVOICES FOLLOWING FISCAL YEAR END, TO CHAPTER 5.10 PURCHASES AND SALES, IN THE WRANGELL MUNICIPAL CODE

Gilbert called the Public Hearing for Ordinance No. 1085 to order and asked for an administrative report.

Villarma stated that this item is necessary because there have been vendors who have not submitted invoices in a timely manner, in the past during the fiscal year when the work was completed.

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/Ottesen to approve Ordinance No. 1085. Motion approved by polled vote.

11i ORDINANCE No. 1086 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 5.10.045 – CONTRACTOR AND PROFESSIONAL SERVICES PERFORMANCE



EVALUATION AND DISQUALIFICATION, TO CHAPTER 5.10 PURCHASES AND SALES, IN THE WRANGELL MUNICIPAL CODE

Mayor Gilbert called the Public Hearing for Ordinance No. 1086 to order and asked for an administrative report.

Villarma stated that this would allow for a way of evaluating the performance of contractors on borough projects.

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/Mach to approve Ordinance No. 1086. Motion approved by polled vote.

UNFINISHED BUSINESS

12a ORDINANCE No. 1084 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, REPEALING AND REENACTING TITLE 18 – BUILDING AND CONSTRUCTION, AND ALL OF THE CHAPTERS OF TITLE 18, IN ITS ENTIRETY, IN THE WRANGELL MUNICIPAL CODE (this item was pulled from the agenda and therefore, was not considered)

NEW BUSINESS

13a RESOLUTION No 05-25-1943 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 2025 PURSUANT TO WRANGELL MUNICIPAL CODE SECTION 5.04.010; PROVIDING FOR THE COLLECTION OF TAXES DUE IN FY 2026 AND PRESCRIBING PENALTIES AND INTEREST FOR DELINQUENT TAXES

M/S: Powell/Ottesen to approve Resolution No. 05-25-1973. Motion approved by polled vote.

13b RESOLUTION No. 05-25-1944 OF ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALAKSA, ACCEPTING A LOAN FROM THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION STATE REVOLVING FUND FOR THE WATERWATER TREATMENT PLANT EFFLUENT DISINFECTION PROJECT (moved up to be considered before Public Hearing under Amendments to the Agenda)

13c RESOLUTION NO. 05-25-1945 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, SPECIFICALLY LOTS 4 (\$42,500) AND 5 (\$42,500), BLOCK 49, FOR THE APPRAISED VALUE OF \$85,000 PLUS REQUIRED FEES, TO MASON VILLARMA

M/S: Powell/Ottesen to approve Resolution No. 05-25-1945.

Dalrymple asked if the recommendation that the Planning & Zoning Commission brought forward would be in the Purchase & Sales Agreement. Lane stated that yes, it would be in there.

Motion approved by polled vote.

13d Approval of a lease agreement with Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHIA) for two classrooms at Evergreen Elementary School for the purpose of early childhood educational programming

M/S: Powell/DeBord to approve a lease agreement with Central Council of Tlingit & Haida Indian Tribes of Alaska (CCTHIA) for two classrooms at Evergreen Elementary School for the purpose of early childhood educational programming. Motion approved by polled vote. 13e Approve Amendment No. 4 to the Professional Services Agreement to Shannon & Wilson, Inc. for Upper Dam Safety & Stabilization Project in the amount of \$189,440 *(moved up to be considered before Public Hearing under Amendments to the Agenda)*

13f Approval of Amendment 1 of the Timber Appraisal Services Contract with O'Brien ForesTree LLC

M/S: Powell/Ottesen to approved amendment 1 of the Timber Appraisal Services Contract with O'Brien ForesTree LLC. Motion approved by polled vote.

13g Approval of a Purchase and Sale Agreement between the Presbyterian Church and the City and Borough of Wrangell, Alaska

M/S: Powell/Ottesen to approve a Purchase and Sale Agreement between the Presbyterian Church and the City and Borough of Wrangell. 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 9:28 p.m.

ATTEST

Kim Lane, MMC, Borough Clerk

Patricia Gilbert, Borough Mayor

