

**Minutes of Regular Assembly Meeting
Held on November 08, 2022**

Mayor Patricia Gilbert called the Regular Assembly meeting to order at 7:00 p.m., November 8, 2022, in the Borough Assembly Chambers. Assembly Member Howe led the pledge of allegiance, and the roll was called.

PRESENT - DALRYMPLE, GILBERT, HOWE, DEBORD, POWELL, MORRISON

ABSENT - ROBBINS

Borough Manager Jeff Good and Clerk Lane were also present.

Sylvia Ettefagh submitted emailed correspondence on the Channel Construction short-term lease at the Mill Site location.

Sage Smiley, resident spoke regarding the emergency action planning; requested that the borough assembly and staff integrate and formalize the local public radio station into the emergency action planning; local public radio station needs to be an integral part in emergency planning.

AMENDMENTS TO THE AGENDA

Dalrymple requested to move Item 6a (Res 11-22-1727 Economic Development Director job description) from the Consent Agenda to the Unfinished Business. There were no objections from the Assembly.

Good requested that Item 13a (Ord 1033 on the sale of the WMC) be removed from the agenda. There were no objections from the Assembly.

CONFLICT OF INTEREST

Gilbert stated that she may have a perceived conflict of interest to Item 11a (Warfel request to purchase property) since she had dinner with Mr. Warfel's sister, no discussions regarding this item or about Mr. Warfel. Vice-Mayor Powell stated that he did not see that Gilbert had a conflict. There were no objections from the Assembly.

CONSENT AGENDA

6a RESOLUTION No. 11-22-1727 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ECONOMIC DEVELOPMENT AND PLANNING AND ZONING DIRECTOR JOB DESCRIPTION *(this item was removed from the Consent Agenda and placed under Unfinished Business for consideration)*

6b Minutes from the October 25, 2022 Regular Assembly Meeting

6c Renewal Notice for City Market Liquor Package Store License #237

6d Renewal Application for Rayme's Bar (Beverage Dispensary)

6e Renewal Application for Rayme's Liquor Store (Package Store)

6f CORRESPONDENCE: School Board Minutes from the August 15, 2022 Regular Meeting

6g CORRESPONDENCE: School Board Minutes from the September 19, 2022 Regular Meeting

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

BOROUGH MANAGER'S REPORT

Manager Good's report was provided along with the following report updates.

- ECOMOMIC DEVELOPMENT REPORT / UPDATES
- INFRASTRUCTURE REPORTS / UPDATES
- FINANCIAL REPORT / UPDATES

BOROUGH CLERK'S REPORT

Clerk Lane's Report was provided.

MAYOR AND ASSEMBLY BUSINESS

Dalrymple reported on the Cabin EA (Environmental Assessment) project that the Forest Service has put out a public comment document; commenting will continue until the end of November ; Dalrymple stated that the Forest Service has come up with proposed action, identified a total of nine cabins.

DeBord stated that he would like to add an agenda item to discuss the borough investments; DeBord recognized Finance Director Villarma and his forethought in investing borough funds.

Gilbert reported on the partnership with WCA; moving forward to benefit the community.

MAYOR AND ASSEMBLY APPOINTMENTS

10a SEAPA Board Appointments for CY 2023 (*1 voting member & 1 alternate member*)

Mayor Gilbert appointed Jeff Good to fill the voting member roll and Mark Walker to fill the alternate member role on the SEAPA Board. There were no objections from the Assembly.

10b Board, Committee, and Commission Appointments

Mayor Gilbert appointed Marc Lutz to fill the Parks & Recreation Board Seat. There were no objections from the Assembly.

PUBLIC HEARING

11a Request by Frank Warfel Jr. to purchase Lots 36-38, Block 13, Wrangell Townsite

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

Good explained that this was for three lots behind Mr. Wrafel's property; currently no public access; there are questions on getting access to the additional lots; concerns on possible engineering landslide issues.

Gilbert asked Ms. Sargent to speak on this item since she signed up to be heard on this item.

Joan Sargent, resident spoke in opposition to the direct sale of these properties and asked that they instead be listed for sale to the public; stated that there was a public easement between the proposed lots and Mr. Warfel's lots and therefore were not adjacent to Mr. Warfel's existing property.

Mr. Warfel, resident stated that yes, there is an easement between the lots and his existing property; the area however is rock and extremely steep; recognizes that there is a housing shortage; want to invest in these lots for future development for family; not opposed to a public bid.

Gilbert asked if there were any other persons who wished to speak on this item; hearing none, Gilbert closed the Public Hearing and asked for a motion on this item.

M/S: Howe/DeBord to approve contracting with an engineering firm to provide development options for access, storm water, and utility service to all 14 lots on Cassiar Street.

Dalrymple stated that he was confused on the motion since it did not directly address Mr. Warfel's request.

Good explained that the engineering was being requested to see if it was even possible to gain access; would look at the possibility of building a road to access all 14 of the lots.

Powell stated that these lots had been sitting for several years without any city interest in putting a road in for access; city needs to focus on the other properties that have been identified for development; we cannot even afford to put in a road at the Institute Property so why would we take on putting a road in at this location; Mr. Warfel did everything right; no protests were received by the Clerk; anyone can come to the city and request to purchase city land.

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

M/S: Powell/Howe to sell the three lots to Frank Warfel Jr.

DeBord stated that he was concerned with not putting these lots out for public auction.

Approved with Dalrymple, Powell, Morrison, Howe, and Gilbert voting yes; DeBord voted no.

UNFINISHED BUSINESS

6a RESOLUTION No. 11-22-1727 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE ECONOMIC DEVELOPMENT AND PLANNING AND ZONING DIRECTOR JOB DESCRIPTION *(this item was removed from the Consent Agenda and placed under Unfinished Business for consideration)*

M/S: Powell/Morrison to approve Resolution No. 11-22-1727. Motion approved unanimously by polled vote.

NEW BUSINESS

13a *This item was removed from the Agenda under Amendments to the Agenda.*

ORDINANCE No. 1033 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE SALE OF PUBLIC LAND IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE CHAPTER 16.12, SPECIFICALLY, LOT A, BLOCK 54, WMC REPLAT, PLAT 2016-6, WRANGELL RECORDING DISTRICT, AND REPEALING RESOLUTION NO. 04-22-1690

13b RESOLUTION No. 11-22-1726 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2023 BUDGET BY TRANSFERRING \$220,000 FROM THE INDUSTRIAL CONSTRUCTION FUND RESERVES TO THE INDUSTRIAL CONSTRUCTION CIP FUND FOR THE 5TH AND 6TH AVENUES ROADWAY CONSTRUCTION PROJECT AND AUTHORIZING ITS EXPENDITURE

M/S: Powell/Morrison to approve Resolution No. 11-22-1726. Motion approved unanimously by polled vote.

13c Approval to allow Borough Manager to finalize a short-term lease of Borough-Owned property to Channel Construction Inc., on a portion of the 6-Mile-Deep Water Industrial site for continued scrap metal recycling and barge dismantling

M/S: Powell/Howe to Approve allowing Borough Manager to finalize a short term lease of Borough-Owned property to Channel Construction Inc., on a portion of the 6-Mile-Deep Water Industrial site for continued scrap metal recycling and barge dismantling.

Good explained that this would be a short-term four-month term; worked with the borough attorney on the lease.

Motion approved unanimously by polled vote.

13d Approval to Reschedule the Regularly Scheduled Assembly Meeting from December 13, 2022 to December 20, 2022

M/S: Powell/Morrison to approve rescheduling the regular meeting of December 13, 2022, to December 20, 2022. Motion approved unanimously by polled vote.

13e Approval of a Memorandum of Agreement between City and Borough of Wrangell and the Wrangell Public School District

M/S: Powell/Morrison to approve the Memorandum of Agreement between the City and Borough of Wrangell and the Wrangell Public School District. Motion approved unanimously by polled vote.

13f Approval of a Memorandum of Understanding between Wrangell Cooperative Association and City and Borough of Wrangell

M/S: Powell/Howe to approve the Memorandum of Agreement between the City and Borough of Wrangell and the Wrangell Cooperative Association.

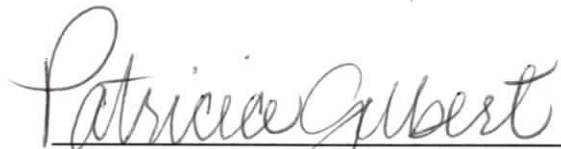
Esther Ashton, Tribal Administrator with Wrangell Cooperative Association stated that they were looking to renewing the MOA with the City with just a couple of amendments.


Motion approved unanimously by polled vote.

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

EXECUTIVE SESSION - None.

Regular meeting adjourned at 8:40 p.m.


Patricia Gilbert, Borough Mayor

ATTEST: 
Kim Lane, MMC, Borough Clerk

