

Minutes of Special Assembly Meeting

Held on August 11, 2021

Mayor Prysunka called the Special Assembly meeting to order at 6:00 p.m., August 11, 2021, held in the Borough Assembly Chambers

PRESENT: PRYSUNKA, HOWE, DALRYMPLE, GILBERT, MORRISON, COURSON, POWELL

ABSENT:

PERSONS TO BE HEARD / PUBLIC CORRESPONDENCE

Caleb Vierkant, Sentinel Reporter stated that he is leaving Wrangell and wanted to say goodbye; moving down south to be closer to family.

Rosemary Ruoff, resident spoke in opposition to the new Cell Transmission Tower at the landfill area; stated that she didn't trust the numbers that the professionals were giving; also said "build the tower, but please build it somewhere else".

CONFLICT OF INTEREST

Gilbert declared a potential conflict of interest on item 5b (HVAC upgrades for the School). Prysunka stated that he did not see a conflict because there was no financial gain and no relationship with that contractor. There were no objections from the Assembly.

UNFINISHED BUSINESS

5a Approval of a Cell Tower Land Lease for Lot 12, 13, and 14 Block 5, according to the Official Plat, USS 2127, with Vertical Bridge to Allow a New Cellular Tower

M/S: Powell/Morrison to Approve Cell Tower Land Lease for Lots 12, 13, and 14, Block 5, according to the Official Plat, USS 2127, with Vertical Bridge to Allow a New Cellular Tower.

Julei Campos, Lynx Consulting (representing Vertical Bridge) stated that the calculations provided at the Planning & Zoning Commission were calculated with the assumption of multiple carriers co-located on the tower.

Gilbert stated that the proposed contract does not appear to have language so that CBW would have control over the cumulative effect for any subleases; Gilbert asked that cumulative language be added to the lease agreement, to address all carriers who use the tower.

Gilbert also stated that the proposed contract does not address radio frequency interference with our EMS, Fire, Law Enforcement, or private individual stammers; will there be a potential for "dead spots"?

In response to Gilbert, Ms. Campos stated that for a carrier to co-locate on the tower, they are required by law to get any permits from the municipality; once received, a NTP (Notice to Proceed) will be issued.

Also, in response to Gilbert, Ms. Campos stated that all carriers operate on the FCC spectrum; frequencies do not interfere with each other since they will be on different frequencies; essentially

everyone (AT&T, Version, radio, etc.) has their own spectrum frequency that they operate on; therefore, they will not interfere with each other; however, there will be a study done on the existing radio tower and on the proposed tower frequencies to ensure there is no interference.

Gilbert also asked if there would be amplification (constructive interference) coming off the tower and also, who does the testing to ensure that they meet FCC guidelines.

In response to Gilbert, Ms. Campos stated that if all parties are operating within their spectrum (which by law, that is the only spectrum they are licensed to use), there should be no interference.

Prysunka questioned that after the tower goes up, if there is some interference, that would be mitigated, correct?

Ms. Campos stated that yes, there should be an interference clause in the agreement.

Prysunka asked the Borough Manager to ensure that the clause was in fact in the agreement and that the agreement had the language for what people would need to do if they wanted to lodge a complaint on interference.

Gilbert asked what the industry standard was on industry standard on sublease rents, Ms. Campos stated that there would be a master lease agreement that would state what the amount would be; they are pre-negotiated and are all different; Vertical Bridge would disclose the lease amount to the City.

Fire Chief Bunes stated that he had no concerns with interference.

Motion approved unanimously by polled vote.

5b Approval of Use of FY21 Maintenance Funding by Wrangell Public Schools in the Amount of \$70,906 for HVAC Control Upgrades

M/S: Gilbert/Powell to Approve the use of Maintenance Funding by Wrangell Public School District for HVAC Control Upgrades in the amount of \$70,906. Motion approved unanimously by polled vote.

NEW BUSINESS

6a Approval to Amend the Cell Tower Lease Agreement with Vertical Bridge, at the Wastewater Treatment Plant Area to Modify the Legal Description to Approve the Proposed Guywire Configuration

M/S: Powell/Gilbert to Approve to Amendment of the Cell Tower Lease Agreement at the Water Treatment Plant Area to modify the legal description to approve the proposed Guywire configuration. Motion approved unanimously by polled vote.

6b Approval of a Sole Source Procurement in Conformance with Section 5.10.050(F) of the Wrangell Municipal Code from Phase 4 Design, Inc. for Telex Dispatch Console System Upgrade in the Amount of \$35,795.10

M/S: Howe/Morrison to Approve a Sole Source Procurement in Conformance with Section 5.10.050(F) of the Wrangell Municipal Code from Phase 4 Design, Inc. for Telex Dispatch Console System Upgrade in the Amount of \$35,795.10. Motion approved unanimously by polled vote.

6c Approval of a Contract with Tamico, Inc. in the Amount of \$64,000 for the Shoemaker Bay Harbor Net Float Replacement

M/S: Morrison/Gilbert to Approve a Contract with Tamico, Inc. in the amount of \$64,000 for the Shoemaker Bay Harbor Net Float Replacement. Motion approved unanimously by polled vote.

6d Approval of a Contract Award to Johnson's Building Supply in the Amount of \$55,686 for the Shoemaker Bay Harbor Net Float Lumber and Hardware Procurement

M/S: Gilbert/Howe to Approve a Contract with Johnson's Building Supply in the amount of \$55,686 for the Shoemaker Bay Harbor Net Float Lumber and Hardware Procurement. Motion approved unanimously by polled vote.

6e Approve the Purchase of a Portable Loading Ramp with a Cost Not to Exceed \$30,000

M/S: Powell/Morrison to Approve the Purchase of a Portable Loading Ramp with a Cost Not to Exceed \$30,000.

Amber Al-Haddad explained that this is the ramp to accommodate the Bailer; found a \$27,000 ramp and also an \$18,000 ramp; trying to find the best ramp for what we need it for.

Motion approved unanimously by polled vote.

6f Approval of a Contract Award to NK Electric for the Secondary 3-Phase Power for Baler Equipment Project in the Amount of \$20,500

M/S: Gilbert/Morrison to Approve a Contract Award to NK Electric for the Secondary 3-Phase Power for Baler Equipment Project in the amount of \$20,500. Motion approved unanimously by polled vote.

6g Approval of the Purchase of 3-Phase Electrical Components from Stusser Electric Company in the Amount of \$12,584 for the Solid Waste Transfer Station Upgrades Project

M/S: Morrison/Powell to Approve the Purchase of 3-Phase Electrical Components from Stusser Electric Company in the amount of \$12,584 for the Solid Waste Transfer Station Upgrades Project. Motion approved unanimously by polled vote.

6h RESOLUTION NO. 08-21-1602 AMENDING THE FY 2022 BUDGET IN THE GENERAL FUND AND CIP FUND TRANSFERRING \$4,748 FROM GENERAL FUND RESERVES TO THE CIP FUND FOR CITY PARK PAVILION FIREPLACE IMPROVEMENTS PROJECT AND AUTHORIZING EXPENDITURES

M/S: Gilbert/Dalrymple to Approve Resolution No. 08-21-1602.

Amber Al-Haddad stated that the large pavilion fireplace continues to degrade; this will allow the structural engineer to come to town to do an as-built of the structure and to identify any immediate needs.

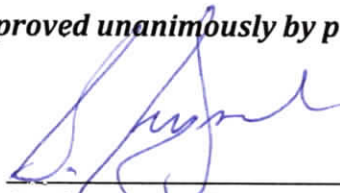
Powell questioned why we are looking at paying someone to say that it needs to be replaced or rebuilt.

Von Bargaen stated that it is part of the Uniform Building Code; any commercial structure must be inspected by the State Fire Marshal and they will want to see the engineered plans to approve it.


Prysunka and Powell asked if a local contractor could take a 'ook at the structure to see what the next course of action should be.

M/S: Gilbert/Morrison to postpone this item. Motion approved unanimously by polled vote.

Special Assembly meeting adjourned at 7:13 p.m.



Stephen Prysunka, Borough Mayor

TEST: 

Kim Lane, MMC, Borough Clerk

