

**Minutes of Regular Assembly Meeting
Held on July 28, 2026**

Mayor Patricia Gilbert called the Regular Assembly meeting to order at 7:00 p.m., July 28, 2026, in the Borough Assembly Chambers. Assembly Member Powell led the pledge of allegiance.

PRESENT – GILBERT, DALRYMPLE (by Zoom), DEBORD, POWELL, YEAGER

ABSENT – MACH, POWERS

Borough Manager Villarma and Clerk Lane were also present.

CEREMONIAL MATTERS

A Certificate of Service was presented to April Hutchinson for her time and service on the Planning & Zoning Commission.

PERSONS TO BE HEARD

Correspondence was received from Jim Bailey regarding Industrial Park roads.

Correspondence was received from WCA regarding Freedom Rock project.

AMENDMENTS TO THE AGENDA

Dalrymple stated that he wanted to postpone Item 13a until more information could be presented from the tribe.

Gilbert asked that the item be taken up with a motion and then if the assembly wanted to postpone the item, that motion can be made during the agenda item.

Dalrymple stated that that was not his preference but agreed to the request.

CONFLICT OF INTEREST

CONSENT AGENDA

6a Minutes from the July 7, 2026 Special Assembly Meeting

6b Minutes from the June 29, 2026 Special Assembly Meeting

6c Minutes from the June 23, 2026 Regular Assembly Meeting

6d Final Plat review of a subdivision of Lot 6A, of the Dan Nore Subdivision (Plat No. 90-2), creating Lots 5A-1 and 6B-1A, owned by the City and Borough of Wrangell, requested by Brian Ashton and Twyla Nore

6e Final Plat approval of a subdivision of Lot A-2 of Presbyterian - CBW Replat (Plat No. 2025-3), creating Lots B-1 and A-2A, owned by the City and Borough of Wrangell, requested by Teniya Morelli

6f School Board Minutes from the April 20, 27, and May 18 Meetings

M/S: Powell/Yeager to approve the consent agenda, as submitted. Motion approved by polled vote.

BOROUGH MANAGER'S REPORT

- Borough Manager's Villarma provided a verbal report.
- The Nolan Center report was provided.
- The Finance Directors report was provided.
- The complete FY2027 Adopted Annual Budget was included in the packet.
- The June Expense reports were provided.
- The June Harbor/Utility Accounts Receivables were provided.
- The Parks & Recreation Director's report was provided.

BOROUGH CLERK'S REPORT

Borough Clerk Lane's report was provided.

MAYOR AND ASSEMBLY BUSINESS

The Assembly directed the Borough Manager to alert the Port Commission to provide a plan for the extra acreage that the Marine Service Center will gain with the waterfront development fill project.

Yeager stated that he would like to see the Port Commission and Harbormaster recommend what the best use for the extra acreage; would be safer for tourists to view the service yard from behind the Nolan Center property instead of walking into the Marine Service Center.

MAYOR AND ASSEMBLY APPOINTMENTS

Appointment to fill the Vacancy on the Planning & Zoning Commission with the term ending October 2028

There were no letters of interest received for this vacancy. Therefore, the Clerk was directed to continue advertising for the vacancy.

PUBLIC HEARING

11a Approval to move forward with the sale of borough-owned real property consisting of a portion of Section 27 T62S, R84E, zoned Remote Mixed Use, (Wrangell Island East - Back Channel), to Royce Cowan

Gilbert opened the Public Hearing for this item and asked for an administrative report.

Economic Development Director Thomas provided the in-depth context and overview of the project and request.

Gilbert asked if there were any persons who wished to speak on this item. Hearing none, Gilbert asked for a motion.

M/S: Powell/DeBord to approve moving forward with the sale of borough-owned real property consisting of a portion of Section 27 T62S, R84E, zoned Remote Mixed Use, (Wrangell Island East - Back Channel), to Royce Cowan. Motion approved by polled vote.

11b RESOLUTION NO. 07-26-2065 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, APPROVING THE AMENDED FEE AND RATE SCHEDULE TO ALLOW FOR A CREDIT CARD SURCHARGE, AND PROVIDING FOR AN EFFECTIVE DATE

Gilbert opened the Public Hearing for this item and asked for an administrative report.

Finance Director Marshall reported that this item is a result of the Assembly's request during the adoption of the annual budget adoption; will add the credit card surcharge to the fee and rate schedule so that utility credit card payments incur a surcharge.

Gilbert asked if there were any persons who wished to speak on this item. Hearing none, Gilbert asked for a motion.

M/S: Powell/Yeager to approve Resolution No. 07-26-2065, as amended. Motion approved by polled vote.

UNFINISHED BUSINESS

12a RESOLUTION No. 07-26-2061 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, LOT A-2, PRESBYTERIAN-CBW REPLAT, TO TENIYA MORELLI FOR THE APPRAISED VALUE OF \$12,500 PLUS ASSOCIATED FEES

M/S: Powell/DeBord to approve Resolution No. 07-26-2061. Motion approved by polled vote.

12b RESOLUTION No. 07-26-2062 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, 5A-1 OF THE ASHTON-NORE REPLAT, LOCATED WITHIN BLOCK 25, TO TWYLA NORE FOR THE APPRAISED VALUE OF \$10,584 PLUS ASSOCIATED FEES

M/S: Powell/Yeager to approve Resolution No. 07-26-2062. Motion approved by polled vote.

12c RESOLUTION No. 07-26-2063 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE CONVEYANCE OF PUBLIC LAND, LOT 6B-1A OF ASHTON-NORE REPLAT, LOCATED WITHIN BLOCK 25, TO BRIAN ASHTON FOR THE APPRAISED VALUE OF \$21,160, PLUS ASSOCIATED FEES

M/S: Powell/DeBord to approve Resolution No. 07-26-2063. Motion approved by polled vote.

NEW BUSINESS

13a Consideration to donate Lots 1 and 10, Block 1, Alder Top Subdivision to Wrangell Cooperative Association and waive the provisions in Wrangell Municipal Code Chapter 16.12

M/S: Powell/DeBord approved to deny the Wrangell Cooperative Association's request for Lots 1 and 10, Alder Top Subdivision and to direct the Borough Manager to coordinate with Wrangell Cooperative Association to identify an alternative location for the memorial park.

M/S: Powell/DeBord to postpone this item until the August 25, 2026 Assembly Meeting. Motion approved by polled vote.

13b RESOLUTION No. 07-26-2064 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE FINANCE DIRECTOR TO WITHDRAW THE MAXIMUM SUSTAINABLE DISTRIBUTION IN ACCORDANCE WITH WMC § 5.20.095 (DISTRIBUTION OF PERMANENT FUND EARNINGS) FOR THE PURPOSE OF REDUCING LONG-TERM DEBT OBLIGATIONS AND RECAPITALIZING BOROUGH CAPITAL ASSETS

M/S: Powell/Yeager to approve Resolution No. 07-26-2064. Motion approved by polled vote.

13c ORDINANCE No. 1103 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING SECTION 3.04.140 TO THE WRANGELL MUNICIPAL CODE TO AUTHORIZE THE BOROUGH CLERK TO AFFIX AUTHORIZED MANUAL, ELECTRONIC, OR FACSIMILE SIGNATURES TO OFFICIAL DOCUMENTS

M/S: Powell/Yeager to approve first reading of Ordinance No. 1103 and move to a second reading with a Public Hearing to be held on August 25, 2026. Motion approved by polled vote.

13d ORDINANCE No. 1104 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SECTIONS 11.28.080 – BLOCKING ROADWAY PROHIBITED AND SECTION 13.04.030 –

OBSTRUCTION OF TRAFFIC PROHIBITED, TO STRENGTHEN THE PROVISIONS FOR OBSTRUCTING ROADWAYS, IN THE WRANGELL MUNICIPAL CODE

M/S: Powell/Debord to approve first reading of Ordinance No. 1104 and move to a second reading with a Public Hearing to be held on August 25, 2026. Motion approved by polled vote.

13e ORDINANCE No. 1105 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SEVERAL SECTIONS IN CHAPTER 5.08 – SALES TAX, IN THE WRANGELL MUNICIPAL CODE OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING SEVERAL SECTIONS IN CHAPTER 5.08 – SALES TAX, IN THE WRANGELL MUNICIPAL CODE

M/S: Powell/to approve first reading of Ordinance No. 1105 and move to a second reading with a Public Hearing to be held on August 25, 2026. Motion approved by polled vote.

13f RESOLUTION No. 07-26-2066 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AUTHORIZING THE SALE OF SURPLUS PROPERTY, SPECIFICALLY SEVERAL VEHICLES/EQUIPMENT, ON THE PUBLIC SURPLUS WEBSITE, IN CONFORMANCE WITH WRANGELL MUNICIPAL CODE SECTION 5.10.061, DISPOSAL OF SURPLUS PROPERTY, AND THE SURPLUS ADMIN POLICIES & PROCEDURES

M/S: Powell/DeBord to approve Resolution No. 07-26-2066. Motion approved by polled vote.

13g Approval of a professional services contract award to DATAMARK in the amount of \$119,820 for Field Verification and Addressing Plan Implementation

M/S: Powell/DeBord to approve a professional Services Agreement with the Pearlson Group.

13h Approval for a sole source procurement in conformance with WMC 5.10.050 (I, F) for the Wrangell Municipal Light and Power Department with Sourcewell for an Altec Digger Derrick Model DM47BTR Freightliner, Total cost \$164,900

M/S: Powell/Yeager to approve a sole source procurement in conformance with WMC 5.10.050 (I, F) for the Wrangell Municipal Light and Power Department with Altec Nuevo Truck for a replacement Digger Derrick Truck totaling \$164,000. Motion approved by polled vote. Motion approved by polled vote.

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

EXECUTIVE SESSION

15a Executive Session: 6-Mile Mill site Property Strategy

M/S: Powell/Yeager pursuant to 44.62.310 (c)(1) & (2), that we recess into executive session to discuss matters involving transportation, trade, commerce, or shipping, the immediate knowledge of which would clearly have an adverse effect upon the finances of the borough, specifically to discuss with the Borough Manager, 6-Mile Mill Site Property Strategy. Motion approved by polled vote.

Recessed into Executive Session at 9:29 p.m.

Reconvened from Executive Session at 10:08 p.m.

Regular Assembly meeting adjourned at 10:08 p.m.

ATTEST:

Kim Lane, MMC, Borough Clerk



Patricia Gilbert, Borough Mayor