

**Minutes of Regular Assembly Meeting  
Held on May 12, 2026**

Vice-Mayor David Powell called the Regular Assembly meeting to order at 7:00 p.m., May 12, 2026, in the Borough Assembly Chambers. Assembly Member Dalrymple led the pledge of allegiance.

**PRESENT** – DALRYMPLE, DEBORD, POWELL, POWERS, MACH, OTTESEN

**ABSENT** – GILBERT

Borough Manager Villarma and Clerk Lane were also present.

**CEREMONIAL MATTERS** - None.

**PERSONS TO BE HEARD**

There was emailed correspondence from Mechel Meek Re: Fee & Rate Schedule (Live Aboards) provided in the packet.

*Joan Sargent, resident and 4<sup>th</sup> of July organizer*, has taken over organizing the 4<sup>th</sup> of July events (that the Chamber of Commerce is not handling); provided a 4<sup>th</sup> of July report; held a meeting for the public to explain the transition; found Chairpersons for every one of the events.

*Kat Watkins, resident*, read a letter to the public that clarified her comments when she asked about a possible Senior Tax Exemption; was asking if there be a Senior Tax Exemption for those who were selling at the Community Market.

*Donna Kuntz, resident*, spoke in opposition to people who are selling crafts having to get a business license and charge city sales tax.

*Bruce Smith, resident*, questioned Item 13g; read a letter to the assembly that asked that the math for this item be explained when this item comes up.

**AMENDMENTS TO THE AGENDA** - None.

**CONFLICT OF INTEREST**

Ottesen declared a conflict of interest to Item 13g because he is interested in applying for one of the new positions that are listed in the item. Ottesen also declared a conflict of interest to Item 13k since the resignation from the Assembly is for him. Powell stated that yes, Ottesen did have conflicts of interest to both items. There were no objections from the Assembly.

Powell turned the gavel over to Assembly Member Dalrymple and declared that on Item 13a (Local School Funding Contribution), he declared a conflict since his wife is employed by the school district; DeBord declared a conflict to Item 13a since his wife has a contract with the school district; Powers declared a conflict to Item 13a since he is on the School Board. Dalrymple declared that all three assembly members had a conflict.

Clerk Lane stated that since all three members were determined to have a conflict of interest, the rule of necessity applies and therefore, all members of the assembly are required to vote on the item.

## **CONSENT AGENDA**

- 6a Minutes of the April 14, 2026 Regular Assembly Meeting
- 6b RESOLUTION No. 05-26-2050 OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE MAY 2027 SALES TAX-FREE DAY FROM MAY 1, 2027 TO MAY 8, 2027
- 6c Approval of Happy Cannabis License #10200 Renewal

***Dalrymple/Ottesen to approve the Consent Agenda, as presented. Motion approved by polled vote.***

## **BOROUGH MANAGER'S REPORT**

The Nolan Center Directors report was provided.

By a majority, the May 26, 2026 Regular Assembly meeting was cancelled; the Assembly agreed to hold a Special Assembly meeting on May 19, 2026 at 5:30pm via Zoom.

Villarma provided a verbal Manager's Report.

## **BOROUGH CLERK'S REPORT**

Clerk Lane's report was provided.

**MAYOR AND ASSEMBLY BUSINESS** – None.

**MAYOR AND ASSEMBLY APPOINTMENTS** – None.

## **PUBLIC HEARING**

**11a RESOLUTION NO. 05-26-2045** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALAKSA, APPROVING A LAND LEASE TO SOUTHEAST ALASKA POWER AUTHORITY (SEAPA) FOR THE PURPOSE OF A GRID RELIABILITY AND STABILITY PROJECT

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

Villarma reported that this item was to approve a land lease to SEAPA for 45 acres for the purpose of installing a Solar Field project; he also summarized what this project is and what it would do for Wrangell.

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

***M/S: Ottesen/Mach to approve Resolution No. 05-26-2045. Motion approved by polled vote.***

**11b Approval to move forward with the Purchase of Leased Borough-Owned Tidelands,** Requested by current Leaseholder, Richard Kaer

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

Villarma reported that this item was to approve moving forward with a land purchase for Mr. Kaer; Villarma requested that the Assembly waive the premium on this sale since Mr. Kaer started this process before the premium was enacted.

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

***M/S: Ottesen/Powers to approve moving forward with the sale of Borough-Owned Leased Tidelands Lot 2, Block 89-2, currently leased by Richard Kaer,. Motion approved by polled vote.***

**11c Approval to move forward with the sale of borough-owned real property** consisting of a portion of "A" Street (vacating a portion of public right of way), USS 1593, according to Plat No. 2003-8, requested by Frank Warfel

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

Villarma reported that this item was to approve moving forward with a land purchase for Mr. Warfel.

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

***M/S: Ottesen/Mach to approve moving forward with the sale of a portion of "A" Street and a portion of Cassiar Street (vacating a portion of public right of way), USS 1593, according to Plat No. 2003-8, requested by Frank Warfel. Motion approved by polled vote.***

**11d ORDINANCE NO. 1101** 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

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

Villarma reported that this item was to approve the amendments to Chapter 5.08.

Powell asked if there were any persons who wished to speak on this item.

***Joan Sargent, resident*** stated that as a non-profit organization, she would ask to have this exemption added to the exemption portion of the Ordinance.

After all persons spoke on this item, Powell asked for a motion.

***M/S: Ottesen/Powers to approve Ordinance No. 1101.***

***Villarma recommended two amendments to the Ordinance; one was to add an exemption for nonprofit organizations; the second one would be an exemption for fundraising activities.***

The Assembly approved unanimously to approve the inclusion of these two amendments to the Ordinance.

***Motion approved by polled vote.***

**11e ORDINANCE NO. 1100** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ADDING CHAPTER 6.09 - LOCAL BUSINESS LICENSE, IN THE WRANGELL MUNICIPAL CODE

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

Villarma reported that this item was to establish a registry of everyone who is doing business in the Borough; will start July 1<sup>st</sup> and will be provided at no charge.

Powell asked if there were any persons who wished to speak on this item.

***Kathy Watkins***, questioned if she was exempt from obtaining a state business license, would she be exempt from obtaining a local business license; Villarma stated that the application could be amended

so that when applying, a box could be checked that said that they were exempt from obtaining a state and local business licenses.

After all persons spoke on this item, Powell asked for a motion.

***M/S: Ottesen/Powers to approve Ordinance No. 1100. Motion approved by polled vote.***

## **UNFINISHED BUSINESS**

### **NEW BUSINESS**

**13a Approval of FY 2027 Wrangell Public Schools Budget** and Local Funding Contribution in the Amount of \$1,758,500

***M/S: Powers/Mach to approve the FY 2027 Wrangell Public Schools Budget and Local Funding Contribution in the Amount of \$1,758,500. Motion approved by polled vote.***

**13b RESOLUTION No 05-26-2054** 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 2026 PURSUANT TO WRANGELL MUNICIPAL CODE SECTION 5.04.010; PROVIDING FOR THE COLLECTION OF TAXES DUE IN FY 2027 AND PRESCRIBING PENALTIES AND INTEREST FOR DELINQUENT TAXES

***M/S: Ottesen/Powers to approve Resolution No. 05-26-2054. Motion approved by polled vote.***

**13c RESOLUTION No. 05-26-2046** - A JOINT RESOLUTION OF THE ASSEMBLY OF THE PETERSBURG BOROUGH AND THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, SUPPORTING RESPONSIBLE ECONOMIC DEVELOPMENT, COORDINATED UTILIZATION OF HYDROELECTRIC RESOURCES FROM THE TYEE LAKE PROJECT, AND INTERCOMMUNITY COMMUNICATION REGARDING LARGE ENERGY USERS

***M/S: Ottesen/Dalrymple to approve Resolution No. 05-26-2046. Motion approved by polled vote.***

**13d Approval of the Amended JAG Marine Group Lease Agreement**

***M/S: Ottesen/DeBord to approve the Amended JAG Maring Group Lease Agreement. Motion approved by polled vote.***

**13e RESOLUTION No. 05-26-2057** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, ENDORSING AND ADOPTING THE SOUTHEAST ALASKA LANDSLIDE RISK REDUCTION STRATEGIC PLAN; AND ESTABLISHING AN EFFECTIVE DATE

***M/S: Ottesen/Mach to approve Resolution No. 05-26-2057. Motion approved by polled vote.***

**13f RESOLUTION No. 05-26-2048** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR SEVERAL AMENDMENTS TO UNION JOB DESCRIPTIONS AND AMENDING THE UNION WAGE AND GRADE TABLE AND PROVIDING FOR AN EFFECTIVE DATE

***M/S: DeBord/Powers to approve Resolution No. 05-26-2048. Motion approved by polled vote.***

**13g RESOLUTION No. 05-26-2049** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, PROVIDING FOR SEVERAL AMENDMENTS TO NON-UNION JOB

DESCRIPTIONS AND AMENDING THE NON-UNION WAGE AND GRADE TABLE AND PROVIDING FOR AN EFFECTIVE DATE

***M/S: Dalrymple/Powers to approve Resolution No. 05-26-2049. Motion approved by polled vote.***

**13h RESOLUTION No. 05-26-2051** OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY2026 BUDGET IN THE RESIDENTIAL CONSTRUCTION FUND BY ACCEPTING THE REVENUE FROM THE SALE OF THE ALDER TOP SUBDIVISION LOT 9, BLOCK 1 OF THE ALDER TOP SUBDIVISION IN THE AMOUNT OF \$75,600

***M/S: Ottesen/Dalrymple to approve Resolution No. 05-26-2051. Motion approved by polled vote.***

**13i RESOLUTION No. 05-26-2052** OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2026 BUDGET IN THE WATER DEPARTMENT CIP FUND BY ACCEPTING LOAN FUNDS IN THE AMOUNT OF \$472,865, FROM THE DRINKING WATER STATE REVOLVING FUND, APPROPRIATING THESE FUNDS TO THE MCKINNON STREET REHABILITATION PROJECT AND AUTHORIZING THEIR EXPENDITURE

***M/S: Ottesen/Powers to approve Resolution No. 05-26-2052. Motion approved by polled vote.***

**13j RESOLUTION No. 05-26-2055** OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, AMENDING THE FY 2026 BUDGET IN THE SEWER DEPARTMENT CIP FUND BY ACCEPTING LOAN FUNDS IN THE AMOUNT OF \$464,729, FROM THE CLEAN WATER STATE REVOLVING FUND, APPROPRIATING THESE FUNDS TO THE MCKINNON STREET REHABILITATION PROJECT AND AUTHORIZING THEIR EXPENDITURE

***M/S: Ottesen/Powers to approve Resolution No. 05-26-2055. Motion approved by polled vote.***

13k Approval to accept the Resignation of Michael Ottesen from the Borough Assembly, effective at the close of the May 12, 2026 Regular Assembly Meeting

***M/S: Mach/DeBord to accept the Resignation of Michael Ottesen from the Borough Assembly, effective at the close of the May 12, 2026 Regular Assembly Meeting. Motion approved by polled vote.***

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

## **EXECUTIVE SESSION**

**15a Executive Session:** Borough Manager's annual review

***M/S: DeBord/Mach moved, pursuant to 44.62.310 (c) (2), that we recess into an executive session and invite the Borough Manager into the session, to discuss matters that may tend to prejudice the reputation and character of any person, specifically the Annual Review of the Borough Manager.***

*Recessed into Executive Session at 8:50 p.m.*

*Reconvened back into Regular Session at 10:24 p.m.*

*Regular Assembly Meeting adjourned at 10:24 p.m.*

*Patricia Gilbert*  
Patricia Gilbert, Borough Mayor

ATTEST: *Kim Lane*  
Kim Lane, MMC, Borough Clerk

