



THE CITY OF WHITTIER

Gateway to Western Prince William Sound

P.O. Box 608 • Whittier, Alaska 99693 • (907) 472-2327 • Fax (907) 472-2404

**WHITTIER CITY COUNCIL
REGULAR MEETING
TUESDAY, AUGUST 16, 2016
7:00 PM
COUNCIL CHAMBERS
P-12 BUILDING**

MINUTES

1. CALL TO ORDER

Mayor Daniel Blair called the meeting to order at 7:03 p.m.

2. OPENING CEREMONY

Dan Blair led the Pledge of Allegiance.

3. ROLL CALL

A. Council Members Present: Debra Hicks, Monty Irvin, Dan Blair, Peter Denmark, Ata Ma'ae (telephonically) and Victor Shen (telephonically).

B. Council Members Absent: David Pinguoch

MOTION: Peter Denmark made a motion to excuse David Pinguoch from tonight's meeting.

SECONDED: Debra Hicks

Peter Denmark: Yes, Debra Hicks: Yes, Monty Irvin: Yes, Ata Ma'ae: Yes, Victor Shen: Yes, Dan Blair: Yes

VOTE: 6-0

C. Administration Present:

Mark Lynch, City Manager

Jennifer Rogers, City Clerk

Andy Dennis, Harbormaster

Moe Zamarron, Public Safety Bldg. Mgr.

Holly Wells, City Attorney

Others Present: Bob Crumley, Anna Dickason, Dave Dickason, Mark Do, Lindsey Erk, Tim Sullivan, Officer Mark Haeger

4. APPROVAL OF MINUTES

A. July 19, 2016

MOTION: Monty Irvin made a motion to approve the Regular Meeting Minutes of July 19, 2016.

SECONDED: Debra Hicks

VOTE: Monty Irvin: Yes, Debra Hicks: Yes, Ata Ma'ae: Yes, Peter Denmark: Yes, Victor Shen: Yes, Daniel Blair: Yes

MOTION PASSED: 6-0

5. APPROVAL OF REGULAR MEETING AGENDA

MOTION: Peter Denmark made a motion to approve the August 16, 2016 agenda as is.

SECOND: Debra Hicks

Peter Denmark: Yes, Debra Hicks: Yes, Monty Irvin: Yes, Ata Ma'ae: Yes, Victor Shen: Yes, Dan Blair: Yes

MOTION PASSED: 6-0

6. MAYOR'S REPORT

A. Mayor's Report

Mayor Dan Blair reported that the Parks & Recreation Committee brought in volunteers and worked hard. He and the city manager met with the Chugach School district superintendent, Bob Crumley.

B. Vice-Mayor's Report

None

7. MANAGER'S REPORT

A. City Manager's Report- Mark Lynch

See written manager's report in original council packet. He added that he had a phone interview with an assistant city manager candidate. He'll be out for the remainder of the week for a conference, but will continue the interview process next week.

He is still waiting to hear from Bellingham Marine for the harbor quotes. He and Andy Dennis will meet with them sometime this month.

The Girdwood policing is ongoing. He had a short debriefing today on the meeting they had last night. Though the supervisors are still in favor of the policing, there is still a lot of public opposition. He'd like to schedule a special meeting for further discussion.

The Corps was back in town and did some work around the monument project. They'll return to complete the monument when the weather permits.

Dan Blair asked Mark Lynch if the vote in Girdwood was unanimous to proceed with the policing. Mark did not have an answer, however, Mark Donadieu, editor of the Glacier City Gazette, stated that he had some information to share since he attended the four and a half hour meeting. He stated that they listened to the opinion of the Alyeska Resort. After all public comments and questions ended, supervisor Jay Fox asked if there was anyone who wanted to make a motion to consider adding the Alaska State Troopers in conjunction with the Whittier proposal. Not one supervisor made a motion, so that meant they would continue with Whittier and not the State Troopers.

1. Financial Report- Lynette Dennis

See July 2016 financials in clerk's packet. Mark Lynch stated that Lynette was not feeling well and that he would try to answer any specifics of the finance report. He went on to explain that the finance report was sent out late and separate from the packet because our internet service was down and financial records are on the cloud.

Dan Blair questioned why the personal property tax was in the negative. Mark Lynch replied perhaps that were some people that overpaid last year and they've been refunded and we haven't had any revenue yet this year. He added that he'll have Lynette address that question.

Dan Blair also asked what would have been included under Miscellaneous Revenue. Mark replied that he would have Lynette email all council members with the answer to that question.

B. City Attorney's Report – Holly Wells

Holly Wells announced that she has been working on the DeLong Dock management, agreement and negotiations regarding other land matters with the railroad. She also has ongoing weekly subcontracts with the Municipality of Anchorage. She has met with their attorneys, representatives and Chief of Police. She'll provide them with a draft contract ready for the next meeting. They'd like to get approval of the contract by the end of October, which is when Girdwood would like it to finalize. She has also been dealing with land use issues.

C. School District's Report- Bob Crumley

Chugach School District Superintendent, Bob Crumley introduced himself reported that they had a couple of student camps this summer for the students. The teachers have done some volunteer library and gym time making sure that the students stay active during the summer. The enrollment process has started and will continue next Thursday.

The projected enrollment is 45 students for this year. They'll know the actual number when the state finishes its count; there will be a 20 day count in October. A Back to School Night is scheduled within the first week or two of school starting.

There will be a district wide event taking place in the middle of September. It'll have all the teachers from all five schools. They'll be here at the school for two days and representatives from all the schools will be here for three days for leadership training. So the entire district will be here for an entire week.

His administration met with Dan Blair and City Administration to address concerns. He stated that part of the reason he is at the meeting is to make efforts to improve the communication process and work together as a community for the kids. There will be a number of community activities and events planned throughout the year.

Monty Irvin asked Bob Crumley to clarify the rumor he heard regarding the State of Alaska closing schools if the enrollment is less than 50. Bob replied that it was a rumor. Right now the threshold is 10. If the school enrollment is 10 or greater, the state will continue to give funding. There was a number of legislators who tried to bump the number from 10 to 25 or 50. He felt that it will come up again at the next session.

Mark Lynch thanked Bob Crumley for attending the meeting.

C. Directors Reports

● Harbor Report- Andy Dennis

See written report in original council packet.

Dan Blair asked Andy if the harbor received internet service through ACS or GCI. Andy replied that their service is provided by ACS. Mark added that this outage was due to our router failing. No one in Alaska had one; they had to order one. Dave Schofield was currently working with our IT guy to install the new router.

Dan Blair stated that the Corp uncovered some errors and the overall cost of the project will be less than expected. He asked Andy to confirm if that was true. The cost benefit ratio was less than they thought it would be, but it is still above one.

Andy announced that the campground brought in approximately \$8,000 in revenue this summer.

● Public Safety Report- Dave Schofield

None

● **Public Works Report – Scott Korbe**

None

● **Public Safety Building Report- Moe Zamarron**

See written report in original council packet. Moe gave a brief update on the progress of the building. He added that they are three months behind schedule due to errors discovered in the plans. The expected completion date is now May 2017. There was discussions about who would cover the expense that came with the errors.

He'll be working with the architect on a few contingencies over the next few weeks. The steel workers have arrived and the steel will go up next week.

Peter Denmark had questions regarding the contingencies, but Moe replied that he'd like to put together a package to better answer questions. Mark Lynch added that he hasn't agreed to any additional money.

Holly Wells stated that she has not reviewed the terms of the contract and is unprepared to provide accurate information, but would like to prepare to answer questions.

8. COMMISSION REPORTS

● **Planning Commission**

None

● **Port and Harbor Commission**

None

● **Parks & Recreation Committee**

None

● **PWSAC**

None

8. CITIZEN'S COMMENTS ON AGENDA ITEMS NOT SCHEDULED FOR PUBLIC HEARING

None

9. CONSENT CALENDAR

None

10. PUBLIC HEARING (NON-ORDINANCE)

None

11. PRESENTATIONS

None

12. ORDINANCES

A. Introduction (1st reading)

None

B. PUBLIC HEARING (2ND reading)

None

13. RESOLUTIONS

None

14. COUNCIL DISCUSSION

Peter Denmark announced that he wanted to review the trigger dates in the master lease that applies to negotiations with the railroad involving the DeLong Dock and other property title issues. Dan Blair replied that the DeLong Dock is not in the master lease. Peter clarified that the dates he is speaking of is where it goes to the mediator, the arbitrator and legislature. Dan replied that he doesn't believe that the trigger date has been triggered yet. The army has to convey. Holly Wells added that there is a quit claim deed, but agreed with Dan in that she doesn't believe the trigger date, the transfer date, has happened yet.

Mark stated that the date won't go into effect until the deed is recorded. He hasn't received notice that the deed has been recorded.

Victor Shen discussed the possibility of dedicating the land south of the school as a park but didn't know how to proceed with that. Mark replied that if there's support to move forward, the land would need to be surveyed, get a description of the property, do a formal park designation and get it zoned as a park. This should go to the Planning Commission to determine if the land needs to be surveyed first. Victor suggested that we hire a surveyor and plat the land. Mark replied that there is a surveyor he has worked with in the past from Soldotna that he can contact about this.

Dan Blair stated that because the internet provided by private industry in Whittier is in such poor condition, the City has found itself in a situation where it cannot afford to use the internet. Infrastructure has been created at great expense. Components have failed and we've had to replicate infrastructure which would have normally been provided for by the private vendor.

Dan reported that he spoke to United Utilities and told them that their service is poor and it is not usable for a business. From a business standpoint, we cannot afford to have internet service go out 5-8 a month. His internet went out two days ago and again today which made it difficult to properly prepare for this meeting.

Looking at the expenses the administration has incurred, it might behoove us to work with the local internet provider to incentive them to replace their poor infrastructure with something that is modern.

He feels that we should have the best internet in the state. We have the fiber optic hub of GCI at the head of the bay and we have the fiber optic hub of ACS at the head of the bay. The next hop for those providers is the lower 48. One dead ends in Seattle and the other dead ends in Oregon. We should have superior internet, yet we have some of the worst internet in the State of Alaska.

Dan is looking for ways to improve the service for the entire community. He asked Mark Lynch to work with the local internet provider to update their infrastructure. There was a long discussion about the quality of internet service in Whittier.

Mark added that the outage that occurred these last few days would have happened no matter what internet provider we have because we need our own front end router with high security because we're a municipality.

Peter Denmark stated that the Chamber of Commerce called Yukon/GCI with complaints on behalf of numerous business owners who have sent complaint letters to UUI and a couple of representatives were sent out to Whittier last week who wandered around town and canvassed people with their services to find out what their problems are. They got the same answer from everyone they talked to and had nothing to offer other than the system has adequate; here are no plans to update the telecommunications coming into Whittier. He asked if there is another way. Mark replied that the only other way is the way the City is on with ACS. Peter asked if the City can distribute to the rest of the town.

Mark replied that not currently. ACS is looking into bringing full fiber into the city. They have a fiber hub behind Joe Shen's building. They're looking to see what their business options are of providing a wireless service to the people of Whittier. GCI told the City that they're not interested.

Dan asked Mark if he would work with ACS to participate and compete with GCI to provide better service to the city since our local internet service is so poor.

Peter Denmark questioned if there has been any interest from other fish processing companies to move to Whittier to fill the void of Great Pacific? Mark replied that there has, but they lose interest when they learn that the land the building once occupied by Great Pacific is owned by the railroad.

The public works building is a viable option, but the timing isn't going to work for next season because it will take a couple of months to move everything out. There are two problem with having a fish processing company use the public works building. The first one is that there isn't a water trench which would carry out the fish waste. The second is that there isn't a loading dock.

15. CITIZEN'S DISCUSSION

None

Council recessed at 8:15 pm.

16. EXECUTIVE SESSION

MOTION: Monty Irvin made a motion to enter into executive session at 8:20 pm to discuss the Whittier Manor lease and the management of the DeLong Dock, matters that, if immediately disclosed, would tend to adversely affect the finances of the city.

SECONDED: Debra Hicks

VOTE: Monty Irvin: Yes, Debra Hicks: Yes, Ata Ma'ae: Yes, Victor Shen: Yes, Peter Denmark: Yes, Dan Blair: Yes

MOTION PASSED: 6-0

MOTION: Monty Irvin made a motion to end the executive session and return to the regular meeting at 9:50 p.m.

SECONDED: Debra Hicks

VOTE: Monty Irvin: Yes, Debra Hicks: Yes, Ata Ma'ae: Victor Shen: Yes, Peter Denmark: Yes, Dan Blair: Yes.

MOTION PASSED: 6-0

17. UNFINISHED BUSINESS

A. Shotgun Cove Road Project

Not discussed during this meeting.

B. ARRC/COW Land Swap

Not discussed during this meeting.

C. Improve Salmon Sport Fishing in Northwest PWS

Not discussed during this meeting.

D. Whittier Manor Lease

MOTION: Peter Denmark made a motion to direct the city manager and attorney to proceed as discussed in the executive session.

SECONDED: Debra Hicks

VOTE: Peter Denmark: Yes, Debra Hicks: Yes, Ata Ma'ae: Victor Shen: Yes, Monty Irvin: Yes, Dan Blair: Yes.

MOTION PASSED: 6-0

E. Public Safety Complex- Phase 2

City Manager, Mark Lynch stated that questions that stemmed from last month's discussions concerned whether the clinic would be included, whether the clinic provider's housing would be included and whether any administrative housing would be included. He provided the council members with a list of condos involved and what the annual costs are at the BTI.

There was much discussion on why the clinic, medical provider's housing and administrative housing should or shouldn't be included in the new public safety complex.

Council members stated that they need additional information before they make a decision.

Mark Lynch reported that there is an opportunity to add the concrete to the 2nd and 3rd floor for approximately \$118,000 which would save us \$50,000 if we do it now instead of later.

Phone connection with Victor Shen was lost.

MOTION: Peter Denmark made a motion to direct the city manager to proceed with adding the concrete for the 2nd and 3rd story floors, all of which would be funded by remaining CVP funds.

SECONDED: Monty Irvin

VOTE: Peter Denmark: Yes, Debra Hicks: Yes, Ata Ma'ae: Victor Shen: Yes, Monty Irvin: Yes, Dan Blair: Yes.

MOTION PASSED: 5-0

Mark provided council members with reasons on why he would prefer the manager's housing to be included in the new public safety complex. He asked that if the manager's housing stays in the BTI and if his salary remains the same that some improvements in the condo be made.

F. Paddle Craft Launch

Not discussed during this meeting.

18. NEW BUSINESS

None

19. ADJOURNMENT

MOTION: Peter Denmark moved to adjourn the meeting at 10:43 p.m.

VOTE: Motion passed unanimously.

Attest:



Jennifer Rogers
City Clerk



Daniel Blair
Mayor