



THE CITY OF WHITTIER

Gateway to Western Prince William Sound

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

**PLANNING COMMISSION
REGULAR MEETING
WEDNESDAY, SEPTEMBER 2, 2015
Homeowner's Lounge, BTI Bldg.**

MINUTES

1. CALL TO ORDER

Charlene Arneson called the meeting to order at 6:03 pm.

2. ROLL CALL

Commission members present and establishing a quorum:

Charlene Arneson	Seat A	Present
Terry Bender	Seat B	Present
Ed Hedges	Seat C	Present
Jean Swingle	Seat D	Present
Dyanna Pratt	Seat E	Present

ADMINISTRATION PRESENT

Mark Lynch, City Manager

Jennifer Rogers, Deputy City Clerk

3. APPROVAL OF REGULAR MEETING AGENDA

MOTION: Ed Hedges made a motion to approve the September 2, 2015 Regular Meeting Agenda as is.

SECOND: Jean Swingle

VOTE: Motion passed unanimously

DISCUSSION: None

4. APPROVAL OF MINUTES

MOTION: Ed Hedges made a motion to approve the Regular Meeting Minutes of June 3, 2015 as is.

SECOND: Dyanna Pratt

VOTE: Motion passed unanimously

DISCUSSION: None

5. ADMINISTRATIVE REPORTS

City Manager, Mark Lynch, stated that he'll report Unfinished Business items as they come up.

6. NEW BUSINESS: Tidelands

The Commission members continued to work on creating wording for a Whittier Municipal Code Tidelands section. Boundaries and ownership of the tidelands were also discussed.

7. NON-ACTION BUSINESS

A. Tank Farm

Mark Lynch reported that documentation will be completed by the end of November. The next step would be to negotiate to get the land transferred to us. The land is contaminated. Mark stated that if we take it in its current condition, they'll give it to us. If we want them to clean it up first, then they're going to want money.

B. Land Trades with Alaska Railroad

A big piece of the land trade with the railroad has been the Delong Dock. There was a MOU in 1998 and 1999 between the City of Whittier and the ARR stating joint use and joint management of the dock. The railroad has never allowed the city to take part in managing the dock. Around the 1st of the year, Mark requested to the railroad that we be allowed to use our half of the dock; that request was denied.

Charlene added that when she was the harbormaster between 1998-2000, the city and the railroad had joint management of the dock. She documented the boats and collected money which was split with the railroad. Mark added that around 2000, the state passed the legislation that said once the land transfer took place, the City and Railroad would have joint management agreement and if that didn't happen within six months, the dock would be split down the middle. The City would have the north half and the railroad would have the south half. Fifteen years have passed and nothing has happened.

Mark stated that when the railroad denied his request to use our half of the dock, he went to the Army Corps of Engineers to formally get a permit to use half the dock since the railroad has had a permit to use the dock, free of charge for fifteen years. The Army Corps of Engineers denied the permit, but they committed to have the land transfer completed by April 2016.

Charlene stated that when the agreement was done in 1998, she, former Whittier City Manager Carrie Williams Caren Morisey and Lou Cardino met and agreed to split the dock 50%. Mark added that the railroad's position is that the City has not wanted anything to do with management of the dock. Charlene replied that that wasn't true.

C. Hazard Mitigation Plan

Charlene reported that she talked to Steve Nelson. He suggested that we submit something in writing to ask for assistance with the Whittier Creek. Mark is working on trying to obtain funding for the levee breach.

D. Smitty's Cove Park

Charlene Arneson reported that this is the only area in the city that is zoned as open space.

E. Whittier Historic Railroad Plaza

Mark Lynch reported that volunteers with the Army Corps of Engineers will disassemble and relocate the monument near the pedestrian tunnel. Mark will order a plaque thanking the volunteers for their work. A Welcome to Whittier sign that starts the walking tour will also be placed at the monument site.

F. CVP Fund Projects

The City Council had originally committed up to \$4,250,000 dollars as a matching grant to renovate the harbor; it would be all the CVP money through 2016 to renovate the harbor. It would have allowed us to apply for an \$8.5 million grant. The director of the grant agency told Mark that they would not be able to do more than \$500,000. The grant request was changed to request \$500,000 from the state and \$1.5 million from CVP. The \$2 million dollar project will complete the rest of the head walk and C float.

Our financial entity made an error in stating how much grant money we have. It was recorded in error that we had \$2 million dollars. The error was discovered a couple of months ago. \$400,000 was already spent in engineering and architectural work for a new city hall building. The new building will go on the land east of the P-12 building. The council agreed to commit \$2.5 million towards the new building. The new building will house the public works department, the police department, the administrative department, the council chambers and the clinic.

G. Shotgun Cove Land

Nothing to report

H. Street Addresses

Jean Swingle reported that she'll work on assigning street addresses in October and November. Mark asked Jean to assign an address for the new city building.

8. CORRESPONDENCE

None

9. PUBLIC COMMENT

None

10. COMMISSION COMMENTS

Terry Bender thanked the commission members for their work on the tidelands.

11. NEXT MEETING AGENDA ITEMS: Tidelands

12. NEXT MEETING ATTENDANCE PLANS: October 7, 2015


MOTION: Ed Hedges made a motion to adjourn the meeting.

SECOND: Dyanna Pratt


VOTE: Unanimous

13. **ADJOURNMENT:** Charlene Arneson adjourned the meeting at 7:10 pm.

ATTEST:



Jennifer Rogers
Deputy City Clerk



Charlene Arneson
Commission Chairperson