

KODIAK CITY COUNCIL

WORK SESSION AGENDA

Tuesday, October 8, 2019

Kodiak Public Library Multi-Purpose Room

7:30 p.m.

Work sessions are informal meetings of the City Council where Councilmembers review the upcoming regular meeting agenda packet and seek or receive information from staff. Although additional items not listed on the work session agenda are sometimes discussed when introduced by the Mayor, Council, or staff, no formal action is taken at work sessions and items that require formal Council action are placed on a regular Council meeting agenda. Public comments at work sessions are NOT considered part of the official record. Public comments intended for the "official record" should be made at a regular City Council meeting.

Discussion Items

1. Public Comments (limited to 3 minutes)
2. Update on the New Fire Station – Predesign Phase
3. Annexation Update – Draft White Paper1
4. Baranof Park Update6
5. Discuss Cancellation of Meetings in November and December
6. Elected Officials Training/Travel Requests
7. October 10, 2019, Agenda Packet Review

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WHITE PAPER ON ANNEXATION

“Annexation to a city” means expanding the city’s boundaries to include more territory. Additionally, annexation is the expansion of the jurisdiction of a city into new territory and the means by which the corporate boundaries of city governments are updated or refined. Annexation results in extending city services, city regulations, city voting privileges, and city taxing authority to the annexed territory.” -Local Boundary Commission

Introduction: Since the 1950’s, the City of Kodiak has adjusted its corporate boundaries through the annexation process to accommodate community growth and adapt to the increasing demand and need for public services. Per Alaska’s constitution and statutes, any proposed boundary change, including annexation, must be approved by the Local Boundary Commission (LBC). State law requires certain standards be met, and certain procedures be followed in order for the commission to approve a proposed annexation. One requirement is for the municipality to submit a ‘petition’ to the Local Boundary Commission. If the LBC approves the petition, in most cases, either Kodiak voters need to approve it, or the Legislature must not disapprove it for the annexation to take effect.

Background: For the past two years, Council and staff have held seven work sessions to understand the history of annexation in Kodiak, about annexation in other parts of the state, discuss research, hosted a presentation from the LBC staff, and explored various scenarios and options for annexation.

At the September 24, 2019 work session, Council agreed upon principles that outline their values and take into consideration the uniqueness of our community. The principles are intended to provide the structure and opportunity for the Council to guide the decision making process and to help set a course for future community development in Kodiak. The guiding principles are:

- **Transparency in the Process:** Annexation is a legal process. Proposing the addition of land and population to City Boundaries requires coordination and work with all citizens, stakeholders, the Local Boundary Commission, City and Borough staff, and the City Attorney. Following statutory guidelines is necessary for any process to work. It should be fully transparent and no one should be left out of the public process.
- **Cost Effectiveness in Service Delivery:** In recognition of the city’s budgetary constraints, it’s unknown at this time if it makes fiscal sense to pursue annexation. Given the central role of service provision in annexation, the fiscal impact of these actions and understanding the revenues necessary to pay for services is critical and must be clearly understood.

- **Expansion of City Services:** Areas of evaluation and fiscal analysis v. public benefit includes the extension of police protection, mutual aid fire response, road maintenance, recreational facilities, and infrastructure. These are critical services that will require some complex research and analysis for the Council's consideration. The Council also recognizes that the City presently provides programs, services and activities outside of City limits (Water & Sewer, Woody Way Field, North Star Elementary, Dark Lake, School Lawn Care, EMS, Fire, Building Inspection, Animal Control, Emergency Dispatch etc.).
- **Preserving a Sense of Place:** Expanded political boundaries can more clearly reflect the true and existing sociological, economic, cultural, and physical boundaries of the city. Annexation can lead to a unified community by allowing business, professional, and community leaders who currently live outside city boundaries to have a more direct role in community affairs by, elections including being elected or appointed to public office.
- **Community Outreach:** Kodiak residents and voters need to know how the annexation process works and how it could potentially impact them. Outreach must be tailored to get the public information they need, effectively and efficiently before annexation can be voted on. This work can be accomplished through focus groups, community surveys, presentations to local member organizations like the Chamber of Commerce, Rotary, and other civic and governmental agency meetings upon request. Before a petition to expand city boundaries is finalized, the City's priority will be to create a robust community outreach plan so citizens will have the knowledge and understanding of any proposed changes to City boundaries.

Areas Being Considered for Annexation: In an effort to advance policy discussions and recommendations over the next several months relative to annexation, the Council has directed staff to move forward with research and evaluation of Annexation North and Annexation South. Ongoing research and analysis of annexing these areas will culminate in public work sessions where the Council will continue a dialogue on annexation.

Annexation North – This area includes approximately 12 miles of road (six maintained by the State of Alaska and Service District No.1 contracts) and is comprised of the entire Kodiak Island Borough's Service District 1, as well as undeveloped City of Kodiak Property and the City's Wastewater Treatment Plant. In the past, residents of Service District No. 1 have signed petitions in support of being annexed into the City of Kodiak (per Ordinance 1065).

Annexation South – This area includes approximately 2 square miles (approximately 1,317 acres) and reaches from the southern border of the City of Kodiak's existing boundary to the State Airport. There are seven primary landowners in this area and the largest being the Natives of Kodiak (approx. 644 acres). In 2017, the Natives of Kodiak approached the City to discuss the possibility of annexation. In addition, the City of Kodiak owns approximately 200 acres in the tract of land identified as being suitable for future development, potentially adding to the economic strength and stability of the greater Kodiak community.

“Annexation South”



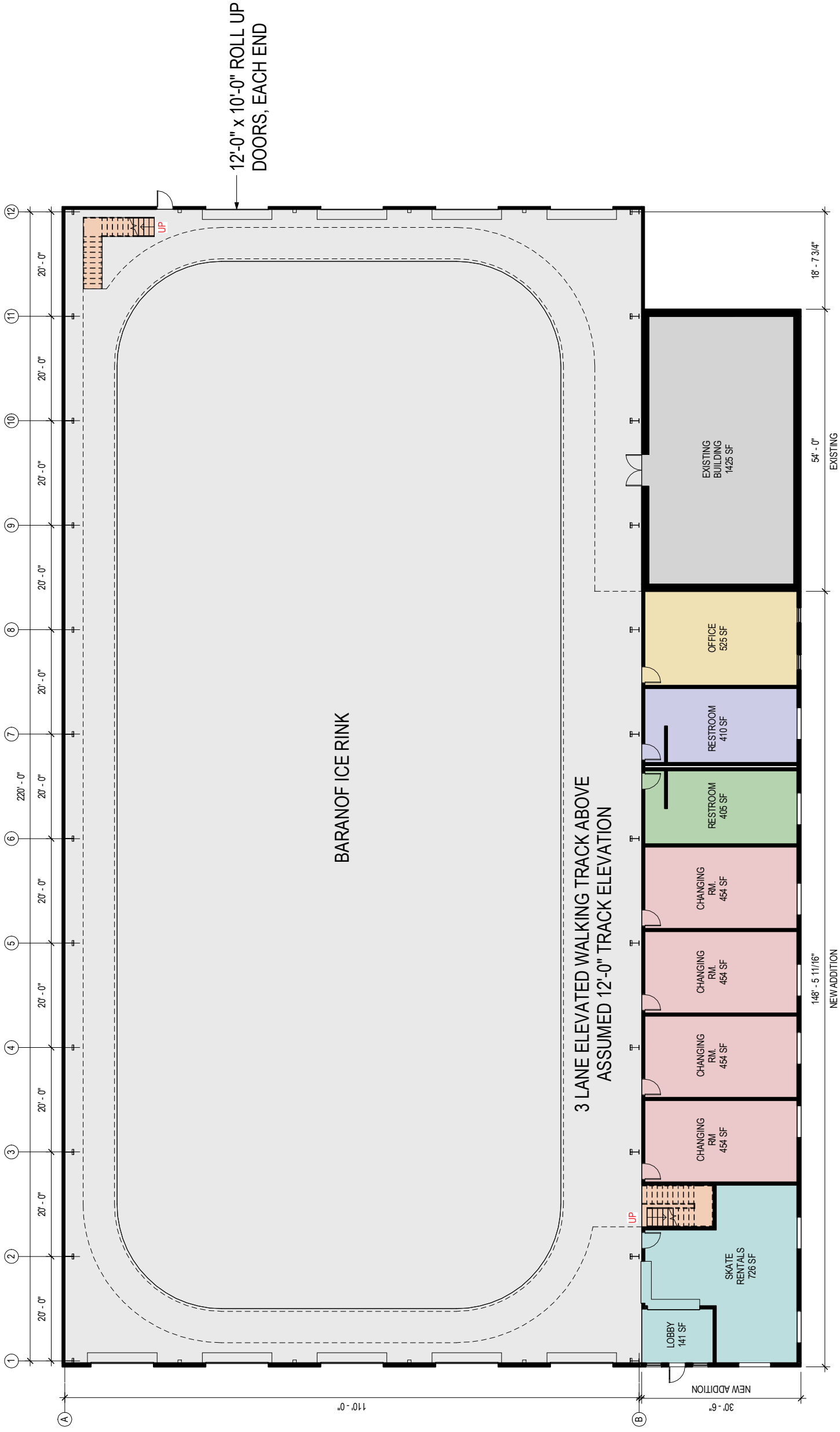
“Annexation North”





ANNEXATION FREQUENTLY ASKED QUESTIONS

1. Why does the City desire to annex my area?
2. What kinds of regulatory changes should I anticipate if my property is annexed?
3. What services are provided by the City?
 - a. 24/7 Police Protection
 - b. Water & Sewer Utilities
 - c. City Street Maintenance
 - d. City Parks & Recreation
 - e. Community & Economic Development
 - f. List City's Boards & Committees?
4. Will my rural setting change?
5. If my property is annexed, will I be required to do anything?
6. Will my taxes or utility rates change?
7. If annexed, do I obtain Building Permits from the City or Borough?
8. Does the City provide Animal Control Services?
9. If annexed in to the City of Kodiak, how is my agricultural operation impacted?
10. If annexed, will my zoning change?
11. Does the City have any pending lawsuits or liabilities that would affect me if annexed?
12. Would annexation trigger a requirement to install curbs, gutters, and sidewalks?
13. When are City Council meetings?
14. If annexed, how will my participation in government change?

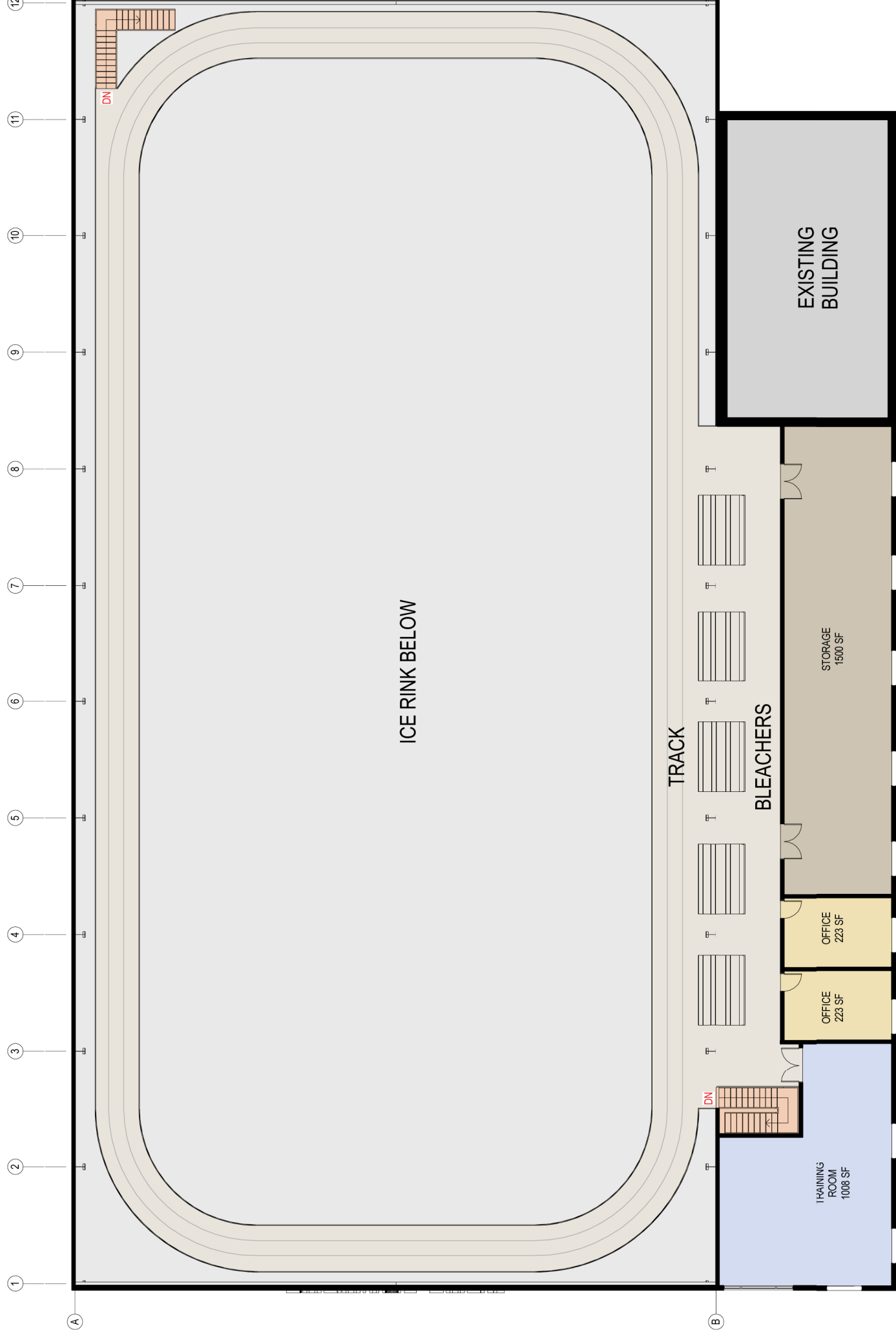


1 FIRST FLOOR - OVERALL
A110 3/32" = 1'-0"



City of Kodiak

Baranof Ice Rink Addition - Kodiak, Alaska



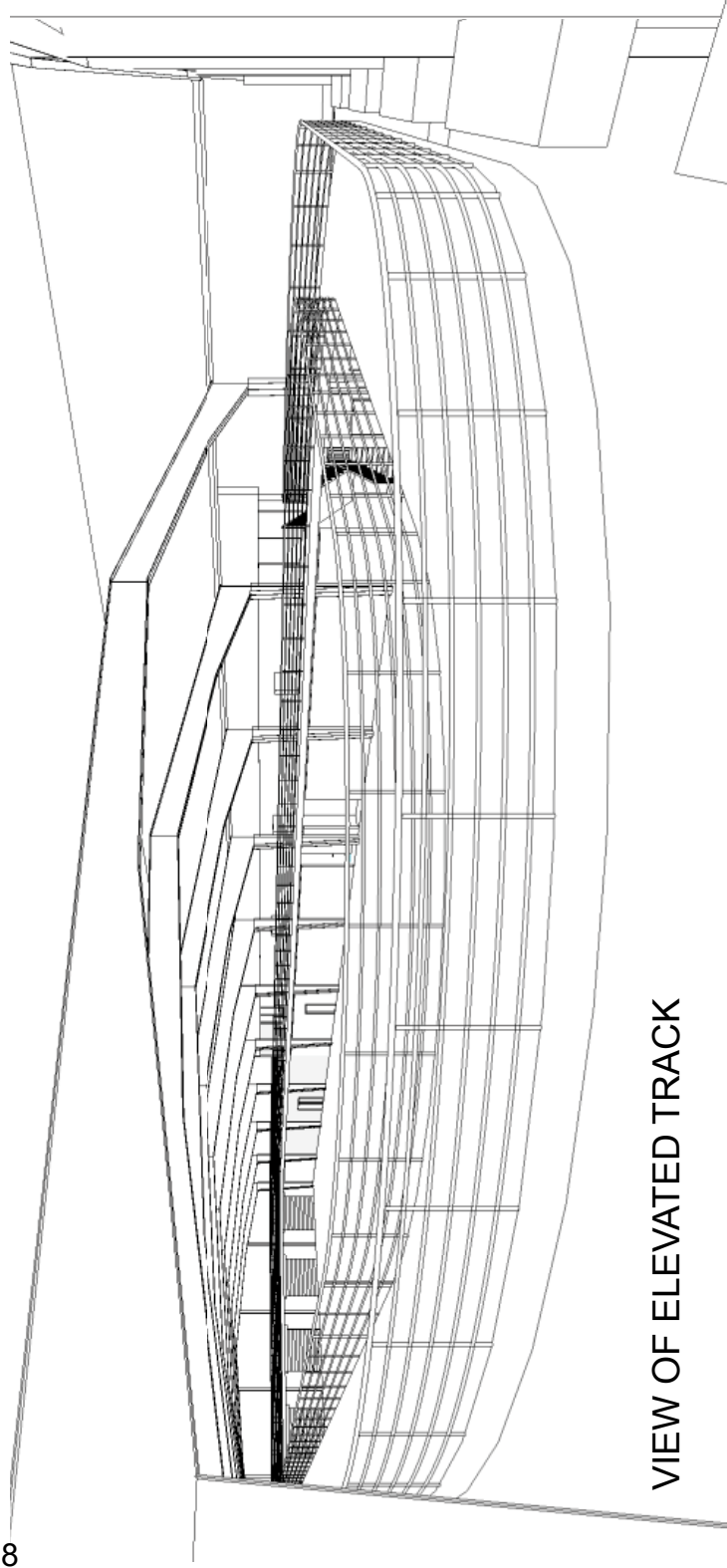
1 TRACK LEVEL- OVERALL
 A120 3/32" = 1'-0"



City of Kodiak Baranof Ice Rink Addition - Kodiak, Alaska



EXTERIOR VIEW



VIEW OF ELEVATED TRACK



City of Kodiak

Baranof Park Ice Rink Improvements Budget Estimate

Description	Quantity	@			Total
Main building outside wall enclosure					
Wall panel 3 sides (5280 SF)	5280.00	\$50.00			\$264,000.00
overhead doors @ both ends of building (14'wide, 10' tall)	10.00	\$5,000.00			\$50,000.00
Re-paint existing building	1.00	\$100,000.00			\$100,000.00
TOTAL MAIN BUILDING ENCLOSURE					\$414,000.00
Building Addition					
Pre-engineered metal building (4500 sf)	4500.00	\$75.00			\$337,500.00
footing/foundation	1.00	\$50,000.00			\$50,000.00
Interior floors, walls, doors, etc	1.00	\$125,000.00			\$125,000.00
HVAC	1.00	\$50,000.00			\$50,000.00
Bathrooms and plumbing	1.00	\$50,000.00			\$50,000.00
TOTAL BUILDING ADDITION					\$612,500.00
Elevated Walking Track					
Pre-engineered metal fabrication	1.00	\$300,000.00			\$300,000.00
Sprinkler System					
Subcontractor	1.00	\$90,000.00			\$90,000.00
Dehumidification System					
Subcontractor	1.00	\$100,000.00			\$100,000.00
TOTAL					\$1,516,500.00