

**MINUTES OF THE SPECIAL COUNCIL MEETING
OF THE CITY OF KODIAK
HELD TUESDAY, JANUARY 16, 2014
IN THE BOROUGH CONFERENCE ROOM**

I. MEETING CALLED TO ORDER

Deputy Mayor Gabriel T. Saravia called the meeting to order at 7:30 p.m. Councilmembers Terry J. Haines, Richard H. Walker, and John B. Whiddon were present and constituted a quorum. Mayor Pat Branson and Councilmembers Randall C. Bishop and Charles E. Davidson were absent. City Manager Aimee Kniazowski, City Clerk Debra L. Marlar, and Deputy Clerk Michelle Shuravloff-Nelson were also present.

After the Pledge of Allegiance, Salvation Army Sergeant Major Dave Blacketer gave the invocation.

II. PREVIOUS MINUTES

Councilmember Whiddon MOVED to approve the minutes of the December 12, 2013, Regular Council Meeting and December 10 and December 19, 2013, Special Meetings.

The roll call vote was Councilmembers, Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The motion passed.

III. PERSONS TO BE HEARD

a. Public Hearing on Report of Demolished Building at 1118 Mission Road

Staff worked with the City Attorney to follow the process required by the Uniform Code for the Abatement of Dangerous Buildings (Uniform Code) to demolish the abandoned building that was previously located on the property at 1118 Mission Road. It was necessary for the City to demolish the abandoned building because it had deteriorated over the years and had become a serious hazard. Prior to the public hearing, the Clerk posted the public hearing notification in the newspaper and sent notification to the owner of the property in accordance with Uniform Code requirements. The property owner did not respond to numerous requests from the City to resolve the matter.

Deputy Mayor Gabriel Saravia closed the regular meeting and opened the public hearing.

Dolores L. Padilla-Kairaiuak via telephone said she became aware of the public hearing in December 2013. She referred to her formal letter of protest to the Mayor and City Council regarding the demolition and removal of her house.

Mike Rostad said he was a family friend of Dolores Padilla-Kairaiuak and inquired if a certified letter was sent to her.

There being no further public testimony, the Deputy Mayor closed the public hearing and reopened the regular meeting.

b. Public Comments

None

IV. UNFINISHED BUSINESS

None

V. NEW BUSINESS**a. First Reading, Ordinance No. 1314, Authorizing Lease No. 211696 Between the City of Kodiak and ACS of the Northland, Inc. for Pillar Mountain Communication Site No. 10**

Deputy Mayor Gabriel Saravia read Ordinance No. 1314 by title. Alaska Communications Systems of the Northland (ACS) (formerly PTI Communications) has maintained a lease for the Pillar Mountain communication Site No. 10 with the City since at least the mid-1990s. ACS wishes to renew the lease for five years with the same terms.

Councilmember Walker MOVED to pass Ordinance No. 1314 in the first reading and advance to second reading and public hearing at the next regular Council meeting.

The roll call vote was Councilmembers Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The motion passed.

b. Resolution No. 2014-02, Rescinding Resolution No. 06-27, Which Authorized the Future Use of the Downtown Restroom/Police Substation by the Kodiak Maritime Museum for Their Peggy Dyson Exhibit

Deputy Mayor Gabriel Saravia read Resolution No. 2014-02 by title. Adoption of this resolution will rescind a previous resolution from 2006, which provided the Kodiak Maritime Museum (KMM) with an exclusive option to use the office space in the City's former police substation for an interpretive display.

Councilmember Haines MOVED to adopt Resolution No. 2014-02.

The roll call vote was Councilmembers Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The motion passed.

c. Resolution 2014-03, Adopting a Policy for Use by the Mayor and Council Members of City-Issued iPads

Deputy Mayor Gabriel Saravia read Resolution No. 2014-03 by title. Electronic communication has become a universal method of business communication. The City's elected officials receive numerous email messages and other electronic communication from staff and community members related to their duties as elected officials. The Mayor and Council are presently using personal equipment to receive and send electronic communication related to City business. This

practice presents a liability, because personal equipment may be seized in the event of a records discovery request. Staff recommended that the Council authorize the purchase of iPads for use by the Mayor and City Council.

Councilmember Whiddon MOVED to adopt Resolution No. 2014–03.

The roll call vote was Councilmembers, Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The motion passed.

d. Resolution 2014–04, Expressing Strong Support for Governor Parnell’s Proposal to Appropriate \$3 Billion From the Constitutional Budget Reserve Into the Alaska Retirement Funds in 2015

Deputy Mayor Gabriel Saravia read Resolution No. 2014-04 by title. The City was contacted by Ray Gillespie, the state lobbyist, and Alaska Municipal League (AML) asking local governments to support Governor Parnell’s budget proposal, which would move \$3 billion from the Constitutional Budget Reserve (CBR) into the state PERS and TRS retirement trust funds to help offset the unfunded liability, which is estimated at \$12 billion.

Councilmember Walker MOVED to adopt Resolution No. 2014–04.

The roll call vote was Councilmembers Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The motion passed.

e. Resolution No. 2014–05, Authorizing the Subletting of the Right to Manage and Operate the Leased Premises Under the Lease of Pillar Mountain Communications Site No. 11 From an AT&T Subsidiary to CCATT, LLC

Deputy Mayor Gabriel Saravia read Resolution No. 2014–05 by title. The City has a current lease for Pillar Mountain Communication Site No. 11 with AT&T. AT&T requested transfer of the lease from AT&T to Crown Castle International, an affiliate of AT&T, for the management and operation of the tower site.

Councilmember Whiddon MOVED to adopt Resolution No. 2014–05.

The roll call vote was Councilmembers Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The motion passed.

f. Authorization of Assessment for the Demolition Costs at 1118 Mission Road and Recording of a Lien Against the Property

Staff worked with the City Attorney to follow the process required by the Uniform Code for the Abatement of Dangerous Buildings (Uniform Code) to demolish the abandoned building that previously occupied the property at 1118 Mission Road. It was necessary for the City to demolish the abandoned building, because it had deteriorated over the years and had become a serious hazard. The property owner did not respond to numerous requests from the City to resolve the matter.

Councilmember Haines MOVED to authorize the assessment of demolition costs at 1118 Mission Road and authorize City staff to record a lien against the property.

Councilmember Whiddon inquired if interest could be charged for the property.

Manager Kniazowski has sent this inquiry to the attorney but she has not received a response at this time.

Councilmember Whiddon MOVED to amend the motion by inserting “including charging interest if doing so is legally authorized.”

The roll call vote on the amendment was Councilmembers Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The amendment passed.

The roll call vote on the main motion as amended was Councilmembers Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The main motion as amended passed.

g. Authorization of Trident Basin Fuel Facility and Pipeline Easement Agreement

Trident Basin is a very active float plane facility with many users. The need for a public fueling facility continues to be important to Trident Basin and the community as a means to support aviation activities, particularly float planes. The present lease expired in June 2013 and Sea Hawk Air requested the agreement be renewed.

Councilmember Walker MOVED to approve Lease and Pipeline Easement Agreement No. 211923 with Sea Hawk Air, Inc. for a term of five years from January 1, 2014, through December 31, 2018, and authorize the City Manager to execute the necessary documents.

The roll call vote was Councilmembers, Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The motion passed.

h. Authorization of City Clerk’s Employment Agreement

This action will authorize the City Clerk’s employment agreement, which was negotiated at the December 12, 2013, regular meeting.

Councilmember Whiddon MOVED to authorize City Clerk’s employment agreement, Record No. 212898, as negotiated on December 12, 2013.

The roll call vote was Councilmembers, Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The motion passed.

VII. STAFF REPORTS

a. City Manager

Manager Kniazowski said she has been working with Ray Gillespie and Borough staff to prepare for and identify the meetings to be scheduled during the lobbying sessions in February. She announced the reception will be Thursday, February 27, 2014.

Manager Kniazowski said one of the two AT&T satellite dishes adjacent to the Library has been removed.

Manager Kniazowski thanked and congratulated Finance Director Mary Munk and staff for achieving the Government Financial Officers Association (GFOA) award. The GFOA is a distinguished budget award given by the Governor. She said this is the 10th or 11th award that Finance Director Munk has received.

Manager Kniazowski said the drawings are 65 percent complete for the Monashka Pumphouse, and the Pier III drawings are nearly 100 percent complete.

She said the annual planning meeting is scheduled for Saturday, February 8, 2014, from 10 a.m. until 2 p.m.

Manager Kniazowski said Roe Sturgulewski is working with staff and the contractor to resolve a few warranty items at the Library.

She said that the baseball field is holding water, which was referenced in the Kodiak Daily Mirror. She said the work on the baseball field is under warranty and will be handled by OHNO Construction Co. and DA Hogan & Associates Inc.

Manager Kniazowski announced that a joint work session is tentatively scheduled for Thursday, January 30, 2014, at 6:30 p.m.

b. City Clerk

City Clerk Marlar discussed the upcoming meeting schedule with the Council and informed the public of the next scheduled Council work session and regular meeting.

Clerk Marlar expressed her appreciation for the Council's support and said she has enjoyed serving as Clerk for 14 years and looks forward to continuing to work for the Council and the community.

VIII. MAYOR'S COMMENTS

Deputy Mayor Gabriel Saravia did not have comments on behalf of the Mayor.

IX. COUNCIL COMMENTS

Councilmember Haines gave an update from the National Marine Fisheries Service meeting he attended. He commented the fisherman and agency seem to be working well together.

Councilmember Walker he said he is glad the Council doubled up on the meeting schedule to accomplish the business that needed to be done. He said he supports the Governor's bill, because it will stabilize and save funds in the long term. He looks forward to going to the legislative session to lobby for Kodiak projects.

Councilmember Whiddon commented that the Fisheries Analyst RFP will close on January 21, 2014. He gave a fishing update. He voiced appreciation of staff attendance at the meeting.

Councilmember Saravia thanked Clerk Marlar for her years of service. He congratulated Finance Director Munk for obtaining the financial award. He gave a fishing update. He asked the public to be cautious of children on the roads because of the darkness.

X. AUDIENCE COMMENTS

None

XI. ADJOURNMENT

Councilmember Whiddon MOVED to adjourn the meeting.

The roll call vote was Councilmembers Haines, Saravia, Walker, and Whiddon in favor. Councilmembers Bishop and Davidson were absent. The motion passed.

The meeting adjourned at 8:26 p.m.



CITY OF KODIAK

MAYOR

ATTEST:

CITY CLERK

Minutes Approved: February 13, 2014