

# CITY & BOROUGH OF WRANGELL

## BOROUGH CLERK'S REPORT

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TO: BOROUGH ASSEMBLY MEMBERS AND MAYOR GILBERT  
FROM: KIM LANE, BOROUGH CLERK  
SUBJECT: May 13<sup>th</sup> CLERK'S REPORT

### Upcoming Meetings & Other Informational dates:

#### Other City Boards/Commissions:

**May 1** – Port Commission mtg. @ 6pm in the Assembly Chambers

**May 8** – Planning & Zoning Commission mtg. @ 5:30pm in the Assembly Chambers

#### Other Community Events:

### Upcoming Work Sessions (scheduled), Public Hearings (scheduled), Regular Assembly Meetings, and Other Meetings (scheduled)

<i>DATE</i>	<i>TIME</i>	<i>PURPOSE</i>
<i>April 22<sup>nd</sup> (WS – Aldertop Village)</i>	<i>7pm</i>	<i>Regular Assembly Meeting</i>
<i>MAY 5<sup>th</sup></i>	<i>5:30pm</i>	<i>BOE HEARING</i>
<i>May 13<sup>th</sup> (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>May 27<sup>th</sup> (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>May 28<sup>th</sup> BUDGET WORK SESSION</i>	<i>5:30PM</i>	<i>BUDGET WORK SESSION</i>
<i>June 10<sup>th</sup> (no work session scheduled) (PH and adoption for Budget &amp; Mill Levy adoption)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>June 24<sup>th</sup> (no work session scheduled)</i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>July 22<sup>nd</sup></i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>August 26<sup>th</sup></i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>September 9<sup>th</sup></i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>September 23<sup>rd</sup></i>	<i>6pm</i>	<i>Regular Assembly Meeting</i>
<i>May 28<sup>th</sup> Budget WS</i>	<i>5:30pm</i>	<i>Budget Work Session</i>

## Borough Property for Sale...

**Industrial Property Sales:** The following Industrial Lots are still listed on the Public Surplus site and are scheduled to close on March 15th. To date, there have been no bids received for these three lots.

If there are any lots that do not sell, they will be listed for 30-day periods, until sold.

		Starting Bid Amount
<b>LOT 9, BLOCK 66, INDUSTRIAL REPLAT</b>	(25,849 sq. ft.)	\$51,700
<b>LOT 11, BLOCK 66, INDUSTRIAL REPLAT</b>	(16,500 sq. ft.)	\$31,400
<b>LOT 12, BLOCK 66, INDUSTRIAL REPLAT</b>	(16,500 sq. ft.)	\$31,400

## Board of Equalization Hearing - May 5, 2025

The Board of Equalization hearing will be on Monday, May 5, 2025 at 5:30pm. Appeals that could not be settled between the property owner and the assessor will come before the BOE. If there are appeals that were received and the appellant is not responding to the assessors' phone calls, those will also come before you for consideration.

Our Borough Assessor, Martins Onskulis will be providing the reports. Mr. Onskulis will be contacting the appellants on their appeals.

The BOE Hearing packet will be in Municode and the link will be sent to the assembly.

The procedures for the Board of Equalization hearing is outlined in the Wrangell Municipal Code and can be found here:

<https://www.codepublishing.com/AK/Wrangell/#!/Wrangell05/Wrangell0504.html#5.04.210>

Please read through these procedures. [Section 5.04.210\(D\)](#) specifically states that the burden of proof is on the appellant and also states the three reasons the BOE can accept the appellants claim.

Specifically, those grounds are: proof by a preponderance of the evidence of unequal, excessive, or improper valuation based on evidence before the board.

After each appeal has been heard, the BOE will decide either in favor of the appellant or in favor of the assessor. The BOE will need to give their findings of fact to each application. I will have a list for you to reference at the hearing.

## Other items to report

- The Memorandum of Understanding with Tlingit & Haida, Wrangell Cooperative Association, and the City and Borough of Wrangell to establish framework and support the expansion of early childhood education programs, has been signed by all parties.
- Parks & Recreation Pool facility will be closing for their annual maintenance starting May 5, 2025. They will keep the public informed as to when it will reopen.
- The Wrangell Cooperative Association and Bruce Smith Jr.'s property sales for Lot C have gone through their protest notice period with no protests received. We are awaiting the final plat before they come to you for final approval.
- The Code Review Committee has met and worked on the Ordinance for Tideland and Real Property sales as outlined in WMC 16.12. I have worked on the Tideland Lease and Real Property Lease sections in the WMC as well. On this agenda, the Fee and Rate schedule has an amendment to the Permits and Applications section to increase the application fee for sale or lease of tidelands or real property from \$250.00 to \$500.00. In addition to the increase, the fee will be per lot requested instead of a flat fee for the application. So, if approved, if someone wants to purchase 4 lots, the application fee will be \$2000.00 instead of \$250.00.

Additionally, we are asking that a premium of 25% be added to sales that are requested by application (individual sales).

The three ordinances are being reviewed by the attorney and will need to have a final review by the Code Review Committee before being submitted to the assembly for consideration. Since the fee and rate schedule will not take effect until July 1, there is no great rush to bring them forward.

- There was a port security meeting with the US Coast Guard on April 3<sup>rd</sup>. During the meeting, Mayor Gilbert asked for information on how water quality on the Stikine was being monitored in relation to the SE Alaska mining operations. I reached out to the US Department of Geological Survey – Alaska Science Center division and received the response below from Jeff Conaway, USGS (leads the water group at the Alaska Science Center and is involved in Transboundary Watershed efforts):

**The USGS is monitoring water quality on the Stikine at our [streamgage](#) that is located just downstream of Shakes Slough. Real-time data are currently offline because a tree took out our antennae, but the station is still logging data and will be back online in the next few weeks.**

This monitoring is part of a [transboundary water quality monitoring program](#) across the major rivers in southeast. USGS monitors several water quality parameters in real time and collects 6-10 water quality samples annually for laboratory analysis. Biological sampling (fish, algae, moss) is performed once annually. The intent of the monitoring is to develop a baseline water quality on the Alaska side of the border and monitor these locations for any changes that might occur as a result of upstream development.

The State of Alaska is also keeping track of these watersheds and information on their efforts are on this [site](#).