

**Minutes of Regular Assembly Meeting
Held on January 26, 2016**

Mayor David L. Jack called the Regular Assembly meeting to order at 7:00 p.m., January 26, 2016, in the Borough Assembly Chambers. Assembly Members Mitchell, Powell, Prysunka and Blake were present. Assembly Members Rooney and Decker were absent. Borough Manager Jeff Jabusch and Borough Clerk Kim Lane were also in attendance.

The Pledge of Allegiance was led by Assembly Member Mark Mitchell.

The Invocation was given by Nettie Covalt from the Presbyterian Church.

CEREMONIAL MATTERS

There were no ceremonial matters.

AMENDMENTS TO THE AGENDA

There were no amendments to the agenda.

CONFLICT OF INTEREST

There were no conflicts of interest declared.

CONSENT AGENDA

M/S: Mitchell/Prysunka, to approve Consent Agenda Items marked with an () asterisk; Items 6a, 7a, 7b, and 7c. Motion approved unanimously by polled vote.*

APPROVAL OF MINUTES

Minutes of the Public Hearing and Regular Assembly meetings held January 12, 2016, were approved as presented.

COMMUNICATIONS

- a. Acknowledge receipt of the City and Borough of Wrangell's Year End 06-30-2015 Basic Financial Statements, Required Supplementary Information, Single Audit Reports
- b. Approval to set the 2016 Tax Free days for 2016 tax free on Saturday, May 7th and Saturday, October 8th, requested by the Wrangell Chamber of Commerce
- c. Minutes of the December 16, 2015 Regular Hospital Board meeting

BOROUGH MANAGER'S REPORT

There was no Manager's Report for this meeting.

Robert Rang, Wrangell Medical Center, CEO reported on the Wrangell Medical Centers financial stability; Medicaid is having some challenges with their system; effecting the billing systems all around the State; rolled out an Employee Engagement and a Resident Satisfactory survey; new Chief Nurse, hired in December; in the process of renewing the Corps of Engineers permit for the new hospital project; if approved, it will extend another five years.

Mr. Rang confirmed that Aaron McPherson, physical therapist had resigned at the beginning of the month; there is still a physical therapist on staff.

BOROUGH CLERK'S FILE

Clerk Lane's report was provided.

MAYOR/ASSEMBLY REPORTS AND APPOINTMENTS**10a Reports by Assembly Members**

Assembly Member Prysunka stated that he was very appreciative of the work that the city Line Crew did with clean-up and getting power back on after the wind storm.

10b Appointment to fill the vacancies on various City Boards, Committees, and Commissions

Mayor Jack appointed Rolland Howell to fill the vacancy on the Planning and Zoning Commission for the unexpired term ending October 2018.

Mayor Jack appointed Rolland Howell to fill the vacancy on the Economic Development Committee for the unexpired term ending October 2018.

As there were no letters of interest received for the remaining vacant seats, the Mayor directed the Clerk to continue advertising.

10c Appointment to fill the vacancy on the Wrangell Medical Center Hospital Board, Unexpired term ending October 2016

As there were no letters of interest received for the vacant seat, the Mayor directed the Clerk to continue advertising.

PERSONS TO BE HEARD

Jim Shoemaker, 1048 Zimovia Hwy., spoke to Item 13a. He explained that he was currently a Planning & Zoning Commissioner; he had not participated on this matter, in the Planning & Zoning meetings because he has a Conflict of Interest. Mr. Shoemaker stated that if the 50' buffer were to be required, it would probably kill the sale as it would be an additional acre of land; Planning & Zoning Commission had been willing to reconsider the 50' buffer however, that would have required another Public Hearing, followed by approval by the Planning & Zoning Commission.

Assembly Member Powell stated that Mr. Smith had purchased the property from Ms. Torgramsen, assuming that all of the lots were Single Family Residential.

UNFINISHED BUSINESS**NEW BUSINESS**

13a Request for a Contract Zone for a Light Industrial use for a Transportation office, storage, and equipment maintenance area on a portion of Remainder Lot A-2, Torgramsen-Smith Subdivision, more specifically, on the lot area as described as proposed Remainder Lot A-2 in the proposed Torgramsen-Glasner Subdivision, zoned Single Family Residential, requested

by Wrangell Cooperative Association Transportation Manager William Willard, owned by Lisa Torgramsen

M/S: Prysunka/Blake, to approve a Contract Zone for the Light Industrial use of a transportation office, storage and equipment maintenance area on a portion of Lot A-2, Torgramsen-Smith Subdivision with the following conditions to be added to the contract:

- 1. Planning and Zoning review and approve the Site Plan, and***
- 2. Require indoor storage, and***
- 3. 50' minimum green belt buffers on highway and adjacent properties, and***
- 4. Lighting that will not affect adjacent neighbors.***

Assembly Member Mitchell had suggested that they drop the 50' buffer requirement around the property lines except that there be a 50' buffer around the lot line that borders Bruce's property; also to drop the indoor storage requirement.

Mr. Shoemaker requested that the Assembly reserve judgment on implementing a 50' buffer until the Planning & Zoning Commission had a chance to look at the Site Plan.

In response to Assembly Member Blake, Mr. Shoemaker stated that the buffer requirement was defined in the Wrangell Municipal Code.

Prysunka stated that although he appreciated Mr. Smith's concerns, he was leaning towards reserving judgment until the tribal government came back with a site plan. Mitchell agreed.

M/S: Blake/Prysunka, to amend the motion to remove the indoor storage requirement because it's too vague; and to remove the 50' green belt buffer, take it back to the standard 25' until we see what happens with Planning & Zoning.

Assembly Member Powell requested clarification that if the Assembly approved the motion, would this be something that could be taken back.

Clerk Lane stated that if the Assembly approved the motion, as amended, the action would be done unless the Assembly added a stipulation to have the item come back to the Assembly, after the Planning & Zoning Commission reviewed and approved the Site Plan, for final approval.

Ms. Rushmore clarified for the Assembly that the Planning & Zoning Commission had made its decision on the requirements; letters came in from Wrangell Cooperative Association and Lisa Torgramsen, requesting reconsideration for the 50' to 25' buffer reduction; since the deadline for reconsideration had passed. She further stated that the Planning & Zoning Commission had their meeting to state their findings of fact on the item, in order for them to reconsider the 50' buffer requirement, there would have had to be another public hearing. Ms. Rushmore stated to the Planning & Zoning Commission to stick with the decision that had been made (if time was of the urgency), and forward the original recommendation and the letters to the Assembly for consideration and approval.

Ms. Rushmore clarified that the property line between the property in question and Mr. Smith's property was 465 feet.

Prysunka stated that he believed that the Assembly should keep the amendment; that the indoor storage seemed unreasonable; and that he would suggest the 25' minimum green belt and have Planning & Zoning review the site plan and if they determine that it's too close then they could make the recommendation for the 50' minimum green belt.

After more discussion, Manager Jabusch stated that if the Assembly wanted to make an amendment to the amendment to add the stipulation that: this is what the Assembly wants and to add that after review of the site plan by Planning & Zoning, the Assembly wants to make the final approval, they could do that.

In response to Prysunka, Mr. Willard explained that the first step would be to get approval to spend money on the land which would involve getting the Federal Highway people here; would probably have an engineer come too in order to look at the property; once the price was negotiated with Ms. Torgramsen, they would then need to look at the best place to put the facility, which would involve bringing a landscape engineer in to determine that. Mr. Willard stated that since they did not know yet the terrain of the land or the plan for where they would be building, he was looking for a 25' buffer.

M/S: Prysunka/Blake, to amend the amendment to change the 25' minimum green belt buffer line to read: 25' minimum green belt buffers on highway and adjacent properties, unless Planning & Zoning determines that a 50' minimum green belt buffer is required adjacent to Lot B, after Planning & Zoning has reviewed the Site Plan, and to have the final plan (after Planning & Zoning has approved it), come back to the Assembly, for final approval.

Mr. Willard stated that an additional 25' buffer along Mr. Smith's property line would be an additional quarter acre.

Prysunka stated that the Assembly was trying to support this as much as they possibly could, while still respecting Mr. Smith's property.

Upon pulled vote, the amendment to the amendment was approved unanimously.

Upon pulled vote, the first amendment, as amended was approved unanimously.

To approve a Contract Zone for the Light Industrial use of a transportation office, storage and equipment maintenance area on a portion of Lot A-2, Torgramsen-Smith Subdivision with the following conditions to be added to the contract:

- 1. Planning and Zoning review and approve the Site Plan, and***
- 2. 25' minimum green belt buffers on highway and adjacent properties, unless Planning & Zoning determines that a 50' minimum green belt buffer is required adjacent to Lot B, after Planning & Zoning has reviewed the Site Plan., and to have the final plan (after Planning & Zoning has approved), come back to the Assembly for final approval, and***

3. Lighting that will not affect adjacent neighbors.

Main Motion, as amended, was approved unanimously by polled vote.

13b PROPOSED RESOLUTION No. 01-16-1339: A RESOLUTION OF THE ASSEMBLY OF THE CITY AND BOROUGH OF WRANGELL, ALASKA, SUPPORTING THE ALASKA DEPARTMENT OF FISH AND GAME AND THE FISHERIES REPRESENTATIVES SERVING ON THE U.S./CANADA PACIFIC SALMON COMMISSION PROCESS

M/S: Powell/Mitchell, to approve Resolution No. 01-16-1339. Motion approved unanimously by polled vote.

13c Approval of the bid received from Island Contractors, LLC for the City Dock Float Procurement

M/S: Prysunka/Blake, to approve the bid received from Island Contractors, LLC for the amount, not to exceed \$44,100.00, for the City Dock Float Procurement project, to come from Grant Funds designated for the City Dock project. Motion approved unanimously by polled vote.

13d Approval for the Wrangell Medical Center to lease equipment from Siemens Healthcare Diagnostics

M/S: Blake/Prysunka, that we give approval to enter into a 60 month lease with \$1.00 buyout at the end of the lease, with Siemens Healthcare Diagnostics for the monthly amount of \$2,635.96 for the Wrangell Medical Center's Laboratory department, with funding to come from the current budget for this year and from Capital Funds for each year thereafter.

Assembly Member Prysunka stated that he thought that it would be a good idea for the Assembly to consider letting Wrangell Medical Center access their Line of Credit that they have with the City to purchase the equipment; would save the Wrangell Medical Center a lot of money in interest. The Assembly agreed.

Clerk Lane stated that the Assembly would either have to vote on the motion, amend the motion, or Assembly Member Blake could withdraw his motion.

Assembly Member Blake withdrew his motion. There were no objections from the Assembly.

M/S: Blake/Mitchell, to approve the Wrangell Medical Center to access their Line of Credit with the City in order to purchase equipment for the Wrangell Medical Center's Laboratory department, for the total purchase price of \$136,720.00.

Mr. Rang requested that the amount allow for some flexibility.

M/S: Prysunka/Powell, to amend the motion to change the price, up to and not to exceed \$160,000.00. Amendment to the main motion was approved unanimously by polled vote.

Assembly Member Prysunka stated that the Assembly did not need to approve where the funding was coming from, that the Assembly was only approving the purchase of the equipment.

Manager Jabusch agreed.

Main Motion, as amended, was approved unanimously by polled vote.

13e Approval of the proposal received for the Government Accounting Software and Conversion from Prior System

M/S: Blake/Mitchell, to authorize the Borough Manager to enter into an agreement with ComputerWorks NFP Solution for the Government Accounting Software and Conversion from Prior System to convert the City's accounting system to the AccuFund Pro Accounting Suite, for the average annual cost of \$30,297. Motion approved unanimously by polled vote.

13f Approval of the FY 2016-17 Capital Budget Requests List

M/S: Mitchell/Prysunka, to approve the Capital Budget Requests List for FY 2016-17, as presented.

Assembly Member Prysunka stated that he would like to see the Fire Truck moved up from line #18 to line #3; would show that by putting this item to #3 on the list, it would show the need for the fire truck; this is a matter of public life and safety.

M/S: Prysunka/Blake, to amend the list to move number 18 up to number 3, and to request that Fire Chief Tim Buness provide the appropriate price for one fire truck.

Amendment to the main motion was approved unanimously by polled vote.


Main Motion, as amended, was approved unanimously by polled vote.

ATTORNEY'S FILE – Summary Report was provided to the Assembly.

EXECUTIVE SESSION – There was no Executive Session.

Regular Assembly Meeting adjourned at 8:22 p.m.

ATTEST:


Kim Lane, MMC, Borough Clerk


David L. Jack, Mayor

