

City of Hoonah

P.O. Box 360 Hoonah, AK 99829 (907) 945-3663 Fax (907) 945-3445

PUBLIC NOTICE

COMMITTEE AS A WHOLE MEETING

Tuesday February 6, 2024 @ 7:00 p.m.

The ZOOM call-in number is 1-253-215-8782. The Meeting ID is 818 7221 7132 and the Passcode is 269060

- I. Call to Order**
- II. Roll Call**
- III. Agenda Revisions**
- IV. Items of Business:**
 - a) Appeal to the Council to Change the Code to Allow a Marijuana Retail Store within Hoonah Proper**
 1. Public Comment-3-minutes per person
 - b) HIA Court Survey- Robert Page**
 - 1.
 - c) Ownership of First Avenue**
 1. Public Comment- 3-minutes per person
 - d) Real Property Development Application and Permit**
 1. Public Comment- 3-minutes per person
 - e) Possible Website Update**
 1. Public Comment- 3-minutes per person
 - f) Request for Public Information Form i.e. for Minutes, Packets etc...**
 1. Public Comment- 3- minutes per person
 - g) Allocation for Garbage Truck Refurbishment**
 1. Public Comment- 3- minutes per person
 - h) ANB Hall Update**
 1. Public Comment- 3- minutes per person
 - i) Community/Council Comments- 3 Minute Time Limit**
- V. Adjourn**



2-6-24 Hoonah Council Meeting
*Appeal to the Council to Change the Code to Allow a
Marijuana Retail Store within Hoonah Proper*

Purpose:

- I am coming before the Council to request a change to the code to allow for a marijuana retail store license within Hoonah proper (west of the airport). I have a lead on a potential location near Icy Straight Lodge.

Alternatively, would the Council consider a combined liquor store/marijuana retail store with separate entrances, leasing the marijuana retail space to The Mason Jar?

- If the Council does not approve of any location west of the airport, does the City of Hoonah have any property within the approved area they would be willing to sell or lease to The Mason Jar for this purpose?

Background:

- For those of you who missed me during the meeting last June, my name is Dennis Lavigne and I'm the owner of The Mason Jar, a marijuana retail store in Juneau.
- I opened The Mason Jar in 2018. In 2021, I expanded to a second location in downtown Juneau. The Mason Jar has been voted "Best of Juneau" by the people of Juneau for the last two years.
- I deal strictly with the retail side of the marijuana industry. Cultivation licenses are completely separate and are not something my business is involved with other than working with vendors to buy products for my stores.
- My stores are clean and professional with a focus on quality products. I believe I can successfully bring the same high standard for marijuana and marijuana products to the people of Hoonah as I have in Juneau.

Benefits to having a marijuana retail store in Hoonah:

- A marijuana retail store within Hoonah proper will allow for easier access for both locals and tourists, particularly anyone on foot.
- A marijuana retail store will generate a substantial amount of sales tax revenue for the City of Hoonah.
- A marijuana retail store will create an employment opportunity for local residents.
- A marijuana retail store will bring legal, lab-approved marijuana products to town, as opposed to whatever the black market is bringing in.

Other Considerations:

- Regarding concern about marijuana odor - The City of Hoonah should consider creating separate regulations regarding the location of cultivations and retail stores. Specifically, with



2-6-24 Hoonah Council Meeting

Appeal to the Council to Change the Code to Allow a Marijuana Retail Store within Hoonah Proper

the concern of the odor that can come from cultivations, it makes sense to restrict cultivations to industrial areas. Retail stores do not produce exterior odor.

- Regarding concern that a marijuana retail store could be an eye sore or otherwise be offensive from the street view – State of Alaska regulations prevent explicit advertising outside of the store. There can be no signage or images advertising what is being sold, and the windows must be covered with a film or blinds to prevent anyone on the street or sidewalk from seeing inside.
- The City of Hoonah should seriously consider putting a cap on the number of retail and cultivation licenses it will allow, to prevent flooding the local market.

HIA Tribal Court Survey

The Hoonah Indian Association has hired consultants to help us create a strategic action plan for our tribal court.

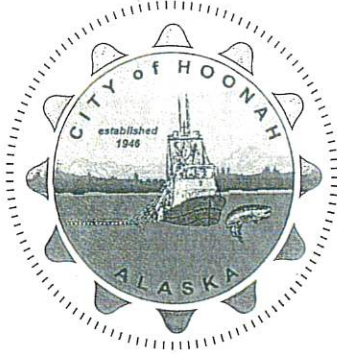


We don't want to start without your input! Please fill out this brief survey to tell us your thoughts on what our court should look like and how we can best serve our communities' legal needs.

<https://www.surveymonkey.com/r/hoonahtribalcourt>



Questions? contact:
TCAcoordinator@whitenergroup.biz
or 360-688-1004



City of Hoonah

APPLICATION TO APPEAR
BEFORE PLANNING AND ZONING

Date: 1-18-24
Name: Earl Schoonover
Address: 431 Garteel Hwy
Phone: (907) 209-2265

I hereby request to be scheduled for the Planning & Zoning meeting the 25 day of January, 2024.

Purpose of Request:

for the city to recognize that Ed Phillips
& Iey Stait Lodge is not, now, or has ever
had legal ownership of the plot, formerly known
as First Street. I would like to have
a quiet title action on my grandparents behalf to
recover the property that was taken from them.

Note: Final approval of this application is subject to all necessary paperwork submitted, as well as City code requirements being met. ***This application must be submitted no later than 4PM one week prior to the regularly scheduled Thursday Planning & Zoning meeting.*** All plats, drawings and/or visual materials must also be submitted at that time.

[Signature]
City Administrator

1/18/24
Date

Beginning a Meander Corner 4, U.S.S. 2128, the true point of beginning for this description;

Thence N 35° 40' W, a distance of 12.02 feet more or less;

Thence N 51° 00' E, a distance of 180.51 feet more or less;

Thence S 50° 00' E, a distance of 12.22 feet more or less;

Thence S 51° 00' W, a distance of 183.54 feet more or less to the true beginning

Parcel Contains 2,184 Sq. Ft. more or less, 0.05±/Ac.

FRANK SEE, SR., AND HILDA G. SEE

A PORTION OF vacated Right of Way laying between lots 1 & 3, U.S.S. 2128 and Lots "A" & "C", U.S.S. 2124, Hoonah, Alaska (See Exhibit "A") and more particularly described as follows:

Beginning Meander Corner 4, U.S.S. 2128:

Thence N 35° 40' W, a distance of 12.02 feet more or less to the true point of beginning for this description;

Thence N 35° 40' W, a distance of 12.02 feet more or less;

Thence N 51° 00' E, a distance of 177.48 feet more or less;

Thence S 50° 00' E, a distance of 12.22 feet more or less;

Thence S 51° 00' W, a distance of 180.51 feet more or less to the true point of beginning.

Parcel Contains 2,147 Sq. Ft. more or less, 0.04±/Ac.

FURTHER BE IT RESOLVED that the City Clerk shall be authorized to record a copy of this Resolution iwth the District Recorder's Office, evidencing conveyance of the above-described property to the respective parties.

DATED this 16th day of October, 1990.

Albert W. Dick

Albert W. Dick, Mayor

Attest:

Bertina Jack

Bertina Jack, City Clerk

Mr. Hill suggested the first meeting be within the next week or so. Also said a formal letter needs to be sent out. Discussion as to when the first meeting will be. Council consensus was for next Tuesday. Magistrate Savland reminded the Council that a few years ago there was a committee called Economic Development that did this same thing. Mayor Dick restated that December 18 at 7 p.m. would be the meeting.

Road Vacation

Mayor Dick asked Mr. Hill if he had a request on the road vacation request. Mr. Hill pointed out that it had not been acted upon. We were to receive information because of the sewer line. We do take formal action to deny or retract the vacation. Mr. Hill moved to table. Having no second, the motion is retracted. Mr. Greenwald moved that the vacation request be retracted. Mr. Roberts seconded the motion. Question called. 5 ayes ... MOTION CARRIED.

I) NEW BUSINESS

Mr. Hill introduced the subject of \$130,000 deficit. The School Board, having the same problem were willing to fight 100% for an additional increase in taxes if-if the tax is shared by both the City and School. Mr. Pinard talked about some monies pending. Also said that the problem had been ongoing for four years. Services may be cut due to no money. Maxine Savland asked questions about the monies pending. Mr. Pinard responded. Mr. Ingram raised the subject of new monies being sought. He asked how long it would take for annexation of Cannery Point. Mayor Dick said it would take about a year. There was much discussion among the Councilmembers regarding revenues. The subject of an overnight trailer park was put forth by Mr. Roberts. Mr. Pinard responded and said that the native corporations had more power to get grant monies than municipalities. Mr. Ken Grant suggested that the Juneau Economic Development Committee (JEDC) be contacted for help in generating new revenues for Hoonah. He supported the idea of annexation. He suggested that log ships could be taxed for moving timber out of the area. Mr. Hill suggested that a motion be made for the Mayor to look into the "on-land" storage by the harbor and to come up with a policy as to the land fill area. Mr. Greenwald so moved. Mr. Ingram seconded. Mayor Dick talked in support of the motion. Any other discussion? Question called. 5 ayes ... MOTION CARRIED.

J) COUNCIL COMMENTS

Mayor Dick recognized Mr. Hill. Mr. Hill said there were some requests before the Liquor Board. He talked with Jim and was asked to talk with members here to set a meeting date. He suggested the afternoon of December 19. Mr. Greenwald said "I believe on the 16th, Sunday." No firm date was set.

RECEIVED JAN 26 2024

Purchase Agreement

This document serves to obligate the purchase by ISL Enterprises, LLC and sale by Hilda See of the Vacated portion of the undeveloped street formerly known as Front Street. The 12' Sliver of Property lies between the Icy Strait Lodge and Hilda See's property and is being sold for a total of Four Thousand Dollars (\$4,000.00). ISL Enterprises, LLC is hereby making, and Hilda See accepts, a Cash Earnest Money Payment of Two Hundred and No/xx (\$200.00) in Good Faith. Southeast Title in Sitka, Alaska has not recognized the initial Street Vacation by the City of Hoonah and all parties will do whatever is necessary to ensure that the street vacation is formalized.

Hilda See

9/17/00

Hilda See, Owner

Donna Martin

9/17/00

Donna Martin, Member of ISL Enterprises, LLC Purchaser

Ed Phillips

9/17/00

Ed Phillips, Member of ISL Enterprises, LLC Purchaser

Real Property Development Application and Permit:

x.010. A Real Property Development Permit shall be required before work may proceed on projects that will;

A. Change the grade and/or drainage characteristics of a piece of real property by the addition, removal or redistribution of fill material.

B. Add a new structure(s) to any existing real property outside of or adjacent to the current as-built footprint of any structure(s) sited on the real property.

C. Fail to meet the City of Hoonah Code for building elevation and/or permitted zoning uses.

x.020. An application for a Real Property Development Permit will include, but not be limited to, the following items:

A. As-built drawings of the real property drawn to scale and clearly indicating:

1. Corner markers for the real property on which the project will be sited.
2. The appropriate zoning class of the real property and setback requirements.
3. Location of relevant current structures on the real property.
4. Footprint and elevations for any new structures to be sited on the property.
5. Fill and grading drawings, if applicable.

B. Proof of ownership of the real property described in the application or written consent from the owner of record authorizing work to be performed.

x.030. Evaluation of Applications for a Real Property Development Permit.

A. Completed applications for a Real Property Development Permit should be submitted to the city clerk.

B. Applications will be evaluated for completeness and if deemed complete passed to the director of public works. The director of public works and city administration, with the assistance of the Planning and Zoning Commission, if deemed necessary, will conduct a review of the application and a site visit to confirm and evaluate the real property as it relates to the application.

C. Any adjustments deemed necessary for the approval of the application will be noted and a written response will be issued to the applicant. The applicant may adjust the application as indicated necessary in the response and re-submit the application.

D. Real Property Development Applications having cleared items A-C will be forwarded to the City Administration for final approval.

E. Final approval for applications will result in the issuance of a **Real Property Development Permit**. Real Property Development Permits will require the signature of the Applicant, the Director of Public Works, the Planning and Zoning Commission Chair and the Mayor.

x.040. Real Property Development Permits will be valid for a period of one year from the date of issuance. Projects which extend beyond their approved time period will require a new Real Property Development Application.

16.08.020 Sale or Disposal — Form.

The City may sell or dispose of real property by any lawful means. Any instrument related to a real property sale or disposal requiring execution by the city shall:

- A. Require a non-code ordinance for the sale or disposal of real property from the City Council.
- B. Require a formal evaluation and written recommendation from the Planning and Zoning Commission.
- C. Be signed by the, The Mayor and the city clerk.

16.08.030 Sale or Disposal — Rights and Power.

The city shall have and may exercise all rights and powers in the sale and disposal of real property as if the city were a private person. The city may sell or dispose of any real property, including property acquired or held for or devoted to a public use, when in the judgement of the city council it is no longer required for city purposes. (Ord. dated 10-09-01(part))

16.08.060

Real property of the city, except as provided otherwise in this chapter, and except land acquired by tax foreclosure or platt dedication, shall be sold or otherwise permanently disposed of as follows:

- A. City administration may, if in their opinion it is in the best interest of the city to do so, recommend to the planning and zoning commission that select parcels of city owned land be disposed of. The planning and zoning commission, through its public processes, may bring forward to the city council recommendations for the disposal of select parcels of city owned land. Such recommendations will include all relevant and official platt's and matching legal descriptions of the parcels to be disposed of.
- B. After receipt of a recommendation and accompanying documents from the planning and zoning commission, the city council may, by resolution, recommend the sale of such lands under specified terms and conditions.
- C. An estimated value of the property described in the council resolution related to the disposal of a selected parcel shall be obtained from a qualified appraiser or assessor.
- D. Upon receipt of an appraisal the city counsel may, by non-code ordinance elect to proceed with the sale as described below.

1.Begin here with #3 previously under B. in original Code

10. Remove sentence referring to leases at end of paragraph.

- C. Re-Evaluate the \$\$ threshold for sales requiring a public vote.
- D. The City shall initiate a proposed sale or disposal only after such sale or disposal has been presented to the City Council, the Mayor and the Planning and Zoning Commission.



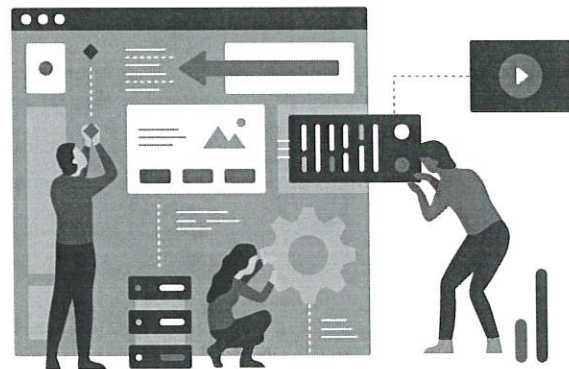
Hoonah, AK

Agenda and Meeting Management Essentials

Proposal valid for 60 days from date of receipt

Prepared by:

Jordan Cairns
P: 785.370.7764
cairns@civicplus.com



Powering and Empowering
Government

PS08042023

Powering & Empowering Government

We empower municipal leaders to transform interactions between residents and government into consistently positive experiences that elevate resident satisfaction, increase revenue, and streamline operations.

Government leaders tell us that one of their most pressing needs is to improve how residents access and experience municipal services; however, they struggle with budget cutbacks and technology constraints. CivicPlus enables civic leaders to solve these problems, making consistently positive interactions between residents and government possible.

What sets us apart is our Civic Experience Platform. CivicPlus is the only government technology company exclusively committed to powering and empowering governments to efficiently operate, serve, and govern using our innovative and integrated technology solutions built and supported by former municipal leaders and award-winning support teams. With it, municipalities increase revenue and operate more efficiently while fostering trust among residents.



Self-Service Video Timestamping of Agenda Items to Meeting Videos	✓	✓
Predefined User Roles & Permissions	✓	✓
Minutes Support Includes clerk-controlled voting	✓	✓
Minutes Support Includes electronic legislator voting		✓
One-step Tracking for Agenda Items Approved Not Approved	✓	✓
Ability to Submit Item for Review Approve agenda items between five people		✓
Multiple Meeting Bodies i.e. Council =1 Meeting Body Council + Planning Commission = 2 Meetings Bodies	2	Up to 5
Meeting Agenda & Minutes Templates Choose from a list of fonts, headers, sections, and styles	Create 1	Create 2
Custom Staff Report with Bookmarking for Automation		✓
60-Minute Training Sessions	4	8

PHASE 2: INITIAL REVIEW

Customer Responsibility	CivicPlus Responsibility
<ul style="list-style-type: none">• Kickoff Call<ul style="list-style-type: none">○ Review templates○ Approve site configuration	<ul style="list-style-type: none">• Complete site configuration• Provide training materials and login info for primary users• Schedule training sessions

PHASE 3: TRAINING/FINAL CONFIGURATION & REVIEW

Customer Responsibility	CivicPlus Responsibility
<ul style="list-style-type: none">• Attend training sessions at agreed-upon times• Complete all assigned tasks (e.g., practice packets, adding users, watching training videos)	<ul style="list-style-type: none">• Lead training sessions (number of sessions dependent on solution tier)• Configure publishing option

PHASE 4: ADDITIONAL SERVICES (AS NEEDED)

Customer Responsibility	CivicPlus Responsibility
<ul style="list-style-type: none">• Supply any supporting documents or communication for additional contracted work	<ul style="list-style-type: none">• Complete any custom/additional contracted work

Project Costs

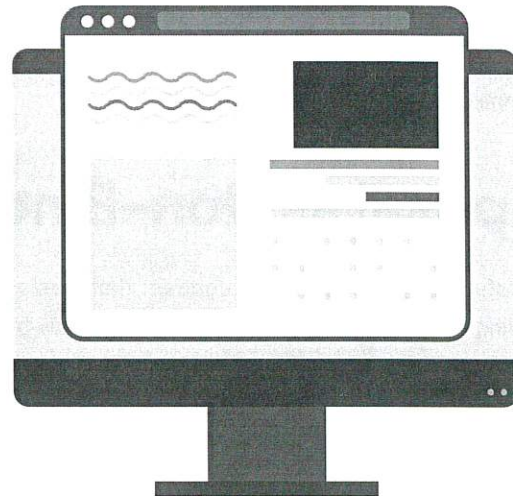
	Premium Agenda Management	Ultimate Agenda Management
One-Time Implementation Fee	\$1,000	\$1,500
Annual Subscription Fees	\$2,600	\$3,600
	20% Discount on Annual Fees If a CivicPlus Customer for Website <u>AND</u> Codification	
	10% Discount on Annual Fees If a CivicPlus Customer for Website <u>OR</u> Codification	



Meetings Hub Features (Optional)

BASE

- Public Meetings Portal
- ADA Compliant HTML/CSS (WCAG 2.1 AA)
- Custom header with logo, choice of colors, and links to existing website, meeting calendar, boards, and email subscription (if applicable)
- A best-in-class search engine that indexes the contents of PDF agendas and minutes created in the solution (imported files must be OCR and less than 40 MB to be indexed)
- Video integrations with Vimeo or YouTube
- Meeting calendar
- Create meetings and upload PDF agendas and minutes
- Integrations with web search Municode Online Code



OPTIONAL ADDITIONS

- Add auto-import for historical agendas and minutes and search indexing of OCR documents
- Add email notifications





PUBLIC RECORDS INFORMATION REQUEST

City of Hoonah PO Box 360 Hoonah, Alaska 99829
(907) 945-3663 phone (907) 945-3445 fax

REQUESTOR'S CONTACT INFORMATION:

Name: Phone: Cell:

(Please Print)

Name of Business, Law Firm and/or Company:

Address: City: State: Zip:

FAX: Email:

I certify that I am not involved in litigation, in a judicial or administrative forum, nor am I acting on behalf of or otherwise representing any party who is involved in litigation with the City of Hoonah to which the requested record is relevant; and

the requested public record is strictly for: [] My own personal use [] On behalf of:

Date: Signature:

DOCUMENTS REQUESTED

Title of Record Requested:

Date of Record:

Description of the record(s) you are requesting and any additional information that will help to identify the correct record:

I understand that there will be charged a fee of .25 cents plus tax for each page that I request to be copied, and \$20.00 for each requested audio disk. Please note that multiple recordings may not fit on a single disk. I further understand that if it is determined that my request(s) will require more than one hour of staff time per calendar month that I will pay, upon notification, the total personnel costs required to complete the search and/or copying tasks.

I certify that the lists of individuals obtained through this request for public records will not be used for commercial purposes.

Signature Date:

INTERNAL USE ONLY - INFORMATION TO BE COMPLETED BY CITY STAFF

Request received by: Date: Time:

[] Request for Record Copy total \$ was received on and provided by mail on

[] Record is exempt from disclosure and public access is denied and the requestor was notified on

[] Record cannot be located and the requestor was notified on

[] Record is available online at www.cityofhoonah.org

The following departments have been copied to assist in filling this records request.

[] Administration [] Finance [] Harbor [] Public Works [] Planning [] Clerk

CITY OF HOONAH

GARBAGE TRUCK

Install lights, Ground Cover, Wash Vent
AND Heat Source in City Shop.

Setup for SAND blasting COMPACTOR
INSIDE AND OUT AND CHASSIS FRAME
where needed

SAND Blast complete to Bare Metal

Weld in Patches In COMPACTOR where
needed

Apply 2 coats Dimetcoat Primer to
All Bare Metal

ScotchBrite Dimetcoat AND Apply 2 coats
Epoxy Primer

Repair Fiberglass damage to front end
Hood AND Fenders

Repair Damage to Doors

Remove PET Bumpers AND Strangler

Remove Lights AND trim

SAND AND Prep CAB for Primer

Apply 2 coats Epoxy Primer

Prep All Primed Surfaces for
Acrylic Enamel Paint

Mask for Top Coats AND Spray

UNMASK AND Install All Removed Parts

MATERIALS

\$ 665⁰⁰ 5 GALLON AMEZON 302 Dicorcoat

\$ 737⁰⁰ 5 GALLON 240 LT AMEZON Epoxy Primer

\$ 545⁰⁰ 5 GALLONS White Acrylic Enamel

\$ 210⁰⁰ 5 GALLONS Lacquer thinner (TIC Reducer)

\$ 525⁰⁰ 2500 lbs Beach SAND \$ 21⁰⁰ per 100 lbs

\$ 1500⁰⁰ 250 GALLONS Diesel compressor / Heating

\$ 110⁰⁰ 4'x2'x1/8" steel Plate

\$ 130⁰⁰ SAND Paper AND Scotchbrite Pads

\$ 150⁰⁰ 2 GALLONS Polyester Resin \$ 75⁰⁰ per gallon

\$ 55⁰⁰ 1 GALLON Polyester Filler

\$ 177⁰⁰ 20 lbs Fiberglass Laminates \$ 6.85 per lb

\$165⁰⁰ Tape, Masking Paper, Plastic

Materials \$4925.80
LABOR 175 hrs @ \$110⁰⁰ per hr \$19,250⁰⁰

Total \$24,175.80

Hoonah ANB Camp 12

PO Box 352 • Hoonah • Alaska • 99829

October 27, 2023

City of Hoonah
PO Box 360
Hoonah, AK 99829

Dear Mayor and City Administrator:


We are very grateful for the support that the City of Hoonah has provided to the ANB Hall including the sidewalk repair and most recently the roof replacement. We are working towards our goal of getting the hall renovated for use and humbly request your assistance once again. Since the ANB Hall is the city center and “hub” of our community, we are eager to do what we can to see that the hall is opened as soon as possible to host large gatherings such as memorial potlatches, festivities, events, and meetings.

The ANB and ANS had a combined meeting on July 14, 2023, to develop a plan for the hall restoration. It was agreed upon by the membership that the highest priority is the foundation as indicated in the October 2022 Structural Condition Assessment conducted by PND (enclosed for your reference). We respectfully request the City of Hoonah put out a Request for Proposal for the foundation work. The ANB will contribute what we can and respectfully ask the City’s help with the unmet portion of the foundation repair cost.

It is our hope that with your assistance we can get a local contractor to submit a proposal for the foundation work and move forward with this critical first step. Our next priority is to have the bathrooms functional. It is our understanding that once the foundation and bathrooms are fixed the hall will be ready for use. There are additional repairs that we will seek grant funding to fix but because they are not issues necessary to resolve for immediate use, we feel that focusing on the most pressing needs would be the best approach to see our community able to use the hall as soon as possible.

The ANS Camp 12 is working with the ANB and supporting us as needed. The ANB and ANS Camp 12 Presidents welcome the opportunity to meet with you to discuss our plan at your earliest opportunity.

Sincerely,


Fred Bennett
ANB Camp 12 President