



City of Hoonah

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

COMMITTEE AS A WHOLE

March 6, 2018 at 7:00pm

In Council Chambers

Agenda:

- I. **Call to Order**—7:02pm
- II. **Roll Call**—A. Wilson- present, J. Murray-present, S. McConnell-present, G. Skaflestad-present, E. Phillips-present, S. Savland-present. Administrator Gray (telephonically). Mayor Byers, Clerk McKillican, Treasurer Miller, Asst. City Planner Harrison and members of the community also present.
- III. **Agenda Revisions**—Addition of HIA Land Dispute letter to Item of Business (i)
- IV. **Items of Business:**
 - a) **City Business License**— Administrator Gray has not yet received feedback from Jim Sheehan regarding this item at this time—this item is tabled to upcoming Committee meeting on April 3, 2018.
 1. Public Comment—None
 - b) **Sales Tax Code Update**— Administrator Gray has not yet received feedback from Jim Sheehan regarding at this time— this item is tabled to upcoming Committee meeting on April 3, 2018.
 1. Public Comment—None
 - c) **Totem Pole Request**—Administrator Gray stated that the Council had wanted the City to start a carving project and projected cost is estimated at \$140,000. However, a 32 ft. pool/log at Long Island has been located so Administration is requesting \$50,000 seed money from Excise Tax fund to get project started. Discussion on having elder input on what will be carved on totem pole and also of location for carving to be done. This will be done interactively with when the tourist ships are in port. Possible locations are: 1) Hoonah City School Auto Shop; 2) down at Park area or 3) alongside canoes at current carving shed.
 1. Public Comment—Discussion of structure location to house the project.
 2. Public Comment—Would like Council to think-forward to expand the project and consider a long-term (20 yrs.) perhaps like a sister long-house and consider a long term location.

Moved by S. McConnell, Seconded by G. Skaflestad to forward this to Council agenda for approval of \$50k start-up money.

d) Shotter Creek Lots 3 & 4—Administrator Gray stated the sale of these two lots would help the City meet the needs to complete water/sewer projects that are long due to be completed. Councilmember McConnell discussed the possibility of further sub-dividing these two lots into four (4) separate lots. Councilmember Phillips agrees they should be sub-divided into four (4) 1-acre lots—they are already 1-acre lots. Councilmember Savland expressed he is not in favor of selling these lots due to the fact that what Commercial land the City owns is limited and for the most part what we have sold is not being developed to where it is bringing sales tax income to the City. Chair Wilson asked if we can make the sale of these lots be contingent upon the prospective buyers providing a Business Plan Development. Councilmember McConnell agrees with Chair Wilson that it is not unreasonable to require a three (3) year business plan for development to avoid someone buying and sitting on the lots. Councilmember Murray asked if we have an approximate estimate of how many acres we have left that can be sold for commercial development. Administrator Gray replied we own approximately 110 acres with probably 75 acres left for Commercial including the 35 acres of timbered land across from the airport. Councilmember Murray questioned the balance of the land fund carried over from last year—approximately \$340k. Councilmember Murray asked what is being done with the Land Development fund—can it be used for sewer services? What happened to the ANTHC grant funds to run the water/sewer lines we had to complete these lines? For the Master Project List: Phase I and Phase II were approved and done where Phase III which was for not funded or applied for. Councilmember Savland suggested that the initially the City lease the lots with an option to purchase to those that have a business plan in place as had been done successfully in the past.

1. Public Comment –Mr. Miller suggested that the money made from the sale of these lots be earmarked specifically for finishing the current unfinished projects of providing utilities services that have been on our CIP project list.
2. Public Comment –Mr. Houston questioned what the demand is for Commercial lots being developed and if their sold then why spend the money on providing services for land that possible owner(s) will just let sit and not develop.

Moved by S. McConnell, Seconded by J. Murray to forward this item to Council agenda for approval to sell Shotter Creek Lots 3 & 4.

e) Liquor License Renewals – Hoonah Liquor Store, The Office Bar & Icy Strait Point
Moved by G. Skaflestad, Seconded by J. Murray to forward the three Liquor License Renewal(s) to Council agenda for approval.

1. Public Comment—None

f) Foundation Repair; Police Department—Administrator Gray would like to keep this on the radar of Committee and Council still awaiting report back from PDC Engineers—this item tabled to upcoming Committee meeting on April 3, 2018.

1. Public Comment—None

g) Cannery Road Patch Repair—Administrator Gray shared that the cost estimate from PDC Engineers will be available at the next CAAW meeting. Options being considered to repair the road is a concrete patch (asphalt) or chip seal. Councilmember Skaflestad is not in favor of the chip seal option but it is cheaper than the asphalt fix. Councilmember Savland asked if this can be done in-house with local contractors? No—State DOT has regulations of how this is done and may be able to assist local government in completing this project—approximately \$60,000 per mile and the patch needed is approximately ½ mile. Treasurer Miller questioned status of fixing the tunnel before fixing the road. Administrator Gray replied yes and shared that the project will be advertised in a bid process soon and is estimated at \$90,000 to fix the tunnel with wire mesh. Chair Wilson asked about pot-hole repairs in the meantime.

1. Public Comment—Mr. Miller suggested widening the sidewalk by moving the guardrail into the road to provide additional room for repair and Councilmember Phillips agrees it will look more pleasing.

Administrator Gray will report back to Committee when he receives project scope and report from PDC Engineers—this item tabled to upcoming Committee meeting on April 3, 2018.

h) Water Tank Roof Repair; Cost Increase—Administrator Gray shared that the Council had allocated \$50,000 to do repairs. Will require an additional \$17,290 for architectural design work, permit assistance fees and construction management—requesting additional funds to complete the project. This is to replace the entire roof with longevity life of 50+ years.

1. Public Comment—None

Moved by E. Phillips, Seconded by G. Skaflestad to forward the increase in the amount of \$17,290 for the Wood Stave Water Tank Roof Replacement to Council agenda for approval.

i) HIA – Land Dispute Letter—Administrator Gray received a ‘Property Exchange Agreement’ letter from HIA regarding the dispute of ownership of certain parcels of real property. Indicates that Jim Sheehan has briefly reviewed the proposal and recommends agreeing to this proposal which will address one aspect of the current ongoing legal disputes. The lots in question are described as 1) “Quarry Lots 4-9” (Lots 4, 5, 6, 7, 8 and 9) and 2) Hillside Subdivision Lot 4 (old clinic site) and 3) “Commercial Lot 1 of Hoonah Harbor Subdivision II).

The summarized proposed agreement has the following terms:

- a) The City releases all claims of interest or title in Commercial Lot 1 of Hoonah Harbor Subdivision II and of Lot 4 of Hillside Subdivision.
- b) City agrees that it will issue all necessary permits for construction of Housing facility on Lot 4 of Hillside Subdivision
- c) In exchange, HIA agrees that it will convey by quitclaim deed all right, title and interest it may have in Quarry Lots 5-9 to the City and
- d) extinguishes any claims for future payments for rock storage by the City on Lots 5, 6, 7, 8, & 9 of Quarry Subdivision effective on the date of conveyance.

HIA has received a \$550,000 initial AHFC grant for THHP housing project. HIA has requested the Planning & Zoning Commission re-zone Lot 4 of Hillside Subdivision (the old-clinic site lot) to Commercial but was tabled pending the dispute but will be on the upcoming March 22, 2018 P&Z agenda.

Councilmembers Savland and Skaflestad expressed agreement given the attorney is in favor—doesn't agree with all aspects of this but does express favor of clearing this item from the current disputes.

Councilmember Phillips expressed he is not in favor of this agreement and not in favor of losing Lot 1 of Hoonah Harbor Subdivision II.

Discussion of how in the past that the Hoonah Harbor Lot 1 was considered to be used for additional space for the Public Safety Multi-facility center if needed.

Councilmember McConnell suggests that this be retro-active for the storage fees that may have been incurred at this point. Also requests that Administration negotiate 1) these items be properly and legally recorded so that there is no question of ownership and 2) that past-due rock storage claims incurred on these Rock Quarry lots.

Moved by G. Skaflestad, Seconded by E. Phillips to forward the property exchange agreement between HIA & the City be forwarded to Council for consideration with amendment to remove all past-due rock storage claims incurred.

1. Public Comment—Mrs. Skaflestad is not in favor of this proposal and stated that the intent of gifting them the Hillside Subdivision Lot 4 (old clinic site) was so they can use it for what they had intended and if not, then it was supposed to be returned to the City and now their claiming ownership.
2. Public Comment—Mr. Miller shared that there were specific agreements that required the return of ownership if they didn't use the lots as they'd stipulated. If the City did not file the legal paperwork, then the City is losing out and it should be reviewed prior to making agreement. Mr. Miller also expressed the value of the Harbor Subdivision Lot 1 and thought it had been discussed to relocate the Youth Center to that lot.
3. Public Comment—Ms. Jack questioned the purpose of the affidavits signed by residents J. Dybdahl and G. Greenwald.

j) Community/Council Comments—

Councilmember McConnell asked about the ISP bus turn-around options? We've lost out on the ANS/ANB turn around option. Administrator Gray replied there are three other options being considered:

1. Forest Service District office
2. Airport
3. Misty Bay Lodge

Councilmember Phillips shared that he had offered a turn-around at the Lodge, but it was not even considered. Mr. Phillips said he will have a proposal to present to the Council.

Chair Wilson shared as Huna Heritage Foundation that they are considering bringing together the community for a celebration on Memorial Day and requests community support.

V. Adjourn—8:50 pm.