



COMMITTEE AS A WHOLE
December 4, 2018 at 7:00pm
In Council Chambers

Agenda:

I. Call to Order—7:00 pm

II. Roll Call— A. Wilson, present, J. Murray-present, S. McConnell-present, M. Smith, present, S. Savland-present, G. Skaflestad-present Administrator Gray- present, Mayor Byers-absent, and members of the community also present.

III. Agenda Revisions—None

IV. Items of Business:

a) Pavilion at the Park-

Discussion- Administrator Gray explained that the council wanted to restart the construction of the Pavilion at the park. Planning and Zoning chose the southeast corner as close to Gus’s Storage as you can get for a location. He explained that we are looking for an allocation to start the construction. We have to go with an RFP first and construction should get started in about a month to two months. Administrator Gray didn’t have a money amount yet, but wanted to just have an RFP authorization and the right to spend after that. We will have to replace the lumber, but should be able to use the existing hardware that we got from the first Pavilion.

Public Comment—none

Moved by S. McConnell, Seconded by M. Smith to direct Administration to craft an RFP for the Pavilion at the Park.

b) Affordable Housing

Discussion- Administrator Gray shared that this is a carry over from the last meeting. Currently we are already doing some work along these lines on the Bruin Subdivision. There have already been sewer and water installed on two lots in this area. Councilmember Wilson explained that at the last meeting the Council had agreed to come up with a definition for “Affordable Housing.” She found a definition in the **Economic Times**. They define “Affordable Housing” as housing units that are affordable by that section of society whose income is below the median income. We have enough economic data to make our own local definition for affordable housing here in Hoonah. There is also a 30/40 rule used to measure housing affordability. Looking at bottom 40 % should pay no more than 30 % of their income on housing either as rental payments or mortgage. She felt we should first develop our strategy and definition first and then start moving forward. Councilmember McConnell wondered what our median income was here, and Councilmember Wilson suggested we look at the Census report, or at the previous Sheinberg report. Administrator Gray explained that per capita it’s

\$26,000 and per household with 4 people, \$63,000. Councilmember McConnell also explained that he has been running numbers every which way, and ultimately it ends up he is putting more money out of his pocket for someone to have affordable housing. Administrator Gray said that the most successful approach to the past has been to give T & H housing authority 5 acres and have them develop it. If we could partner with someone, that would be our best chance for success. We just don't have the man power or horse power to accomplish this, so getting T & H here seems like it would be our best chance. HIA just hasn't seemed to pull it off. Councilmember McConnell shared that he has a problem with the idea of T & H because all of the projects they complete, they turn back into a rental program and it takes the ownership off the table. If we do grant them property, we should make a stipulation that says there should be an opportunity for ownership. Councilmember Skaflestad shared that to him, part of affordable housing means, living within your means. Councilmember Wilson added that as a city government, we should be looking at our obligation and our role as providing affordable housing for the community. She felt like we should do a community scan and see what other communities are doing about this issue. Councilmember Skaflestad said the biggest thing is having industries here. If we can provide jobs, the rest will take care of itself. We need things that are sustainable here that provide long term benefits. Councilmember Savland shared that the best thing for providing affordable housing is to provide apartment buildings or condos. Councilmember Wilson said that she is curious to see what P & Z felt about all of this. Councilmember Murray felt like if we try to create affordable housing, it could turn into slums. He said the Feds have already tried doing what we are talking about, and you end up with slum housing. After much discussion, Administrator Gray suggested that he spend a month writing up a draft ordinance based on the kind of premise Council talked about, and then Council can add or take away from the ordinance based on what is needed.

Public Comment- Grace Villarreal said that we should have a representative from Hoonah for T & H, especially if they are going to work with our community. Travis Lewis shared that in Cherokee County, the tribe and community used a Federal program as a work program so that the kids could learn how to build a house. You rented a house until you had a third of the down payment. Once you had this taken care of, you could start the process of being an owner.

This will be brought back to CAAW next month for continued discussion.

c) Bid Process for Capital Construction Jobs in Hoonah-

Discussion- Administrator Gray shared that the City of Hoonah does have a policy in place for bidding in our policy manual. We can edit it, or leave as is. Councilmember McConnell asked for clarification on what it was talking about in the policy manual. He felt like it makes sense to at least have a minimum because sending bids out for a \$3000 project doesn't make sense. He also said he'd like to see us start some kind of "over, under" amount. Councilmember Murray asked what would be wrong with starting out with the state's set of requirements which are a 10-50, 50-100, and 100+. Councilmember McConnell and Skaflestad stated that they would like to see 10, 50. Everything over 50 is sealed bid, everything between 10-50, would mean that 3 people have to come in and provide legitimate quotes, and under 10 they do what they want. Administrator Gray added one thing he wants to keep in the policy is that if something is in the budget, he doesn't want to have to put it out to bid. He doesn't want to have to come to Council for every large purchase. Councilmember McConnell clarified that within this system, we as a city aren't compelled to use the lowest number. This introduces sometimes a little flack from people if they aren't

happy that we used our discretion. Councilmember Skaflestad stated that he just doesn't want to bog the Administration down on a daily basis. We need to allow them to do their job but still understand that there needs to be checks and balances. Administrator Gray said that he will take this direction and update some draft language in the policy for competitive bidding to have 10-50 and over 50.

Public Comment—none

This will be brought back to CAAW next month for further discussion.

d) Ordinance 18-06-18 Adding Exemptions from Sales Tax: Z) that portion of the selling price for passenger fees related to the Hoonah Cruise ship Dock Company -

Discussion- Administrator Gray recommends that we hold this for discussion until next month because we will be having a special council this Thursday for this very topic.

Public Comment-none

This will be brought back to CAAW next month for further discussion.

e) Review of RUBA Assessment-

Discussion- Administrator Gray shared that Ryan Wilson came to Hoonah and worked on the RUBA assessment. His review of our operations is that we have done a great job in billing and facility maintenance. As a city we have been working hard and it shows. Councilmember McConnell agreed that according to Ryan, we are doing very well comparatively speaking, and we appear to have our act together.

Public Comment-none

f) Borough Formation-

Discussion- Administrator Gray explained that the council had authorized the Administration to move forward on the RFP process. He talked to Barb Sheinberg, and asked her opinion on how we should proceed. She said we needed to answer a few basic questions before we continue. He provided a packet on borough formation. The first step is to decide which Borough Incorporation process to use. Either the Legislative Review, or Local Option. Next, we have to decide what Borough Class we want to be: Home Rule Borough, Unified Home Rule Borough, Non-Unified Home Rule Borough, 1st Class Borough, or a 2nd Class Borough. Administrator Gray shared that he prefers the Home Rule Borough option. Councilmember Savland asked how we are going to move from a city to a borough and maintain our tax structure. If we do a Home Rule option, the borough would have to collect the tax and get it to the city. Councilmember Murray asked if we had a projection of revenue made off of the fish tax from this, and Administrator Gray said he hadn't gotten that projection but based on the Sheinberg report, we would bring in between \$6-800,000. Administrator Gray continued explaining that there are 3 services that a borough is required to provide and that is education, taxation and planning. Education is the only one that is a must! Councilmember Skaflestad wanted to zero in a little more on the education portion. Administrator Gray said the biggest thing is that we would have to have a borough school board which would include even the farm having representation. This would create revenue to support this. A borough would make us responsible for giving the school hard cash. The city and borough of Skagway gets almost three times bigger payment than us because

they are a borough. Councilmember Skaflestad stated that he felt we were just fine on our own, and Administrator Gray concurred. Councilmember McConnell said we need to look to the future, and see what our possibilities are. It's better for us to capitalize on our options rather than the Haines Borough doing it. Councilmember Wilson clarified which areas would be included in our borough and Administrator Gray said it would include Icy Straits, Fairweather Grounds, Glacier Bay and Cross Sound. After much discussion, Administrator Gray said it sounded like the Council agreed upon having a Unified Home Rule Borough with Local Option. He felt like working on sections 1 and 2 of the Borough Formation Guidelines was enough for the time being. The borough name could be chosen at a later date. Councilmember Murray strongly felt like we need a committee to shotgun this borough formation minus the Council and Administrator. Councilmember Skaflestad agreed with this with the exception of excluding the Administrator. He felt like the Administration needs to be hip deep in this process. Councilmember Murray felt like the more people that are involved, the better the chances of passing this through. Councilmember Skaflestad stated that he felt like becoming a borough is a no brainer, and that other people in the community will also start feeling the same. Councilmember Wilson suggesting putting an article in our school newspaper about the benefits of having a borough, and how it will have a positive impact on our school district. Councilmember Savland felt like this borough formation topic would be a great thing to discuss with the school board and that we should have a joint meeting. Administrator Gray also shared that Bob Clark has approached him about the borough formation process because they are starting to see the benefits it could have to them.

Public Comment Travis Lewis said he is having a hard time with this whole process because he feels like we should have a commission, a board gathering information and putting the info into charts. He feels like this borough formation is like an election, you have to go out and campaign for it. Bill Miller questioned why he wasn't seeing these meeting posted at Hoonah Trading. Administrator Gray directed the City Clerk to take the agendas down to HTC rather than faxing them to ensure that it is posted. He felt like posting it would get more community input.

M/S McConnell/Skaflestad moved to direct Administration to proceed to the next point with the idea that we are pursuing a Home Rule Unified Borough with the approval process being the Local Option.

To be discussed at the January CAAW meeting.

g) Community/Council Comments

Councilmember Smith explained that Thursday, Friday and Saturday, the Hoonah Community Theater will be performing a series of three plays and that the proceeds would be going to the school's Playground Fund.

Councilmember McConnell shared his concern for how dark it is between Colette's Cupboard and the Youth Center especially when the kids are getting out of school. He wondered if there is a chance to request a couple more light poles to light this area, or flood lights installed on the Youth Center. Bill Miller asked about the container by the corner of Tideland Tackle and that it is hard to see when coming around that corner.

Councilmember Wilson asked about the handicap parking signs. Administrator Gray said they were already hung. She shared her concern about no loading or unloading zone, and asked if it would be possible to create a zone kind of like that drop off zone near the elementary. She said that at least three different individuals have approached her about this concern.

Councilmember Murray asked Administrator Gray about the next steps for the anodes on the Blue Warehouse Dock. Administrator Gray said that he is waiting for feedback from Jake from PDC to see what the next steps are. Talking to Lee Hanson, he thinks we need to pump mud from the bottom

up and wrap the pilings with concrete. Administrator Gray said that at least we hit pause for the time being and bought a little time.

Councilmember Savland said that the Community Fisheries group is short one person on the board. He explained that they meet about 10 minutes and put permits out in the public's hand. If anyone is interested in being on the board, get a hold of Administrator Gray or himself.

V. Adjourn—8:59 pm.