

# City of Valdez

212 Chenega Ave.  
Valdez, AK 99686



## Meeting Minutes - Draft

Tuesday, March 15, 2022

7:00 PM

Regular Meeting  
Council Chambers

**City Council**

**REGULAR AGENDA - 7:00 PM**

**I. CALL TO ORDER**

Mayor Scheidt called the meeting to order at 7:00 p.m. in Valdez City Council Chambers

**II. PLEDGE OF ALLEGIANCE**

City Council led in the Pledge of Allegiance to the American flag.

**III. ROLL CALL**

Present: 5 - Mayor Sharon Scheidt  
Mayor Pro Tem Alan Sorum  
Council Member Dennis Fleming  
Council Member Jimmy Devens  
Council Member Todd Wegner

Excused: 2 - Council Member Dawson Moore  
Council Member Susan Love

Also Present: 5 - City Manager Mark Detter  
Assistant City Manager Nathan Duval  
City Clerk Sheri Pierce  
Deputy City Clerk Allie Ferko  
City Attorney Jake Staser

**IV. APPROVAL OF MINUTES**

**1. City Council Regular Meeting Minutes of March 1, 2022**

The City Council regular meeting minutes of March 1, 2022 were approved as presented.

**V. PUBLIC APPEARANCES**

**1. Lanette Oliver and Pete Carter, Valdez Adventure Alliance - 2022 Valdez Ice Climbing Festival Report**

Mr. Carter updated Council on the success of the festival, including a review of the economic impact assessment.

**VI. PUBLIC BUSINESS FROM THE FLOOR**

Brian Teale, Valdez resident, shared his enthusiasm for the Valdez Ice Climbing Festival. He thanked the Valdez Adventure Alliance for the work they have put into

maintaining this legacy event.

## VII. CONSENT AGENDA

1. **Appointment to Valdez Museum & Historical Archive Association Board of Directors (Applicant: Michelle Cullen)**
2. **Appointment to Prince William Sound Regional Citizens' Advisory Council - Valdez Representative (Applicant: Dorothy Moore)**
3. **Appointment to City Economic Diversification Commission (Applicant: Chris Watson)**
4. **Proclamation: Earthquake Remembrance Day**

MOTION: Council Member Devens moved, seconded by Council Member Sorum, to approve the Consent Agenda.

VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

## VIII. NEW BUSINESS

### 1. COVID-19 UPDATE

Ms. Melanee Tiura, Providence Valdez Medical Center Administrator, provided an update on current city and state wide case counts and the downward trend in cases.

Mr. Detter stated he would not be including COVID-19 updates on future agendas unless there were significant changes and further information was needed.

### 2. **Approval of Annual Renewal of City/School Health Insurance Benefit Plan for Period Beginning 4/1/2022**

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Devens, to approve renewal of City/School health insurance benefit plan for period beginning 4/1/2022.

VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love

MOTION CARRIED.

**3. Approval to Purchase a 2022 Type 1 Ambulance from Hughes Fire Equipment Inc. in the Amount of \$271,530.00**

MOTION: Council Member Devens moved, seconded by Council Member Fleming, to approve purchase of a 2022 Type 1 Ambulance from Hughes Fire Equipment Inc. in the amount of \$271,530.00.

Council Member Wegner asked how often an ambulance was replaced, and if it was based on miles or the need of the fire station. Mr. Rob Comstock, Public Works Director, outlined the replacement schedule, which included a 15 year life expectancy.

Council Member Fleming asked if there was a home for the old ambulance yet Mr. Comstock stated it would be some time before the new ambulance arrived and he would return in approximately 6 months with a recommendation.

VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

**4. Approval of Professional Services Agreement with DOWL, LLC. for Design Service - Pavement Management Phases IV, V, and VI in the Amount of \$1,109,739.85**

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Wegner, to approve the professional services agreement with DOWL, LLC. for design service - Pavement Management Phases IV, V, and VI in the amount of \$1,109,739.85.

Council Member Fleming asked how long the road system should last before it gets pot holes. Mr. Duval stated the life expectancy was 20 years. Council Member Fleming suggested he look at the recently paved roads around the harbor and SERVS as pot holes were developing.

VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

**5. Approval of Contract Award with Rainbow Builders, INC for the Hermon Hutchens Elementary School Flooring and Phased Renovations - Phase I Project in the amount of \$376,495.00**

MOTION: Council Member Fleming moved, seconded by Council Member Devens, to approve contract award with Rainbow Builders, INC for the Hermon Hutchens Elementary School flooring and phased renovations - Phase I Project in the amount of \$376,495.00.

VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

**6. Approval of Contract Amendment with Altman Rogers for 2021 Financial Audit Services**

MOTION: Council Member Wegner moved, seconded by Council Member Fleming, to approve contract amendment with Altman Rogers for 2021 Financial Audit Services.

Council Member Devens asked why there was such a significant change. Mr. Jordan Nelson, Interim Finance Director, explained this was the first of the one year extensions.

VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

**IX. ORDINANCES**

**1. #22-02 - Amending Chapter 2.80, Section 2.80.075, Titled Open Market Purchases/Procurement. First Reading for Public Hearing.**

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Fleming, to approve Ordinance #22-02 on first reading, public hearing.

Council Member Devens expressed concern over Section J Contractual Services, and explained the wording in the subsection, stipulation for responsive bids, was wording which was intentionally avoided in other municipalities for the reason of it giving the opportunity for partiality from the bid awarding entities.

Mr. Duval agreed the definition of responsive could be articulated in an objective manner but really be a subjective criteria. He explained what they had deemed as responsive was following the procedure for submitting a bid, such as being on time and complete.

Council Member Devens asked if there was a way to revise the wording to

reduce the potential for subjectivity. Mr. Staser agreed there could be a more restrictive, or a more broad definition of a responsive bid. He explained the regular checks and balances in regards to Council approval were still in place.

Council Member Sorum asked if there was an appeal process built into the bidding process. Mr. Duval explained on state projects there was a ten day appeal period.

**VOTE ON THE MOTION:**

Yays: 4 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming and Council Member Wegner

Nays: 1 - Council Member Devens

Excused: 2 - Council Member Moore and Council Member Love

**MOTION CARRIED.**

**X. RESOLUTIONS**

1. **#22-13- Amending the 2022 City Budget by Recognizing \$8.6MM of Additional Revenues, Appropriating \$3.7MM of Excess Funds Carried Forward from 2021, and Appropriating \$10.1MM to Council-approved Capital and Major Maintenance Projects and Miscellaneous Operating Expenses**

MAIN MOTION: Council Member Wegner moved, seconded by Council Member Fleming, to approve Resolution #22-13.

Jordan Nelson, Interim Finance Director, provided an overview of the amendment summary and budget amendment ledger included in the agenda packet. He explained the need for an additional amendment to correct the title of the Resolution.

MOTION TO AMEND: Council Member Devens moved, seconded by Mayor Pro Tem Sorum, to amend Resolution #22-13 by removing \$10.1MM and replacing it with \$7MM in the title of the resolution.

**VOTE ON THE MOTION TO AMEND:**

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love

**MOTION CARRIED.**

**VOTE ON THE MAIN MOTION AS AMENDED:**

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love

**MAIN MOTION CARRIED.**

**2. #22-14 - Amending the 2022 City Budget to Recognize \$23,522.48 in Revenues, and Appropriating Same for Expenses Relating to a Memorandum of Agreement with the State of Alaska Division of Public Health for their Healthy and Equitable Communities Program**

MOTION: Council Member Devens moved, seconded by Council Member Fleming, to approve Resolution #22-14.

VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

**3. #22-15- Amending the 2021 City Budget by Accepting \$1,251.62 in Unbudgeted American Rescue Plan Act ("ARPA") Grant Revenues and Appropriating Same to Sewer Force Main Project Within the Capital Projects Reserve Fund**

MOTION: Council Member Devens moved, seconded by Council Member Fleming, to approve Resolution #22-15.

VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming, Council Member Devens and Council Member Wegner

Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

**4. #22-16 - Authorizing the Purchase of 20 Lots Within the Old Valdez Townsite to Include Lots 1-7, Block 49; Lots 3-7, Block 50; Lots 2-6, Block 53; Lots 2-4, Block 54, US Survey 439 From James Williams in the Amount of \$80,000**

Ms. Kate Huber, Planning Director, outlined access issues with the specified lots.

Council Member Fleming asked if there would be issues with similar properties in the area owned by separate individuals. Mr. Detter explained Staff was aware who owned the other properties to be able to discuss future plans for the area.

Council Member Fleming asked if imminent domain would apply to this purpose. Mr. Staser explained he was not comfortable giving a clear answer at this time and would need to do additional research.

MOTION: Council Member Fleming moved, seconded by Council Member Wegner, to approve Resolution #22-16.

## VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming,  
Council Member Devens and Council Member Wegner  
Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

**5. #22-17 - Urging Passage of Senate Bill 177 In Order to Allow Electric Utilities Considering Micro Modular Reactors (Mmrs) to Move Forward with Projects Under a Streamlined Permitting Process**

MOTION: Council Member Devens moved, seconded by Council Member Wegner, to approve Resolution #22-17.

Discussion on adding support of the use of Micro Modular Reactors to the list of priorities occurred, and Council agreed to discuss the topic when creating the list of priorities for the upcoming year.

## VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming,  
Council Member Devens and Council Member Wegner  
Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

**6. #22-18 - Approving the Housing Incentive Plan for the Purpose of Constructing New Residential Dwelling Units, Including Commitment of \$10,000 Per Dwelling Incentive Payment for Property Owners Complying with the Terms of the Plan**

MOTION: Council Member Devens moved, seconded by Council Member Fleming, to approve Resolution #22-18.

## VOTE ON THE MOTION:

Yays: 5 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Fleming,  
Council Member Devens and Council Member Wegner  
Excused: 2 - Council Member Moore and Council Member Love  
MOTION CARRIED.

## XI. REPORTS

- 1. Change Order Report: Contract with Orion Construction, Inc. for HHES and VHS Generator Replacement**
- 2. Quarterly Travel Report for City Council, City Manager, & City Clerk - Q4 2021**
- 3. Report: Temporary Land Use Permit #22-01 for Wilson Brothers**

**Distributing for Six Months, for a 2.87-acre Portion of 226 S Harbor Drive,  
Tract G, Harbor Subdivision**

**4. Treasury Report: January, 2022**

**XII. CITY MANAGER / CITY CLERK / CITY ATTORNEY / MAYOR REPORTS**

**1. City Manager Report**

**1. City Manager's Report March 15, 2022**

Mr. Detter reviewed his report included in the agenda packet, highlighting the Incident Management Training, the upcoming Director's Retreat on March 28<sup>th</sup>, correspondence he had received since traveling to Juneau in regards to AML priorities. He updated Council on the VFDA feasibility study, and the proposal evaluation process for the Childcare Needs Assessment with 0-3 Families Alliance Group. He thanked Ms. Ferko and Mr. Carlson for their work with the City.

**2. City Clerk Report**

Ms. Pierce updated Council on property tax assessment appeals, an upcoming policy change proposal, and the upcoming Municipal Election. She invited Council to attend Ms. Ferko's farewell luncheon March 16<sup>th</sup>.

**3. City Attorney Report**

Mr. Staser outlined projects and provided updates on cases his firm is working on behalf of the City, including redistricting, escaped property, and the C-Plan.

Mr. Staser thanked Ms. Ferko and Mr. Carlson for their work with the City and wished them well in future endeavors.

**4. City Mayor Report**

Mayor Scheidt thanked Ms. Ferko for all she had done to make her job on Council better. She thanked Mr. Detter and Staff for continuing to advance the housing issue and childcare issue. She reminded those listening the Mayor's Cup Snowmachine Race would during occur the upcoming Saturday. She thanked those who submitted petitions to run for Council and School Board. She congratulated the Valdez Buccaneer Basketball teams on their big regional finishes and wished them luck at State.

**XIII. COUNCIL BUSINESS FROM THE FLOOR**

Council members thanked Ms. Ferko and Mr. Carlson for their dedicated service to the community and wished them well in future endeavors.

Council Member Devens shared his gratitude and pride in the housing initiative. In regards to Earthquake Remembrance Day, he stated it was important not only to acknowledge the tragedy which occurred, but also to also feel pride and optimism as the Valdez Earthquake represented the only time in all of recorded history an entire town was destroyed and decided to relocate a few miles away.

Council Member Wegner congratulated the Valdez Buccaneer Basketball teams on making it to the State Championships. He thanked the community for their support during the Aurora Conference Championship over spring break.

Council Member Fleming thanked the snow removal crews for keeping the roads and roofs clear. He asked if Staff was considering reassessing the threshold for when to begin snow removal on City buildings. Mr. Detter and Mr. Duval agreed there would be discussion and evaluation on the weight criteria, and adding volume of snow as an additional point of consideration. Council Member Fleming requested a work session on property tax assessments and expressed concern over steep tax increases. Ms. Pierce agreed to schedule a work session on the assessment process with Council, the assessor, and the Finance Department.

Council Member Sorum expressed frustration in the assessment process, and time constraints. He agreed a work session would be important.

#### **XIV. ADJOURNMENT**

There being no further business, Mayor Scheidt adjourned the meeting at 9:39 p.m.

#### **XV. APPENDIX**

##### **1. City Council Calendars - March & April 2022**