

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Final

Tuesday, June 7, 2022

7:00 PM

Regular Meeting

Council Chambers

City Council

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. SWEAR-IN CITY COUNCIL

Ms. Pierce swore in Council Member Fleming and Council Member Sorum.

IV. ELECTION OF MAYOR PRO TEMPORE

Present: 6 - Mayor Sharon Scheidt
Mayor Pro Tem Alan Sorum
Council Member Dennis Fleming
Council Member Dawson Moore
Council Member Susan Love
Council Member Jimmy Devens

Excused: 1 - Council Member Todd Wegner

Also Present: 6 - City Manager Mark Detter
Assistant City Manager Nathan Duval
City Clerk Sheri Pierce
Deputy City Clerk Elise Sorum-Birk
Records Manager Shelley McMillen
City Attorney Jake Staser

MOTION: Council Member Devens moved, seconded by Council Member Fleming, to appoint Council Member Sorum as Mayor Pro Tempore.

VOTE ON THE MOTION

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

V. APPROVAL OF MINUTES

- 1. Approval of Minutes of Regular Meetings: 1) March 15, 2022 and 2) May 17, 2022**

VI. PUBLIC BUSINESS FROM THE FLOOR

Public Comment was given by resident Tonya Hamilton, Executive Director for Connecting Ties regarding their new group home.

VII. CONSENT AGENDA

- 1. Appointment to Valdez Museum and Historical Archive Association
Board: Nanci Hill**
- 2. Proclamation: Juneteenth Day**
- 3. Approval To Go Into Executive Session Re: Escaped Property -
Supplemental Assessments**
- 4. Approval of Liquor License Renewals: (1) Mountain Sky Hotel (2) Uber Tubers
(The Potato)**

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

VOTE ON THE MOTION

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

VIII. NEW BUSINESS

- 1. Approval of Purchase Order with Copper Valley Electric in the Amount of \$118,770 for Valdez Senior Housing Project**

MOTION: Council Member Devens moved, seconded by Council Member Love, to Approve of purchase order with Copper Valley Electric in the Amount of \$118,770 for Valdez Senior Housing Project.

VOTE ON THE MOTION

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

- 2. Approval of Contract with Harris Sand & Gravel, Inc. for the Pavement Management Phase III Whalen Avenue CM/GC Project in the Amount of \$3,841,475.50**

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Fleming, to Approve the contract with Harris Sand & Gravel Inc, for the Pavement Management III Whalen Avenue CM/CG Project in the amount for \$3,841,475.50.

Staff recommended an amendment due to a clerical error.

MOTION: Council Member Devens moved, seconded by Council Member Moore, to amend Resolution 22-0266 to read \$3,881,476.00.

VOTE ON THE AMENDMENT

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

Council Member Fleming asked if the paving project would still move forward as intended. Capital Facilities Director Nate Duval stated the paving may extend the Whalen Project slightly, and explained the intent was to streamline the process.

VOTE ON THE MAIN MOTION AS AMENDED

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MAIN MOTION CARRIED

3. Approval of Contract with Harris Sand & Gravel, Inc. for the Water Main Replacement Meals to Richardson Highway Project in the Amount of \$793,000

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Fleming, to Approve the contract with Harris Sand & Gravel, Inc. for the Water Main Replacement Meals to Richardson Highway project in the amount of \$793,000.

VOTE ON THE MOTION

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

4. Approval of Contract with Orion Construction, Inc for the East Hanagita Roadway and Utility Improvements CM/GC Project in the Amount of \$1,350,000

MOTION: Council Member Love moved, seconded by Council Member Fleming, to Approve the Contract with Orion Construction, Inc for the East

Hanagita Roadway and Utility Improvements CM/GC project in the amount of \$1,350,000.

VOTE ON THE MOTION

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

5. Discussion Item: Draft Ordinance Amending Valdez Municipal Code Chapter 2.24 Code of Ethics and Conduct

Council Member Love stated her main concern was being specific about what applied to Boards & Commissions and those connected to City business. She felt it was clearly laid out in the draft.

Council Member Fleming asked if the new section could be put into a pamphlet and distributed to all Boards & Commission members. Ms. Pierce explained the Ethics section of the Code was reviewed with new Boards & Commission members. She said training would be provided to current Boards & Commission members as well.

Ms. Patty Relay, Valdez Museum & Historical Archive (VMHC) Executive Director, requested confirmation her existing board members would receive training on the amended Code of Ethics and Conduct. Ms. Pierce agreed to include the Museum Board in training.

Ms. Relay asked who she would report to if an issue arose with her Board which needed oversight from the VMHC Corporation. Mr. Staser explained she would report to the Mayor.

6. Discussion Item: Housing Incentive Plan

Council Member Sorum felt going off the Certificate of Completion would be reasonable. He asked what the rationale for the 5 year requirement was.

Council Member Fleming asked when the end date would be. Staff explained the program would have to come back to Council in advance of December 31st, 2024 for evaluation. He stated he understood Staff's desire for a start date for the program, but he felt the end date was more important to him.

In response to Council Member Sorum, Mr. Detter explained there was a possibility of the program being taken advantage of in situations where, as an example, an existing dwelling unit was split into two units, then changed back after funds were received. Mayor Scheidt stated the goal was to get people into homes, and she did not have a problem with wording which prevented people turning the homes created under this program into VRBO's or short term rentals.

Council Member Moore stated as long as a home was being built as residential housing, he was not concerned if someone lived in it for three years or five years. He stated the prohibition on short term rentals cited by Mr. Staser would take care of the issue.

Mr. Dave Tousignant, Valdez resident, asked what would be changing. Mr. Detter explained eligibility would change from use of a start date to when a Certificate of Occupancy was issued. Mr. Tousignant asked if the wording should be changed to "single family dwellings". Mr. Detter stated Council's intent was to add more dwelling units, including duplexes and zero lot lines.

7. Discussion Item: Allison Point Erosion

Council Member Fleming requested confirmation there was no other access to the beach. Mr. Duval agreed. Council Member Fleming said a lack of an access site would not slow down the fishing at Allison Point this summer as people would climb down the rocks by where they parked. He expressed interest in a more economical solution as opposed to rushing to fix the access area.

Council Member Love asked if the campground was operated by the City or a vendor. Mr. Duval explained it was managed by a contractor. Council Member Love expressed concern over accessibility requirements for those using the campground. Mr. Duval stated south of the hatchery was less steep and easier to access by climbing down the riprap. The north side of the hatchery was harder to access without a maintained ramp.

Mr. Duval agreed to talk with a consultant and come back to Council with options.

IX. ORDINANCES

1. **#22-07 - Amending the Zoning Map to Effect a Change to Lot 1C, USS 197, Plat 2007-15 to Commercial Residential. Second Reading. Adoption.**

MOTION: Council Member Moore moved, seconded by Council Member Fleming, to The Planning & Zoning Commission recommends approval of ordinance #22-07 amending the zoning map to effect a change to Lot 1C, USS 197, Plat 2007-15 to Commercial Residential.

Mayor Scheidt expressed concern over changing the zoning on this single property after recent completion of the Comprehensive Plan. She felt it would be worth Staff's time to reevaluate the entire area prior to making any changes.

Council Member Sorum asked if this had been on the previous meeting agenda. Mayor Scheidt confirmed this was the second reading.

Council Member Moore stated he felt a Comprehensive Plan was intended to be

flexible.

Council Member Love stated her first vote had not been very decided, and she shared Mayor Scheidt's concern. She explained she had originally voted in favor due to the lack of commercial property, but agreed the concerns brought forth were valid and she would be changing her vote.

VOTE ON THE MOTION

Yays: 3 - Council Member Moore, Council Member Devens and Council Member Fleming

Nays: 3 - Mayor Scheidt, Mayor Pro Tem Sorum, and Council Member Love

Excused: 1 - Council Member Wegner

MOTION FAILED

2. #22-08 - Amending the Zoning Map to Effect a Change to Lots 2 and 3, Medical Park Subdivision Senior Addition to Multiple-Family Residential. First Reading. Public Hearing.

MOTION: Council Member Devens moved, seconded by Council Member Love, to Adopt Ordinance #22-08, amending the zoning map to effect a change to Lots 2 and 3, Medical Park Subdivision Senior Addition to Multiple-Family Residential.

VOTE ON THE MOTION

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

X. RESOLUTIONS

1. #22-36 - Supporting Use of the Valdez Grain Terminal as Matching Resources for Grant Funded Mariculture-Related Development

MOTION: Mayor Pro Tem Sorum moved, seconded by Council Member Devens, to Approve Resolution #22-36.

VOTE ON THE MOTION

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

2. #22-37 - Authorizing Lease Amendment No.1 with the Valdez

**Emergency Assistance and Food Bank for a Portion of Tract D, USS
447**

MOTION: Council Member Fleming moved, seconded by Council Member Devens, to Approve Resolution #22-37.

VOTE ON THE MOTION

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

3. #22-38 - Amending the 2022 Budget by Reallocating \$1.1MM of Previously Approved Capital Projects Appropriations to Previously Approved Capital and Major Maintenance Projects

MOTION: Council Member Love moved, seconded by Mayor Pro Tem Sorum, to Approve Resolution #22-38.

VOTE ON THE MOTION

Yays: 6 - Mayor Scheidt, Mayor Pro Tem Sorum, Council Member Moore, Council Member Love, Council Member Devens and Council Member Fleming

Excused: 1 - Council Member Wegner

MOTION CARRIED

XI. REPORTS

- 1. Shooting Range Property Issue**
- 2. Monthly Treasury Report: March, 2022**
- 3. Local Utility Inflation Assistance (LUNA) Program**

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

1. City Manager Report

1. City Manager's Report 6-7-2022

Mr. Detter reviewed the City Manager's report included in the agenda packet, highlighting the upcoming Council Strategic Planning Work Session, current City Projects, the Stellar Group, and the Parks & Recreation Director interviews.

2. City Clerk Report

Ms. Pierce welcomed Deputy City Clerk Elise Sorum-Birk to her new position. She reviewed the upcoming Council calendar, including scheduling a work session to review the Board of Equalization process.

Ms. Pierce reviewed current Council committee appointments and made adjustments as request. Current appointments have been included below.

Permanent Fund Committee: Council Members Wegner, Devens, and Love

Audit Committee: Council Members Sorum, Fleming, and Devens

VCVB Council Member Representative: Council Member Moore

Flood Mitigation Task Force: Council Members Fleming, and Sorum

Chair of the Beautification Task Force: Mayor Scheidt

3. City Attorney Report

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

4. City Mayor Report

Mayor Scheidt updated Council on her participation in local events, including the first Pride Celebration, and the Military Appreciation event where she was able to honor Destrey Gambol. She thanked Staff for the meaningful Juneteenth event. She gave her condolences to those affected by the recent fire.

XIII. COUNCIL BUSINESS FROM THE FLOOR

Council Member Sorum requested Staff look into recognizing Ms. Diane Crisp for her contributions with the harbor. He asked Staff to move forward with putting out the Coast Guard City signage. Mr. Duval stated the final design of the Coast Guard City sign was in the process of being approved. He agreed to bring the design back at the next Regular Council Meeting.

Council Member Fleming asked Staff to look into addressing the condition of the storage building on West Hanagita. He thanked Parks & Rec for the work done around Ruth Pond to prepare it for the summer. He asked Mr. Detter to meet with the school system to discuss the growth of weeds on top of the elementary school gym.

Council Member Love updated Council on Child Care Assessment.

Council Member Moore reminded Council of the upcoming Valdez Theater Conference. He encouraged those listening to attend the public shows.

Council Member Devens reminded those listening the City does have events often, and you can sign up for updates on the events on the City website.

XIV. EXECUTIVE SESSION

XV. RETURN FROM EXECUTIVE SESSION

XVI. ADJOURNMENT