

City of Valdez

212 Chenega Ave.
Valdez, AK 99686



Meeting Minutes - Final

Tuesday, September 5, 2023

7:00 PM

Regular Meeting

Council Chambers

City Council

REGULAR AGENDA - 7:00 PM**I. CALL TO ORDER**

Mayor Sharon Scheidt called the meeting to order at 7:04 p.m.

II. PLEDGE OF ALLEGIANCE**III. ROLL CALL**

Present: 6 - Mayor Sharon Scheidt
Mayor Pro Tem Alan Sorum
Council Member Todd Wegner
Council Member Jimmy Devens
Council Member Olivia Foster
Council Member Austin Love
Excused: 1 - Council Member Dennis Fleming
Also Present: Interim City Manager Nathan Duval
City Clerk Sheri Pierce
City Attorney Jake Staser
Deputy City Clerk Elise Sorum-Birk

IV. APPROVAL OF MINUTES

- 1. Approval of City Council Minutes- August 15, 2023**
- 2. Approval of City Council Special Meeting Minutes - August 30, 2023**

V. PUBLIC APPEARANCES

- 1. Public Appearance: Allie Steed, SWAN**

SWAN Executive Director Allie Steed provided an overview of the upcoming 2023 Wellness Symposium.

VI. PUBLIC BUSINESS FROM THE FLOOR

Dr. Angela Alfaro spoke on the Blue Zones documentary and societal level changes. She highlighted the importance of proper infrastructures for supporting healthy living and requested a future Task Force on establishing said infrastructure. Council Member Wegner expressed his support.

VII. CONSENT AGENDA

- 1. Proclamation: Emergency Preparedness Month**
- 2. Appointments to the Economic Diversification Commission, Applicants: Levi**

Rowland, Jim Shirrell, Sadie Blancaflor

- 3. Appointment to the Beautification Commission, Applicant: Sara Irwin-Goudreau**
- 4. Appointment to VMHA Board of Directors - Applicant: Katherine Carr**
- 5. Approval To Go Into Executive Session - Re: Discussion of Legal Implications of Supreme Court Order on Attorney's Fees and Costs and Potential Settlement of Superior Court Fees and Costs**

MOTION: Devens moved, seconded by Love, to approve all items on the consent agenda.

VOTE ON MOTION

Yays: 6 - Scheidt, Sorum, Wegner, Devens, Foster and Love

Absent: 1 - Fleming

MOTION CARRIED.

VIII. NEW BUSINESS

1. Approval of the 2022 Financial Audit

MOTION: Sorum moved, seconded by Devens, to approve the 2022 Financial Audit.

Council members commended Finance Department staff for achieving a clean audit.

VOTE ON MOTION

Yays: 6 - Scheidt, Sorum, Wegner, Devens, Foster and Love

Absent: 1 - Fleming

MOTION CARRIED.

2. Discussion Item: Request by Valdez Senior Housing Associates, LLC to Construct a Covered Parking Structure

Shawne Mastronardi of Cordes Development and Eric Spangler of Orion Construction were available for questions.

Interim City Manager Nate Duval updated council on the communicated desire on covered parking from those looking to use the housing facility.

Mastronardi noted that the importance of covered parking to potential residents had been underestimated. She explained parking had not been initially pursued due to cost and easements, but they were looking at an option that would add 20 spaces.

Council Member Devens reminded those listening that parking had been part of the

original plan and had not been incorporated due to the cost analysis. Devens stated support for revisiting the idea and his belief that the price was reasonable.

Council Member Wegner asked if each of the parking units would include a covered storage area as well. Spangler clarified that there was heated storage inside the apartment building for each tenant.

Council Member Love asked who would be managing the completed apartment structure. Duval and Mastronardi answered that Northstar Management would take on oversight of this property in addition to the Sound View apartments current under their purview.

Council Member Love inquired about other financing mechanisms for the parking structure. A brief overview of current funding streams was provided by Duval and Mastronardi who noted that all options had been explored.

Discussion ensued on creating a parking space for every unit, with easements and space for a structure identified as hurdles to providing more than 20 parking spaces.

Mayor Scheidt shared her support for the covered parking project moving forward.

Janis Johnson, Valdez Resident, spoke in support of the housing project, but expressed concern of compromising the natural habitat between the mountain and the bike path. She encouraged the council to consider the implications of bike path usage in all seasons.

Interim City Manager Duval sought consensus from council members to bring back a formal amendment at the first meeting in October. Council instructed Mr. Duval to proceed.

IX. RESOLUTIONS

- 1. #23-44 - Directing the City Manager to Prepare a Request for Proposals for the Lease or Negotiated Sale and Development of Lots 4a, 6-7, and 9b, Block 33, Mineral Creek Subdivision (Pipeline Club)**

MOTION: Devens moved, seconded by Love, to approve Resolution 23-44 authorizing the solicitation for requests for proposals for the negotiated sale or lease of Lots 4A, 6-7, and 9B, Block 33, Mineral Creek Subdivision.

Council Member Devens stated he had been asked why the property would not be offered up for direct sale for the assessed value. He expressed concerns with real estate speculation and highlighted council's desire for the development of the lot for the greatest benefit of the community.

VOTE ON MOTION

Yays: 6 - Scheidt, Sorum, Wegner, Devens, Foster and Love

Absent: 1 - Fleming
MOTION CARRIED.

X. REPORTS

1. Quarterly Financial Summary Reports: June 30, 2023

Council Member Love asked about the Valdez Housing Improvement Authority.

Finance Director Jordan Nelson explained the dissolution of the fund and allocation of remaining funds to the housing incentive program and the development incentive program.

Council Member Love asked about the list of capital projects totaling \$57 million located on page 7 of the report included in the agenda packet. Mr. Nelson noted that a large portion of the money was already accounted for including approximately \$35 million for the sewer force main replacement.

2. PRCS 2023 Operations Verbal Report

Parks, Recreation, & Cultural Services Director Ken Wilson reviewed his report included in the agenda packet.

Council Member Love asked if Director Wilson was looking at sunsetting any of the PRCS facilities. Mr. Wilson stated he was not, and outlined the process he would follow if he felt a facility should be sunset or put out to bid to an outside entity.

Love requested information on the staffing issue. Wilson stated staffing overall was trending in the right direction and the pool of employees was small.

Mayor Scheidt asked if new programs had goals set for evaluating their success. Director Wilson responded in the affirmative. Mayor Scheidt expressed an interest in seeing a comparison in the success of current programs to programs prior to the pandemic.

Mayor Scheidt stated she had been asked why PRCS was only hosting middle school dances, and not high school dances. Wilson noted dynamics of high school dances that would necessitate different chaperones and oversight.

Mayor Scheidt thanked the PRCS team for their work cleaning up the shooting range, and those at the Civic Center involved in facilitating the Alaska Power Association Conference. She asked about PRCS efforts relating to convention and meeting marketing. Director Wilson noted conversations with the Valdez Convention & Visitor's Bureau were active. He stated an interest in attracting destination weddings and Alaska based businesses to use the facility.

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

1. City Manager Report

Interim City Manager Nate Duval reviewed his report included in the agenda packet, highlighting the Robe Lake habitat restoration, paving projects, operations budget, the Royal Center, the annual 9/11 memorial, and the upcoming pavement management meeting. He congratulated former Chief of Police, and fishing captain Bill Comer on his Director's Derby winning fish.

2. City Clerk Report

City Clerk Sheri Pierce shared her enthusiasm for changes to the Clerk's Department staff, including the promotion of Sheri Boyles to Records Manager, and bringing Sarah Winn on as the new Customer Service Representative at the front desk. She updated Council on her upcoming calendar, including travel.

3. City Attorney Report

City Attorney Jake Staser outlined current legal projects and provided a brief update on ongoing city litigation, including escaped property, and Boulder Bay.

4. City Mayor Report

Mayor Scheidt thanked all those who participated in the city manager hiring process and updated the council on Copper Valley Electric's new CEO, Jaime Matthews.

XII. COUNCIL BUSINESS FROM THE FLOOR

Council Member Devens thanked the new members of the boards and commissions. He congratulated incoming Civic Center Manager Robert Smith on his new role.

Council Member Foster updated the council on the child care crisis taskforce and encouraged those listening to attend the upcoming wellness symposium.

Council Member Love thanked those who had given public comment.

Council Member Wegner noted that Valdez High School would be hosting the Valdez Invitational Volleyball Tournament, which included over 17 teams and their families.

Council Member Sorum requested and was given permission from council to travel to Washinton, D.C. to advocate with the Forest County and Schools Coalition to advocate for the Secure Rural Schools program.

XIII. EXECUTIVE SESSION

XIV. RETURN FROM EXECUTIVE SESSION

Mayor Scheidt stated council had given the city attorney direction to pursue the course of action relating to discussion of the Supreme Court Order on the attorney's fees cost recovery and potential settlement of Superior Court fees and costs.

XV. ADJOURNMENT

The meeting was adjourned at 9:28 p.m.

XVI. APPENDIX

1. Legal Billing Summary - August 2023
2. September 2023 City Council Calendar

CITY OF VALDEZ, ALASKA


Sharon Scheidt, Mayor

ATTEST:


Sheri L. Pierce, MMC, City Clerk

