

MINUTES  
REGULAR MEETING  
OF THE CITY COUNCIL  
FOR THE CITY OF THORNE BAY:  
CITY HALL COUNCIL CHAMBERS  
**TUESDAY June 20, 2017, 6:30 p.m.**

There was a workshop of the City Council beginning at 6:00 p.m.

1. CALL TO ORDER:

Mayor Gould called the meeting to order at 6:30 p.m.

2. PLEDGE TO FLAG:

The council and audience stood for the pledge to the flag.

3. ROLL CALL:

Gould, Carlson, Slayton, Edenfield, Hartwell, McDonald and Burger were present.

4. APPROVAL OF AGENDA:

Gould moved to approve the agenda. Hartwell seconded the motion. There was no further discussion.

MOTION: Move to approve the agenda

F/S: Gould/Hartwell

YEAS: Burger, McDonald, Gould, Carlson, Slayton, Edenfield, and Hartwell

NAYS: None

STATUS: Motion Passed.

5. MAYOR'S REPORT:

Gould reported that Jon Bolling requested that someone from Thorne Bay attend the POWLAT meeting in Juneau this July.

6. ADMINISTRATIVE REPORTS:

City Clerk report in the absence of Administrator:

- July will have one Regular City Council meeting, unless a Special Meeting is called sooner.

Depending on the council decision for sale of real property, there may be a need to schedule special meeting for 2<sup>nd</sup> reading of Non-Code Ordinance

- Met with Terry Willburn concerning his Subdivision Request of Lot 2, Block 6, Creating Lots 2-A and 2-B, Block 6.

This item will be on the next agenda for approval. The council will approve the preliminary plat that meets all requirements of the Municipal Code for Subdivisions, authorizing the Mayor to sign Mylar upon receipt. Confusion between what was required for Terry to provide on the plat prior to the Council approving it.

### **Resolution 17-06-20-01 – Harbor Rate Schedule Amendment.**

- Increase of 5% in fee charged per foot. Last increase was October 2015. Resolution reflects the dollar increase per contract, month, 6-month or annual.

### **Ordinance 17-07-18-01 – amends the Leave Without Pay section of the Code.**

- The leave of absence is cleaning up another vague section of code. Currently the code allows for an employee to request up to 2 years of leave without pay. This would cause an extreme hardship to the City regarding benefits Code requires the City to pay for 80% of employee's health insurance.

### **NON-Code Ordinance 17-07-18-02 – Authorizing the sale of municipal real property to Charles and Laura Jennings.**

- The request is for approximately 805 square feet of land adjoining their property for placement of retaining wall and allow for parking on the property.
- The neighbor submitted a letter of no objection.
- Will require a second reading
- City entered sale agreement with Nick Higson in 2010 at \$1.50 per square foot for 609 sq. ft.

### **Ordinance 17-06-20-01 -- zoning of un-zoned lands and rezone of certain municipal lands**

- Zone -Old skid road subdivision, and South Thorne Bay Addition 1, to be zoned Residential/Commercial III,
- Tract AP and Tract AQ, to be zoned Deer Creek Residential, Tract NT, to be zoned Residential Commercial III, Tract BP-4, to be zoned as Public, Tract BP-2A amended from Commercial to Deer Creek Residential, Tract BP-3, amended from Industrial to Residential Commercial III, discussion and action item:

### **Expenditures over \$2000:**

Expenditure of \$2,806.00, to Greg and Sheryl Kerkof for purchase of 20 ft. container The container is to replace the administration storage shed and can be used for library's storage to help with room in the library.

**Harbors and Parks:** Shane is still on vacation, returning tomorrow, Sam had been filling performing maintenance checks and Lisa has been checking on the launch fees, and transient receipts.

**Streets and Roads:** Requested that Max grade the Kasaan Road when able to, road has not been graded in quite some time. Maybe over a month or more.

**Water and Sewer:** Jason and Sam are doing routine maintenance and water treatment. Checked on concern of water usage at SISD float house, possible leak or broken meter. Have not gotten response on outcome.

**Solid Waste:** Routine.

**FIRE/EMS:** I have submitted the completed Gaming License Application to the State for approval. I will manage, Dana and Lisa are alternate managers. Proceeds from all gaming activity will be used to fund future fishing derby's and remaining proceeds not used for the derby will be used to fund Emergency Services. Bruce Maldonado submitted two applications for New EMS Volunteers, and will schedule interviews with applicants upon Wayne's return.

**Library:** Met with Lana Clark, the Librarian, to develop a system that will help City Hall keep track of all income receipted into the library through late fees, copies, fax, donations, etc. We had discussed the possibility of requesting the Friends of the Library hold an event during our Annual City Anniversary Event in August, to sell old library books, or anything else they may want to do for fundraising. Of course, all proceeds they receive would be directly to the library through the "friends". Just another way to get extra donations. Scheduled monthly reports to be prepared for Council Meetings, that will include all activities for that month, user stats for prior month, and any maintenance or other requests they may have.

**7. PUBLIC COMMENTS:**

Tom Cunningham commented on the following:

- Requested the City grade the South Side Road, specifically in the Subdivision past Davidson Landing and beyond Seaford's Pit
- Commented it had been over a year since the grader was last in the subdivision
- Inquired if the City notifies people of the requirement to apply for a building permit when building within Thorne Bay.

Jim Wagemann commented on the following:

- Expressed thanks to Harvey McDonald and Raymond Slayton for coming out to South Thorne Bay to investigate the conditions.
- Inquired if there was a requirement for the maximum number of trailers allowed on one parcel, and if anyone could decide to have a trailer park on their property

**8. COUNCIL COMMENTS:**

McDonald stated there would be a meeting of the IFA Board on June 21<sup>st</sup>.

McDonald encouraged people interested in the IFA to attend the meeting.

McDonald commented that it was hard for Thorne Bay to get 5 people to sit on one particular committee or commission, such as Planning and Zoning, Harbor Commission, Streets Commission, etc. McDonald suggested that one councilmember be in charge of these committees and be the one to investigate complaints filed, note activity within the community relating to that department, and present ideas for improvement or code changes for that department to the City Council for review. McDonald stated the any councilmember could step up and be in charge of whichever committee they were passionate about.

9. NEW BUSINESS:

- A. Resolution 17-06-20-01, amending the Harbor Rate Schedule, discussion and action item:

Gould moved to approve Resolution 17-06-20-01. Hartwell seconded the motion. Gould explained that the City Council voted to increase harbor rates every two years at a 5% increase rather than raising once every 3 or 4 years at a 15 or 20% increase. Gould continued that it was important for the departments within the City pay for themselves. There was further discussion.

MOTION: Move to approve Resolution 17-06-20-01

F/S: Gould/Hartwell

YEAS: Edenfield, Carlson, Slayton, Gould, Hartwell, McDonald and Burger

NAYS: None

STATUS: Motion Passed.

10. ORDINANCES FOR INTRODUCTION:

- A. Ordinance 17-07-18-01: amending Title 2-Administration and Personnel, Chapter 2.24 – Officers and Employees, Section 2.24.060 – Annual leave, Subsection - 2.24.060 (E) – Leave Without Pay, discussion and action item:

Gould moved to approve Ordinance 17-07-18-01. McDonald seconded the motion. Gould explained the current Code on LWOP was vague and this amendment helps to clarify the policy and actions that may be taken. There was no further discussion.

MOTION: Move to approve Ordinance 17-07-18-01

F/S: Gould/McDonald

YEAS: Hartwell, Carlson, Burger, Slayton, McDonald, Edenfield and Gould

NAYS: None

STATUS: Motion Passed.

- B. Ordinance 17-07-18-02: Non-Code Ordinance, authorizing the sale of approximately 800 sq. ft. of City Property located along the property line of Lot 7-A, Scenic view Subdivision, Plat No. 2000-45 Charles and Laura Jennings Replat, discussion and action item:

Gould moved to approve Ordinance 17-07-18-02, striking Section 2-Purpose as written and insert Section 2- "The purpose of this ordinance is to Provide for the sale of Municipal Real Property located adjacent to Lot 7 A, Scenic view Subdivision, to Charles and Laura Jennings for the amount of \$1.50 per square foot. Transaction of this land sale will be considered completed upon receipt of a survey completed by a licensed surveyor within the State of Alaska; and receipt of payment made to the City of Thorne Bay by Charles and Laura Jennings at the agreed price of \$1.50 per square foot". Hartwell seconded the motion. Discussions included requirement that the Purchaser would be responsible for the costs associated with this land sale including survey and recording. There was further discussion.

MOTION: Move to approve Ordinance 17-07-18-02, striking Section 2-Purpose as written and insert Section 2- "The purpose of this ordinance is to Provide for the sale of Municipal Real Property located adjacent to Lot 7 A, Scenic view Subdivision, to Charles and Laura Jennings for the amount of \$1.50 per square foot. Transaction of this land sale will be considered completed upon receipt of a survey completed by a licensed surveyor within the State of Alaska; and receipt of payment made to the City of Thorne Bay by Charles and Laura Jennings at the agreed price of \$1.50 per square foot"

F/S: Gould/Hartwell

YEAS: McDonald, Burger, Carlson, Gould, Hartwell, Slayton and Edenfield

NAYS: None

STATUS: Motion Passed.

#### **11. ORDINANCE FOR PUBLIC HEARING:**

- A. Ordinance 17-06-20-01, zoning of Old skid road subdivision, and South Thorne Bay Addition 1, to be zoned Residential/Commercial III, Tract AP and Tract AQ, to be zoned Deer Creek Residential, Tract NT, to be zoned Residential Commercial III, Tract BP-4, to be zoned as Public, Tract BP-2A amended from Commercial to Deer Creek Residential, Tract BP-3, amended from Industrial to Residential Commercial III, discussion and action item:

Gould moved to approve Ordinance 17-06-20-01. Hartwell seconded the motion. There was no further discussion.

MOTION: Move to approve Ordinance 17-06-20-01

F/S: Gould/Hartwell

YEAS: Slayton, McDonald, Edenfield, Gould, Hartwell, Burger, and Carlson

NAYS: None

STATUS: Motion Passed.

#### **12. EXPENDITURES EXCEEDING \$2,000.00:**

- A. Expenditure of \$2,806.00, to Greg & Sheryl Kerkof, purchase of 20 foot container, discussion and action item:

Gould moved to approve the expenditure of \$2,806.00, to Greg & Sheryl Kerkof, purchase of 20-foot container. McDonald seconded the motion.

MOTION: Move to approve the expenditure of \$2,806.00, to Greg & Sheryl Kerkof, purchase of 20-foot container

F/S: Gould/McDonald

YEAS: Burger, McDonald, Edenfield, Gould, Hartwell, Slayton and Carlson

NAYS: None

STATUS: Motion Passed.

13. EXECUTIVE SESSION:

There was no executive session called.

14. CONTINUATION OF PUBLIC COMMENT:

Tom Cunningham commented on the following:

- Commented on the requirement of submitting a building permit application to the City Planning Official prior to building, failure to do so may result in penalties.
- Cunningham stated the code allowed for anyone who sees a code violation regarding construction can bring it to the City for investigations.
- Cunningham inquired who in the City was in charge with following up and investigating the complaints.

15. CONTINUATION OF COUNCIL COMMENT:

Hartwell informed the council and audience of Flo Long's upcoming Birthday.

16. ADJOURNMENT:

Mayor Gould adjourned the meeting at 7:20 p.m.

Harvey McDonald Vice Mayor  
for James Gould, Mayor

ATTEST:

Teri Feibel  
Teri Feibel, CMC