

MINUTES OF A REGULAR MEETING  
OF SELDOVIA CITY COUNCIL  
COUNCIL CHAMBERS

Monday  
October 8, 2018  
6:00pm

COLBERG CAMPBELL MORRISON ROJAS LETHIN SWEATT
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- A. Call to Order & Roll Call: MEETING CALLED TO ORDER BY MAYOR LENT AT 6:00 PM  
PRESENT: COUNCILMEMBERS: COLBERG, CAMPBELL, MORRISON, LETHIN- telephonic, and SWEATT

STAFF: CITY MANAGER CAMERON  
CITY CLERK GEAGEL  
POLICE CHIEF CUSHMAN

- B. Pledge of Allegiance: Held  
C. Excused Absences: ROJAS  
D. Agenda Approval: COLBERG/CAMPBELL MOVED TO APPROVE THE AGENDA

SWEATT/COLBERG MOVED TO AMEND THE AGENDA TO ADD ITEM L4.  
DISCUSSION- SVFD FIRETENDER AND TO MOVE ITEM M.2-1 TO ITEM G.  
VOICE VOTE/UNANIMOUS/MOTION PASSED

COLBERG/CAMPBELL MOVED TO APPROVE THE AGENDA AS AMENDED  
VOICE VOTE/UNANIMOUS/MOTION PASSED

- E. Consent Agenda: *(All items under the Consent Agenda are approved with a single motion, no discussion, and one vote. A Council Member may request to remove an item(s) for discussion and a separate vote.)*  
1. Approval of Minutes: Minutes of the Regular Meeting, September 10, 2018  
Minutes of the Special Meeting, September 17, 2018  
2. Payment Approval Report: Payment Approval Report 09/01/18-10/31/18  
3. Ordinance Introduction:

SWEATT/COLBERG MOVED TO ACCEPT THE CONSENT AGENDA  
VOICE VOTE/UNANIMOUS/MOTION PASSED

- F. Mayoral Proclamations: None  
G. Public Presentation Prior Notice: (each presenter has up to 10 min)  
M.2- 1. Seldovia Police Chief- Paul Cushman, Introduction.  
CM CAMERON- Introduced Mr. Paul Cushman and his family and discussed that she looked forward to working with Paul.  
POLICE CHIEF CUSHMAN- Discussed that he was happy to be there, it was a steep learning curve, but he was happy to be a part of the community.  
1. Kevin Schoneman, Alaska Rural Water Association and Charley Palmer, DEC  
KEVIN SCHONEMAN, ARWA- Introduced himself as Seldovia's Source Water Protection Specialist, he has worked with Seldovia for many years. Funding comes from the USDA's farmed services. He was currently working on three protection plans at no cost to the communities and in collaboration with Charlie to ensure requirements are met so that the plan was endorsed. He presented a PowerPoint slide show as written in the laydown. He discussed that volcanoes were always a concern. The protection plan would include what measures a community may need to employ to protect their water source. Fire was more of a concern than volcanoes, and human activity was the number one threat, whether intentional or not. There was not a lot of restriction in Seldovia's water shed area and they want people to be able to hike up there but people need to be sensible. DNR, UAA, and the state all own property in the water source protection area, he did not see any SNA land right close to the area. He could try to help anyone who

has concerns with well water, they can work with anyone in the area, but they did not usually work with individual wells. He asked if the Seldovia Village worked with the ANTHC Scattered Sites Program, a lot of times individual wells and septic were encompassed by the program and ANTHC was the lead most often.

CHARLIE PALMER, DEC- Introduced himself as a hydrologist with the state and he assisted Schoneman with the presentation. He discussed that several agencies work together to notify communities when ashfall from a volcano may impact a community, they are not normally long events and the biggest incident is the increase in water consumption to wash away the ash. Seldovia was fortunate to have a large amount of water storage. Part of the protection plan would be how the community responds to an event. He discussed wildfire being a potential contamination source and foam agents were normally used at airports and for aviation, not so much for forest fires where the concern was more about the run off. He discussed the hodgepodge of owners around the watershed and how Homer got extra territory from KPB in order to manage their watershed area. There are a couple of examples in Alaska of purchasing developmental water rights. He discussed individual wells being a concern in other villages as well and that DEC's focus was on regulated water systems. Communities can develop their own water protection plans and some plans are broader.

MORRISON- Inquired as to what the city's biggest fear or worst-case fear would be with water contamination and would it be volcanos going off and ash and silica contaminating sources? Would the Water Treatment Plant notify them of contamination?

LAUREL HILTS, resident- Discussed the paralleling universe of Seldovia Village Tribe and the City of Seldovia and asked if it made sense to have the water protection plan look at all the water of people drinking well water beyond the city limits.

H. Public Presentation for Items not on Agenda: (public has 3 min each)

LAUREL HILTS, resident- Discussed that they had wrapped up a great summer season, and appreciated businesses staying open longer, such as, the Boardwalk, Thyme on Boardwalk, and the Seldovia Bay Ferry which ran until the 16th. Perry's Café would be open during the winter by Chris and Karen, and the Linwood would have lunch and dinner seven days a week. The Halloween Carnival would be September 27<sup>th</sup> and was hosted by SVT at the school and was a great opportunity to collaborate. The new preschool started up and it was great to see the kids have that opportunity again. The Seldovia Arts Council was preparing for its 20<sup>th</sup> annual Seldovia Summer Solstice Music Festival next June, they were seeking extra sponsorships and donations to make it a really great event and opportunity for the community to bring people in.

I. Committee and Advisory Board Reports: (each member has 5 min) None

J. Public Hearings:

1. RESOLUTION 19-04 CERTIFICATE OF RESULTS OF ELECTION OCTOBER 2, 2018

a. Presentation by Staff or Council

CLERK GEAGEL- Opened absentee and questioned ballots with election judge Christine Kashevarof and Greg Wolfer present.

ELECTION JUDGE GREG WOLFER AND CHRISTINE KASHEVAROF- tallied the absentee and questioned ballots presented and presented the final tallies to council.

b. Council Discussion

MORRISON- Thanked the voters for having confidence in him and stated he was happy to serve another three years.

c. Public Presentation or Hearing (public has 3 min each)

MAYOR LENT called for public comment and none was offered.

d. Action/Disposition

CAMPBELL/SWEATT MOVED TO ADOPT RESOLUTION 19-04 CERTIFICATE OF RESULTS OF ELECTION OCTOBER 2, 2018

VOICE VOTE/UNANIMOUS/MOTION PASSED

e. Swearing in Ceremony for Elected Council Members

CLERK GEAGEL ADMINISTERED THE OATH OF OFFICE TO COUNCIL MEMBER COLBERG

CLERK GEAGEL ADMINISTERED THE OATH OF OFFICE TO COUNCIL MEMBER MORRISON

2. ORDINANCE 19-01 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA, ADOPTING CHAPTER 5.35 BUSINESS LICENSE AND ESTABLISHING A PENALTY OF OFFENSE IN TITLE 1.08.040 MINOR OFFENSE TABLE- amended

a. Presentation by Staff or Council

CLERK GEAGEL- Presented an amended Ordinance 19-01 with the changes discussed at the previous meeting.

b. Council Discussion

SWEATT- Spoke in support of Ordinance 19-01.

Campbell- Spoke in support of Ordinance 19-01.

c. Public Presentation or Hearing (public has 3 min each)

MAYOR LENT called for public comment and none was offered.

d. Action/Disposition

CAMPBELL/MORRISON MOVED TO ADOPT ORDINANCE 19-01 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA, ADOPTING CHAPTER 5.35 BUSINESS LICENSE AND ESTABLISHING A PENALTY OF OFFENSE IN TITLE 1.08.040 MINOR OFFENSE TABLE AS AMENDED

VOICE VOTE/UNANIMOUS/MOTION PASSED

K. Unfinished Business:

L. New Business:

1. Discussion- ORDINANCE 19-02 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA, ADOPTING CHAPTER 11.10 RIGHT OF WAY

a. Presentation by Staff or Council

CLERK GEAGEL- Presented Ordinance 19-02 as recommended by the Planning Commission and legal for permits for the utility use of right-of-way's. The chapter should state Utility Use of Right of Way. The original ordinance was from the Kenai Peninsula Borough and was amended to suit Seldovia. It requires a general utility permit and construction permits for each individual road opening project, there is an extensive construction permit requirements section, followed by a section on prior existing installations and a section on appeals and enforcement.

b. Council Discussion

CAMPBELL- Inquired if HEA would have to fill out an application for all future projects in a right of way.

CM CAMERON- Discussed that there was a section in the code for prior existing installations and HEA and other utilities would have to fill out an application for those as well as any future projects. An easement would be needed for construction not in a right of way, but on city property.

c. Public Presentation or Hearing (public has 3 min each)

MAYOR LENT called for public comment and none was offered.

d. Action/Disposition

CAMPBELL/COLBERG ORDINANCE 19-02 MOVED TO INTRODUCE THE ORDINANCE AT THE NEXT MEETING AND INCLUDE A COPY OF THE APPLICATION

VOICE VOTE/UNANIMOUS/MOTION PASSED

2. Discussion- ORDINANCE 19-03 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA, AMENDING TITLE 18.52 COMMERCIAL MARINE, CHAPTER 18.20 DEFINITIONS, AND TITLE 1 GENERAL PROVISIONS SECTION 1.08.040 TO INCLUDE 18.52.120 VIOLATION—PENALTIES

a. Presentation by Staff or Council

CLERK GEAGEL- Presented Ordinance 19-03 updating Title 18's Commercial Marine chapter, as recommended by the Planning Commission and discussed the changes being made. She discussed that a reformatting of Title 18 into a more comprehensive matrix format was mentioned at the last planning meeting and would be discussed at the next planning meeting.

b. Council Discussion

LETHIN- Spoke in support of changing commercial marine, but it should be commercial residential and the secondary use should be put back in as a primary use. He listed several businesses that were residential commercial. He suggested grandfathering everybody that is residential commercial now instead of making them jump through hoops. He stated that if someone wanted to be in business there was plenty of opportunity without this zoning.

CAMPBELL- He spoke in opposition of changing commercial marine to commercial residential, it would open the door for nothing but rentals.

CM CAMERON- Discussed that the conditional use process for long term rentals would take in account how many rentals were in that zone.

SWEATT- Discussed that the goal in the new commercial district was to have everyone have business if they were going to live there. A lot of people were working very hard to make Seldovia a little more viable and encourage folks to move there full time or during the summer.

MAYOR LENT- Stated that Seldovia did not have the volume of people to have all businesses on Main Street.

COLBERG- Spoke in opposition of Lethin's proposal.

c. Public Presentation or Hearing (public has 3 min each)

LAUREL HILTS, resident- Discussed that there was a long history of people living around the waterfront that were zoned commercial marine who were taking advantage of the lack of enforcement. She discussed that there were businesses from the pavilion to Perley's and spoke in opposition of grandfathering people in that took advantage. She spoke in support of Ordinance 19-02, Seldovia was growing and they need to enhance it, not hinder.

CHRISTINE KASHEVAROF, resident- Spoke in agreement with Laurel.

d. Action/Disposition

CAMPBELL/SWEATT MOVED TO INTRODUCE THE ORDINANCE AT THE NEXT MEETING  
VOICE VOTE/UNANIMOUS/MOTION PASSED

3. Discussion-City Building Vandalism

a. Presentation by Staff or Council

CM CAMERON- Discussed that there had been vandalism around the harbor office and the multi-purpose building. It appeared to be some kind of spray on the plants to make them die. Janice, a university horticulturist, came down and took some samples and discussed with Cameron that she did not think it was an accident, it was deliberate by someone who was well versed in horticulture or with plants in the way the substance was applied. She had stated she was certain they were targeted, the branches were still pliable and green inside, and there was a good chance they would come back in the spring. Janice also discussed her opinions with Police Chief Cushman. A security camera policy and what it would take to put security cameras on the buildings was discussed in office. It would not break the bank and they would be manageable with a retention schedule. They would be motion activated and the city would be proactive with city property. Last time the discussion of security cameras was for inside the office, these would be outside the building, motion censored and timed.

b. Council Discussion

LETHIN- Discussed that the cost would be minimal and the video could be DVR'd.

CAMPBELL- Discussed the possibility of involving the DEC or EPA since it was so close to the main water shed.

KEVIN SCHONEMAN, ARWA- Discussed that he would be happy to call up the Nonpoint Source Program with the Clean Water Act. Illegal dumping especially next to the Kachemak Bay was criminal. If this occurred in a drinking water area or system it would be a terrorist act and a federal offense.

CHARLIE PALMER, DEC- Discussed that if council requested he could notify someone in his department.

MORRISON- Spoke in support of a video surveillance policy.

SWEATT- Inquired about the retention schedule.

COLBERG- Spoke in support of a video surveillance policy.

c. Public Presentation or Hearing (public has 3 min each)

CHRISTINE KASHEVAROF, resident – Discussed that Spit Spots installed security cameras for people locally. She stated that she would like to see the community come together, it's not going to go away if something isn't done, and she was pleased to have a cop there.

LAUREL HILTS, resident- Asked the Council to acknowledge Doug Perrin in this time, he was deeply grieving. She asked council to give a statement that this does not happen in their town and it was not okay.

GREG WOLFER, resident- Spoke in agreement with Laurel. Doug was not doing very well and took a lot of pride in his work, Suzie Stranik does the same thing.

CHIEF OFFICER CUSHMAN- Discussed that cameras were not only great for catching someone after the fact but as a deterrent.

d. Action/Disposition

CONSENSUS TO DIRECT THE CITY STAFF TO CREATE A VIDEO CAMERA SURVEILLANCE POLICY AND HAVE CHARLIE SPEAK WITH SOMEONE AT THE STATE

#### 4. Discussion-SVFD Firetender

##### a. Presentation by Staff or Council

CM CAMERON- Discussed that the Seldovia Volunteer Fire Department had planned to acquire a firetender that was being transferred out of a fleet and that UAA was doing the repairs through a class, at cost. At the beginning of the summer the work was extended to September, and now it had been extended to December. She had been looking at a cost analysis of adding the tender to the fleet and whether it was a direct need to add the tender to the department. Fire Chief Andrew was there to discuss how the fire department felt about the tender. They would have to move Rescue One out of the shop and heat and maintain the new tender. The new tender could not be kept outside and filled. The fire department's preferred method was to hook up to a hydrant then they don't have to worry about water running out. In speaking with Davis, he thought they could sell the tender to a wildlands department for around \$20,000-25,000. Parts had cost them around \$9,000 to this point, they had voted to spend up to twelve, and had raised twelve. By selling they could make a little money to put towards things that could be better utilized. She read the executive board's motion as written in the laydown and she had suggested to the board that they brought it up at tonight's meeting since the council represents the City of Seldovia and its constituents.

ANDREW MATTOX, Fire Chief- discussed that for the tender to remain empty they would have to purge it every time it was filled and emptied. It was not like the old vehicle which was basically a tank on wheels. It was a lot more sophisticated and a fairly advanced piece of equipment. Another issue was that in the winter it did not have four-wheel drive. He spoke with Rick Harkness, who is the Fire Chief for Barabara Heights and a mechanic, his overall assessment was that it was the wrong vehicle for the area as it was fairly advanced asset, large and heavy and folks would need an awareness of how it felt to be half empty going around corners and sloshing. Though he had not seen any specification on the weight of the vehicle he estimated it was probably over 20 tons and was not sure how the shoulders and driveways were going to handle it. As for operating it Mattox stated that it was a manual transmission and not a lot of folks had that ability to operate it, there were a few folks in the room, but he certainly did not know how to. The Fire Department Executive Board was aware that the funding was raised from the community and that a few individuals were excited for it. It was well intentioned, but now they find themselves in the spot of how much more expensive it would be and they would have to route resources to it and away from other activities that help them serve the mission. Another excellent expenditure would be to identify hydrants that needed repaired, it would cost around \$5000 a hydrant to fix. Even if stretching out a lot of hose to hook onto a hydrant at maximum flow a hydrant open in five minutes would use as much as the vehicle was capable of holding and everyone knew how to work a hydrant. The department was also exploring purchasing more hoses as it was a fairly pressing need. The tanker would be used in a very narrow capacity and there were so many other things that were needed.

MARK JANES, Public Safety Officer- Discussed that there were other needs for the department. The airport brush fire outlined some of those needs such as outdated hoses. With these funds they could get mile long hoses that could reach from any hydrant. Barabara Heights Volunteer Fire Department already had a pump system and a new tanker.

b. Council Discussion

MAYOR LENT- Inquired if they had to keep the new tender warm in the winter and how much money had been put into it.

SWEATT- Spoke in support of selling the tanker and ensuring that everyone who had made donations was notified.

CAMPBELL- Spoke in support of selling the tanker for better benefits for the community. At some point they needed to discuss repairing a fire hydrant a year. They are going to have to start spending a little every year to get ahead. He spoke in support of notifying everyone who was so generous in making those donations.

MORRISON- Inquired if donations were specifically for the tanker.

COLBERG- Spoke in support of selling the tanker and ensuring that everyone who had made donations was notified.

c. Public Presentation or Hearing (public has 3 min each)

GREG WOLFER, SVFD member- Spoke in support of selling the tanker and checking the fire hydrants.

CHRISTINE KASHEVAROF, resident- Discussed the idea of letting people or groups adopt a hydrant. She would be willing to adopt a hydrant, it is better then having a house burn down.

d. Action/Disposition

CAMPBELL/SWEATT MOVED TO EXERCISE OPTION 4, SELL THE WATER TANKER, IF THAT IS THE WISHES OF COMMUNITY AND COUNCIL  
VOICE VOTE/UNANIMOUS/MOTION PASSED

M. Administration Reports:

1. Treasurer's Report: None

2. City Manager's Report: See Laydown

CM CAMERON- Presented the City Manager's report as written in the laydown and included that; a leak on Anderson Way was fixed by the property owner and reduced water use by 40,000 gallons a day. The tiniest leak loses a tremendous amount of water, such as a leaky hose and they were able to see a difference immediately. It motivated them to bring Kevin back down, he has a very useful tool to pinpoint leaks based on sound and vibration, it is very fancy equipment. The leak on Anderson Way by Bobbi's house was next on the list to fix next week when Tyler was back. They were supposed to be using between 80,000-100,000 a day, it was up to 200,000 at one point and is right now hovering around 100,000 thanks to the Water Treatment Plant, programs like ARWA and maintenance fixing leaks. She presented a recap of previous sales tax and property tax in the laydown, and stated that they were on an upswing. Carl Hyde with the DOT had been on vacation, she would reach out to him again next week. The City was granted a grant through VSW to do a preliminary sewer study, it is the first phase and they were hopeful for more. The Community Block Grant, was based on the lmi for eligibility, Heidi and herself had put together a survey. The grant was for their universe and they had made the case that geographically included out the road. The vice president of Caselle came to Seldovia to push through issues that they had occurred during conversion, and the data was given to Altman and Rogers who will be down in two weeks to complete the 2017 audit and they hope to see data from that audit soon. Jackie would be attending a Rural Water Utility Management training in December. On October 23 ARWA would be sending someone to Seldovia for a training. It was a great opportunity at no cost for the staff and operators, and was open to all if council or anyone would like to attend. She was still working on the O&M and would have a draft for Tyler to review next week. When she first committed to the city manager position they had agreed on a sixth month evaluation and that time had come and went, she requested an evaluation at the next council meeting and would email the council evaluation forms. She stated she was looking forward to AML and was hoping to promote Seldovia and make great contacts.

~~1. Seldovia Police Chief Paul Cushman, Introduction. Moved to Item G.~~

N. Informational Items Not Requiring Action:

1. The City Manager and City Clerk will not be in office the week of November 12, 2018 so that they may attend the AML conference.

O. Executive Session: None

P. Council and Mayor Comments Concerning Items Not on the Agenda:

COLBERG- Thanked everybody for attending, he enjoyed the presentation.

CAMPBELL- Thanked everybody in the community and Charlie and Kevin for presenting.

MORRISON- Thanked everyone for being there, for the presentation, and the staff.

LETHIN- Requested the attorney have a quick look at chapter 18.52.

SWEATT- Thanked everyone for coming and staying and gave thanks for the presentation.

MAYOR LENT- Thanked everyone for showing up and thanked the judges for what they do.

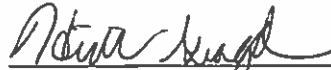
Q. Next Meeting: Regular Meeting will be held on Monday, October 22, 2018 at 6:00 pm

R. Adjournment:

COLBERG/CAMPBELL MOVED TO ADJOURN AT 8:36 PM

NO OBJECTION/MOTION PASSED

I certify the above represents accurate minutes of City of Seldovia Council meeting of October 08, 2018.

  
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Heidi Geagel, City Clerk

Approved by Council 10/22/2018

