

**AGENDA FOR A REGULAR MEETING  
OF SELDOVIA CITY COUNCIL  
COUNCIL CHAMBERS**

**Wednesday  
June 27, 2018  
7:30pm**

COLBERG CAMPBELL MORRISON ROJAS LETHIN SWEATT
--

- A. Call to Order & Roll Call: MEETING CALLED TO ORDER BY MAYOR LENT AT 7:30 PM  
PRESENT: COUNCILMEMBERS: COLBERG, CAMPBELL-telephonic, MORRISON, ROJAS, LETHIN, and SWEATT

STAFF: CITY MANAGER CAMERON  
FINANCE OFFICER TAYLOR  
CITY CLERK GEAGEL

- B. Pledge of Allegiance: Held  
C. Excused Absences: None  
D. Agenda Approval: ROJAS/SWEATT MOVED TO APPROVE THE WEDNESDAY JUNE 27 AGENDA  
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, May 23, 2018  
Minutes of the Regular Meeting, June 13, 2018  
2. Payment Approval Report: Payment Approval Report 06/01/18-06/30/18  
3. Ordinance Introduction:  
1. ORDINANCE 18-18 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA, ADOPTING CHAPTER 11.06 CITY LAND EXCAVATION AND ESTABLISHING A PENALTY OF OFFENSE IN TITLE 1.08.040 MINOR OFFENSE TABLE

ROJAS/COLBERG MOVED TO APPROVE THE CONSENT AGENDA  
VOICE VOTE/UNANIMOUS/MOTION PASSED

- F. Mayoral Proclamations: None  
G. Public Presentation Prior Notice: (each presenter has up to 10 min)  
1. State Park Introduction and Information, Alaska Division of Parks and Outdoor Recreation - Jason Okuly Chief Ranger Ninilchik and Kachemak Bay and Jack Blackwell Superintendent of the Kenai and Prince William Sound Region  
H. Public Presentation for Items not on Agenda: (public has 3 min each)  
LAUREL HILTS- Discussed that SVT was partnering with state parks for Healthy Chatter and last week there was a speaker about Naknak Park. The Seldovia Fine Arts had a really great Solstice Festival. The 4<sup>th</sup> of July is coming up and Madalyn Grahn is heading it up. The Seldovia Bay Ferry will run three times on the 4<sup>th</sup> and seven days a week for the month of July. The Borough Mayor vetoed two proposals that will affect Seldovia, one for the Kenai Peninsula School District and one for the Kenai Peninsula Tourism Marketing Council, both agencies are making every effort to work collaboratively with the mayor.  
SCOTT OGAN- Presented an update on the status of the zipline. After filling out paperwork and gaining approval last year from the DOT, he was informed that it is high unlikely he will be granted use of that easement. He is looking at alternatives for the zipline, like a small footprint utilizing the campground, and he would like to get something going and have it open by next spring. He asked the council to consider meeting the 9<sup>th</sup> of July for a presentation about entering into agreement for a very small footprint for rv park that would be economically viable for the city and himself.  
I. Committee and Advisory Board Reports: (each member has 5 min)  
J. Public Hearings:

1. RESOLUTION 18-15 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA PROVIDING COMMENT FOR THE PROPOSED PEBBLE PROJECT, PERMIT APPLICATION POA-2017-271, U.S. ARMY CORPS OF ENGINEERS REGULATORY DIVISION, ENVIRONMENTAL IMPACT STATEMENT

a. Presentation by Staff or Council

CLERK/GEAGEL- Presented Resolution 18-15 providing comment for the proposed pebble project.

b. Council Discussion

ROJAS- Spoke in support of Resolution 18-15.

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

MAYOR LENT CALLED FOR PUBLIC COMMENT WITH NONE BEING OFFERED.

d. Action/Disposition

ROJAS/SWEATT MOVED TO ACCEPT RESOLUTION 18-15 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SELDOVIA, ALASKA PROVIDING COMMENT FOR THE PROPOSED PEBBLE PROJECT, PERMIT APPLICATION POA-2017-271, U.S. ARMY CORPS OF ENGINEERS REGULATORY DIVISION, ENVIRONMENTAL IMPACT STATEMENT  
VOICE VOTE/UNANIMOUS/MOTION PASSED

K. Unfinished Business: None

L. New Business:

1. Discussion- Tsunami Evacuation Brochure- for review

a. Presentation by Staff or Council

CLERK/GEAGEL- Presented the Tsunami Evacuation Brochure Draft for review.

b. Council Discussion

CM CAMERON- Discussed that they will be adding the harbor radio channels that the harbor recommends, as well as local emergency channels to the brochure. People from Tsunami Ready and people from the State will be visiting tomorrow and bringing with them tsunami signs, they should be going up in the next few months.

SWEATT- Spoke in support of the brochure.

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

MAYOR LENT CALLED FOR PUBLIC COMMENT WITH NONE BEING OFFERED.

d. Action/Disposition

NO ACTION WAS TAKEN

2. Discussion- Clinic Space

a. Presentation by Staff or Council

JERRY STRANIK- Discussed having the city continue to provide space for dental service that they would not otherwise have, it takes up very small space of clinic. He stated that he felt strongly against the city looking at alternative uses for the clinic, it is a service building from one end of facility to other. The city should give a one-year moratorium at looking for something else and make an effort to get someone here on a part time basis for the medical clinic. Dr. Lethin was willing to carry on for the dental clinic. They really need to be proactive to find someone who is retiring and economics is not important to them, another Larry would be a miracle. They really have not done a proactive search.

b. Council Discussion

ROJAS- Discussed that the last meeting was a tough discussion,. They have tried for years to fill the clinic space. They cannot give away the building or save it for the chance that someone will come. They need to find someone to rent the space. It is really hard to make a commitment to keep heating the building when tax payer's pay for it and they do not know how many people are being seen. It is their fiduciary duty. Dr. Lethin could speak with the city manager and negotiate a contract, a small space could still be utilized, but the bottom line is they would be charged.

SWEATT- Discussed that the city is not in the medical business and cannot keep having the city manager spend time and energy on it. They are not going to get a Dr. Reynolds again. There is a health clinic in town, staffed with nurse practioners, PA's, and a doctor every now and then. It is the responsibility of the councilmembers to do what is in the best interest of community.

MORRISON- Inquired if SVT still had dentists coming over and if they would be willing to lease the clinic space.  
CAMPBELL- Discussed that at the last meeting three options were discussed, the first was to continue basic health, the second was to revert part of property to a bunk house, and the third option was to liquidate and explore leasing options. One possible long-term tenant was the post office. They do have fiduciary duty to the community and exploring any opportunity to make a substantial change in revenue. He spoke in support of keeping with the change from the last meeting

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

CRYSTAL COLLIER- Commented that SVT has dentists come over once a quarter and they are not interested in leasing at this time. She stated that personally she thinks the city is going in right direction, and that if they find a physician or a dentist, they should still pay the going rate. Things change and if Seldovia does not change and holds on to something that will never be, it will die. Free service and free rent competing against a sliding scale is not a reality. Seldovia needs to grow up and become more attractive, repurpose the space, make it live again as a city office or post office. Think outside of the box, Seldovia is a different place now.

JENNY CHISSUS- Discussed that she has talked with Dr. Barnes about that space. He has been looking for a property for a home, and wrote a letter saying he is unable to commit to using clinic space but is hoping to do so. The cost of running a medical business is increasing. If Seldovia is interested then free space is essential. She recommends not converting the space and completely preventing a physician from coming to Seldovia. Before they liquidate and renovate they need to carefully explore options and make sure they are legitimate. To do it in hopes of something better and not have it happen is worrisome.

LOU COLLIER- Spoke in favor of the city taking a total different route with the clinic space. They have an existing clinic and a doctor coming to Seldovia with a family and competing with an existing clinic is very unlikely. If they are not certified they would not be able to do anything more than the clinic can do right now.

KIM COLLIER- Spoke in favor of the city taking a different route with the clinic space.

RICK HARKNESS- Spoke in favor of repurposing the clinic instead of letting it gather moth balls in hopes of using it. It's expensive to have it sitting there.

DARLENE CRAWFORD- Discussed that SVT does provide service to all people in town and does have dental come over.

d. Action/Disposition

CONSENSUS OF THE CITY COUNCIL OF THE CITY OF SELDOVI TO CONTINUE EXPLORING OPTION THREE

3. Discussion- Annexation Petition Procedures

a. Presentation by Staff or Council

CLERK GEAGEL- Presented the Local Boundary Commission City Annexation in Alaska Information packet.

b. Council Discussion

ROJAS- Discussed that annexation was a really long process and times were changing. They need to have a dialogue on annexation, not through the concept of paying more mil rate, but of what can citizens provide to City of Seldovia, what can they do to contribute.

SWEATT- Spoke in agreement with Rojas. It is not something that is going to happen overnight, if they are even able to get to that point.

COLBERG- Commented that Hugh smith was trying to get his properties annexed and it was going to take a while, years.

LETHIN- Spoke in agreement with Rojas.

CAMPBELL- Spoke in agreement with Rojas as well as Crystal's comments on change. As a city they need to explore alternatives. Annexation has come up multiple times over the years, everyone outside of city limit's natural reaction is what is the city going to do for me. That needs to be taken out of equation, and it should be what can I do for city. In order to gain traction there needs to be broad support inside and outside city as well as from the government. Before action can be taken there needs to be hundreds of meetings to get to consensus to submit for legislative review or vote by local action.

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

DARLENE CRAWFORD- Discussed that some of the things talked about don't qualify, like large unpopulated areas don't fit in, the annexation area is going to have to be a lot smaller. Soldotna's area is a mile here, and a quarter mile there. The city will not be able to provide services out the road, people have their own water and sewer.

The people out the road drive the roads, pay stall rent, and sales tax when they shop or buy fuel. The people that live out of town do provide and are year-round. There used to be 220 houses in town, everyone should be paying taxes. This will require a substantial amount of time and resources. If it does get annexed people out the road can run for city mayor and council. She spoke in opposition of annexation maybe in ten years, but not now. People out the road might want water and sewer too.

CRYSTAL COLLIER- Spoke in opposition of annexation, it is a divisive move. Hugh smith wants to annex and they won't annex him but want to annex the people who do not want to be annexed. It is a huge geographical area and they didn't even think about all the raw land. It is not worth the fight they will have with people.

CM CAMERON- Commented that Hugh smith had been given the city's blessing and is submitting his own petition. He has all the pieces that he needs.

JENNY CHISSUS- Discussed that the push back right away is that people don't want to pay more taxes. It is the city's job to educate people and it is an exploratory time for options. If it is something the city feels will be a benefit, then they need to review and give some facts on how it affects people.

RICK HARKNESS- Discussed that for annexation to even begin to work everything outside city limits needs to not be already organized. If they annex into an existing organization they are probably going to be refused. It's going to take 8 years, 4 if it were an unorganized area. It takes a lot of money and a lot of time and goes nowhere fast. People on the boundary commission are selected from anywhere in state, and they don't know where Seldovia is and why they want to annex. They might get someone who supports annexation and approves or someone who doesn't and says no. Will city ordinance's carry into the annexed area? There are a lot of things to look at before they start doing it. They need a committee to sit down and look at it, read the guidelines and make decisions instead of the council. Think it through it really closely.

d. Action/Disposition

#### NO ACTION WAS TAKEN

#### M. Administration Reports:

1. Treasurer's Report: See Laydown

F/O TAYLOR- Presented the Treasurer's Report as written in the laydown

2. City Manager's Report: See Laydown

CM CAMERON- Presented the City Manager's report as written in the laydown, including that the City's request for a six to twelve-month extension on the Water Treatment Plant grant. The Water Treatment Plant community open house will take place July 13<sup>th</sup>, 2018. NorSea who held a presentation for the council recently is very interested in pursuing the opportunity in Seldovia. She asked the council to entertain a letter of support to NorSea for coming to Seldovia. Senator Sullivan is pushing for an exemption for the communities in Alaska for the FAA easements. She stated she is not worried and thinks the exemption will be granted as water is an essential service. She discussed the priority list and asked for input and if they were still applicable.

#### CONSENSUS OF THE CITY COUNCIL OF THE CITY OF SELDOVIA TO SUPPORT NORSEA

CAMPBELL- Discussed that he would like to see LED lighting on the priorities list and more downtown beautification. Suzy's planting around lollipop park last year was a good example of volunteer work that turned out very well.

#### N. Informational Items Not Requiring Action:

1. Regular council meetings will now be held on Mondays at 6pm.

2. Jurassic Parliament- Roberts Rules Motions Charts and Language Tips for Meeting Management

O. Executive Session: None

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

COLBERG- Thanked everybody for coming, his one comment on the annexation is he would like to see them start and finish with Hugh Smiths and then if somebody else if they want in, as they say do a little at a time, futility of trying to annex large area. It's going to take forever. Thank you ladies for all your hard work.

CAMPBELL- Thanked the staff, public, and Jason and Jack from the Alaska State Parks.

MORRISON- Thanked everyone for being there. It is nice to see good amount of people. Their inputs and comments were highly educational. He thanked the staff for a great job.

ROJAS- Thanked everyone for being there and their comments and the hard work that comes of the city office. Have a great fourth of July.

LETHIN-Thanked the staff for their hard work and the public for being there.

SWEATT- Same thing. They touched on some emotional issues, and she is glad they are finally able to move ahead a little bit on some of those things. She thanked everyone for being there and thanked the staff for all their work.

MAYOR LENT- Discussed that Monday they had twenty boy scouts volunteer at the cemetery, they accomplished a lot. There are few volunteers, like Mike Miller, John Gruber, himself, and Greg. They have been working hard out there. He has heard some complaints but not a lot of solutions. A lot of volunteers have no family the cemetery, some do. He does not know what the big change is. Doug used to maintain the cemetery and a lot of people used to come out and help, he does not know what has happened. Three years ago, people complained so he started working out there, they need a lot of money and help. Gravestones have sunk and need to be dug down to the bottom and raised, dump trucks are needed to fill a lot of recessed graves. They need to cut down a lot of trees, weed eat, and money to replace crosses. The goal is to get it level to maintain with a lawnmower.

Q. Next Meeting: Regular Meeting will be held on Monday, July 09, 2018 at 6:00 pm

CM CAMERON- Discussed that they did not have anything pressing on the docket, they are switching over to Monday meetings and would have to get an agenda out by Tuesday, a week from yesterday. There is not enough time to have a healthy agenda. She asked how the council would feel about having the first Monday meeting on July 23<sup>rd</sup>.

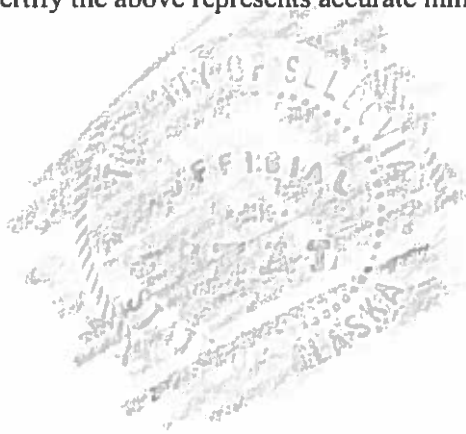
ROJAS- Commented that she would not be in town on the 9<sup>th</sup>.

**CONSENSUS OF THE CITY COUNCIL OF THE CITY OF SELDOVIA TO HOLD THE NEXT REGULAR MEETING ON JULY 23<sup>RD</sup>**

R. Adjournment:

COLBERG/SWEATT MOVED TO ADJOURN AT 9:38 PM  
NO OBJECTION/MOTION PASSED

I certify the above represents accurate minutes of City of Seldovia Council meeting of June 27, 2018.



  
\_\_\_\_\_  
Heidi Geagel, City Clerk

Approved by Council 07/23/18