

CITY OF UNALASKA
UNALASKA, ALASKA
REGULAR MEETING
FEBRUARY 27, 2007

The regular meeting of the Unalaska City Council was called to order by Mayor Marquardt at 7:00 p.m., February 27, 2007, in the Unalaska City Hall Council Chambers. Roll call was taken and the following members were present:

Mayor	-Shirley Marquardt
Members	-Katherine McGlashan -Juanita Lewis -Dick Peck -Rocky Caldero -Joanna Aldridge -D. H. "Kris" Flanagan
Absent	-None

PLEDGE OF ALLEGIANCE: Mayor Marquardt led the Pledge of Allegiance.

RECOGNITION OF VISITORS:

1. Tonya Miller, new Finance Director, husband Tracy, and sons Duncan and Jacob.
2. Nancy Peterson, new DPW Director.

APPROVAL OF AGENDA:

1. Move Makushin Geothermal Project from New Business #3 to the beginning of the agenda.
 2. Move the Directives to City Manager before the Executive Session.
- Mayor Marquardt declared the agenda adopted as revised.

MINUTES: Hearing no revisions, Mayor Marquardt declared the minutes of February 13, 2007 adopted.

FINANCIAL REPORT: Financial Reports for January, 2007 in the packet.

BOARD/COMMISSION REPORTS: None

AWARDS/PRESENTATIONS: Mayor Marquardt presented Council Member Aldridge a plaque of appreciation for her dedicated service to the City of Unalaska from 2004-2007; expressed appreciation for her dedicated service.

MANAGER'S REPORT: City Manager's report included in the packet; Chris Hladick, City Manager, reported that no one has submitted letters regarding road maintenance; City is waiting to hear on Position III Replacement project funding; waiting to hear from Regional Director on the Ballyhoo Road project, and the South Channel bridge project.

COMMUNITY INPUT/ANNOUNCEMENTS:

1. Public input regarding geothermal project and urging Council to re-evaluate Wartsilla generators.

PUBLIC TESTIMONY ON AGENDA ITEMS: None

LEGISLATIVE

1. MAKUSHIN GEOTHERMAL PROJECT:

DISCUSSION: Chris Hladick, City Manager, gave an overview and update on the Makushin Geothermal project; presented a document that outlines the next steps for the project; reported that Mike Hubbard reviewed all the historical files on the project; recommend hiring a consultant to do concept designs; project will need to be split into phases; the first phase would be feasibility study; second phase to seek grants for the feasibility study, and the exploratory drilling program.

Council discussion regarding the concept designs and the costs of the feasibility study; need to look at various sites to be able to move forward with the concept designs; won't know the costs of the feasibility study until the field is drilled; project is a phased approach which would be a 6 to 10 year project.

Mike Hubbard, City Consultant, explained that City will meet with groups of experts and the geothermal industry, and scope out what it will take to develop what the City needs; will apply for grants and do the studies as initial steps; explained that what has been proposed in the past is a resource of 8 to 15 mgw along the side of Makushin volcano; it has been very well mapped out over the past years.

1. MAKUSHIN GEOTHERMAL PROJECT: Cont.:

Council discussion very excited to move forward; did look at GeothermEx website; exceptionally good company, and has strong background; thankful to Mike Hubbard for the recommendation.

Chris Hladick, City Manager, clarified that the \$35,000 will be for meetings with consultants to develop the concept designs; consultants will provide City a cost estimate; will use the cost estimate to seek grants for the feasibility study and drilling program. Mike Hubbard, Consultant, explained that to do feasibility study, the City has to apply for a grant; City should have good plan laid out.

PUBLIC TESTIMONY: Public testimony that there was a presentation by a geologist from the State of Alaska at the Museum of the Aleutians; the geologist has all the data on the geothermal resource; case study on geothermal needs to be done in Unalaska.

Caldero move to recommend moving forward with the Makushin Geothermal Project as outlined in the Preliminary Development Plan, Aldridge second.

DISCUSSION: Council discussion that when City needs to go this route and this is the key component to obtaining grants.

VOTE: UNANIMOUS

2. BOARDS AND COMMISSIONS - ANNUAL REPORT TO COUNCIL:

1. PLANNING COMMISSION:

Shannon Morrison, Chair, presented the Annual Planning Commission/Planning Board report to the Council; recognized and thanked the Planning Commission members including former Commissioner Juanita Lewis; reported on the accomplishments and activities in 2006.

Mayor Marquardt expressed appreciation to the Planning Commission members for their hard work.

3. RESOLUTION NO. 2007-11: APPOINTING A MEMBER TO UNALASKA CITY COUNCIL SEAT CC-C EFFECTIVE MARCH 1, 2007.

Flanagan move to adopt Resolution No. 2007-11, McGlashan second.

DISCUSSION: Mayor Marquardt explained that when a Council seat is vacated, Council is required to appoint a member to the vacant seat; three applicants have submitted letters of interest.

Dave Gregory, Roger Rowland, and Chris Bobbitt gave a brief presentation of why they were interested in the seat, and answered questions.

Mayor Marquardt explained that this is a very difficult process; all candidates are committed, intelligent, and ready to do the work; Council is responsible to decide who the best candidate is. Council discussion that all candidates are amazing; came to this meeting not really choosing one over the other; have worked with and highly think of Dave and Chris; encourage Council to vote for Roger.

AMENDMENT: Lewis move to amend Resolution No. 2007-11 to insert Roger Rowland's name in the Resolution blank, Caldero second.

DISCUSSION: Council discussion thanked all three candidates; very difficult decision; respect all candidates; all have exceptional credentials; leaning towards an individual who is mindful of what we do on the Council; expressed appreciation to everyone that came forward.

VOTE ON AMENDMENT: LEWIS-AYE, PECK-NAY, CALDERO-AYE, ALDRIDGE-AYE, MCGLASHAN-AYE, FLANAGAN-NAY. Motion passes 4-2.

VOTE ON MAIN MOTION AS AMENDED: LEWIS-AYE, PECK-AYE, CALDERO-AYE, ALDRIDGE-AYE, MCGLASHAN-AYE, FLANAGAN-AYE. Motion passes 6-0.

PUBLIC HEARING:

1. ORDINANCE NO. 2007-02: CREATING BUDGET AMENDMENT NO. 4 TO THE FY07 BUDGET FOR INTERAGENCY FISH TAX REVENUES, WASTEWATER OPERATIONS, INCREASE LANDFILL CLOSURE/POST CLOSURE COSTS, LANDFILL EXPANSION PROJECT FOR CONSTRUCTION AND PARTIAL CLOSURE OF CELLS 1&2, AND THE POWER HOUSE SITE PCB REMEDIATION/CONSTRUCTION.

Mayor Marquardt opened public hearing on Ordinance No. 2007-02
Mayor Marquardt closed public hearing. No public testimony.

CONSENT AGENDA:

1. RESOLUTION NO. 2007-08: CONFIRMING THE MAYOR'S RE-APPOINTMENT OF SHANNON MORRISON TO THE UNALASKA PLANNING COMMISSION/PLATTING BOARD.
2. RESOLUTION NO. 2007-09: CONFIRMING THE MAYOR'S RE-APPOINTMENT OF BETH NEHUS TO THE UNALASKA LIBRARY ADVISORY COMMITTEE.
3. RESOLUTION NO. 2007-12: CONFIRMING THE MAYOR'S RE-APPOINTMENT OF JOHN LASKOWSKI TO THE UNALASKA PARKS, CULTURE & RECREATION ADVISORY COMMITTEE.
4. RESOLUTION NO. 2007-13: CONFIRMING THE MAYOR'S RE-APPOINTMENT OF JUDY MAYHEW TO THE UNALASKA PARKS, CULTURE & RECREATION ADVISORY COMMITTEE.
5. RESOLUTION NO. 2007-16: CONFIRMING THE MAYOR'S RE-APPOINTMENT OF ALLISON MARTIN AS STUDENT REPRESENTATIVE TO THE UNALASKA PARKS, CULTURE & RECREATION ADVISORY COMMITTEE.
6. RESOLUTION NO. 2007-14: CONFIRMING THE MAYOR'S RE-APPOINTMENT OF ANN TOUZA SEDJO TO THE UNALASKA HISTORIC PRESERVATION COMMISSION.
7. RESOLUTION NO. 2007-15: CONFIRMING THE MAYOR'S RE-APPOINTMENT OF JEFF DICKRELL TO THE UNALASKA HISTORIC PRESERVATION COMMISSION.
8. RESOLUTION NO. 2007-06: AUTHORIZING THE SALE OF CITY OF UNALASKA SURPLUS PERSONAL PROPERTY

Hearing no objections, Mayor Marquardt declared the Consent Agenda adopted.

UNFINISHED BUSINESS:

1. ORDINANCE NO. 2007-02: SECOND READING: CREATING BUDGET AMENDMENT NO. 4 TO THE FY07 BUDGET FOR INTERAGENCY FISH TAX REVENUES, WASTEWATER OPERATIONS, INCREASE LANDFILL CLOSURE/POST CLOSURE COSTS, LANDFILL EXPANSION PROJECT FOR CONSTRUCTION AND PARTIAL CLOSURE OF CELLS 1&2, AND THE POWER HOUSE SITE PCB REMEDIATION/CONSTRUCTION.

McGlashan move to adopt Ordinance No. 2007-02, Caldero second.

DISCUSSION: None

AMENDMENT: Peck move to amend Ordinance No. 2007-02 per Proposed Amendment No. 1 to reduce the amount of transfer from General Fund in the amount of ~~\$460,500~~ for the Landfill Cell 4 project, Aldridge second.

DISCUSSION: None

VOTE ON AMENDMENT: PECK-AYE, FLANAGAN-AYE, LEWIS-AYE, CALDERO-AYE, ALDRIDGE-AYE, MCGLASHAN-AYE. Motion passes 6-0.

DISCUSSION: None

VOTE ON MAIN MOTION AS AMENDED: PECK-AYE, ALDRIDGE-AYE, CALDERO-AYE, MCGLASHAN-AYE, LEWIS-AYE, FLANAGAN-AYE. Motion passes 6-0.

NEW BUSINESS:

1. RESOLUTION NO. 2007-10: AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AGREEMENT WITH NORTHERN MECHANICAL FOR THE CONSTRUCTION OF THE LANDFILL EXPANSION PROJECT CELL 4 CONSTRUCTION IN THE AMOUNT OF ~~\$1,671,000~~.

MOTION: Flanagan move to adopt Resolution No. 2007-10, Peck second.

DISCUSSION: Chris Hladick, City Manager, explained that a low bid of \$1.6million for the construction of landfill cell 4 was received; recommend award to Northern Mechanical.

VOTE: UNANIMOUS

2. BOBBY STORRS BOAT HARBOR: BATHROOM/SHOWER PROJECT.

DISCUSSION: Council Member Caldero presented options for the small boat harbor bathrooms; explained that Unisea is equipped with bathrooms, showers, lockers, and laundry available to be utilized by visitors and fishermen; recommend putting a sign in the small boat harbor directing people to Unisea to utilize the facilities.

2. BOBBY STORRS BOAT HARBOR: Cont.:

Council discussion an excellent idea; spend a lot of time in the small boat harbor all year round; good idea to utilize Unisea's facilities and place a nice bathroom in the harbor.

Council discussion expressed appreciation to Unisea for the excellent offer; as the No. 1 fishing port in the nation, City should provide bathrooms and showers that are convenient to the fishermen; need to step back and look at the infrastructure the City has built on revenues from the fishing industry; it is imperative to not only look at Unisea's offer but look at one more option at next meeting; City had the money in the budget for many years; urge Council to move forward.

Council discussion commend Council Member Caldero for an interesting proposal; have questions and concerns on legal issues like joint liabilities, total harmless agreement, and type of lease; would like to see a memorandum of agreement with Unisea, Inc.

Council discussion that boats tied up in the small boat harbor are equipped with bathrooms; Unisea, Inc. has graciously offered their facility with great amenities, and should use it as a trial; LSA is soon to be constructed; funds can be utilized for roads, power house and other projects; urge fishermen and visitors to walk across the street and utilize Unisea's facilities.

PUBLIC TESTIMONY: Public testimony have heard three or four options before; one of the option presented to the Council a year ago was the half million bathroom; thank you to Council Member Caldero who provided one more option; as a fisher, boat owner, and a lobbyist for the Independent Processors and Independent Fishers believe it is very important to build the bathroom; huge step in right direction if City is to build a bathroom, and Unisea will allow fishermen and transient vessels to utilize their facilities; appreciate the time in continuing to work on the project.

3. RESOLUTION NO. 2007-05: AUTHORIZING THE CITY'S FINANCIAL PARTICIPATION IN A RESIDENTIAL ELECTRICAL CONNECTION ON LOT 2, DICKERSON SUBDIVISION, OWNED BY DAN PARRETT & CAROLINE FOGG, PER RESOLUTION NO. 2006-29.

Aldridge move to adopt Resolution No. 2007-05, Peck second.

DISCUSSION: Mayor Marquardt explained that this is a program that Council started years ago; due to expensive costs of utility extensions, the City pays 75% of the cost and application has to be submitted.

VOTE: UNANIMOUS

4. ORDINANCE NO. 2007-03: FIRST READING: AUTHORIZING THE CITY MANAGER TO DISPOSE OF CITY OF UNALASKA PERSONAL PROPERTY – CASE LOADER

Lewis move to schedule Ordinance No. 2007-03 for public hearing and second reading on March 13, 2007, Caldero second.

DISCUSSION: Chris Hladick, City Manager, explained that this is a Case Loader that was damaged this winter; due to the high value of the equipment, the Council has to dispose by ordinance; plan to purchase a new loader.

VOTE: UNANIMOUS

COUNCIL DIRECTIVES:

1. BOBBY STORRS BOAT HARBOR: BATHROOM/SHOWER PROJECT.

Caldero move to direct the City Manager to look at the options for the Bobby Storrs Boat Harbor bathrooms as discussed, and research the MOA, McGlashan second.

DISCUSSION: None

VOTE: AYE-5. NAY-1. Motion passes 5-1.

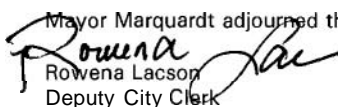
COMMUNITY INPUT/ANNOUNCEMENTS:

1. Frank Keltz, Natural Resource Analyst, gave a fisheries update; Pollock A season is near completion.
2. Thanked Council Member Joanna Aldridge for her service to the Council.

5. EXECUTIVE SESSION: COUNCIL RELATIONS INSIDE AND OUTSIDE COUNCIL MEETINGS.

MOTION: McGlashan move to adjourn into Executive Session at 8:35 to discuss Council relations inside and outside Council meetings, Flanagan second. Unanimous vote. Meeting reconvened to regular session at 9:04 p.m. No action taken in executive session.

Mayor Marquardt adjourned the meeting at 9:05 p.m.


Rowena Lacson
Deputy City Clerk

APPROVED
3/13/07