

Regular Meeting
Tuesday, November 28, 2023
6:00 p.m.

Council Members
Thomas D. Bell
Darin Nicholson
Daneen Looby



Unalaska City Hall
Council Chambers
43 Raven Way

Council Members
Anthony Longo
Alejandro R. Tungul
Shari Coleman

UNALASKA CITY COUNCIL

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Mayor: Vincent M. Tutiakoff Sr. **City Manager:** William Homka
City Clerk: Estkarlen Magdaong, emagdaong@ci.unalaska.ak.us

MINUTES

1. **Call to order.** The Vice Mayor called the regular meeting of the Unalaska City Council to order on November 28, 2023 at 6:02 p.m.

Nicholson read the City's Mission Statement: To provide a sustainable quality of life through excellent stewardship of government.
2. **Roll call.** The acting City Clerk called the roll. Council Members Bell, Looby, Nicholson, Longo, and Tungul were present, the Mayor and Council Member Coleman were absent.
3. **Pledge of Allegiance.** Longo led the Pledge of Allegiance.
4. **Recognition of Visitors.** No particular recognition was made.
5. **Adoption of Agenda.** Nicholson moved to adopt the agenda with second by Looby. Bell moved to amend agenda to include an action item following the executive session to vote on proposed findings of fact and conclusions of law related to the appeal of the planning commission decision; second by Looby. There being no objection, the motion to amend was unanimously adopted. There being no objection to the main motion, the amended agenda was adopted by consensus.
6. **Approve Minutes of Previous Meeting.** Looby moved to approve the proposed minutes of the council meeting held November 14, 2023 as presented, with second by Nicholson. There being no objection, the minutes were approved by consensus.
7. **Reports.**
 - a. City Manager Report – City Manager Bil Homka provided an overview of the Manager Report. No questions from Council.
8. **Community Input & Announcements.**
 - a. PCR Director Roger Blakeley made announcements about upcoming PCR events and programs.
 - b. M. Lynn Crane from Unalaskans Against Sexual Assault & Family Violence provided an update on Thanksgiving, Christmas, and Russian Christmas food boxes. USAFV is selling tickets for Winter Raffle and will be at both the Midnight Madness and PCR Holiday Bazaar. Classic movie night coming up in December. Soup-Off scheduled for March 30, 2024.

9. Public Comment on Agenda Items.

- a. Acting City Clerk read a written comment from Chris Price of the Qawalangin Tribe regarding OCCP's Makushin Geothermal Project.

10. Public Hearing. The Vice Mayor opened the Public Hearing on Ordinance 2023-11: Creating Budget Amendment No. 2 to the Fiscal Year 2024 budget, providing \$10,000 in additional monies to fully fund the Park & Recreation Study. There being no testimony, the Vice Mayor closed the Public Hearing on Ordinance 2023-11.

11. Work Session. Nicholson moved to go into Work Session, second by Longo. There being no objection, motion adopted by consensus.

6:26 p.m. – Entered into Work Session

- a. Dave Matthews of OCCP provided an update on the Makushin Geothermal Project. Public comment provided by Dennis Robinson, Denise Rankin, Alyssa McDonald and Michael Tutiakoff

6:42 p.m. – Looby moved to return to regular session with second by Nicholson; there being no objection, Council returned to regular session.

12. Regular Agenda.

- a. Ordinance 2023-11: 2nd reading – Creating Budget Amendment No. 2 to the Fiscal Year 2024 Budget, providing \$10,000 in additional monies to fully fund the Park & Recreation Study

Bell moved to adopt Ordinance 2023-11; second by Looby.

City Manager Homka introduced the ordinance and responded to Council questions.

Roll call vote: all Council Members present voted in the affirmative, adopting Ordinance 2023-11 with a 5-0 vote.

- b. Ordinance 2023-12: 1st reading, Non-code temporary ordinance of the City of Unalaska allowing extended hours for the sale of alcohol in Unalaska on December 31, 2023 and January 1, 2024

Bell moved to introduce Ordinance 2023-12 and schedule it for public hearing and second reading on December 19, 2023; second by Nicholson.

City Manager Homka introduced the ordinance.

Looby asked to be recused from the vote as she owns a business that would be affected by this ordinance.

Council discussion.

Dennis Robinson provided public comment.

Roll call vote: Council Members voted in the affirmative, scheduling Ordinance 2023-12 for public hearing and second reading on December 19, 2023 with Looby abstaining, adopting the resolution with a 4-0 vote.

- c. Resolution 2023-44: Authorizing the City Manager to enter into a contract with Berry Dunn to provide services for a Park and Recreation Master Plan

Nicholson moved to adopt Resolution 2023-44; second by Longo.

City Manager Homka introduced the resolution.

Council discussion.

Roll call vote: all Council Members present voted in the affirmative, adopting Resolution 2023-44 with a 5-0 vote.

- d. Resolution 2023-46: Authorizing the City Manager to enter into an agreement extension with OptimERA Holdings, Inc. for Electrical Lineman Services

Nicholson moved to adopt Resolution 2023-46; second by Looby.

City Manager Homka introduced the resolution.

Council discussion.

Roll call vote: all Council Members present voted in the affirmative, adopting Resolution 2023-46 with a 5-0 vote.

- e. Resolution 2023-47: Adopting priority rankings for the FY25-FY34 Capital and Major Maintenance Plan Process Guide

Nicholson moved to adopt Resolution 2023-47; second by Bell.

City Manager Homka introduced the resolution.

Council discussion.

Roll call vote: all Council Members present voted in the affirmative, adopting Resolution 2023-47 with a 5-0 vote.

13. **Council Directives to City Manager:** None

14. **Community Input & Announcements:** None

15. **Executive Session:** Nicholson moved to go into Executive Session to discuss proposed findings of fact and conclusions of law with the city attorney, related to the October 19, 2023 decision of the Planning Commission granting a conditional use permit for a communications tower on a leased portion of Tract A, Block 6, Ilulaq Subdivision, Plat 89-19. Present in Executive Session will be the Mayor and Council, City Manager William Homka, Planning Director Cameron Dean and City Attorney Charles Cacciola. Second by Longo. There being no objection, Council moved into Executive Session at 7:09 p.m.

Clerk's Note: Planning Director Cameron Dean did not attend the Executive Session; the City Attorney who attended was Sam Severin, not Charles Cacciola; and Assistant City Manager Marjie Veeder attended the Executive Session.

Discussion in Executive Session.

Longo moved to return to regular session; second by Nicholson. There being no objection, Council returned to regular session at 7:43 p.m.

Longo moved to reconsider the November 14, 2023 motion to affirm the planning and zoning commission October 19, 2023 decision. Second by Nicholson.

The Vice Mayor stated the reason reconsideration is sought: The earlier motion was adopted based on an erroneous belief that the distance from the proposed tower location to all property boundaries was more than 1.1 times the tower height

City Manager Homka spoke to the motion.

Council discussion.

Roll call vote on motion to reconsider: all Council Members present voted in the affirmative with a 5-0 vote.

Bell moved to amend the motion to affirm the planning and zoning commission's October 19, 2023 decision as follows: affirm the planning commission's October 19, 2023 decision with the condition that the tower location be a minimum of 1.1 times the height of the tower from all property boundaries; second by Longo.

City Manger Homka reiterated the relevance of the amendment.

Council discussion.

Roll call vote on motion to amend: all Council Members present voted in the affirmative with a 5-0 vote.

Bell moved to affirm the planning commission's October 19, 2023 decision with the condition that the tower location be a minimum of 1.1 times the height of the tower from all property boundaries; second by Looby.

Council discussion.

Roll call vote on motion to affirm Planning Commission decision: all Council Members present voted in the affirmative with a 5-0 vote.

Longo moved to adopt the written findings of fact and conclusions of law; second by Nicholson

Council discussion.

Roll call vote on adopting written findings of fact and conclusions of law: all present Council Members voted in the affirmative with a 5-0 vote.

16. **Adjournment.** Having completed all items on the agenda, the Vice Mayor adjourned the meeting at 7:54 p.m.

These minutes were approved by the Unalaska City Council on December 19, 2023.



Estkaflen P. Magdaong
City Clerk

