



BOARD OF DIRECTOR'S MEETING

**WEDNESDAY, DECEMBER 4TH, 2019 - AGENDA
3:00 PM**

Harrigan Centennial Hall, 330 Harbor Dr. - Meeting Room #1

Regular Meeting

3:00 PM

<u>Item</u>	<u>Action</u>
A. Call to Order	Acknowledge
B. Roll Call	Acknowledge
C. Review of Minutes	Motion to Approve
OCTOBER 21ST, 2019	
D. Correspondence & Other Information	Acknowledge/Questions
E. Changes/Additions/Deletions to Agenda	Change/Add/Delete
F. Reports	
G. Persons To Be Heard	
H. Unfinished Business	
1. GPIP Strategic Plan	Discussion/Recommendation
I. New Business	
1. GPIP Waterfront Development/Haul out proposal	Discussion/Recommendation
J. New Business	
K. Adjournment	

EXECUTIVE SESSION POTENTIAL

The Mission

It is the mission of the Gary Paxton Industrial Park Board and management, by direction of the Sitka Assembly, to strategically develop the park in a fiscally responsible manner that maximizes its economic benefit to the community through creation of meaningful jobs in conformance with established community plans and policies.

Gary Paxton Industrial Park – Board of Directors Meeting
October 21, 2019, 3:00pm – SEDA Board Room, 329 Harbor Dr., Suite 212
GPIP – DRAFT MINUTES

A. CALL TO ORDER: The Chair called the meeting to order at 3:02pm

B. ROLL CALL

Members Present: Scott Wagner, Vaughn Morrison, Al Stevens, Mike Johnson

Members Absent: Sheila Finkenbinder

City Representatives: Hugh Bevan, Brian Hanson, Thor Christianson, Richard Wein, Mike Harmon, Cliff Richter, Jay Sweeney,

Others Present: Lee Hanson, Trevor Harang, Shannon Haugland (Sentinel), Robert Woolsey (KCAW), Garry White

C. Review of Minutes – September 16, 2019

MOTION: M/S Johnson/Stevens moved to approve the minutes of September 16, 2019.

ACTION: Motion PASSED 4/0 on a voice vote.

D. Correspondence & Other Information – None

E. Changes/Additions/Deletions to Agenda – Moved H.3 (Strategic Plan) to end of agenda.

F. Reports – GPIP

GPIP Dock - The dock is seeing tremendous use. The fleet is liking and using it. Revenues have grown substantially over the past years.

Marine Services Industry – The phased development report for a GPIP Access Ramp has been completed and will be discussed later in the meeting. Total project costs have increased from \$6.8 million to \$7.5 million in the last year. The first phase of constructing a wash water treatment facility is roughly \$461k. Funding still needs to be identified for the project.

Bulk Water – It is tough to sell something we cannot deliver, as such the high volume market has dried up. Mr. White continues to work with Eckert Beverages to move forward with the low volume filling station.

Bottled Water – Mr. White is still talking with multiple groups. The existing bottling plant is looking at possibilities.

Delta Western – They are set up to deliver fuel.

G. Persons to Be Heard – None

H. Unfinished Business –

1. GPIP Access Ramp Project

Mr. White gave a brief overview of efforts to date to bring this project to fruition. PND Engineers has finished its Preliminary Design Summary of a phased development for the Access Ramp/Marine Haul Out.

Mr. Richter provided project site drawings and costs estimates for the project.

The Board discussed the project. Comments and questions were raised regarding the use of a hydraulic trail instead of a traditional Marine Travel Lift. Additionally, a comment was made that the wash down pad is generally a choke point in marine haul out operations, multiple wash down areas or a larger area should be considered. A question was raised on viability of the suggested barge sized identified in the drawings if they are realistic for this area.

Mr. White stated that funding has not been identified for this project. There are several options for the board to consider:

- Where will funding come from? Mr. White is researching several options.
- Private sector development of this project.

Mr. White suggested that the CBS should focus on finding funding to construct the base infrastructure need for project and additionally try to encourage private development/operation of a haul out facility.

The Board suggested that Mr. White and Mr. Bevan meet with local haul out operators and craft an RFP for private sector development. Additionally, the CBS should continue to look for funding opportunities.

2. Proposed Adjustments to Sitka General Code 2.38

Mr. White discussed past action the Board had taken on this issue at its May meeting. Recently, SEDA leadership, CBS leadership and legal, and the GPIIP Board Chair met to find a resolution to the management duties of the GPIIP operations.

Brian Hanson, CBS Attorney suggested a slight modification of 2.38.110 would be the easiest change.

Mr. Bevan suggested that the GPIIP Board's mission is almost complete as the park is nearly fully developed.

MOTION: **M/S Stevens/Morrison** motion to recommend that the Assembly modify section 2.38.110 of the Sitka General Code as outlined in the Proposed Revised October Changes presented by Mr. White.

ACTION: **Motion PASSED 4/0** in a voice vote.

I. New Business

1. GPIIP Waterfront Development Discussion related to Utility Dock Sale

Mr. White provided an overview of processes that have taken place to sell the Utility Dock. It appears that CBS Administration, CBS Legal and outside counsel have struggled to find terms that are acceptable to both the CBS and Hanson Maritime in the final sale documents. Perhaps the CBS and Board are trying to accomplish too much in the waterfront area. The Board needs to make a strategic decision if it wishes to use the waterfront for larger vessel operations or to focus on smaller vessels and the marine services industries.

The Board discussed the unlikelihood that larger vessel operations would consider the park. The conceptual drawings showing all of the large vessel infrastructure would have a negative impact on existing and potential future tenants of the park. The Board would like to focus on supporting the fishing fleet with marine services.

MOTION: **M/S Johnson/Morrison** moved to modify the Board's recommendation at its February 27th meeting. "**M/S Finkenbinder/Morrison** moved to sell the dock to Hanson Maritime with 10 feet of tidelands on each side and 60 feet tidelands in front. With a budget of up to \$20,000 to hire an outside attorney to write the purchase agreement to address potential easement language and language to allow all parties to work together. " To include the following: "Terms of the purchase and sales agreement shall not be restrictive to Hanson Maritime. The GPIP Board wishes to focus on smaller vessels and the marine services industry on the GPIP Waterfront."

ACTION: **Motion PASSED 4/0** in a roll call vote.

2. GPIP Strategic Plan (moved from H.3) - Postponed

J. Adjournment: **M/S Morrison/Johnson** moved to adjourn meeting at 4:45pm.



Gary Paxton Industrial Park (GPIP)

Strategic Plan

Adopted by the GPIP Board
July 31, 2017

Introduction

The GPIP Board developed this Strategic Plan at planning sessions held in Winter/Spring of 2017. The GPIP Board recognizes that multi-purpose dock and future infrastructure improvements within the park will influence the future development of the site.

Guiding principles

1. Preserve public access and marshalling areas to the waterfront, as it is the most commercially viable waterfront left in Sitka.
2. Make lease, buy/sell or other land use decisions based on the mission of the Park – to create family wage jobs for Sitkans in a financially responsible manner.
3. Consistent with principles 1 & 2, identify and create a positive cash flows to the City from the operation of the Park.

Plan Priority Items

The GPIP Board plans to address the following items. (Items are listed in random order)

❖ **Develop a Port Facility to accommodate the Maritime Industry.**

- Continue with development of multi-purpose dock.
- Develop a water access ramp in the northern portion of Lot 9A.
- Develop a tariff schedule to include fees for tideland and upland use.
- Designate and retain Lots 3, 7, 8, 9a, 9C, & 15 in public ownership, to be developed as uplands to support marine services sector and multi-purpose dock.
- Designate and promote Lot 6 for future private or public development to support maritime industry.
- Designate and utilize Lot 9b to support management of port facility.
- Research Utility Dock and adjacent uplands for further re-purpose or sale.
- Research additional development opportunities for tidelands seaward of GPIIP Uplands.
- Research if existing dolphins in the tidelands can be useful or need to be removed.
- Develop a marketing plan that presents the park to local, regional and national markets with a web-based advertising program, supplemented with other media as appropriate.
- Determine the MARSEC rules for fencing at the GPIIP.

❖ **Develop and Market remaining uplands outside of Port Facility**

- Advertise to sell or lease Lots 17, 16b, 19 and 20 in the industrial park.
- Establish access point for Lots 19 and 20.
- Release RFP for sale of the Administration Building lot.
- Remove area of GPIIP sign from Administration Building lot.
- Dispose of remaining rock at GPIIP by bringing interested parties together for discussion.

❖ **Market Sitka's Water Export Asset to the world**

- Continue to work with potential partners in exporting Sitka's water in Bulk.
- Continue to work with potential partners that wish to establish water bottling facilities in Sitka.
 - Identify property in vicinity of the park to locate water bottling facilities.
- Continue to research and track water export ventures around the globe.

- Investigate alternative methods of marketing water and water purchase agreements.
- Investigate additional infrastructure needed to transport, load, and off load water.

❖ **Research the development of a rock quarry in the Sawmill Cove vicinity.**

This quarry would generate revenue for the City as well as provide less expensive rock for use on Park projects.

- Market Lot 1 / blk 2 as a rock source and Lot 3 / blk3 as possible rock source.

❖ **Continue to pursue the development of a private marina in Herring Cove.**

❖ **Develop Exit Strategy for existing GPIIP Development Board.**

- Research different management concepts and entities.



329 Harbor Drive, Suite 212
Sitka, AK 99835
Phone: 907-747-2660

Wednesday, November 27th, 2019

MEMORANDUM

To: Gary Paxton Industrial Park (GPIP) Board of Directors
From: Garry White, Director
Subject: GPIP Waterfront Development/Haul Out Proposal

Introduction

The City and Borough of Sitka (CBS) received correspondence from Halibut Point Marina (HPM) that they will be significantly reducing the capacity of its haul out facility in the next few years. HPM has suggested that the CBS pursue opportunities to develop a marine services center at the GPIP properties.

HPM is proposing the following infrastructure improvements as a catalyst for the start of the marine service center (please see attached drawings).

HPM will fund and construct the following:

- boat haul out piers,
- boat wash down pad,
- wash water treatment facility,
- And will fund a 100 ton Travel Lift.

HPM's proposal includes all permitting and engineering of the improvements. HPM will complete the work in the fall of 2020.

In exchange for the above improvements, HPM is requesting that the CBS transfer CBS owned property at 4951 HPR to HPM.

This agenda item is for the GPIP Board to make recommendations to the CBS Assembly on the proposed infrastructure improvements.

Background

The GPIP Board has been considering the construction of an access ramp at the GPIP to support the marine services center. The Board met in October 2019 to discuss a phased development for the access ramp. The phase development break down is attached.

Please note, the proposed haul proposal from HPM is complimentary to the access ramp. The access ramp as it is today is still a valuable asset for the hauling of large barges and smaller vessels.

Northline Seafoods Inc. constructed the ramp in the fall of 2017 to haul it barge and turned the property back over the CBS in the summer of 2019. Northline Seafoods has stated that it wishes to continue to utilize the access ramp for future barge projects.

Action

GPIP Board discussion and recommendations to the Assembly on the proposed infrastructure improvements by HPM.

**CITY AND BOROUGH OF SITKA, ALASKA
GARY PAXTON INDUSTRIAL PARK (GPIP) – RAMP PROJECT
CONCEPT NO. 3**

PRELIMINARY DESIGN SUMMARY

Prepared By PND Engineers, Inc. September 13, 2019

The purpose of this document is to provide the City and Borough of Sitka (CBS) with an overall summary of the scoping, preliminary concept design work and environmental permitting assessment completed for the Gary Paxton Industrial Park (GPIP) project. PND Engineers, Inc. (PND) worked with CBS to obtain background information and input from both the GPIP Board and Public Works Department staff. PND assembled a list of anticipated environmental permits and construction requirements. The objective of these efforts is to provide CBS with a preliminary phased concept plan with owner input to assist with moving the project forward.

Background Information

CBS provided PND with electronic copies of Sawmill Cove/GPIP area showing water and sewer from the GIS system. The information was dated from the early 2000's and no current topographic survey information appears to be available for the area.

CBS Coordination

PND and CBS have conducted two Joint Work Sessions for the GPIP ramp project conducted in Sitka. The culmination of these Joint Work Sessions included two power point presentations that defined Sitka's wishes to proceed with Concept No. 3.

PND's technical memorandum dated July 19, 2019 addresses wash water industry standard effluent and allowable influent flows. The estimated maximum daily flow is 2,000 gpd. Subsequent to issuing the memorandum, Shilo Williams, CBS Environmental Superintendent provided verbal authorization of the onsite treatment methodology and discharge of the wash water to the municipal sewer system.

PND's coordination with Brian Doyle, CBS Chief Waste Water Operator yielded sewer force main input parameters including that the existing force main elevation is approximately at 6' below grade and an adjacent Eone pump station services The Boat Company in Sawmill Cove. An equivalent pump station will be required at GPIP. The pump station should be equipped with a local high water warning light but is not required to be built to CBS Standards.

PND's technical memorandum dated August 23, 2019 addresses on site wash water schematics, equipment information and temporary (relocatable) wash down facilities. The information includes the wash water route, required equipment and cut sheets. The temporary wash down pad is a PVC liner and associated costs are included in the preliminary cost estimate for the facility.

PND's letter dated February 21, 2019 addresses Concept No. 3 operational issues and it recommended that an easement be established for encroaching mooring lines and vessel operations for the existing Utility Dock.

Project Development Phasing

The rough order magnitude (ROM) budget estimate for Concept No. 3 and temporary wash down pad are divided into three construction phases and are summarized as follows:

Phase I brings the facility into limited operation. Improvements include: a gravel ramp, armor rock, storm drain improvements, water service, a temporary wash down pad (summertime use), on site pretreatment of wash water and discharge of wash water into the municipal sewer system and electrical power.

The estimated budget for Phase I is **\$1,055,219.00**, including indirect costs and 10% contingency.

Phase II improvements include uplands site grading, storm drain improvements, water services, asphalt repairs, concrete ramp planks, concrete apron, concrete wash down pad with hydronic piping, power and lighting over a portion of the site. **Note:** wash down pad is a summer time use for Phase II.

The estimated budget for Phase II is **\$2,511,430.00**, including indirect costs and 10% contingency.

Phase III improvements include additional upland grading and drainage, connecting the hydronic piping from the wash down pad, constructing a utility building with restroom (Note: wash down pad is a wintertime use), timber boarding float with concrete abutment, 100 ton self-propelled submersible hydraulic trailer, power and lighting.

The estimated budget for Phase III is **\$3,977,388.00**, including indirect costs and 10% contingency.

An overall estimated budget of the GPIP project is \$7,544,038.00, including indirect costs and 10% contingency.

Project Permitting

List of environmental and operational permits required include:

1. USACE – Section 10 and Section 404 Authorizations
2. ADFG Fish Habitat Permit
3. ADEC Stormwater Treatment & Runoff Design Review
4. ADEC Water & Sewer Utilities
5. ADEC MSGP Operational SWPPP for Boatyards
6. Local Building Permits
7. Access Easement to define the ramp and existing Utility Dock operations, see PND letter dated February 21, 2019.

Attachments

ROM Budget Estimate – Concept No. 3
Concept No. 3, Sheet 1 of 3
Ramp Profile, Sheet 2 of 3
Schematic Plan, Sheet 3 of 3
PND technical memorandum dated July 19, 2019
PND technical memorandum dated August 23, 2019
PND Letter Dated February 21, 2019



REVISIONS					
REV.	DATE	DESCRIPTION	DWN.	CKD.	APP.

P N D
ENGINEERS, INC.

9360 Glacier Highway Ste 100
Juneau, Alaska 99801
Phone: 907-586-2093
Fax: 907-586-2099
www.pnd-anc.com

DESIGN: PLR CHECKED: CRS SCALE: SCALE IN FEET
DRAWN: KLL APPROVED: CRS 0 80 160 FT.

DATE: AUG. 23, 2019

CITY & BOROUGH OF SITKA
GARY PAXTON RAMP PROJECT

SHEET TITLE: **CONCEPT PLAN NO. 3**

PN&D PROJECT NO.: 182060

1
SHEET
1 OF 3

(ROM) Design Build List of Boat Haul Out Facility Items:

1. Washwater on-site pre-treatment facility: Vault with filter, water service, sewer lift station and electrical hookup to the sewer system

Item	Item Description	Units	Quantity	Unit Cost	Amount	Cumulative Sub-Total
1000.1	Contractor Design Services	LS	All Req'd	7%	\$18,529	
1505.1	Mobilization	LS	All Req'd	8%	\$17,200	
2202.2	Class A Shot Rock Borrow	CY	300	\$25	\$7,500	
2204.2	Base Course, Grading C-1	CY	500	\$50	\$25,000	
2601.1	Water Service	LS	All Req'd	\$25,000	\$25,000	
2601.2	Sewer Service and Lift Station	LS	All Req'd	\$75,000	\$75,000	
11000.1	Grit Chamber, O/W Separator, Filter Vault	LS	All Req'd	\$75,000	\$75,000	
16000.1	Power and Lighting	LS	All Req'd	\$40,000	\$40,000	
ESTIMATED CONSTRUCTION BID PRICE					\$283,229	
Contingency (10%)					\$28,323	
Environmental Permitting					\$50,000	
Topographic Survey & Geotechnical Investigation					\$50,000	
Design Build - RFP Documents					\$30,000	
Contract Administration and Construction Inspection					\$19,826	
TOTAL RECOMMENDED PROJECT BUDGET - SITE IMPROVEMENTS					\$461,378	\$461,378

2. Washwater collection and wash down facility: Temporary wash down pad system and concrete wash down pad with hydronic piping

Item	Item Description	Units	Quantity	Unit Cost	Amount	Cumulative Sub-Total
1000.1	Contractor Design Services	LS	All Req'd	7%	\$18,756	
1505.1	Mobilization	LS	All Req'd	8%	\$17,440	
2202.2	Class A Shot Rock Borrow	CY	300	\$25	\$7,500	
2204.2	Base Course, Grading C-1	CY	500	\$50	\$25,000	
2601.3	Temporary Wash Down Pad	LS	All Req'd	\$75,000	\$75,000	
3306.1	Concrete Wash Down Pad w/ Hydronic Piping	CY	130	\$1,100	\$143,000	
ESTIMATED CONSTRUCTION BID PRICE					\$286,696	
Contingency (10%)					\$28,670	
Environmental Permitting					\$10,000	
Topographic Survey & Geotechnical Investigation					\$25,000	
Design Build - RFP Documents					\$20,000	
Contract Administration and Construction Inspection					\$28,670	
TOTAL RECOMMENDED PROJECT BUDGET - SITE IMPROVEMENTS					\$399,035	\$860,413

3. Boat Ramp: Upgrade to 8% ramp, increase width, concrete ramp planks, concrete apron

Item	Item Description	Units	Quantity	Unit Cost	Amount	Cumulative Sub-Total
1000.1	Contractor Design Services	LS	All Req'd	7%	\$102,117	
1505.1	Mobilization	LS	All Req'd	8%	\$108,060	
2202.2	Class A Shot Rock Borrow	CY	12,000	\$25	\$300,000	
2204.1	Base Course, Grading A	CY	500	\$50	\$25,000	
2205.1	Armor Rock	CY	3,000	\$55	\$165,000	
2205.2	Underlayer Rock	CY	350	\$45	\$15,750	
2714.1	Geotextile Fabric	SY	5,000	\$7	\$35,000	
3305.2	Concrete Approach Apron	LS	All Req'd	\$60,000	\$60,000	
3305.2	Precast Concrete Ramp Planks	SF	12,500	\$60	\$750,000	
ESTIMATED CONSTRUCTION BID PRICE					\$1,560,927	
Contingency (10%)					\$156,093	
Environmental Permitting					\$30,000	
Bathymetric & Topographic Survey & Geotechnical Investigation					\$50,000	
Design Build - RFP Documents					\$40,000	
Contract Administration and Construction Inspection					\$109,265	
TOTAL RECOMMENDED PROJECT BUDGET - SITE IMPROVEMENTS					\$1,946,284	\$2,806,697

4. Upland Improvements: Utility building with hydronic heating boilers, restroom, site paving repairs, site power & lighting, site grading

Item	Item Description	Units	Quantity	Unit Cost	Amount	Cumulative Sub-Total
1000.1	Contractor Design Services	LS	All Req'd	8%	\$164,274	
1505.1	Mobilization	LS	All Req'd	8%	\$69,920	
2060.1	Demolition and Disposal	LS	All Req'd	\$100,000	\$100,000	
2202.1	Excavation	CY	6,300	\$15	\$94,500	
2202.3	Class B Shot Rock Borrow	CY	5,000	\$20	\$100,000	
2204.1	Base Course, Grading A	CY	500	\$50	\$25,000	
2204.2	Base Course, Grading C-1	CY	6,300	\$50	\$315,000	
2501.1	Storm Drainage Improvements w/ BMP's	LS	All Req'd	\$250,000	\$250,000	
2601.1	Water Services and Yard Pedestals	LS	All Req'd	\$225,000	\$225,000	
2801.1	ACP Patch Repairs	LS	All Req'd	\$50,000	\$50,000	
13000.1	Utility Building w/ Hydronic Boiler	SF	960	\$400	\$384,000	
16000.1	Power and Lighting	LS	All Req'd	\$440,000	\$440,000	
ESTIMATED CONSTRUCTION BID PRICE					\$2,217,694	
Contingency (10%)					\$221,769	
Environmental Permitting					\$10,000	
Topographic Survey & Geotechnical Investigation					\$15,000	
Design Build - RFP Documents					\$40,000	
Contract Administration and Construction Inspection					\$75,000	
TOTAL RECOMMENDED PROJECT BUDGET - SITE IMPROVEMENTS					\$2,579,463	\$5,386,160

5. Timber Float: Timber boarding float & associated steel pipe piles

Item	Item Description	Units	Quantity	Unit Cost	Amount	Cumulative Sub-Total
1000.1	Contractor Design Services	LS	All Req'd	7%	\$47,628	
1505.1	Mobilization	LS	All Req'd	8%	\$50,400	
2893.1	Timber Boarding Float	SF	2,800	\$200	\$560,000	
2896.1	Furnish and Install Steel Pipe Pile	EA	7	\$10,000	\$70,000	
ESTIMATED CONSTRUCTION BID PRICE					\$728,028	
Contingency (10%)					\$72,803	
Environmental Permitting					\$10,000	
Bathymetric & Topographic Survey & Geotechnical Investigation					\$20,000	
Design Build - RFP Documents					\$30,000	
Contract Administration and Construction Inspection					\$50,000	
TOTAL RECOMMENDED PROJECT BUDGET - SITE IMPROVEMENTS					\$910,831	\$6,296,991

6. Equipment: Self-propelled submersible hydraulic boat trailer

Item	Item Description	Units	Quantity	Unit Cost	Amount	Cumulative Sub-Total
1000.1	Contractor Design Services	LS	All Req'd	5%	\$54,000	
1505.1	Mobilization	LS	All Req'd	8%	\$80,000	
13130.1	100 T Self Propelled Submersible Hydraulic Trailer	LS	All Req'd	\$1,000,000	\$1,000,000	
ESTIMATED CONSTRUCTION BID PRICE					\$1,134,000	
Contingency (10%)					\$113,400	
Design Build - RFP Documents					\$20,000	
Contract Administration and Construction Inspection					\$10,000	
TOTAL RECOMMENDED PROJECT BUDGET - SITE IMPROVEMENTS					\$1,277,400	\$7,574,391



August 16, 20

Dave Miller
Acting Administrator
City and Borough of Sitka
100 Lincoln Street
Sitka, AK 99835

Re: Halibut Point Marine Haulout

Mr. Miller

I wanted to follow up on the meeting we had June 27th regarding the Halibut Point Marine boat haulout. As noted in the meeting we are planning on significantly reducing the capacity of the boat yard in the next couple of years and encourage that the City and Borough of Sitka actively pursue their goal of a marine service center at Gary Paxton Industrial park in order to adequately serve the commercial and recreational vessels in Sitka.

Sincerely,

Chris McGraw

CITY AND BOROUGH OF SITKA

**REGULAR ASSEMBLY MEETING MINUTES
April 22, 2008**

- I. CALL TO ORDER:** The meeting was called to order by Mayor Dapcevich at 7:00 PM.
- II. FLAG SALUTE:** All in attendance stood for the Pledge of Allegiance.
- III. ROLL CALL:** Answering roll call were Mayor Marko Dapcevich, and assembly members John Sherrod, Jack Ozment, Heidi Raffaele, Reber Stein, Nancy Cavanaugh and Cheryl Westover.
- IV. CORRESPONDENCE/
AGENDA CHANGES:** None.
- V. CEREMONIAL MATTERS:** The mayor read a proclamation in recognition of Municipal Clerks' week.
- VI. SPECIAL MUNICIPAL/COMMITTEE/
COMMISSION REPORTS:** SHS Class President Helen West reported that Sitka High School is hosting a track meet this week. Over one hundred students just returned from Music Festival and did well. There will be a National Honor Society Induction Ceremony next Sunday. Prom is this weekend.
- VII. PERSONS TO BE HEARD:** None.
- VIII. CONSENT AGENDA:** **MOTION**, by Stein to approve the Consent Agenda consisting of Items A, B, C, and E. Items D, F and G were pulled and a separate vote was taken on each.
- Item A
Minutes Approve the minutes of the March 27 and April 8, 2008, assembly meetings.
- Item B
RES. 2008-14 Authorizing the filing of applications with the FTA for Federal Transportation Assistance authorized by 49 USC Chapter 53, Title 23 US Code and other federal statutes administered by the FTA.
- Item C
RES. 2008-15 Committing to a level of financial support to be provided to the Sitka School District for Fiscal Year 2009.
- Item E
ORD. 2008-15 Amending Chapter XIX Per Diem and Travel Allowances Section 19.1 Per Diem Allowance for Travel for Municipal Business.
- Motion PASSED on the Consent Agenda consisting of Items A, B, C, and E on a 7-0 roll call vote*
- Item D
ORD. 2008-14 **MOTION**, by Westover to approve Ordinance 2008-14 on first reading. Authorizing the extension of the term for Charles and Nancy McGraw (DBA Halibut Point Marine Services) Tidelands Lease located within ATS 1275, further identified as ADL 105175, Tracts B and C of Alaska Tidelands Survey 1275.
- Mayor read the title.

Wolff explained how the rate change would apply after five years. Westover was concerned that we were tacking on a significant number of years and that no one else would be able to access the pull-out area. McGraw is willing to provide a letter if he ever decides to not operate it as a pull out; he will give the city a two-year notice. The letter is to be provided by the next reading. The lease is through the State of Alaska.

Item F
ORD. 2008-16

Amending SGC Chapter 2.04, CBS Assembly, to amend Sections 2.04.190 Salaries and Compensation and 2.04.195, Salaries for assembly members and mayor.

MOTION, by Cavanaugh to approve Ordinance 2008-16 on first reading.

Mayor clarified the rates and explained that they do not go into effect until after the election in October.

Ozment believes this is a very bad year to do this and if we should end up with extra money, he would like to see it go to non-profit grant money. Cavanaugh said she's heard mixed comments from the public. She doesn't feel as strongly about the assembly members raises as she does about the mayor. It shouldn't cost you to be in the position, and it does cost the mayor because of the extra commitments, she stated. Sherrod has given this a lot of thought and agrees with Cavanaugh. Westover agrees with Ozment. Stein sees it as a duty of service and not a form of employment.

Raffaele agrees with Cavanaugh that she could support a raise for the mayor. The Mayor reflected on the years and the cost of being on the assembly without being compensated. He stated it usually takes about 30 hours a week to serve in the capacity of mayor. He thinks the position should be a paid, but not benefited, position.

MOTION, by Cavanaugh to amend the mayor's monthly salary to \$750 and the assembly members to \$350.

Motion on the amendment FAILED on a 3-4 roll call vote with Stein, Dapcevich, Ozment and Westover voting against.

The main motion PASSED on a 4-3 roll call vote with Stein, Westover and Ozment voting against.

Item G
ORD. 2008-17

MOTION, by Stein to approve Ordinance 2008-17 on first reading.

This ordinance would add a ballot question on the next regular municipal election to be held on October 7, 2008 on whether to exempt municipal officers and candidates for elective office from the requirements of the State of Alaska Public Official Financial Disclosure Law (AS 39.50), and to require instead that municipal officers and candidates for elective office shall fill out a City and Borough of Sitka Conflict of Interest and Financial Disclosure form upon declaration of candidacy or taking office and disclose income sources and financial interest annually.

Assembly members spoke to the reasons they supported this ordinance.

Motion PASSED on a 7-0 roll call vote.



City & Borough Of Sitka

100 Lincoln Street

Sitka, Alaska 99835

RE: Ordinance NO. 2008-14

An Ordinance of The City & Borough of Sitka Authorizing the extension of the term for Charles and Nancy McGraw Tidelands Lease Located within ATS 1276, Further identified as ADL 105175, Tracts B and C of Alaska Tidelands Survey 1275.

In exchange for the City & Borough of Sitka extending the existing tidelands lease described above for an additional term of 21 years added to the 9 years remaining for a total of 30 years, Charles and Nancy McGraw will give the City & Borough of Sitka a minimum of two years notice prior to closing down the boat haul out facility located at Halibut Point Marine.

Sincerely yours,

Chuck McGraw

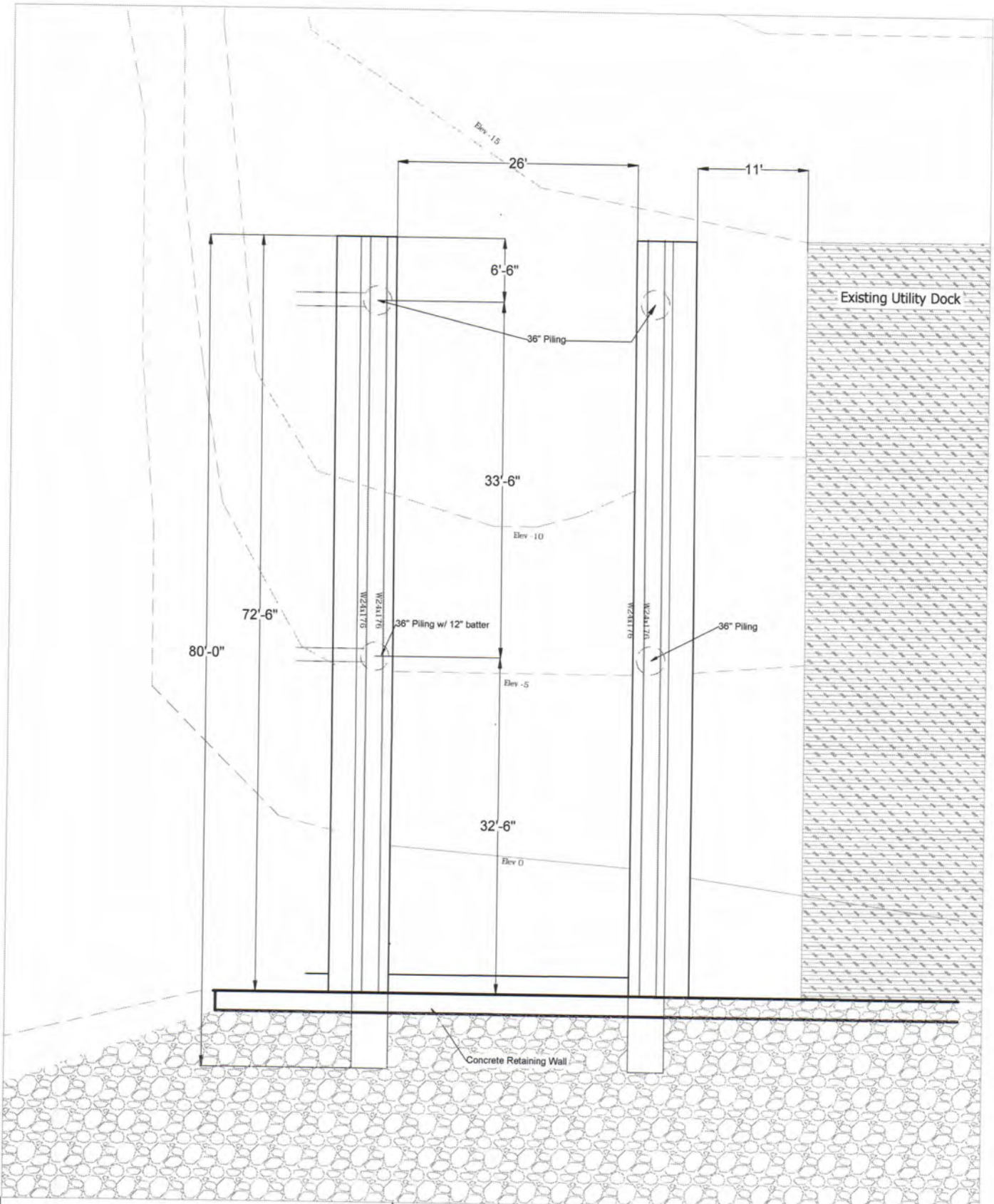
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Sitka, Alaska 99835
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chris@halibutpointmarine.com
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Purpose: Construct New Travelift Pier
 For Vessel Haulout
 Sec: 9 Township: 55 South, Range: 63 East
 Copper River Meridian
 Location: Sitka Sound
 Local Government: City and Borough of Sitka, Alaska
 Datum: 0.0' M.L.L.W

**Gary Paxton Industrial Park
 Travelift Pier**
PROJECT OVERVIEW
 Application By
 Halibut Point Marine Services
 Sitka, AK 99835

MLLW: 0.0'
 MHW: 9.1'
 HTL: 12.7'
 Lat 57 06' 55"
 Lon 135 23' 34"
 Revision:
 Date:
 Sheet



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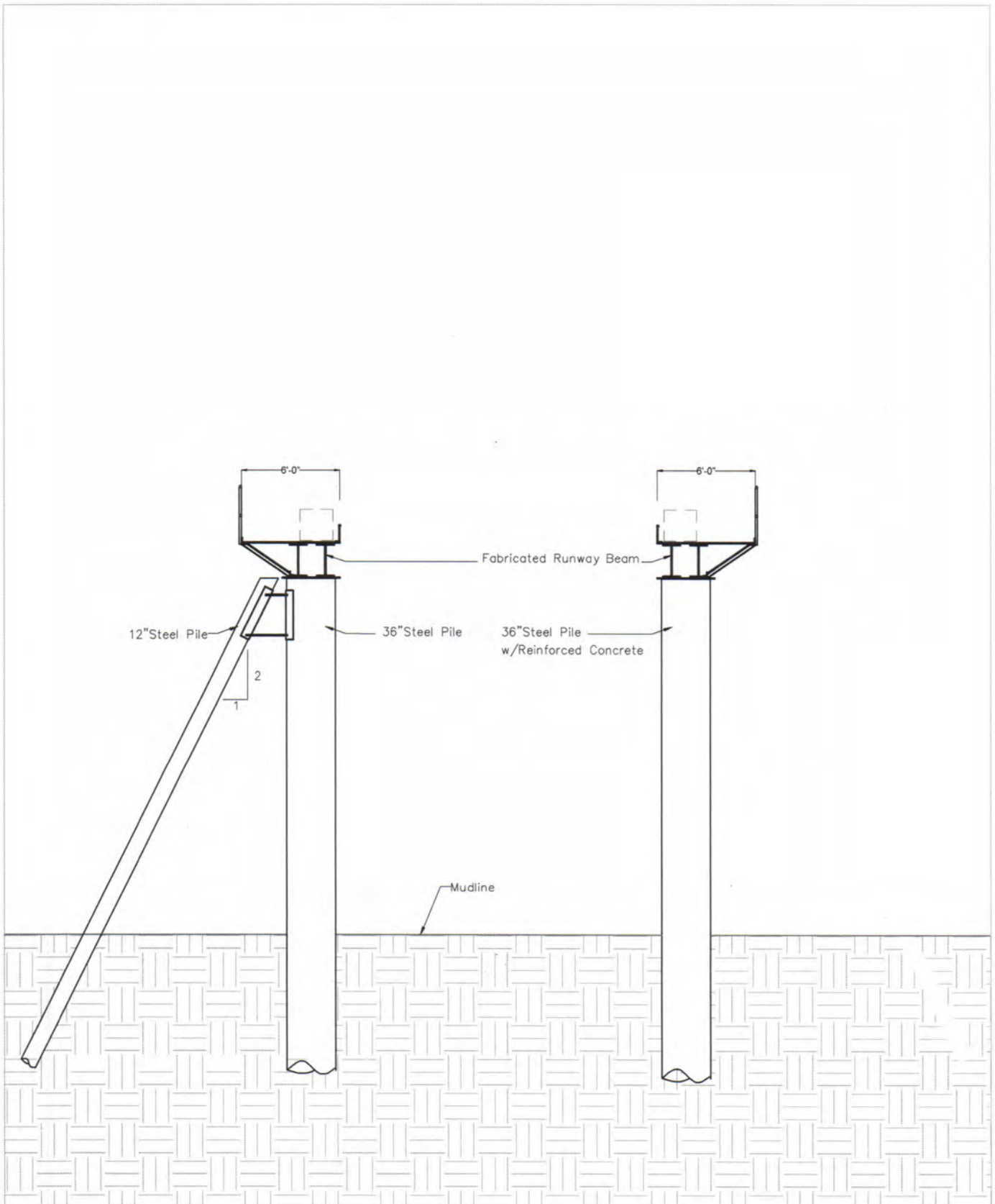
**Gary Paxton Industrial Park
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PLAN VIEW

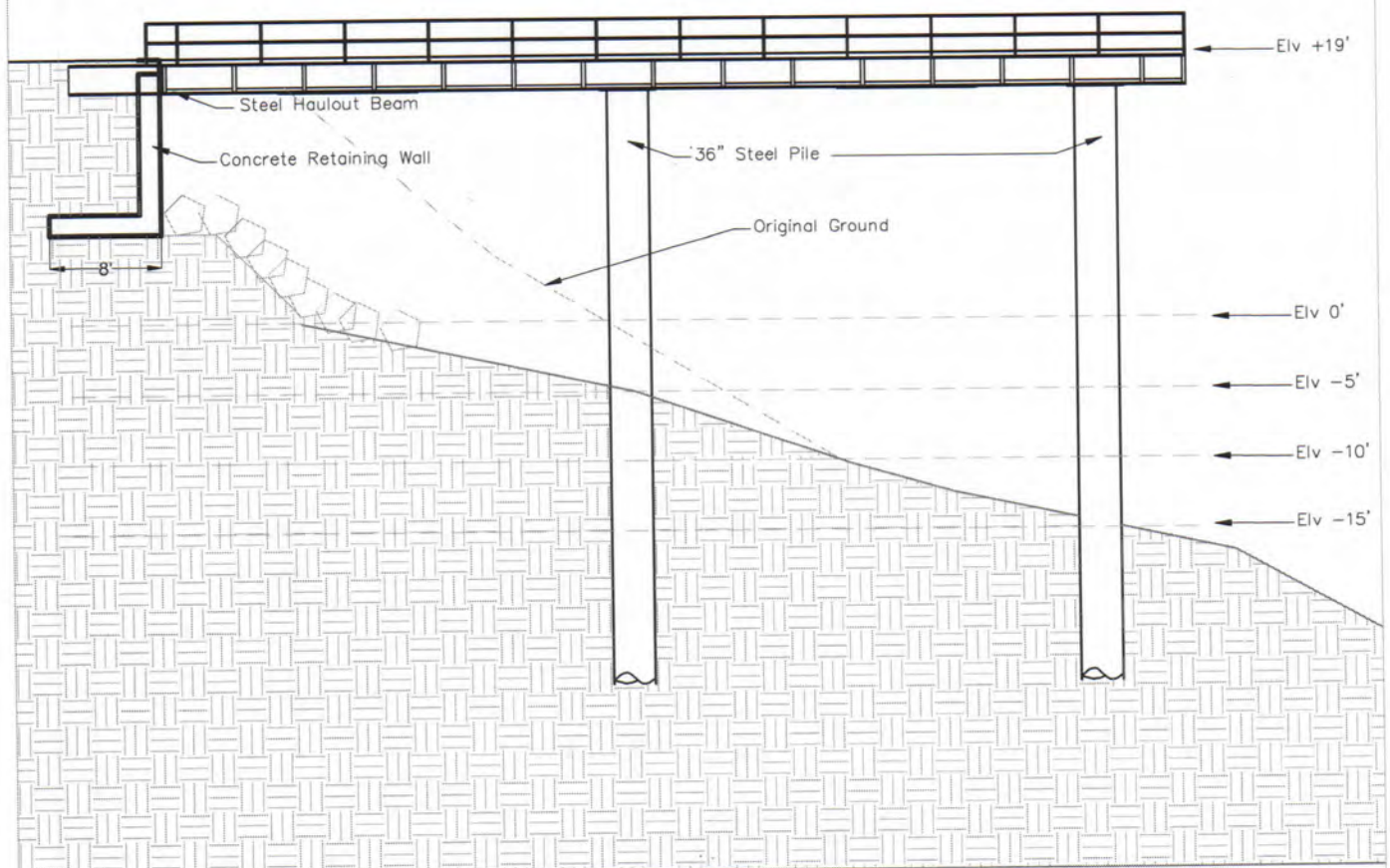
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