

I. CALL TO ORDER

The regular meeting of the Dillingham City Council was held on Thursday, August 7, 2008 at the Dillingham City Council Chambers, Dillingham, Alaska. Mayor Alice Ruby called the meeting to order at 7:02 p.m.

II. ROLL CALL

Mayor Alice Ruby present

Council Members present:

Steve Hunt
Billy Maines - via teleconference
Sue Mulkeit
Tim Sands
Keggie Tubbs

Council Members absent:

Chris Klabunde - unexcused

Staff in attendance:

Chow Taylor, City Manager
Staci Fieser, Finance Director
Janice Shilanski, City Clerk
Jody Seitz, Planning Director
Steve Cropsey, Project Manager

III. APPROVAL OF MINUTES

A. Minutes of Preceding Meetings

1. Regular Meeting, June 19, 2008
2. Special Meeting, July 2, 2008
3. Special meeting, July 28, 2008

MOTION: Keggie Tubbs moved and Tim Sands seconded the motion to approve the minutes of June 19, July 2, and July 28.

Discussion: None.

VOTE: The motion passed unanimously.

IV. APPROVAL OF CONSENT AGENDA

There was no consent agenda.

APPROVAL OF AGENDA

MOTION: Keggie Tubbs moved and Tim Sands seconded the motion to approve the agenda as presented.

Discussion: None

VOTE: The motion passed unanimously.

V. STAFF REPORTS

A. City Manager Report

Chow Taylor, City Manager:

- met with Darlene Triplett and Judy Nelson regarding the Alternative School. They would like to meet with the Council as soon as possible to discuss the Territorial building use for the MAP school and a possible MOU for a year. They would like to apply for grant funding but need clarification if the program is a go; and
- commented staffing study contract has been filled by Information Insights. Salary study will be done first; and
- spoke with Gordy Isaacs and Jim Vogel regarding water well situation. Currently operating on one well; should have two working wells in the town site. Consensus is for a new well, based on well casing. Estimated costs; \$10,000 - \$30,000 depending on casing sizing; and
- noted the Potato House continues to lose money and the preference is to not reopen with continued staffing concerns; and
- gave City Council numbers for gravel and aggregate for FY08 and FY09; and
- stated that SAFE submitted a letter regarding request to continue lease agreement for Youth Center, and this is a good program that generates revenue for building costs and opens up facility for other uses as needed.

Discussion:

- commented that the City can look at options for Potato House usage taking into account; City usage first as structure is newer and more energy efficient; ways to pay costs of facility; ways to generate income for Senior Center;
- noted that landfill hours are set by management to meet community needs; and
- commented new landfill cell construction is underway; and
- stated that DEC Grant has been applied for to address sewer system concerns; and
- mentioned the Downtown Streets project has upcoming workshops. Planning Commission would like meet with Council to finalize comments on project; and
- requested that the CIP process be defined and submitted by the Planning Commission prior to Sept. meeting, the proposed process should show timeline and steps for August delivery to Juneau.
- stated that the City can have more than one list for different funding sources; and
- noted the CIP list can reflect Water & Sewer as number one priority, remove school project, include Territorial School and energy projects; and

- discussed the Resolution for Water & Sewer as number one priority needed by end of August to meet deadlines for funding requests.

B. Standing Committee Report

None

VI. PUBLIC HEARINGS

There was no public hearing.

VII. CITIZEN'S DISCUSSION (Prior Notice or Agenda Items)

Ginger Baim:

- appeared with others in support of the youth center to encourage the Council to do right thing and extend the lease agreement for the facility; and
- suggested that the Potato House could be used for AA meetings.

Nathan Madsen:

- appreciated Council discussing extension of Youth Center lease.

Karen McCambly:

- stated the youth center space is appreciated, and that the youth have a paint and plant project that will improve appearance of youth center.

VIII. ORDINANCES AND RESOLUTIONS

- A. Introduce Ordinance No. 2008-09, An Ordinance of the Dillingham City Council Amending the Budget and Appropriating Funds for the FY 08 City of Dillingham Budget.

MOTION: Tim Sands moved and Keggie Tubbs seconded the motion to introduce Ordinance 2008-09.

Discussion:

- Finance Director, Staci Fieser, reviewed the amended budget as outlined in the Ordinance.

VOTE: The motion passed unanimously.

- B. Resolution No. 2008-23.SBP, A Resolution of the Dillingham City Council Authorizing Award of Contract for the High/Middle School and Elementary School Building Control System Upgrades, Special Bond Project.

MOTION: Tim Sands moved and Sue Mulkeit seconded the motion to approve Resolution 2008-23.

Discussion:

- informed the school received additional \$100,000 in energy funds; and
- noted this funding source will pay for labor, purchase materials from bond; and

- commented that the remaining funds available for other energy project upgrades; and
- requested to consult with school to see all funding has been budgeted out.

VOTE: The motion passed unanimously.

C. Resolution No. 2008-24, A Resolution of the Dillingham City Council Appointing an Alternate Community Representative to the BBEDC Board of Directors.

MOTION: Keggie Tubbs moved and Tim Sands seconded the motion to approve Resolution 2008-24 as presented.

Discussion:

- stated that BBEDC requires the position be held by commercial or sport fisher; and
- recommended that a Councilmember be appointed as the information is relayed more efficiently to communicate back to Council.

MOTION: Keggie Tubbs amended motion, Sue Mulkeit seconded to appoint Steve Hunt as alternate.

VOTE: The amended motion passed unanimously.

MOTION: Question called by Keggie Tubbs. No objections. *(Clerk Note: the effect of this motion is to immediately stop debate.)*

VOTE: The motion passed unanimously.

D. Resolution No. 2008-25.SBP, A Resolution of the Dillingham City Council Authorizing the City Manager to Enter into a Contract with Jeffery Wilson, Architectural Engineer, to Design Additional Insulation for the Dillingham High/Middle School Roof.

MOTION: Tim Sands moved and Keggie Tubbs seconded the motion to approve Resolution 2008-25.

Discussion:

- informed that 22,000 feet of space discovered with no insulation and R50 foam insulation will be applied to cold space.

MOTION: Tim Sands moved and Sue Mulkeit seconded to amend Resolution to increase amount not to exceed \$300,000 and project schedule to include 100% construction plans completed by August 25, 2008.

Discussion:

- noted the completion date of project should stay the same; and
- discussed the increased amount due to more un-insulated space found upon close inspection; and
- stated the Architect contract only is the only item at this time, and that the Architect will determine project costs; and

- reported these are additional costs outside the assessment done but do meet the requirements under the bond; and
- commented the design costs are approximately 10% of total on Resolution.

MOTION: Question called by Billy Maines. (*Clerk Note: the effect of this motion is to immediately stop debate.*)

VOTE: The amended motion passed unanimously.

MOTION: Question called by Billy Maines. (*Clerk Note: the effect of this motion is to immediately stop debate.*)

VOTE: The motion passed unanimously.

IX. UNFINISHED BUSINESS

A. School Project Update

Nothing to add.

B. Recruitment/Transition Plan Documents

Discussion:

- informed the contract for interim City Manager and interim City Clerk in packet; and
- commented that recruitment schedules are needed; and
- stated that action will be postpone until after Executive Session.

C. Youth Center Lease with SAFE

Discussion:

- City Manger commented that the program is successful and is to everyone's benefit to extend lease.

MOTION: Keggie Tubbs moved Tim Sands seconded authorizing Manager to negotiate a lease agreement with SAFE for the Youth Center.

VOTE: The motion passed unanimously.

X. NEW BUSINESS

A. Resignation - Chris Klabunde

MOTION: Billy Maines moved Tim Sands seconded to accept Chris Klabunde's resignation.

Discussion:

- informed Council they must appoint someone to fill seat now that it has been declared vacant; and
- directed City Clerk to advertise for letters of interest for open Council seat.

VOTE: The motion passed unanimously.

XI. CITIZEN'S DISCUSSION (Open to the Public)

There was no citizen's discussion.

XII. EXECUTIVE SESSION

MOTION: Tim Sands moved Keggie Tubbs seconded to go into Executive Session.

MOTION: Sue Mulkeit moved Tim Sands seconded to come out of Executive Session at 10:15 p.m.

MOTION: Tim Sands moved Steve Hunt seconded to approve both employment contracts as revised.

VOTE: The motion passed unanimously.

XIII. COUNCIL COMMENTS

Sue Mulkeit:

- thanked everyone for their hard work; and
- noted she was sad to see Chow leave.

Steve Hunt:

- no comment.

Keggie Tubbs:

- no comment.

Tim Sands:

- thanked Peter Pan and fishermen who donated fish to school lunch program; and
- thanked Chow for her service as City Manager; and
- thanked Chris Klabunde for his service on the Council; and
- commented on irritation at GDM for missing insulation issue in school study.

Billy Maines:

- no comment.

XIV. MAYOR'S COMMENTS

Mayor Ruby:

- requested Clerk and Manager draft letter for Peter Pan; and
- requested letter to Chris Klabunde for time and effort on Council; and
- scheduled Sept. 4, 6:00 p.m. meeting with Planning Commission; and
- stated the week of Aug. 25 set aside for manager interviews; and
- noted that Resolution for Water/Sewer as number one priority can be discussed Aug 25; and
- Suggested Ginger Baim could assist with AA group to lease a site for meetings; and

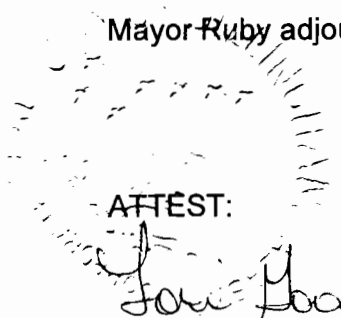
- explained BBNC has asked her to attend a meeting Wed. Aug. 13.; and
- requested to get a letter to Sue Isaacs regarding the bed tax; and
- spoke regarding the Historic Preservation Committee, stating Mayor recommends appointments to Council, and that she doesn't think it is a good time to re-establish this committee, as staff time is already stretched thin, and that the Dave Carlson committee doesn't have time either; and
- acknowledged Cemetery issues are an important problem but it can be run by the Planning Commission for now.

A moment of silence was observed to recognize those people that were lost since the last meeting.

XV. ADJOURNMENT

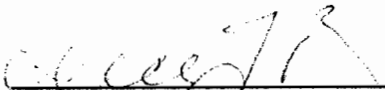
Mayor Ruby adjourned the meeting at 10:32 p.m.

ATTEST:



Lori Goodell

Lori Goodell, City Clerk



Alice Ruby, Mayor