

**CITY COUNCIL SPECIAL MEETING  
DECEMBER 3, 2010 @ 12:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor James Kallander* called the Council Special Meeting to order at 12:00 pm on December 3, 2010, in the Library Meeting Room.

**B. ROLL CALL**

Present for roll call were *Mayor James Kallander*, Council members *Keith van den Broek*, *David Allison*, *EJ Cheshier*, and *David Reggiani*. Council members *James Kacsh*, *Bret Bradford*, and *Robert Beedle* were absent. Also present were City Manager *Mark Lynch* and City Clerk *Susan Bourgeois*.

**C. APPROVAL OF AGENDA**

*M/Reggiani S/Cheshier* to approve the regular agenda.

Vote on motion: 4 yeas, 0 nays, 3 absent (Kacsh, Bradford, Beedle). Motion carried.

**D. DISCLOSURES OF CONFLICTS OF INTEREST – None**

**E. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Audience comments regarding agenda items. – None

**F. NEW BUSINESS**

2. Prioritization of Capital Projects – discussion and possible action

*Mayor Kallander* started the discussion by stating that every year the Council meets to prioritize a list of Capital Improvement Projects (CIP), so when they visit with legislators, they are all on the same page regarding the importance of certain projects.

*Tom Cohenour* brought to Council an updated list of dollar figures to go with the list of priorities to be discussed, letting Council know he has USKH coming in next week to give additional quotes.

*Kallander* inquired as to why the cost estimate per square footage for #5(New Emergency Services Facility) is so high compared to the Civic Center. *Lynch* responded that Public Safety buildings are required to be built to a higher standard so they are able to withstand a certain level of seismic activity.

*Kallander* asked if there are projects on the list that should be a priority in light of health and safety for community members. *Cohenour* replied that the only one that could be is item #14 (waste/water treatment plant upgrade), and presented to Council the Violation letter from DEC. They have requested a written response within 30 days; however, *Cohenour* is writing to request an additional 60 days to formulate a response. The DEC is also asking the City to voluntarily agree to a timeline to comply with lowering our fecal chloroform in the mixing zone in the ocean. CH2M HILL will be coming in to look at

what options the city has in order to come into compliance. *Kallander* stated that it can be put on a priority list but it looks like it will cost the City money either way.

#8 (new hospital roof) *Reggiani* stated that it should be a priority. It has been on the CIP list for many years and it needs to get done. *Allison* stated that the Health Services Board (HSB) has discussed the need for a new roof but has not discussed a CIP list for the Hospital. *Kallander* stated that there was a list brought to Council from the Hospital Administrator but he thinks it should be brought to the HSB to prioritize before Council gets involved. *Kallander* agreed with *Reggiani* that the roof does need to be a priority and added that the stucco on the building is starting to deteriorate too. He suggested to Council that repairs to the stucco and painting of the exterior of the building should be considered along with the new roof. *Cohenour* said Rain Proof Roofing gave an updated quote from their 2008 quote, estimating \$1.25 to \$1.3 million, which included the structure, architecture, construction of the project. *Kallander* stated that maybe they might gross up the estimate to include the exterior upgrades as well. The other thing that needs to be looked at for the hospital is to have an energy audit. *Kallander* asked Council what they would like to do. *Reggiani* stated they should gross it up to \$2 million and include the repairs. Council concurred *Reggiani* and the Hospital roof was put as #1 on the prioritized list at a \$2 million estimate.

*Lynch* stated that #4 (a new public safety building) should be on the prioritized list as the other half of the building that the City occupies will be vacant come 2012. *Kallander* asked Council if they are committed to building a new Emergency Services building in the next five years, and if so, then some drawings need to be started. Council estimated that \$200-\$250 thousand would get the drawings started.

#2 (Sawmill Avenue extension) *Lynch* stated that the consideration is either sidewalks or just a footpath down Sawmill Avenue. The big cost consideration would be the bridge construction. In addition, Sawmill Avenue has only a 25 ft right of way. *Reggiani* stated that P&Z was not really thinking of a sidewalk as much as a bike/footpath. They were not considering widening anything or increasing traffic in that area. *Kallander* stated the progress on the project has been good, but feels that a higher priority should be placed in other areas. *Lynch* stated that when talking about the South Fill, Council needs to start thinking about what they want to do with the fill that is sitting there from the Civic Center project. Discussion was held on whether a Coast Project Questioner (CPQ) should be started to use that fill for the extension, but there was a concern regarding a historic vessel in the way. *Cohenour* stated that the CPQ is not difficult but it requires a plan be put into place first. Part of that plan would be deciding on the direction the expansion should go and if the city would move to purchase the land from Samson. *Lynch* stated that the city is already trying to purchase the land from Samson. *Kallander* pointed out what *Allison* had stated in a previous meeting and he agrees that to start drawing up plans now is probably too late for this next building season but they could get it started for next year's CIP list for the legislator. Council decided to spend up to \$10K to get things started on the Sawmill Avenue. Council decided to make this a priority considering the safety issue to keep kids from using that busy intersection.

#3 (North fill floating dock) is a priority says *Cheshier*. *Reggiani* stated it is a good idea, even if it is only seasonal and should be put high on the list. It would move some of the traffic flow. *Kallander* stated it really is a safety issue; we have to start moving the fleet away from this corner. Council put #3 on the prioritized list at \$350K for improvements and \$5K designated for design.

#1 (South Fill Sidewalks) *Kallander* asked *Reggiani* if he thought it was a concern in the community. *Reggiani* stated he didn't think it needed to be on this CIP list, but that he would like to see design work started. Council designated \$5K for design.

#4 (Shipyard Fill) *Reggiani* stated that it was the only item that fits the economic development realm. *Lynch* stated that this particular item is good for state funding. \$15M estimated for fill only. *Kallander* said he thinks getting a building is more of a priority. He would like to see if we could move Samson down to the end and put a building where Samson sits currently. Council decided on \$200K-\$250K for preliminary design and permits and \$15K to get the process started.

Council decided to add a Shipyard building as a separate item on the list for \$2Mil.

#6 (Recreation/Swimming pool) *Reggiani* stated that he liked the concept, but he isn't ready to put it on the list. It needs more plans. Council designated \$10K to start drawing up plans. *Van den Broek* stated that he would be interested in putting out an RFI to see who would like to come in and build it. Council estimated \$250K for designing.

#7 (High School SF building). Council decided to do a school bond, so they could get reimbursed for the project. It would be covered off the list and put on the March election.

#9 (Electronic Health records) *Allison* stated that he thinks this will be taken care of with the Strategic Planning process and so doesn't need to be on this list. Council agreed with *Allison*.

#10 (6-mile water feasibility study) *Kallander* stated that in light of the LT2, the original plan may not work. *Lynch* stated that there was a study done on whether wells could be dug. Council decided to send letters to those living out 6 and 5 mile to see if they want City water and decided not to add to CIP.

#11 (Bidarki Energy Upgrades) *Lynch* stated that the upgrades really are just the windows and moving the meters, but if Council is serious about starting a new building, then maybe this does not need to be on the CIP list. *Reggiani* agreed and suggested it be removed from the list, but to keep it in mind.

#12 (Breakwater Extension) *Lynch* stated that it was a Federal request and so he isn't sure it needs to be on the list. Council chose to remove it from the CIP list.

#13 (Eyak water treatment upgrades) *Cohenour* presented to Council the results of the RFP he had put out recently and the updated list of improvements needed. Council estimated \$10K to have a water treatment evaluation done.

#### **Councils Prioritized Capital Improvements (CIP) List**

1. Hospital Roof
2. Boat Ramp for the North fill
3. Emergency Services facility design
4. Shipyard building
5. Shipyard fill
6. Sawmill Avenue extension
7. Recreation/Pool building

**G. AUDIENCE PARTICIPATION**

*Jennifer Gibbons*, 305 Browning Avenue, requested Council come to the Tree Lighting Ceremony.

*Mary Anne Bishop*, 406 Fourth Street, requested that someone physically go meet with Samson.

**H. COUNCIL COMMENTS – None**

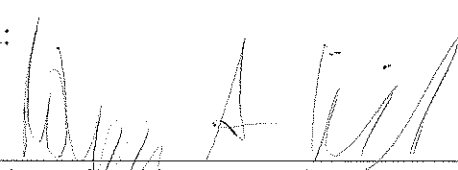
**I. ADJOURNMENT**

*M/Reggiani S/Cheshier* to adjourn the special meeting.

Hearing no objections, meeting was adjourned at 1:30 pm.

Approved:

Attest:

  
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Robyn Kincaid, Deputy City Clerk