

**SELDOVIA CITY COUNCIL
LAYDOWN
JUNE 13, 2018**

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NOTES

BELOW THE COURT

LAUREN

June 22, 2018

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THE COURT SHALL HAVE THE
POWER TO MAKE SUCH ORDER

AND TO MAKE SUCH ORDER
AS IT DEEMES FIT

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WITNESSED

**CITY OF HOMER
HOMER, ALASKA**

Aderhold

RESOLUTION 18-046

A RESOLUTION OF THE CITY COUNCIL OF HOMER, ALASKA,
PROVIDING SCOPING COMMENTS ON THE U.S. ARMY CORPS OF
ENGINEERS REGULATORY DIVISION PERMIT APPLICATION POA-
2017-271 FOR THE PROPOSED PEBBLE PROJECT

WHEREAS, the Alaska District of the U.S. Army Corps of Engineers Regulatory Division (Corps) received an application from the Pebble Limited Partnership for the discharge of fill material into and to perform work within waters of the United States for the proposed Pebble Project, and identifies the permit application as POA-2017-271; and

WHEREAS, the Corps has determined that it will prepare an environmental impact statement (EIS) to evaluate of the Department of the Army permit application; and

WHEREAS, the Corps is accepting public scoping comments from April 1 through June 29, 2018 and held scoping meetings in potentially affected communities, including Homer, during April 2018.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Homer, Alaska, submits the following scoping comments on Corps Regulatory Division permit application POA-2017-271 for the proposed Pebble Project and asks the Corps to consider them in preparation of its EIS.

- Evaluate an alternative port site to Amakdedori Bay because of the ecological sensitivity of the proposed site and the effect this site could have on the livelihoods of Homer area residents.
- Evaluate alternative fuels and fuel sources for the mine power plant that would alleviate the need for a subsea pipeline because of the potential long term consequences of subsea pipelines on the environment and the effect this could have on the future economy of the Homer area.
- Assess the potential effects of fuel usage by the Pebble Project on fuel availability for Homer and surrounding areas.
- Analyze the ways in which Homer area infrastructure may be used during construction and operation of the proposed Pebble Project. This may include Homer's port and harbor, barge basin, other vessel facilities and marine trades, the Homer airport and air services, the Sterling Highway and other roads, and other infrastructure.
- Assess vessel traffic in Kachemak Bay and lower Cook Inlet generated from construction and operation of the Pebble Project and the potential for and effects of hazardous materials spills in these waters.

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- Evaluate how the Pebble Project may affect fisheries in Bristol Bay and lower Cook Inlet and how effects to the fisheries may affect the Homer economy. Many Homer area residents rely on commercial and marine sport fisheries for their livelihoods, including in the waters of lower Cook Inlet (inclusive of all bays and connected waters) and Bristol Bay; and fishing is an economic base for the City of Homer.
 - Assess how these businesses may be affected by construction and operation of a port, road, and ferry across Iliamna Lake. Air based tourism, including activities such as bear viewing, remote fishing, and hunting, is a growing part of Homer's economy.
 - Evaluate employment factors on the southern Kenai Peninsula. Employment factors include the potential for "local hire" during construction and operation of the Pebble Project and the question of whether potential workers on the southern Kenai Peninsula have the skills needed for employment with the Pebble Project. Additional factors include the possibility that non-local construction workers and operations employees and their families might moving to the southern Kenai Peninsula temporarily or permanently, and for move to the southern Kenai Peninsula in the hopes of gaining employment associated with the Pebble Project temporarily or permanently. Include an analysis of secondary and induced employment affects not directly associated with the Pebble Project.
 - Analyze potential direct, indirect, and cumulative socio-economic effects of the Pebble Project on the Homer area. How might a population change affect local wages, local businesses, housing costs, the costs of goods and services, potential for economic expansion, schools, community cohesion, the culture and social fabric of Homer, and other socio-economic factors? The analysis should take into account many of the current socio-economic issues facing Homer such as affordability, the reasons people live in Homer and the southern Kenai Peninsula currently, addiction, homelessness, crime, population age structure, the number of second homes, and other factors.
 - Evaluate full development scenarios for the Pebble Project and other mining operations in the area and how these scenarios may directly, indirectly, and cumulatively affect each of the above issues for the Homer area and lower Cook Inlet.
 - Assess mine closure and related socio-economic changes to Homer and the southern Kenai Peninsula that could occur at the end of the construction phase, when the number of workers will decrease significantly, and at mine closure.

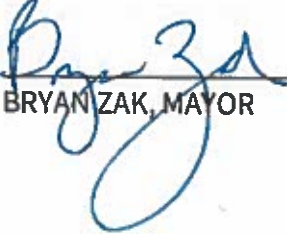
84 PASSED AND ADOPTED by the Homer City Council this 14th day of May, 2018.

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CITY OF HOMER


BRYAN ZAK, MAYOR


ATTEST:


MELISSA JACOBSEN, MMC, CITY CLERK

Fiscal note: NA





TO: CITY COUNCIL
FROM: STEPHANIE QUEEN, CITY MANAGER 
DATE: MARCH 21, 2018
SUBJECT: ANNEXATION

The City Council has requested that the Administration provide a recommendation, as to whether the City should proceed in seeking to amend our boundaries through annexation.

At the work session on March 28th, we will provide an overview of the issue and present information about why Cities seek to annex land, and more specifically, why this continues to be an important issue for Soldotna. We will review the multi-year process the City has completed to gather information and analyze the potential impacts of annexation, and share the conclusions and highlights of those efforts. Lastly, we will review information from the Local Boundary Commission about the process for annexation, explaining how decisions are made about changes to City boundaries.

Early in this process, we communicated several reasons why the City should consider annexation, including:

- protecting the City's tax base by ensuring that residents and businesses who benefit from City services are equitably paying for those services;
- allowing for more effective planning for the extension of municipal infrastructure, and more efficient service delivery;
- providing land within the City for future growth and development; and
- providing appropriate regulatory oversight for ongoing development adjacent or very close to our existing downtown and residential areas.

We have reviewed each of the nine study areas against these criteria, and also considered what was learned through the fiscal analysis and public engagement efforts. The Administration has determined that seven of the nine study areas are strongly supported by the above criteria. We have the capacity to provide municipal services to those areas and are confident we could do so without impacting costs or service levels to existing City residents.

The attached resolution would authorize the Administration to prepare a draft petition, in accordance with the Local Boundary Commission's (LBC) processes and regulations, for the Council's consideration. If adopted, we would proceed in putting that document together, which would be brought back to the Council at a later date. Additional public hearings and action from the Council would be required at that time (after the petition is drafted), to authorize filing the petition with the LBC.



SOLDOTNA

CITY OF SOLDOTNA, ALASKA

MEMORANDUM

TO: MAYOR AND COUNCIL
FROM: STEPHANIE QUEEN, CITY MANAGER *SQ*
DATE: MONDAY, MAY 1, 2018
SUBJECT: REQUEST FOR ADDITIONAL WORK SESSION PRIOR TO RESO. 2018-013

Resolution 2018-013, directing the Administration to prepare a draft petition for the potential annexation of areas adjacent to the City Limits, was introduced at the March 28th City Council meeting and postponed to May 9th.

Several members of the Council have recently expressed interest in scheduling an additional work session, prior to considering the resolution, to allow for further discussion and consideration.

A work session could not be added to the May 9th agenda due to a conflict. The next available date for a work session prior to a regularly scheduled Council meeting, would be Wednesday, May 23rd.

Should the Council wish to schedule an additional work session prior to considering Resolution 2018-013, the Administration would recommend that the resolution be postponed to June 13th, for the purpose of scheduling an additional work session at 4:00 pm on Wednesday, May 23rd.

Introduced By: City Manager
Date: March 28, 2018
Action: Postponed Until May 9, 2018
Date: May 9, 2018
Action: Postponed Until June 13, 2018
Date: June 13, 2018
Action:
Vote:

CITY OF SOLDOTNA
RESOLUTION 2018-013

A RESOLUTION DIRECTING THE ADMINISTRATION TO PREPARE A DRAFT PETITION
FOR THE POTENTIAL ANNEXATION OF AREAS ADJACENT TO THE CITY LIMITS

WHEREAS, residential and commercial growth and development surrounding the City of Soldotna has impacts on City finances, and the ability to efficiently plan for and deliver essential municipal services; and

WHEREAS, Envision Soldotna 2030, the City's comprehensive plan adopted in 2011, identified the need for the City to evaluate annexation, as a high priority goal; and

WHEREAS, the City Administration began meeting with interested stakeholders (inside and outside the City limits) and collecting information about the potential for changing the municipal boundaries in 2014; and

WHEREAS, a fiscal impact analysis, completed in 2016, analyzed the cost of delivering city services to areas near the existing city limits, and estimated the overall fiscal effect on the City, should additional areas be incorporated into the municipality; and

WHEREAS, the Administration has provided numerous opportunities for the public to get information about, and provide feedback on, the issues surrounding annexation and delivery of City services both inside and outside our borders, including a focused public engagement effort in 2017; and

WHEREAS, the City has completed the appropriate studies and public engagement, and it is in the best interest of the public for the City to determine whether to proceed in developing a petition for the potential incorporation of adjacent lands into the City of Soldotna;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOLDOTNA, ALASKA:

Section 1. That the City Manager is authorized to prepare a draft petition for annexation, according to the policies and procedures of the Local Boundary Commission, to include the following general study areas (previously identified and named in the fiscal impact analysis and public engagement process) and also shown on the attached map:

- Study Area 1. Funny River;
- Study Area 2. Skyview/Tsalteshi;
- Study Area 3. K-Beach;
- Study Area 4. K-Beach;

- Study Area 7. Kenai Spur;
- Study Area 8. Sterling Highway; and
- Study Area 9. Funny River.

Section 2. The petition shall be prepared according to the policies and procedures for Annexation by Legislative Review.

Section 3. The Administration shall prepare a practical transition plan, to address specific questions related to the timeline and assumption of appropriate powers, and the extension of essential municipal services into the proposed expanded boundaries. The transition plan shall be developed in consultation with representatives of current providers of services in the areas proposed for annexation, and will address specific items of concern raised by members of the public throughout the process.

Section 4. The Administration shall conduct additional studies and/or public engagement if needed, and shall further evaluate the lands included in each study area. The Administration may recommend minor changes for inclusion in the draft petition.

Section 5. The Administration shall present the draft petition to the City Council for consideration, once completed.

Section 6. This resolution shall become effective immediately upon its adoption.

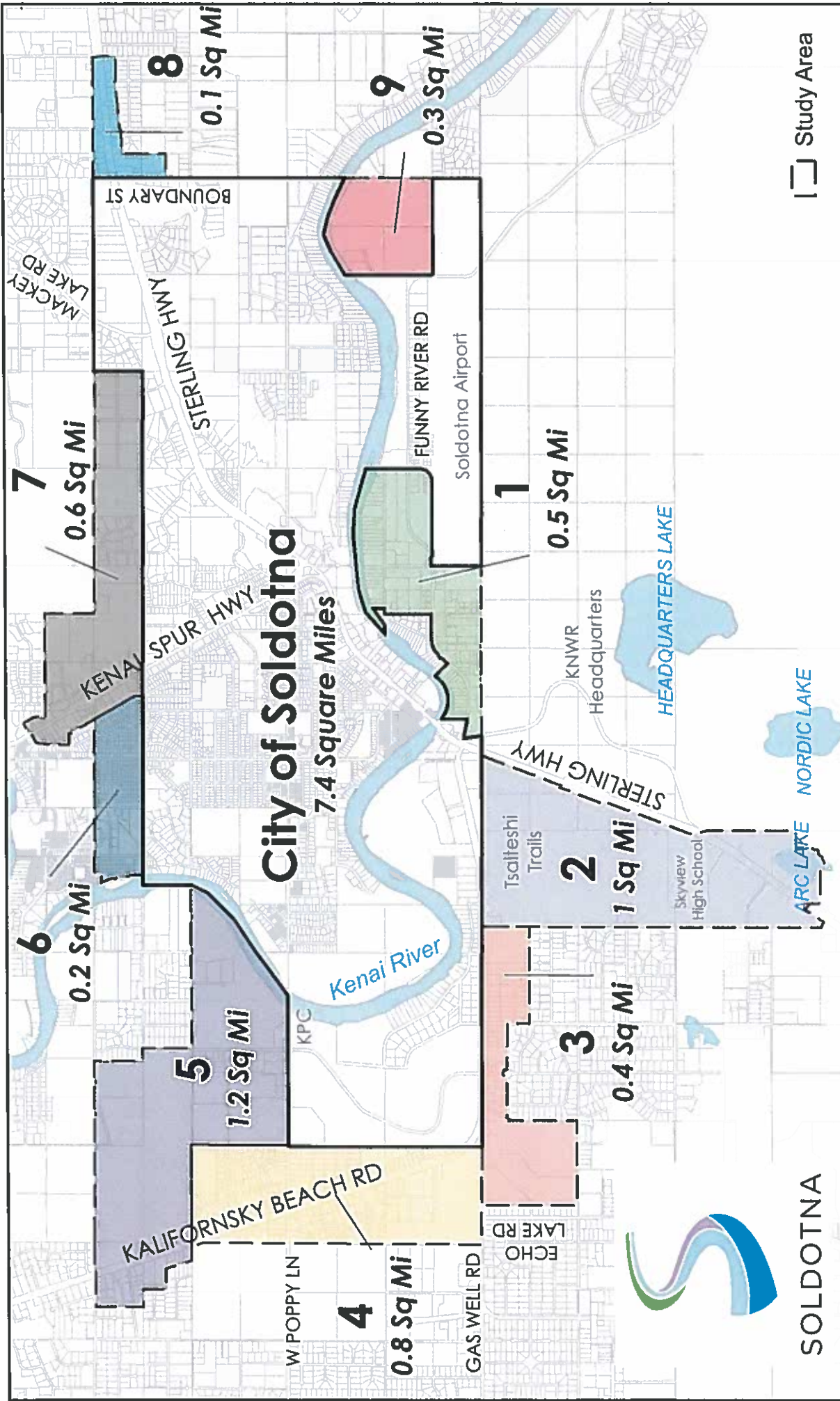
ADOPTED BY THE CITY COUNCIL THIS 13TH DAY OF JUNE, 2018.

Nels Anderson, Mayor

ATTEST:

Michelle M. Saner, MMC, City Clerk

Yes:
No:
Absent:



SOLDOTNA

Study Area

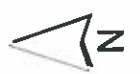
Source Data: City of Soldotna GIS, KPB GIS
 Map Produced By: Alaska Map Company, LLC
 Date: 11/19/2015



Prepared By:

Study Area Map

2015 Soldotna Annexation Study

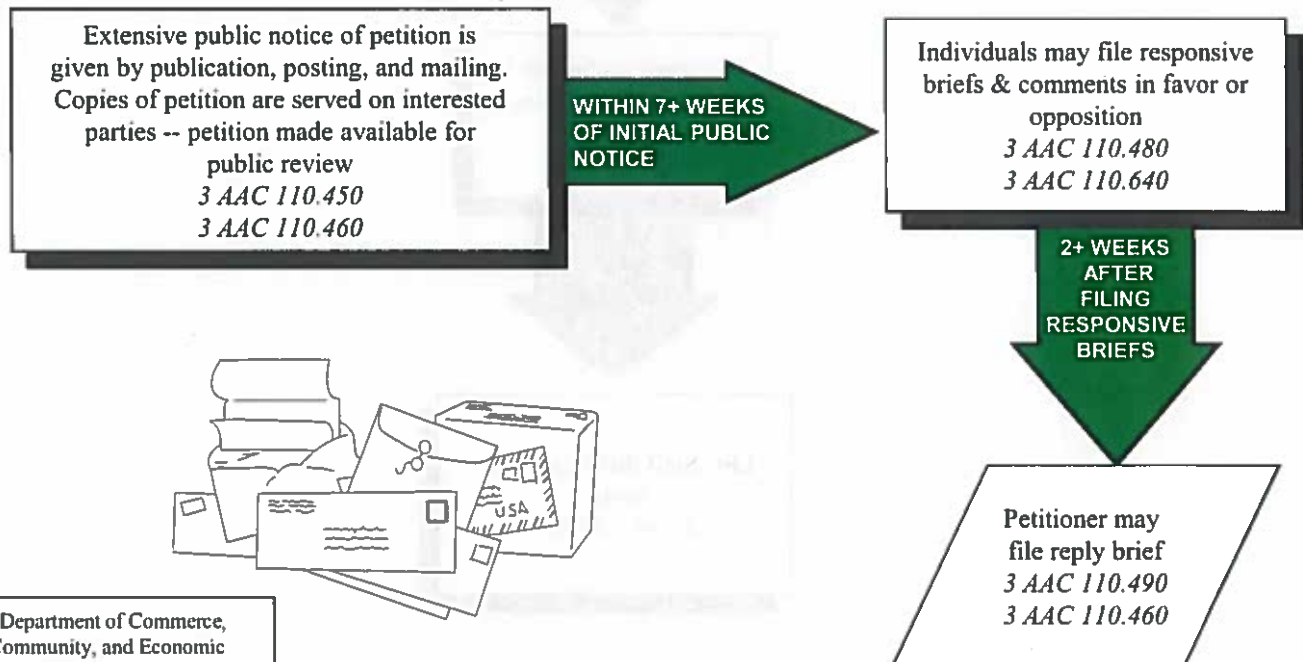


PROCEDURES FOR CITY ANNEXATION

STAGE 1 - FILING THE PETITION

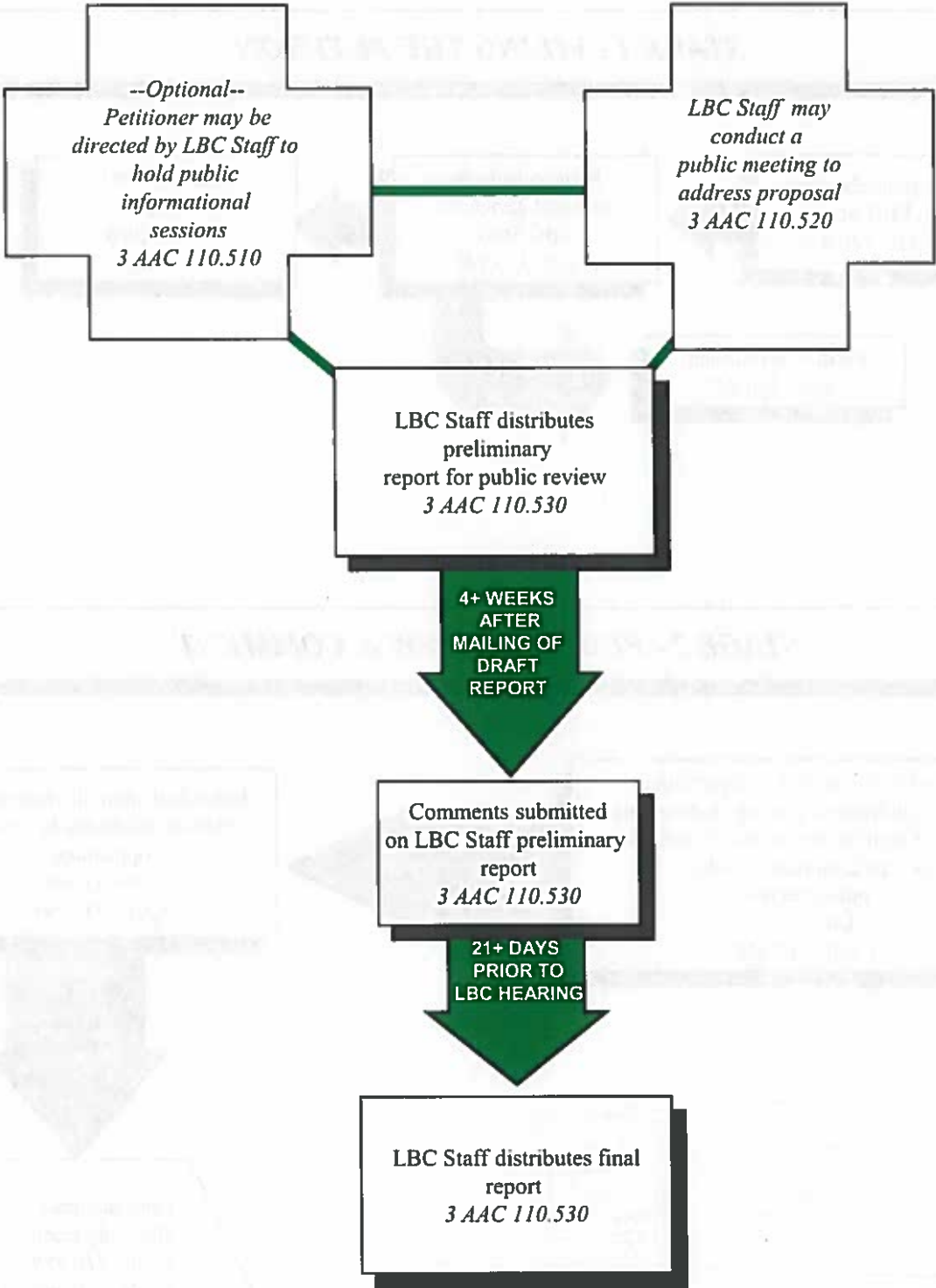


STAGE 2 - PUBLIC REVIEW & COMMENT

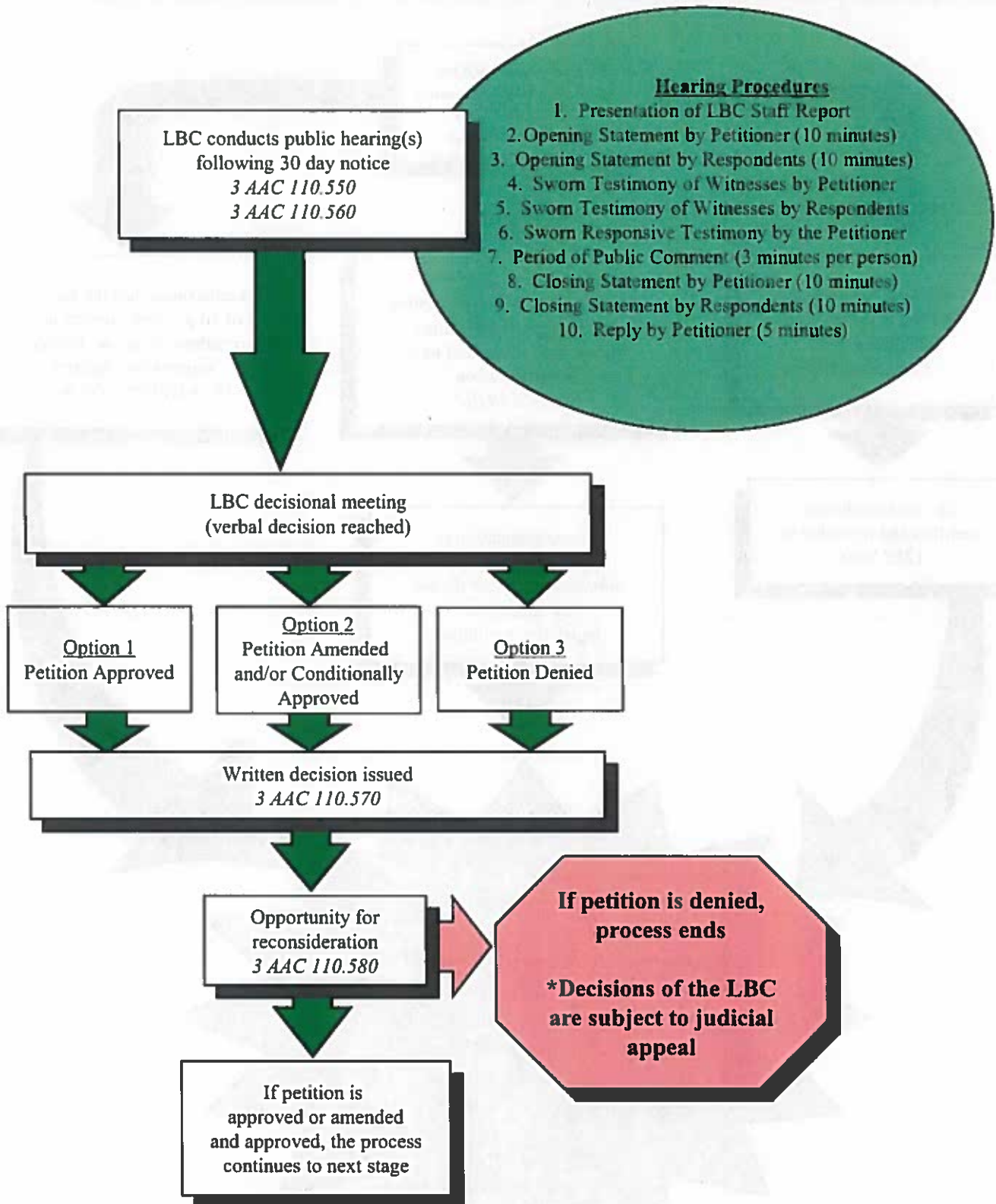


*Department of Commerce, Community, and Economic Development serves as staff to the LBC. AS 44.47.050(a)(2).

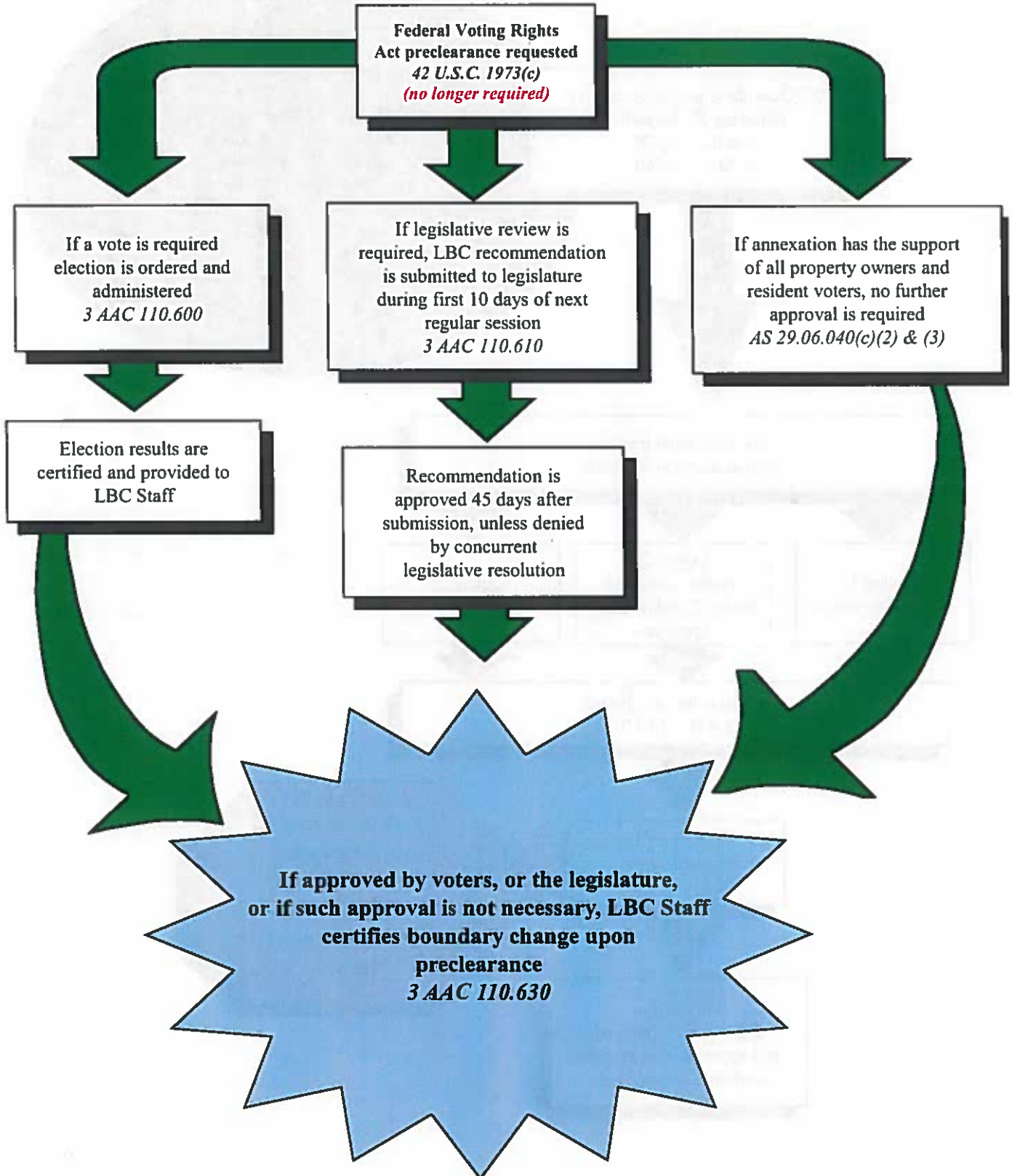
STAGE 3 - ANALYSIS



STAGE 4 - HEARING, DECISION & RECONSIDERATION



STAGE 5 - IMPLEMENTATION



City of Seldovia Chief of Police Considerations

"If the city does not invest more in this position, they will likely continue the cycle of replacing the chief every few years. Unfortunately, if that position is filled with someone from outside, they will spend much of that time in an academy and just learning the ins and outs of law enforcement in Alaska."

****Police Matters – City Manager is spending 2-3 hours each day (including weekends) on police matters in addition to seeking an individual for the permanent position. ****

○ History:

- Chief Andy Anderson held position for 32 years
- Went without police chief for about 16 months after Mr. Anderson's retirement;
- October 2011 – October 2014 – New Chief Hired, sent to Sitka for training and certification, resigned.
 - Total Time worked 36 months
 - Salary \$57,000 annually + \$21,910 (retirement, health insurance, Liabilities) = \$78,910 annually
- May 2015 - May 2016 – New Chief Hired, sent to Sitka for training and Certification, resigned.
 - Total time worked: 12 months
 - \$60,000 annually + \$25,800 (retirement, health insurance, liabilities) = \$85,800 Total
- October 2016 – May 2018 – New Chief Hired, sent to Sitka for training and Certification, resigned. Travel and moving expenses (\$5000.00)
 - Total time worked: 19 months
 - \$77,500 annually + \$28,875 (retirement, health insurance, liabilities) = \$106,375 Total

Current Budgeted Personnel Expenses, FY2019 Personnel, Realistic Option to Consider

CHIEF OF POLICE				
Budgeted FY2018	Police 90%	Harbor 8%	Dock 2%	ANNUAL FY2018
Salary	70,560.00	6,272.00	1,568.00	78,400.00
ESC	1,742.83	154.92	38.73	1,936.48
Social Security	4,374.72	388.86	97.22	4,860.80
Medicare	1,023.12	90.94	22.74	1,136.80
Worker's Comp				
Health Insurance	11,846.41	1,053.01	263.25	13,162.68
Retirement (Pension) 13%	9,172.80	815.36	203.84	10,192.00
				109,688.76
FY2019 Budgeted	Police 90%	Harbor 8%	Dock 2%	ANNUAL FY2019
Salary	70,000.00	5,600.00	1,400.00	77,000.00
ESC	1,729.00	138.32	34.58	1,901.90
Social Security	4,340.00	347.20	86.80	4,774.00
Medicare	1,015.00	81.20	20.30	1,116.50
Worker's Comp				
Health Insurance	12,745.51	1,132.93	283.23	14,161.68
Retirement (Pension) 13%	9,100.00	728.00	182.00	10,010.00
				108,964.08

Option to Consider	Police 90%	Harbor 8%	Dock 2%	ANNUAL FY2019
Salary	75,600.00	6,720.00	1,680.00	84,000.00
ESC	1,867.32	165.98	41.50	2,074.80
Social Security	4,687.20	416.64	104.16	5,208.00
Medicare	1,096.20	97.44	24.36	1,218.00
Health Insurance	12,745.51	1,132.93	283.23	14,161.68
Retirement (Pension) 13%	9,828.00	873.60	218.40	10,920.00
Living Expense Stipend	8,640.00	768.00	192.00	9,600.00
				127,182.48

This fiscal consideration has a competitive salary and benefits package, plus a living expense stipend; all of which would attract and keep a candidate committed to the City of Seldovia. A five-year commitment would be requested from the candidate. The additional funds would be drawn from a variety of budget line items in general fund: travel, supplies, outside labor for example. We are also examining means to generate General Fund Revenues outside of raising taxes.

Another alternative that was proposed to me recently, was to contract with another department in the state. The model would look like a two weeks on/two weeks off scenario; the City of Seldovia would provide bunk style housing for the rotating officers. This would provide 24/7 coverage for Seldovia.

The expense table below illustrates what the possible expense to the City would be – albeit, it was mentioned to me that whichever municipality that we partnered with would be taking an additional admin fee. My estimation would be \$2000-\$5000 monthly or \$24,000-\$60,000 annually *in addition* to the expenses listed below.

In relation to the abovementioned model, we could explore developing our own two weeks on/two weeks off model, the expense table below would be a realistic outlook on personnel expenses for the Police Department.

Personnel Expense Detail	Hours Per Shift	Rate of Pay	Weekly Payroll	ESC 2.47%	Soc Security 6.2%	Med 1.45%	Health Insurance	Retirement 13%	Per Shift Payroll expense To City
Officer 1									
Shift: 7/12, Two Weeks on Two Weeks Off	168	\$29.00	\$4,872.00	\$120.34	\$302.06	\$70.64	\$590.07	\$633.36	\$6,588.48
Officer 2									
Shift: 7/12, Two Weeks on Two Weeks Off	168	\$29.00	\$4,872.00	\$120.34	\$302.06	\$70.64	\$590.07	\$633.36	\$6,588.48
Total Estimated Monthly Expense			\$9,744.00	\$240.68	\$604.13	\$141.29	\$2,360.28	\$1,266.72	\$13,176.95
Total Estimated Annual Expense			\$116,928.00	\$ 2,888.12	\$7,249.54	\$1,695.46	\$28,323.36	\$15,200.64	\$158,123.43



City of Seldovia

P.O. Drawer B, Seldovia, Alaska 99663
Phone: (907) 234-7643, Fax: (907) 234-7430
email: citymanager@cityofseldovia.com
website: www.cityofseldovia.com

To: Mayor and Seldovia City Council
From: Cassidi Cameron
Subject: City Manager's Report
Date: June 13, 2018

Report

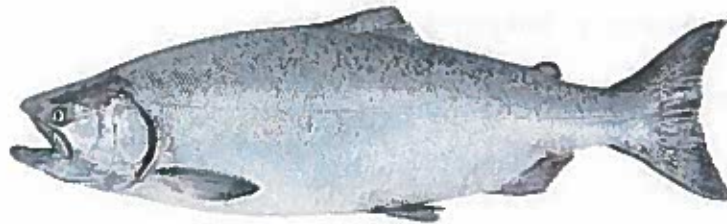
- WTP Update: Project Transfer Agreement between City of Seldovia and Alaska Department of Environmental Conservation Village Sage Water Program; Federal Funding Source: USDA-RD
- Hazard Mitigation Plan, Tsunami Evacuation Plan, Emergency Operation Plan; the Tsunami signs are ready, Program Manager from the State is planning on coming to Seldovia in the summer for the mapping and sign placement, as well as Dan Nelson at OEM at the Borough – June 28th Visit
- DOT and Street Sweeping: Completed
- Water Infrastructure Repair Projects
- CISPRI Meeting
- SFL Contract Negotiation – Meeting Set June 20, 2018 in Anchorage
- Police Matters
- Bear Situation
- Spot the Tot; Safe Kids Kenai Peninsula



City of Seldovia

P.O. Drawer B, Seldovia, Alaska 99663
Phone: (907) 234-7643, Fax: (907) 234-7430
Email: cityclerk@cityofseldovia.com

PUBLIC NOTICE
CITY COUNCIL WORKSHOP
Economic Development Opportunity
For Seldovia's Fisheries



Monday
June 18, 2018
6:30pm
MULTI-PURPOSE ROOM

THE PUBLIC IS ENCOURAGED TO ATTEND

Schedule of Sessions



Sunday, June 3

11:00-1:00PM	Registration - Trimble Hall Lobby
1:00-4:30 PM	A Team Building Experience - The Challenges Facing Municipal Clerks, Tim Wood, Laura Levings, & Thomas Brinker - Rotunda
4:30-5:00 PM	Welcome and Orientation - Rotunda
5:30-6:30 PM	Welcome Reception - Trimble Forum

Monday, June 4

7:00-8:00 AM	Breakfast - Wheelock Student Center
8:00-12:00 PM	Customer Service, Marilyn McCabe-Love - Rotunda
12:00-1:00 PM	Lunch - Wheelock Student Center
1:00-5:00 PM	Legal Issues for Washington Clerks, Paul Sullivan & Jim Doherty - Rotunda
1:00-5:00 PM	Legal Issues for Alaska Clerks, Joe Evans - WSC 201
1:00-5:00 PM	Legal Issues for Oregon Clerks, Spencer Parsons - WSC 202
5:00-6:30 PM	Dinner - Wheelock Student Center

Tuesday, June 5

7:00-8:00 AM	Breakfast - Wheelock Student Center
8:00-12:00 PM	Ethics, Mike Gaffney & Christina Sanders - Rotunda
12:00-1:00 PM	Lunch - Wheelock Student Center
1:00-5:00 PM	Ethics, Mike Gaffney & Christina Sanders - Rotunda
Rotunda 5:00-6:30 PM	Dinner - Wheelock Student Center

Schedule of Sessions



Northwest
Clerks
Institute

Wednesday, June 6

7:00-8:00 AM	Breakfast - Wheelock Student Center
8:00-12:00 PM	Effective Writing Writing Minutes & Meeting Notes, Jordan Peabody- Rotunda
12:00-1:00 PM	Lunch - Wheelock Student Center
1:00-5:00 PM	The Role of the Clerk, Virginia Olsen & Ali Spietz - Rotunda
5:00 PM	Evening free (no dinner on campus)

Thursday, June 7

7:00-8:00 AM	Breakfast - Wheelock Student Center
8:00-12:00 AM	Records Management, Kyle Stannert - Upper Marshall Hall
12:00-1:00 PM	Lunch - Wheelock Student Center
1:00-5:00 PM	Jurassic Parliament, Ann Macfarlane - Upper Marshall Hall
6:00 PM	Banquet - Trimble Forum

Friday, June 8

7:00-8:00 AM	Breakfast - Wheelock Student Center
8:00-10:30 AM	Jurassic Parliament (continued), Ann Macfarlane - Upper Marshall Hall
10:45-12:00 PM	Institute Wrap-up, Joann Tilton - Upper Marshall Hall
12:00-1:00 PM	Lunch - Wheelock Student Center Room
	Room Check-out - Trimble Forum