



MUNICIPALITY OF SKAGWAY, ALASKA  
REGULAR ASSEMBLY MEETING

January 18, 2024  
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1. **Call to Order:**

Mayor Bass called the meeting to order at 7:00 p.m.

Mayor Bass formally acknowledged that the Assembly is gathered on the traditional land of the Chilkoot Tlingit people.

The pledge of allegiance was recited.

Mayor Bass read the preamble of the Alaska State Constitution.

2. **Roll Call:**

**Present:** Mayor: Sam Bass **Assembly Members:** Alex Weddell, Deb Potter, Dan Henry, Kate Kolodi, Jay Burnham, Orion Hanson

**Absent:**

3. **Approval of Minutes:**

A. December 21, 2023

Clerk Burnham indicated that the minutes are not in the packet and will be available at the next meeting.

4. **Approval of Agenda:**

**Motion/Second:** Henry/Potter

To approve the agenda.

The Motion passed by roll call vote, 6 yes, 0 no, 0 absent.

5. **Reports of Officials and Committees:**

A. **Mayor's Report:**

Mayor Bass indicated that he would like to see progress with the Garden City Resolution No. 23-30R; Planning and Zoning Commission held a work session regarding housing with a strong public turnout; he welcomes Rebecca Kameika as the new Port Administrative Manager.

B. **Assembly Committee Reports:**

A. **Assemblymember Jay Burnham:**

**Motion/Second:** Burnham/Weddell to approve the check run.

The Motion passed by roll call vote, 6 yes, 0 no, 0 absent.

Assemblymember Burnham indicated that Finance met on January 17, 2024, and:

- Reviewed and recommends approval of Resolution No. 23-30R: Expressing Intent to Dispose of Blocks 95 and 102 Known as the Garden City RV Park

- Reviewed and recommends Assembly approval of Shannon & Wilson's rock fall safety work proposal.

**Assemblymember Kolodi** indicated that she wrote a memo regarding student art that is available in the packet. There is a Parks & Recreation meeting scheduled for February 8th at 7:00 p.m.

**Assemblymember Weddell** indicated that Civic Affairs met on January 11th to review Resolution 23-30R and recommends the assembly adopt the proposed amendment that is in the packet.

**Assemblymember Potter** indicated that Public Safety met on January 12th; the Chief of Police provided an update on the dispatch system and the Fire Department indicated that new engines are needed, including an aerial truck. They also discussed unsafe rental car driving habits, e-bike and scooter rentals, and bear mitigation policies.

C. **Treasurer's Report:**

D. **Manager's Report:**

**Manager Ryan** indicated that:

- His written report is in the packet.

6. **Communications to the Assembly:**

A. **Correspondence:**

**Clerk Burnham** indicated that there was no correspondence.

B. **Hear Citizens Present**

**Charity Pomeroy** requested that the mayor organize a housing task force to accomplish housing objectives, as outlined in the 2030 Comprehensive Plan.

**Sherry Corrington** expressed her concerns regarding housing in Skagway being sold to companies.

7. **Ordinances, Resolutions, & Proclamations:**

A. **Public Hearing and Adoption of Resolution No. 23-30R: Expressing Intent to Dispose of Blocks 95 and 102, Known as the Garden City RV Park**

[Clerk's Note: There is an active motion on the table to adopt Resolution No. 23-30R from the August 17, 2023 Assembly meeting.]

**Assemblymember Henry** indicated that the need for additional housing has existed in Skagway for 35 years. The Garden City property needs to be developed and will not be ready to sell for approximately 18 months, or longer. The resolution could be changed in the future, if necessary to meet the needs of the community. There are two ways to create housing: sell municipal land to provide buildable lots to the

public, and work with the Planning and Zoning Commission to relax some of the regulations such as parking restrictions and setback requirements.

**Primary Amendment/Second: Weddell/Potter** to amend Resolution 23-30R and replace it with the proposed amendment, which is item 7A.2 in the meeting packet.

**Assemblymember Weddell** indicated that this amendment is proposing that work will begin with block 102, setting aside block 95 for future consideration, and asks staff to develop timelines and cost estimates. It allows for some lots to go out for RFP for multi-family housing, some go to lottery for first time property buyers as now defined in the resolution, and the remaining lots are set aside for future MOS housing projects.

**Assemblymember Hanson** indicated that reserving 4 lots for an unknown project is unclear and not necessary. He also believes the attorney should have reviewed the definition of first-time property owner.

**Assemblymember Henry** indicated that infrastructural utility installation would be double the cost if done in stages and to be cost effective, all of block 102 should be completed by obtaining a bond as soon as possible.

**Secondary Amendment/Second: Potter/Kolodi** to amend the fifth bullet point to read "Reserve two lots of block 102 for a possible future municipal project, such as multi-unit municipal housing, to be determined by future resolution."

**The Secondary Amendment passed by roll call vote, 5 yes, 1 no, 0 absent; with Assemblymember Hanson dissenting.**

**Motion/Second: Weddell/Burnham** to call the question.

**The Motion to call the question failed by roll call vote, 3 yes, 4 no, 0 absent; with Assemblymembers Potter, Hanson, and Henry dissenting, and Mayor Bass breaking the tie by voting no.**

**Secondary Amendment/Second: Hanson/Henry** to amend the 5th and 6th bullet points to change block 102 in both bullet points to block 95.

**Assemblymember Hanson** indicated that he would like to see block 102 be fully developed and put out to market rather than have a portion set aside to be determined in the future.

**Assemblymember Weddell** indicated that she believes block 95 should be left to see what ideas management and staff may have for it, and that this amendment would leave 4 lots on block 102 undeclared.

**Assemblymember Kolodi** indicated that this leaves block 102 confusing and interrupts the potential for block 95.

The Secondary Amendment failed by roll call vote, 2 yes, 4 no, 0 absent; with Assemblymembers Kolodi, Burnham, Weddell, and Potter dissenting.

Secondary Amendment/Second: Potter/Hanson to amend the amendment to strike the 5th and 6th bullet points.

The Secondary Amendment passed by roll call vote, 4 yes, 2 no, 0 absent; with Assemblymembers Weddell and Kolodi dissenting.

Secondary Amendment/Second: Weddell/Burnham to reinstall bullet point five to state, "Reserve two lots of block 102 for future possible MOS project such as multi-unit housing to be determined by resolution."

The Secondary Amendment passed by roll call vote, 5 yes, 1 no, 0 absent; with Assemblymember Hanson dissenting.

The Primary Amendment passed by roll call vote, 6 yes, 0 no, 0 absent.

The Main Motion passed by roll call vote, 6 yes, 0 no, 0 absent.

Assemblymember Kolodi indicated that the motion to postpone this to a February meeting should be addressed if the Assembly does not wish to have it on the agenda again.

Motion/Second: Hanson/Henry to cause Resolution No. 23-30R not to be on the February 1, 2024 meeting.

The Motion passed by roll call vote, 6 yes, 0 no, 0 absent.

8. Unfinished Business:

9. New Business:

- A. Consideration of Shannon & Wilson Rockfall Safety Work Proposal

Motion/Second: Hanson/Henry to approve the scope of work from Shannon & Wilson for rockfall safety continued measures in the amount of \$1,102,081.00.

Assemblymember Hanson indicated that this scope was developed in such a way as to utilize the money granted from the governor and legislature without jeopardizing the BRIC grant.

Manager Ryan indicated that the CAPSIS amount granted was approximately \$1.1 million and since that cannot be used for mitigation of the larger slide due to the BRIC grant, this is a scope of work of the slide area further south that still needs to be addressed before the 2024 season. If CAPSIS will not cover this scope of work then it will be covered by port revenue.

The Motion passed by roll call vote, 6 yes, 0 no, 0 absent.

10. Mayor and Assembly Discussion Items:

**The Mayor and Assembly** discussed using the discretionary funds to purchase a second coat rack for the Assembly chambers and an art display board; there was no objection to using the funds for these purchases. They also discussed the creation of a housing task force and obtaining an aerial fire truck.

11. **Executive Session:**

12. **Adjournment:**

**Motion/Second:** Henry/Hanson to adjourn at 8:21 p.m.

**The Motion passed by roll call vote, 6 yes, 0 no, 0 absent.**

ATTEST:

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Sam Bass, Mayor

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Steve Burnham Jr., Borough Clerk  
(SEAL)

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