

Mayor
John K. Handeland
Manager
Glenn Steckman
Clerk
Bryant Hammond



Nome City Council
Jerald Brown
Doug Johnson
Mark Johnson
Adam Martinson
Jennifer Reader
Meghan Sigvanna Topkok

**NOME COMMON COUNCIL
REGULAR MEETING AGENDA
MONDAY, AUGUST 23, 2021 at 7:00 PM
COUNCIL CHAMBERS IN CITY HALL**

102 Division St. • P.O. Box 281 • Nome, Alaska 99762 • Phone (907) 443-6663 • Fax (907) 443-5345

ROLL CALL

APPROVAL OF AGENDA

APPROVAL OF MINUTES

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- B. August 9, 2021 Nome Common Council Regular Meeting Minutes,

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- A. Letter of July 30, 2021 from AMCO to City of Nome re: Retail Marijuana Store License Renewal,

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- B. Letter of July 30, 2021 from AMCO to City of Nome re: Limited Marijuana Cultivation Facility License Renewal,

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- C. Email Chain of August 16, 2023 from Brenna Outwater to City of Nome / Nome Public Schools re: Request to Reinstate COVID Testing Upon Arrival into Nome Immediately,

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- B. O-21-08-02 An Ordinance Authorizing the Purchase Lots 1A & 2A, Block D, of Nome Townsite, According to Plat 84-10 for \$203,00,

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- A. R-21-08-03 A Resolution Authorizing the City Manager to Enter into an Agreement with Tundra Tinkerer to Provide Cleaning Services to the City of Nome.

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- B. R-21-08-04 A Resolution Authorizing the City Manager to Enter into an Agreement with Nome Winder Sports Association to Locate a Structure on City-owned Block 122, Lots 1 & 2 While the Particulars of a Site Plan and Lease Agreement are Negotiated,

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- E. Census 2010 & 2020 Alaska Population Estimates by Alaska Native Village Statistical Area,

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CITIZEN'S COMMENTSCOUNCIL MEMBER'S COMMENTSMAYOR'S COMMENTS AND REPORT

- A. Activity Report: August 10 - 20, 2021,

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- B. Reappointment of Jana Hoggan to Seat "D" of the Nome Public Safety Advisory Commission,

VERBAL

- C. Reappointment of Traci McGarry to Seat "E" of the Nome Public Safety Advisory Commission,

VERBAL

EXECUTIVE SESSIONADJOURNMENT

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ROLL CALL

Members Present: Jerald Brown; Mark Johnson; Doug Johnson; Adam Martinson; Jennifer Reader; Sigvanna Topkok (telephonic)

Members Absent:

Also Present: John K. Handeland, Mayor; Glenn Steckman, City Manager; Bryant Hammond, Clerk; Joy Baker, Port Director; Mike Heintzelman, NPD Chief; Bob Pruckner, NPD Deputy Chief; Ken Morton, Assistant Utility Manager; Officer Wanja Kinuthia

In the audience: Diana Haecker, Nome Nugget; Sean Milligan, KNOM; Austin Ahmasuk; Derek McLarty; Charlie Lean; Blake Bogart

APPROVAL OF AGENDA

A motion was made by C. Reader and seconded by C. Martinson to approve the agenda as presented.

At the roll call:

Aye: D. Johnson; M. Johnson; Martinson; Reader; Topkok;
Brown

Nay:

Abstain:

The motion **CARRIED**.

APPROVAL OF MINUTES

A. July 28, 2021 Nome Common Council Special Meeting Minutes.

B. August 9, 2021 Nome Common Council Regular Meeting Minutes.

A motion was made by C. Reader and seconded by C. Martinson to approve the minutes as presented.

At the roll call:

Aye: M. Johnson; Martinson; Reader; Topkok; Brown; D. Johnson

Nay:

Abstain:

The motion **CARRIED**.

COMMUNICATIONS

- A. Letter of July 30, 2021 from AMCO to City of Nome re: Retail Marijuana Store License Renewal.
- B. Letter of July 30, 2021 from AMCO to City of Nome re: Limited Marijuana Cultivation Facility License Renewal.
 - Chief Heintzelman noted NPD had not experienced any issues of calls for service at the business.
- C. Email Chain of August 16, 2023 from Brenna Outwater to City of Nome / Nome Public Schools re: Request to Reinstate COVID Testing Upon Arrival into Nome Immediately.
 - Council Member Doug Johnson opined screening might be a good idea again considering the situation around the State.
 - Council Member Mark Johnson thought the good thing about Nome is a 70% vaccination rate.
 - Council Member Topkok agreed with Brenna, noting there isn't a vaccination for children under 12.
 - Manager Steckman described current efforts at COVID mitigation, potential measures ready, difficulties in spooling up the screening at the airport, and how Nome has been fortunate has been not having the case count as some other proximate communities.
 - Council Member Doug Johnson opined it might be time to start testing again.
 - Manager Steckman noted that the testing takes less time than it does to retrieve baggage.
 - Mayor Handeland noted issues with travelers figuring out ways to get through the screening process and getting into the community anyway. He asked the Council to be open minded, monitor the situation, and focus on education for the time being. He asked staff to have an ordinance extending the emergency at the next meeting.

CITIZEN'S COMMENTS

1. Austin Ahmasuk noted the City was doing a good job of dust control, though there was still a lot to do. He spoke about the resolution concerning the Port. He characterized it as a break in the public trust. He expressed concerns on the CPI language and the temporary language for the rate. He noted tariffs were set to cover upkeep and maintenance, noting several areas of maintenance and concern. Mr. Ahmasuk asked the Council to consider how they are upholding the public trust.
2. Charlie Lean spoke on two issues 1. Rotary East End Park, noting he fixed a sign in good faith and that it looks good. He spoke about the recent Port Commission meeting, noting an issue came up where several members of the Port Commission would have conflicts of interest. He noted the proposal had been made in April but only put on the agenda recently. He noted the tariff spoke to the use of infrastructure and not revenue streams. He noted that he, as acting chair, ruled three commissioners out, because there was a conflict of interest. He noted that it wasn't a bad idea to put another step or two in the sliding scale, but felt more comfortable addressing such issues outside of the Port season.
3. Chief Heintzleman introduced Officer Wanja Kinuthia.
4. Wanja Kinuthia spoke a little about herself and her background. She said that Nome reminded her of Kenya and felt like home. She spoke highly of Deputy Chief Pruckner and Chief Heintzleman and their vision for the department, bridging the gap between the NPD and the community.

PLANNING & ZONING

- A. July 7, 2021 Nome Planning Commission Regular Meeting Minutes.

UNFINISHED BUSINESS

- A. O-21-08-01 An Ordinance Authorizing the Disposal of Municipal Property by Use Permit to the Nome Rotary Club for East-End Park.

For the purpose of holding a public hearing, the Council recessed at 7:32 PM.

The Council reconvened at 7:32 PM.

A motion was made by C. Reader and seconded by C. Martinson to adopt O-21-08-01.

At the roll call:

Aye: Martinson; Reader; Topkok; Brown; D. Johnson; M. Johnson

Nay:

Abstain:

The motion **CARRIED**.

- B. O-21-08-02 An Ordinance Authorizing the Purchase Lots 1A & 2A, Block D, of Nome Townsite, According to Plat 84-10 for \$203,00.

For the purpose of holding a public hearing, the Council recessed at 7:33 PM.

The Council reconvened at 7:33 PM.

A motion was made by C. Reader and seconded by C. Martinson to adopt O-21-08-02.

Discussion:

- Council Member Brown clarified these were the lots across the street from City Hall that people have been using for parking and asked about the specific purpose.
- Manager Steckman described his vision for economic development and that the City would be looking for a developer to make the lot into something more than a parking lot.

At the roll call:

Aye: Reader; Topkok; Brown; D. Johnson; M. Johnson;
Martinson

Nay:

Abstain:

The motion **CARRIED**.

NEW BUSINESS

- A. R-21-08-03 A Resolution Authorizing the City Manager to Enter into an Agreement with Tundra Tinkerer to Provide Cleaning Services to the City of Nome.

A motion was by C. Reader and seconded by C. Martinson to adopt R-21-08-03.

Discussion:

- Manager Steckman noted the goal was to keep city facilities cleaner and thought the private sector might be able to provide better services.
- Council Member Reader asked why City Hall was scheduled for less cleaning than the Richard Foster Building.
- Manager Steckman explained the library saw more usage than City Hall.
- Council Member Martinson asked why the City couldn't get an employee
- Manager Steckman explained the hiring difficulties.
- Council Member Mark Johnson asked if they'd be held to the same standard as city employees.

- Manager Steckman explained this first contract would be trial run.

At the roll call:

Aye: Topkok; Brown; D. Johnson; M. Johnson; Martinson;
Reader

Nay:

Abstain:

The motion **CARRIED**.

- B. R-21-08-04 A Resolution Authorizing the City Manager to Enter into an Agreement with Nome Winder Sports Association to Locate a Structure on City-owned Block 122, Lots 1 & 2 While the Particulars of a Site Plan and Lease Agreement are Negotiated.

A motion was made by C. Reader and seconded by C. Martinson to adopt R-21-08-04.

Discussion:

- Manager Steckman gave an overview and announced that the ice rink would remain in the same place this coming winter.
- Council Member Mark Johnson asked if water and sewer would be brought into the area.
- Manager Steckman recommended such, explaining the particular site was chosen because of proximately to existing lines. He explained the merits of the NWSA owning the building over the City of Nome, including using the value of the building as leverage for future grant funds.

At the roll call:

Aye: Brown; D. Johnson; M. Johnson; Martinson; Reader;
Topkok

Nay:

Abstain:

The motion **CARRIED**.

- C. R-21-08-05 A Resolution Approving an Additional Port of Nome Tier for Gravel.

A motion was made by C. Brown and seconded by C. M. Johnson to adopt R-21-08-05.

Discussion:

- Manager Steckman opined Mr. Ahmasuk's comments were inaccurate and cited a section of the tariff that allows the negotiation of aspects of the port tariff. He went on to discuss the existing tiers and the significant increase in tonnage of gravel being shipped out of the Port. He argued that if the Port of Nome is to become a major supplier of gravel in AK, they will have to make more competitive rates. He noted the procedural issue of the vote

requirement and said that it was important enough for him to bring the issue forth to the Council. He noted asking the attorney to go through the tariff with a fine toothed comb and opined the commission and council needs to make some decisions currently being made by staff.

- Council Member Brown clarified the Council makes the ultimate decision as to revising the tariff and asked if Board of Trade had some reason to think the rate would have been lower, noting he would be more inclined to agree if that were the case.
- Manager Steckman noted he hadn't discussed the matter at length with Mr. West because he didn't want to get caught up in the issue. He noted that the proposal came up after the normal time for revising tariff rates.
- Council Member Brown argued he wasn't opposed to having additional tiers, noting a lower rate at 100,000 tons gives the shipper a \$15,000 break. He reasoned it must have been a public project that had gone through a bidding process, and opined that changing the rate after the project started didn't look good.
- Council Member Martinson noted that the tariff rate was in place when the project was bid.
- Council Member Reader read section 05.050 asking where the rates were up for negotiation. She agreed with Mr. Ahmasuk in that this appears to not uphold the public trust, noting that the proposal shouldn't have come up from a sitting port commissioner after the project was bid and contracted. She asked if the process was fair to the community and if the other Port users would benefit similarly.
- Manager Steckman noted there was another Port user that would benefit. He discussed different graduated tariff rates and the lack of competitiveness with other Alaskan Ports. He argued they didn't encourage trade with the City of Nome.
- Council Member Mark Johnson opined that if a lower Port would increase the resource being used across the state, it would be good for Nome. He took issue with the process, but noted there was some leeway to enter into agreements. He suggested the City look into Biden's infrastructure bill to build out the City's infrastructure.
- Mayor Handeland discussed the tiers and noted that the Commission and the Council took no action in the normal sense, only allowed the tariff to increase per CPI, as outlined in the 2020 tariff.
- Council Member Brown explained his earlier comments, noting a common practice of a winning bidder approaching raw material vendors trying to get a lower price. He described other gravel sources and an example. He suggested clarifying the negotiation section giving the Port Director the authority to negotiate lower rates for higher volumes, saying it made sense and suggested the change occur over the next winter.
- Manager Steckman cited the City attorney advising the City Staff be kept out of this decision process, despite acknowledging some advantages to Council Member Brown's argument.
- Mayor Handeland noted the title of the section brought up, "Negotiable Rates" as misleading and which led the discussion here.
- Council Member Mark Johnson asked for Port Director Baker to elucidate.
- Port Director Baker noted that she and Manager Steckman hadn't discussed this in detail since the Port Commission meeting on Thursday night. She produced a printed email from April with Manager Steckman on the chain. She discussed the early discussions with

the attorney, who advised against negotiating the existing rates, rather setting up more tiers. Then the season started, shipping began. She explained that the 40,000 rate was developed when the Port first hit that quantity. She explained Ridge would not qualify for the rate as the resolution was written based on the bifurcation of total shipments over two years. She opined that it was an administrative decision when it first came up and that it's now more complicated given the time in the season. She suggested including Ridge out of fairness would be the right thing. She bet a months paycheck that any product going to Kotzebue and Kotlik would be coming out of Nome, given the geographic constraints. She opined there was no real win given the present situation.

- Council Member Mark Johnson noted that the organization should deal with issues as they come up. He opined that Commissioners sit on boards due to expertise in areas, which was a good thing.
- Council Member Reader opined she still didn't understand why the other two commissioners abstained.
- Manager Steckman explained he sought Council approval given the sensitivity of the issue. He noted discussions with the City Attorney and reiterated his position that staff shouldn't be negotiating rates on a regular basis. He brought up other price disputes with another organization and contended that the price structure at the Port of Nome should be adjusted.

At the roll call:

Aye:

Nay: D. Johnson; M. Johnson; Martinson; Reader; Topkok;
Brown

Abstain:

The motion **FAILED**.

UTILITY MANAGER'S REPORT

A. Activity Report: August 10 - 20, 2021.

- Assistant Utility Manager Morton explained 2 members of the water / sewer crew passed their CDL tests recently; PCE was restored and the part that was held back will be credited back to accounts; the utility work on the Bering St project was largely done, with manhole adjustments to be done next. He explained the contractor was saying early September for starting grade. He explained Marty Silvernail gave early notice of retirement in June 2022 and the utility was beginning to look for a replacement. He noted the line crew was adjusting poles, the water / sewer crew was fixing leaks and fuel delivery was scheduled for early September.

CITY MANAGER'S REPORT

A. Activity Report: August 10 - 20, 2021.

- Manager Steckman noted he reached out to GCI about the broadcast sound quality. He explained that XYZ would need a new fire alarm system. He would like to bid it, if no

there was no objection. It is not budgeted. He noted the MCC carpet costs have come in a lot higher than expected. He expects three solicited bids.

- Manager Steckman noted the HPP getting set aside at the last meeting; he discussed Ahmasuk not participating in the second round, possibly due to COVID-19. He clarified that the plan concerned structures rather than specifically history in general. He noted he has instructed Planner Bechtol to work with Mr. Ahmasuk.
- Prompted by a question from Council Member Mark Johnson he explained the several plans in the works and how they fit into the overall planning effort.
- Manager Steckman noted an accreditation report will go to the PSAC, and that it was not reflective of current management.

B. 2021 Abatement - 413 Division, 602 Warren, 212 Warren, & 403 East Tobuk.

- The Council set the date of the hearing for the September 13, 2021 Regular Meeting.

C. August 2021 Port Director Report & Capital Projects Update.

- Port Director Baker discussed the current status of the launch ramp project, noting a challenge that was being addressed. She noted the project timeline remained unchanged, expected to be complete in late September.

D. May 20, 2021 Nome Port Commission Meeting Minutes.

E. Census 2010 & 2020 Alaska Population Estimates by Alaska Native Village Statistical Area.

CITIZEN'S COMMENTS

none given

COUNCIL MEMBER'S COMMENTS

1. Council Member Mark Johnson asked Director Baker about the Snake River vessel haulout.
 - Director Baker explained the cost share agreement with the Corps to bring the harbor to -12 and working to get the Corps to dredge a little further up the River. She noted the INFRA grant, which the Port was found not eligible on a technical detail. Council Member Mark Johnson opined he was in favor of more tiers and said it should be dealt with over the winter.
2. Council Member Martinson – no comments.
3. Council Member Reader reminded everyone of the filing deadline for Municipal Office on August 31st and that she would not be running. She asked the staff to look at the grant writer position again, suggesting possibly using a remote worker. She agreed with previous comments that the city was leaving money on the table. She asked the public to watch out for kids and wished a good luck to those that start school this week.

4. Council Member Topkok concurred on the idea of hiring a grantwriter and said she wanted to set up a work shop for people running for office.
5. Council Member Brown – no comments.
6. Council Member Doug Johnson – no comments.

MAYOR'S COMMENTS AND REPORT

- A. Activity Report: August 10 - 20, 2021.
 - Mayor Handeland discussed a recent meeting concerning homelessness and street inebriation with various other entities in the community. He noted NCC is working on a 15 unit transitional housing project. They are trying to scout out a location and will need 21,000 sq ft. Kawerak offered \$30,000 towards public bathrooms. He discussed the recent visit with Jay Sterne and strategizing on how City priorities might fit into the current funding climate. Mayor Handeland noted the NSEDC election coming up at the same time as the Municipal Election. He noted Brenna Outwater's concerns saying that schools as congregations of people can be breeding spots for germs. He encouraged people to get vaccinated if they felt it was safe to do so.
- B. Reappointment of Jana Hoggan to Seat "D" of the Nome Public Safety Advisory Commission.
- C. Reappointment of Traci McGarry to Seat "E" of the Nome Public Safety Advisory Commission.

A motion was made by C. Brown and seconded by C. D. Johnson to confirm the appointments of Ms. Hoggan and Ms. McGarry.

At the roll call:

Aye: M. Johnson; Martinson; Reader; Topkok; Brown; D. Johnson

Nay:

Abstain:

The motion **CARRIED**.

EXECUTIVE SESSION

N/A

ADJOURNMENT

Hearing no objections, the Council adjourned at 9:06 PM.

APPROVED and **SIGNED** this 13th day of September, 2021


JOHN K. HANDELAND
Mayor

ATTEST:


BRYANT HAMMOND
Clerk