

**Mayor**  
John K. Handeland  
**Manager**  
Glenn Steckman  
**Clerk**  
Bryant Hammond



**Nome Common Council**  
Jerald Brown  
Scot Henderson  
Doug Johnson  
Mark Johnson  
Adam Martinson  
Meghan Sigvanna Topkok

**NOME COMMON COUNCIL**  
**WORK SESSION & REGULAR MEETING MINUTES**  
MONDAY, JANUARY 24, 2022 at 5:30 / 7:04 PM  
COUNCIL CHAMBERS IN CITY HALL

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

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**ROLL CALL**

Members Present: Jerald Brown; Scot Henderson; Doug Johnson (Teams); Mark Johnson; Adam Martinson (Teams); Sigvanna Topkok (Teams)

Members Absent:

Also Present: Glenn Steckman, City Manager; Bryant Hammond, Clerk; Mike Heintzelman, NPD Chief; Bob Pruckner, NPD Deputy Chief; Nickie Crowe, Finance Director (Teams)

In the audience: Diana Haecker, Nome Nugget (Teams); Ken Morton, Assistant Utility Manager; Ken Hughes; Ryan Martinson; Brad Soske (Teams)

**APPROVAL OF AGENDA**

A motion was made by C. Henderson and seconded by C. M. Johnson to approve the agenda as presented.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

**APPROVAL OF MINUTES**

- A. December 13, 2021 Nome Common Council Regular Meeting Minutes.
- B. January 10, 2022 Nome Common Council Regular Meeting Minutes.
- C. January 17, 2022 Nome Common Council Special Meeting Minutes.

A motion was made by C. M. Johnson and seconded by C. Henderson to approve the December 12, 2021, January 10, 2022, and January 17, 2022 minutes.

Discussion:

- Council Member Henderson asked that Mayor Handeland's noting of the lack of connection between the liquor license and Bonanza be clearly stated on page 24.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

**COMMUNICATIONS**

- A. Alaska Dept. of Natural Resources Press Release of January 6, 2022 re: Free Radon Test Kits for National Radon Action Month.

- Initiated by Council Member Henderson, the Council discussed radon presence in Nome. Council Member Brown suggested the City order some kits and place them in buildings with direct contact with the ground.

- B. Memo of January 19, 2022 re: Untimely Filed Tax Exemptions.

A motion was made by C. M. Johnson and seconded by C. Henderson to authorize the Clerk to accept the application as timely filed.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

- C. Letter of January 19, 2022 from Manager Steckman to AMCO Director Klinkhart re: North West Company Inc Package Store License #775.

- Council Member Henderson noted the ABC board met the prior week and asked if the renewal was on that agenda.
- Manager Steckman noted the letter recommending conditions was delivered on time and the City would follow up on it.

- D. Letter of January 20, 2022 from Chuck Fagerstrom to Whom it May Concern re: Protest Quick Stop Liquor License.

- E. Memorandum of January 21, 2022 from Clerk Hammond to Nome Common Council re: Request for Interest and Penalty Waiver - Dredge 7 Inn.

A motion was made by C. M. Johnson and seconded by C. D. Johnson to waive the penalty and interest charges as requested due to the circumstances.

Discussion

- Council Member Brown asked Ryan Martinson to read his prepared statement.
- Ryan Martinson thanked the Council for its time and consideration and explained the circumstances surrounding the neglected timely payment. He asked for the late fees and interest thus far accrued to be waived. He noted the taxes, penalty and interest in detail and discussed the history of the company in Nome.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

- F. City of Nome FY2023 Budget Calendar.

**CITIZEN'S COMMENTS**

1. Ken Hughes discussed the recent discussion surrounding alcohol and inebriation and argued that the community has lost the ability to hold individuals personally responsible for their actions. He noted Nome's night life as attractive at this time of year and that certainty and severity of punishment has been found to be a solid tool to keep disagreeable behavior to a minimum. He argued that without the ability to hold people and their kids responsible, the community would continue to see more of the same and kick the can down the road.

**UNFINISHED BUSINESS**

- A. O-22-01-01 An Extension of a Local Emergency Authorizing the Nome Common Council to Direct the City Manager Take Necessary Actions to Reduce the Impact and Spread of COVID-19 Throughout the City of Nome, **SECOND READING/PUBLIC HEARING/FINAL PASSAGE**.

For the purpose of holding a public hearing, the Council recessed at 7:27 PM.

The Council reconvened at 7:28 PM.

A motion was made by C. M. Johnson and seconded by C. Henderson to adopt O-22-01-01.

Discussion:

- Council Member Henderson reiterated his suggestion to give the City Manager the ability to deal with events & occurrences that come up, but that the major upcoming events would be concentrated in two months and suggested amending the ordinance to 60 days.
- Council Member Mark Johnson agreed, saying a shorter time frame brought the ordinance back to the table and kept it fresh on the public's mind, opining he would support a shorter period as well.
- Council Member Doug Johnson noted an emergency ordinance was good for 60 days and asked if six months was appropriate or even legal.
- Council Member Brown explained the emergency ordinance procedure and the difference between that and a regular ordinance establishing an emergency.
- Council Member Topkok stated she was not opposed to the shorter time frame, but asked that the emergency be extended at least the end of March.
- Council Member Martinson suggested 75 days.
- Council Member Brown clarified that the ordinance only authorized the manager to issue Emergency Orders, but did not set any rules or place any restrictions on Nome. He explained that ordinances require two meetings, meaning a 60 day expiration meant that in 30 days another ordinance comes back. He finished by noting the citizenry asked to stop the short term ordinance, so that people could plan. He noted that any EO can be reviewed and rejected at any meeting.

A motion was made by C. M. Johnson and seconded by C. Henderson to amend the effective date from June 30, 2022 to April 30, 2022.

At the roll call:

Aye: Henderson; D. Johnson; M. Johnson; Martinson; Topkok

Nay: Brown

Abstain:

The motion to amend **CARRIED**.

Returning to the main motion

At the roll call:

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

Nay:

Abstain:

The motion, as amended, **CARRIED**.

B. R-21-07-03 A Resolution Approving the Historic Preservation Plan.

A motion was made by C. Henderson and seconded by C. M. Johnson to adopt R-21-07-03.

Discussion:

- Manager Steckman explained the plan had not yet gone to the planning commission meeting. He noted he was working to satisfy concerns and asked the Council to table the resolution to give him time.
- Council Member Brown asked Chairman Hughes to discuss:
- Planning Commission Chairman Hughes was puzzled as to why the Council wouldn't approve the plan. He called attention to goal 3 of the implementation plan. He argued the section drawing controversy was window trim and not important to the plan itself. He argued the goal of the plan was to autobiographically detail the history of the community and the starting point with little detail is not trying to diminish the importance of Indigenous people prior to the gold rush. He sketched out his vision for the implementation of the plan, arguing where the plan was going was more important than the starting point. He opined the community needed to approve the plan and move forward with it.
- Council Member Mark Johnson discussed a planning commission meeting several months ago, noting some anecdotal stories already in the document. He asked why a few more couldn't be added.
- Manager Steckman discussed the backstory on responding to Council comments over the past six months. He noted the lack of a meeting in January and staff intent on bringing the plan to the Commission's February meeting. He discussed a strategy to come to consensus in addressing the concerns.
- Council Member Henderson asked about the granting requirement, asking what's the harm in waiting.
- Manager Steckman discussed the timeline of the grant, shattered by COVID, the satisfaction of the grant requirements, early concerns and ongoing discussions. He noted that the plan meets the checkmarks required by the state.
- Council Member Mark Johnson and Chairman Hughes discussed the process of amendments, the politics (or lack thereof) of documenting history.
- Chairman Hughes noted the point of the plan was to tie physical structures to history.
- Council Member Topkok argued there was baggage with terms and that what was written in the document does not reflect what she knows and loves about her heritage and the community. She asked why not take a few more weeks, saying she's taken a stab at rewriting it. She asked that the City do it right the first time.
- Chairman Hughes argued, noting the plan doesn't define history and reiterated the process point.
- Council Member Brown asked if she had suggestions for resolving the issue.
- Council Member Topkok noted she was working with the City manager and others with anthropology backgrounds to address the issues and revise the paragraphs at issue.
- Manager Steckman noted the next planning commission meeting was scheduled for February 1.
- Chairman Hughes asked people to come forward with suggested revisions.

A motion was made by C. M. Johnson and seconded by C. Henderson to table R-21-07-03.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

**NEW BUSINESS**

- A. R-22-01-02 A Resolution Adopting the Results of the Fiscal Year 2021 Audit Performed by Altman, Rogers & Co.

A motion was made by C. Henderson and seconded by C. M. Johnson to adopt R-22-01-02.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

- B. R-22-01-03 A Resolution Authorizing the City Manager to Develop and Enter into an Agreement with Altman, Rogers & Co. for Audit Services for Fiscal Years 2022, 2023, & 2024.

A motion was made by C. Henderson and seconded by C. M. Johnson to adopt R-22-01-03.

Discussion:

- Manager Steckman discussed the RFP process, noting the two option years.
- Finance Director Crowe detailed the dissemination of the RFP.
- Council Member Henderson asked if the low response response was normal for municipalities with an existing long term audit relationship.
- Finance Director Crowe noted she had only worked with two auditors over her 20 years with the City of Nome.
- Council Member Henderson discussed the learning curve associated with learning a new clients operations.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

- C. R-22-01-04 A Resolution Authorizing the City Manager to Execute Contract Amendment No. 2 with PND Engineers, Inc., to Facilitate 65% Design Level of the Local Service Facilities Within the Port of Nome Modifications Project and Arctic Port Expansion.

A motion was made by C. M. Johnson and seconded by C. Henderson to adopt R-22-01-04.

Discussion:

- Manager Steckman gave a brief overview.

- Port Director Baker discussed potential strategies to recoup some of the costs, but noted that it wasn't guaranteed. She reminded the Council that the Port came to the Council for the WestGold dock repairs and paid the debt in full in less than 2 years. She noted the Port was anticipating another good year for revenues.
- Council Member Henderson asked Director Baker to quantify the payback, in the case that no grants came through – was three years reasonable? He also asked where the first \$200,000 came from.
- Director Baker opined two years or less was reasonable if nothing catastrophic happened.
- Finance Director Crowe noted they were working on the true-ups for state reports this week and couldn't specifically state the amount.
- Council Member Henderson asked for probability on getting grants for the extra million.
- Manager Steckman expressed faith in Joy to be able to find the funds and opined the Port could handle the expense.
- Council Member Brown explained how a delay could impact and derail the entire project. Manager Steckman argued it would send the wrong message to the Corps at this point.
- Port Director Baker clarified the \$250 million through the WRDA bill was to fund construction of the federal portion of the GNF. She detailed the City's ability to attract a number of state and federal grants, highlighting this was the first major expense where the City had to move forward without a specific grant in the wings.
- Council Member Mark Johnson opined it would behoove the City to move forward with this, noting the strong financial position of the City.
- Council Member Henderson clarified there was no plans to increase tariffs, taxes, user fees etc to fund this.
- Council Member Brown asked about costs to complete the design and total project costs.
- Director Backer noted another \$800, 000 to \$1,000,000 to finish the design and explained it was city intention to use grant funds and port revenues for a portion, noting other irons in the fire. The non-federal share for the project was estimated at \$64 million for local service facilities and \$83 million for local share of the general navigation features - \$147 million total. She noted some DOT grants had a high cap and could be a source of funds.
- Manager Steckman explained the City wasn't looking to borrow that amount of funds. He noted discussions with the State, the Feds and private companies. He noted the confirmation of \$250 million started a brand new process of discussions.
- Council Member Brown discussed the bigger picture and opined the city should know the point at which, if funds fall through, they don't move forward.
- Manager Steckman noted the 35% contingency fee and volatility of materials and markets of late.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

D. R-22-01-05 A Resolution Endorsing Projects for the City of Nome's 2022 State Legislative Priorities.

A motion was made by C. M. Johnon and seconded by C. Henderson to adopt R-22-01-05.

## Discussion:

- Manager Steckman presented the reasoning behind the resolution, outlining each project.
- Council Member Henderson asked about the process and the deadline.
- Manager Steckman explained the deadline for 2/1 and the reduction in number from last year.
- Council Member Henderson expressed discomfort in voting for these prior to seeing feedback from the community. He noted he had never heard of priority 3 and wondered if it would provide revenue for the city. He noted feedback he heard concerning the school housing project. He acknowledged he represented a landlord in the community. He asked if rents would be subsidized and if it would compete with the private housing market.
- Manager Steckman discussed the Pennsylvania model and tax structure such incentives are based on. He discussed the present desperate housing needs the City was facing. He discussed the housing needs associated with port development. He noted current private business offers as insufficient.
- Council Member Henderson discussed incentives that could be used.
- Council Member Mark Johnson noted the project had been brought before the Council several times and that he had also heard dissenting things. He discussed incentives as well.
- Council Member Brown opined the city shouldn't not submit priorities over a disagreement over one priority. He asked if there wasn't already money committed to the project.
- Manager Steckman discussed the process that still lay ahead.
- Council Member Brown discussed his similar thoughts 15 years ago, concerning a government project artificially lowering the price, noting that wasn't necessarily the case. He discussed the project being focused on teachers and police only, a sector that the organizations were having trouble housing new hires.
- Council Member Martinson noted the school's past presentations were more than adequate in the past.
- Council Member Doug Johnson opined it was foolish to remove the housing project as a priority from the list saying the community has trouble attracting professionals.
- Council Member Topkok supports the housing project, and suggested sticking the housing first project on the priorities.
- Council Member Brown asked about adding another priority generally supporting housing.
- The council discussed housing and incentives in general.
- Council Member Henderson asked if the Nome Winter Sports Association had the funding ability to do it on their own and suggested the City not get involved in it.
- Manager Steckman clarified that the city is not giving them land, that Parks & Rec Director Leeper was working with them and explained the long term lease to develop their ability to go after grant funds.

A motion was made by C. Henderson and seconded by C. M. Johnson to amend R-22-01-05 by adding "Due to the anticipated need for housing, provide state incentives to stimulate the construction of affordable housing" between priorities 2 and 3.

At the roll call:

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

Nay:

Abstain:



The motion to amend **CARRIED**.

Returning to the main motion

At the roll call:

Aye: Brown; Henderson; D. Johnsin; M. Johnson; Martinson;  
Topkok

Nay:

Abstain:

The motion, as amended, **CARRIED**.

#### UTILITY MANAGER'S REPORT

A. Activity Report: January 11 - 21, 2022.

- Assistant Utility Manager Morton presented his verbal report, noting a grant to the Rural Energy Fund for a battery to make better use of the Nome Joint Utility wind system. He described the process of swapping out meters in town. He discussed DOT's current project schedule 2022 Port, 2023 Sepalla etc and 2024 would be Steadman.

#### CITY MANAGER'S REPORT

A. Activity Report: January 11 - 21, 2022.

- Manager Steckman presented his verbal report, discussing the Bering Strait Leadership Team and his solicitation for them to join the February 2<sup>nd</sup> meeting on inebriation as well as the means of advertising it. He discussed a \$69,000 grant received for purchasing new stoves for several buildings. He noted COVID test kits available starting on Friday at the Rec center and noted KN95 masks would also be available. He discussed the Alaska Waste situation, the staff turnover, and the progress. He discussed the Rec Center roof collapse and steps taken address it. He discussed issues of raw sewage being discharged and unlivable rental spaces. He discussed the amount of staff time spent on this issue, with it being a recurring issue during his time as manager.
- Council Member Mark Johnson expressed appreciation for the staff quarterly reports. He wished the chiefs were still in chambers as he would like to thank them for their efforts in responding to cases and suggest they spend more time on Front St. He expressed alarm over the grant for helmets and shields in the small town of Nome. He opined the City should focus its grants on things that were more pertinent to the community. He suggested the City get a holding cell and opined he agreed with Kenny Hughes saying the community needs to hold people accountable.
- Manager Steckman noted discussions with NPD on increasing their presence on Front St. and explained the riot gear grant award from the state.
- Council Member Martinson asked if there was any more to the discussion concerning the trash, noting it was a big deal for the public. He asked if there was anyone who called the higher ups.
- Manager Steckman summarized a conversation with the regional manager, noting the company assured him people were not getting charged for larger than normal pickups. He discussed the regulatory regime and possible further steps.

B. January 2022 PD Report / Capital Projects Update.

C. September 15, 2021 Nome Port Commission Rescheduled Regular Meeting Minutes.

- D. November 18, 2021 Nome Port Commission Rescheduled Regular Meeting Minutes.
- E. December 16, 2021 Nome Port Commission Regular Meeting Minutes.
- F. Harbormaster Quarterly Report.
- G. Nome Police Department Quarterly Report.
- H. Rec Center Quarterly Report.
- I. Finance Department Quarterly Report.
- J. Nome Visitors' Center Quarterly Report.
- K. Harbormaster Quarterly Report.
- L. Carrie M. McLain Quarterly Report,
- M. NVFD Quarterly Report.
- N. NVAD Quarterly Report.
- O. Public Works Quarterly Report.
- P. Public Works Quarterly Report.

#### **CITIZEN'S COMMENTS**

*None given*

#### **COUNCIL MEMBER'S COMMENTS**

1. Council Member Doug Johnson – no comments.
2. Council Member Mark Johnson wished Ken Hughes was still present to commend the work the Planning Commission does in town and to put a plug in to hire a part time planner / part time economic development staff position.
3. Council Member Martinson reiterated the need for a planner; he thanked Finance Director Crowe for her work on the audit and thanked the snow removal crew for their work.
4. Council Member Topkok echoed the sentiments expressed.
5. Council Member Brown – no comments.
6. Council Member Henderson apologized for asking so many questions and requested a work session regarding housing in general. He stressed the focus on incentives for affordable

housing to come up with specific ideas. He reiterated his request to see whether the Housing First project would be added as a taxable property on the City's taxroll.

### **MAYOR'S COMMENTS AND REPORT**

A. Activity Report: January 11 - 21, 2022.

- Presiding Council Member Brown spoke about the requested work session on elections ordinances and asked staff not forget about it, noting the will of the council was not previously there to address specifics. He decried the lack of interest in elections and asked that it be an open work session without preparation to discuss options. He requested this sooner rather than later to put into effect for the 2022 election.

B. Reappointment of Ken Hughes to Seat G of the Nome Planning Commission.

Presiding Council Member Brown reappointed Mr. Hughes to the Nome Planning Commission.

A motion was made by C. Henderson and seconded by C. M. Johnson to confirm the appointment.

At the roll call:

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

Nay:

Abstain:

The motion **CARRIED**.

### **EXECUTIVE SESSION**

*None held*

### **ADJOURNMENT**

A motion was made by C. Henderson and seconded by C. M. Johnson to adjourn.

Hearing no objections, the Council adjourned at 10:03 PM.

**APPROVED and SIGNED** this 14<sup>th</sup> day of February, 2022



**JOHN K. HANDELAND**

**Mayor**

**ATTEST:**



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**BRYANT HAMMOND**  
**Clerk**