

CALL TO ORDER

The June 16, 2026, regular meeting of the Whittier City Council was called to order at 7:36 p.m. by Mayor Shen.

OPENING CEREMONY

Mayor Shen led the pledge of allegiance to the flag.

ROLL CALL

There were present:

Victor Shen, presiding, and
Peter Denmark, David Pinquoch, Renner Macal tao, Jamie Loan, Tom Wagner, and
Lorianne Borg, comprising a quorum of the Board.

Also Present:

Jackie C. Wilde, City Manager
Kristin Erchinger, Finance Director (virtual)
Scott Korbe, Public Works Director
Jason Cates, Fire/EMS Chief
David Borg, Harbormaster
Andre Achee, Police Chief
Shelby Carlson, Assistant City Manager/Acting City Clerk
Holly Wells, City Attorney
Richard Moses, City Attorney

CITIZEN COMMENTS ON ANY SUBJECT EXCEPT THOSE ITEMS SCHEDULED FOR PUBLIC HEARING

Sean Marx spoke on Item 7, Resolution 2026-031.

APPROVAL OF THE REGULAR MEETING AGENDA AND CONSENT AGENDA

Motion (Wagner/Macal tao)

Approve Agenda and Consent Agenda

Borg requested removal of Item 7, Resolution 2026-031 and postpone to a work session.

Motion to Amend (Borg/Wagner)

Remove Item 7, Resolution 2026-031, and
postpone to a work session.

Motion to Amend Passed

Unanimous

Motion Passed as Amended

Unanimous

Items Approved on Consent Agenda:

5. *Introduction of Ordinance 2026-003 Amending Chapter 10.30 of the Whittier Municipal Code to Clarify the "Commercial Recreational Ground Passenger Fee" is a Fee and Not a Toll on Roads Owned or Maintained by the Federal Government or the State of Alaska

8. *Approval of the May 4, 2026 Special Meeting Minutes
9. *Approval of the May 26, 2026 Rescheduled Regular Meeting Minutes
10. *Approval of the June 2, 2026 Special Meeting Minutes

CONFLICT OF INTEREST – None

PRESENTATIONS AND REPORTS

Presentations – None

Mayor Report – None

Vice Mayor Report – Denmark stated the recently expired leases are foundational Whittier businesses and that their leases are anomalies and should be granted new long-term leases.

City Manager Report – Wilde noted her written report was included in the packet and recognized Junior Turituri with the Manager's Wilde Monthly Recognition. She also noted paving will begin at the Head of the Bay and near the Harbor Triangle tonight. **Shen** asked questions regarding the City's finances. **Erchinger** responded.

PUBLIC HEARINGS – None

ORDINANCES FOR INTRODUCTION – None

RESOLUTIONS

Resolution 2026-030 A Resolution Approving the Community Beautification Matching Grant Awards Recommended by the Council Beautification Grant Committee

Motion (Wagner/Borg)

Approve **Resolution 2026-030**.

Wilde provided a staff report and requested to reopen the application period for the remaining amount of \$7,135.20.

Motion to Amend (Loan/Wagner)

Amend **Resolution 2026-030** to reopen the application process for the remaining amount.

Motion to Amend Passed

Unanimous

Motion Passed as Amended

Unanimous

OTHER NEW BUSINESS - None

COUNCIL COMMENTS

Pinquoch, Denmark, and Wagner discussed concerns regarding the implementation of the City's lease code as it relates to recently expired long-term leases, expressing a desire for additional time to evaluate lease policies, templates, and processes affecting existing businesses. **Pinquoch** stated

that he did not believe the competitive proposal process had been intended for existing leaseholders and expressed support for code revisions that would provide additional notice to leaseholders and allow Council to review the current process. **Denmark** stated that the affected leases were unique and differed from other City leases, while **Wagner** expressed concern regarding the pace of implementation and its effects on local businesses.

Wells advised that the leases had expired pursuant to their terms and that the City was operating under existing code provisions. She stated that Council could not suspend enforcement of the code by motion, but could consider legislative options including amendments to Chapter 3.38, adoption of a non-code ordinance, or other legally authorized processes. **Wells** explained the purpose and limitations of the short-term lease provisions, noting that they were intended to provide the City Manager flexibility while preserving the lease approval process established by code. She advised that any alternative process would need to consider fair market value requirements, application procedures, public participation, and potential legal risks associated with limiting competitive opportunities. Wells further advised that Council should avoid intervening in administrative enforcement matters and should instead pursue desired policy changes through ordinance. She discussed potential approaches, including code amendments establishing additional notice requirements, a temporary application process for exemption from competitive bidding, or other ordinance-based solutions, and noted that Council could use the ordinance process to modify or revise existing lease policies if it determined changes were warranted.

Shen stated that he believed the lease code remained sound policy and noted that it already contained a mechanism allowing existing leaseholders to seek exemption from competitive bidding if applications were submitted within the prescribed timeframe. He expressed support for exploring additional notice requirements to ensure future leaseholders are aware of upcoming deadlines and discussed potential ordinance amendments addressing the transition period associated with the recently expired leases.

Motion (Pinguoch/Wagner)

Recommend the City Manager notify expired lessees to apply for short term leases and approve them.

General discussion given.

Motion Passed

AYES: Pinguoch, Wagner, Loan, Denmark, Macal tao

NOES: Borg, Shen

Council continued discussing potential code amendments related to expired leases, including temporary application opportunities for former leaseholders, future notice requirements, and methods of balancing competitive bidding with consideration for established businesses. **Wells** advised that such changes should be pursued through the ordinance process and discussed several potential legislative approaches, including temporary sunset provisions and amendments to existing lease procedures. Council expressed interest in further review of these concepts through a future ordinance and possible special meeting.

CITIZEN DISCUSSION

Ky Holland gave an update on the state legislature and shared his campaign for reelection to the state legislature.

Cherie Curry gave an update on the USS Ted Stevens commissioning and encouraged Whittier residents to use the event website's "Contact Us" page to request admission to the event.

Kelly Bender thanked the Council and legal counsel for having an open discussion on the leases and spoke on the competitive bidding process.

Mike Bender spoke regarding the expired leases.

Michelle Lang thanked the Council for reopening the Beautification Grant and spoke regarding the expired leases.

COUNCIL AND ADMINISTRATION RESPONSE TO CITIZEN COMMENTS – None

EXECUTIVE SESSION – None

ADJOURNMENT

The meeting adjourned at 9:55 p.m.

Shelby Carlson
Acting City Clerk

Victor Shen
Mayor

(City Seal)