

Mayor

James Kallander

Council Members

Keith van den Broek

James Kacsh

David Allison

Bret Bradford

EJ Cheshier

David Reggiani

Robert Beedle

City Manager

Mark Lynch

City Clerk

Susan Bourgeois

Deputy Clerk

Erika Empey

Robyn Kincaid

Student Council

Jessica Smyke

**REGULAR COUNCIL MEETING**

**JANUARY 5, 2011 @ 7:30 PM**

**LIBRARY MEETING ROOM**



**AGENDA**

**A. CALL TO ORDER**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

I pledge allegiance to the Flag of the United States of America, and to the republic for which it stands, one Nation under God, indivisible with liberty and justice for all.

**C. ROLL CALL**

Mayor James Kallander, Council members Keith van den Broek, James Kacsh, David Allison, Bret Bradford, EJ Cheshier, David Reggiani and Robert Beedle

**D. APPROVAL OF REGULAR AGENDA..... (voice vote)**

**E. DISCLOSURES OF CONFLICTS OF INTEREST**

**F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Guest Speakers
2. Audience comments regarding agenda items..... (3 minutes per speaker)
3. Chairpersons and Representatives of Boards and Commissions
  - a. Student Council Representative

**G. APPROVAL OF CONSENT CALENDAR..... (roll call vote)**

4. Record unexcused absence for Council member David Allison from 12/15/10 Regular Council Meeting
5. Resolution 01-11-01..... (page 1)  
A resolution of the City Council of the City of Cordova, Alaska, authorizing creation of the E-911 RFP review committee.
6. Resolution 01-11-02..... (page 3)  
A resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2011 calendar budget.
7. Resolution 01-11-03..... (page 15)  
A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the 2011 budget and re-appropriation for the Capital Projects and Grant Administration Fund #401, for the installation of a boiler at the Bidarki Recreation Center, in the amount of \$27,834.
8. Resolution 01-11-04..... (page 17)  
A resolution of the City Council of the City of Cordova, Alaska, authorizing creation of a Public Service Building Design Committee to advise Council on a building and site plan for a new Public Service Building.

**H. APPROVAL OF MINUTES..... (voice vote)**

9. Minutes of 11-08-10 Council Budget Work Session..... (page 19)
10. Minutes of 12-01-10 Council Public Hearing..... (page 23)
11. Minutes of 12-01-10 Regular Council Meeting..... (page 24)
12. Minutes of 12-03-10 Special Council Meeting..... (page 32)

**I. CONSIDERATION OF BIDS - None**

**J. REPORTS OF OFFICERS**

13. Mayor's Report
14. Manager's Report..... (page 36)

15. City Clerk's Report..... (page 37)
16. Staff Reports
- a. Susie Herschleb, Parks & Recreation Director
  - b. Tom Cohenour, COR, Director of Public Works – School Gym & Reno updates
  - c. Moe Zamarron, COR, Cordova Center Project (with verbal updates from Cohenour).....(page38)

#### **K. CORRESPONDENCE**

17. Letter from Copper River Watershed Project ..... (page 40)
18. Letter from Kathleen Kritchen ..... (page 41)
19. Letter from the Office of Governor Sean Parnell..... (page 42)
20. Letter from the Native Village of Eyak..... (page 43)
21. Letter from Laurence Ludlow..... (page 44)
22. Letter to Representative Bill Thomas..... (page 45)
23. Letter to Craig Tillery..... (page 47)

#### **L. ORDINANCES AND RESOLUTIONS**

24. Ordinance1078..... (roll call vote)(page 48)
- An ordinance of the City Council of the City of Cordova, Alaska, authorizing the transfer of \$793,356 from the General Reserve Fund (Permanent Fund) to Governmental Capital Projects Fund #401, to provide a source of money for the capital projects expenditures which were appropriated in the operating budget for fiscal years 2010 and 2011 – 1<sup>st</sup> reading

#### **M. UNFINISHED BUSINESS**

##### **N. NEW & MISCELLANEOUS BUSINESS**

25. Vice Mayor appointment and Council concurrence to fill vacant seats on E911 RFP review committee..... (voice vote)
26. Vice Mayor appointment and Council concurrence to fill vacant seats on Public Safety Building Design committee..... (voice vote)
27. Pending Agenda and Calendar..... (page 50)

#### **O. AUDIENCE PARTICIPATION**

#### **P. COUNCIL COMMENTS**

28. Council Comments

#### **Q. EXECUTIVE SESSION**

#### **R. ADJOURNMENT**

Executive Sessions: Subjects which may be discussed are: (1) Matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) Subjects that tend prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) Matters which by law, municipal charter or code are required to be confidential; (4) Matters involving consideration of governmental records that by law are not subject to public disclosures.

**If you have a disability that makes it difficult to attend city-sponsored functions,  
you may contact 424-6200 for assistance.**

All City Council agendas and packets available online at [www.cityofcordova.net](http://www.cityofcordova.net)





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# **CITY OF CORDOVA**

## *Office of City Manager*

December 29, 2010

Memo to City Council  
Re: E-911 RFP Review Committee

At the previous Council meeting Police Chief Baty had requested a Committee be formed to review the E-911 RFPs, and to advise Council on the best course of action for the City. The attached Resolution creates the Committee, and Vice-Mayor Reggiani will submit names for Committee members as a separate agenda item.

Thank you,

Mark Lynch  
City Manager

**CITY OF CORDOVA, ALASKA  
RESOLUTION 01-11-01**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
AUTHORIZING CREATION OF THE E-911 RFP REVIEW COMMITTEE**

**WHEREAS**, City Council authorized an E-911 surcharge by Resolution as a means to fund a reliable E911 system for the City of Cordova; and

**WHEREAS**, a request for proposals was issued by the City seeking a company to supply, install, train, and maintain an E911 system for the City; and

**WHEREAS**, City Council supports establishing a committee of local citizens to review E911 proposals and advise Council concerning the best overall choice for the City; and

**WHEREAS**, the Police and Fire Facilities Committee shall consist of 8 members and remain in force until such time that the Committee files its final report to Council concerning E911.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Cordova, Alaska, hereby authorizes the creation of an E911 Committee to review E911 proposals, and advise City Council on the best overall choice for the City.

**PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2011.**

\_\_\_\_\_  
Dave Reggiani, Vice Mayor

ATTEST:

\_\_\_\_\_  
Erika Empey, Deputy City Clerk





City of Cordova  
602 Railroad Ave.  
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# CITY OF CORDOVA

## *Office of City Manager*

December 29, 2010

Memo to City Council  
Re: 2011 Fees

Attached is the recommended Fee Schedule for 2011. There are some changes that I will point out.

1. The structure for Parks & Rec Fees has changed, but the value to local residents has increased due to the restructuring. This new rate structure has been approved by the parks & Rec Committee and the P&R Director.
2. Information Services. No change
3. Police. Addition of Fee for Alcohol Breath Test. Otherwise, no change.
4. Fire. No change.
5. Public Works. Labor rates made consistent with Harbor. Added rate for Holidays. Water & Sewer locates during normal working hours are now free per Council request. Rates for equipment were established by Tom Cohenour and Rob Brown after researching equipment rates of other entities. It was determined that the Public Dump Station behind the Harbor office is a Public Works maintained facility, so the fee for the dump station was moved to PW. A fee was added for towing, anticipating purchase of a roll back truck as approved in the Capital budget. A fee was also added for 20' Demolition Containers supplied by Refuse. Explanatory notes were added at the end to clarify how charges are done.
6. Harbor. 5% increase in Moorage fees for boats and aircraft. Fees added for Holiday labor rates, and fees added for emergency after hour and Holiday lifts with the Travel Lift. Other rates, no change.
7. Planning. Planning examined the time they spend on various tasks, and adjusted their fee schedule accordingly. Fees increased across the board, but still remain in line with, or lower, than other similar municipalities. I am including a memo from Planning explaining this in more detail.

8. General Services. Long term vehicle parking rate remains the same. However, free long-term vehicle parking permits will now be issued to Harbor slip holders based on size of boat. Boat Trailer parking rates will increase from \$120 to \$150 for those with harbor slips, and from \$350 to \$400 for those without. This fee had not been adjusted in many years. I am recommending that Business license fees increase from the current \$35 to \$75 beginning on October 1, 2011, which is the date that 2012 licenses become available. Again, this fee had not been adjusted in many years, and I estimate that it currently costs more in personnel and supplies to provide the license than what the license fee generates. The business license fee is currently in code, so I suggest that prior to October 1, 2011 an Ordinance will need to be passed moving the business license fee to the fee schedule. Other fees remain unchanged. Finally, there is the amount paid to election board personnel. This is another amount that doesn't appear to have been changed in some time, and the level recommended is a \$2.00 increase from the previous levels.

Thank you,

Mark Lynch  
City Manager

## Memorandum

To: Mark Lynch  
From: Faith Wheeler-Jeppson; Planning  
Date: 12/23/2010  
RE: Proposed changes for the Planning Dept. Fee Schedule

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- Fees have not been adjusted in at least the past 5 years.
  - Fees were reviewed state wide and are within the range of fees in other similar communities.
- Issuance of building permits:
  - On average staff will spend at minimum 4 hours on the research and issuance of a building permit which equals approximately \$80.00 in staff time alone.
- Items such as Variances, Conditional Use Permits, Site Plan Reviews, Exceptions, Subdivisions and Vacation of ROW's
  - Are required to be reviewed and an action made by the Planning and Zoning Commission.
  - These items require staff time to research; provide public notification and preparation prior to Planning Commission meetings.
  - Time involved varies depending on the situation, complexity of the request and research needed. An average of time would be approximately 6
- Map/Plotter fees:
  - the proposed fees will cover the cost of ink and paper
  - Businesses like Kinko's were contacted to get an idea of what prices.
  - One ink cartridge is 60.00 with black and gray needing to be replaced on an average about every 3 months
  - One roll of 300 feet of paper is 80.00
  - Time involved in creating and producing maps to be printed varies.

If you have any questions or concerns please feel free to call me at 424-6220.



**CITY OF CORDOVA, ALASKA  
RESOLUTION 01-11-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA ADOPTING  
SERVICE FEES, RATES AND CHARGES FOR THE 2011 CALENDAR BUDGET**

**WHEREAS**, the City of Cordova has adopted the City's 2011 Operating Budget; and

**WHEREAS**, the City Council determines by resolution the fees, rates and charges for city services that are not otherwise established by ordinance or other applicable law; and

**WHEREAS**, fees for water, sewer, and garbage are established by ordinance and can be found in Chapters 14.08, 14.16, and 8.12 respectively of the Cordova Municipal Code;

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of Cordova, Alaska, hereby adopts the attached list of service fees, rates and charges for the 2011 calendar year:

**PARKS AND RECREATION DEPARTMENT**

**CITIZENSHIP KEY:**

<b>ADULT:</b>	<i>18 years and older/ not in school</i>
<b>STUDENT DEPENDANT:</b>	<i>A family member who is in college or trade school and still claimed as a dependant on parent's tax return.</i>
<b>FAMILY:</b>	<i>two adults, parents or legal guardians who share a household with up to 5 youth and/or student dependants. NOTE: A \$10.00 additional fee per youth / student dependant will be charged for families larger than 7.</i>
<b>SENIOR:</b>	<i>60 years or older</i>
<b>YOUTH:</b>	<i>6-17 years old and/or still in high school</i>
<b>CHILD:</b>	<i>5 years and younger FREE admission w/ adult</i>
<b>MILITARY:</b>	<i>Enlisted in the armed forces and presenting an I.D.</i>
<b>STUDENT:</b>	<i>College or trade school student presenting an I.D.</i>
<b>DISABLED:</b>	<i>An individual proclaimed disabled by his/her State of residency.</i>
<b>USCG:</b>	<i>Enlisted in United States Coast Guard</i>
<b>CCMC:</b>	<i>Employed by the Cordova Community Medical Center</i>
<b>CPSD:</b>	<i>Employed by the Cordova Public School District</i>
<b>CVFD:</b>	<i>A member of the Cordova Volunteer Fire Department</i>
<b>CITY EMPLOYEE:</b>	<i>Employed by the City of Cordova</i>

**FEE SCHEDULE:**

<b>BIDARKI RECREATION CENTER –OR– BOB KORN MEMORIAL POOL ANNUAL PASSES</b>	
ADULT	\$225.00
FAMILY	\$400.00
SENIOR / YOUTH POOL / MILITARY / STUDENT / DISABLED	\$100.00
YOUTH BIDARKI	\$80.00
<b>COMBO ANNUAL PASSES</b>	
ADULT	\$400.00
FAMILY	\$600.00
SENIOR / YOUTH / MILITARY / STUDENT / DISABLED	\$150.00
<b>SUMMER PASS START MAY 1<sup>ST</sup> &amp; EXPIRE OCTOBER 1<sup>ST</sup> (5MO'S)</b>	
ADULT BIDARKI OR POOL	\$150.00
ADULT COMBO	\$250.00
FAMILY BIDARKI OR POOL	\$300.00
FAMILY COMBO	\$450.00
<b>OFF SEASON PASS START OCTOBER 1<sup>ST</sup> – MAY 1<sup>ST</sup> (7MO'S)</b>	
ADULT BIDARKI OR POOL	\$150.00
ADULT COMBO	\$250.00
FAMILY BIDARKI OR POOL	\$300.00
FAMILY COMBO	\$450.00
<b>MONTHLY RATE:</b>	
ADULT BIDARKI OR POOL	\$55.00
ADULT COMBO	\$100.00
FAMILY BIDARKI OR POOL	\$80.00

Resolution 01-11-02

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# DRAFT

<b>FAMILY COMBO</b>	\$150.00
SENIOR / YOUTH / MILITARY / STUDENT / DISABLED	\$30.00
<b>DAILY DROP IN RATE:</b>	
SUMMER RATE: ADULT BIDARKI OR POOL	\$10.00
SUMMER RATE: SENIOR / YOUTH / MILITARY / STUDENT / DISABLED	\$3.00
OFF SEASON RATE: ADULT BIDARKI OR POOL	\$5.00
OFF SEASON RATE: SENIOR / YOUTH / MILITARY / STUDENT / DISABLED	\$3.00
<b>GENERAL CITIZENSHIP STRUCTURE:</b>	
DURING THE MONTH OF NOVEMBER ALL <b>ADULT</b> AND <b>FAMILY</b> ANNUAL PASSES ARE PURCHASED AT A 20% DISCOUNT.	
<b>USCG:</b>	
ANNUAL FEE:	\$5,000.00
<b>CCMC/ CPSD:</b>	
FAMILY COMBO:	\$220.00
<b>CVFD:</b>	
DAILY DROP IN	\$1.00
ADULT ANNUAL COMBO	\$180.00
<b>CITY EMPLOYEE:</b>	
FAMILY COMBO	\$180.00
<b>ACTIVITY FEES:</b>	
A YOUTH PROGRAMMING FEE FOR INDIVIDUALS WHO DO NOT HOLD A PASS; AS DETERMINED BY THE DIRECTOR	\$20 -\$40.00
<b>SUMMER CAMP:</b>	
2 WEEK SESSION	\$200.00
SIBLING (ADDITIONAL CHILD IN 2 WEEK SESSION)	\$125.00
ONE WEEK SESSION	\$110.00
DAILY DROP IN	\$25.00
SLEEPOVER DROP IN	\$45.00
<b>FISHERMAN'S MEMORIAL:</b>	
MEMORIAL PLAQUE	\$350.00
<b>FACILITY RENTAL:</b>	
BIRTHDAY PARTY @ REC. CENTER (1.5 HOURS)	\$50.00
WEDDING RECEPTION @ REC.CENTER (SAT - SUN ONLY)	\$250.00
DANCES	20%
CLASSROOM @ REC. CENTER (PER DAY CLEAN UP BY USER)	\$25.00
CONFERENCES @ REC.CENTER (PER DAY)	\$500.00
TABLES FOR RENT (PER DAY)	\$5.00
BIRTHDAY PARTY @ POOL (1 GUARD 25 PEOPLE MAX)	\$50.00
BIRTHDAY PARTY @POOL (2 GUARDS 75 PEOPLE MAX)	\$75.00
<b>CHRISTMAS BAZAAR TABLE RENTAL:</b>	
6 FT.	\$45.00
8 FT.	\$60.00
FOOD COURT	\$60.00
SHARED TABLE (PER PERSON)	\$30.00
<b>SKATERS CABIN:</b>	
1 DAY: (PER DAY)	\$25.00
2 DAY: (FOR SECOND 24 HOUR PERIOD TOTAL \$60.00)	\$35.00
3 DAY: (FOR THIRD 24 HOUR PERIOD TOTAL \$ 110.00)	\$50.00
DEPOSIT: (SEPARATE REFUNDABLE CHECK)	\$35.00
<b>ODIAK CAMPER PARK:</b>	
DAILY RENTAL (INCLUDES ELECTRICITY/12% SALES TAX))	\$23.00 /day
MONTHLY RENTAL (INCLUDES ELECTRICITY+LEASE/6 % SALES TAX)	\$23.00/day
MONTHLY DEEP FREEZE CHARGE (PER FREEZER)	\$15.00/month
TENT AREA (no vehicles)	\$ 5/day
ALL OTHER CAMPING SPACES (as arranged by Parks & Rec)	\$10/day

INFORMATION SERVICESLibrary/Museum**Meeting Room**

Meeting room reservations made according to priority use as set forth in the Policies and Procedures Manual of the Cordova Public Library. \$25 clean-up deposit may be required; clean up by user is required; cleaning deposit is refundable.

**Library fees**

Overdue fee - \$ .10/day

Copies - \$ .25/page

POLICE DEPARTMENT

## City Impound Fee:

Vehicles and trailers up to 21 feet in length	\$10/day
Each foot beyond 21 feet	\$ 1/foot
All other material	\$0.28/sq. foot/day

Alcohol Breath Test	\$50.00
Fingerprinting:	\$ 20 - 1 card      \$ 35 - 2 cards
Police Reports	\$10 (approval from Chief)
Discovery CDs	\$15.00
Discovery Video	\$15.00
Service of Civil Papers	65.00
Chauffer's License	\$35.00
Dog License:	
Altered animal	\$10.00
Non altered	\$15.00
Conditional	\$ 5.00
Replacement	\$ 2.00
Impound Fees:	
Cats - Flat fee	\$50.00
Dog - 1 <sup>st</sup> Impound	\$25.00 Licensed
	\$50.00 Unlicensed
Dog - 2 <sup>nd</sup> Impound	\$50.00 Licensed
	\$75.00 Unlicensed
Dog - 3 <sup>rd</sup> Impound	Determined by Chief
Boarding Fees:	
Dogs	\$20.00/day
Cats	\$10.00/day

When an animal is impounded, the fee is as follows: Impound + Boarding + Medical + License if not yet obtained or proof of license = Total

FIRE DEPARTMENT

Ambulance	\$500/run
Standby for Fire Dept.	\$200 & \$25 per hr per man and \$50 per hr for Officer



PUBLIC WORKS

DESCRIPTION	UNIT	STRAIGHT TIME RATE	OVERTIME RATE	HOLIDAY RATE	MINIMUM CHARGE
<b>EQUIPMENT</b>					
Volvo L120F Loader	Hour	\$130.00	\$163.50	\$230.50	
Cat 950 Loader	Hour	\$130.00	\$163.50	\$230.50	
Cat IT 62G Loader	Hour	\$130.00	\$163.50	\$230.50	
Michigan L-120 Loader	Hour	\$130.00	\$163.50	\$230.50	
Hitachi 230 Excavator	Hour	\$150.00	\$183.50	\$250.50	
Cat 436B Tractor/Backhoe	Hour	\$120.00	\$153.50	\$220.50	
Cat 163H Grader 2003	Hour	\$150.00	\$183.50	\$250.50	
Cat 140G Grader 1989	Hour	\$150.00	\$183.50	\$250.50	
Elgin Street Sweeper	Hour	\$200.00	\$233.50	\$300.50	
Ford L9000 Vacuum Truck (Vactor) 1992	Hour	\$225.00	\$258.50	\$325.50	
Ford L9000 Tandem Dump Truck 1987	Hour	\$110.00	\$143.50	\$210.50	
Ford L8000 Flatbed Truck w/ hoist 1991	Hour	\$110.00	\$143.50	\$210.50	
Mack Tandem Dump Truck 2008	Hour	\$110.00	\$143.50	\$210.50	
Tow Truck	Hour	\$120.00	\$153.50	\$220.50	
Dynapack CP132 Rubber Tired Roller	Hour	\$100.00	\$133.50	\$200.50	
Pickup Truck or Van w/ 1 person	Hour	\$110.00	\$143.50	\$210.50	
Vibratory Plate Compactor	Hour	\$75.00	\$108.50	\$175.50	
Bobcat 943 Skid Steer Loader	Hour	\$90.00	\$123.50	\$190.50	
Chevy 3500 Service Truck w/ Welder 2009	Hour	\$150.00	\$183.50	\$250.50	
City Level, Tripod, and Rod	Hour	\$80.00	\$113.50	\$180.50	
Cut-off saw	Hour	\$75.00	\$108.50	\$175.50	
Electric Jackhammer - Bosch	Hour	\$75.00	\$108.50	\$175.50	
1" Pump - Honda	Hour	\$75.00	\$108.50	\$175.50	
1.5" Electric Pump	Hour	\$100.00	\$133.50	\$200.50	
2" Pump - Honda	Hour	\$150.00	\$183.50	\$250.50	
120/240V Power Gen- Honda EG 3500	Hour	\$100.00	\$133.50	\$200.50	
Jackhammer w/ Compressor Ingersoll-Rand	Hour	\$110.00	\$143.50	\$210.50	
HDPE Welder	Day	\$150.00	\$183.50	\$250.50	1 Day
4" Honda Pump w/ Intake & Discharge Hose	Hour	\$200.00	\$233.50	\$300.50	4 HR
6" Gorman-Rupp Pump w/ Intake & Discharge Hose	Hour	\$250.00	\$283.50	\$350.50	4 HR
1.5" Neptune Backflow Preventer RPZ w/ Meter *	Day	\$90.00	\$123.50	\$190.50	1 Day
3/4" Double Check Valve Backflow Preventer *	Day	\$50.00	\$83.50	\$150.50	1 Day
* Must be installed & removed by City staff daily					

<b>SERVICES</b>					
Dump Station Fee (behind Harbor Office)	Each	\$20.00	--	--	
Towing - Car or Pickup Truck	Hour	\$120.00	\$153.50	\$220.50	
Water Turn On or Off (free to year-round customers)	Each	\$50.00	\$83.50	\$150.50	
Water Sample Testing - Coli Forms	Each	\$45.00	\$78.50	\$145.50	
Cemetery Plot - Preparation and Covering	Each	\$500.00	\$533.50	\$600.50	
Cemetery Plot - Purchase (Regular Hours Only)	Each	\$200.00	--	--	
Water Tap (connection to main)	Hour	\$67.00	\$134.00	\$167.50	
Shut off Notices (delivered for non-payment)	Each	\$25.00	--	--	
Water & sewer line locates per Utility Coordination Council Request procedure (2 business days notice)	Each	No Charge	--	--	
Emergency water & sewer locate (less than 2 business days notice)	Hour	\$68.75	\$103.13	\$171.88	
<b>LABOR</b>					
Laborer	Hour	\$68.75	\$103.13	\$171.88	
<b>MATERIALS</b>					
Patching Chip Sealed Roads	SF	\$60.00	--	--	
Patching Asphalt Roads	SF	\$60.00	--	--	
Sand	CY	\$18.00	--	--	10 CY

NOTE 1: All equipment includes an operator. 3 hour minimum may apply to any situation involving a City employee.

NOTE 2: Overtime or holiday rates apply outside of regular (straight time) work hours.

NOTE 3: Straight time work hours vary but are generally 7:00 AM to 3:30 PM. All rates are per employee.

NOTE 4: Water & sewer line locates per Utility Coordination Council Request procedure are free. (2 business day notice required.

All locates requested outside of normal business hours will be charged as emergency locate.)

NOTE 5: All prices subject to 6% sales tax.

HARBOR**MOORAGE**

Annual Moorage	\$ 32.29/ft/yr
Monthly Moorage	\$ 11.29/ft/mo
Daily Moorage	\$ .84/ft/day paid in advance
	\$ 1.00/ft/day if billed

\* All slips will be reserved based on over-all length of vessels, including those slips on "L" floats. Moorage rates on "L" floats will be calculated at 75% of the current annual moorage rate (only for those slips between approach ramps). Established 10/17/01 by Resolution 10-01-79.

Annual Seaplane Moorage	\$815.72/yr
Daily Seaplane Moorage	\$ 33.95/day
Eyak Lake Seaplane Moorage	
40' space	\$360.93/yr
60' space	\$538.52/yr

**GRID FEES (per tide)**

Under 30'	\$.45/ft/tide
30'-50'	\$.50/ft/tide
51'-70'	\$.68/ft/tide
Over 70'	\$1.30/ft/tide

**MISCELLANEOUS SERVICE FEES**

Launch Ramps	
Stall holders	- no charge
Non-stall holders	\$ 75.00/yr
Waitlist	\$ 75.63/5 yrs.
Vessel Towing	\$ 60.50/hr
Vessel Pumping	\$ 30.25/hr
Pump Rental	\$ 30.25/hr
Harbor Staff Labor	\$ 68.75/hr
	\$103.13/hr for O.T.
	\$171.88/hr for Holiday
Impound Fees	\$ 68.75
Impound/Storage of Nets	\$275.00
Storage of Impounds	\$ .28/sq ft/day
Electricity(for elec. rental slips)	\$ 10.00/day
*a deposit of \$100.00 required for all electrical pigtails	
Bilge Water Collection	\$ 90.75/hr
Showers	\$ 5.00
Dock Use Fee	\$1.72/linear ft/day



PORT**WHARFAGE**

Minimum	\$1.51/ton
Wharfage N.O.S. (not otherwise specified)	\$4.78/ton
Wharf Demurrage - first 5 days	\$1.51/ton
after 5 days	\$3.03/ton

**DOCKAGE**

Charge	\$1.38/ft/day
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**STORAGE**

Boat storage	\$2.00/ft/mo
Gear storage	\$.28/sq ft/
Van storage	
40' van	\$ 75.63/mo or 907.50/yr
20' van	\$ 45.38/mo or \$544.50/yr

**WATER**

Charge	\$ .91/1000 gallons
Minimum	\$68.06 plus \$68.75 labor

**USED OIL RECEPTION**

Under 100 gallons	- no charge
100 gallons or more suitable for burning	\$68.75/man-hour
100 gallons or more unsuitable for burning	\$45.38/gallon plus
	\$68.75/man-hour plus
	shipping & disposal

**FUELS**

First 50 thousand barrels	\$ 0.16/barrel
Second 50 thousand barrels	\$ 0.14/barrel
Over 100 thousand barrels	\$ 0.13/barrel

**PORT STAFF LABOR**

Charge	\$68.75 hr
	\$103.13/hr for O.T.
	\$171.88/hr for Holiday

**TRAVEL LIFT**

RATES: All payment for vessel lifts must be in advance and for round trip

Up to 40'	\$11.00/ft	40' = \$440.00
41' - 58'	\$12.00/ft	41' = \$492.00,
58' and over	\$13.00/ft	80' = \$1,040.00

Emergency lifts outside of normal work hours:	add \$200
Emergency lifts on Holidays:	add \$500

**MISCELLANEOUS FEES**

Inspection Haul: 60% of round trip	
Minimum Fee:	\$300.00
Electrical Use:	\$10.00/day up to 42'
	\$25.00/day 43' and over

**Storage Rates:**

<u>14 Days or less</u>	<u>Over 14 Days</u>	<u>Over 12 Months</u>
Up to 40' - \$20.00/day	\$2.00/ft/month	\$4.00/ft/month
41'-58' - \$30.00/day		
59' and over - \$50.00/day		

**Washdown:**

Washdown pads are free.

**No-Show Fee:**

Once a lift is scheduled and the boat owner fails to show or cancel the lift at least one hour before the scheduled lift time, the minimum lift fee will be charged.

**DESCRIPTIONS**

Per Lift:	All rates are per lift or one way.
Inspection Haul:	Hauled out and left in slings over dock for a period of 2 hours and returned to the water. \$75.00 per 15 minutes after allotted time. Limited to approval and availability.
Minimum Fee:	This is the lowest fee for Travelift use. There is a one hour minimum for such things as re-blocking or relocating of vessels.

**PLANNING DEPARTMENT**Zoning Code Fees

Appeals \$250.00

## Permits

Conditional Use	\$300.00
Encroachment	\$200.00
Exception	\$200.00
Rezone	\$200.00
Sign	\$ 50.00

## Building Permits

Single-Family	\$100.00
Multi-Family	\$200.00
Business	\$250.00
Commercial	\$250.00
Industrial	\$300.00

## Subdivision

Preliminary Plat	\$200.00 plus \$25.00 per lot
Final Plat	½ of Preliminary
Plat Amendment	\$100.00 plus \$20.00 per lot

## Variance

\$250.00

## Vacation R.O.W.

\$300.00

## Copy fee

Copies	\$.25/page
Small Color Maps	\$10.00 (11 X 17)
Medium Color Maps	\$20.00 (18 X 24)
Large Color Maps	\$30.00 (24 X 36)
XKL Large Color Maps	\$40.00 (33 X 44)

GENERAL SERVICES

## Long-Term Parking Rates

With Harbor Slip for boat to 40 feet	1 free/yr.
With Harbor Slip for boat over 40 feet	2 free/yr.
Vehicles up to 21 feet length of vehicle	\$20/mo
Each foot beyond 21 feet length	\$1/foot/mo

## Seasonal Boat Trailer Parking Spaces (May 1 – October 15)

With Harbor Slip Rental	\$150.00
Without Harbor Slip Rental	\$400.00

Business License (1/1/11 to 9/30/11)	\$35.00/yr.
Business License (effective 10/01/11)	\$75.00/yr.
Copies	\$ .25/page
Copies of audiocassette tapes or CD's	\$5.00/audiocassette or CD of City meetings (does not include audiocassette or CD)
City Code Books	\$425.00 plus cost per updates
City Property Tax Books- hardcopy	\$120.00
Electronic copy	\$ 15.00
Budget Documents	\$ 30.00
Non-Sufficient-Funds Checks	\$ 45.00
Election Board Compensation (as per CMC 2.32.020)	
Election Chairperson	\$ 12.50/hr
Election Board/Clerks	\$ 12.00/hr

**BE IT FURTHER RESOLVED** that these fees, rates and charges shall remain in effect until changed by further action of the City Council.

First Reading: January 5, 2011

Public Hearing & Second Reading: January 19, 2011

**PASSED AND APPROVED THIS 19TH DAY OF JANUARY, 2011**

\_\_\_\_\_  
David Reggiani, Vice Mayor

ATTEST:

\_\_\_\_\_  
Susan Bourgeois, City Clerk



## **MEMO, City of Cordova**

FROM: Ashley Royal  
Finance Director

TO: Mayor and City Council

Date: December 29, 2010

RE: Resolution to re-appropriate money to pay for the installation of the boiler at  
Bidarki

This is simply a roll-over from FY2010. The purchase and installation of the new boiler was appropriated in 2010 for \$33,000. The purchase of the boiler was made, and posted to 2010, but the installation will not be finished until 2011. Since all appropriations expire at the end of each fiscal year, the money will need to be re-appropriated in 2011, the year in which the money will be spent.

Ashley Royal  
Finance Director

**CITY OF CORDOVA, ALASKA  
RESOLUTION 01-11-03**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
AUTHORIZING AMMENDMENT TO THE 2011 BUDGET AND RE-APPROPRIATION  
FOR THE CAPITAL PROJECTS AND GRANT ADMINISTRATION FUND # 401, FOR  
THE INSTALLATION OF A BOILER AT THE BIDARKI RECREATION CENTER, IN  
THE AMOUNT OF \$27,834.**

**WHEREAS**, the City Council of the City of Cordova, Alaska, has adopted the City Operating Budget and appropriated funds for FY11 for the period of January 1, 2011 to December 31, 2011, and

**WHEREAS**, the FY2010 City budget provided the sum of \$33,000 to purchase and install a new boiler for Bidarki Rec. Center, and

**WHEREAS**, a boiler was purchased in September of 2010 for \$5,166, but not yet delivered, and

**WHEREAS**, this resolution is for the purpose of re-appropriating \$27,834 from the Central Treasury, to finish the installation of the boiler in FY2011.

**NOW, THEREFORE BE IT RESOLVED THAT** the City Council of the City of Cordova, Alaska, hereby authorizes amendment to the FY2011 budget and re-appropriation for the Capital Projects and Grant Administration Fund #401, for the installation of a boiler at the Bidarki Recreation Center, in the amount of \$27,834.

**PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2011.**

**ATTEST:**

\_\_\_\_\_  
David Reggiani, Vice Mayor

\_\_\_\_\_  
Erika Empey, Deputy City Clerk



City of Cordova  
602 Railroad Ave.  
P.O. Box 1210  
Cordova, Alaska 99574  
Phone: (907) 424-6200  
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# CITY OF CORDOVA

## *Office of City Manager*

December 29, 2010

Memo to City Council  
Re: Public Safety Building Design Committee

In October 2010 Council approved a location for a new Public Safety Building. With the new Public Safety Building on our 2011 Capital Projects List it seems appropriate to create a Committee to work on the details of the building and site design phase of this project. The attached Resolution creates the Committee, and Vice-Mayor Reggiani will submit names for Committee members as a separate agenda item.

Thank you,

Mark Lynch  
City Manager



**CITY OF CORDOVA, ALASKA  
RESOLUTION 01-11-04**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
AUTHORIZING CREATION OF A PUBLIC SERVICE BUILDING DESIGN  
COMMITTEE TO ADVISE COUNCIL ON A BUILDING AND SITE PLAN FOR A  
NEW PUBLIC SERVICE BUILDING.**

**WHEREAS**, City Council previously created a Police & Fire Facilities Committee to determine and recommend a location for a new Police & Fire building; and

**WHEREAS**, the Police & Fire Facilities Committee made their recommendation to Council concerning the location, and Council adopted the recommended location by Resolution 10-10-55; and

**WHEREAS**, City Council supports establishing a committee of local citizens to continue work on building design for a Public Service Building, to include Police, Fire, DMV, and other potential Public Service entities; and

**WHEREAS**, the Public Service Building Design Committee shall consist of 7 members and remain in force until such time that the Committee files its final report to Council concerning building and site design.

**NOW, THEREFORE, BE IT RESOLVED THAT** the City Council of the City of Cordova, Alaska, hereby authorizes the creation of a Public Service Building Design Committee to advise Council on a building and site plan for a new Public Services Building.

**PASSED AND APPROVED THIS 5TH DAY OF JANUARY, 2011.**

\_\_\_\_\_  
Dave Reggiani, Vice Mayor

ATTEST:

\_\_\_\_\_  
Erika Empey, Deputy City Clerk

**CITY COUNCIL WORK SESSION  
2011 CITY BUDGET  
NOVEMBER 08, 2010 @ 6:30 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor Jim Kallander* called the Council Work Session to order at 7:00 pm on November 08, 2010 in the Library Meeting Room.

**B. ROLL CALL**

Present for roll call were *Mayor Jim Kallander*, Council members *Keith van den Broek*, *Jim Kacsh*, *David Allison* (present via teleconference), *Bret Bradford*, *David Reggiani* and *Robert Beedle*. Council member *EJ Cheshier* was absent. Also present were City Manager *Mark Lynch*, City Clerk *Susan Bourgeois* and Deputy City Clerk *Robyn Kincaid*.

**C. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Audience Comments regarding agenda items- none

**D. WORK SESSION TOPIC**

2. Discuss 2011 City Budget

**General fund****Revenue**

Council discussed that raw fish tax was set at \$1.4M and public accommodations was raised to \$105K from \$90K at the last meeting but maybe \$2.7M is too low for 2011 sales tax considering the changes and updated information. *Kacsh* stated that inflation is showing more in Cordova so thinks that the sales tax estimate is low. *Bradford* stated that he thought the construction has pushed sales. He thinks that the projected income should be increased but is leery about raising it to \$3M. *Allison* stated that construction is not going to stop in Cordova within the next year. *Kacsh* agreed that public accommodations should be \$105K but sales tax should be increased to \$3M. *Reggiani* agreed with *Kacsh* and *Kallander* instructed *Lynch* to make adjustments accordingly. *Reggiani* suggested they change the property tax to \$1.5M for the target amount and come July if its not enough or too much they will adjust the mill rate accordingly. *Bradford*, *van den Broek*, *Beedle* and *Allison* agreed with *Reggiani*. *Kacsh* stated that he liked \$1.75M better to avoid raising the mill rate. *Kallander* told *Lynch* to adjust the property tax target amount to the \$1.5M.

**Expenses**

*Reggiani* inquired about the temporary employees line item under law enforcement. *Lynch* stated that they currently do not have any temporary employees and that the Police Chiefs salary was coming out of that line. *Reggiani* clarified that the department has four officers plus the chief and one part time CFO. *van den Broek* inquired about the \$33K budgeted for junk vehicle removal. *Lynch* responded that it is a regularly scheduled budgeted item outside of standing agreement with junk car removal company. *Kacsh* added that originally, the \$33K was what the DMV was contributing to the City through vehicle registration but things didn't work out that way in the end. *Allison* inquired about the DMV and whether they had budgeted for more than 20 office hours a week. *Lynch* responded that it was budgeted at 20 hours even though Anchorage thought the office could be run at 16. They would however be trying some weekend and evening hours as well. *Beedle* stated that Wednesday and Saturday hours would be



nice for mid week closure people coming to town. *van den broek* inquired about health insurance. *Lynch* responded that *Cindy Appleton*, the City's HR officer, has estimated a 10% increase. *van den broek* asked if the health insurance estimate needed to be increased. *Reggiani* stated that Health Care is a tough one to guess. Council chose not to change the estimate for Health Insurance.

### Capital Requests

*Lynch* presented the requests for new money totaling about \$540K. He stated that the new tractor that Council approved recently will pay for itself if they clear the top lot.

Planning Department is asking for \$20K, looking to get updates and training for the GIS program. They are also looking to purchase a laptop and a desktop along with a higher license to be able to access higher levels in the software. *van den broek* inquired whether the externals would still be compatible with the new software. *Sam Greenwood*, City Planner, responded that the new software would be compatible and that the software can convert the documents to JPEG, PDF, etc. *Bradford* asked if the new software would help with fixing the address issues for the new E-911 system. *Greenwood* responded that it will help although the fix will take time.

The City Manager and City Clerk offices are asking for \$50K in professional services for code updating.

The Law Enforcement Department is getting a grant to cover the outdated body bags and bulletproof vests. *Reggiani* asked if the E-911 system could be taken out of the budget since we don't know exactly how much it will cost yet. *Kacsh* stated he would like to see what we are going to spend. He would rather budget for the unknown now then have to make it up somewhere else later. *Allison* stated that budgeting for the item allows for the purchase. *Bradford* and *van den broek* agreed with *Allison*.

The Police department is asking to purchase and install a new surveillance system which needs to be updated according to their contract. *van den broek* inquired whether the system would be able to be moved to a new location. *Kallander* responded that it will be out of date by the time they are ready to move into their new facility.

The Fire and EMS department is asking to fund the final steps to their disaster preparedness for the tsunami system, which still needs 2 poles and sirens. There is a matching grant for an auto pull CPR. *Reggiani* inquired as to where the polls will be. Discussion followed but no place has been specifically designated as of yet. *Beedle* requested the sirens voice be changed, as it is annoying. Council has questions and so asked *Oscar Delpino* to come to the meeting. Discussion was postponed until he arrived.

Public Works departments are requesting to build a wall in front of the cemetery with cremation cages built into it for added space.

High School is requesting two projects one is to put in some new heating equipment and to convert the old administration offices into a classroom for the Credit Recovery Program. Council decided to discuss this in more depth when *Mr. Nygaard* could join them for questions.

Streets Department is requesting \$50K for Mt. Eccles culvert, \$34,111 for Observation Ave wall, \$25K for 4th Street drainage upgrade, \$8K for North Fill road drainage upgrade, \$5K for drain implementation by boat haul out, and \$35K for truck with roll back bed.



The Parks & Rec Department was presented by **Susie Herschleb**, Director of Parks & Rec is requesting \$48,350 for Odiak Camper Park electrical pedestal upgrade. **Kallander** inquired whether the Odiak Park upgrades would allow metering. **Herschleb** responded that it would be capable. **Bradford** suggested that if we decide to meter we should consider providing services. **Reggiani** asked why they are not going to start metering. **Herschleb** stated that it will be capable but the question is at what rate and is it worth the man-hours to check the meters. **Kacsh** stated that he liked that there is a possibility of metering but is not ready to change that as of yet. Maintaining usage would require more man-hours. **Herschleb** stated that they already send someone out for billing so it wouldn't be that much more. **Reggiani** stated that the upgrades will be good. **Beedle** inquired about the new tractor the department wishes to purchase for \$34,515. He stated that 2000 pounds is heavy for mowing the lawn. **Herschleb** stated that it does come with turf tires to distribute the weight. The tot park needs to be completed for \$79K. It has equipment that has just been sitting there for 3 years. There are three phases to this project and the department would like to start phase one. The park and recs' shop has plumbing installed but is not hooked up for water currently. They would like to see it brought in from the road to utilize the building more. The weight room equipment at Bidarki is out of date. They would like to see new equipment phase out the old out dated equipment along with an expansion for \$14K. A cross over machine purchase is on the budget today. **Reggiani** stated he is good with it. He posed the question to Council if there was a better way to continue to fund replacement equipment for the rec center. There also is in the budget \$40K for pool repairs, which have been presented to council recently. **Kallander** stated that **Herschleb** has done a great job and would like her to look into the costs of building a new pool for future planning.

Fire Department was revisited as **Oscar Delpino** had arrived to answer questions on the disaster preparedness requests. **Delpino** reported to Council that the pet shelter needs would include dishes, containers, food etc. The trailer requested would be to house the beds, blankets, medicine, and food. **Beedle** asked if the van would have a way to ventilate, as they tend to sweat. **Kacsh** clarified that the blankets are vacuum packed. **van den Broek** asked if the pet disaster preparedness is going to continue could the pet licenses charge be raised. **Tom Cohenour** suggested Council move the dog pound and utilize it as the pet shelter.

High school budget was revisited as **Mr. Nygaard** arrived to answer questions. Council inquired why the modular was going to be converted into a classroom once the administrative office is moved when the building is falling apart. **Nygaard** stated that he wants to get rid of one of the modulars not both building as he see that one can be repaired and used for, he's hoping, another 10 years. The repairs and equipping would cost \$25K this would include internet, lighting, walls etc. The building would mostly be a computer lab for the Credit Recovery Program in an effort to get the kids out of the main flow of traffic as their schedules are different then the other classes. **Kallander** asked **Nygaard** to look into what a new building would cost to be built from a concrete slab up. **Kacsh** stated that looking into a new building would be nice to know so that they could possibly budget more money for a better building for those kids. Council chose to leave the funding as requested but look into replacing the building in the future.

Council took a 5 min recess at 8:45 pm and reconvened at 9:00 pm.

**Tom Cohenour**, Public Works Director, to speak on enterprise funds capital projects.

The Sewer Department needs a screen house built around the separator for \$18K. WWTP needs siding at \$45K. The shop needs pipe racks to keep the pipes out of the snow and accessible during the winter

for \$5K. Odiak sewer lift station needs a pump at \$14K. Eyak lift station needs a generator for \$35K. WWTP also needs engineering which the city would match \$90K with a grant. Chlorination of water was removed from budget due to recent political changes. *Cohenour* was asked by Council to check with other similar communities to see how they are handling the issue.

The Water Department would like to get the unused site up and operational. There is a water leak so they will reroute surface. The water tank needs to be cleaned and inspected, as it has not been serviced since 2002. This job will be outsourced for \$10K for 6 tanks. LT2 UV plans are underway. The department would like to purchase a leak-detector, as there are lots of breaks and no way to locate them at present. The Heney Ridge catchment bridge has been washed out and will need to be replaced. They would also like to purchase a line-detector, as the lines are not consistent. In addition, to purchasing a portable vacuum to dig near lines as the current one is high maintenance. Council asked why the old one is so high maintenance and Cohenour responded that its because so many people rent it and don't take care of it. Council decided to not purchase a new one but fix the old one and write a new lease agreement for city equipment.

Solid waste department requests baler bagging machine for \$60K to be matched by a grant, to pave out at the baler at \$267K also to be matched by grant money, and a solid waste cell expansion for \$35K. Council agreed with all three requests.

**E. AUDIENCE COMMENTS** - none

#### **F. ADJOURNMENT**

*M/Bradford S/Kacsh* to adjourn the regular meeting at 11:00 pm.

Hearing no objection, the meeting was adjourned.

Approved:

Attest:

\_\_\_\_\_  
Robyn Kincaid, Deputy City Clerk



CITY COUNCIL PUBLIC HEARING  
DECEMBER 1, 2010 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES

A. CALL TO ORDER

*Mayor James Kallander* called the Council public hearing to order at 7:00 pm on December 1, 2010 in the Library Meeting Room.

B. ROLL CALL

Present for roll call were *Mayor James Kallander*, Council members *Keith van den Broek*, *James Kacsh*, *David Allison* (present via teleconference), *EJ Cheshier*, *David Reggiani*, and *Robert Beedle*. Council member *Bret Bradford* was absent. Also present were City Manager *Mark Lynch* and City Clerk *Susan Bourgeois*.

C. PUBLIC HEARING

1. Resolution 12-10-62

A resolution of the City Council of the City of Cordova, Alaska adopting an operating budget for fiscal year 2011 in the amount of \$29,202,241

*Mayor Kallander* opened the meeting up for public comment.

*Mayor Kallander* recessed the meeting for 20 minutes at 7:04 pm with no objections.

*Mayor Kallander* brought the public hearing back into session at 7:24 pm and re-opened the meeting for public comment.

*Jennifer Gibbins* Browning St, as a Chamber of Commerce board member, thanked Council for the increase in the financial support this next year. Also thanks to the Chamber of Commerce members because they really work hard and do a great job.

D. ADJOURNMENT

*M/Reggiani S/van den Broek* to adjourn the public hearing.

Vote to adjourn: 5 yeas, 0 nays, 2 absent (Allison and Cheshier). Motion carried.

*Mayor Kallander* adjourned the public hearing at 7:25 pm.

Approved:

Attest:

\_\_\_\_\_  
Robyn Kincaid, Deputy City Clerk



**CITY COUNCIL REGULAR MEETING  
DECEMBER 01, 2010 @ 7:30 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor Jim Kallander* called the Council Regular Meeting to order at 7:30 pm on December 1, 2010 in the Library Meeting Room.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

*Mayor Kallander* led the audience in the Pledge of Allegiance.

**C. ROLL CALL**

Present for roll call were *Mayor Jim Kallander*, Council members *Keith van den Broek*, *Jim Kacsh*, *David Allison* (present via teleconference), *EJ Cheshier*, *David Reggiani* and *Robert Beedle*. *Bret Bradford* was absent. Also present were City Manager *Mark Lynch*, City Clerk *Susan Bourgeois* and Student Council representative *Jessica Smyke*.

**D. APPROVAL OF REGULAR AGENDA**

*M/Reggiani S/Kacsh* to approve the Regular Agenda.

Vote on motion: 6 yeas, 0 nays, 1 absent (Bradford). Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes and Allison – yes. Motion was approved.

**E. DISCLOSURES OF CONFLICTS OF INTEREST – none.****F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

## 1. Guest Speakers

a. Kathy Zamudio (Safe Routes to Schools). *Zamudio* has been working with the SRTS for three years. Last year they received the non-infrastructure portion of the SRTS grant to be used for education, which allowed them to hire *Emily Low* as a part-time educator and encourager on safety issues. *Zamudio* recognized the agencies that have helped them these past three years: Cordova PTA, Cordova School District, Student Council, City of Cordova, KLAM, Whisky Ridge Bike Shop, Police Department, State Troopers, Alaska Department of Transportation, Cordova Times, Cordova P&R, Health Department, Native Village of Eyak, US Coast Guard, Copper River Water Project and the Community at large. Alaska 3M donated the reflective tape to put on kids coats. The community has participated in the Walk to school day for the past three years and has had many helpers. *Zamudio* has been asked to present what we are doing with the non-infrastructure part of the grant at the Alaska Schools Health and Wellness Institute in October. Council watched a 5-minute slide show she intends to show in that presentation. A Bike club started this year Fridays after school in September and October to teach the kids the safety issues to watch for when biking around Cordova.

b. Buck Adams – UBS Financial Services. Council had requested in a previous meeting that *Adams* research the “what, why and how” of other entities in the handling of their investments. In 1991, an asset allocation study showed that the best investment results didn’t come from picking the best stock but from the investments being properly allocated over time. Individual investors are more likely to jump in and out of stocks as a short-term investment whereas institutional investments are typically invested with certain guidelines that must be followed and therefore less likely to be moved about frequently. Most of the best results are the ones that sit and increase incrementally over time. Anyone can break a pencil but if you bundle several together you cannot. This shows the power of having diversified investments so if one is weak the others will continue to grow without completely



losing everything. Two-thirds of all publicly traded companies are not US companies. They are emerging economies that are commodity driven countries that do not have the debt load that more developed countries might have weighing them down. Good diversification includes emerging economies. In 1914, the US was the emerging economy, not so much anymore. **Beedle** asked how often rebalancing should take place. **Adams** responded that it would depend on the activity. However, as per the resolution the asset allocations for Cordova will be reviewed annually at least but can be reviewed as needed also. It does not cost to rebalance, it will however, stabilize investments over time. Alternative investments are anything that is not stocks/bonds/cash and really is a broad universe; they could be commodities or hedge funds. Alaska Permanent Fund has 28% of its investments devoted to alternative investments. **Kallander** inquired as to where cash comes into an investment factor. **Adams** responded that cash is usually categorized under the "fixed income" side of the portfolio, but typically does not take up more than 2% of the investments allocations. **Kallander** inquired as to what **Adams** recommendation for their investment allocations should look like. **Adams** responded that a conservative plan would be 25% in equities, 10% in alternative, and the rest to fixed income. **Kallander** asked why the recommendation is so much more conservative than the options discussed thus far. **Adams** responded that he felt Council was nervous about a less conservative recommendation and so would like to start Cordova out small and build over time. His personal opinion is that there really should be 35-40% devoted to equities with 10% to alternatives. **Reggiani** inquired as to which portion of the permanent funds should be converted into investment funds. **Adams** responded that maybe the City should split the Permanent fund into two funds. Keep one as fixed income and the other as alternatives so some funds are more liquid than the others are. **Reggiani** stated it helped him be prepared to make a decision today in knowing that by diversifying the city is actually reducing its risks. He personally felt good with the; 50 fixed income, 40 equities, and 10 in alternatives, divisions as **Adams** personal recommendation had suggested. He requested that once the decisions have been made by Council that the City's portfolio be presented to the Council as these other sample portfolios have been presented. **Adams** said he planned to do just that and would help with writing up the resolution to start the process. **Allison** agreed with **Reggiani**. **Kallander** asked Council if they had consensus. Discussion followed as to procedure of the implementation of this portfolio allocation. **Kallander** directed **Lynch** to implement the consensus on the new portfolio allocations.

2. Audience comments regarding agenda items – none.

3. Chairpersons and Representatives of Boards and Commissions

**Beedle** reported that the Harbor Commission did have a meeting but did not have a quorum.

## G. APPROVAL OF CONSENT CALENDAR

**Mayor Kallander** stated that the consent calendar was before the Council.

**Van den Broek** called out item #5 it was inserted into the agenda as item 25a.

4. Record excused absence for Mayor James Kallander (work-related) from the 11-3-10 regular meeting.

5. Mayor appointment and Council concurrence to fill seat on Planning & Zoning Commission

6. Mayor appointment and Council concurrence to fill seat on Health Services Board

7. Resolution 12-10-63

A resolution of the City Council of the City of Cordova, Alaska, approving the Final Plat of Cabin Ridge Phase I Amendment #1.

8. Resolution 12-10-64

A resolution of the City Council of the City of Cordova, Alaska, supporting increased public support for arts/humanities in Alaska communities



## 9. Resolution 12-10-65

A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the 2010 budget and supplemental appropriation in the amount of \$26,925 for the general fund #101, for the payment to Peninsula Scrap and Salvage Company, invoice #SR10-576 for vehicle removal.

## 10. Resolution 12-10-66

A resolution of the City Council of the City of Cordova, Alaska, amendment to the 2010 budget and authorizing the transfer of money from the general fund to the permanent reserve fund in the amount of \$995,922.

Vote on Consent Calendar: 6 yeas, 0 nays, 1 absent (Bradford). Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes and Cheshier – yes. Consent Calendar was approved.

**H. APPROVAL OF MINUTES**

*M/Reggiani S/Kacsh* to approve the minutes.

11. Minutes of 10-13-10 Council Work Session

12. Minutes of 11-03-10 Regular Council Meeting

13. Minutes of 11-03-10 Council Budget work Session

Vote on motion: 6 yeas, 0 nays, 1 absent (Bradford). Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes; Cheshier – yes and Reggiani – yes. Motion was approved.

**I. CONSIDERATION OF BIDS - none****J. REPORTS OF OFFICERS**

## 14. Mayor's Report

*Mayor Kallander* reported that he went to Juneau for the AML & Mayors meetings and met with the Juneau staff while there. He had many meetings with staff regarding the Civic Center. He said he has a lot of confidence in our staff with this project and that they are doing a great job. He met with *Bourgeois* and made phone calls in consideration of hiring a new lobbyist. *Kallander* presented a list he compiled of Capital projects based on prior discussions and had staff do some preliminary research on those items. The Governor's budget is done so we are late in reporting the list to that office and need to get moving. *Lynch* explained that there is some work to be done on the items on the list before they can be presented in January. *Kacsh* stated that the item warrants a work session so the Community has an opportunity to weigh in on the items. *Kallander* asked Council if it would be ok for staff to go ahead and start getting some numbers together so once we have the meeting we can fast track the list to Juneau. *Reggiani* pointed out that Cordova does not want to be left behind and asked Council if they could meet Friday at noon for a special meeting. *Beedle* stated he thought that Friday noon was too quick and would prefer a Monday meeting. Following discussion, Council agreed to have a meeting Friday at noon. *Kallander* stated he would be writing a letter of support for *Tim Joyce* for the forest service projects. He had a conversation with the Environmental/Fisheries contact for *Senator Murkowski*. He is aware of the LT2 issues and wants to meet with Council before the upcoming meeting with the EPA regarding LT2.

## 15. Manager's Report

He also attended AML. He did a lot of work on the budget this month and attended health care task-force meetings. The joint Councils meeting gave him some homework to have some follow up research and meetings. He researched whether a charter adjustment could happen by March and the answer was no but there was an option to have it on a special election in summer. He also is working on getting an RFI for 3rd party worked up. *Lynch* reported that the property lease with Chugach is on the Harbor agenda and the harbor master is recommending the City go ahead and lease the property. Council can choose to allow the Harbor Commission to handle the negotiations but they are having issues with



quorums at their meetings and leases are typically dealt with by the Council. The Harbormaster was working on negotiating the purchase of the property but was unsuccessful and a lease was suggested as an alternative.

#### 16. City Clerk's Report

**Bourgeois** reported that they have been working on a supplementary tax roll, the billing is going out tomorrow, and it worked out to be \$97K with interest.

#### 16a. Student Council Report

**Jessica Smyke** reported to Council that Basketball began Monday. Wrestling regionals is this weekend. Student Council is working on recycling and getting art up in the school. Cordova is hosting the 2011 Alaska Association of Student Governments April 14-16, which will have about 300 delegates, so they are working on preparation for that event.

#### 17. Staff Reports

a. Tom Cohenour, COR, Director of Public Works – School gym & reno updates- see written report  
Many punch items have been completed on the gym side. The sound system was installed. They do have an issue that the system is not working with 4G iPods but the 3G iPods will work. The air balancing still needs to be completed but they cannot do that until the renovation has been completed. They are investigating why the concrete block front on the gym side is phosphorescing. They also still need to complete the gym floor, which will happen over Christmas break.

On the renovation side, they are working from the top down. They started on the second floor and it is very near its completion. The vinyl and carpet are nearly complete. The sinks have been installed but not plugged in yet. The walls and ducts have been painted. On the first floor, the light fixtures are currently being installed and the switches and outlets. The basement the drywall is nearly complete. The walls, ducts, window frames have been painted. The plumbing and electrical rough in is complete. The siding and roofing have been completed. The commons floor will be fixed over Christmas break. There are some small punch lists items have yet to be completed. Play area equipment is just about installed. This project is 14 days away from completion and it looks like they are going to make it. The flagpole is listing about 7 degrees west due to that big windstorm we had and will need to be fixed. Boiler 1 and 2 are not working together efficiently and will have to be corrected. There are a few small issues yet to be fixed. The architect and engineers are scheduled to be in for final completion walk through on the 15th for both projects.

b. Moe Zamarron, COR, Cordova Center Project – see written report

Forms were set today and they are heating the bedrock to be able to receive the concrete. Blasting of the bedrock has been completed. They are 3 weeks behind and the contractor should submit a revised schedule by Friday to accommodate this set back. This set back is due to the contract drawings not being completed when the project started and a civil excavation error that occurred. They will probably call for a 2-month winter shutdown starting from December 22 until March 1. Materials will continue to come in and he will be monitoring the material arrivals and administration activity. The concrete formers are concerned with the slow flow of information and materials, as a result, one set of steel shipments will come by jet and it will cost extra money but will cost less than if they had to wait. They had to redesign a portion due to the proximity of the sidewalk. This new design will save the City money as it calls for less concrete. A lot of the errors and corrections have cost more than expected due to the design not being ready when they started the construction. It is going to cost some money to bring everything back to schedule as a result. **Beedle** clarified that the shutdown will



actually be a good thing for the project. *Zamarron* responded that it would work well for the design team to be able to catch up to the work being done and for the materials to get here and be waiting so the workers will not have to wait. *Kallander* reminded the Council that we were aware of the design not being ready for the construction but we chose to start the construction in an effort to not lose out on grant money available at the time even though it will cost the City more money in the short-term. *Beedle* raised a concern if the design was being drawn incorrectly costing the City more money. *Zamarron* responded that he has watched for that and he has not seen careless designing on their part.

c. Chief Baty, CPD – timeline for E-911

## K. CORRESPONDENCE

18. Letter from Denise Branshaw in re ferry schedule

19. Letter from State Petroleum Property Assessors in re TY 2006 supplemental roll

## L. ORDINANCES AND RESOLUTIONS

20. Ordinance 1077

An ordinance of the City Council of the City of Cordova enacting Chapter 18.46 of the Cordova Municipal code to establish standards for the siting, Construction, and operation of wind energy systems (wind turbines) 1st reading

*M/Reggiani S/Kacsh* to adopt Ordinance 1077, an ordinance of the City Council of the City of Cordova enacting Chapter 18.46 of the Cordova Municipal code to establish standards for the siting, Construction, and operation of wind energy systems (wind turbines).

Vote on approval of Ordinance 1077: 6 yeas, 0 nays, 1 absent (Bradford). van den Broek – yes; Kacsh – yes; Allison – yes; Cheshier – yes; Reggiani – yes and Beedle – yes. Motion was approved.

21. Resolution 12-10-62

A resolution of the City Council of the City of Cordova, Alaska, adopting an operating budget for fiscal year 2011 in the amount of \$29,202,241.

*M/Kacsh S/Reggiani* to approve Resolution 12-10-62, a resolution of the City Council of the City of Cordova, Alaska, adopting an operating budget for fiscal year 2011 in the amount of \$29,202,241.

Vote on approval of Resolution 12-10-62: 6 yeas, 0 nays, 1 absent (Bradford). van den Broek – yes; Kacsh – yes; Allison – yes; Cheshier – yes; Reggiani – yes and Beedle – yes. Motion was approved.

## M. UNFINISHED BUSINESS - None

## N. NEW & MISCELLANEOUS BUSINESS

22. City Manager Contract approval

*M/Cheshier S/Kacsh* to approve the updated City Managers Contract

Vote on motion: 6 yeas, 0 nays, 1 absent (Bradford). Kacsh – yes; Allison – yes; Cheshier – yes; Reggiani – yes; Beedle – yes and van den Broek – yes. Motion was approved.

23. Council discussion of School district modular buildings

*Kallander* suggested that Council postpone this discussion until *Jim Nygaard* can be in attendance.

*M/Cheshier S/none* to refer to staff

*Kacsh* brought to Council's attention that *Nygaard* had mentioned that he would like to have the construction be completed by the beginning of the next school year so Council should not wait too long.

*Kallander* agreed with Kacsh and suggested it be put on the agenda for 12/15/2010 meeting



*M/Reggiani S/van den Broek* to postpone the discussion until the 12/15/2010 Regular Council meeting.  
Vote on motion: 6 yeas, 0 nays, 1 absent (Bradford). Allison – yes; Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes and Kacsh – yes. Motion was approved.

24. Customers dispute of Utility bill (CMC 14-04-100 billing errors and disputes)

*Chris Bourgeois* presented his case before Council stating he thought the bill should be reduced. In May, a water main was broken at his home and he called for testing of the water and a locate. His dispute is that he did not have any one of the workers on the site for 3 hours but the bill reflects such. *Kacsh* stated he understands the frustration of paying for the service of someone who did not know what they were doing and so understands the grievance. *Cheshier* stated he has never dealt with anything like this and inquired as to what the Council's responsibilities are. *Lynch* said that thus far staff has decided that the bill does reflect as it should and so has not been reduced. It is being presented to Council today to see if they will override the staff's decision as the final decision. *Bourgeois* stated that when the grievance was first brought to the City in the beginning he was only able to talk to *Cohenour* and was unable to reach *Cathy Sherman* to explain the situation. *Lynch* stated that according to the union contract the City operates under the employees get a minimum of 3-hours for a call-out and that cost does get passed down to the customer. *Kacsh* stated that he is sorry *Bourgeois* had to go through this process and in the future, information about the costs to the customers needs to be more upfront so there are not surprise bills. *Beedle* stated he would hate to discourage someone from asking for "a locate" it could have negative consequences.

*M/Kacsh S/Allison* to reduce *Bourgeois* bill by half.

*Kacsh* stated that it is hard to know how much to reduce the bill by without knowing all the details but for now to reduce the bill and then look closely at this procedure for future occurrences. *van den Broek* stated that he would have a hard time reducing the bill in light of the other customers who have been charged this in the past; but agrees with *Kacsh* that we need to look at this procedure. *Bourgeois* stated that the man that came out twice was at the shop when he called. He was not called from home. In addition, the person that came was not qualified to do what was needed to be done so there was not a need for three people to be on site. *Cheshier* asked what a call-out costs the city. *Lynch* responded that if you take into account the employees' wages, holiday pay, benefits and the like would be about \$270.00 per person on a holiday call-out. *Bourgeois* pointed out that he was charged for 12 hours. *Reggiani* asked *Lynch* if he would like more time to evaluate the information. *Lynch* responded that he did not. The City paid for 12 hours of work, and in order to keep it fair with other customers who have been charged, he stands by his original decision.

Vote on motion: 3 yeas, 3 nays, 1 absent (Bradford). Cheshier – no; Reggiani – no; Beedle – yes; van den Broek – no; Kacsh – yes and Allison – yes. Motion failed.

25. Council discussion concerning City lobbyist RFP

*Mayor Kallander* reported that the City had received 8 applications; four applicants are first time lobbyists, three were fisherman so wouldn't be available during the summer, and two already serve other municipalities. He would like to see us be the lobbyist's only municipality. *Kallander* stated that he was particularly impressed with applicant *John Bitney*. *Bitney* is a legislative director, has been the chief of staff for Harris, managed campaigns for Palin and Murkowski, and comes very highly recommended by everyone *Kallander* has talked to. *Kallander* feels he will be valuable in Juneau as our lobbyist. *Kallander* asked for concurrence from Council for *Lynch* to draw up a contract for the hire of *John Bitney* as Cordova's lobbyist. *Reggiani* concurred but would like to add that the applicant stay with the City for 2 years instead of just 1 year. *Kallander* stated that 2 years was a good idea. *Cheshier* stated that he looked at the list of people who recommended *Bitney* and trusts their judgment. *van den Broek*



inquired if there could be wording in the contract that he could not just leave. *Allison, Kacsh, van den Broek* and *Beedle* concurred with *Mayor Kallander* recommendation. Council decided to have a meet and greet with *John Bitney* at the next Regular Council meeting along with approval of his contract.

25a. Mayor appointment and Council concurrence to fill seat on Planning & Zoning Commission *M/Reggiani S/Kacsh* in favor of *Mayor Kallander's* appointment of *Greg Loforte* to the Planning & Zoning commission to serve a term that will expire at the end of November 2013.

*Van den Broek* stated that he requested this item be pulled out of the consent calendar not because he disagrees with the Mayor's appointment but because he would like to hear why the Mayor had chosen *Loforte* when he knows there were many qualified applicants. *Mayor Kallander* responded that he first met *Loforte* during the development of the shipyard project which *Loforte* contributed much towards and attended every meeting. Since then, he has attended most of the planning meetings without being an appointed member. *Kallander* stated that Council relies heavily on the Planning & Zoning commission and *Loforte's* reliable attendance and experience will be a welcome contribution to the board.

Vote on motion: 6 yeas, 0 nays, 1 absent (Bradford). Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes and Allison – yes. Motion was approved.

## 26. Pending Agenda and Calendar

Special Council meeting December 3rd at noon

To discuss Capital Projects list to send out

Council FEMA training December 8th from 6-10 pm at the fire hall

Regular council meeting Scheduled for December 15, 2010 at 7:30 pm following the public hearing

Meet and greet with *John Bitney* added to the agenda

Discussion with *Jim Nygaard* on the School district modular buildings added to the agenda

## O. AUDIENCE PARTICIPATION – none

## P. COUNCIL COMMENTS

### 27. Council Comments

*Cheshier* thanked the Mayor for doing the homework on the Lobbyist.

*Reggiani* stated he is thankful for: the Mayor's leadership and his bringing forward the CIP list, the staff, big kudos to Lynch for presenting a budget that passed on December 1st It has to be a record, and the clerk's office.

*Kacsh* reported to Council that he was unsuccessful in his attempt to gain a seat on the AML board; but did become the co-chair of Education in the Government policy section committee.

Council moved to have a 5-minute recess at 10:27 pm before entering the executive session.  
The Regular Council Meeting was reconvened and moved into executive session at 10:36 pm.

## Q. EXECUTIVE SESSION

### 28. Update on negotiations with AIGCO

*M/Reggiani S/Cheshier* to move into executive session to discuss the update on negotiations with AIGCO, subjects, which may be discussed, are matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government.

Vote on motion: 6 yeas, 0 nays, 1 absent (Bradford). Motion passed.

Council had a discussion in executive session with the City Manager over moving forward with a response to AIGCO over their proposal to buy land from the City.

**R. ADJOURNMENT**

*M/Reggiani S/Kacsh* to adjourn the regular meeting at 11:02 pm.  
Hearing no objection, the meeting was adjourned.

Approved:

Attest: \_\_\_\_\_  
Robyn Kincaid, Deputy City Clerk

**CITY COUNCIL SPECIAL MEETING  
DECEMBER 3, 2010 @ 12:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor James Kallander* called the Council Special Meeting to order at 12:00 pm on December 3, 2010 in the Library Meeting Room.

**B. ROLL CALL**

Present for roll call were *Mayor James Kallander*, Council members *Keith van den Broek*, *David Allison* (present via teleconference), *EJ Cheshier*, and *David Reggiani*. Council members *James Kacsh*, *Bret Bradford*, and *Robert Beedle* were absent. Also present were City Manager *Mark Lynch* and City Clerk *Susan Bourgeois*.

**C. APPROVAL OF AGENDA**

*M/Reggiani S/Cheshier* to approve the regular agenda.

Vote on motion: 4 yeas, 0 nays, 3 absent (Kacsh, Bradford, Beedle). Motion carried.

**D. DISCLOSURES OF CONFLICTS OF INTEREST – None****E. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Audience comments regarding agenda items. – None

**F. NEW BUSINESS**

2. Prioritization of Capital Projects – discussion and possible action

*Mayor Kallander* started the discussion by stating that every year the Council meets to prioritize a list of Capital Improvement Projects (CIP), so when they visit with legislators, they are all on the same page regarding the importance of certain projects.

*Tom Cohenour* brought to Council an updated list of dollar figures to go with the list of priorities to be discussed, letting Council know he has USKH coming in next week to give additional quotes.

*Kallander* inquired as to why the cost estimate per square footage for #5(New Emergency Services Facility) is so high compared to the Civic Center. *Lynch* responded that Public Safety buildings are required to be built to a higher standard so they are able to withstand a certain level of seismic activity.

*Kallander* asked if there are projects on the list that should be a priority in light of health and safety for community members. *Cohenour* replied that the only one that could be is item #14 (waste/water treatment plant upgrade), and presented to Council the Violation letter from DEC. They have requested a written response within 30 days; however, *Cohenour* is writing to request an additional 60 days to formulate a response. The DEC is also asking the City to voluntarily agree to a timeline to comply with lowering our fecal chloroform in the mixing zone in the ocean. CH2M HILL will be coming in to look at



what options the city has in order to come into compliance. **Kallander** stated that it can be put on a priority list but it looks like it will cost the City money either way.

#8 (new hospital roof) **Reggiani** stated that it should be a priority. It has been on the CIP list for many years and it needs to get done. **Allison** stated that the Health Services Board (HSB) has discussed the need for a new roof but has not discussed a CIP list for the Hospital. **Kallander** stated that there was a list brought to Council from the Hospital Administrator but he thinks it should be brought to the HSB to prioritize before Council gets involved. **Kallander** agreed with **Reggiani** that the roof does need to be a priority and added that the stucco on the building is starting to deteriorate too. He suggested to Council that repairs to the stucco and painting of the exterior of the building should be considered along with the new roof. **Cohenour** said Rain Proof Roofing gave an updated quote from their 2008 quote, estimating \$1.25 to \$1.3 million, which included the structure, architecture, construction of the project. **Kallander** stated that maybe they might gross up the estimate to include the exterior upgrades as well. The other thing that needs to be looked at for the hospital is to have an energy audit. **Kallander** asked Council what they would like to do. **Reggiani** stated they should gross it up to \$2 million and include the repairs. Council concurred **Reggiani** and the Hospital roof was put as #1 on the prioritized list at a \$2 million estimate.

**Lynch** stated that #4 (a new public safety building) should be on the prioritized list as the other half of the building that the City occupies will be vacant come 2012. **Kallander** asked Council if they are committed to building a new Emergency Services building in the next five years, and if so, then some drawings need to be started. Council estimated that \$200-\$250 thousand would get the drawings started.

#2 (Sawmill Avenue extension) **Lynch** stated that the consideration is either sidewalks or just a footpath down Sawmill Avenue. The big cost consideration would be the bridge construction. In addition, Sawmill Avenue has only a 25 ft right of way. **Reggiani** stated that P&Z was not really thinking of a sidewalk as much as a bike/footpath. They were not considering widening anything or increasing traffic in that area. **Kallander** stated the progress on the project has been good, but feels that a higher priority should be placed in other areas. **Lynch** stated that when talking about the South Fill, Council needs to start thinking about what they want to do with the fill that is sitting there from the Civic Center project. Discussion was held on whether a Coast Project Questioner (CPQ) should be started to use that fill for the extension, but there was a concern regarding a historic vessel in the way. **Cohenour** stated that the CPQ is not difficult but it requires a plan be put into place first. Part of that plan would be deciding on the direction the expansion should go and if the city would move to purchase the land from Samson. **Lynch** stated that the city is already trying to purchase the land from Samson. **Kallander** pointed out what **Allison** had stated in a previous meeting and he agrees that to start drawing up plans now is probably too late for this next building season but they could get it started for next year's CIP list for the legislator. Council decided to spend up to \$10K to get things started on the Sawmill Avenue. Council decided to make this a priority considering the safety issue to keep kids from using that busy intersection.

#3 (North fill floating dock) is a priority says **Cheshier**. **Reggiani** stated it is a good idea, even if it is only seasonal and should be put high on the list. It would move some of the traffic flow. **Kallander** stated it really is a safety issue; we have to start moving the fleet away from this corner. Council put #3 on the prioritized list at \$350K for improvements and \$5K designated for design.



#1 (South Fill Sidewalks) **Kallander** asked **Reggiani** if he thought it was a concern in the community. **Reggiani** stated he didn't think it needed to be on this CIP list, but that he would like to see design work started. Council designated \$5K for design.

#4 (Shipyard Fill) **Reggiani** stated that it was the only item that fits the economic development realm. **Lynch** stated that this particular item is good for state funding. \$15M estimated for fill only. **Kallander** said he thinks getting a building is more of a priority. He would like to see if we could move Samson down to the end and put a building where Samson sits currently. Council decided on \$200K-\$250K for preliminary design and permits and \$15K to get the process started.

Council decided to add a Shipyard building as a separate item on the list for \$2Mil.

#6 (Recreation/Swimming pool) **Reggiani** stated that he liked the concept, but he isn't ready to put it on the list. It needs more plans. Council designated \$10K to start drawing up plans. **Van den Broek** stated that he would be interested in putting out an RFI to see who would like to come in and build it. Council estimated \$250K for designing.

#7 (High School SF building). Council decided to do a school bond, so they could get reimbursed for the project. It would be covered off the list and put on the March election.

#9 (Electronic Health records) **Allison** stated that he thinks this will be taken care of with the Strategic Planning process and so it doesn't need to be on this list. Council agreed with **Allison**.

#10 (6-mile water feasibility study) **Kallander** stated that in light of the LT2, the original plan may not work. **Lynch** stated that there was a study done on whether wells could be dug. Council decided to send letters to those living out 6 and 5 mile to see if they want City water and decided not to add to CIP.

#11 (Bidarki Energy Upgrades) **Lynch** stated that the upgrades really are just the windows and moving the meters, but if Council is serious about starting a new building, then maybe this does not need to be on the CIP list. **Reggiani** agreed and suggested it be removed from the list, but to keep it in mind.

#12 (Breakwater Extension) **Lynch** stated that it was a Federal request and so he isn't sure it needs to be on the list. Council chose to remove it from the CIP list.

#13 (Eyak water treatment upgrades) **Cohenour** presented to Council the results of the RFP he had put out recently and the updated list of improvements needed. Council estimated \$10K to have a water treatment evaluation done.

## Councils Prioritized Capital Improvements (CIP) List

1. Hospital Roof
2. Boat Ramp for the North fill
3. Emergency Services facility design
4. Shipyard building
5. Shipyard fill
6. Sawmill Avenue extension
7. Recreation/Pool building



**G. AUDIENCE PARTICIPATION**

*Jennifer Gibbons*, 305 Browning Avenue, requested Council come to the Tree Lighting Ceremony.

*Mary Anne Bishop*, 406 Fourth Street, requested that someone physically go meet with Samson.

**H. COUNCIL COMMENTS – None**

**I. ADJOURNMENT**

*M/Reggiani S/Cheshier* to adjourn the special meeting.  
Hearing no objections meeting was adjourned at 1:30 pm.

Approved:

Attest: \_\_\_\_\_  
Robyn Kincaid, Deputy City Clerk



# CITY OF CORDOVA

## *Office of City Manager*

City of Cordova  
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December 29, 2010 Manager's Report (for 01/05/11 Council meeting)

- 12/09-13, In office the morning of the 9<sup>th</sup>, then gone to Anchorage. Picked up various items and supplies for City. Meeting with Arctic IT on 10<sup>th</sup>.
- 12/14, Sign checks, go through bills, general housekeeping, etc. Planning & Zoning meeting. Prep for Council meeting.
- 12/15, Meet with Mayor, Tom Cohenour, Dave Regianni for conference call concerning LT2. Prep for Council meeting. Council meeting.
- 12/16, Meet with John Bitney. Sign contract, tour of City and projects. Meet with Sam, Faith, Robert about addressing issues.
- 12/17, Mt. Eccles progress meeting. Various phone calls, e-mails, etc.
- 12/20, Staff meeting.
- 12/21, Meet with Mike Anderson to finalize contract with Copper Valley. Work on office housekeeping, filing, etc.
- 12/22, Various phone calls, e-mails, etc. General housekeeping items.
- 12/23, Meet with Jennifer Gibbins to discuss 2010 progress, and planned projects for 2011 and beyond. Sign checks, timecards, etc.
- 12/27, Work on 2011 Fee Resolution.
- 12/28, Work on 2011 Fee Resolution. Manager's report. Council packet items.
- 12/29, Worked on Resolutions, Ordinance, Memos, agenda for Council packet.



## CITY CLERK'S REPORT TO COUNCIL

*January 5, 2011 Regular Council Meeting*

**Date of Report:** December 30, 2010

**Council Matters:** Susan completed post-12/15/10 regular meeting clean-up, printing, signing, scanning, advertising, distributing and posting on City website, minutes, ordinances, resolutions etc.; pre-01/05/11 public hearing prep; pre-01/05/11 meeting prep, compiling, writing, editing, minutes, resolutions, ordinances, other agenda items from different departments, attorneys, manager and/or Mayor and Council; confer with Mayor/Manager/Council members concerning preparation of 01/05/11 meeting agenda then posting agenda and packet to City website

**Property Tax Matters/Deputy Clerk:** **Erika** and **Robyn** handled everyday responses to property tax requests from banks, mortgage companies, citizens, other departments; **Erika** continued to update ownerships changes to property tax accounts; **Erika** and **Robyn** assisted banks and tax research companies in determining 2010 amounts owing for property owners in Cordova; **Erika** worked on daily imports to the Capital Software system accounting for the now-delinquent property tax payments that have been coming in through the Finance Department; **Erika** continued to update the tax roll for the 2011 year as the assessors have made updates and changes; **Robyn** worked on minutes;

**Records Requests:** daily phone calls and/or drop-ins with Clerk's department questions, property tax questions and procedural matters;

**Invoices:** coded, approved & submitted regular department bills for payment to accounts payable; signed City payroll and accounts payable checks

**Attorney Contact:** n/a

**CCTF:** n/a

**General Office:** worked on registering all the City vehicles

**Other:**

# Memo

**To:** Mayor and City Council  
**From:** Moe Zamarron  
**CC:** Mark Lynch, City Manager; Tom Cohenour, Director of Public Works  
**Date:** December 29, 2010  
**Re:** Cordova Center Progress Update

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Last update was on December 15, 2010.

## **PROGRESS**

Since the last update:

- Lower basement walls were formed and poured and the upper basement walls are formed and ready for pouring
- Communications to complete the structural steel submittals continued. Over the last two weeks 4 new requests for information were sent from the contractor and 5 responses to previous requests were returned to the contractor.

Major items to complete in the next two weeks:

- Review of the work and logistics schedule will be the focus over the next two weeks in addition to the continued flow of information for keeping the supply of materials on track. The contractor presented a complete list of outstanding requests for information and we are working to complete work on these items as quickly as possible.

## **SCHEDULE**

A comprehensive schedule was prepared and presented by the contractor that outlines the order of work with respect to changes made in the rock anchor layout. The challenge at this point is to limit interruptions to the flow of materials and equipment access throughout the worksite. With concrete anchors placed in the pathways timing of the pours have to be carefully choreographed with the rest of the work. We are working on alternative scenarios and designs that will help reduce schedule and cost impacts that are associated with the changes.



## **BUDGET**

The third application for payment has paid to the contractor.

## **ISSUES / PROBLEMS**

- There are no issues other than keeping the flow information on pace with the new construction schedule. The contractor has expressed interest in resuming work earlier than planned to keep the completion date agreed to. We will continue to review the schedule with the contractor to keep abreast of any adjustments may be needed to facilitate an early return to work. The contractor has been good to prioritize the responses required for the manufacturing of materials by the suppliers.

Moe Zamarron



## COPPER RIVER WATERSHED PROJECT

☺ *Voices for a wild salmon economy* ☺

December 7, 2010

Jim Kallander, Mayor  
City Council Members  
P.O. Box 1210  
Cordova, AK 99574

Dear Mayor Kallander and Council Members,

On behalf of the Copper River Watershed Project, I am writing to thank the City of Cordova for its contributions to constructing the Cordova Harbor Breakwater Trail.

The City's contributions of \$5,000 in 2007 and \$3,500 in 2010 were instrumental in enabling us to purchase the fill and lumber materials needed to complete the trail, and to meet our match requirement with the State Department of Natural Resources.

We're planning on completing the landscaping at the trailhead and installing three interpretive signs in the area in time for next year's Copper River Delta Shorebird Festival. We'll be sure to let you know about the ribbon cutting event.

Thanks again for helping us to add an in-town, "easy" level trail to Cordova's range of trail choices.

Sincerely,

Kristin Carpenter  
Executive Director

P.O. Box 1560, Cordova, AK 99574

tel 907.424.3334

web [www.copperriver.org](http://www.copperriver.org)

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### *Board of Directors*

Cory Larson, President, Gakona  
Keith Vandenbroek, Vice Pres., Cordova  
Tamara Hamby, Treasurer, Glennallen

Beth Poole, Secretary, Cordova  
C.D. McCurry, Kenny Lake  
Pamela Moe, Cordova

Molly Mulvaney, Cordova  
Carla Somerville, Kenny Lake



RECEIVED  
DEC 13 2010  
City of Cordova

PO Box 1745  
Cordova, AK 99574

December 7, 2010

City of Cordova  
Mark Lynch, City Manager  
PO Box 1210  
Cordova, AK 99574

Good Morning,

I am a long time resident of Cordova, a property owner, tax payer and single senior citizen. I live at 503 5<sup>th</sup> Street and I would ask that the City keep clear the area of B Street adjacent to my property as the Shoreside oil delivery truck will need access to my tank located off B Street. The City plat shows designated 5<sup>th</sup> and B Streets, but currently this street is not being plowed by the City.

Additionally, I would like to call your attention to the location of a fire hydrant across the street next to Porter House. This hydrant was completely buried under snow most of last winter, it is my hope that it will also be kept clear.

Please give these matters your consideration, I can be reached at 424-3517 should you have any questions.

Thank you,



Kathleen Kritchen

Cc: Jim Kallander, Mayor; Tom Cohenour, Public Works Director; Rob Brown, Public Works Supervisor; Oscar DelPino, Fire Dept.; Mike Hicks, Fire Chief

STATE CAPITOL  
PO Box 110001  
Juneau, Alaska 99811-0001  
907-465-3500  
fax: 907-465-3532



550 West 7<sup>th</sup> Avenue # 1700  
Anchorage, Alaska 99501  
907- 269-7450  
fax: 907- 269-7463  
[www.gov.alaska.gov](http://www.gov.alaska.gov)  
[Governor@alaska.gov](mailto:Governor@alaska.gov)

Office of Governor Sean Parnell  
STATE OF ALASKA

December 15, 2010

The Honorable Jim Kallander  
Mayor of the City of Cordova  
P.O. Box 1210  
Cordova, Alaska 99574

Dear Mayor Kallander,

Thank you for contacting the Office of Governor Sean Parnell to provide comments regarding the 2010 Transition. We appreciate hearing from you regarding your support for Cora Campbell.

Your comments will now be passed along to the appropriate transition team for consideration as they prepare recommendations for Governor Parnell. The Governor remains committed to jobs and families as well as improving the way that State government serves Alaskans, and your feedback is valuable to this process.

You can find updates and news about the administration on the Governor's webpage at <http://gov.alaska.gov>. If you have further input or inquiries, please contact us via the website or at 465-3500.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Butcher".

Bryan Butcher  
Transition Coordinator



110 Nicholoff Way  
P.O. Box 1388  
Cordova, Alaska 99574-1388  
Ph (907) 424-7738 \* Fax (907) 424-7739



10,000 years in our Traditional Homeland, Prince William Sound, the Copper River Delta, & the Gulf of Alaska

Jim Kallander, Mayor  
City of Cordova  
P.O. Box 1210  
Cordova, Alaska 99574

December 8, 2010

Dear Jim,

On Behalf of the Native Village of Eyak, we would like to thank you for your donation to the 17th Annual Sobriety Celebration.! As our theme says this year we are all Standing Together for Sobriety.

The 17th Annual Sobriety Celebration would not be possible without the continuing support of you and our local businesses, individuals, and corporate sponsors. We appreciate your donation in helping us with this important event and hope to see you at the 18th Annual Sobriety Celebration November 11-13, 2011. **Please check out the Native Village of Eyak's Website at [www.nveyak.com](http://www.nveyak.com) and see Sobriety Celebration.** There you will find a list of our supporters for this year's Sobriety Celebration, as well as pictures and much more. If you would like information on our 18th Annual Sobriety Celebration, contact Belen Cook Special Events Coordinator @ NVE 907-424-7738 or [belen@nveyak.org](mailto:belen@nveyak.org).

Thank you,

Robert J. Henrichs, President  
President of Native Village of Eyak

*Jim*  
*Thanks for your support -*

*Mose*

FyI

December 8, 2010

Dear Mr. Armstrong --- Political Prisoner -- USA

First, I enjoy your essays on Jim Sinclair's webpage. Please keep up the good work.

The following is hypothetical, it may or may not happen.

It has come to my attention that the powers that be (Rothschild Group) plan to start a new war, possible a world war.

They apparently plan to use an old technique. They create the problem, they provide the response, they provide the solution. This is stated in "The Protocols of the Learned Elders of Zion."

This is the same idea they used at Pearl Harbour in 1941. At that time the U. S. navy was the bait.

Well, it seems the U. S. navy will be the bait again.

But this time they hope to sucker North Korea into the response mode by first insulting them and then providing a carrier group in close proximity to Korea as sucker bait. If the North Koreans attack the carrier group as they hope then all hell will break loose.

If the North Koreans can resist the temptation to strike back, thus not providing the response hoped for, the attempt to start a new world war may be frustrated.

If the North Koreans were then to broadcast to the whole world telling of the insult and its purpose -- well that would be real interesting.

Yours, for Property Rights,



Laurence Ludlow



# The Cordova Center Project

## Community Inspired Development

[www.cityofcordova.net](http://www.cityofcordova.net)

PO Box 1210  
Cordova, Alaska 99574-1210

Representative Bill Thomas  
PO Box 993  
Haines, AK 99827

December 21, 2010

Dear Representative Thomas:

I want to thank you for the considerable effort and time you have committed to the Cordova Center project to date, but especially for your strong and persuasive comments on our community's behalf last Tuesday at the Legislative Budget & Audit meeting.

Your commentary definitely made a difference in the committee's vote and we appreciate the fact that you realized the Exxon Valdez Oil Spill Trustee Council funding was time sensitive. After waiting over two and a half years to receive the funds, waiting longer would have been difficult for our project.

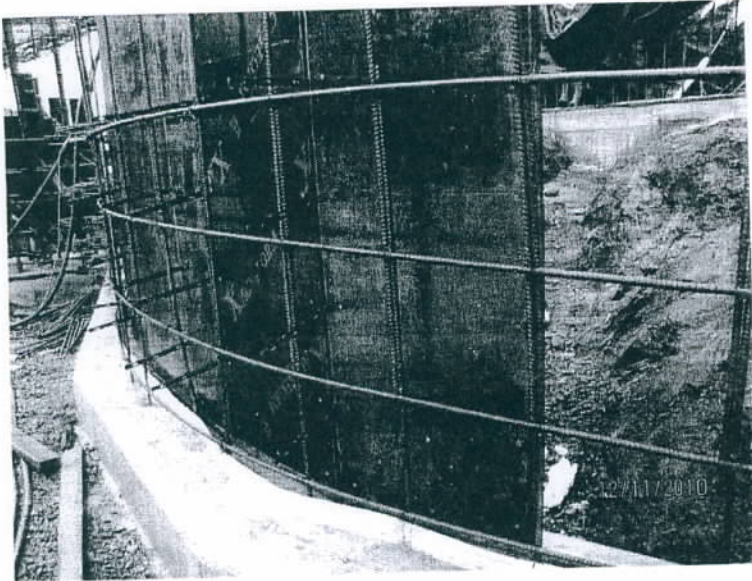
The Cordova Center is just one part of the many undertakings our community is making to recover from the economic impact of the Exxon Valdez Oil Spill of 1989. We know and understand the importance of diversifying our community's economic base while maintaining the strong support for our fisheries industry. We look forward to working with you in the coming year to continue our steady progress.

Again, sincere thanks!

Vice-Mayor David Reggiani  
On Behalf of Mayor Jim Kallander

cc: Cordova City Council





Front basement wall;  
Back basement wall  
Overview from harbor side.





# The Cordova Center Project

## Community Inspired Development

[www.cityofcordova.net](http://www.cityofcordova.net)

PO Box 1210  
Cordova, Alaska 99574-1210

Craig J. Tillery  
Alaska Department of Law  
1031 W. 4<sup>th</sup> Avenue, Suite 200  
Anchorage, AK 99501

December 21, 2010

Dear Mr. Tillery:

I want to thank you for the considerable effort and time you have committed to the Cordova Center project to date, but especially for your strong and persuasive comments on our community's behalf last Tuesday at the Legislative Budget & Audit meeting.

Your commentary definitely made a difference in the committee's vote and we appreciate the fact that you realized the Exxon Valdez Oil Spill Trustee Council funding was time sensitive. After waiting over two and a half years to receive the funds, waiting longer would have been difficult for our project.

The Cordova Center is just one part of the many undertakings our community is making to recover from the economic impact of the Exxon Valdez Oil Spill of 1989. We know and understand the importance of diversifying our community's economic base while maintaining the strong support for our fisheries industry. Your many, many years of work on our community's behalf since the spill will be represented in Cordova's future.

Again, sincere thanks! And congratulations on your retirement – enjoy.

Vice-Mayor David Reggiani  
On Behalf of Mayor Jim Kallander

cc: Cordova City Council



## MEMO, City of Cordova

FROM: Ashley Royal  
Finance Director

TO: Mayor and City Council

Date: December 29, 2010

RE: Ordinance to transfer money from the Permanent Fund to the General Capital Projects Fund

Within the adopted budget for 2011, the appropriation for Governmental capital project expenditures was \$681,879. Part of the money is from grants, \$104,223. The primary source for money to pay for the projects is from transfers of money from the Permanent Fund.

Also within the adopted budget for FY 2011, a capital project of \$40,000 for the high school was anticipated at the time, however the scope and funding of the project has changed, thus the modified appropriation and transfer is more appropriately dealt with separately at the proper time.

Also, within the adopted budget for FY 2010, the appropriation of \$300,000 for the purchase of a loader was included, and the loader has now been purchased for an actual invoice amount of \$255,700, but the money to pay for it has not yet been transferred from the permanent fund. This Ordinance also includes such transfer.

The appropriation to spend the money was done in the Budget Resolution. Now, this Ordinance is authorization to transfer money from the Permanent Fund to Fund #401, to actually pay for the projects.

The total transfer requested is \$681,879, less \$104,223 from Grants, and \$40,000 for the School Building, plus \$255,700 for the loader = \$793,356.

Ashley Royal  
Finance Director



**CITY OF CORDOVA, ALASKA  
ORDINANCE 1078**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA,  
ALASKA, AUTHORIZING THE TRANSFERS OF \$793,356 FROM THE GENERAL  
RESERVE FUND TO GOVERNMENTAL CAPITAL PROJECTS FUND #401, TO  
PROVIDE A SOURCE OF MONEY FOR THE CAPITAL PROJECTS  
EXPENDITURES, WHICH WERE APPROPRIATED IN THE ADOPTED BUDGET  
FOR FISCAL YEARS 2010 AND 2011.**

**WHEREAS**, the City Council of the City of Cordova, Alaska, has adopted the City Budget and appropriated funds for FY11 for the period of January 1, 2011 to December 31, 2011, and

**WHEREAS**, the interfund transfers pursuant to this Ordinance are for providing a source of money to pay for the duly adopted Budget Appropriation within Fund #401, Governmental Capital projects, in the amount of \$537,656, which excludes money from grant sources, and excludes capital project \$40,000 for High School, which may be appropriated and transferred at a later date, in the amounts to be determined in the meantime, and

**WHEREAS**, this Ordinance provides for an interfund transfer of \$255,700 to Fund #401, which is the invoice amount for the loader purchased in December, FY2010.

**NOW, THEREFORE BE IT ORDAINED THAT** the City Council of the City of Cordova, Alaska, hereby authorizes the transfer of \$793,356 from the General Reserve Fund into the Governmental Capital Projects Fund #401, to provide a source of money for the capital projects expenditures, which were appropriated in the adopted budget for fiscal years 2010 and 2011.

This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska and published in the Cordova Times, a newspaper of general circulation, within ten (10) days of its passage.

1<sup>st</sup> reading and Public Hearing: January 5, 2011  
2<sup>nd</sup> reading and Public Hearing: January 19, 2011

**PASSED AND APPROVED THIS 19TH DAY OF JANUARY, 2011.**

**ATTEST:**

\_\_\_\_\_  
David Reggiani, Vice Mayor

\_\_\_\_\_  
Susan Bourgeois, City Clerk

## **PENDING AGENDA**

March 16, 2011 – Work Session with Steve Vansant – State Assessor in re: BOE Hearings  
Procedure

Capital Priorities List Meeting – April 2011

## **Committees:**

Cordova Center Committee: Tim Joyce, Sylvia Lange, VACANCY, Darrel Olsen, Larue Barnes, VACANCY, Valerie Covell, David Roemhildt, Dan Logan, Nancy Bird, and Cathy Sherman

Fisheries Advisory Committee: David Reggiani, PWSAC; Ken Roemhildt, Seafood Sales; Jim Holley, AML; Torie Baker, Marine Advisory Program Coordinator; VACANCY; and Brian Marston, ADF&G

Cordova Trails Committee: Elizabeth Senear, Phil Hess, Jim Kallander, Toni Godes, and David Zastrow

# January 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Clerk on vacation until January 13	4	5 7:15 pub hng 7:30 reg mtg	6	7	8
9	10	11	12	13	14	15
16	17 City Hall Offices Closed - Martin Lu- ther King Jr. Holiday	18	19 7:15 pub hng (maybe) 7:30 reg mtg	20	21	22
23	24	25	26	27	28	29
30	31					



# February 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2 7:15 pub hng (maybe) 7:30 reg mtg	3	4 Ice Worm Weekend	5 Ice Worm Weekend
6 Ice Worm Weekend	7	8	9	10	11	12
13	14	15	16 7:15 pub hng (maybe) 7:30 reg mtg	17	18	19
20	21 City Hall Offices Closed - President's Day Holiday	22	23	24	25	26
27	28					