

**CITY COUNCIL REGULAR MEETING
JANUARY 07, 2015 @ 7:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Vice-Mayor David Reggiani called the Council Regular Meeting to order at 7:07 pm on January 7, 2015, in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice-Mayor David Reggiani led the audience in the Pledge of Allegiance.

C. ROLL CALL

Present for roll call were *Vice-Mayor David Reggiani* and Council members *Kristin Carpenter* and *Hayley Hoover*. Council members *Tom Bailer* and *Tim Joyce* were present via teleconference. *Mayor Kacsh* and Council members *Bret Bradford* and *James Burton* were absent. Also present were Student Council Representative *Gabrielle Brown*, City Manager *Randy Robertson* and Deputy City Clerk *Tina Hammer*.

D. APPROVAL OF REGULAR AGENDA

M/Carpenter S/Hoover to approve the Regular Agenda.

Reggiani added, at the request of *Robertson*, an executive session item 17.5 proposed settlement for Beecher. Vote on motion: 5 yeas, 0 nays, 2 absent (Bradford, Burton). Joyce-yes; Hoover-yes; Carpenter-yes; Reggiani-yes; Bailer-yes. Motion was approved.

E. DISCLOSURES OF CONFLICTS OF INTEREST

Hoover disclosed she had a conflict with executive session item 18. *Carpenter* disclosed that at her day job at the Copper River Watershed they currently have a contract with DOWL HKM. *Vice-Mayor David Reggiani* agrees, as a direct employee of PWSSC, *Hoover* has a conflict. He does not see a direct conflict for *Carpenter* as she has no monetary advantage if DOWL HKM is selected for item 6. Council concurred.

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speaker - none

2. Audience comments regarding agenda items

Katrina Hoffman of 301 South Second Street, she stated she is in attendance to answer any questions regarding the PWSSC Site Plan review or the lease review in the executive session. The PWSSC site plan material in the packet is informational only as it has not gone to the Planning and Zoning commission.

3. Chairpersons and Representatives of Boards and Commissions - Harbor, HSB, Parks & Rec, P&Z, School Board

Carpenter said HSB will be picking a date to have a community workshop about the management relationship with Providence and CCMC.

Robertson spoke about Parks & Rec's survey to get customer feedback about the pool. To date there have been 96 responses and they plan to do a Bidarki survey also. They will provide council some data once it's synthesized.

Jewell stated the School Board is currently in contract negotiations. The superintendent position closes on January 30th and applications will be reviewed February 3rd and 4th with the goal of making the final decision on February 28th.

4. Student Council Representative *Gabrielle Brown* reported that students have been out on break. Before the break the "deck the halls" competition was won by the junior class. Student Council terms run January to January, so this is her and *Sarah Hoepfner's* last council meeting as their term is up. She's enjoyed it and said it has been a tremendous help in running their own meetings. She will be back to help with the transition of new representative. *Vice-Mayor David Reggiani* spoke for council stating they have enjoyed having *Gabrielle* and *Sarah* and hopes they will come back.

G. APPROVAL OF CONSENT CALENDAR

Vice-Mayor Reggiani informed Council that the consent calendar was before them.

5. Resolution 01-15-01 a resolution of the City Council of the City of Cordova, Alaska adopting an alternative allocation method for the FY15 shared fisheries business tax program and certifying that this allocation method fairly represents the distribution of significant effects of fisheries business activity in FMA 15: Prince William Sound

Vote on Consent Calendar: 5 yeas, 0 nays, 2 absent (Bradford, Burton). Joyce-yes; Bailer-yes; Hoover-yes; Reggiani-yes; Carpenter-yes and Brown-yes. Consent calendar was approved.

H. APPROVAL OF MINUTES - none

I. CONSIDERATION OF BIDS

6. Council approval of Proposals/Bids for Design Engineering on Streets \$2M Bond project – DOWL HKM *M/Carpenter S/Joyce* to direct the City Manager to negotiate a contract with DOWL HKM, Juneau, AK, to provide engineering services per RFP#06-14 for a total contract price not to exceed \$259,000, subject to available and approved Bond funding.

Rogers stated there were three responses to the RFP and the committee of four evaluated per the scoring schedule. DOWL HKM's references, projects listed and personal resumes of staff aligned with the Alaska coastal street reconstruction project we are doing. *Joyce* asked *Rogers* to explain DOWL HKM's estimate of \$123,000 with exclusion corrected to \$259, 000 as stated in the memo. *Rogers* clarified the corrected number was in line with the other responses in respect to the number of exclusions. The next step is to meet with DOWL HKM's and discuss the scope and fine tune the price before a contract is signed. *Bailer* wondered what the engineering was for if we were just repaving and using the existing storm sewers and asked if we were extending the scope of the project. *Rogers* explained we are hiring a contractor to do the streets so he needs a specific set of instructions, plans and specs. This will include subsurface work and integrating sidewalks with drainage within the paving. To do a design in house, it will be difficult to prepare a fair package to go out to public bid. *Bailer* does not support this and believes it can be done in house, working with local contractors who know the streets. *Robertson* does not support doing this engineering in house as we do not have plans, elevations or the skill set. We need someone professional who deals with hydrology to remedy our drainage issues. *Vice-Mayor Reggiani* agreed with *Robertson* as he knows his staff. *Joyce* added that if we are going to spend two million on streets he wants them done right so they will last. He supported this and believed it is short sighted not to have it engineered properly. *Vice-Mayor Reggiani* praised *Robertson* on his memo as it contained all the pertinent information for council.

Vote on approval of bid: 4 yeas, 1 nays, 2 absent (Bradford, Burton). Reggiani-yes; Bailer-no; Hoover-yes; Carpenter-yes and Joyce-yes. Bid was approved.

J. REPORTS OF OFFICERS

7. Mayor's Report – none.

8. Manager's Report – *Robertson* wanted to publicly thank Providence health care system for \$75,000 which is going to our parks and rec program and to the hospital for wellness in our City. He addressed item 13 on the agenda as a collaborative effort with NVE for rehabilitation of the streetlight in front of their building. NVE wanted more visibility in our partnership and was looking for an action item tonight. Under the current framework *Robertson* is not able to pursue their request at this point in time but may come back to council later. *Robertson* said he is looking into refinancing two old bonds from 2005 and 2009. This would not extend the term out but could save us \$75,000 to \$100,000 annually.

a. Cordova Center update report - *Rogers* gave a construction update and said that Dawson is back on site after the holiday break. The architects will be on site next week to work on questions or modifications. *Robertson* added that it is possible the owner of Dawson, *Pete Dawson* will be here. *Sherman* stated the Cordova Center committee will meet tomorrow and they are working through design decisions and the capital campaign.

9. Clerk's Report – *Deputy Clerk Hammer* informed council that in addition to performing the normal clerk duties she's been working with the city assessor who is updating values for the 2015 property assessments. She's happy to report the City Clerk, *Susan Bourgeois*, will return on January 12th. *Robertson* thanked her for filling in during *Bourgeois* absent.

K. CORRESPONDENCE

10. Letter from DoT re: Cordova runway safety area improvements and drainage
11. Letter from Trident Seafoods withdrawing bid to purchase Lot 2, Block 7
12. Letter from Dept. of Fish & Game, Boards Support Section, Board of Fisheries thank you
13. Communication regarding funding of rehabilitation of streetlights on Nicholoff Way

L. ORDINANCES AND RESOLUTIONS

14. Resolution 01-15-02 a resolution of the City Council of the City of Cordova, Alaska adopting a Cordova Center Phase I and II project budget as summarized pursuant to the following table

M/Hoover S/Carpenter to approve Resolution 01-15-02 a resolution of the City Council of the City of Cordova, Alaska adopting a Cordova Center Phase I and II project budget as summarized pursuant to the following table

Carpenter said she went over this budget at the Cordova Center meeting they had last week. The capital campaign is gaining momentum and she hopes that number will increase. The final balance is in the neighborhood of \$3.7 million. They discussed the bond, value engineering and contingencies and felt that is a good number on what they need. *Reggiani* asked *Carpenter* if the bond of \$3 million was enough or did it need to increase with the bottom number in the resolution. She felt they were comfortable with that number. He followed by asking if the total project cost of \$31 million was a solid number. *Robertson* answered this is the best he's felt about numbers and he feels comfortable with \$3 million.

Vote on motion: 5 yeas, 0 nays, 2 absent (Bradford, Burton). Reggiani-yes; Hoover-yes; Carpenter-yes; Joyce-yes; and Bailer-yes. Motion was approved.

M. UNFINISHED BUSINESS

15. PWSSC Site Plan discussion

Robertson commented that this discussion is a follow up to council's guidance to get engaged in a dialog with the PWSSC as it relates to their proposals. *Reggiani* ask *Hoffman* to join the table to field some questions from council. He appreciated the site plan and knows it's been a long process. He asked *Hoffman* to walk council through the proposed building and give them the vision the science center has for the facility. *Hoffman* explained that one of the reason they need water front property is so they can have running sea water and a wet lab, also for a seawater heat pump for a fuel free heating system. This will be located on the first floor along with warehousing, fabrication and maintenance. The first floor of the building is smaller than the second due to restrictive City Code requirements for parking. The second floor will be used for meeting space, classroom space, office area and document supply storage. *Reggiani* asked if there would be any public use of the building such as a destination for visitor to come to. *Hoffman* stated the classroom space will be a place where people can interact with educational staff and exhibits. The meeting room space can be used for a lot of different purposes some of which may be other organizations or public groups. *Joyce* asked about the alternate elevations with a peak of 50 feet and if they would need a variance for that height. *Hoffman* explains the four pages of elevations included in the packet. A 50 foot height would require a variance due to water front commercial district height requirements of 30 feet. Their plan with the split pitch roof is *Hoffman's* preference but they will commit to either design. *Bailer* asked *Greenwood* to clarify the 30 foot height restriction. *Greenwood* stated in the water front industrial zone the 30 foot height restriction is based on the uniform building code. *Bailer* followed up that with the installation of a sprinkler system you can possibly bypass the height restriction. *Carpenter* stated that it's great to see something on paper and she feels like progress is being made. She appreciates the attention given to some sustainable design considerations.

N. NEW & MISCELLANEOUS BUSINESS

16. Pending Agenda & Calendar

Council chose to add an HBS workshop on ~~February 26th~~ (move to February 24th) to discuss the medical center and the contractual arrangement with Providence. **Robertson** informed council several staff members will be attending an Incident Command System training the week of January 19th through a grant and will not be at the next regular council meeting. **Greenwood** announced that the P&Z meeting will move to January 16th at 6:00 pm.

O. AUDIENCE PARTICIPATION

Donald Kurz of 1001 Lake Avenue, thanked council for allowing ASLN to be part of the meetings. There's been a positive response from the community with people stopping him on the street and thanking him for making the video available. He will be taping a show call Cordova 101 to talk about what's going on around Cordova. Once a month, he will produce, a 5 to 8 minute update on the City Center.

P. COUNCIL COMMENTS

17. Council Comments

Joyce thanked **Kurz** for all his time and efforts in streaming the council meetings.

Hoover thanked the student council rep **Gabrielle Brown** for doing a good job. She was excited they picked a date for the community meeting about Providence.

Carpenter echoed the comments made and doesn't have anything else to add.

Vice-Mayor Reggiani called for a three minute recess before entering the executive session. With no objection, the meeting was recessed at 7:58 pm. At 8:04 pm Council was back in regular session. **Carpenter** stated that **Brown** pointed out a conflict with the fire department and the HSB workshop so it was decided to move the meeting to February 24th.

Q. EXECUTIVE SESSION

17.5. Proposed settlement for Beecher

M/Carpenter S/Hoover to enter into an executive session to discuss proposed settlement for Beecher, matters the immediate knowledge of which would clearly have an adverse effect on the finances of the government. With no objection, Council entered the executive session at 8:05 pm. The regular session was reconvened at 8:29 pm. No action was taken.

Hoover departed meeting at 8:29 pm

18. Attorney update regarding PWSSC land disposal negotiation

M/Carpenter S/Bailer to go into executive session to discuss negotiation regarding sale of city land, matters the immediate knowledge of which would clearly have an adverse effect upon the finance of the government. Council entered the executive session at 8:30 pm and reconvened the regular session at 9:31 pm.

Bailer commented about past purchasers of City land not having a realistic price for building. He would like, as part of the land disposal process, some requirement for a more accurate building cost.

R. ADJOURNMENT

M/Carpenter S/Joyce to adjourn. Hearing no objections the meeting was adjourned at 9:33 pm.

Approved: January 21, 2015

Attest: *Tina Hammer*
Tina Hammer, Deputy City Clerk

