

Committee Members  
David Reggiani, Chair  
Robert Baty  
Martin Moe  
Jim Kacsh  
Dick Groff  
Mike Hicks  
Tom Bailer

**CITY OF CORDOVA  
PUBLIC SAFETY BUILDING DESIGN COMMITTEE  
RESOURCE PACKET**

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City Deputy Clerk  
Robyn Kincaid

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CORDOVA CITY BUILDINGS COMMITTEE MEETING  
DECEMBER 8, 2008 @ 7:00 PM  
LIBRARY MEETING ROOM

A. CALL TO ORDER

The City Buildings Committee meeting commenced at 7:03 p.m.

B. ROLL CALL

Present were *Dick Groff*, *Don Sjostedt*, *Scott Hahn*, *Cathy Sherman*, *David Allison*, and *David Reggiani*.

C. NEW & MISCELLANEOUS BUSINESS

1. Elect Committee Chair

With concurrence from the Committee members, *Reggiani* was elected Committee Chair.

2. Discuss goals and objectives

*Mayor Joyce* began by expressing his expectations for the Committee. He explained that the main goal is to eliminate one City building from the City's operational rolls as was promised when the Cordova Center was being discussed. He continued by stating that he wanted the Committee to have as high amount of public involvement as possible. He asked that the Committee be finished by February or March in order to present their proposal to Council in March or April. There was a brief discussion in connection with where the parking for the Cordova Center is being placed. *Mayor Joyce* stated that the City is exploring moving Redden Net to a different location because of the proximity issues that will be presented when the Cordova Center is built. *Mayor Joyce* presented the Committee with an Interoffice Memorandum authored by *Squires*. *Groff* stated that according to the research he has done, moving the fire department into the Library building is a non-option due to the fact that the building is too short to harbor a fire engine and the roof cannot be raised. He stated he would like to have a fire department and a police department on the main street. He communicated that he felt the police department and the fire department should be moved outside of the tsunami zone. He suggested the possibility of including the state trooper's office and the Department of Motor Vehicles in with the police department facility. *Mayor Joyce* stated that the focus was primarily on the City Hall building and the Library building, but stated that if the Committee came up with an idea that could eliminate another building; he would consider that as well. *Hahn* stated that he felt that creating another huge building might be the antithesis of what the citizens had in mind when they were promised to have one building off the operational rolls. He suggested that the citizens might feel that

they want more space to store equipment. *Mayor Joyce* stated that there would be plenty of public comment so citizens could let the Committee know exactly what their wishes are. *Reggiani* stated that he would like to see the City tear down the Library building and create a fire department and police station in its place and sell the City Hall building. *Hahn* stated that building a jail facility has a lot higher cost per square foot than building a fire department. *Reggiani* asked if cost should be an issue in this process. *Mayor Joyce* stated that there could potentially be some grant options out there so discussions should not be limited by cost at this point. *Sherman* stated there is business interest in the Library building so it is an option to sell the building. *Sjostedt* stated that neither of the buildings are up to code. He continued by stating that he didn't see any salvage value in either of the buildings. He continued by stating that if the City decided to retain the Library site, the marketability of City Hall would need to be determined. He expressed that he felt the City Hall building had some good space, but he didn't know how much demand there would be for it. *Sherman* stated that of the two buildings, the Library is the most energy efficient and the cheapest to operate. *Mayor Joyce* stated that both properties have value; the Library because it is on main street and City Hall because it is right next to the harbor. *Sherman* presented the Committee with the site plan for the Cordova Center and demonstrated how close in proximity it will be to Redden Net, City Hall and the Pool. *Mayor Joyce* suggested adding the option of retaining the building for City equipment storage. *Sherman* suggested tearing down the building and doing something different on the site. *Hahn* mentioned that the site still needs to be used for public uses. He explained that the Pool facility uses some of that area for parking and could be affected if the site was sold entirely. *Mayor Joyce* stated that it wasn't a possibility to tear down half of the City Hall building because the building was integrated. He continued by suggesting leasing City Hall rather than selling it. *Reggiani* asked what information would be helpful to retain before the next meeting. *Groff* suggested the Committee review the analysis of City buildings that was performed by NHawthorne Engineering in 1994. *Hahn* stated the energy audit would be useful to have. *Sherman* stated she would provide an electronic version of the site plan. *Sjostedt* stated that he felt the Committee should consider the feasibility of getting grant money for building a new fire department and police department. *Hahn* suggested asking *Oscar Delpino* or *Toni Godes* to attend the next meeting because they have been involved in a lot of grants. *Groff* asked if the Committee should develop justifications for each option. *Mayor Joyce* stated that when the recommendation comes to Council, there will need to be a justification. *Hahn* stated there was a valuation of City buildings done a few years ago. *Reggiani* requested that it be provided to the Committee. *Mayor Joyce* suggested that *Groff* ask the state troopers if there would be an interest in being included in the facility if there was one built. *Groff* consented. *Sherman* mentioned that there have been some technical studies done of the lot behind the Library building. She stated that she could provide those for the Committee's review. *Groff* asked to see a picture of the tsunami damage from 1964. *Sherman* consented to provide the picture to the Committee. *Mayor Joyce* stated that if the Committee wanted to use the space

that is currently the Children's Memorial Park, they should not eliminate it completely, but instead possibly relocate it. *Reggiani* stated that could be discussed at the next meeting. It was agreed that the next meeting would be January 12, 2008 at 7:00 p.m. in the Library Meeting Room.

D. AUDIENCE PARTICIPATION - None.

E. COMMITTEE COMMENTS - None.

F. ADJOURNMENT

The City Buildings Committee Meeting concluded at 8:20 p.m.

Approved:

Attest:

*approved*

\_\_\_\_\_  
Kimberly D. Escobedo, Deputy City Clerk

Committee Chairman  
David Reggiani

Committee Members  
Dick Groff  
Dan Logan  
Don Sjostedt  
Scott Hahn  
Gary Squires  
Cathy Sherman  
David Allison

**CORDOVA CITY BUILDINGS COMMITTEE MEETING**  
**JANUARY 12, 2009 @ 7:00 P.M.**  
**LIBRARY MEETING ROOM**

**AGENDA**

☒ **A. CALL TO ORDER** *2:05*

☒ **B. ROLL CALL**

City Buildings Committee Chairman, *David Reggiani*, City Buildings Committee Members *Dick Groff, Dan Logan, Don Sjostedt, Scott Hahn, Gary Squires, Cathy Sherman*, and *David Allison*

☒ **C. APPROVAL OF AGENDA**

☒ **D. AUDIENCE COMMENTS REGARDING AGENDA ITEMS**  
(3 minutes per speaker; 10 minutes total)

☒ **E. APPROVAL OF MINUTES**

1. Minutes of ~~12/18/08~~ City Buildings Committee Meeting (page 1)

*12/8/08*

☒ **F. NEW & MISCELLANEOUS BUSINESS**

2. New information requested by the Committee
- a. Cordova Public Works Department Interoffice Memorandum from Gary Squires regarding disposal of City buildings (page 4)
  - b. Letter from NHawthorne Engineering regarding the review of City buildings dated July 12, 1994 (page 8)
  - ☒ c. Cordova Community Center site plan *Cathy* (page 28)
  - ☒ d. Valuation of City buildings (page 29)
  - ☒ e. Geotechnical survey (will be distributed at the meeting) *Cathy*
  - ☒ f. Picture of the 1964 tsunami damage (will be distributed at the meeting) *Cathy*

☒ **G. AUDIENCE PARTICIPATION**

☒ **H. COMMITTEE COMMENTS**

☒ **I. ADJOURNMENT** *8:20*

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

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D. AUDIENCE PARTICIPATION - None.

E. COMMITTEE COMMENTS - None.

F. ADJOURNMENT

The City Buildings Committee Meeting concluded at 8:20 p.m.

Approved:

Attest:

*approved*

\_\_\_\_\_  
Kimberly D. Escobedo, Deputy City Clerk



# CORDOVA PUBLIC WORKS DEPARTMENT

## INTEROFFICE MEMORANDUM

DATE: November 10, 2008

TO: Tim Joyce, Mayor  
Scott Hahn, CM

FROM: Gary Squires, PWD

RE: Disposal of City Buildings

This is a follow up to our discussion last week concerning plans for the possible disposal of City buildings that may be vacated when the proposed new Civic Center is constructed and occupied. The following is offered based on my observations of these facilities over the past few years and represent only my opinion, this, in the event I am unable to attend all of your 'City Buildings' Committee meetings.

### CITY HALL/EMERGENCY RESPONSE CENTER:

I have heard the opinion that the City Hall portion of this structure should be demolished and leave the ERC in place and active. I do not think this prudent.

- At about 26 feet above sea level and only a stones throw from salt water, this entire facility is located in a Tsunami zone. It is true that a tsunami of a magnitude that would impact this facility has not occurred in recent history but one only need look at world events over the past few years and the geophysics of this region to realize that a tsunami of consequence could be a very real possibility. This does not seem the place to locate and maintain the personnel and equipment that would be most in demand in the event of a tsunami.
- The center of the mechanical, heat and ventilation systems that serves the entire facility is located in the extreme south end of the building. The center of the electrical system is in the City Hall portion of the facility. To demolish the City Hall portion while leaving the ERC in the north portion would require a project to completely reconstruct these above mentioned systems. Often, the cost of such systems in a new building exceeds the cost of the building itself. Approximately four years ago we retained an electrical contractor to install new main electrical panels in City Hall. As part of their work they were to identify all circuits and their location but after many days of tracing and analyzing, many circuits or their termini could not be found. Over the years of the buildings existence, numerous unrecorded modifications, many probably not to any known building code, have been made which defies their identification. We have seen examples of this in the police squad room. This would complicate any project to completely revamp the electrical system to serve just the ERC. All of this is not impossible, just costly.

As a side note, approximately twelve years ago I sat in on a City Council meeting where a contract to resurface the facilities roof was being discussed. The topic of the buildings roof capabilities came up and a person in the audience that seemed to speak with knowledge stood up with some clarification. He said he was at a Council meeting to discuss the facility before it was originally built and the powers-that-be at the time decided to approve a design that included only a '20 pound per square foot' snow load, this to cut costs. The current Cordova Building Code calls for a

minimum of a '100 pound per square foot' snow load. This may be a consideration for any extended use of the building after its use as the City Hall is abandoned.

#### LIBRARY/MUSEUM:

- In my estimation, this was not a quality building when it was constructed. It was a cheap, pre-engineered metal building and the roof design has and does cause many problems. Metal roof snow sliding onto a flat composition roof is a very poor design for a region that experiences as much snow as Cordova.
- All of the sewer and water lines are buried in the concrete slab-on-grade and access to them is only with the use of a jack hammer to take out portions of the floor. The sewer system, particularly the floor drains, have been a constant problem as they often plug due to the lack of slope and there is speculation they are corroding to the point of failure.
- At some point the front windows of the museum portion were boarded up. Due to the lack of air circulation this resulted in considerable condensation of these large windows which continues to be a problem. Many of the floor tiles have peeled up and it's a good possibility that corrosion in that portion of the buildings structure has occurred.
- A horizontal crease in the metal siding is evident in the majority of the buildings perimeter. It's as if the distance between eaves and foundation has become less. I first noticed this about five years ago but it does not appear to be getting worse. I do not know the cause of this but I would be concerned were I looking at any long term use.
- There are diagonal cracks in the interior sheet rock at locations such as some of the upper door jam corners. This may have been caused by the lack of roof snow removal when it should have been at some time in the past. Its hard to tell if this caused any long term or permanent damage.

#### THOUGHTS, OPINIONS AND RECOMMENDATIONS:

- The ERC (Police & Fire) should be moved to a higher elevation. Due to the lack of available places to put these facilities, they may have to be separated which is the case in most communities. If it is decided to demolish the existing Library/Museum building, I believe this 175'x 100' parcel of City owned property could be utilized for a combined ERC facility, especially if a two story building is constructed. The down side to this concept is that it sets at an elevation of 82' which is not above the magical 100' elevation that has been advertised as the demarcation of the 'Tsunami Zone', however it is 56' above the existing facility and considerably further from the salt water.
- It has been my observation that there seems to be a considerable number of grants available for 'Emergency Response' facilities such as police and fire stations but the number one concern in Cordova is 'location and available space'.
- The ERC personnel have expressed a need to be centrally located within the community. This coupled with the steep terrain immediately outside of the potential tsunami zone makes the possibilities extremely limited. Given the difficulties we experience on our steeper streets in the winter, I think it inadvisable to locate any part of an ERC in our steeper terrain areas. Barring an expensive buy out of properties in the ideal locations or the use of the present Library/Museum site, a compromise to the 'centrally located' concept may have to be made.
- At the termination of its use as a Library/Museum, I believe the L/M building should be demolished or made available to salvagers. Its over all condition just does not lend itself to too many more years of use. The building was constructed when 'energy conservation' was not a consideration and the cost to power and heat this building can only be expected to rise further.

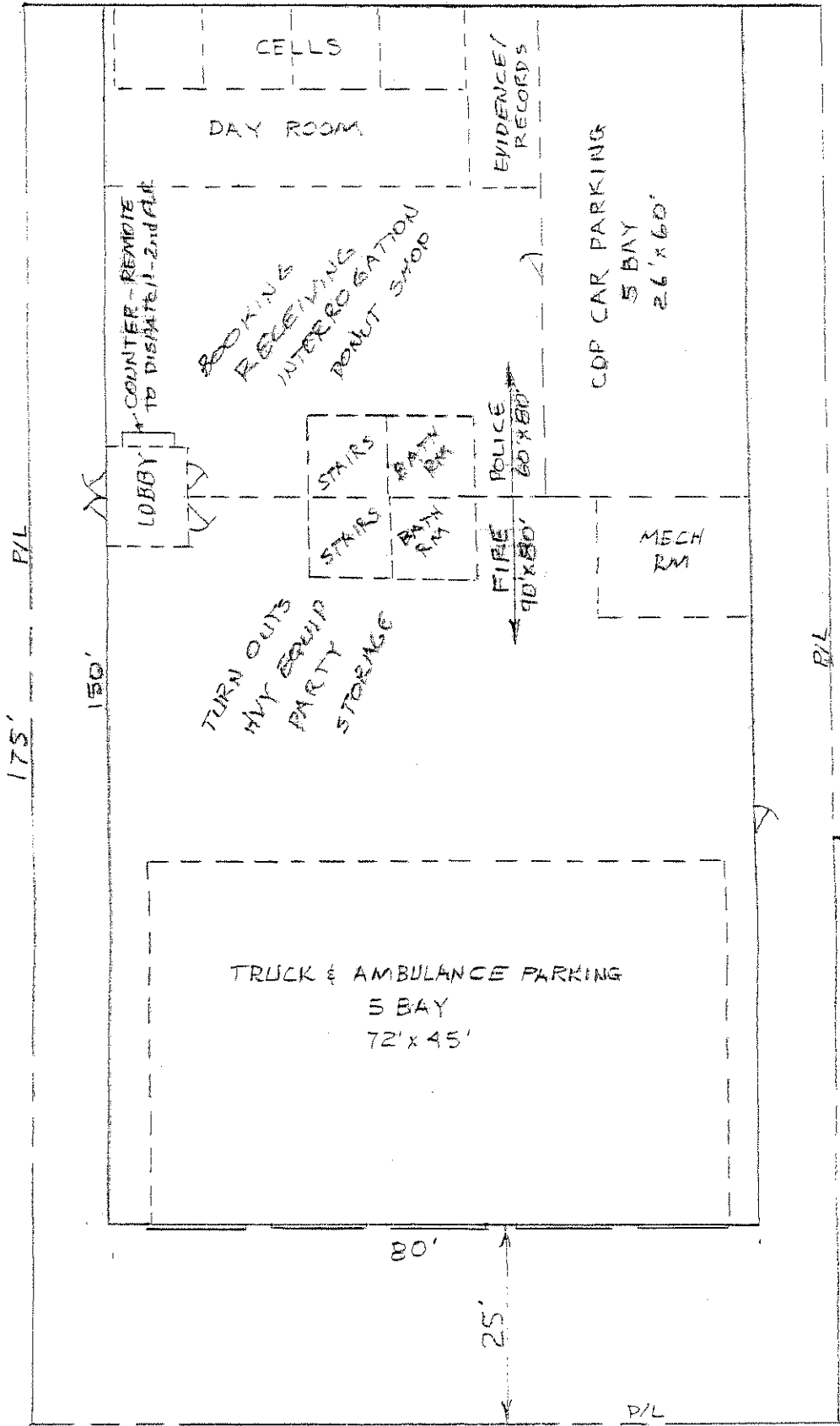
- I would suggest the existing City Hall/ERC be sold to the highest bidder upon the termination of its present use. Here again, this building was constructed when 'energy conservation' was not a consideration and the energy costs continue to escalate. For this same reason I would not advocate attempts to lease the building. I can not visualize a private business entity that could afford the heat and electrical costs while maintaining a reasonable profit margin. One of the City's major sewer lines crosses directly beneath this building and one of the largest storm drains in town passes immediately in front of it which may impact its value in any potential sale. I suppose the structure could be torn down and replaced with yet another park or playground.

- Many times, in reference to these two main City buildings, I have heard the comment 'Well, it has lasted for 30 years', as if one can not expect much better than this. A normal quality house lasts longer than this. In the construction of any new building I believe the City should target something much better. Quality buildings should last well in excess of 100 years, even in the harsh climate common to Cordova, which does not include pre-engineered, metal buildings. Most of us are aware of how poorly trailer houses withstands the local environment. It is hard to beat concrete and heavy structural steel when looking at longevity. The USFS office building was built in 1926 of concrete and, with the exception of some bad concrete that was used which has caused some superficial problems, it is still going strong. Spending less on a pre-engineered building that lasts only 30 years rather than more on a concrete building that lasts in excess of 100 years does not pencil out in the long run. I would advise the City to look more at 'utility' and less at 'frills' which could go to offset the added cost of a quality structure. Structural Engineers, not Architects, should be retained to design City buildings.

FIRE - 2nd FLR - 90'x80'  
 - TRAINING  
 - OFFICES  
 - RECORDS & STORAGE

POLICE - 2ND FLR 60'x80'  
 - DISPATCH  
 - SQUAD ROOM  
 - OFFICES  
 - RECORDS & STORAGE

1ST STREET



100'  
 ADAMS ST

PARKING / SNOW DUMP

# NHAWTHORNE-ENGINEERING

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7127 OLD SEWARD HIGHWAY  
ANCHORAGE, ALASKA 99518  
907-344-4711

July 12, 1994

Mr. Scott Janke, City Manager  
City of Cordova  
Box 1210  
Cordova, AK 99574

Re: Review of City Buildings

Dear Mr. Janke:

George Keene and I went through the City's buildings July 7 and 8, 1994, in an attempt to identify any problems that exist. This report lists many of those problems but, because of the short period of time, I wasn't able to catch everything or to completely evaluate the extent of each item mentioned.

Costs given in the report are to be considered "ballpark" accuracy only and were mainly determined using contractor "per square foot" etc. rule of thumb numbers for the type of work. They are accurate enough to give you a good idea of the cost neighborhood the City would be looking at if they choose to make the improvements listed under construction contract. Some of the smaller items might be completed cheaper using force account or City employees.

I understand that you want to compare the costs of renovating the city hall and museum/library buildings versus constructing new facilities. Those costs are given below but please also consider a few other items.

1. Any reasonable renovation attempt will only extend the building life 5 to 10 years. New buildings would be expected to be in use 30 years from now.
2. A remodel would leave the building looking like a patch job because existing finishes couldn't be matched and so forth. To give the existing buildings 20 or 30 more years would require complete gutting and complete reconstruction at a cost similar to new construction.
3. These buildings are simply not the type that should be used for office space, a library or museum in Alaska. The city hall may be suitable for garage and shop space but employees and the public would be much happier with a building designed for Alaska and for administrative office space.

Mr. Scott Janke  
July 12, 1994  
Page 2

4. Fuel use in a new building might well be half of that being burned now for city hall and the museum and library. Electrical costs may be slightly less.

You asked me to give you a "per square foot" figure for construction of a new city hall/museum/library building and a new public works/fire hall/police station building. Mr. Keene had the idea that a new city building could front on both 2nd Street and on the alley behind the existing library, therefore giving street level entry to two floors. Such a building with a footprint of about 4,000 square feet (12,000 square feet total with basement) might cost about \$170 per square foot of floor. I have included the basement because it will have the mechanical, climate controlled storage, etc. I'm not sure, however, that 12,000 square feet will be enough space.

Total for new building: . . . . .	\$2,040,000
Demolish Museum/Library Bldg.	
Plus New Parking Lot. . . . .	\$190,000

A new services building might have offices for public works, fire and police personnel, prison cells and fire training, as well as stalls for emergency vehicles. I don't know what square footage you will require, but an estimate is:

Offices, reception, training, cells, storage, etc.-	2 floors total	7,000 sq.ft.
Garage stalls	1 floor	5,000 sq.ft.
Total Building . . . . .		\$1,940,000

Costs include a certain amount of site work but any special considerations such as poor foundation material, large excavations, etc. are not included.

Another approach would be to construct the new city hall/museum/library building discussed above and then turn the existing city hall into a fire hall/police station/vehicle maintenance shop. That's the use the metal building is more suited for and much of the office remodeling and code work would not be required. The second floor would be removed and only four or five offices would remain. Costs for remodeling and a new roof might be \$800,000.

Coffman Engineers looked at the "Centennial Building" (museum/library) and the "Civic Center" (city hall) in July, 1990. They commented that the Centennial Building has reached the end of its design life and that the Civic Center is approaching the end of its design life. I have incorporated some of the items from their inspection

Mr. Scott Janke  
July 12, 1994  
Page 3

in my report but they did not address the Americans With Disabilities Act (ADA) issues. Providing handicap access in old buildings is often very expensive.

Due to the many unknowns related to this exercise, I recommend that you add the following percentages to the quoted new construction or remodel estimates:

Contingency and Administration	15%
Engineering	12%

The Contractor I used for the cost estimating made the following assumptions:

1. New construction is assumed to be wood frame on standard strip footings with metal exterior skin and standing seam metal roofing. No provision for demo/disposal of hazardous materials or contaminated soils. Square foot costs are based on non-union/non Davis Bacon wage rates. If union or Davis Bacon labor is used, add 12% to square foot costs given.
2. New construction at new prison cells will be cast in placed concrete throughout. The remainder of the new construction to be wood frame with metal skin and standing seam metal roof, on standard strip footings. Square foot costs are based on non union/non Davis Bacon wage rates. If union or Davis Bacon labor is used, add 12% to square foot costs given.
3. Converting City Hall to a shop and emergency vehicle stalls assumes the existing structure will be gutted and rehabed to meet code and ADA requirements. No provision for demo/disposal of hazardous materials has been made. Square foot costs are based on non union/non Davis Bacon wage rates. If union or Davis Bacon labor is used, add 20% to square foot costs given.
4. Rehab and code upgrade remodeling costs are based on scope of work found in N.Hawthorne's report. No provision for demo/disposal of hazardous materials have been made. Square foot costs are based on non union/non Davis Bacon wage rates. If union or Davis Bacon labor is used, add 20% to square foot costs given.

The other building of major concern is the Bidarki Recreational Center. This was originally constructed in the 1930's and was first used as city hall. There have been numerous changes made since then. I did not do a structural evaluation but there are other concerns mentioned in my report. Some of those are:

Mr. Scott Janke  
July 12, 1994  
Page 4

ADA access improvements;  
Poorly or un-insulated walls;  
No vapor barrier;  
Inadequate Electrical Service;  
Siding and paint problems.

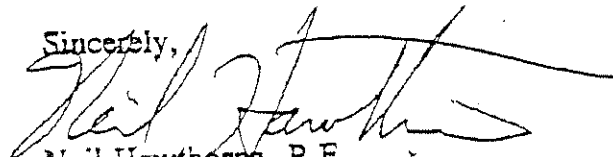
The other city buildings are discussed in less detail in the report.

As I understand it, the ADA requires that the City adopt a Handicap Access Transition Plan that will ultimately have all public buildings in compliance with the ADA. The City's parks are also not in compliance. The plan would list all access barriers and give a schedule for removing them. Having my architect prepare that plan would cost about \$9,500 for the inspection and report, the Transition Plan, and a cost estimate.

One additional concern is that all city buildings have buried fuel oil tanks. These tanks are not regulated at present but the industry people expect that ADEC will get around to that sometime in the near future. If a spill occurs, like over filling or a slow leak, the spill site becomes regulated now and clean-up costs are high as the City knows. I recommend that the city have these sites looked at and that you develop a plan for replacing the tanks.

Please let me know if I can be of further service.

Sincerely,



Neil Hawthorne, P.E.

NH:ng



## COST SUMMARY

### City Hall, Museum and Library:

Option 1	Remodel City Hall and Museum/Library Construction	\$2,185,000
	Contingency, Engineering, Administration	\$590,000
	Total:	\$2,775,000
Option 2	New City Hall/Museum/Library Building	
	Rehabilitate Existing City Hall for Police, Fire and City Shop Construction	\$3,030,000
	Contingency, Engineering, Administration	\$818,000
	Total:	\$3,848,000
Option 3	New City Hall/Museum/Library Building	
	New Public Services Building Construction	\$4,170,000
	Contingency, Engineering, Administration	\$1,126,000
	Total:	\$5,296,000

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### Rehabilitate City Buildings

Bidarki Recreation Center	Construction	\$550,000
	Contingency, Engineering, Administration	\$148,000
	Total:	\$698,000
Pool	Construction	\$289,000
	Contingency, Engineering, Administration	\$78,000
	Total:	\$367,000
Harbormaster's Office	Construction	\$22,000
	Contingency, Engineering, Administration	\$6,000
	Total:	\$28,000
Harbor Bathhouse	Construction	\$7,500
	Contingency, Engineering, Administration	\$2,000
	Total:	\$9,500

Camper Park Restrooms		
Construction		\$19,000
Contingency, Engineering, Administration		5,000
Total:		\$24,000
Sewage Treatment Plant		
Construction		\$157,000
Contingency, Engineering, Administration		\$42,000
Total:		\$199,000
Water Treatment Plant		
Construction		\$35,000
Contingency, Engineering, Administration		\$9,500
Total:		\$44,500
Baler Facility		
Construction		\$195,000
Contingency, Engineering, Administration		\$52,500
Total:		\$247,000
Meals Valve House		
Construction		\$2,500
Contingency, Engineering, Administration		\$—
Total:		\$2,500
Catchment Dams		
Construction		\$20,000
Contingency, Engineering, Administration		\$2,000
Total:		\$22,000
Fire Dept Garage b note		2 \$46,000

## CITY HALL

The City Hall building contains the City administration offices including public works director, city manager, finance and so forth. All police and fire department offices are there as well as garage space for emergency fire and ambulance vehicles. A training room for the fire department, storage of all P.W. drawings, prison cells, etc. all exist in this building.

This is a pre-engineered metal building by Metallic-Bradco built in 1977, 1978, and 1979. Total square footage is about 10,000 footprint and 15,000 total floor.

In 1990, Coffman Engineers made a review and report concerning mechanical, electrical and structural deficiencies. Some of those problems, particularly the boiler items, were solved with the addition of a new mechanical room addition. Some air handling improvements were made but temperature control complaints continue. For instance, the reception area is often cold and drafty in the winter while windows are left open upstairs to try to cool things off there.

The prison cells we looked at have masonry walls and ceilings, but other life-safety (code) issues mentioned in the Coffman report have not been repaired. Fire walls aren't adequate, penetrations exist without fire dampers, GFI outlets aren't installed and so forth. The building is sprinklered throughout and there is an alarm system. The structure probably does not meet the present building code requirements for wind load.

The entire roof system leaks and buckets are scattered throughout the building. Fasteners for the metal roof are missing, loose, and rusted and the roofing is in poor repair. Adequacy of the insulation in the walls was not determined but roof insulation consists only of 2 inches  $\pm$  fiberglass against the bottom of the decking. If the building is to be used for the next five years or more, it is recommended that an energy audit be conducted in an attempt to identify methods to save fuel.

The Coffman report suggests that current wind load requirements of the UBC may not be met by the building's structure. Ice damming was also discussed and there is no real satisfactory solution for that with the hot roof design. Adding more roof structure to achieve a ventilated space will probably exceed the design roof load allowed.

Recommended improvements and estimated costs are:

1. Upgrade separation walls and openings to meet code. Add GWB to both sides of walls (3,000 sq. ft.  $\pm$ ). Install new rated door assemblies. Remove fan penetrations and reinstall in outside wall. Install fire dampers in duct work. Improve sprinkler system.

2. Remove existing roof. Install 4"  $\pm$  Firestone 150-95+ insulation board, new W.R. Grace ice and water shield over entire roof, new standing rib metal roof.

(Note: Ice damming problems will still exist.)

3. Install improvements to comply with ADA. These include:
  - a. Accessible rest room. An area downstairs may have to be given up for a new unisex rest room or the existing two rest rooms can be converted to a single unisex facility.
  - b. Change doors and hardware, power opener on outside door, low reception counter section, special signs with braille, a drinking fountain, and other miscellaneous improvements including strobes on alarm system.
4. Modify heat piping and controls for distributing heat more evenly. Add ducting for return air upstairs. Add ventilation air downstairs. Repair and balance controls. Smoke detectors for air handler, etc. Duct drafting machine exhaust away from new air handler intake.
5. Construct shallow dormer over main building entry porch roof to prevent ice falling on people. Fence the entry porch area to route traffic away from danger areas.
6. Miscellaneous: Correct boiler room problems, reattach building siding, replace some doors and windows, GFI breakers, etc.

Total Cost for City Hall remodel: ..... \$1,550,000

## MUSEUM/LIBRARY

The City's museum, library and council chambers are housed in this complex. Two separate Metallic-Braden metal buildings are connected by a framed structure between them. Total area is approximately 6500 square feet.

Problems of major concern include the building's heating system and the lack of climate control for the museum and library areas. The boiler's combination air holes have been mostly closed off and the room's door is blocked open. Major degradation of museum exhibits due to temperature and humidity swings has been documented.

Coffman reported that the two metal roofs are in poor repair and that the flat roof may be rotting. The roofs still leak and ice damming, condensation, etc., contribute to ongoing problems.

Essentially, this building cannot be economically remodeled to solve all the problems and extend the building life significantly. The items listed below should only be considered to be "bandaids" to try and get a few more years out of the building.

### Improvements and Costs:

1. Replace boiler systems with new boiler room. This existing boiler presents *serious life safety problems*. The boiler room should never be used for storage or as a janitor room. Combustion air holes have been plugged and the one vent remaining is inadequate. Additionally, that vent passes through the council chamber but does not have a fire damper.

The boiler room door is not a rated assembly and it is blocked open with small pads. The boiler leaks, there is no low water cut-off control, and the boiler piping design causes temperature control problems in the building.

It is strongly recommended that a new building addition be constructed as a boiler room near the northeast side of the building. This is similar to what was done at city hall. A new electrical service would be placed in that addition because Cordova Electric has reportedly said that the service entrance is too small.

2. Remove and replace roof. Inspect flat roof deck and 2x12's for deterioration. New flashing, ice and water shield, etc. Consider adding roof insulation.
3. ADA improvements. Remodel both restrooms. Parts of the boiler room and storage room will have to be sacrificed in order to get large enough doorways. New stalls, sinks, etc. Other minor changes to museum and library. Signage

with braille, special drinking fountains, visual signals on alarm system, etc.

4. New air control equipment to comply with building code. Provide 10 c.f.m. outside air per occupant. Cooling and better air distribution for museum. Climate controlled enclosures for sensitive exhibits.
5. Window walls cause air and water leaks as well as overheating. Repair window walls and construct insulated wall behind museum window wall to reduce excessive heat buildup. Replace emergency exit doors. Repaint building. Miscellaneous repairs of light fixtures, etc., etc.

Total Cost for Museum/Library remodel . . . . . \$635,000

## BIDARKI RECREATION CENTER

This is the main City gym, weight and aerobics facility, etc. There are 2½ stories with a footprint of 5000 square feet. The original plans for this building are dated 1935. A lot of patches plus good modifications have been made over the past 40 odd years (most recently in 1988 and 1992) and the building now provides an important service for the City. Here again though, modifications to comply with the ADA will be quite expensive.

An energy audit was conducted in 1985 and an engineer designed numerous renovations that year. A few of the renovations were completed over the past few years but many items have not been constructed.

The building has a sprinkler system.

### Improvements and Cost:

1. Install metal ties and bracing at foundation and stringer joints.
  2. ADA improvements; Modify showers; Exterior elevator to top mezzanine; Lift from weight room up to shower level; Entry door improvements; Signage and braille.
  3. It is reported that several circuit breakers trip frequently. Upgrade electrical service entrance and wiring.
  4. Minor combustion air and boiler control modifications.
  5. The gymnasium walls are uninsulated and no vapor barrier exists. That contributes to the ongoing exterior paint problem. Fir out, insulate, vapor barrier and finish the interior of the gym walls.
  6. New vinyl siding.
  7. Enclose sprinkler system in gymnasium to prevent another flood.
- Total Cost for Bidarki: . . . . . \$550,000

## HARBORMASTER'S OFFICE

This is a 2000+ square foot facility with about 650 square feet being used as public restroom and showers. The office and shop area were built in 1983 while the bath facility addition was done in 1989.

### Improvements and Cost:

1. Remove all stored combustibles from boiler room, especially the clothes. Replace boiler room door with rated assembly. Add low level cutoff control.
2. Discontinue using the shop area for vehicle maintenance or add about \$9,000 to the figure below for the required ventilation and fire code improvements.
3. Minor improvements to comply with the ADA. New drinking fountains, small ramps, counter modifications, shower modifications, etc.

Total Cost: ..... \$22,000



## HARBOR BATH HOUSE (North Side)

This is a small wood frame facility with toilets, sinks and a waste oil receptacle for use by the public.

### Improvements and Cost:

1. Remodel restrooms for ADA concerns.
2. Add taping and sheetrock to boiler room walls to make them one-hour rated for fire spread. Install combustion air openings. Enclose A.B.S. plumbing vent. Remove all combustibles (paper products) from boiler room and store elsewhere. New door.
3. New light covers; New fin tube radiators (industrial cabinets); Paint exterior and interior.

Total Cost: ..... \$7,500

## CAMPER PARK RESTROOMS

Restroom and shower facilities are furnished for the City's camper park with this wood frame building. Water and a dump station are provided outside.

### Improvements and Costs:

1. Remodel restrooms and showers for ADA concerns.
2. Add sheetrock to boiler room walls to get a one-hour rating. Add combustion air holes.
3. Light cover, shower mats, paint outside, regrade around water hydrants.

Total Cost: ..... \$19,000

## SEWAGE TREATMENT PLANT

This facility consists of the STP office and blower building plus a separate large vehicle storage and shop building. The public is not generally admitted. Laboratory space, office space, and space for record keeping is very inadequate but this report does not include costs for an expansion. Likewise, no costs are included for grinders, sludge drying or other process upgrades.

### Improvements and Costs:

1. Some of the electrical panel area (50 square feet of switching and controls) is rapidly turning into junk. Contacts fail, and control problems continually crop up. One blower cannot be used now because of panel problems. The local electrician says none of the equipment is available for replacement any longer. What is really needed is a rebuild of the panels with modern equipment.
2. Noise level is too high in blower room. Operators must spend several hours there each day. Recommendation is to re-plumb blowers and construct sound partitions. (A new blower building would be even better, use the existing space for office.)
3. The entire roof leaks. A planned addition above the roof will help but, if it isn't constructed, a new built-up or membrane roof is needed. Cost included here.
4. Repair switches and ventilation fan in chlorine room. Seal window if required. Replace conduit and pipe hangers. Repair alarm.
5. Shop roof leaks badly. Remove and replace with metal or hand-tabbed SBS shingles.
6. Install additional fuel oil unit heater on vehicle side of shop. Install two ceiling fans for better heat use.
7. Insulate shop ceiling. Vapor barrier and GWB.
8. Paint both buildings.

Total Cost for Sewage Treatment Plant:	\$92,000
Total Cost for STP Shop:	\$85,000

## WATER TREATMENT PLANT

This facility was constructed to treat Eyak Lake water in 1982. The footprint of the building is about 4400 square feet. Use of the building is limited because the Lake's water is unsatisfactory but, when other water sources are temporarily unusable, this treatment facility becomes indispensable. Therefore, it is important that normal maintenance be kept up.

### Improvements and Cost:

1. The built up roof is just starting to leak, partly due to damage caused by sea gulls. Pressure wash, repair blisters, add two plies BUR and flood coat. City should add a silver coat after one year. Eliminating sea gulls may be more difficult.
2. Adjust boiler room door closure so door stays shut. Duct one half of combustion air to near the floor. Install ventilation opening with small fan to come on when boiler room temperature exceeds  $90^{\circ} \pm$ . Boiler stack may need barometric damper.
3. Repair chlorine room ventilation fan. Duct fan intake down to near floor.
4. Minor building siding repairs. Paint all trim.

Total Cost for Water Treatment Plant Improvements: . . . . . \$35,000

## BALER FACILITY

This facility was constructed in 1985 and is approximately 4800 square feet. Outside of damaged siding panels, etc., the main complaints are lack of space for segregated trash storage and no building heat. The waste oil heater has been unsuccessful for several reasons and the building walls are uninsulated.

### Improvements and Cost:

1. Repair damaged siding and sliding door. Repair service entrance conduit. New garage door and concrete pad.
2. Insulate and vapor barrier the walls. Install two or three fuel oil fired unit heaters.
3. Replace portions of the lighting system.
4. Clear and fence in storage area. Provide two vans.

Total Cost for Baler Improvements: ..... \$195,000

## MEALS VALVE HOUSE

This facility contains the valving and chlorination equipment for the Hency/Meals water source.

### Improvements and Cost:

1. Install outside switch for chlorine ventilation fan. Seal window if required. Relocate fan outlet to 5 feet  $\pm$  above floor. Fan intake to be 6 inches  $\pm$  above floor.
2. Replace metal roofing over chlorine room.

Total Cost: ..... \$2,500

## CATCHMENT DAMS

Two of the water system catchment dams (Murcheson and Orca) are *extremely* dangerous to work around. When the men clean the dams and piping, it would be real easy to slip and not hit the bottom of the outlet falls for 100 feet or so straight down. It is strongly recommended that railings and harness attach points be constructed immediately and that harness use be made mandatory.

Estimated Cost: ..... \$20,000

## WATER TREATMENT PLANT

This facility was constructed to treat Eyak Lake water in 1982. The footprint of the building is about 4400 square feet. Use of the building is limited because the Lake's water is unsatisfactory but, when other water sources are temporarily unusable, this treatment facility becomes indispensable. Therefore, it is important that normal maintenance be kept up.

### Improvements and Cost:

1. The built up roof is just starting to leak, partly due to damage caused by sea gulls. Pressure wash, repair blisters, add two plies BUR and flood coat. City should add a silver coat after one year. Eliminating sea gulls may be more difficult.
2. Adjust boiler room door closure so door stays shut. Duct one half of combustion air to near the floor. Install ventilation opening with small fan to come on when boiler room temperature exceeds  $90^{\circ} \pm$ . Boiler stack may need barometric damper.
3. Repair chlorine room ventilation fan. Duct fan intake down to near floor.
4. Minor building siding repairs. Paint all trim.

Total Cost for Water Treatment Plant Improvements: . . . . . \$35,000





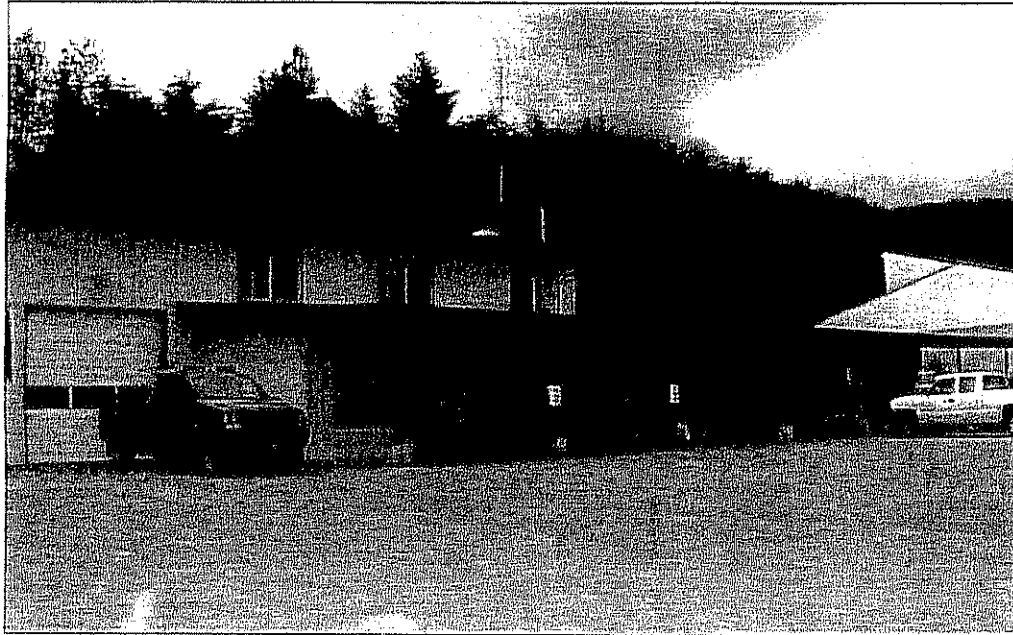
# 2007 Cordova Insurance Values

Estimate Number	154
Property Owner	City of Cordova
Property City	Cordova
State/Province	Alaska
ZIP/Postal Code	99574
Building Name	City Hall/Fire&Police Department

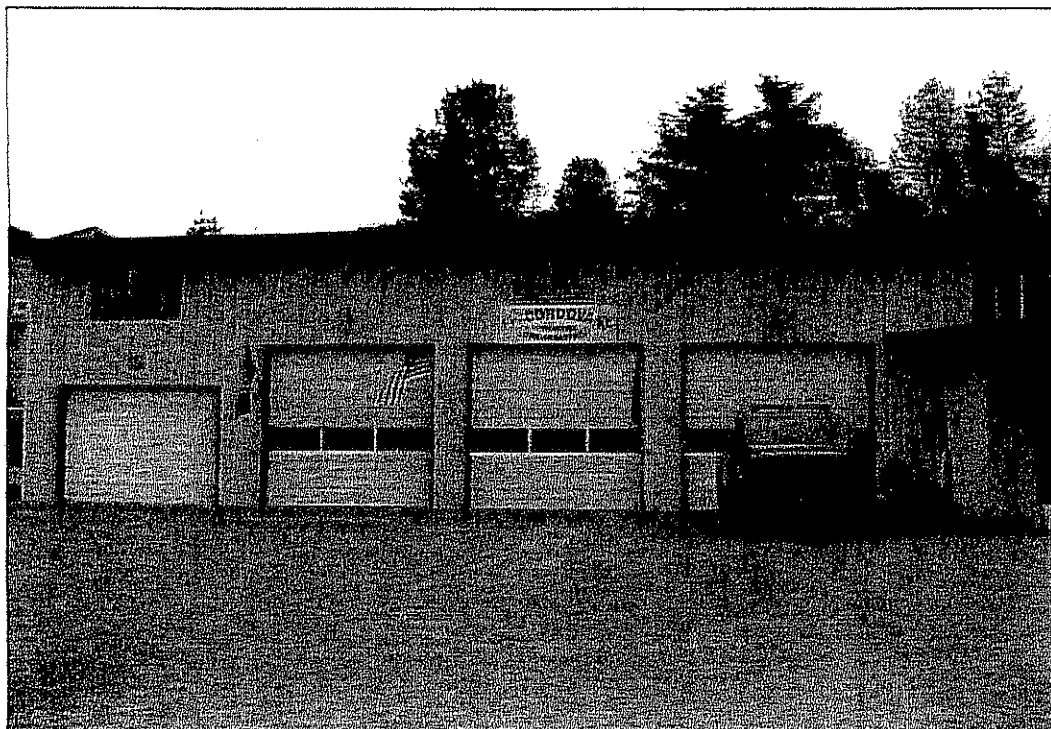
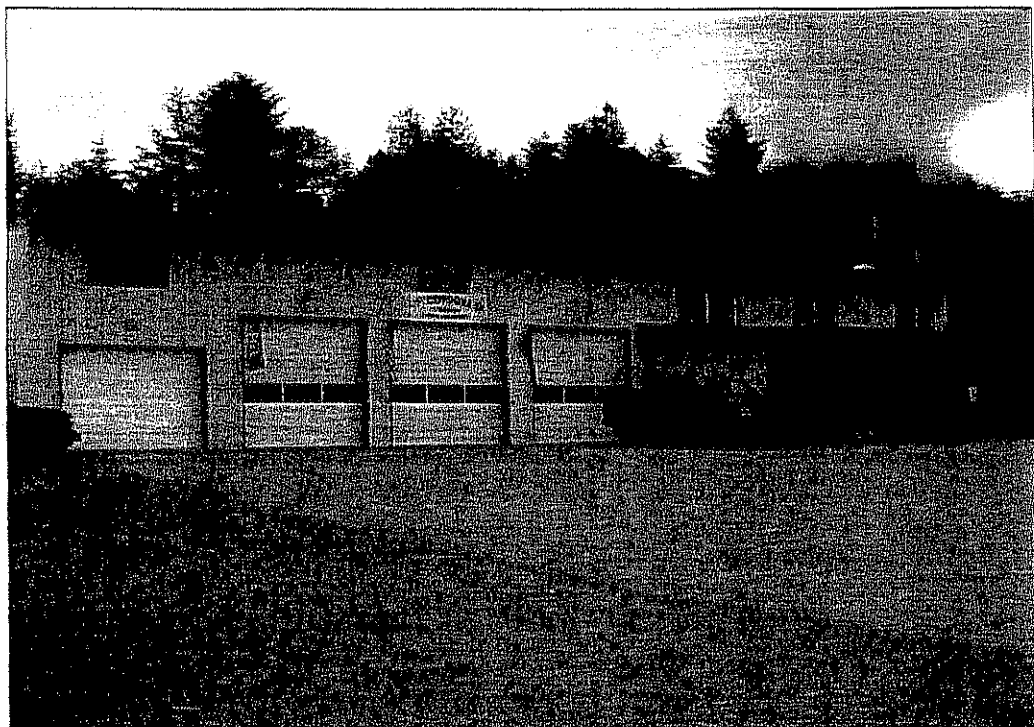
Occupancy		Class	Height	Rank
100% Community Service Building		Wood or steel framed exterior walls	12	4
Total Area	13,390			
Number of Stories (Building)	2			
Number of Stories (Section)	1			
Perimeter	473			

Components	Units/%
Stud -Metal Siding	100%
Hot Water	100%

Units/%		Cost	Total
Basic Structure			
Base Cost	13,390	\$193.47	\$2,590,563
Exterior Walls	13,390	\$24.13	\$323,101
Heating & Cooling	13,390	\$13.94	\$186,657
Covered Walkway	1,248	\$1.73	\$2,159
Basic Structure Cost	13,390	\$231.70	\$3,102,000



ADDITIONAL PHOTOS - EST. NO. 154



# 2007 Cordova Insurance Values

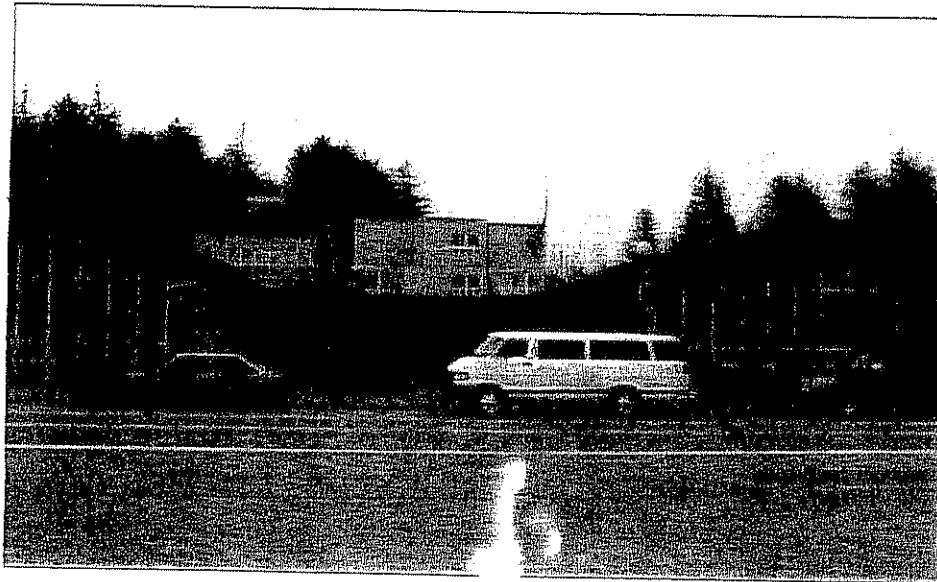
Estimate Number	156
Property Owner	City of Cordova
Property City	Cordova
State/Province	Alaska
ZIP/Postal Code	99574
Building Name	Library/Museum

Occupancy	Class	Height	Rank
50% Library, Public	Wood or steel framed exterior walls	10	4
50% Museum	Wood or steel framed exterior walls	10	4
Total Area	: 6,480		
Number of Stories (Building)	: 1.00		
Number of Stories (Section)	: 1.00		
Perimeter	: 424		

Components	Units/%	
Stud -Textured Plywood	100%	
Hot Water	100%	Climate : 2

Cost as of Jul-07

Units/%		Cost	Total
Basic Structure			
Base Cost	6,480	\$256.10	\$1,659,528
Exterior Walls	6,480	\$20.47	\$132,646
Heating & Cooling	6,480	\$13.41	\$86,897
Basic Structure Cost	6,480	\$289.98	\$1,879,000





Heating Fuel Account	Electric Account	Avg Monthly Fuel \$	Avg Monthly Elect \$	Avg Annual \$
City Hall	City Hall	\$ 1,754.33	\$ 4,485.20	\$ 10,507.55
Library	Library	\$ 1,637.22	\$ 1,188.51	\$ 33,908.82
City Shop	Whiteshed/ City Shop	\$ 708.67	\$ 1,187.88	\$ 22,854.27
Sand Shed		\$ 84.67		\$ 1,016.00
Fire Dept Substation 5 miles	Fire Dept Substation	\$ 488.11	\$ 398.50	\$ 10,061.28
Fire Dept Storage - City Hall		\$ 75.89		\$ 910.67
Chamber	Chamber of Commerce	\$ 150.56	\$ 538.71	\$ 8,211.24
Swimming Pool	Swimming Pool	\$ 6,333.22	\$ 3,691.64	\$ 144,298.35
Bidark	Bidark Recreation Office	\$ 486.67	\$ 584.50	\$ 24,842.06
	Bidark Recreation Center Gym		\$ 546.89	\$ 6,548.27
	Bidark Recreation Center Fire Bay		\$ 483.39	\$ 5,800.67
Water Treatment	Copper River Hwy Plant	\$ 943.56	\$ 2,766.77	\$ 44,523.87
Sewer Treatment	Sewer Treatment Plant	\$ 1,068.11	\$ 7,776.64	\$ 105,705.00
	Eyak Sewer Pump Station		\$ 506.41	\$ 6,076.86
	Chlorinator/Whiteshed		\$ 796.43	\$ 9,557.10
	Odiak Lift Station		\$ 2,068.07	\$ 24,816.80
	1.5 Tank		\$ 18.34	\$ 195.08
	Mews Water Tank		\$ 243.83	\$ 2,925.94
	Ferry Term Lift Station		\$ 544.84	\$ 6,534.44
	Morpac Lift Station		\$ 407.90	\$ 4,894.81
	Orca Water Tank Level Gauge		\$ 161.27	\$ 1,935.28
	Orca Chlorinator		\$ 613.65	\$ 7,363.77
	Whiteshed Lift Station		\$ 198.20	\$ 2,378.40
	610 5th St/ New 3 Ph SVC-(Tank)		\$ 460.18	\$ 5,522.21
Harbor Off	New Harbor Master Office	\$ 770.33	\$ 619.64	\$ 19,078.70
Harbor Rest	Harbor Restrooms	\$ 217.22	\$ 61.81	\$ 3,348.43
	Dock Hoist		\$ 143.59	\$ 523.02
	Grid Account		\$ 3.38	\$ 40.60
	City Dock Hoists 3 & 4		\$ 76.12	\$ 913.42
	G Float Snow Blower Heater		\$ 21.17	\$ 253.98
	H-36 Harbor		\$ 22.48	\$ 269.70
	H-40		\$ 37.78	\$ 453.33
	H-44		\$ 82.88	\$ 394.27
	H-48		\$ 25.33	\$ 304.00
	L-24 Harbor Skiff		\$ 6.58	\$ 68.92
	S/L Submtr @ Approach #3		\$ 412.18	\$ 4,946.16
	S/L Submtr @ Approach #2		\$ 561.45	\$ 6,737.45
	S/L Submtr @ Approach #1		\$ 399.08	\$ 4,788.91
	Grid/ Ramon G		\$ 143.91	\$ 526.87
	North B/H Master Meter		\$ 1,625.03	\$ 19,500.40
	Montague Hoist		\$ 54.53	\$ 654.34
	Cathodic Protection		\$ 285.14	\$ 3,421.73
Refuse	Bailer	\$ 176.33	\$ 1,767.16	\$ 23,346.11
	New EVOS Building		\$ 51.21	\$ 614.48
Park & Rec	Parks & Rec Storage/ Shop	\$ 69.23	\$ 147.80	\$ 2,245.60
Camper Park	Camper Park/ Bath/ Shower Bldg	\$ 301.33	\$ 53.84	\$ 4,262.02
	2nd Master Mtr Camper Park		\$ 639.26	\$ 15,271.35
	Master Meter Camper Park		\$ 580.94	\$ 6,971.22
	Hennrich Pk Retrm		\$ 38.91	\$ 466.90
	Skater's Cabin		\$ 14.56	\$ 175.00
Ski Hill	Ski Hill	\$ 423.76	\$ 2,345.33	\$ 33,241.25
	Ski Hill		\$ 256.45	\$ 3,077.43
	Fire Shed at Ocean Dock		\$ 673.08	\$ 4,476.34
	Street Light Load Center A		\$ 750.07	\$ 9,000.87
	Caution CRH @ Chase		\$ 7.82	\$ 93.87
	Caution CRH @ RR Ave		\$ 8.21	\$ 98.54
	Tsunami Siren		\$ 127.24	\$ 3,226.90
	Lot 2 Blk 1 by T-dock		\$ 1.76	\$ 21.17
	North Fill Blk 6 Lots 3,4,5		\$ 2.59	\$ 31.03
	Ferry Term St Lights		\$ 129.91	\$ 1,558.93
	St Lights/ So Containment		\$ 35.66	\$ 427.84
	**Street Lights		\$ -	\$ -

\* Description changed for consistency

City Hall

Civic Center

Centennial Building

\$ 751,889.37

DRAFT  
1-12-09  
CITY OF CORONA

AVG.  
FOR YEARS  
05,06,07





## Cordova City Buildings Committee

**Committee Members:** Dave Allison, Dick Groff, Dan Logan, David Reggiani, Don Sjostedt, Scott Hahn, Gary Squires, and Cathy Sherman.

**Committee Task:**

- Provide options to eliminate one City building from the City's operational rolls as was promised when the Cordova Center was discussed.
  - Provide for a high amount of public involvement.
  - Complete committee work by February or March so that options can be presented to the City Council in March or April.
- 

**Option A: Sell Library/Museum Building; Retain City Hall Building**

City Hall Use Options:

- Lease Space
- Storage
- Demolish and develop for Cordova Center parking lot

Advantages:

Disadvantages:

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**Option B: Sell Library/Museum and City Hall Buildings;  
Relocate Fire and Police departments**

Relocation Options:

- First Street, current Library/Museum location
- Second Street, Memorial Park location
- Copper River Highway near cemetery
- Lefevre Street near old power plant

Advantages:

Disadvantages:



**CORDOVA CITY BUILDINGS COMMITTEE MEETING  
JANUARY 12, 2009 @ 7:00 PM  
LIBRARY MEETING ROOM**

**MINUTES**

**A. CALL TO ORDER**

Chairman *David Reggiani* convened the City Building Committee Meeting at 7:25 pm.

**B. ROLL CALL**

Present were Chairman *David Reggiani*, *Dick Groff*, *Dan Logan*, *Don Sjostedt*, and *David Allison*. Also present was City Clerk *Lila Koplin*.

**C. APPROVAL OF AGENDA**

*M/Logan S/Groff* to approve the agenda of January 12, 2009. There were no additions or objections to the agenda.

*Vote on the Motion: 4 yeas, 0 nays, 3 absent (Hahn, Squires, Sherman). Motion carried.*

**D. APPROVAL OF MINUTES**

1. Minutes of 12/18/08 City Buildings Committee Meeting

*M/Sjostedt S/Allison* to approve the minutes of December 18, 2008.

*Vote on the motion: 4 yeas, 0 nays, 3 absent (Hahn, Squires, Sherman). Motion carried.*

**E. NEW & MISCELLANEOUS BUSINESS**

2. New information requested by the Committee

a. Cordova Public Works Department Interoffice Memorandum from Gary Squires regarding disposal of City buildings

b. Letter from NHawthorne Engineering regarding the review of City buildings dated July 12, 2004

c. Cordova Community Center site plan

d. Valuation of City buildings

e. Geotechnical survey (will be distributed at the meeting)

f. Picture of the 1964 tsunami damage (will be distributed at the meeting)

The items requested at the December 18, 2008 meeting were reviewed. Cathy Sherman was not present to discuss the Cordova Center site plan, the geotechnical survey, or the picture of the 1964 tsunami damage.

The valuations of the City Hall building and the Library/Museum building were reviewed by the committee.

*Reggiani* received a report from David Roemhildt, of Facility Contractors, on energy comparisons of all the City buildings. He provided a study of monthly fuel and electric bills and averaged the costs.

*Reggiani* explained that the Committee discussed options at the last meeting and now needed to discuss pros and cons for each option. The next step would be to take the options to the public for their comments.

The options are below:

**Option A: Sell Library/Museum Building; Retain City Hall Building**

Discussion:

It was suggested to sell the land and building and use the proceeds from the sale to relocate the Fire and Police Departments. There was concern that selling the Library/Museum building would not generate much revenue as it is so old and has little salvage value. The City would have to find someone who could use the building as it is currently designed. The City could possibly sell it by sections. The City Building was felt to be in worse condition than the Library/Museum building, and because of its size and condition, moving it would be very difficult. Options for this building include leasing, storage, or demolish and use for parking lot.

City Hall Use Options:

- Lease Space
- Storage
- Demolish and develop for Cordova Center parking lot

**Option B: Sell Library/Museum and City Hall Buildings;  
Relocate Fire and Police departments**

Discussion:

It was suggested to separate the Fire and Police Departments and relocate the Police Department to the Hospital Basement with a garage back behind the hospital toward the apartments.

*Don Sjostedt* had talked with Paul Voelkers of MRV Architects regarding costs of fire and police stations, and the cost to build a police station at 5,000 square feet with 3-4 cells, is \$620/sf including engineering and design. Fire stations at 8,000 square feet run about \$550/sf to build.

The Committee felt that the City lot located at the corner of CRH and LeFevre was a good location for both police and fire services.

The Portion of the City lot located between Eagle Contractors and the City cemetery is also a good location but would require some excavating.

For the next meeting, the committee needs to know how much room the fire department needs for maneuvering fire trucks and equipment in and out of the station and which of the city properties would accommodate the required space. *Koplin* was directed to meet with the City Planner to look at other potential sites.

The Committee selected the following relocation options:

- First Street, current Library/Museum location
- Second Street, Memorial Park location
- Copper River Highway near cemetery
- Lefevre Street near old power plant

It was pointed out that Redden Net's current location is a perfect parking spot if the City wanted to move Redden Net to another location.

*Sjostedt* explained that the mechanical system in the City Building most likely needs to be upgraded. If the City Hall portion was demolished, a new system could be installed to service the fire and police departments.

The Committee decided to discuss pros and cons of the two options at the next meeting scheduled for January 19, 2009.

**G. AUDIENCE PARTICIPATION – None.**

**H. COMMITTEE COMMENTS – None.**

**I. ADJOURNMENT**

*M/Allison S/Sjostedt* to adjourn the work session.

**Hearing no objection,** Reggiani adjourned the work session at 8:20 pm.

Approved: February 9, 2009

Attest: *Approved*  
Lila J. Koplin, CMC, City Clerk

Committee Chairman  
David Reggiani

Committee Members  
Dick Groff  
Dan Logan  
Don Sjostedt  
Scott Hahn  
Gary Squires  
Cathy Sherman  
David Allison

**CORDOVA CITY BUILDINGS COMMITTEE MEETING**  
**JANUARY 19, 2009 @ 7:00 PM**  
**LIBRARY MEETING ROOM**

**AGENDA**

✓ **A. CALL TO ORDER**

✓ **B. ROLL CALL**

Dick Groff, Dan Logan, Don Sjostedt, Scott Hahn, Gary Squires,  
Cathy Sherman, David Allison, and David Reggiani

✓ **C. APPROVAL OF MINUTES – None.**

**D. NEW & MISCELLANEOUS BUSINESS** (page 1)

1. Discuss advantages and disadvantages of Options A & B  
regarding Library/Museum Building and City Hall Building:

**Option A: Sell Library/Museum Building; Retain City Hall  
Building**

City Hall Use Options:

- Lease Space
- Storage
- Demolish and develop for Cordova Center parking lot

**Option B: Sell Library/Museum and City Hall  
Buildings; Relocate Fire and Police departments** (page 2)

Relocation Options:

- First Street, current Library/Museum location (page 3)
- Second Street, Memorial Park location (page 4)
- Copper River Highway near cemetery (page 5)
- Lefevre Street near old power plant (page 6)

2. New information requested by the Committee
- a. Cordova Community Center Site Plan (page 7)
  - b. Geotechnical survey (page 8)
  - c. Picture of the 1964 tsunami damage (page 32)

**E. AUDIENCE PARTICIPATION**

**F. COMMITTEE COMMENTS**

**G. ADJOURNMENT**

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

LK

---

## A MEMO FROM LILA KOPLIN, CITY CLERK

---

DATE: January 14, 2009

TO: City Buildings Committee Members

CC: File

SUBJECT: Fire and Police Departments Relocation Options

---

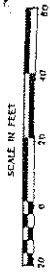
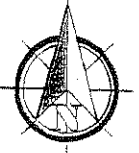
Attached are maps of the four locations selected as potential options for relocating the Fire and Police Departments.

Option #1 – First Street, current Library/Museum location. Map attached as Map #1  
Lots 12 through 18, Block 6, Original Townsite. Lots measure 25' x 100' each for total area of 17,500 sf.

Option #2 – Second Street, Memorial Park location (behind Library/Museum Building).  
Map attached also as Map #2  
Lots 19 through 28, Block 6, Original Townsite. Lots measure 25' x 100' each for a total area of 25,000 sf.

Option #3 – Copper River Highway near cemetery (Between City Cemetery and Eagle).  
Map attached as Map #3  
Actual size of the area is unknown, however, it is quite large and adequate (with some excavating) for the purpose.

Option #4 – LeFevre Street near old power plant (Corner of LeFevre and CRH). Map attached as Map #4  
Lot 1, Block 4, Odiak Park Sub. Lot area is 8,374 sf with a 30' wide easement running along the northern boundary and a 15' wide easement running along the eastern boundary.



### LEGEND

- PROPOSED TEST PIT
- ⊕ ACTUAL TEST PIT (DUG)

NOTE:  
BASEMAP SUPPLIED BY MINCH  
RUTER VOELKERS ARCHITECTS

## CORDOVA CENTER GEOTECHNICAL REPORT

Designed	2015
Drawn	RC
Checked	
Suppl. No.	00540
Date	8/2/02
Scale	AS SHOWN



Peratrovich, Nottingham & Drage, Inc.  
Engineering Consultants  
1506 West 38th Avenue,  
Anchorage, Alaska 99503

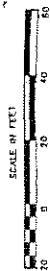
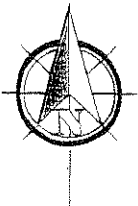
(907) 561-0911 FAX (907) 563-4220

TEST PIT LOCATIONS AND  
TOPOGRAPHICAL SURVEY - SITE A

Figure  
2

Map #1





**LEGEND**

- PROPOSED TEST PIT
- ⊕ ACTUAL TEST PIT (DUG)

NOTE:  
BASEMAP SUPPLIED BY MINCH  
RITTER VOLKERS ARCHITECTS

**CORDOVA CENTER  
GEOTECHNICAL REPORT**



Peratrovich, Nottingham & Drage, Inc.  
Engineering Consultants

1508 West 20th Avenue  
Anchorage, Alaska 99503

(907) 551-1011 FAX (907) 553-4220

TEST PIT LOCATIONS AND  
TOPOGRAPHICAL SURVEY - SITE A

Figure  
2

Drawn by	AKS
Checked	RE
Project No.	0706
Date	8/14/03
Scale	AS SHOWN

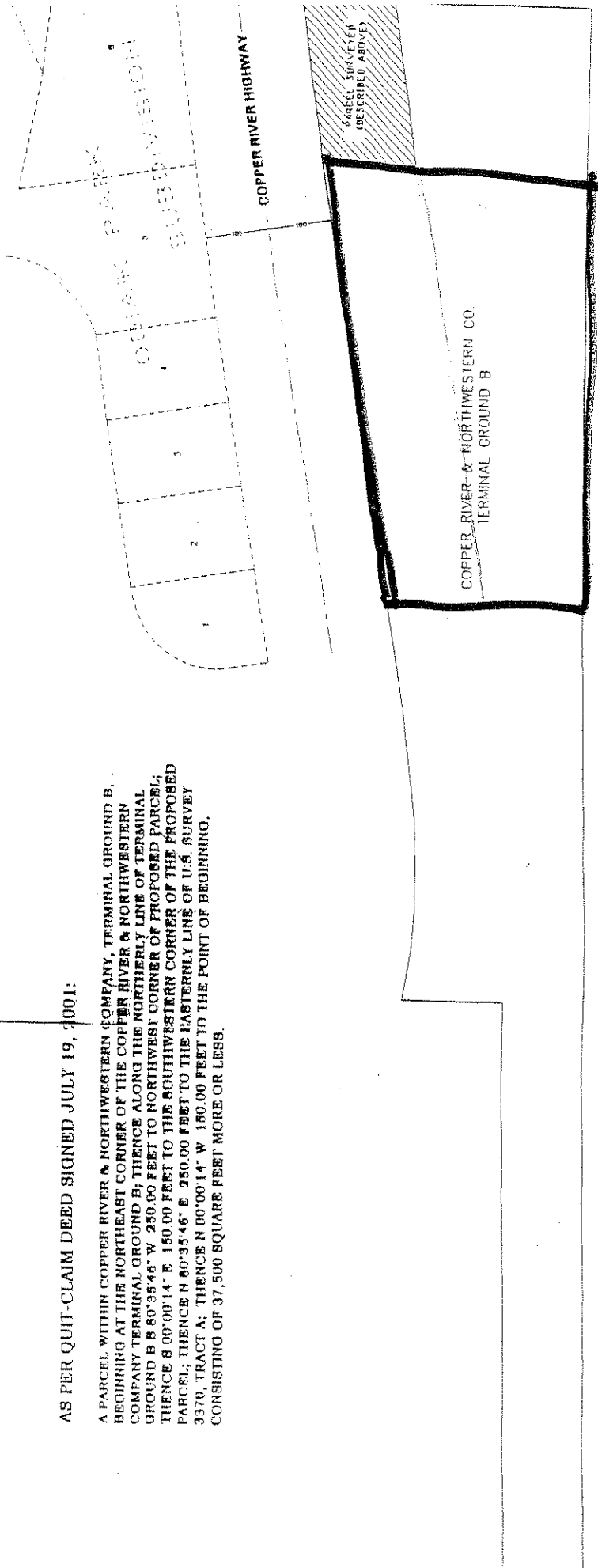


Map #2

SCALE: 1" = 100'

AS PER QUIT-CLAIM DEED SIGNED JULY 19, 2001:

A PARCEL WITHIN COPPER RIVER & NORTHWESTERN COMPANY, TERMINAL GROUND B, BEGINNING AT THE NORTHEAST CORNER OF THE COPPER RIVER & NORTHWESTERN COMPANY TERMINAL GROUND B; THENCE ALONG THE NORTHERLY LINE OF TERMINAL GROUND B S 80°35'46" W 250.00 FEET TO THE NORTHERLY LINE OF PROPOSED PARCEL; THENCE S 00°00'14" E 150.00 FEET TO THE SOUTHWEST CORNER OF THE PROPOSED PARCEL; THENCE N 80°35'46" E 250.00 FEET TO THE EASTERNLY LINE OF U.S. SURVEY 3370, TRACT A; THENCE N 00°00'14" W 150.00 FEET TO THE POINT OF BEGINNING, CONSISTING OF 37,500 SQUARE FEET MORE OR LESS.

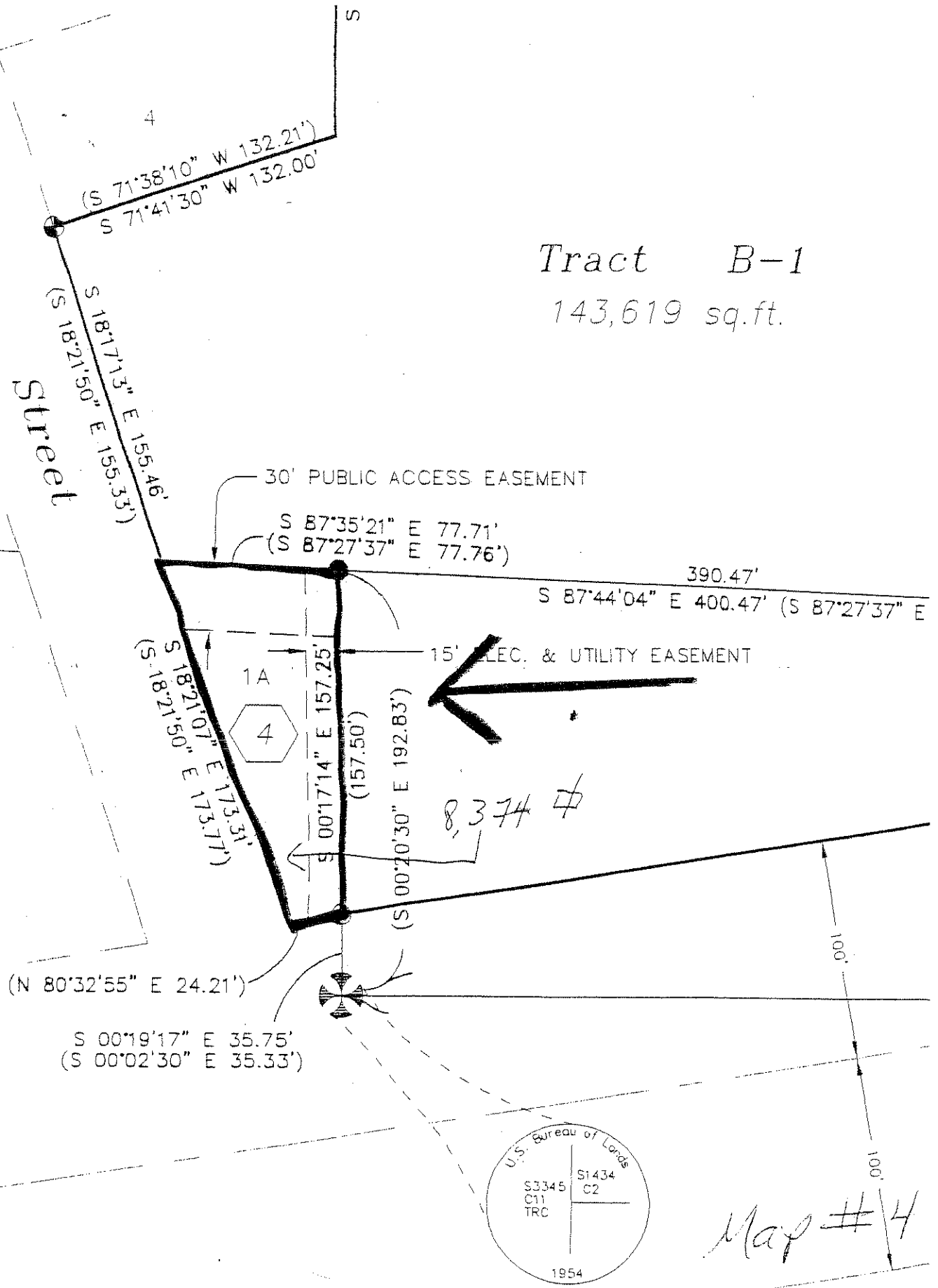


Map #3

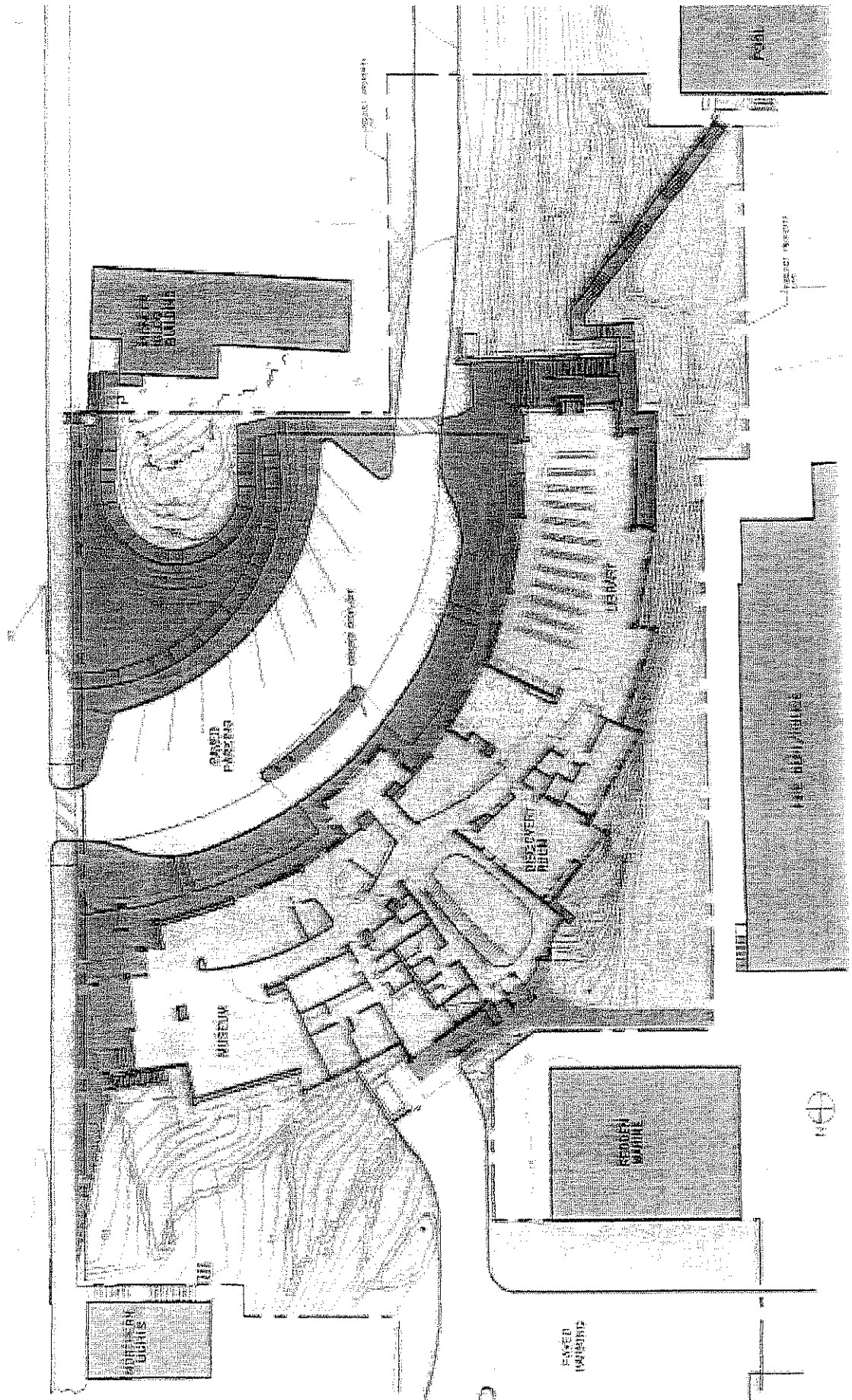


Le Fevre  
Street

Tract B-1  
143,619 sq.ft.



Map #4



DISCOVERY ROOM PLAN

JUNE 20, 2006

CORDOVA COMMUNITY CENTER

MRV ARCHITECTS



# Geotechnical Report Cordova Center

August 2002

Prepared for:  
Minch Ritter Voelckers Architects

Prepared by:  
Peratovich, Nottingham & Drage, Inc.  
1506 West 36<sup>th</sup> Ave  
Anchorage, Alaska, 99503

## 1. Introduction

This report presents the results of the subsurface explorations, laboratory testing and geotechnical engineering study for the proposed Cordova Center in Cordova, Alaska. The purpose of this geotechnical study was to determine subsurface conditions at two sites being considered for the facility, and provide engineering recommendations regarding soil placement for building foundations. This study was performed by Peratrovich, Nottingham and Drage (PN&D) of Anchorage, Alaska through a contract with Paul Voelckers of Minch Ritter Voelckers Architects.

## 2. Site Conditions

The Cordova Center is to be located at one of two sites along 1<sup>st</sup> street in Cordova. Site A is level graded and includes the Cordova Public Library in the southwest corner of the site. Site B is a vacant lot, with an existing gravel pad in the southeast quarter, and a steep slope toward the west in the southwestern third of the site. The locations of sites A and B are shown in Figure 1, Site Location Map.

## 3. Investigation Equipment and Methods

PN&D conducted this subsurface investigation at the two sites on July 1, 2002. This investigation consisted of 10 test pits, 5 at each site. Test pits were excavated using a Hitachi EX230LC excavator operated under subcontract to PN&D by Eagle Construction. Test pits were identified as TP-1 through TP-10, excavated to bedrock at depths of 2 to 13 feet. Test pit locations are depicted on the Test Pit Location and Topographical Survey (Figures 2 and 3) for the respective sites. Soils were identified in the field by a PN&D engineer in accordance with ASTM D 2488 – Standard Practice for Description and Identification of Soils (Visual-Manual Procedure). Samples were gathered as grab samples in different soil strata at the discretion of the field engineer. Several samples taken in the field were tested in the laboratory to identify the engineering classification and organic content of the samples. A summary of the test pit logs are presented in Table 1, Test Pit Summary. Laboratory analysis results are included as Original Laboratory Reports and summarized in Table 2.

Field and laboratory soil classification and testing was conducted in general accordance with the Unified Soil Classification System (USCS) and the following ASTM Standards:

- D 422 Method for Particle-Size Analysis of Soils
- D 1586 Method for Penetration Test and Split-Barrel Sampling of Soils
- D 2216 Test Method for Lab Determination of Water (moisture) Content of Soils and Rock
- D 2487 Test Method for Classification of Soils for Engineering Purposes
- D 2488 Practice for Description and Identifications of Soils (Visual-Manual Procedure)
- D 2974 Test Method for Moisture, Ash and Organic Matter of Peat and other Organic

## Soils

D 4318 Test Method for Liquid Limit, Plastic Limit, and Plasticity Index of Soils

#### 4. Geotechnical Findings

Site A: The subsurface of site A was found to consist of several layers of fill extending to bedrock. Fill included sands and gravels extending from the surface to depths of 3 to 8 feet. These sands and gravels are underlain by an organic fill extending an additional 3 to 5 feet to bedrock. All test holes were terminated at bedrock, encountered at depths of 5.5 to 13 feet below the surface.

Site B: Site B has a gravel pad in the southeast corner with 1½ feet of stone, gravel and sand fill underlain by 1½ feet of silty sand fill with organics. A steep bank slopes down to the west of this leveled area. At the toe of this slope, in the southwestern portion of the site, 2 feet of stone fill with silty sand and organics covers bedrock. In the northern half of site B peat is prevalent at the surface extending to depths of 4 to 9 feet. This peat is underlain by several feet of sands and gravel. Bedrock was encountered at depths between 5 and 9 feet in the northern half of the site.

#### 5. Engineering Recommendations

Site A: Underlying organic material must be removed from beneath the building area before construction. This will require removing of the entire fill within the vicinity of the building to remove the underlying organic fill. Excavation will need to extend to bedrock throughout the site at depths between 5 ½ to 13 feet. This area must then be brought back to grade with properly placed structural fill.

Site B: Organic material must be removed from beneath the building area before construction. Excavation must include both the peat found in the northern half of the site and organic fill in the south. Fill to be removed in the south portion of the site is 2 to 3 feet deep. Peat in the northern half of the site is 4 to 9 feet in depth. Underlying sands and gravels are suitable for supporting fill.

##### 5.1 Footing Design

Where building foundations will be heated in the winter, the top of interior footings should be placed a minimum of 24 inches below finished floor elevation. Exterior footings of heated buildings should also be founded a minimum of 24-inches below the ground surface. To provide drainage away from buildings a 5% slope must be maintained at the surface, for a minimum of 10 feet from the edge of buildings.

##### 5.2 Floor Slab Support

Floor slabs on grade should be placed on compacted structural fill containing less than 10 percent by weight of its material passing the #200 sieve. Floor slabs should be placed on a

drainage blanket consisting of a granular, non-frost susceptible (NFS) material containing less than 6 percent by weight passing the #200 sieve, based on the fraction passing the 3/4-inch mesh sieve. The designer may also employ other vapor-retarding measures such as impermeable liners.

### 5.3 Asphalt Pavement Foundation

It is anticipated that asphalt pavement will be used at the site for general access and vehicle parking. Anticipated wheel loads for the parking area are assumed to be less than 6,000 pounds (lbs). Paved areas should be sloped a minimum of 1% such that runoff will be directed to the edge of the pavement, into drainage ditches or to a collection system. The following pavement section is recommended, referring to the Municipality of Anchorage Standard Construction Specifications for Earthwork Section 20.05.

#### Recommended Pavement Section:

	<u>Material Thickness (inches)</u>
Asphalt thickness	2
Leveling Course	2
Base (MOA Type II-a, NFS)	6
Subbase (MOA Type II, NFS)	18

### 5.4 Settlement

The magnitude of settlement that will develop at the building site is dependent upon loads, the density of the granular material, and the care with which structural fills are placed and compacted. For the typical loads anticipated for the proposed structure, it is estimated that total maximum settlement will be less than 1/2-inch with a maximum differential settlement approximately 3/4 of the total settlement. Total and differential settlement could increase significantly if structural fill beneath footings is not adequately compacted. The majority of settlement should occur rapidly, essentially as loads are applied during construction.

### 5.5 Seismic Design Criteria

Peak ground accelerations of 0.5 and 0.9 g are predicted for this site with a 10% and 2% probability of exceedance in 50 years respectively. Shallow bedrock will allow these peak ground accelerations to be transmitted to a structure at these sites with little soil dampening. Ground accelerations are based on United States Geological Survey (USGS) Earthquake Hazards Program mapping.

### 5.6 Fill and Compaction Requirements

All fills should be placed in lifts not to exceed 12-inches in loose thickness. Fill material must be non-frost susceptible material. Compaction specifications should be to a density as a percentage of the maximum density as determined by the Modified Proctor compaction procedure (ASTM D-1557). When backfilling within 18-inches of the building wall, fill should be placed in layers not to exceed 6-inches in loose thickness and densely compacted with hand-operated equipment. Before placing floor slabs or footings the subgrade should be proof-rolled to compact material that may have been loosened during excavation or placement of formwork.

## 6. References

- Bowles, J.E. 1996. *Foundation Analysis and Design*, 5th edition. McGraw-Hill Company.
- McCarthy, David F. 1993. *Essentials of Soil Mechanics and Foundations*.  
Regents/Prentice Hall, Englewood Cliffs, New Jersey.
- Municipality of Anchorage Department of Public Works. 1988. *Design Criteria Manual*.
- Winterkorn, H.F. and Fang, H. 1975. *Foundation Engineering Handbook*. Van Nostrand  
Reinhold Company, New York, NY.

**Table 1. Test Pit Summary**  
**Cordova Center - Cordova, Alaska**  
**GEOTECHNICAL INVESTIGATION**  
 Performed by Peratrovich, Nottingham & Drage  
 7/1/02  
 Cloudy - Temperatures in the 60's

TEST PIT#	TYPE	DEPTH	DESCRIPTION
1	EX	0-8"	sandy gravel surface course
		8"-2.5'	silty sand and gravel fill with organics
		2.5'-7'	rock fill, <1'
		7'-8.5'	sand with gravel fill- water seepage at 11.5'
		8.5'-12'	organic fill <sup>3</sup>
		12'-13'	fractured rock, water seepage
		13'	bedrock (BOP) <sup>2</sup>
2	EX	0-2'	brown silty sand and gravel fill
		2'-3'	gray sandy gravel
		3'-5.5'	organic fill
		5.5'	bedrock (BOP)
3	EX	0-0.5'	gravel fill
		0.5'-6.5'	brown silty sand and gravel fill, trace organics, <12" <sup>3</sup>
		6.5'-9.5'	organic fill
		9.5'	bedrock (BOP)
4	EX	0-2.5'	brown silty sand with cobble fill, <12"
		2.5'-8'	gray silty sand with gravel, fill <sup>3</sup>
		8'-13'	organic fill, seepage at 8'
		13'	bedrock (BOP)
5	EX	0-2'	sand with silt and cobbles
		2'-5'	brown silty sand with gravel and cobble fill
		5'-8.5'	gray sandy gravel with silt
		8.5'-12'	organic fill with debris (pipe, boards and wire)
		12'	bedrock (BOP), water at 12'
6	EX	0-1.5'	shot rock fill with sandy gravel, <8"
		1.5'-3'	brown silty sand fill with cobbles and debris and organics
		3'-7'	silty gravel with sand and cobbles <sup>3</sup>
		7'	bedrock (BOP)
7	EX	0-4'	peat - brown silty sand with organics
		4'-9'	sandy silt with gravel and cobbles <sup>3</sup>
		9'	bedrock (BOP)
8	EX	0-4'	peat - brown silty sand with organics and cobbles, water seepage at 2'
		4'-5'	sandy silt with cobbles
		5'	bedrock (BOP)
9	EX	0-9'	peat - brown silty sand with organics and debris
		9'	bedrock (BOP)
10	EX	0-2'	shot rock fill with organics and brown silty sand
		2'	bedrock (BOP)

<sup>1</sup> EX = Excavated test pit  
<sup>2</sup> BOP = Bottom of pit  
<sup>3</sup> Laboratory analysis performed



**Table 2. Laboratory Analysis Summary**  
**Cordova Center - Cordova, Alaska**  
**GEOTECHNICAL INVESTIGATION**

Performed by Peratrovich, Nottingham & Drage

7/1/02

Cloudy - Temperatures in the 60's

TEST PIT #	DEPTH	DESCRIPTION
1	11'	GW-GM - well graded GRAVEL with silt and sand. Water content = 51.5%, organic content = 27.4%
3	6'	GW-GM - well graded GRAVEL with silt and sand
4	5'	SM - silty SAND with gravel, water content = 2.0%
6	5'	GM - silty GRAVEL with sand
7	7'	SM - silty SAND with gravel
All laboratory analysis performed by Alaska Testlab		





**Test Pit Summary**  
**Cordova Center - Cordova, Alaska**  
**GEOTECHNICAL INVESTIGATION**

Performed by Peratrovich, Nottingham & Drage

7/1/02

Cloudy - Temperatures in the 60's

TEST PIT #	TYPE	DEPTH	DESCRIPTION
1	EX	0-8"	sandy gravel surface course
		8"-2.5'	silty sand and gravel fill with organics
		2.5'-7'	rock fill, <1'
		7'-8.5'	sand with gravel fill- water seepage at 11.5'
		8.5'-12'	organic fill <sup>3</sup>
		12'-13'	fractured rock, water seepage
		13'	bedrock (BOP) <sup>2</sup>
2	EX	0-2'	brown silty sand and gravel fill
		2'-3'	gray sandy gravel
		3'-5.5'	organic fill
		5.5'	bedrock (BOP)
3	EX	0-0.5'	gravel fill
		0.5'-6.5'	brown silty sand and gravel fill, trace organics, <12" <sup>3</sup>
		6.5'-9.5'	organic fill
		9.5'	bedrock (BOP)
4	EX	0-2.5'	brown silty sand with cobble fill, <12"
		2.5'-8'	gray silty sand with gravel, fill <sup>3</sup>
		8'-13'	organic fill, seepage at 8'
		13'	bedrock (BOP)
5	EX	0-2'	sand with silt and cobbles
		2'-5'	brown silty sand with gravel and cobble fill
		5'-8.5'	gray sandy gravel with silt
		8.5'-12'	organic fill with debris (pipe, boards and wire)
		12'	bedrock (BOP), water at 12'
6	EX	0-1.5'	shot rock fill with sandy gravel, <8"
		1.5'-3'	brown silty sand fill with cobbles and debris and organics
		3'-7'	silty gravel with sand and cobbles <sup>3</sup>
		7'	bedrock (BOP)
7	EX	0-4'	peat - brown silty sand with organics
		4'-9'	sandy silt with gravel and cobbles <sup>3</sup>
		9'	bedrock (BOP)
8	EX	0-4'	peat - brown silty sand with organics and cobbles, water seepage at 2'
		4'-5'	sandy silt with cobbles
		5'	bedrock (BOP)
9	EX	0-9'	peat - brown silty sand with organics and debris
		9'	bedrock (BOP)
10	EX	0-2'	shot rock fill with organics and brown silty sand
		2'	bedrock (BOP)
<sup>1</sup> EX = Excavated test pit			
<sup>2</sup> BOP = Bottom of pit			
<sup>3</sup> Laboratory analysis performed			

**Laboratory Analysis Summary**  
**Cordova Center - Cordova, Alaska**  
**GEOTECHNICAL INVESTIGATION**

Performed by Peratrovich, Nottingham & Drage

7/1/02

Cloudy - Temperatures in the 60's

TEST PIT #	DEPTH	DESCRIPTION
1	11'	GW-GM - well graded GRAVEL with silt and sand. Water content = 51.5%, organic content = 27.4%
3	6'	GW-GM - well graded GRAVEL with silt and sand
4	5'	SM - silty SAND with gravel, water content = 2.0%
6	5'	GM - silty GRAVEL with sand
7	7'	SM - silty SAND with gravel
All laboratory analysis performed by Alaska Testlab		

Submitted by Client

Moisture Content = 51.5%, Organic Content = 27.4%

Engineering Classification: Well Graded GRAVEL with Silt and Sand, GW-GM

Frost Classification: Not Measured

**PARTICLE-SIZE**  
**DIST. ASTM D422**

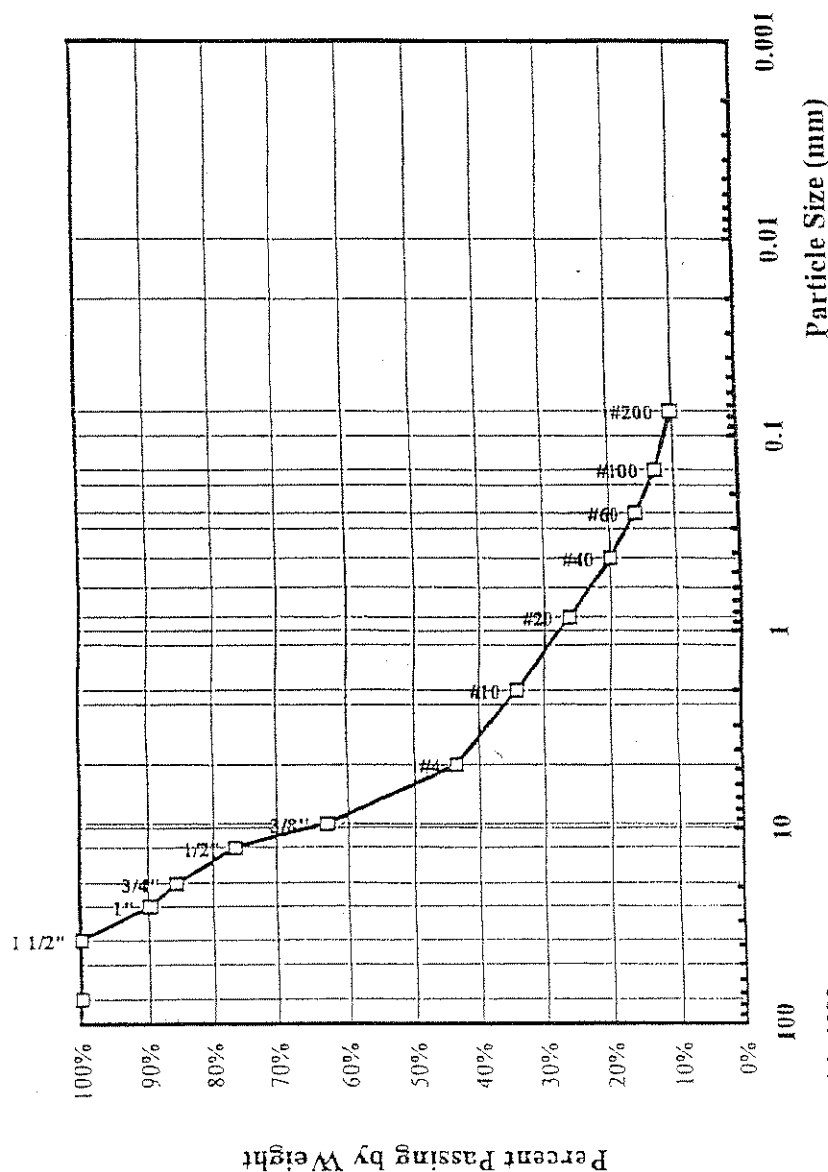
W.O. A29888

Lab No. 1139

Received: 7/8/02

Reported:

SIZE	PASSING SPECIFICATION
+3 in Not Included in Test = -0%	
3"	
2"	
1 1/2"	100%
1"	90%
3/4"	86%
1/2"	76%
3/8"	63%
No. 4	44%
Total Wt. = 1080g	
No. 8	
No. 10	34%
No. 16	
No. 20	26%
No. 30	
No. 40	20%
No. 50	
No. 60	16%
No. 80	
No. 100	13%
No. 200	10%
Total Wt. of Fine Fraction = 466.5g	
0.075 mm	



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*David L. Andersen*

David L. Andersen, P.E., General Manager

4040 B Street Anchorage Alaska 99503 • 907/562-2000 • 907/563-3953

Submitted by Client

Engineering Classification: Well Graded GRAVEL with Silt and Sand, GW-GM

Frost Classification: Not Measured

**PARTICLE-SIZE**

**DIST. ASTM D422**

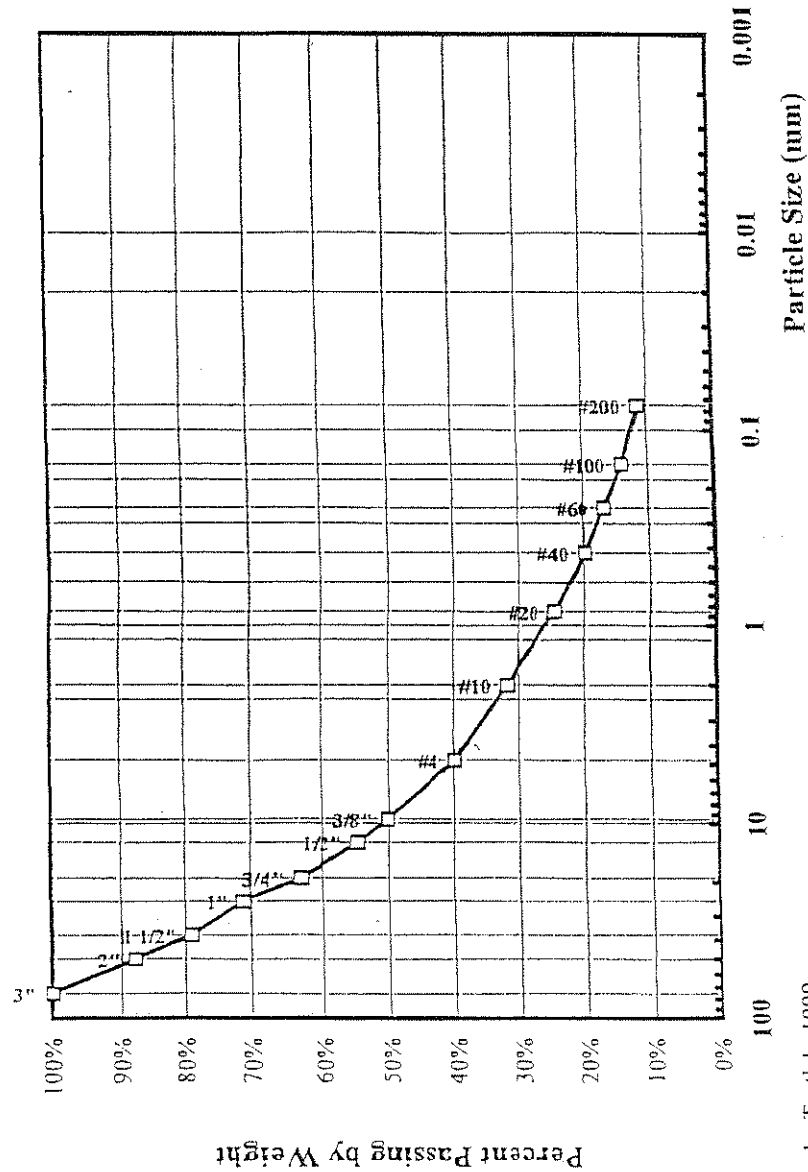
W.O. A29888

Lab No. 1141

Received: 7/8/02

Reported:

SIZE	PASSING SPECIFICATION
+3 in Not Included in Test = -0%	
3"	100%
2"	88%
1 1/2"	79%
1"	71%
3/4"	63%
1/2"	55%
3/8"	50%
No. 4	40%
Total Wt. = 6095.2g	
No. 8	32%
No. 10	32%
No. 16	24%
No. 20	24%
No. 30	20%
No. 40	20%
No. 50	17%
No. 60	17%
No. 80	14%
No. 100	14%
No. 200	11%
Total Wt. of Fine Fraction = 554.9g	
0.02 mm	



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Submitted by Client

Moisture Content = 2.0%

Engineering Classification: Silty SAND with Gravel, SM

Frost Classification: Not Measured

**PARTICLE-SIZE**  
**DIST. ASTM D422**

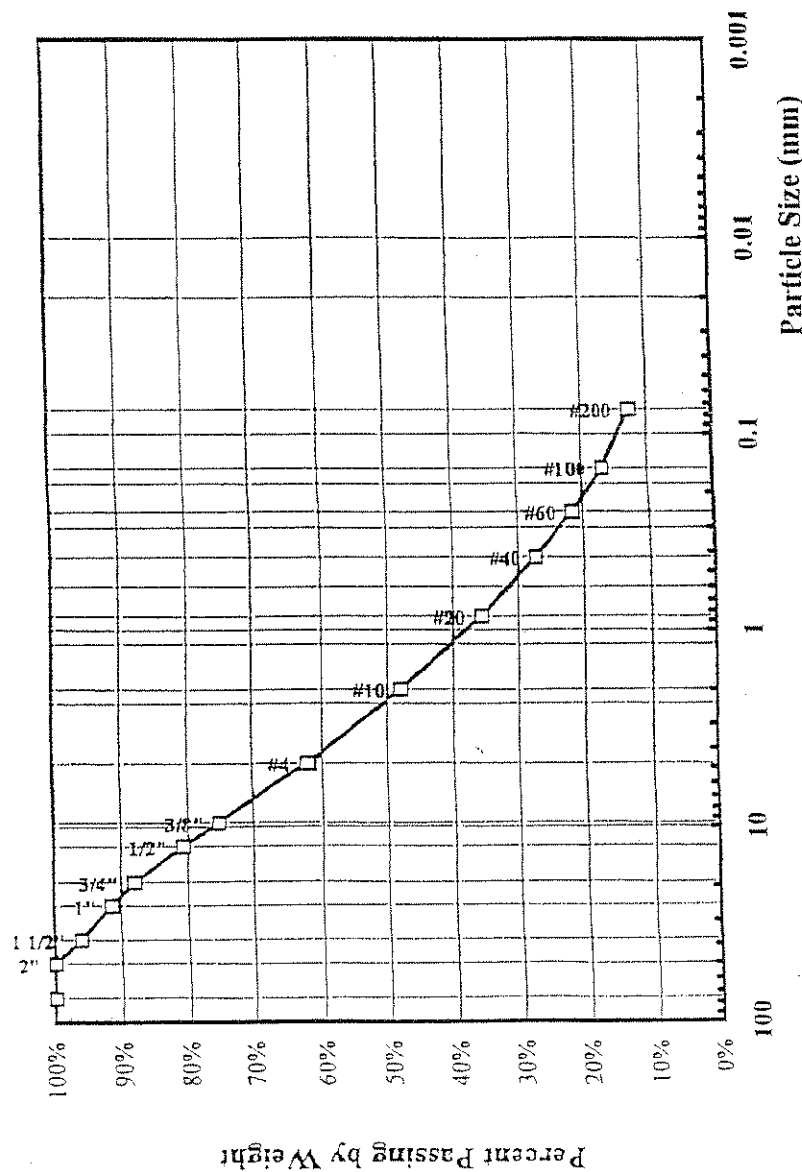
W.O. A29888

Lab No. 1140

Received: 7/8/02

Reported:

SIZE	PASSING SPECIFICATION
+3 in Not Included in Test = -0%	
3"	
2"	100%
1 1/2"	96%
1"	91%
3/4"	88%
1/2"	81%
3/8"	75%
No. 4	62%
Total Wt. = 6083g	
No. 8	
No. 10	48%
No. 16	
No. 20	36%
No. 30	
No. 40	27%
No. 50	
No. 60	22%
No. 80	
No. 100	17%
No. 200	13%
Total Wt. of Fine Fraction = 398.7g	
0.02 mm	



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Submitted by Client

Engineering Classification: Silty GRAVEL with Sand, GM  
Frost Classification: Not Measured

**PARTICLE-SIZE  
DIST. ASTM D422**

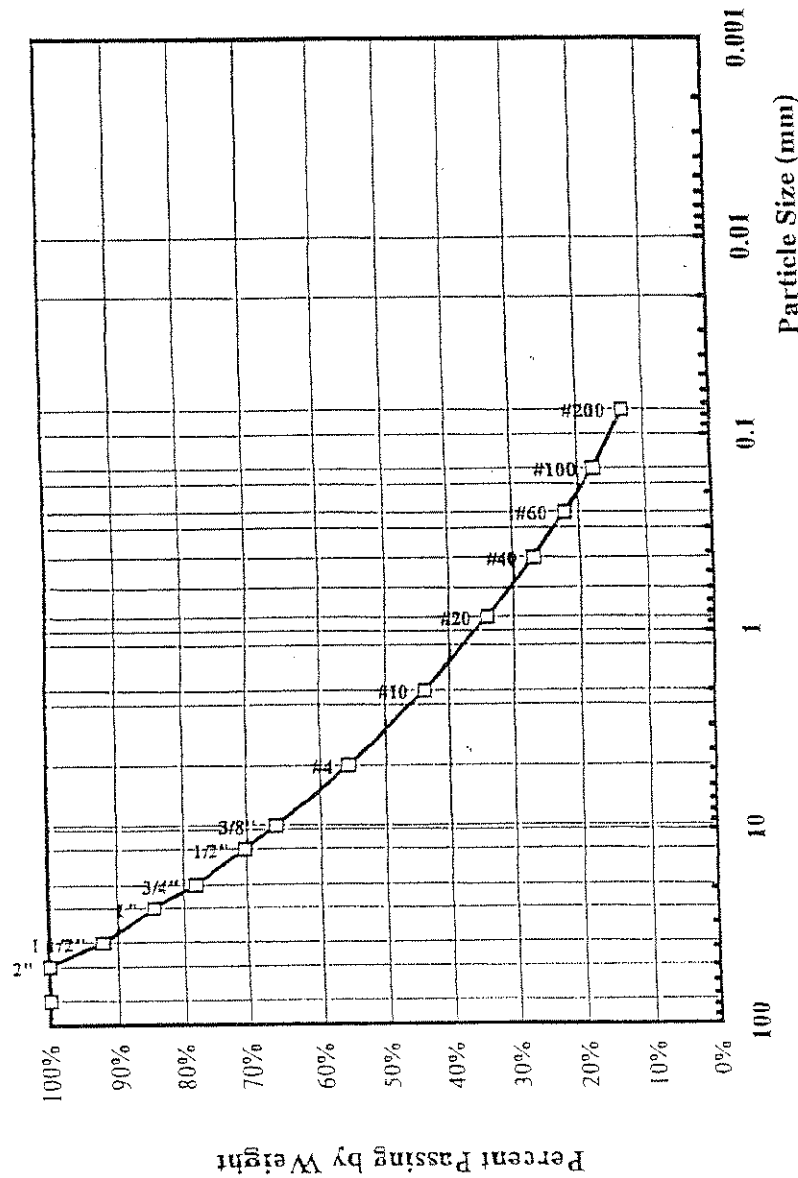
W.O. A29888

Lab No. 1143

Received: 7/18/02

Reported:

SIZE	PASSING SPECIFICATION
+3 in Not Included in Test = -0%	
3"	
2"	100%
1 1/2"	92%
1"	85%
3/4"	78%
1/2"	70%
3/8"	66%
No. 4	56%
Total Wt. = 6558g	
No. 8	
No. 10	44%
No. 16	
No. 20	34%
No. 30	
No. 40	27%
No. 50	
No. 60	22%
No. 80	
No. 100	18%
No. 200	13%
Total Wt. of Fine Fraction = 456.8g	
0.075 mm	



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Submitted by Client

Engineering Classification: Silty SAND with Gravel, SM

Frost Classification: Not Measured

**PARTICLE-SIZE**  
**DIST. ASTM D422**

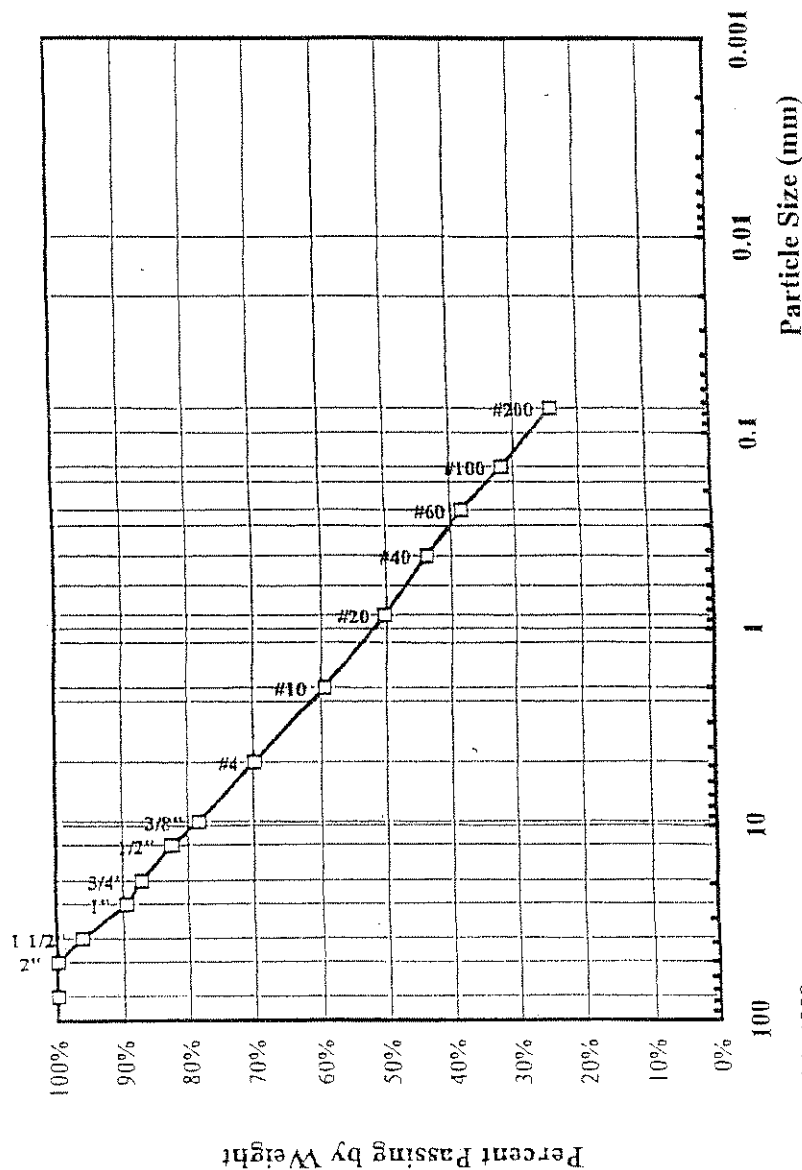
W.O. A29888

Lab No. 1142

Received: 7/8/02

Reported:

SIZE	PASSING SPECIFICATION
+3 in Not Included in Test = -0%	
3"	
2"	100%
1 1/2"	96%
1"	89%
3/4"	87%
1/2"	83%
3/8"	78%
No. 4	70%
Total Wt = 3927g	
No. 8	
No. 10	59%
No. 16	
No. 20	50%
No. 30	
No. 40	44%
No. 50	
No. 60	38%
No. 80	
No. 100	32%
No. 200	24%
Total Wt of Fine Fraction = 432.2g	
0.02 mm	



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David L. Andersen, P.E., General Manager

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# Important Information About Your Geotechnical Engineering Report

*Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.*

*The following information is provided to help you manage your risks.*

## **Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects**

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical engineering study conducted for a civil engineer may not fulfill the needs of a construction contractor or even another civil engineer. Because each geotechnical engineering study is unique, each geotechnical engineering report is unique, prepared *solely* for the client. *No one except you* should rely on your geotechnical engineering report without first conferring with the geotechnical engineer who prepared it. *And no one—not even you*—should apply the report for any purpose or project except the one originally contemplated.

## **A Geotechnical Engineering Report Is Based on A Unique Set of Project-Specific Factors**

Geotechnical engineers consider a number of unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, *do not rely on a geotechnical engineering report* that was:

- not prepared for you,
- not prepared for your project,
- not prepared for the specific site explored, or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light industrial plant to a refrigerated warehouse,

- elevation, configuration, location, orientation, or weight of the proposed structure,
- composition of the design team, or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

## **Subsurface Conditions Can Change**

A geotechnical engineering report is based on conditions that existed at the time the study was performed. *Do not rely on a geotechnical engineering report* whose adequacy may have been affected by: the passage of time; by man-made events, such as construction on or adjacent to the site; or by natural events, such as floods, earthquakes, or groundwater fluctuations. *Always* contact the geotechnical engineer before applying the report to determine if it is still reliable. A minor amount of additional testing or analysis could prevent major problems.

## **Most Geotechnical Findings Are Professional Opinions**

Site exploration identifies subsurface conditions *only* at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an *opinion* about subsurface conditions throughout the site. Actual subsurface conditions may differ—sometimes significantly—from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide construction observation is the most effective method of managing the risks associated with unanticipated conditions.

## **A Report's Recommendations Are *Not* Final**

Do not overrely on the construction recommendations included in your report. *Those recommendations are not final*, because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations only by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's recommendations if that engineer does not perform construction observation.*

## **A Geotechnical Engineering Report Is Subject To Misinterpretation**

Other design team members' misinterpretation of geotechnical engineering reports has resulted in costly problems. Lower that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Contractors can also misinterpret a geotechnical engineering report. Reduce that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing construction observation.

## **Do Not Redraw the Engineer's Logs**

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

## **Give Contractors a Complete Report and Guidance**

Some owners and design professionals mistakenly believe they can make contractors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give contractors the complete geotechnical engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise contractors that the report was not prepared for purposes of bid development and that the

report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure contractors have sufficient time to perform additional study.* Only then might you be in a position to give contractors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

## **Read Responsibility Provisions Closely**

Some clients, design professionals, and contractors do not recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce such risks, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations", many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

## **Geoenvironmental Concerns Are Not Covered**

The equipment, techniques, and personnel used to perform a *geoenvironmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical engineering report does not usually relate any geoenvironmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own geoenvironmental information, ask your geotechnical consultant for risk management guidance. *Do not rely on an environmental report prepared for someone else.*

## **Rely on Your Geotechnical Engineer for Additional Assistance**

Membership in ASFE exposes geotechnical engineers to a wide array of risk management techniques that can be of genuine benefit for everyone involved with a construction project. Confer with your ASFE-member geotechnical engineer for more information.

**ASFE** PROFESSIONAL  
FIRMS PRACTICING  
IN THE GEOSCIENCES

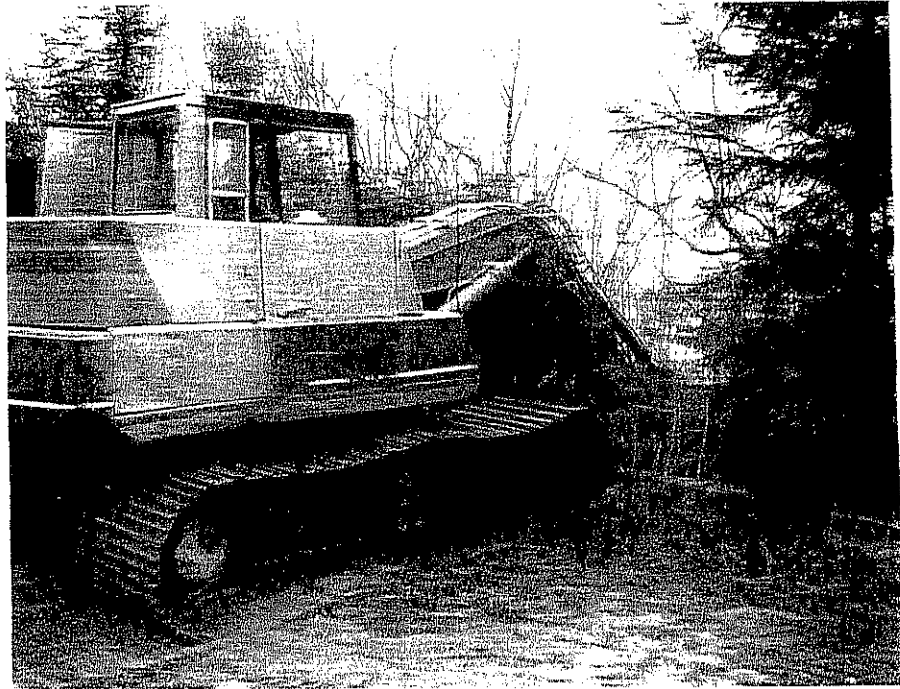
8811 Colesville Road Suite G106 Silver Spring, MD 20910

Telephone: 301-565-2733 Facsimile: 301-589-2017

email: [info@asfe.org](mailto:info@asfe.org) [www.asfe.org](http://www.asfe.org)

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IIGER06983.5M



## Bedrock Exploration Cordova Center

**March 2005**

Prepared for:  
Minch Ritter Voelckers Architects

Prepared by:  
Peratrovich, Nottingham & Drage, Inc.  
1506 West 36<sup>th</sup> Ave  
Anchorage, Alaska, 99503

PN&D No. 02040.01



CONSULTING  
ENGINEERS

## **Cordova Community Center Bedrock Exploration Field Report**

Date Performed: March 8<sup>th</sup> 2005

Time: 8:00am – 3:00pm

Weather: Very Rainy, Windy

Location: Proposed site for Cordova Community Center

People present: Paul Kendall (PND), Samantha Spindler (BBFM), Don Sjosted (Eagle Contracting (EC)), Travis (EC backhoe operator), John (EC Drill Operator)

### **Introduction**

PND was asked to determine the depth and nature of the bedrock that would support the foundation system for the proposed Cordova Community Center. Eagle Contracting was retained to perform the excavation necessary to uncover bedrock and determine its suitability for the project. BBFM was present to identify particular areas of exploration critical to design of the structure.

A series of test pits and “scratch bedrock” areas were chosen for exploration. These areas are indicated on the attached drawing.

### **Summary**

Seven areas were explored for bedrock and associated competency. A combination of a small excavator and rock drill were used for exploration. Of the areas probed, two pits uncovered bedrock (TP-C&D). The bedrock in those areas appeared structurally sound with little friable material, less than 12”, on the top. The bedrock uncovered was typical of what the contractor has generally experienced in the Cordova area. The solid rock face on the west side of the proposed building could not be probed for access and safety reasons. The face itself was weathered and cracked, but exploration of bedrock 20 feet from the face indicated sound bedrock (TP-D). Bedrock was not reached within 11’ of the surface in areas where BBFM is likely to locate lateral rock anchors (BH-1,2&3 and TP-A&B). However, Test Pit TP-6 dug in 2002 indicated bedrock at 7’ depth in the middle of the upper parking lot. Also, based on previous test pits within the project limits, there is good reason to believe bed rock is no deeper than 13’ and of the same quality determined at TP-C&D. If more specific information is required, then further exploration should be provided within the areas associated with the proposed rock anchor system.

### **Test Pits**

The Contractor initially provided a Komatsu 120LC excavator for the excavation work. The first two test pits dug (TP A&B, see attached drawing for locations) did not encounter bedrock within the reach of the excavator (approx. 6-7’ deep). The first pit was approximately 6 feet deep and the second was 7 feet. Access was limited by guardrail at the western edge of the existing parking lot. The contractor stated that they were unable to provide a larger excavator with a deeper reach due to load restrictions on the roads during breakup. An operator thought that the restrictions were lifted sometime in May. However, they had a rock drill that was available that the contractor felt could detect the presence of bedrock. It was decided that we should switch over to the drill rig for the remaining exploration areas within the parking lot. BBFM indicated

areas that were particularly important in determining the feasibility and depth of the planned foundation system for the community center. While the drilling was occurring, the excavator was digging in two locations below the upper parking lot (TP-C&D). In TP-C, bedrock was found at 8-8.5' below the surface, and at TP-D bedrock was 3 -3.5' below the surface. The bedrock layer was covered with very little friable material, less than 12" thick. The excavator scratched at the bedrock layer until it was exhibiting nearly no effectiveness at rock removal. Further descriptions of the test pits are provided in the Summary of Exploration Results.

### **Bore Holes**

The contractor was asked to drill the areas within the parking lot area chosen by BBFM. A rock drill was used for the drilling; therefore no soil samples could be taken.

Ultimately, the drill was unable to detect bedrock within 11 feet of the surface at the indicated areas BH 1,2,&3. Additionally, the drill was experiencing operational difficulties due to the nature of the soil and eventually became stuck within the third test hole. Due to the fact drilling did not uncover bedrock in the first three areas and was not showing promise of finding bedrock within its practical reach, compounded with operational difficulties, drilling was abandoned. A more detailed description is provided in the Summary of Exploration Results.

### **Scratch Bedrock**

It was desired to determine the friability of the rock at the western rock face on the back side of the existing City Hall. However, site access from the top was limited by the parking lot guardrail, and performing the work from the bottom of the rock face with the small excavator would have created unnecessary risk to the operator as well as City Hall itself. One test pit was within 20' of the rock face, and bedrock was encountered at 3-3.5' below the surface there. Additionally, numerous photos were taken of the rock face for later examination. It should be noted that BBFM did not indicate any plan to use rock anchors at the face.

### **Interviews with Contractor**

Through discussion and questioning of the contractor, some history of the site was determined. The area next to the concrete retaining wall was used to dump debris from the Cordova Fire, hence the large thickness of the organic layer within the area. Also, one of the operators noted that the bedrock in the area is typically friable for the first 12 inches of depth. He felt this was due to freeze-thaw cycles. Furthermore, they felt that the bedrock layer typically was not an even surface, making excavation with machinery (bulldozers and excavators) a difficult task.

### **Summary of Exploration Results**

Test Pit A – dug with 120LC, depth 6-6.5', organic from 0-6" deep. Silty Gravel with sand w/ 4-6" stone from 6"-6.5', uniform and gray. Water leaking into pit from walls(raining throughout the night before and at time pit was dug)

Test Pit B – dug with 120LC, depth approximately -7-7.5' deep. Organics from 0-12" deep, 12"—18" silty clay appearance, 18"—bottom Silty Gravel w/ sand w/ 4-6" stones, uniform and gray (hard sand). Water accumulation was noted similar to TP-A, nearly 4ft depth after 4 hours.

Test Pit C – Dug with 120LC, Depth was 8-8.5' deep, Organics from 0-30", 30"-7' gravelly silt with small stones, 7'-8.5' silty gravel with 4-6" stones, brown & gray. 8.5' bedrock (no longer possible to excavate with backhoe)

Test Pit D – Dug with 120LC, Depth was 3-3.5' deep, Organics from top to within 6" of bottom. Brown gravelly silt within 6" of bottom. 3.5' bedrock.

#### Bore Holes 1,2,3

Holes drilled with rock drill, bit was 2" in diameter with a hole approximately 3" in diameter. Typically, within 4' of the surface a layer of hard compacted material (acted like bedrock) was encountered for several feet up to 6' below surface. A layer of loose material was then found below 6' to the extent of the practical depth the drill could reach (11'). The same basic results were found with each drilling. The BH-3 hole was drilled to full depth and the drill was stuck while pulling it from the hole. The areas drilled were based on likely location of lateral anchors for the Foundation system.

#### Exploration Pictures



Figure 1 – Komatsu 120LC

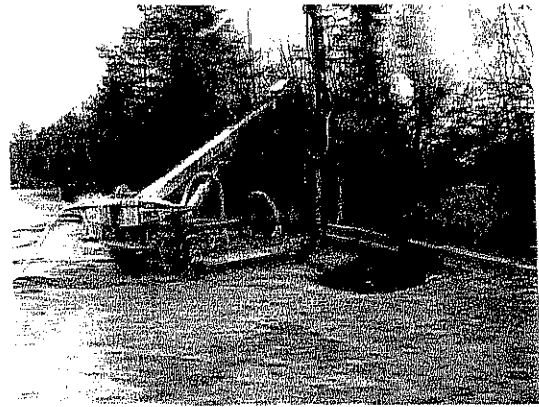


Figure 2 – Drilling Rig



Figure 3 – Test Pit A



Figure 4 – Test Pit D



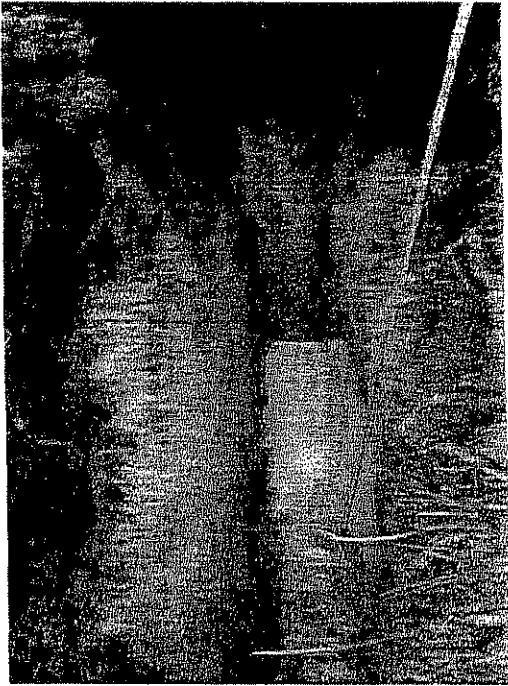


Figure 5 – Test Pit C

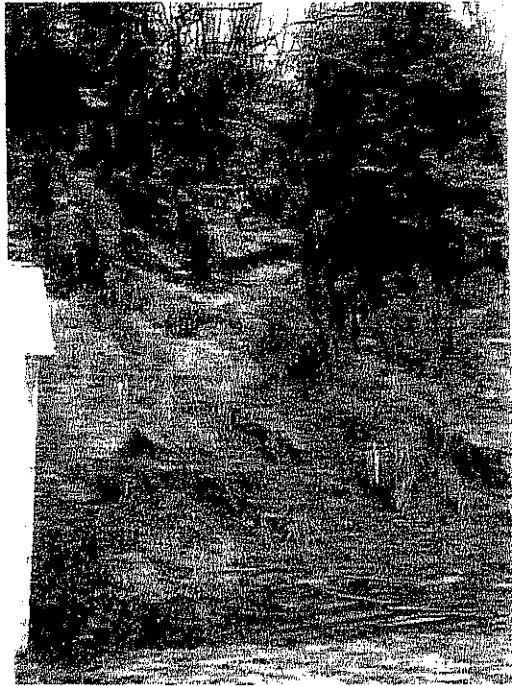


Figure 6 – Western Rock Face Pic #1

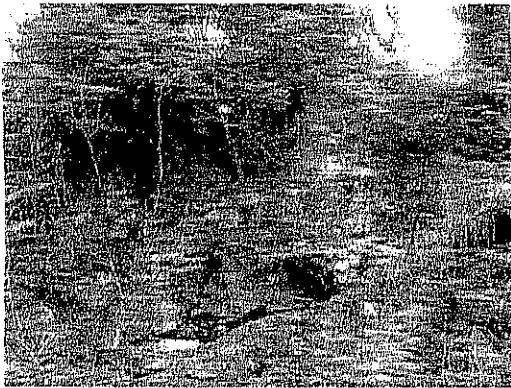
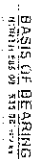


Figure 7 – Western Rock Face Pic #2



Figure 8 – Western Rock Face Pic #3

[illegible]

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January 19, 2009

From: Dick Groff

To: City Building Committee Members

As I told you at our last meeting, I am in Juneau this week on Homeland Security business. Following are some of my thoughts for the January 19<sup>th</sup> meeting:

Option A -

This option would allow the PD and FD to remain in place and city offices to be leased.

Pros:

- Probably the least cost in dollar amount
- Parking for new Civic Center somewhat facilitated

Cons:

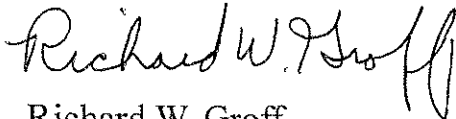
- Emergency services remain in tsunami zone
- High energy cost
- Cheap construction/snow load
- Using this building for storage seems a waste due to its accessible location for other uses

Option B -

This option has promise as long as the selling price is fairly high given the locations - best property in town for certain uses. If both buildings were to be sold, then the PD and FD would require relocation either separately or together. If only the City Hall was sold, the Library/Museum location would be most ideal for PD and FD while the Second St./Memorial Park location would be a close second choice. The other two sites are down the list because of their greater distances from CBD.

Should some form of Option B be chosen that includes fire and police relocating to either the current Library/Museum site or the Second St./Memorial Park site, here are some justifications:

- City owns the property
- Basically outside the tsunami zone
- Central location to business district and industrial area
- PD/FD presence on Main St
- Easy and fast access for firefighters and medics
- FD training rooms could supplement Civic Center during conventions/conferences
- An idea at the start of the new Civic Center discussions was to demolish Library/Museum building and create a parking lot for the Civic Center. A parking lot on Main St. is an absolutely poor choice for Main St.



Richard W. Groff  
Committee Member

**Molly and David Reggiani**

**From:** "Daniel W Logan" <dwlogan@fs.fed.us>  
**To:** <reggiani@gci.net>  
**Sent:** Monday, January 19, 2009 5:50 PM  
**Subject:** buildings

None of these comments or earth shattering or one's that I am attached to so use as you wish.

Option:

Proposed short narrative: This committee was tasked with eliminating one city structure (the museum/library or city hall) after the completion of the Cprdpva community center and the museum/library and city hall employees have moved into the new building. The other issue facing the committee is the desire to move the emergency services and police out of their current location which in a tusami zone.

Option a:

This alternative would dispose of the museum library property and sturctures and keep the city hall building/property in some form  
 Keep building and lease:

Advantage is lease of city hall portion of building will generate revenue for the city. ✓

Advantage of selling museum library is it will provide retail space in a prime location once the community center is complete ✓

Advantage of no cost incurred for moving EMS

The decision of delaying moving EMS and incurring immediate cost is always reversable at a later point if we decide to sell t  
 assests and move EMS

Disadvantage is limited parking for community center. If some arrangement could be made to exchange city property with  
 redden net the parking issue will be resolved since the entry to the new building is adjacent to redden net. Other disadvantage is  
 EMS will still be located in Tsunami zone.

Option B.

This option would dispose of all city property and structures associated with the City Hall, Police, Fire Department, Museum, and  
 Library

Advantage of selling museum/Library is described in option A.

Advantage is money generated from sales could be used for new construction for fire/police

Disadvantage is the money generated from sale of building will not cover cost of new building for EMS

Daniel W. Logan  
 District Ranger  
 Cordova Ranger District  
 907-424-4742

**CORDOVA CITY BUILDINGS COMMITTEE MEETING  
JANUARY 19, 2009 @ 7:00 PM  
LIBRARY MEETING ROOM**

**MINUTES**

**A. CALL TO ORDER**

Chairman *David Reggiani* convened the City Building Committee Meeting at 7:00 pm.

**B. ROLL CALL**

Present were Chairman *David Reggiani*, *Don Sjostedt*, and *David Allison*. Also present was City Clerk *Lila Koplin*. Due to lack of a quorum, the Committee proceeded in a work session.

**C. APPROVAL OF MINUTES – None.**

**D. NEW & MISCELLANEOUS BUSINESS**

1. Discuss advantages and disadvantages of Options A & B regarding Library/Museum Building and City Hall Building:

**Option A: Sell Library/Museum Building; Retain City Hall Building**

City Hall Use Options:

- Lease Space
- Storage
- Demolish and develop for Cordova Center parking lot

Advantages:

- Revenue generated from Library/Museum Building sale
- Selling Library/Museum Building will provide retail space on First Street
- Revenue Generated from leasing City Hall space
- Reduced operating costs
- No cost incurred for moving the police and fire departments

Disadvantages:

- Cost of demolition
- City competing with private industry by leasing building/office space
- Police and fire departments remain in tsunami zone
- Prime location used for City storage

Discussion:

It was clarified that “demolish” means to demolish the city hall portion of the building, not the police and fire portion.

*Sjostedt* does not support the City being involved in real estate or property management and prefers that the City turn the property over to a private entity to

make better use of it. There were concerns that nobody could afford to lease the building and afford the utilities. It would be difficult to sell a portion of the building. There would be a cost to move the utilities and mechanical equipment when demolishing the city hall side of the building.

*Sjostedt's* suggestion was to keep fire and police in their current location and tear down the city hall portion of the building for parking lot space. He does not feel the city hall portion has much value, and the parking will be valuable for the city center. The City should try to keep the different pieces of property that we will eventually move fire and police to. Fire and police should remain in their current location until funds can be raised to build a new building for them. There was consensus to amend Option B as follows:

**Option B: Sell Library/Museum and City Hall Building; Relocate Fire and Police departments**

Relocation Options:

- ~~First Street, current Library/Museum location~~
- Second Street, Memorial Park location
- Copper River Highway near cemetery
- Lefevre Street near old power plant

Advantages:

- Revenue generated from sales
- Police and Fire Departments out of tsunami zone
- First Street or Second Street provides a downtown location for Fire and Police Departments
- CHR lot has ample space
- LeFevre Street lot has good earthwork which will cost less to develop than the CRH lot
- Both LeFevre Street and CRH locations have multiple access routes in less congested traffic area

Disadvantages:

- ~~Selling only the Library/Museum Building and not the property would generate less revenue~~
- ~~Cost of demolition~~
- Selling City Hall Building doesn't address Cordova Center parking lot issue
- LeFevre Street lot is small, adjacent property would need to be purchased
- CRH location would cost more to develop and is on the shady north side of the hill

Discussion:

City offices, library and museum would move into the Cordova Center, a new energy efficient building. The old expensive buildings would be sold or



demolished. The library museum building would have to be moved in separate pieces. It was suggested to add Option C.

**Create Option C: Sell or Demolish Library/Museum Building and build Fire and Police Station in that location**

Advantages:

- Police and Fire Departments out of tsunami zone
- First Street provides a downtown location for Fire and Police Departments
- Higher value for City Hall lot, options to split up the lot

Disadvantages:

- Selling only the Library/Museum Building and not the property would generate less revenue
- Cost of demolition
- Not highest and best use of limited First Street property

2. New information requested by the Committee
  - a. Cordova Community Center Site Plan
  - b. Geotechnical survey
  - c. Picture of the 1964 tsunami damage

Discussion:

**Reggiani** asked about the photo of the downtown area after the tsunami. It was unclear to him about the extent of damage into town. **Koplin** will talk with museum staff about better photos.

**Koplin** and **Reggiani** will work on getting comments together and preparing advertising for public hearing in the newspaper and around town. Public hearing was scheduled for February 9<sup>th</sup> at 7 pm in the Library Meeting Room.

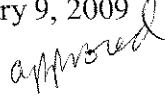
**E. AUDIENCE PARTICIPATION – None.**

**F. COMMITTEE COMMENTS – None.**

**G. ADJOURNMENT**

The work session ended at 7:45 pm.

Approved: February 9, 2009

Attest:   
Lila J. Koplin, CMC, City Clerk

**CORDOVA CITY BUILDINGS COMMITTEE MEETING  
FEBRUARY 9, 2009  
IMMEDIATELY FOLLOWING THE 7:00 PM PUBLIC HEARING  
LIBRARY MEETING ROOM**

**MINUTES**

**A. CALL TO ORDER**

Chairman *David Reggiani* convened the City Buildings Committee Meeting at 7:30 pm.

**B. ROLL CALL**

Present were Chairman *David Reggiani*, *Dick Groff*, *Don Sjostedt*, *Scott Hahn*, *Gary Squires*, *Cathy Sherman* and *David Allison*. Also present was City Clerk *Lila Koplin*.

**C. APPROVAL OF AGENDA**

*M/Allison S/Groff* to approve the agenda.

**Vote on the motion: 7 yeas, 0 nays, 0 absent. Motion carried.**

**D. AUDIENCE COMMENTS REGARDING AGENDA ITEMS**

**Mayor Tim Joyce** advised the Committee to make sure they have included good public involvement during this process before making a recommendation to the City Council. **Dick Groff** replied there has not been good public involvement, and the public does not have enough information yet.

Tom Bailer asked if the City was aware of the costs to demo the buildings.

**E. APPROVAL OF MINUTES**

1. 01/12/09 Minutes
2. 01/19/09 Minutes

*M/Allison S/Sjostedt* to approve the minutes.

**Vote on the motion: 7 yeas, 0 nays, 0 absent. Motion carried.**

**F. NEW & MISCELLANEOUS BUSINESS**

1. Wrap-up from the public hearing and prepare a recommendation to City Council regarding the old City Hall, Fire and Police, and Library/Museum Buildings

The Committee agreed that they have not received adequate input from the public. **Logan** explained that there are two types of input: 1. input from the public at large; and 2. input internally from representatives from the departments to be displaced—

the Library/Museum Director (present and on the Committee), police chief and fire chief.

*Allison* felt that this process is premature at this point and does not feel confident that the Committee will get much public input until they see ground breaking.

*Sherman* explained that she receives a lot of questions and concerns from the public about what the City plans to do with the old buildings once the Center is completed so she supports the process that the Committee is involved in. She reported to the Committee that she just returned from Washington, DC, and she is doing everything she can and is hoping to get the rest of the money this year so the City can get started in January 2010. Some of the funds already received will expire December 2010.

*Sherman* and *Logan* will go on the radio next week with JR to talk about the project and the Building's Committee and answer questions.

The Committee agreed to proceed with one option with some flexibility in order to draw out more people, hold another public hearing and make a recommendation based on the input from the second public hearing.

*M/Logan S/Sjostedt* to select Option B: Demolish or sell the City Hall portion of the City Building and the Library/Museum Building; leave the police and fire departments where they are until grant funding is secured for relocation

As part of this option, the Committee needs cost estimates for moving the utilities from the City Hall portion of the building to service the police and fire departments; consider asbestos tile in the City Hall portion during demolition; establish parking for the Cordova Center in old City Hall site; reduce costs; Centennial Building not sufficient for fire department.

It was suggested to install a small boiler for the police and fire departments rather than moving the boilers already in place and demo the City Hall portion of the building. The Centennial Building (library/museum) is newer and is in a prime location so selling it would be a viable option.

*M/Allison S/Sherman* to amend the motion to read: Select Option B: Sell Library/Museum Building; Demolish City Hall portion of City Building; Police and Fire Departments remain in place until grant funding is secured for relocation

**Vote on the motion to amend: 7 yeas, 0 nays, 0 absent. Motion carried.**

It was suggested to obtain more information before going back out to the public such as the cost to demo the City Hall building, move utilities, and hazmat materials abatement.

**Vote on the main motion as amended: 7 yeas, 0 nays, 0 absent. Motion carried.**

**Option B: Sell Library/Museum Building; Demolish City Hall portion of City Building; Police and Fire departments remain in place until grant funding secured for relocation**

Relocation Options:

- Second Street, Memorial Park location
- Copper River Highway (CRH) near cemetery
- LeFevre Street near old power plant

Advantages:

- Revenue generated from sales
- Police and Fire departments out of tsunami zone
- Second Street provides a downtown location for Fire and Police departments
- CRH lot has ample space
- LeFevre Street lot has good earthwork which will cost less to develop than the CRH lot
- Both LeFevre Street and CRH locations have multiple access routes in a less congested traffic area

Disadvantages:

- LeFevre Street lot is too small, adjacent property would need to be purchased
- CRH location would cost more to develop and is on the shady north side of the hill

The Committee scheduled another public hearing and meeting in two weeks, February 23<sup>rd</sup>, ***Sherman*** and ***Logan*** will discuss the preferred option on the radio next week, and ***Reggiani*** and ***Koplin*** will write the preferred option to advertise to the public.

## **G. AUDIENCE PARTICIPATION**

Tom Bailer encouraged the City to maintain some control over the use of the Centennial Building when it is sold so as not to have an unattractive use on First Street. He suggested that the City purchase a “billboard” similar to the school’s for advertising meetings and events.

## **H. COMMITTEE COMMENTS**

**Groff:** Encouraged the public to attend the next meeting and participate in the discussion.

## **I. ADJOURNMENT**

***M/Sjostedt S/Groff*** to adjourn the meeting.

Hearing no objection, **Reggiani** adjourned the meeting at 8:35 pm.

Approved: February 23, 2009

Attest:

*ap Nord*

\_\_\_\_\_  
Lila J. Koplin, CMC, City Clerk

**PUBLIC HEARING  
CORDOVA CITY BUILDINGS COMMITTEE  
FEBRUARY 23, 2009 @ 7:00 P.M.  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Chairman David Reggiani* called the public hearing to order at 7:00 p.m. on February 23, 2009 in the Library Meeting Room.

**B. ROLL CALL**

Present were *Chairman Reggiani*, Committee members *Dick Groff*, *Dan Logan* via teleconference, *Scott Hahn*, *Gary Squires*, *Cathy Sherman*, and *David Allison*. Also present were City Clerk *Lila Koplin* and Deputy City Clerk *Kimberly Escobedo*.

**C. PUBLIC HEARING**

1. Take public comment on the option selected by the Committee during the February 9th meeting regarding the old City Hall Building, Fire and Police Station, and the Library/Museum Building once the Cordova Center is complete.

*Reggiani* opened the floor for public comment.

*Jennifer Gibbons* of Browning Street, spoke on behalf of the Cordova Chamber of Commerce. She stated that the Chamber did not want to see the buildings torn down and they do not want to have the Library/Museum turned into a parking lot. She stated that they did not feel that would not be good for the character of Main Street or the opportunity for business on Main Street. She continued by stating that the Chamber felt that there should be a vision and a plan for how the downtown area is developed that incorporates business needs, business opportunities, public facilities and aesthetics. *Reggiani* asked if the Chamber is tied to the buildings specifically or could the lot be reused for something other than a parking lot. *Gibbons* stated that she did not think anyone at the Chamber was tied specifically to the buildings. As far as the vision and the planning goes, *Reggiani* asked if that was something the Chamber was going to take on. *Gibbons* stated they did not specifically discuss taking it up, but she stated that she felt that would be something the Chamber would be happy to take up or to be involved in.

*Chris Canaski*, Chief of Police, stated that all three of the locations that have been proposed for the new Police Department would be fine. He stated that he was concerned that the demolition of the portion of the City Hall Building while the Police Department was still located in the other part of City Hall would be a distraction and a problem for the Police Department. *Reggiani* asked if the relationship between the Police Department and the Fire Department is strong enough to share one building or, should

they be separated. **Canaski** stated that the departments have a direct working relationship with each other and he would like to see them stay in the same building.

**M/Allison S/Sherman** to recess for ten minutes.

Hearing no objections, the meeting was recessed at 7:12 p.m.

The meeting was reconvened at 7:22 p.m.

**Bret Bradford** of 402 Railroad Row, spoke in favor of relocating the Police Department and Fire Station onto the LeFevre lot as it is a more industrial section of town.

#### **D. ADJOURNMENT**

**M/Allison S/Squires** to adjourn the public hearing.

Hearing no objections, **Chairman Reggiani** adjourned the public hearing at 7:30 p.m.

APPROVED: March 18, 2009

ATTEST: approval  
Kimberly Escobedo, Deputy City Clerk

**CORDOVA CITY BUILDINGS COMMITTEE MEETING  
FEBRUARY 23, 2009  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Chairman David Reggiani* called the Cordova City Buildings Committee meeting to order at 7:30 p.m. on February 23, 2009 in the Library Meeting Room.

**B. ROLL CALL**

Present were *Chairman Reggiani*, Committee members *Dick Groff*, *Dan Logan* via teleconference, *Scott Hahn*, *Gary Squires*, *Cathy Sherman*, and *David Allison*. Also present were City Clerk *Lila Koplin* and Deputy City Clerk *Kimberly Escobedo*.

**C. APPROVAL OF AGENDA**

*M/Groff S/Sherman* to approve the Agenda.

Vote on motion: 6 yeas 0 nays. Motion carried.

**D. AUDIENCE COMMENTS REGARDING AGENDA ITEMS - None.**

**E. APPROVAL OF MINUTES**

1. Minutes of 2/9/09 public hearing

1.A. Minutes of 2/9/09 meeting

*M/Allison S/Squires* to approve the minutes.

*M/Groff S/Allison* to add "roof" to the minutes of the 2/9/09 meeting.

Vote on amendment: 6 yeas 0 nays. Motion carried.

Vote on main motion: 6 yeas 0 nays. Motion carried.

**F. NEW & MISCELLANEOUS BUSINESS**

2. Report from *Squires* in re: Demo of City Hall

*Squires* stated that *David Roemhildt* inspected the mechanical and electrical systems of the buildings and offered a ball park figure of how much it would cost to demolish portions of the building while leaving the fire and Police departments in their present location. He stated that it would cost no less than \$100K and it could be as high as \$200K. He stated that based on his experience, he felt that a project of that nature would require an engineer's stamp as it is a public access building and would therefore he would add about 15% to 20% more to the costs. *Squires* stated that the boiler would have to be



moved. **Allison** stated the facility contractor with whom he met stated that the boiler from the pool would be adequate to handle the Police and Fire departments as well as the City Hall building. **Hahn** stated that the current budget allows for replacement of the boiler at City Hall, but they are thinking now that they may look at what it would take to get that heating capacity from the pool to City Hall and maybe use the money to purchase a boiler for Bidarki which was not funded, but requested. **Logan** asked if there was a market for renters of City Hall. **Hahn** stated that he felt there would be more of a market for renters at City Hall than for purchasers because of the economy. He continued by stating that he has had several people comment that they may have an interest in the future. **Logan** asked if there was no interest in renting, how much it would cost to keep the City Hall portion heated per year. **Hahn** stated that **Roemhildt** suggested that they could reduce the temperature of the boiler. **Hahn** asked **Squires** if there was a way to zone off that branch of City Hall so that it was a lower temperature. **Squires** stated that there was probably a way to move some of the plumbing around. Right now the zones go through the whole building, but he stated that it probably would not be too complicated to put in zones that could be controlled individually.

3. Wrap-up from the public hearing and prepare a recommendation to City Council regarding the old City Hall, Fire and Police, and Library/Museum Buildings

**Allison** stated that based on the public comment, he felt that the first order of business would be to try to sell or lease the Library/Museum building. With regard to the City Hall building, **Allison** stated he felt the City should lease the City Hall portion. If leasing the City Hall portion doesn't go well, he stated he would like to have it zoned off in order to save some cost while they are looking for funds to relocate the Fire and Police Departments. **Sherman** stated that in planning for the Cordova Center, they did look at that City Hall space as eventually being all the parking they would ever need for that facility. She stated that she felt it made sense to lease the City Hall portion while the whole process is going on if there is a market for it. **Groff** stated that parking was a big issue during the public testimony and he felt that everybody agrees that the Library/Museum building was not the place for a parking lot as it was on Main Street. **Hahn** stated that he agreed with **Allison**, but felt that if parking was critical, then the City should not sell the City Hall building. **Squires** stated that as far as he can tell, the demand for commercial property has all been on the South Fill and as such, the parking is diminishing in that area especially during fishing season. **Hahn** stated that he was worried that the City Council and the Planning Commission are going to sell off too much land and then there will not be enough parking for the harbor and the businesses located in that area. **Groff** stated that in **Squires'** first report, he mentioned that one of the largest water mains in town is located directly under City Hall and then directly in front of the building is the largest storm drain in town. **Logan** asked if he understood that there needed to be a little bit more parking on Main Street and wondered if the five or six parking spaces on the right side of the Library/Museum building could be reserved for public parking and then sell the other two buildings. With regard to City Hall, he stated that the City Hall building was going to be demolished sooner or later based on the master plan for the Cordova Center. He stated that it was his concern that the City would spend \$60K-\$80K over the next five year period keeping it heated with nobody in it and

then spend the money to tear it down. He continued by stating that he felt that the City Hall building should be demolished. **Hahn** stated that it might be cheaper to tear the entire building down rather than tearing down half the building. **Chris Canaski** stated that it might be beneficial to begin looking for funding now to move the Police and Fire Departments.

**M/Sherman S/Allison** to recommend the preferred option which is to sell the Library/Museum Building; to lease or demolish the City Hall portion of the City Hall Building; leave the Police and Fire Departments in place until grant funding is secured for the relocation; encourage Council to task the Planning and Zoning Commission with a trails and pathways vision; and task the Chamber of Commerce with a downtown beautification plan.

**Hahn** stated that he didn't agree with recommending the demolition of the City Hall building. He stated that he would rather recommend that they lease it or zone it cold and at the same time begin looking for money to move the Police and Fire Department facility elsewhere. **Reggiani** asked if it was **Hahn's** intent to amend the motion so that the goal is to relocate the Police and Fire Department and after that occurrence, demolish the entire City Hall building. **Hahn** stated that he would recommend that grants to move the Police and Fire Departments be secured and then tear it down and keep it for parking.

The maker (**Sherman**) withdrew the motion with concurrence of the second (**Allison**).

**M/Allison S/Sherman** to recommend the following to Council: 1) sell the Library/Museum building; 2) lease the City Hall building once the staff has been moved into the Cordova Center or zone it cold; 3) begin immediately searching for grants that can be secured to fund the relocation of the Police and Fire Departments; and 4) demolish the City Hall building once it is vacated in order to provide additional parking for the Cordova Center.

Vote on motion: 6 yeas 0 nays. Motion carried.

**M/Sherman S/Allison** that the committee also recommends the expressed need from the public for a master plan for trails and pathways and a master plan for a vision of development for the downtown area.

Vote on motion: 6 yeas 0 nays. Motion carried.

**Allison** suggested passing the minutes from the meetings onto the Council for their information.

#### **G. AUDIENCE PARTICIPATION - None.**

## H. COMMITTEE COMMENTS

### 4. Committee's comments

*Allison* stated that he wanted to pass on his appreciation to the committee for volunteering their time and thank the public for their input. He continued by thanking *Reggiani* for being the chairman of the committee.

*Hahn* stated that when the Cordova Center project is completed, he felt that it would make a positive impact on the City.

*Groff* expressed his hope that the process ends in a decision because the public was concerned and he was happy that the City had made a concrete step forward.

*Reggiani* stated that it has been a pleasure working with everyone on the committee.

## I. ADJOURNMENT

*M/Allison S/Sherman* to adjourn the meeting.

Hearing no objections, *Chairman Reggiani* adjourned the meeting at 8:15 p.m.

APPROVED: March 18, 2009

ATTEST: approved  
Kimberly D. Escobedo, Deputy City Clerk

**REGULAR COUNCIL MEETING  
MARCH 18, 2009 @ 7:30 P.M.  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor Joyce* called the regular Council meeting to order at 7:30 p.m. on March 4, 2009 in the Library Meeting Room.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

*Corrine Erickson* led the audience in an invocation.

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

**C. ROLL CALL**

Present were *Mayor Timothy L. Joyce*, Council members *Robert Henrichs*, *James Kallander*, *David Allison*, *Bret Bradford*, *EJ Cheshier*, and *James Kacsh*. Also present were Acting City Manager *Gary Squires*, City Clerk *Lila Koplin* and Deputy City Clerk *Kimberly Escobedo*.

**D. APPROVAL OF REGULAR AGENDA**

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

Vote on motion: 6 yeas 0 nays. Motion carried.

**E. DISCLOSURES OF CONFLICTS OF INTEREST**

*Allison* declared a conflict of interest on agenda items 19 and 20 as he is on the negotiating team for Trident Seafoods. *Mayor Joyce* stated that *Allison* did have a conflict of interest and would be excused from the both the discussion and vote on those two agenda items.

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

1. Guest Speakers - None.

2. Audience Comments

- a. *Dick Groff* of 201 Whiskey Ridge Road stated that he was on the City Buildings Committee. He stated that the committee's recommendation to the Council was in the packet, but things have come to light recently (i.e. the stimulus package). He stated that he felt the City should definitely seize the opportunity to begin searching for funding for a new Police Department and Fire Department. He recommended that the Council form a committee that will do the preliminary work on deciding where would be the best location for the project and what kind of a building it should be.

He stated the Fire Department was already working on what the building would require.

- b. **Clay Koplin** of 6.5 Mile spoke regarding agenda item 32. He mentioned that he spoke with **Frank Avezac** regarding their business plan and business model. He stated he asked them to show round-trip where the gas was coming from, what is the cost from the ground, and what is the delivered cost to the consumer as well as all of the steps and costs in that supply chain. He pointed out that the \$3.65/gallon for fuel oil as referenced in the letter should be around \$2.50/gallon as the price is coming down right now. He encouraged Council to not approve the letter. He continued by stating that if it makes financial sense, to get a much clearer business plan of who is doing and paying for what and where the money is coming from or to let one of the more accessible cities with higher costs prove the concept and technology of the project. He stated that he felt there was not any rush to get the project done.
- c. **Margie Peterson** spoke regarding agenda item 18. She encouraged Council to be certain of what they were doing if they were going to exempt the sales tax on all home heating fuel.

### 3. Chairpersons and Representatives of Boards and Commissions

#### a. City Buildings Committee Report/Cordova Center Update

**Allison** reported that the City Buildings Committee met several times and came up with as much public comment as they could. He stated that the recommendation of the committee was to 1) sell the Library/Museum Building; 2) lease the City Hall Building once the staff has been moved into the Cordova Center or zone it cold; 3) begin immediately searching for grants that can be secured to fund the relocation of the Police and Fire Departments; and 4) demolish the City Hall Building once it is vacated in order to provide additional parking for the Cordova Center. **Mayor Joyce** stated that it would probably be wise to do as **Groff** stated and form a committee to attempt to find a location for the Police and Fire Department. **Allison** stated he agreed. **Dan Logan** presented Council with an update on the Cordova Center. **Logan** stated that funding was still at \$12.2M. He reported that they have been working with the lobbyist and with different delegations to determine in which capacity the Cordova Center fits best to receive grant money. He stated that USDA has a rural community facilities development grant that they are working toward. **Kallander** asked if they needed help writing grants. **Logan** stated that the challenge they are having is determining which grants coming from federal agencies best fit the project being worked on and which sources to target. **Kallander** stated that the Cordova Center is the number one priority for the community and thought it would be worth it to appoint someone to dedicate a serious amount of time working on grant writing. **Kallander** asked if **Logan** had heard anything pertaining to the representatives in Juneau and Washington being confused on what the number one priority for the City is. **Logan** stated that he heard some rumors pertaining to that last summer, but has not heard anything like that lately. He stated that if he did hear anything like that he would let Council know so that they can clarify their position. **Mayor Joyce** stated that they have made it very clear to the delegation that the number one priority to the City is the Cordova Center.

- b. **Cheshier** stated that the hospital administrator evaluation has been completed. He expressed that it went well and was well received by the administrator. **Mayor Joyce** stated that he usually makes assignments to positions on different boards and commissions, but he is not prepared to do that at this time. He continued by stating that those Council members serving on boards and commissions that would not like to continue to serve should let him know as soon as possible.

4. Student Council Members Report - None.

#### **G. APPROVAL OF CONSENT CALENDAR**

5. Proclamation of Appreciation to Mike Anderson

*M/Kacsh S/Allison* to approve the consent calendar.

Vote on motion: 6 yeas 0 nays 1 absent (Reggiani). Motion carried.

#### **H. APPROVAL OF MINUTES**

6. Minutes of 02-18-09 regular meeting
7. Minutes of 02-23-09 Cordova City Buildings Committee Public Hearing
8. Minutes of 02-23-09 Cordova City Buildings Committee Meeting

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

Vote on motion: 6 yeas 0 nays 1 absent (Reggiani). Motion carried.

#### **I. CONSIDERATION OF BIDS - None.**

#### **J. REPORT OF OFFICERS**

9. Mayor's Report - **Mayor Joyce** stated that there would be a walk-a-thon for diabetes on March 27, 2009 from 7:00 p.m. until 7:00 a.m. He encouraged Council to participate. He stated that he has been spending a lot of time with school-related issues. He stated that the bonds were sold and there are some bills that need to be paid. He mentioned that he has been dealing with the legislators and the congressional delegations to ensure all of the forms have been submitted on time. He stated that he has been informed that the City is still looking to add a considerable sum of money onto the state legislator for this session which will push the project onto construction. He stated that there might be some money to pursue that requires a match, but it is specifically geared to communities of less than five thousand people and have unemployment or low income averages.
10. Manager's Report - **Squires** stated that he had some communication regarding the school bonds. He stated that **Koplin** received an email explaining that bonds were being priced and would be closing the first full week in April and that the money would be secured on April 9, 2009. **Squires** stated that all of the paperwork has been signed with regard to the Simpler property. He stated there would be a wire transfer in the amount of \$164,854.00 sent to their account on March 19, 2009 and that they would be closing on March 22,

2009. He stated he needed some direction from Council as to where the money should come from. He stated that the bids for removal of the structure from the property are due on March 19, 2009. He explained that when the City went out for bid they stated that the house had to be removed from the property by April 15, 2009, but as there has been some asbestos found in the house, it is going to be difficult to make that deadline. **Squires** stated that he had received approximately \$160K in bills from MRV. He asked for direction from Council on what to do with those bills. He stated that if the ordinances on the agenda pass, then they can sign the contracts on the sale of land to Trident Seafoods. He stated that the bids to remove the debris from the facility are due on March 24, 2009 and should be cleared by May 15, 2009. He stated that a wire transfer in the amount of \$620K for the travel lift has gone to the manufacturer. He stated that PN&D sent a email to **Dale Muma** regarding their progress of the travel lift facility. He informed Council that they would have the one hundred percent drawings and contract to **Muma** by March 27, 2009 and will be looking to make a presentation to Council on April 1, 2009. He stated that they were advertising for the Interim City Manager, Public Works Director, and Contracting Officer Representative (COR). With regard to the City Manager position, he stated it was his understanding that once the committee is formed, they would receive directions from the committee. **Squires** stated that they are advertising on the scanner channel, the radio, Craig's List, the City's website, the Anchorage Daily News and in the Cordova Times for the COR for the school. He stated that they have had three applicants and one interested party so far. With regard to the Public Works Director, he stated that they have been advertising for over a year, but now they have stepped it up by running ads on the scanner channel, the radio, Alexis, and Craig's List. **Squires** informed Council that he had received a telephone call from **Frank Avezac** with AIGC requesting property from the City. He asked for direction from the Council on how to proceed. He stated that he has been approached by a land owner whose property the City has been using for a snow dump for many years and he is interested in selling the land to the City. He stated that he asked the land owner for some more information on the land and the values. The abandoned vehicle bid deadline was March 13, 2009 and they received quotes from three businesses. He stated that he has turned those over to the Police Department to use as needed. He explained that at the meeting on March 4, 2009, Council asked him to provide a summary of the capital projects. He stated that he has asked the department managers to have their information turned in to him by March 19, 2009 and hopes to bring it to the Council soon afterward. **Kallander** explained that the purchase of the property was already approved and **Squires** could write a check from the general fund with the intention of reimbursing themselves in April when the City begins to receive funds from the sale of the bonds. **Kacsh** asked what the City needed to do to make sure they were eligible for reimbursement. **Mayor Joyce** stated that there would have to be some sort of proof of purchase and suggested that **Squires** visit with **Ed Jeans** with the Department of Education to make sure the City has everything in order to receive reimbursement. **Kallander** stated that it was his understanding that MRV had agreed to move forward with the design without payment as they would be paid when the bonds had been secured. **Mayor Joyce** suggested calling MRV and letting them know that the bonds have been sold and will be paying on April 9, 2009 and we can write them a check on April 15, 2009. **Kacsh** suggested that they find out from **Jeans** if the check can be sent now and if so, write the check from the general fund. With regard to the

COR, **Kallander** asked when Council will do a formal review of the candidates. **Mayor Joyce** suggested that they begin reviewing candidates the week of March 23, 2009. With regard to the City Manager, **Mayor Joyce** explained that a committee would be formed to review resumes. **Kacsh** asked how long the Council should wait before they begin to look at applicants for the Interim City Manager and if the committee would be looking at the resumes. **Mayor Joyce** asked **Squires** if he was interested in filling the Acting City Manager role. **Squires** stated that he could continue in that capacity, but he is selling his house and once it is sold, he will be leaving. **Kallander** stated that he felt the committee should work on filling the Interim City Manager position as well as the City Manager position. **Mayor Joyce** agreed. **Bradford** asked if there were any professional magazines that could be advertised in for the COR position. **Squires** stated that normally you hire the same people who do the design work to oversee the whole project. **Kallander** stated that he was satisfied with the structure that was presented by MRV. **Squires** stated they were contracted to be an advisor and would be finished when the bids are closed. **Mayor Joyce** suggested that **Squires** contact MRV to see if they have other consultants and what kind of fees would be associated with those services. **Kallander** suggested hiring one person that both inspects and has full spending authority instead of having a project manager and a COR.

11. City Clerk's Report - **Koplin** stated that the assessment notices went in the mail on March 13, 2009 and the appeal period will end April 13, 2009. She stated that the Board of Equalization will be in town on April 20, 2009. The 2008 foreclosures have been in the paper. She stated that the list is very short and is getting shorter as there has been a good return on payments. She stated that there are three properties left on the list of 2007 foreclosures and the year of redemption closes on May 6, 2009. She expressed that those would be taken care of before the deadline. She stated small claims process would be started March 19, 2009 to take care of some leases and some mobile homes. She stated she has been working with **Squires** to bring him up to speed on the Simpler property and the school bond issues. She stated that the time demands on the staff in her department have been spread to help other departments with research projects. She mentioned that Council needed to schedule a ninety minute work session with **Corey Wall** as he will be in town on April 15, 2009. She stated that she has begun working on the ordinances regarding the composition of the School Board and the property tax exemptions for economic development.

## K. CORRESPONDENCE

12. Letter from J & N Enterprises Inc. in re: proposed Ordinance 1042
13. Letter from Dr. Philip Hess in re: secondhand smoke
14. Letter from SOA DOR in re: 2009 Assessment Roll for oil and gas properties located within City of Cordova

**Allison** asked how the Department of Revenue letter compares to last year's assessed values. **Koplin** stated that in her recollection, last year's assessed values were around \$7.8M, but she could double check. **Cheshier** asked if the tax roll had gone up substantially. **Koplin** confirmed that it had gone up, but she does not remember what the



figure is as it isn't reviewed too closely until the appeal period has ended. She explained that the roll had to be certified by June 1, 2009 and the mill rate has to be set by June 15, 2009.

15. Letter from Sen. Mark Begich
16. Letter from Governor Palin in re: Federal Economic Stimulus Package
17. Letter from City Lobbyist Kate Tesar

## **L. ORDINANCES & RESOLUTIONS**

### **18. Ordinance 1044**

An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 5.40.030(BB) exempting from sales tax sales of heating fuel for residential use – 1st reading

*M/Kacsh S/Henrichs* to approve Ordinance 1044, an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 5.40.030(BB) exempting from sales tax sales of heating fuel for residential use.

*Mayor Joyce* explained that the ordinance was back for a first reading because an amendment was added that made it more restrictive than it had been originally. *Allison* stated that the language in the heading on the agenda was not the same as it was on the ordinance.

The maker of the motion (*Kacsh*) restated the motion with concurrence from the second (*Henrichs*).

*M/Kacsh S/Henrichs* to approve Ordinance 1044, an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code Section 5.40.030(BB) exempting purchases of home heating oil from sales tax.

*Mayor Joyce* stated that this ordinance can be an amendment to the initiative position or it can be held as a separate ordinance. He stated that the ordinance would reduce revenue for the City and an alternate source of revenue has yet to be identified. He stated that the restrictions contained in the ordinance would need to be enforced and Council needed to discuss how they would be enforced and what the penalties will be for violation. *Kacsh* stated that with regard to enforcement, he thought the tax evasion law would cover the sales tax too. *Allison* stated that at the original passage of the petition a lot of the voters who voted in favor of the ordinance had the understanding that delivered could mean delivered commercially or delivered by them. He stated that he didn't think anything needed to be changed except the definition of delivered. He expressed his concern that the City would be taken to court if sales tax was not exempted for everyone. He encouraged Council to strike item four under BB. *Kallander* stated that he has visited with the makers of the petition and they clarified their intent was to have a sales tax exemption on home heating fuel that was commercially delivered for residential use. *Mayor Joyce* stated that he had visited with the makers of the petition and that *Kallander*

was correct. **Kallander** stated that he realizes that section four is unenforceable and there are many people living in the commercial and industrial zones. He expressed that he felt that he was going to vote against the ordinance. **Allison** stated that the \$17K loss in revenue as projected by the former City Manager, **Scott Hahn**, could very easily be made up with further investment in the community. He continued by stating that the people who are going to haul their own fuel have made the investment in Cordova and they are not people who are coming to Cordova for a few months. He expressed that he felt that they should be have a right to the tax exemption just as much as anyone else. He stated that he has had a lot of voters tell him that they voted for the petition as they thought that they could deliver their own fuel to their residence.

**M/Allison S/Kacsh** to strike item four from Ordinance 1044.

**Allison** expressed that he felt that the elimination of item four would be inexpensive and would avoid any potential legal fees in the future. **Mayor Joyce** stated that he has tried to contact **Hahn** to determine where he came up with \$17K, but he was not able to contact him. He suggested that was an extremely low number. He stated that the ordinance would open a lot of loopholes and the ordinance that is already on the books gives the City control over where the fuel is being delivered and how it is being used. He stated that he opposes the ordinance and does not think it is a good idea because it cannot be controlled.

Vote on amendment: 4 yeas 2 nays 1 absent (Reggiani). Motion carried.

**Kacsh** stated that most of the businesses have their fuel commercially delivered. He stated that he did not feel there would be too much abuse. **Kallander** stated that he got a quote from Hoovers Movers that it would cost \$50 to deliver 300 gallons of number 2 fuel. He stated that he has had trouble with the ordinance from the beginning and he is going to oppose the ordinance.

Vote on main motion: 4 yeas 2 nays 1 absent (Reggiani). Motion carried.

#### 19. Ordinance 1045

An ordinance of the City Council of the City of Cordova, Alaska, approving conveyance of City property legally described as Lot 1, Block 3, Cordova Industrial Park to Trident Seafoods Corporation for commercial development– 2nd reading

**Allison** moved into the audience.

**M/Henrichs S/Kacsh** to approve ordinance 1045, an ordinance of the City Council of the City of Cordova, Alaska, approving conveyance of City property legally described as Lot 1, Block 3, Cordova Industrial Park to Trident Seafoods Corporation for commercial development.

**Kallander** stated that the ordinance has been in development for many months and has been in front of the Council several times and they are all familiar with it.

Vote on motion: 5 yeas 0 nays 2 absent (Allison and Reggiani). Henrichs - yes; Kallander - yes; Bradford - yes; Cheshier - yes; Kacsh - yes. Motion carried.

20. Ordinance 1046

An ordinance of the City Council of the City of Cordova, Alaska, approving conveyance of City property legally described as Lots 1 and 2, Block 1, North Fill Development Park and a portion of tidelands extending 300 feet seaward from Lot 8, Block 1, Cordova Industrial Park, to Trident Seafoods Corporation for commercial development – 2nd reading

**M/Cheshier S/Kacsh** to approve ordinance 1046, an ordinance of the City Council of the City of Cordova, Alaska, approving conveyance of City property legally described as Lots 1 and 2, Block 1, North Fill Development Park and a portion of tidelands extending 300 feet seaward from Lot 8, Block 1, Cordova Industrial Park, to Trident Seafoods Corporation for commercial development.

**Kallander** stated that the ordinance has been in development for many months and Council has had the opportunity to review the ordinance on various occasions and is familiar with it.

Vote on motion: 5 yeas 0 nays 2 absent (Allison and Reggiani). Kallander - yes; Bradford - yes; Cheshier - yes; Kacsh - yes; Henrichs - yes. Motion carried.

**Allison** rejoined Council.

**M/Kacsh S/Kallander** for a 3 minute recess.

Hearing no objection, **Mayor Joyce** recessed the meeting at 9:00 p.m.

**Mayor Joyce** reconvened the meeting at 9:03 p.m.

21. Resolution 03-09-17

A resolution of the City Council of the City of Cordova, Alaska, authorizing creation of the Secondhand Smoke Control Committee to advise the City regarding local Secondhand smoke control regulations

**M/Kacsh S/Cheshier** to approve resolution 03-09-17, a resolution of the City Council of the City of Cordova, Alaska, authorizing creation of the Secondhand Smoke Control Committee to advise the City regarding local Secondhand smoke control regulations.

**Kallander** stated that the workload of the Clerk and the Clerk's staff is maxed out and Council is looking at forming a couple more committees. He requested that the committee take their own minutes without the Clerk's staff attending the meetings.

**Koplin** stated that the committee meetings would have to be advertised, recorded and some sort of a summary would have to be provided. **Kallander** asked that **Allison** learn to run the recording equipment and provide a summary of the meeting. **Allison** stated he

would be willing to do that. **Kallander** stated that the recordings would be destroyed after a few years, but the minutes would be permanent records so, there would need to be a written summary of the meetings. **Kacsh** stated that he was not sure that five members was enough; he suggested there be seven members appointed to the committee. **Mayor Joyce** stated that there was nothing that could prevent anyone from attending as it was a public meeting. He continued by stating that if the chair of that committee entertained public comment, that would provide the public an opportunity to be a part of the discussions. **Kallander** expressed that he felt a smaller committee would be better.

22. Resolution 03-09-18

A resolution of the City Council of the City of Cordova, Alaska, authorizing creation of the City Manager Assessment Committee to conduct the selection process of a new city manager and make recommendations to the city council on final interviewees

**M/Allison S/Cheshier** to approve resolution 03-09-18, a resolution of the City Council of the City of Cordova, Alaska, authorizing creation of the City Manager Assessment Committee to conduct the selection process of a new city manager and make recommendations to the city council on final interviewees.

**Kacsh** asked if the committee had to take minutes. **Mayor Joyce** confirmed that was correct. He continued by stating that it would be more involved than the smoking committee and there should be a Clerk present to take the minutes of the meeting.

**M/Bradford S/Kacsh** to amend the resolution by adding "and/or the Interim City Manager" to the title, the first whereas, and the now, therefore, be it resolved that.

Vote on amendment: 6 yeas 0 nays 1 absent (Reggiani). Motion carried.

Vote on main motion: 6 yeas 0 nays 1 absent (Reggiani). Motion carried.

23. Resolution 03-09-19

A resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2009 Calendar Year – 1st reading

**M/Cheshier S/Kacsh** to approve resolution 03-09-19, a resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2009 Calendar Year.

**Kallander** explained that **Reggiani** sits on the Parks and Recreation Committee and he mentioned last year that they were looking at changes in the rate schedule. He asked if those rate changes were implemented in the resolution. **Koplin** stated that they are not included. **Mayor Joyce** asked if the Council could amend the resolution later if the committee made the recommendation that rates be increased. **Koplin** confirmed that was correct. **Kallander** reminded Council that there has been some public testimony in the past encouraging a rate increase.

Vote on motion: 6 yeas 0 nays 1 absent (Reggiani). Motion carried.

24. Resolution 03-09-20

A resolution of the City Council of the City of Cordova, Alaska, adopting rates and fees for use of facilities at the Cordova Harbor and Port – 1st reading

**M/Kacsh S/Cheshier** to approve resolution 03-09-20, a resolution of the City Council of the City of Cordova, Alaska, adopting rates and fees for use of facilities at the Cordova Harbor and Port.

**Mayor Joyce** asked **Dale Muma** if he was aware of the fees. **Muma** confirmed that was correct. **Kallander** stated that the coversheet indicates that there have been no changes in the fees.

Vote on motion: 6 yeas 0 nays 1 absent (Reggiani). Motion carried.

25. Resolution 03-09-21

A resolution of the City Council of the City of Cordova, Alaska, approving an amendment to the Deed of Trust for James and Dea Dundas on property purchased from the City legally described as a Portion of Tract A, U.S. Survey 3370

**M/Allison S/Cheshier** to approve resolution 03-09-21, a resolution of the City Council of the City of Cordova, Alaska, approving an amendment to the Deed of Trust for James and Dea Dundas on property purchased from the City legally described as a Portion of Tract A, U.S. Survey 3370.

**Kallander** stated that he supported the resolution because it was a reasonable subdivision that supports two businesses. **Mayor Joyce** asked what the status was of the property that the Dundas' own. **Koplin** informed Council that the Dundas' property was paid for.

Vote on motion: 6 yeas 0 nays 1 absent (Reggiani). Motion carried.

26. Resolution 03-09-22

A resolution of the City Council of the City of Cordova, Alaska, appropriating \$164,854.84 from the City's General Fund Balance for the purchase of the real property, legally described as lots Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), of Block Fourteen (14) of the Original Townsite of Cordova, from Charlette Carroll

**M/Cheshier S/Kacsh** to approve resolution 03-09-22, a resolution of the City Council of the City of Cordova, Alaska, appropriating \$164,854.84 from the City's General Fund Balance for the purchase of the real property, legally described as lots Fifteen (15), Sixteen (16), Seventeen (17), and Eighteen (18), of Block Fourteen (14) of the Original Townsite of Cordova, from Charlette Carroll.

**Allison** stated that the money would be replaced from the bond funds.

Vote on motion: 6 yeas 0 nays 1 absent (Reggiani). Allison - yes; Bradford - yes; Cheshier - yes; Kacsh - yes; Henrichs - yes; and Kallander - yes. Motion carried.

27. Resolution 03-09-23

A resolution of the City Council of the City of Cordova, Alaska, authorizing compensation for Gary Squires, Acting City Manager

**M/Kallander S/Kacsh** to approve resolution 03-09-23, a resolution of the City Council of the City of Cordova, Alaska, authorizing compensation for Gary Squires, Acting City Manager.

**Mayor Joyce** stated that this had been discussed at a previous meeting to compensate **Squires** as a City Manager as he was at the top of his pay scale and according to the ordinances on the books, his wages could not increase and this is a way of compensating him for the duties he is has been assigned as the Acting City Manager.

Vote on motion: 6 yeas 0 nays 1 absent (Reggiani). Bradford - yes; Cheshier - yes; Kacsh - yes; Henrichs - yes; Kallander - yes and Allison - yes. Motion carried.

28. Resolution 03-09-24

A resolution of the City Council of the City of Cordova, Alaska, supporting the deployment of the FVF Chenega in Prince William Sound for the Summer 2009

**M/Cheshier S/Kacsh** to approve resolution 03-09-24, a resolution of the City Council of the City of Cordova, Alaska, supporting the deployment of the FVF Chenega in Prince William Sound for the Summer 2009.

**Kallander** stated that it has already been publically announced that the Chenega would be coming to Cordova during the Summer of 2009. **Kacsh** asked if the resolution was needed as the Chenega will already be coming here. **Mayor Joyce** stated that he felt it would be important for the City to be on record of having supported the Chenega's return.

Vote on motion: 6 yeas 0 nays. Motion carried.

**M. UNFINISHED BUSINESS - None.**

**N. NEW & MISCELLANEOUS BUSINESS**

29. Update on City Manager and Interim City Manager positions

30. Update on project manager position for school project

**Mayor Joyce** stated that **Squires** had already provided Council with an update on the City Manager and Interim City Manager positions as well as the project manager position.

31. Discussion of the Travel lift rates/facility rules

**Kacsh** asked how competitive the rates are. **Muma** stated that he requested rates from several cities, but only received responses from Kodiak, Wrangle, Valdez and Seward. He stated that they looked at the rates in addition to several different scenarios provided for the Harbor Commission. He stated they wanted to find a middle ground and he thinks that was accomplished and that it is a fair rate. He stated that the Harbor Commission chose the same rate that Wrangle is using. **Kallander** stated that he felt the Harbor Commission and **Muma** did a great job and he felt that the rates are reasonable. **Muma** stated that they did not set up any rates for spurring or blocking as they wanted to leave that alone to create some business for others in the community. **Kallander** stated that he wanted to reconsider how long someone could stay on the boat and maybe initiate a time limit. **Mayor Joyce** suggested that they include language indicating that living aboard a vessel is prohibited beyond 10 days. **Muma** stated he would make some changes before it was brought back to Council. **Koplin** asked if they should be incorporated into the fee resolution for the boat harbor and the port. **Mayor Joyce** indicated that would be appropriate. **Kallander** stated that there have been delays on the travel lift due to PN&D and maybe some issues with the runoff. He asked that Council be willing to have a special meeting if they needed to in order to get the project out to bid as soon as possible. **Mayor Joyce** stated that he did not have any problem calling a special meeting, but he did want to make sure that Council has plenty of time to review and discuss the one hundred percent design drawings. **Kallander** stated that there are some environmental concerns that may not have anything to do with the steel work and he thinks the Council should move forward on the steel work as soon as possible. **Muma** stated that once he gets the plans, he would get them to everybody as soon as possible.

**M/Kacsh S/Cheshier** for a five minute recess.

Hearing no objections, **Mayor Joyce** recessed the meeting at 9:36 p.m.

**Mayor Joyce** reconvened the meeting at 9:45 p.m.

32. Discussion of letter from AIGC and comparison of heat costs of oil and gas in Cordova

**Julene Magnon**, Chief Financial Officer; **Frank Avezac**, Chairman of the Board; and **Paul Rusanowski**, representing Alaska Intrastate Gas Company entered the meeting via teleconference.

**Kacsh** asked how much they think it would cost to put in place the infrastructure in Cordova. **Rusanowski** stated the overall cost would be somewhere in the \$10M-\$11M range. **Kacsh** asked how far that would be reaching out to the outlying areas of Cordova. **Rusanowski** stated they would definitely cover the airport area and they would cover out to the Skater's Cabin area and most of the other areas in town would all be covered. He stated that the only uncertainty was how far down the inlet the pipeline would go. **Kacsh** asked if they have done studies to see what is under the ground and to see how easily that infrastructure could be put into place. **Rusanowski** stated they have not done geotechnical studies, but they would be following along the roads and right-of-ways so

they do not anticipate extensive areas of rocky ground. He stated that their numbers for putting in the infrastructure do include an assessment for difficult digging as a percentage of the total amount of pipe that would be placed. He stated that the percentage of pipeline area for Cordova that would be considered difficult to lay (as opposed to easy to lay) is fifteen percent. **Henrichs** asked if they were accusing someone of racketeering in their letter. **Rusanowski** stated that the term was used in the letter, but that it was in reference to certain actions people could take and an opinion of those actions, but there was no accusation of racketeering. **Henrichs** stated that he has asked **Mayor Joyce** for current financial statements, a current audit and references and up to this point he has not seen any of those things. **Magnon** stated that they have no requirements to do audited financial statements. She stated that it was a very expensive proposition. She continued by stating that it was premature and they would not do that at this time. **Bradford** asked where they came up with the \$10M for infrastructure. **Magnon** stated that they have quotes and memorandums of understanding with builders and suppliers. **Kallander** stated that the City has agreed to purchase gas from the organization previously and it was contingent on the costs being more reasonable than the City currently pays for heating fuel. He stated the letter that was written reiterates what the City has already agreed to, but he did not see that it binds the City any further than it was previously bound to the organization. **Mayor Joyce** stated that he agreed with **Kallander**. **Avezac** stated that the letter is non-binding, but it tells Wells Fargo that they can now move forward and begin working on putting together a more substantial and binding document. He stated that it would also tell AIDEA that the City is serious about lowering their energy costs and moving forward. **Kallander** stated that the City has capital projects that they have worked towards funding for a long time that have strong support. He stated that there are limited funding sources and his concern is that AIGC may be perceived by some funding agencies as representing the capital project priorities for the City. **Mayor Joyce** stated that it does not say anywhere in the letter that this is the number one capital project for the City. He stated that if AIGC wanted to pursue funding through AIDEA or Wells Fargo that is their business and not the City's business. He stated that if they have a business plan that they are going to present to the Council that shows where Cordova falls in that business plan and shows how it will affect the City in long term rates and cost, then the City can begin to get serious with the project. He explained that the letter merely indicates that the City would be willing customers if they can maintain the cost estimates of thirty to fifty percent less than oil. **Kacsh** asked what would happen to the rates if the estimated costs of the infrastructure are off by one hundred percent. **Rusanowski** stated that if the infrastructure costs go up then the rates have to go up by the amount of debt financing that is needed to cover those additional costs; however all of the elements that they have put into the modeling so far are based on realistic construction costs, equipment costs, pipe costs, and placement costs in the ground. He stated that they did not think that an increase of one hundred percent is necessarily in the realm of possibilities, but certainly the numbers will be subject to change when they deal with the current market conditions that fluctuate with the market. **Bretford** asked **Clay Koplin** how much it cost to trench from 6.5 mile to 11 mile. **Koplin** stated that it cost \$2.3M, but it was a very tightly managed project that came in \$300K under budget. **Avezac** stated that in the early stages of the project, he didn't think they would run a pipe from the airport down a road where there were no customers. He stated they would



probably go out as far as they could and then stop and install a satellite system at the airport where there would be a set of tanks with a vaporizer so the airport and all the residences and businesses out there could be serviced. **Kacsh** asked how the low-income families would fund the conversion in their houses. **Avezac** stated that in the budget, there has been sufficient funds budgeted to do the change out in all of the homes. **Rusanowski** stated that additionally, the stimulus package is providing additional funding for high efficiency appliances.

33. Discussion of letter to Alaska Intrastate Gas Company

*M/Kallander S/Cheshier* to direct **Mayor Joyce** to send the letter to AIGC.

**Mayor Joyce** stated that fuel oil is going down in price right now and he asked what the cost of propane was at and how it would relate to the cost estimate provided. **Rusanowski** stated that the higher the cost of fuel oil the cheaper the cost of propane oil. He stated that propane oil is always ten to twenty percent cheaper than fuel oil. He stated that it varies in price depending on the price of fuel oil. **Mayor Joyce** explained that they would have to decide whether or not to come into the City based on the number of customers they would have. He asked how many customers they would need to be interested in coming to Cordova. **Rusanowski** stated that they would need to demonstrate that they can sign up roughly fifty-five percent of the gas load that is available in the community. **Mayor Joyce** stated that even if the City sends the letter, if AIGC doesn't get a large percentage of the community to sign up then nothing will happen. **Rusanowski** stated that was correct.

Vote on motion: 5 yeas 1 nay. Motion carried.

34. Mayor appointment and Council concurrence to fill vacant seat on Library Board

*M/Cheshier S/Kallander* to approve **Mayor Joyce's** appointment of **Allen Marquette** to the Library Board to serve a term that will expire November 2009.

**Allison** pointed out that **Marquette's** letter stated that he wanted to retain his seat on the school board yet the memo indicated that he would be taking someone else's seat. He asked if he was being appointed to another seat until his seat is opened up. **Koplin** explained that his seat expired in November of 2008; however he did not submit a letter of interest and his seat was appointed to someone else. She continued by stating that it came to her attention that another seat was vacant and he is being appointed into this seat on the Library Board.

Vote on motion: 6 yeas 0 nays. Motion carried.

35. Mayor appointment and Council concurrence to fill seats on the Secondhand Smoke Control Committee

*M/Cheshier S/Henrichs* to approve *Mayor Joyce's* appointment of *David Allison, Dave Chipman, Chris Farris, Diane Delpino, and Rochelle Van Den Broek* to the Secondhand Smoke Control Committee.

Vote on motion: 6 yeas 0 nays. Motion carried.

36. Mayor appointment and Council concurrence to fill on the City Manager Assessment Committee

*M/Henrichs S/Kacsh* to approve *Mayor Joyce's* appointment of *Jim Kallander, EJ Cheshier, Dave Allison, Jim Holley, Cathy Sherman, Chris Canaski, Todd Cook, Jim Nygaard, Bruce Cain, and Rob Morrisette* to the City Manager Assessment Committee.

*Mayor Joyce* stated that *Morrisette* and *Nygaard* are out of town and he has not had the opportunity to confirm that they are willing to sit on the committee, but he could make the reasonable assumption that they are willing. *Kallander* stated that he thought *Reggiani* would like to sit on the committee. *Mayor Joyce* stated that there were already three members of Council on the committee and he cannot put a fourth Council member on the committee because then it would be a quorum of Council. *Kacsh* pointed out that there were several City employees on the committee and asked if City employees could choose their own boss. *Mayor Joyce* confirmed that they could and it was important to have staff be a part of the process because they are the ones who will be working with the new City Manager. *Allison* stated that when the meetings are advertised, it should be written on the agenda that there may be a quorum of City Council present.

Vote on motion: 6 yeas 0 nays. Motion carried.

37. Pending Agenda & Calendar

*Mayor Joyce* stated that MRV would be in town on April 15, 2009 and wanted to have a work session. He scheduled that for 6:00 p.m. *Mayor Joyce* stated that there would be a Board of Equalization hearing on April 20, 2009 at 7:00 p.m. *Kacsh* suggested that the list of committees be updated. *Mayor Joyce* stated that Council should look at the existing ordinances regarding pet control and consider what would be suitable for the annexed area. *Koplin* stated that at the April 1, 2009 meeting, the Boy Scouts would be guest speakers on the agenda as they want to make a surprise presentation to the Council. *Mayor Joyce* stated that they wanted to schedule a meeting with *Squires* on March 20, 2009 at 12:00 noon in the Library Meeting Room. *Allison* reminded *Mayor Joyce* that they needed to discuss a committee do the preliminary work on deciding where would be the best location for the Fire/Police Department. *Mayor Joyce* stated that maybe there would be a resolution forming the committee on the next meeting agenda.

## O. AUDIENCE PARTICIPATION

*Corrine Erickson* of 402 First Street thanked the Council members who decided to remain on Council as well as the new Council member who was elected.

**Clay Koplin** of 6.5 Mile stated that he appreciated Council looking at energy options for Cordova as a thirty to fifty percent savings is substantial. **Koplin** stated that wanted to comment on the letter from **Avezac**. The letter states that the Coop will be a gas customer, but he wanted to put that into the context of the conversation that he had with **Avezac**. **Koplin** explained that he told **Avezac** that if they could beat CEC's current cost of fuel and produce a business plan that shows what will and will not be included in the costs, they would be a gas customer. **Koplin** encouraged the Council to ask for a more detailed business plan explaining how they were going to get the gas to the customers and what their investment is in the process.

**Oscar Delpino** of 604 Birch Street stated that he was representing the paid staff of the Fire Department and encouraged Council to reconsider the second position. He stated that the work is getting piled up and there will be more grant management to do especially if they are going forward with the new Police/Fire Department.

## **P. COUNCIL COMMENTS**

### **31. Council's comments**

**Henrichs** stated they would like to see a financial statement and some references from AIGC or he doesn't want to do business with them.

**Bradford** stated that he agreed with **Henrichs**.

**Allison** thanked **Koplin** for his work on the Marine Transportation Board and **Reggiani** for the work he did on the City Buildings Committee. **Allison** asked why there were people on the foreclosure list with a four cent default and expressed that maybe they should consider a minimum amount. He stated that he would be going to Washington DC on behalf of CTC and will bring up any City items that arise. He stated that he believed the City received approximately \$1.5M in timber receipts and would like to see a budget amendment to add those revenues on the next agenda. He expressed that he agreed that the Fire Department needed additional staff and would like to see that on the next agenda as well. With regard to the timber receipts, **Mayor Joyce** stated that there were several options and would like to have a work session to get an idea of what the money will be used for before it is introduced as an action item on the agenda. **Allison** stated that he would agree with that if they would not consider raising any further revenues before it is discussed.

**Cheshier** stated he felt they did need to have a work session to discuss the budget.

**Kacsh** stated he felt they did need to have a work session to discuss the budget.

**Q. ADJOURNMENT**

*M/Kacsh S/Bradford* to adjourn the meeting.

Hearing no objections, *Mayor Joyce* adjourned the meeting at 10:40 p.m.

APPROVED: April 15, 2009

ATTEST:                     *approved*                      
Kimberly D. Escobedo, Deputy City Clerk