

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**

**TABLE OF CONTENTS**

City Deputy Clerk  
Robyn Kincaid

**Section 4**

Police & Fire Facilities Committee Minutes and Packets (pages 221-279)

Police & Fire Facilities Committee Meeting 11-03-09	(page 221)
Police & Fire Facilities Committee Meeting 01-04-10	(page 235)
Police & Fire Facilities Committee Meeting 01-25-10	(page 238)
Police & Fire Facilities Committee Meeting 02-08-10	(page 260)
Regular City Council Meeting 02-17-2010	(page 268)

Committee Members  
David Reggiani, Chair  
Dick Groff  
Tom Bailer  
Mike Hicks  
Chris Canaski

**CITY OF CORDOVA  
POLICE & FIRE FACILITIES COMMITTEE MEETING  
NOVEMBER 3, 2009 @ 7:00 PM  
LIBRARY MEETING ROOM**

**AGENDA**

**A. CALL TO ORDER**

**B. ROLL CALL**

David Reggiani, Dick Groff, Tom Bailer, Mike Hicks and  
Chris Canaski

**C. APPROVAL OF MINUTES – None.**

**D. NEW & MISCELLANEOUS BUSINESS**

1. Mayor's presentation of committee's tasks and goals
2. Review findings of the City Buildings Committee (page 1)
3. Discussion regarding site locations
4. Identify informational needs for site concept design

**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.**

---

## A MEMO FROM LILA KOPLIN, CITY CLERK

---

DATE: March 12, 2009

TO: Mayor and City Council

CC: File

SUBJECT: Recommendation to City Council regarding old City Buildings

---

The City Buildings Committee met during the months of December, January and February to discuss options to eliminate one City structure (the library/museum or city hall) after completion of the Cordova Center and the library museum and city hall employees have moved into the new building.

The Committee did select a preferred option and held public hearings on February 9<sup>th</sup> and 23<sup>rd</sup>. The recommended option is as follows:

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.

The Committee also selected relocation options for the Police and Fire Departments as follows:

1. Second Street, Memorial Park location
2. Copper River Highway near cemetery
3. 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

**POLICE & FIRE FACILITIES COMMITTEE MEETING  
NOVEMBER 3, 2009 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Chairman David Reggiani* called the Police & Fire Facilities Committee meeting to order at 7:00 PM on November 3, 2009 in the Library Meeting Room.

**B. ROLL CALL**

Present were *Chair Dave Reggiani*, Committee Members *Dick Groff*, *Tom Bailer*, *Mike Hicks* and *Chris Canaski*. Also present was *Mayor Tim Joyce*.

**C. APPROVAL OF MINUTES - none**

**D. NEW & MISCELLANEOUS BUSINESS**

1. Mayor's presentation of committee's tasks and goals

*Mayor Joyce* mentioned that within a year or so, the City will be breaking ground on the Cordova Center. Upon completion, the entirety of City Hall would be housed in the new building and the Police Department and Fire Hall would be left in the old building. He has been made aware of possible FEMA grants and funds that could be attained for the construction of a new Police and Fire facility (the old building is very inefficient as well as being located within the tsunami zone). He said that the issue is location, which is why this diverse group has been assembled. Primarily, we want it out of the tsunami zone. *Mayor Joyce* asked that they look at several locations and determine the pros and cons of each so as to make a list of their top 2 or 3 locations to the City Council. *Mayor Joyce* also asked them to keep in mind the possibility of the state police moving into such a building as well. He had been talking to the Governor recently and that came up as to whether other state offices could be accommodated within the Cordova Center or a new Police and Fire Facility building.

*Reggiani* said that he will run this meeting as an open discussion more as a work session and pretty informally.

2. Review findings of the City Buildings Committee
3. Discussion regarding site locations

*Reggiani* said that the City buildings committee had nailed down a few options so he thought he would begin the conversation there.

The highway lot between the cemetery and Eagle Contracting was one spot that was discussed. The LeFevre location was also thought to be a nice central location where

access to all locations around town would be easy. **Hicks** said that the Second Street location could cause a hazard to school kids – in the case of an emergency with speeding response vehicles near a school location. Secondly he said that vehicle turnaround could be an issue there.

**Dick Groff** said that a tsunami may reach the Copper River Highway location that is being discussed (it is still an unknown – a new flood map needs to be created).

Discussion switched to the current museum and library location. **Hicks** said it would be his ideal location. **Canaski** said that the facilities committee had concluded that it should be sold because it was prime retail property.

Size of building was discussed and **Hicks** and **Groff** mentioned that they need more space than they have now – at least six bays would be ideal. Location was discussed and **Bailer** said it would just add to town if a nice big, new building were placed in this location (i.e. the current location of museum/library). **Hicks** agreed that there are so many other users of the training room at the fire hall presently. **Groff** mentioned that if it were built the right way, the fire hall could be used as an adjunct to the Cordova Center facility. Therefore, a location right across the street from the Cordova Center would be ideal. **Groff** said that the driveway (i.e. the front part) of a fire hall needs to be the length of the vehicle plus 15 feet. That makes for a large lot.

**Bailer** posed the option of getting rid of the alley behind the current museum and library and taking up the entire snow dump lots and the museum/library lots. **Hicks** and **Bailer** seemed to lean toward this idea. The loss of a business/retail Main Street location was brought up, but **Bailer** mentioned several other Main Street locations that had been on the market for a long time and even the ones that did sell, there was no development of those lots in the works.

**Groff** said they had toyed with the idea of using the library building, but after some investigation it was determined that it wouldn't work.

**Bailer** said for the next meeting he would like to see more specific drawings of necessary size of building for both Fire and Police. **Canaski** said he would have to get with the state about specifics on jail size as well. Discussion ensued regarding what other entities would be interested in moving into a new structure (DMV, State Troopers, and Courthouse). These were mentioned as possibilities.

**Reggiani** said he was writing down homework for the next meeting:

**Groff** to draw a footprint for Fire Department needs

**Canaski** to draw a footprint for Police needs (including DMV); and reach out to the USFS and see if they would be interested in an office for their enforcement officer

**Hicks** to look into the needs of the troopers (would they be interested in moving in and how much space they would need)

**Bailer** was to get with the planner to get plats of each of the locations discussed

#### 4. Identify informational needs for site concept design

**Canaski** asked about funding sources. He has yet to find a grant that is specifically for Police Department Buildings. **Reggiani** said we would get to that discussion at the next meeting. **Hicks** and **Groff** said they would get with **Oscar Delpino** about

Fire Department building grants as well before the next meeting. He also asked for input on time and date for the next meeting. It was decided to meet again on December 7, 2009. More discussion occurred concerning the library/museum lots as well as the snow dump/park lots and maybe being able to retain a front row on Main Street that would still allow business opportunities.

**E. AUDIENCE PARTICIPATION – None**


**F. COMMITTEE COMMENTS - None**

**G. ADJOURNMENT**

*M/Bailer S/Groff* to adjourn the meeting at 8:10 PM  
Hearing no objection, Reggiani adjourned the meeting.

APPROVED: January 4, 2010

Attest:

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



Committee Members

David Reggiani, Chair ✓  
Dick Groff ✓  
Tom Bailer ✓  
Mike Hicks ✓  
Chris Canaski abs

arrived @ 7:09 PM

CITY OF CORDOVA  
POLICE & FIRE FACILITIES COMMITTEE MEETING  
JANUARY 4, 2010 @ 7:00 PM  
LIBRARY MEETING ROOM

7:07

AGENDA

A. CALL TO ORDER

B. ROLL CALL

David Reggiani, Dick Groff, Tom Bailer, Mike Hicks and  
Chris Canaski

C. APPROVAL OF MINUTES

(voice vote)

1. Minutes of 11-03-09 Police & Fire Facilities  
Committee Meeting

(page 1)

5-0

D. NEW & MISCELLANEOUS BUSINESS

2. Fire department space needs – Groff  
3. Police department space needs – Canaski  
4. AK Trooper's potential space needs – Hicks  
5. Vacation of alley way behind Library/Museum – Hicks  
6. Review current Plat(s) – Bailer

(page 4)

(page 6)

(page 7) Dean said  
yes

E. AUDIENCE PARTICIPATION

no

F. COMMITTEE COMMENTS

G. ADJOURNMENT

M/Bailer  
S/Hicks

no obj 8:45 PM

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



POLICE & FIRE FACILITIES COMMITTEE MEETING  
NOVEMBER 3, 2009 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES

A. CALL TO ORDER

*Chairman David Reggiani* called the Police & Fire Facilities Committee meeting to order at 7:00 PM on November 3, 2009 in the Library Meeting Room.

B. ROLL CALL

Present were *Chair Dave Reggiani*, Committee Members *Dick Groff*, *Tom Bailer*, *Mike Hicks* and *Chris Canaski*. Also present was *Mayor Tim Joyce*.

C. APPROVAL OF MINUTES - none

D. NEW & MISCELLANEOUS BUSINESS

1. Mayor's presentation of committee's tasks and goals

*Mayor Joyce* mentioned that within a year or so, the City will be breaking ground on the Cordova Center. Upon completion, the entirety of City Hall would be housed in the new building and the Police Department and Fire Hall would be left in the old building. He has been made aware of possible FEMA grants and funds that could be attained for the construction of a new Police and Fire facility (the old building is very inefficient as well as being located within the tsunami zone). He said that the issue is location, which is why this diverse group has been assembled. Primarily, we want it out of the tsunami zone. *Mayor Joyce* asked that they look at several locations and determine the pros and cons of each so as to make a list of their top 2 or 3 locations to the City Council. *Mayor Joyce* also asked them to keep in mind the possibility of the state police moving into such a building as well. He had been talking to the Governor recently and that came up as to whether other state offices could be accommodated within the Cordova Center or a new Police and Fire Facility building.

*Reggiani* said that he will run this meeting as an open discussion more as a work session and pretty informally.

2. Review findings of the City Buildings Committee
3. Discussion regarding site locations

*Reggiani* said that the City buildings committee had nailed down a few options so he thought he would begin the conversation there.

The highway lot between the cemetery and Eagle Contracting was one spot that was discussed. The LeFevre location was also thought to be a nice central location where

access to all locations around town would be easy. **Hicks** said that the Second Street location could cause a hazard to school kids – in the case of an emergency with speeding response vehicles near a school location. Secondly he said that vehicle turnaround could be an issue there.

**Dick Groff** said that a tsunami may reach the Copper River Highway location that is being discussed (it is still an unknown – a new flood map needs to be created).

Discussion switched to the current museum and library location. **Hicks** said it would be his ideal location. **Canaski** said that the facilities committee had concluded that it should be sold because it was prime retail property.

Size of building was discussed and **Hicks** and **Groff** mentioned that they need more space than they have now – at least six bays would be ideal. Location was discussed and **Bailer** said it would just add to town if a nice big, new building were placed in this location (i.e. the current location of museum/library). **Hicks** agreed that there are so many other users of the training room at the fire hall presently. **Groff** mentioned that if it were built the right way, the fire hall could be used as an adjunct to the Cordova Center facility. Therefore, a location right across the street from the Cordova Center would be ideal. **Groff** said that the driveway (i.e. the front part) of a fire hall needs to be the length of the vehicle plus 15 feet. That makes for a large lot. **Bailer** posed the option of getting rid of the alley behind the current museum and library and taking up the entire snow dump lots and the museum/library lots. **Hicks** and **Bailer** seemed to lean toward this idea. The loss of a business/retail Main Street location was brought up, but **Bailer** mentioned several other Main Street locations that had been on the market for a long time and even the ones that did sell, there was no development of those lots in the works.

**Groff** said they had toyed with the idea of using the library building, but after some investigation it was determined that it wouldn't work.

**Bailer** said for the next meeting he would like to see more specific drawings of necessary size of building for both Fire and Police. **Canaski** said he would have to get with the state about specifics on jail size as well. Discussion ensued regarding what other entities would be interested in moving into a new structure (DMV, State Troopers, and Courthouse). These were mentioned as possibilities.

**Reggiani** said he was writing down homework for the next meeting:

**Groff** to draw a footprint for Fire Department needs -

**Canaski** to draw a footprint for Police needs (including DMV); and reach out to the USFS and see if they would be interested in an office for their enforcement officer

**Hicks** to look into the needs of the troopers (would they be interested in moving in and how much space they would need)

**Bailer** was to get with the planner to get plats of each of the locations discussed

#### 4. Identify informational needs for site concept design

**Canaski** asked about funding sources. He has yet to find a grant that is specifically for Police Department Buildings. **Reggiani** said we would get to that discussion at the next meeting. **Hicks** and **Groff** said they would get with **Oscar Delpino** about

Fire Department building grants as well before the next meeting. He also asked for input on time and date for the next meeting. It was decided to meet again on December 7, 2009. More discussion occurred concerning the library/museum lots as well as the snow dump/park lots and maybe being able to retain a front row on Main Street that would still allow business opportunities.

**E. AUDIENCE PARTICIPATION – None**

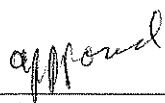
**F. COMMITTEE COMMENTS - None**

**G. ADJOURNMENT**

*M/Bailer S/Groff* to adjourn the meeting at 8:10 PM  
Hearing no objection, Reggiani adjourned the meeting.

APPROVED:

Attest:

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

POLICE AND FIRE FACILITIES COMMITTEE  
December 2, 2009

Fire Department Requirements—Preliminary

Apparatus Bay—6 double deep bays, 15' wide by 80' long	7,440 sq ft
Fire Chief's Office—10' X 10'	100
Fire Marshal's Office—10' X 14'	140
Library/Conference—16' X 20'	320
Administrative Storage/Copy Room—14' X 16'	224
Administrative Office—10' X 16'	160
Workshop/Toolroom—16' X 16'	256
Laundry (inc. slop sink and drying rack)—9' X 5'	45
EMS Supply Room—10' X 14'	140
Compressor, Bottle Storage, SCBA Maint.—10' X 15'	150
Firematic Storage—12' X 14'	168
Hose Tower—12' X 12'	144
Medical Cleanup/Decon Room—10' X 10'	100
Technical Rescue Locker—10' X 14'	140
Fire Dept. Specific Net Requirements	9,527 sq ft
F.D. Specific Gross Requirements (net X 1.15)	10,956

Police and Fire Shared Spaces—Preliminary

Mechanical Spaces:	
Boiler Room—10' X 20'	200 sq ft
Electrical Switch Gear—6' X 12'	72
Water Service—2' X 8'	16
Emergency Generator—10' X 20'	200
Vertical Movement:	
Stairways—2 @ 8' X 20' each	320
Elevator—7' X 9'	63
Elevator Machine Room—6' X 8'	48
Dispatch Center (inc. Console, Radio, Computer Equipment, Toilet, and Kitchenette—16' X 30'	480
Entry Vestibule, Lobby, Reception	100
Janitors Closets (one each floor @ 16 sq ft)	32
Drinking Fountains (one each floor @ 6 sq ft)	12
Toilet Facilities ADA Compliant	
Men's (one each floor @ 100 sq ft)	200
Women's (one each floor @ 128 sq ft)	256
Fitness Room—12' X 16'	192
Lounge/Day Room—25' X 30'	750
Training/Conference Room (16 sq ft per person @ 80)	1280
Conference Room Storage—12' X 16'	192

Commercial Kitchen—16' X 24'  
Pantry/Storage—8' X 12'

384 sq ft  
96

Shared Space Net Requirements  
Shared Space Gross Requirements (net X 1.15)

4893 sq ft  
5627

POLICE AND FIRE FACILITIES COMMITTEE

JAN. 4, 2010

POLICE FACILITIES:

TWO STORY, 2800 SQ FT PER FLOOR (40X70) DOUBLE PRESENT SPACE

FIRST FLOOR

1. THREE JAIL CELLS, 12X20 EACH (240 SQ FT EACH)
2. ONE JAIL DAY ROOM, 11 X 40 (440 SQ FT)
3. JAIL INTAKE AREA, 12 X 20 (240 SQ FT)
4. BOOKING AREA, 20 X 20 (400 SQ FT)
5. EQUIPMENT ROOM, 20 X 20 (400 SQ FT)
6. ADMIN ASSISTANT OFFICE, 15 X 15 (225 SQ FT)
7. RECEPTION AREA, 15 X 15 (225 SQ FT)
8. SUPPLY ROOM, 10 X 15 (150 SQ FT)

SECOND FLOOR

1. SQUAD ROOM 25 X 30, (750 SQ FT)
2. INTERVIEW ROOM, 15 X 15 (225 SQ FT)
3. KITCHEN, 15 X 15 (225 SQ FT)
4. EVIDENCE ROOM, 15 X 15 (225 SQ FT)
5. BATHROOM/SHOWER, 10 X 15 (150 SQ FT)
6. CONFERENCE ROOM, 15 X 15 (225 SQ FT)
7. CHIEF'S OFFICE, 20 X 20 (400 SQ FT)
8. DISPATCH CENTER 20 X 20 (400 SQ FT)
9. HALLWAY, 5 X 40 (200 SQ FT)

5600 TOTAL SQ FT. DIMENSIONS CAN BE ADJUSTED.

**Susan**

---

**From:** Hicks, Michael W (DPS) [michael.hicks@alaska.gov]  
**Sent:** Tuesday, December 29, 2009 11:58 AM  
**To:** Susan  
**Subject:** RE: mtg 1/4

I talked to Oscar about the alley property. He says the alley belongs to the city and should not be a problem.

I tasked to Sgt. Morrisett about the possibility of renting office space to the Troopers. That would be a headquarters decision but headquarters is always reevaluating rentals, property, etc. So it is a possibility that the Troopers could rent office space from the city, but not a guarantee.

Those were my two assignments. When is the next meeting? Monday 01/04?

Mike

---

**From:** Susan [mailto:cityclerk2@cityofcordova.net]  
**Sent:** Tue 12/29/2009 9:53 AM  
**To:** policechief@cityofcordova.net; dave.pwsac@ak.net; Hicks, Michael W (DPS); groff@ctcak.net; bailerak@ctcak.net  
**Subject:** mtg 1/4

Committee members,

One last call out to you guys as to whether you want to submit anything for the packet that I will be preparing tomorrow (12/30/09). Please see attached agenda which shows what you were responsible for presenting to the committee. Mr. Groff is the only one who has submitted his material to me. If you want me to make copies on Monday of anything you want to bring to the meeting, please let me know on Monday morning.

Thanks,  
Susan

Susan Bourgeois, Deputy City Clerk  
City of Cordova, Alaska  
PO Box 1210  
Cordova, AK 99574  
907.424.6286

**POLICE & FIRE FACILITIES COMMITTEE MEETING  
JANUARY 4, 2010 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Chairman David Reggiani* called the Police & Fire Facilities Committee meeting to order at 7:07 PM on January 4, 2010 in the Library Meeting Room.

**B. ROLL CALL**

Present were *Chair Dave Reggiani*, Committee Members *Dick Groff*, *Tom Bailer*, and *Mike Hicks*. Also present was *Deputy City Clerk Susan Bourgeois*.

*Reggiani* asked for an approval of the agenda.

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

Vote on motion: 4 yeas 0 nays 1 absent (Canaski). Motion carried.

*Canaski* arrived at 7:09 PM.

**C. APPROVAL OF MINUTES**

1. Minutes of 11-03-09 Police & Fire Facilities Committee Meeting

*M/Bailer S/Hicks* to approve the minutes of the 11-03-09 meeting.

Vote on motion: 5 yeas 0 nays. Motion carried.

**D. NEW & MISCELLANEOUS BUSINESS**

2. Fire department space needs – Groff

*Dick Groff* explained that he took information from the fire department manuals in order to arrive at the figures that were included in the packet. He included the absolutely necessary rooms that he thought the Cordova Fire Department needed and used the minimum space requirements according to the manuals. Then the book also suggested multiplying the net space by 1.15 to allow for hallways and wall width etc. Fire department alone came to 10,956 square feet and shared space came to 5,627 square feet. *Groff* went on to explain that there were water fountains and restrooms included as well as a fitness room. He said that he would like to see the fitness room accessible by the public as well.

*Reggiani* said that the fitness room was an important addition because the idea of getting out of the Bidarki building came up with Council during budget time this year especially because of the new gym at the school as well as this multi-use building.

*Bailer* commented on the size of the boiler room – thought it didn't need to be so big. There was some discussion about a training room and the size of that as well. *Bailer* tried to calculate



the total size of the building according to what **Groff** had written as to the needs of the Fire Department.

3. Police department space needs – Canaski

**Canaski** spoke to the needs of the Police Department. He would like to see 5,600 square feet total on two stories which is twice as big as what the department has currently.

4. AK Trooper's potential space needs – Hicks

**Hicks** said that the troopers could rent space but he has no commitment, they are often looking at what else is available in town. He said really they would only need a 20 foot by 20 foot office. He said they would need a 10 foot by 12 foot bedroom size space for visiting troopers and/or instructors.

**Groff** mentioned that there will need to be some storage space for the disaster relief equipment that we are getting. He also showed the committee a binder that he had created containing pictures of some new fire stations around the country. He said he pulled these pictures according to whether he thought they had specific design elements that might suit a new station in Cordova.

5. Vacation of alley way behind Library/Museum – Hicks

**Hicks** said that in speaking with **Oscar Delpino**, the alleyway behind the museum building is owned by the City and could be vacated easily (i.e. is not currently an ingress or egress that is needed for Fire reasons).

6. Review current Plat(s) – Bailer

The committee looked over the map book pages of the City lots that they had been discussing (i.e. the current museum/library lots as well as the Children's memorial park and snow dump lots behind it). This area consists of 17 lots at 25 feet by 100 feet which equals 42,500 square feet (almost 1 acre).

**Groff** said that **Gary Squires** had sketched a building that would fit on the front 6 lots only and it was 150 feet wide on First Street and 80 feet deep. This was a five bay station not six bays as is being asked for now. There were questions at this time as to whether this proposed building would fit on these lots when parking was considered. The committee agreed that an architect or professional or engineer could probably find a way to fit this building onto these lots.

**Reggiani** wanted to come back to the task of the committee and asked to brainstorm the pros and cons of the sites that have been discussed. The committee had narrowed things down to the two sites: 1) the one being discussed (museum library building area); 2) Copper River Highway area between cemetery and Eagle Contracting.

Site 1) – pros: centrally located; police & fire presence on Main Street; close to highest volume of calls (harbor, canneries, downtown); out of tsunami zone – cons: put more traffic in high traffic zone; loss of snow dump site

Site 2) – pros: fewer traffic woes; fewer parking issues – cons: not centrally located – no walk-in ability; topography of land; shady

**Reggiani** suggested the committee ponder these pros and cons, get the plat for the highway location and then get together for one more meeting.

There was a question about whether the USFS enforcement officers would want office space at such a new building and **Sue Farzan** of the USFS said it was possible, she could ask the current officer, and she mentioned that there is presently a second officer in training so that there will be two shortly.

**Hicks** said that he would look into parking lot sizes and parking needs before the next meeting. He mentioned measuring the size of the current City Hall. The committee would like to see the plat of the City Hall building lots too. The next meeting was scheduled for January 18 at 7PM in the Library Meeting Room.

#### **E. AUDIENCE PARTICIPATION – None**

#### **F. COMMITTEE COMMENTS**

**Hicks** said we should push for this right now.

**Groff** mentioned that the pricing in the books he's been looking at have the lowest per square foot as \$142 and most were under \$250. **Bailer** said you would be looking at \$400 per square foot here including dirt work etc.

#### **G. ADJOURNMENT**

**M/Bailer S/Hicks** to adjourn the meeting at 8:45 PM  
Hearing no objection, **Reggiani** adjourned the meeting.

APPROVED: January 25, 2010

Attest:                     *approv*                      
Susan Bourgeois, Deputy City Clerk



Committee Members

✓ David Reggiani, Chair  
✓ Dick Groff  
✓ Tom Bailer  
✓ Mike Hicks  
✓ Chris Canaski

**CITY OF CORDOVA  
POLICE & FIRE FACILITIES COMMITTEE MEETING  
JANUARY 25, 2010 @ 7:30 PM  
LIBRARY MEETING ROOM**

**AGENDA**

7:40

✓ **A. CALL TO ORDER**

✓ **B. ROLL CALL**

David Reggiani, Dick Groff, Tom Bailer, Mike Hicks and  
Chris Canaski

m/Bailer  
s/Hicks

✓ **C. APPROVAL OF AGENDA**

(voice vote) 5-0

✓ **D. APPROVAL OF MINUTES**

(voice vote)

1. Minutes of 01-04-10 Police & Fire Facilities  
Committee Meeting

(page 1) 5-0

m/Bailer  
s/Canaski

✓ **E. NEW & MISCELLANEOUS BUSINESS**

2. Discuss pros and cons of each location:

a. Museum/Library/Snow dump

(page 4)

on Adams between First and Second

i) current City Hall location – informational

(page 5)

b. Copper River Hwy adjacent to Cemetery

(page 14)

✓ **F. AUDIENCE PARTICIPATION**

✓ **G. COMMITTEE COMMENTS**

✓ **H. ADJOURNMENT**

m/Hicks  
s/Canaski

no obs  
8:47 pm

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

POLICE & FIRE FACILITIES COMMITTEE MEETING  
JANUARY 4, 2010 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES

A. CALL TO ORDER

*Chairman David Reggiani* called the Police & Fire Facilities Committee meeting to order at 7:07 PM on January 4, 2010 in the Library Meeting Room.

B. ROLL CALL

Present were *Chair Dave Reggiani*, Committee Members *Dick Groff*, *Tom Bailer*, and *Mike Hicks*. Also present was *Deputy City Clerk Susan Bourgeois*.

*Reggiani* asked for an approval of the agenda.

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

Vote on motion: 4 yeas 0 nays 1 absent (Canaski). Motion carried.

*Canaski* arrived at 7:09 PM.

C. APPROVAL OF MINUTES

1. Minutes of 11-03-09 Police & Fire Facilities Committee Meeting

*M/Bailer S/Hicks* to approve the minutes of the 11-03-09 meeting.

Vote on motion: 5 yeas 0 nays. Motion carried.

D. NEW & MISCELLANEOUS BUSINESS

2. Fire department space needs – Groff

*Dick Groff* explained that he took information from the fire department manuals in order to arrive at the figures that were included in the packet. He included the absolutely necessary rooms that he thought the Cordova Fire Department needed and used the minimum space requirements according to the manuals. ~~Then he remembered that it was a dual purpose building and he added lots of shared spaces (i.e. shared with police and/or public).~~ Then the book also suggested multiplying the net space by 1.15 to allow for hallways and wall width etc. Fire department alone came to 10,956 square feet and shared space came to 5,627 square feet. *Groff* went on to explain that there were water fountains and restrooms included as well as a fitness room. He said that he would like to see the fitness room accessible by the public as well.

*Reggiani* said that the fitness room was an important addition because the idea of getting out of the Bidarki building came up with Council during budget time this year especially because of the new gym at the school as well as this multi-use building.

**Bailer** commented on the size of the boiler room – thought it didn't need to be so big. There was some discussion about a training room and the size of that as well. **Bailer** tried to calculate the total size of the building according to what **Groff** had written as to the needs of the Fire Department.

### 3. Police department space needs – Canaski

**Canaski** spoke to the needs of the Police Department. He would like to see 5,600 square feet total on two stories which is twice as big as what the department has currently.

### 4. AK Trooper's potential space needs – Hicks

**Hicks** said that the troopers could rent space but he has no commitment, they are often looking at what else is available in town. He said really they would only need a 20 foot by 20 foot office. He said they would need a 10 foot by 12 foot bedroom size space for visiting troopers and/or instructors.

**Groff** mentioned that there will need to be some storage space for the disaster relief equipment that we are getting. He also showed the committee a binder that he had created containing pictures of some new fire stations around the country. He said he pulled these pictures according to whether he thought they had specific design elements that might suit a new station in Cordova.

### 5. Vacation of alley way behind Library/Museum – Hicks

**Hicks** said that in speaking with **Oscar Delpino**, the alleyway behind the museum building is owned by the City and could be vacated easily (i.e. is not currently an ingress or egress that is needed for Fire reasons).

### 6. Review current Plat(s) – Bailer

The committee looked over the map book pages of the City lots that they had been discussing (i.e. the current museum/library lots as well as the Children's memorial park and snow dump lots behind it). This area consists of 17 lots at 25 feet by 100 feet which equals 42,500 square feet (almost 1 acre).

**Groff** said that **Gary Squires** had sketched a building that would fit on the front 6 lots only and it was 150 feet wide on First Street and 80 feet deep. This was a five bay station not six bays as is being asked for now. There were questions at this time as to whether this proposed building would fit on these lots when parking was considered. The committee agreed that an architect or professional or engineer could probably find a way to fit this building onto these lots.

**Reggiani** wanted to come back to the task of the committee and asked to brainstorm the pros and cons of the sites that have been discussed. The committee had narrowed things down to the two sites: 1) the one being discussed (museum library building area); 2) Copper River Highway area between cemetery and Eagle Contracting.

Site 1) – pros: centrally located; police & fire presence on Main Street; close to highest volume of calls (harbor, canneries, downtown); out of tsunami zone – cons: put more traffic in high traffic zone; loss of snow dump site

Site 2) – pros: fewer traffic woes; fewer parking issues – cons: not centrally located – no walk-in ability; topography of land; shady

**Reggiani** suggested the committee ponder these pros and cons, get the plat for the highway location and then get together for one more meeting.

There was a question about whether the USFS enforcement officers would want office space at such a new building and **Sue Farzan** of the USFS said it was possible, she could ask the current officer, and she mentioned that there is presently a second officer in training so that there will be two shortly.

**Hicks** said that he would look into parking lot sizes and parking needs before the next meeting. He mentioned measuring the size of the current City Hall. The committee would like to see the plat of the City Hall building lots too. The next meeting was scheduled for January 18 at 7PM in the Library Meeting Room.

#### E. AUDIENCE PARTICIPATION – None

#### F. COMMITTEE COMMENTS

**Hicks** said we should push for this right now.

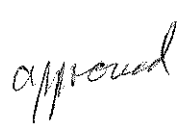
**Groff** mentioned that the pricing in the books he's been looking at have the lowest per square foot as \$142 and most were under \$250. **Bailer** said you would be looking at \$400 per square foot here including dirt work etc.

#### G. ADJOURNMENT

**M/Bailer S/Hicks** to adjourn the meeting at 8:45 PM  
Hearing no objection, **Reggiani** adjourned the meeting.

APPROVED:

Attest:

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

ERRACE Avenue	6 765
	7 766
	8 767
	9 768
	10 769

FIRST Street	5 774
	6 775
	7 776
	8 777
	9 778
	10 779

	784 15
	783 14
	782 13
	781 12
	780 11

	6 795
	7 796
	8 797
	9 798
	10 799

	7 821
	8 822
	9 823
	10 824
	11 825

Street	401 1
	403 2
	405 3
	407 4
	409 5
	411 6
	413 7
	415 8
	417 9
	419 10
	421 11
	423 12
	425 13
	427 14
	429 15

	32 716
	31 715
	30 714
	29 713
	28 712
	27 711
	26 710
	25 709
	24 708
	23 707
	22 706
	21 705
	20 704
	19 703
	18 702
	17 701

1A 01-1)	601
	3 603
	4 604
	5 605
	6 606
	7 607
	8 608
	9 609
	10 610
	11 611
	12 612
	13 613
	14 614
	15 615
	16 616

	632 32
	631 31
	630 30
	629 29
	628 28
	627 27
	626 26
	625 25
	624 24
	623 23
	622 22
	621 21
	620 20
	619 19
	618 18
	617 17

1 101	30A 132	29A 130
2 102		
3 103		
4 104		
5 105		
6 106		
7 107		
8 108		
9 109		
10 110		
11 111		
12 112		
13 113		
14 114		
15 115		
16 116		

1 301	
2 302	
3 303	
4 304	
5 305	
6 306	
7 307	
8 308	
9 309	
10 310	
11 311	
12 312	
13 313	
14 314	
15 315	
16 316	

36 557	
35 556	
34 555	
33 554	
32 553	
31 552	
30 551	
29 550	
28 549	
27 548	
26 547	
25 546	
24 545	
23 544	
22 543	
21 542	
20 541	
19 540	

1 501	
2 502	
3 503	
4 504	
5 505	
6 506	
7 507	
8 508	
9 509	
10 510	
11 511	
12 512	
13 513	
14 514	
15 515	
16 516	
17 517	
18 518	

536 36	
535 35	
534 34	
533 33	
532 32	
531 31	
530 30	
529 29	
528 28	
527 27	
526 26	
525 25	
524 24	
523 23	
522 22	
521 21	
520 20	
519 19	

1 151	184 36
2 152	183 35
3 153	182 34
4 154	181 33
5 155	180 32
6 156	179 31
7 157	178 30
8 158	177 29
9 159	176 28
11 160	175 26
12 161	174 25
13 162	173 24
14 163	172 23
15 164	171 22
16 165	170 21
17 166	169 20
18 167	168 19

1 261	
2 262	
3 263	
4 264	
5 265	
6 266	
7 267	
8 268	
9 269	
10 270	
11 271	
12 272	
13 273	
14 274	

20 934	
19 933	
18 932	
17 931	
16 930	
15 929	

1 901	
2 902	
3 903	
4 904	
5 905	
6 906	

920 20	
919 19	
918 18	
917 17	
916 16	
915 15	

1 201	220 20
2 202	219 19
3 203	218 18
4 204	217 17
5 205	216 16
6 206	215 15

1 231	
2 232	
3 233	
4 234	
5 235	
6 236	

4B

Nichols Way

RAILROAD

Railroad Ave

Water St

WATER

5

Adams Ave

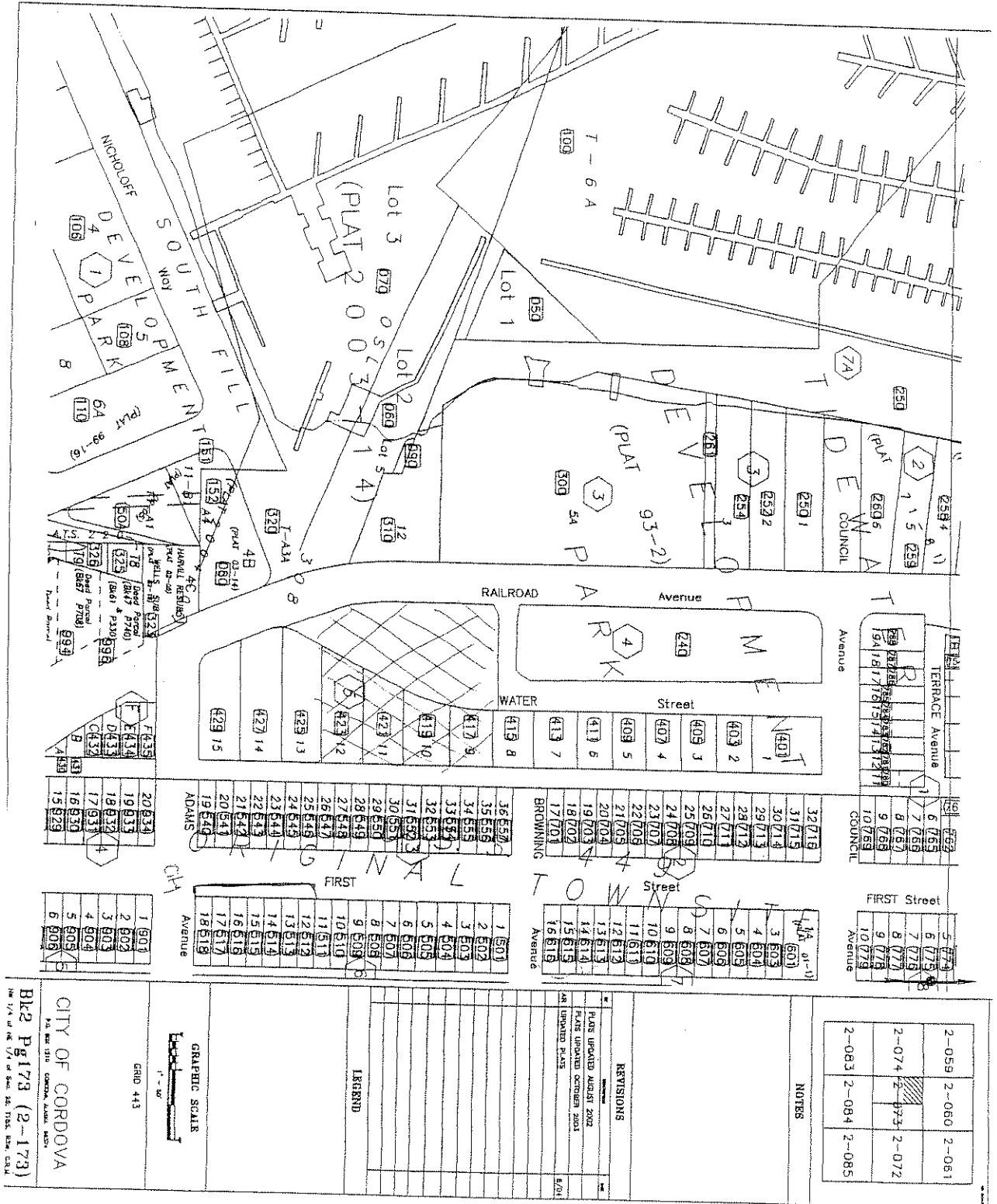
3

FIRST

Copper River Highway

Browning Ave









02-173-417 CITY OF CORONA  
TIDELAND DEVELOPMENT PARK  
BLOCK 5 LOT 9  
0010-012-13-00

02-173-419 CITY OF CORONA  
TIDELAND DEVELOPMENT PARK  
BLOCK 5 LOT 10  
0010-012-13-00

02-173-421 CITY OF CORONA  
TIDELAND DEVELOPMENT PARK  
BLOCK 5 LOT 11  
0010-012-13-00

02-173-423 CITY OF CORONA  
TIDELAND DEVELOPMENT PARK  
BLOCK 5 LOT 12  
0010-012-13-00

247

Size: IRREGULARArea: 38,972 sqUse Zone: PL1

Valuation Code:

Land Use: COMM - CITY HALL Unit Price: \$25

INFLUENCES:	PLUS	MINUS
Depth		
Topography		
Irregular		
View		
Drainage		
Physical Barriers		
Access	✓	
Corner		
Water	✓	
Sewer	✓	
Sidewalk		
Paving	✓	
Alley		
Curb & Gutter		
Other		
TOTAL		
Net + (-)		

Year of Valuation: 1997Basic Land Value 204,600Plus or (Minus) Factors x 1.15 (Zoning)Net Value of Land 235,300

Remarks:

LAND VALUE

\$155,900

YEAR	OWNER	ASSESSED VALUATION			REASON FOR CHANGE
		Land	Bldgs.	Total	
85	City of Cordova	176,000	1,600,000	1,776,000	
86	" " "	176,000	1,600,000	1,776,000	
87	" " "	176,000	1,600,000	1,776,000	
1988		176,000	1,600,000	1,776,000	
1989		155,900	1,376,300	1,532,200	1989 INSURANCE VALUE
90		✓	✓	✓	
91		✓	✓	✓	
1993		155,900	1,650,000	1,805,900	INSURANCE VALUE 1993
1996		155,900	1,815,000	1,970,900	" "
1997		204,600	1,815,000	2,019,600	REAPP JW
2001		204,600	1,815,000	2,019,600	REAPP (P.H.S.)
2003	CITY OF CORDOVA	204,600	1,815,000	2,019,600	
2005		204,600	1,815,000	2,019,600	2004 Reappraisal (P.H.S.)
2006	CITY OF CORDOVA	235,300	1,815,000	2,050,300	LAND ADJ. 15%
2007	" "	235,300	1,915,000	2,050,300	
2009		235,300	1,815,000	2,050,300	REVIEW - N.C. AC

REMARKS: 2/93 EST. N.C. AC

10/96 INSP EST N/C REAPP JW/JJ



Mailing Address 6101 E. Police & Fire Station

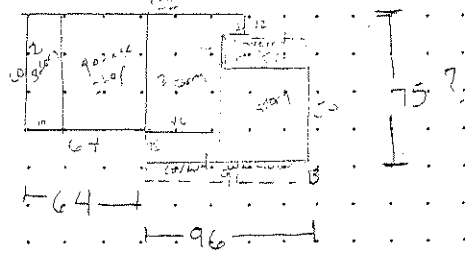
Islands  
New Park

Permits \_\_\_\_\_ Date Built 1976 Effec. Age \_\_\_\_\_  
 ent. \_\_\_\_\_ R.T. \_\_\_\_\_

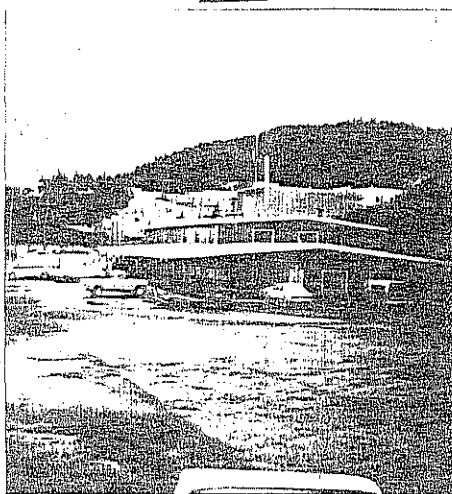
Observed Physical Condition	Exterior	P (A) G E	Interior	P (A) G E	Foundation	P (A) G E
<b>BUILDING TYPE AND USE</b>	<b>4. EXTERIOR</b>		<b>6. INTERIOR (Continued)</b>		<b>7. FLOORS (Continued)</b>	
SFR _____	Concrete _____ Block _____		Trim <u>SHWOOD</u> Kind _____		FINISH _____	
2 FR _____	Sheathing _____ Kind _____		Grade P (A) G E		Kitchen _____	
Other <u>CITY HALL</u>	Building Paper _____		Windows <u>WIRE MESH</u>		Bath _____	
No. Stories _____	Insulation _____ Kind _____		Floor _____ Rooms _____ Baths _____		Living Rm. _____	
Attic Finished _____ %	Stucco _____		Basement _____		Bed Rm. <u>OFFICE</u> <u>142</u>	
Basement _____	Siding _____ Kind _____		1st Floor _____			
Frame _____	Shakes _____		2nd Floor _____			
Concrete _____ Block _____	Bricktex _____		3rd Floor _____			
Log _____	Log _____ Slab _____		Attic _____			
<u>F.P. STRUCTURAL STEEL</u>	Log Siding _____		Total No. _____			
<b>FOUNDATION</b>	Metal _____		Grade of _____			
Concrete _____ Thick _____	Plywood _____		Floor Plan P (A) G			
Conc. Block _____			Ceiling Height _____			
Wood Posts _____			Basement _____			
Skids _____			1st Floor <u>8</u>			
Wood Sills _____			2nd Floor <u>8</u>			
			Attic _____			
<b>BASEMENT</b> <u>N/A</u>	<b>5. ROOF</b>		Grade of _____			
Partial <u>x</u> S.F. _____	Flat <u>x</u> Gable _____ Hip _____		Kitchen P A G E			
Full _____	Other _____ Kind _____		Oven Built-in _____			
Cribbed _____	Shingle _____		Range Built-in _____			
Concrete _____	Comp. No. _____ Shingle _____		Bath Room Finish _____			
Outside Entrance _____	Insulation _____ Kind _____					
Rec. Room _____ Size _____	Tar Paper _____					
Living Area _____ Size _____	Metal _____ Kind _____					
Fin. Walls _____ Kind _____	Built-up _____					
Fin. Floor _____ Kind _____	Other _____					
Fin. Ceiling _____ Kind _____						
<b>FRAME</b>	<b>6. INTERIOR</b>					
Walls _____ o.c. _____	Insulation Board _____					
Bracing _____ o.c. _____	Plasterboard _____					
Roof _____ o.c. _____	<u>x</u> Plaster <u>DM</u>					
Floor _____ o.c. _____	Masonry _____					
Ceiling _____ o.c. _____	Wood Paneling _____					
Other _____	Plywood _____					
<u>S. STEEL</u>	Finished _____					
	Unfinished _____					
	Open Stud _____					

Accessory Bldgs.	Area	Age	Floor	Roof	Interior	Heat	Plumb.	Unit Cost	Adds & Deducts	Repl. Cost	Net Cond. %	Deprec. C

BUILDING VALUE CALCULATION				Performed By _____ Date _____		BUILDING AREA CALCULATION			
Grade	Area	Unit Cost	Total	Inspection		Floor or Part	Width	Length	Area
				Classification		<u>Shrm</u>	<u>18 x 10</u>	<u>18 x 10</u>	<u>1800</u>
				Calculation		<u>Shrm</u>	<u>18 x 10</u>	<u>18 x 10</u>	<u>1800</u>
				Review					
				DEPRECIATION		Notes:			
				a. Effective Age	%				
				b. Physical Condition	%				
				c. Obsolescence	%				
				d. Total Depreciation	%				
				e. NET CONDITION (100-d)	%				
				INCOME APPROACH:					
				Est. rent x GRM = \$					
				MARKET APPROACH:					
				RT's					
				□ @ \$ = \$					
				SUMMARY OF APPRAISED VALUE					
				Principal Building Appraisal					
				Other Principal Bldg. Appraisal					
				Accessory Buildings Appraisal					
				Total Building Appraisal					
				Total Land Appraisal					
				TOTAL APPRAISED VALUE \$					
Total Replacement Cost New \$									
Cost Conversion Factor									
Adjust Replacement Cost \$									
A.R.C. x Net Condition									
\$ x % \$									



## AML PROPERTY QUESTIONNAIRE

INSURED/OWNER City of CordovaPOLICY NO. FP882-0057  
Industrial IndemnityBuildings & Contents Details

Building Address Identifying Name or Number	1) Year Built and 2) Total Sq. Ft.	3) Automatic Fire Sprinklers (yes or no)	4) Description of Construction
602 Railroad Ave. Cordova, Alaska City Hall	1. Built 1976 2. 11,920 sq.ft.	yes	Metal building- structured steel exterior & roof- metal. 1st floor concrete. 2nd floor wood

Buildings Main Use or 5) Occupancy	Building Heating Type Brief Description	Building-Insured Replacement Value (1986)	Insured value for Replacement of Buildin Contents (1986)
Offices, typical police station and fire station	Fuel oil fired hotwater boiler baseboard radition.	1,600,000	300,000

- 1) This should include the original construction date as well as dates of any additions.
- 2) The square footage should be the total of the building including all floors if the build is of more than one story.
- 3) This refers to Fire Sprinklers located inside the building at the ceiling and/or roof.
- 4) Identify the major component of the Roof, Wall, and Floor by either Steel, Wood, or Conc as being the choices.
- 5) Occupancy type choices are: Office, Warehouse/Storage, Manufacturing, or "Other" (please explain if "Other"). Details concerning any occupancy are requested to clarify, specifically, the type of office, or storages, or manufacturing, or "other".

# CALCULATOR COST FIELD FORM — CAL

OK 25/12/10

1 COST ESTIMATE FOR City Hall  
 2 PROPERTY OWNER City of Cordoba  
 3 ADDRESS 602 RAILROAD AVE  
 4 SURVEYED BY ACA  
 5 DATE OF SURVEY 7/1/88

6 REGION \_\_\_\_\_ CLIMATE \_\_\_\_\_ Regions: 1 Western 2 Central 3 Eastern  
 Climates: 1 Extreme 2 Moderate 3 Mild

7 OCCUPANCY NUMBER (See Back of Form)  
200 office Bldg

8 1.80 CONSTRUCTION CLASS A Fireproof Structural Steel Frame C Masonry Bearing Walls S Metal Frame and Walls  
 B Reinforced Concrete Frame D Wood or Steel Framed Exterior Walls DP Pole Frame  
 1-6 ISO (insurance)

9 3 ZIP CODE OR LOCAL MULTIPLIER

10 3 COST RANK 1 Low 2 Average 3 Above Average 4 High

11 3,200 TOTAL FLOOR AREA

12 3 PERIMETER OR SHAPE 1 Approximately Square 2 Slightly Irregular 3 Irregular 4 Very Irregular

13 2 NUMBER OF STORIES

14 10 AVERAGE STORY HEIGHT (Feet)

15 4 EFFECTIVE AGE (Years)

16 4 CONDITION 1 Worn Out 3 Average 5 Very Good  
 2 Badly Worn 4 Good 6 Excellent

## 17 EXTERIOR WALL:

- |                                 |  |  |  |
|---------------------------------|--|--|--|
| <b>Masonry Walls</b>            | <b>Masonry Walls (cont'd)</b>                  | <b>Wood or Steel Stud Walls (Cont'd)</b> | <b>Pre-Engineered Walls</b>                  |
| 1 Adobe Block                   | 11 Plaster (ADD)                               | 23 Siding, Aluminum                      | 51 Sandwich Panels (SP) Metal, Two Sides     |
| 2 Brick, Block Back-up          | 48 Stone Facing (ADD)                          | 24 Siding, Asbestos                      | 52 SP, Glass Exterior, Metal Interior        |
| 3 Brick, Common                 | 67 Synthetic Plaster on Rigid Insulation (ADD) | 56 Siding, Asphalt                       | 54 SP, Asbestos Cement, Two Sides            |
| 4 Brick, Cavity                 | <b>Curtain Walls</b>                           | 37 Siding, Hardboard                     | 55 SP, Metal Exterior, Gypsum Board Interior |
| 66 Brick, Cavity, Block Back-up | 18 Bronze and Glass                            | 38 Siding, Textured Plywood              | <b>Single Wall Construction</b>              |
| 61 Concrete Block (Standard)    | 15 Concrete/Glass Panels                       | 36 Siding, Vinyl Surface                 | 40 Log, Rustic                               |
| 14 Concrete, Precast            | 68 Masonry/Glass Panels                        | 30 Siding, Wood on Paper                 | 44 Metal on Steel Frame                      |
| 7 Concrete, Reinforced          | 16 Metal/Glass Panels                          | 31 Siding, Wood on Sheathing             | 45 Metal on Wood Frame                       |
| 8 Concrete, Tilt-up             | 17 Stainless Steel/Glass                       | 29 Stucco on Sheathing                   | 47 Siding, Post/Girder Frame                 |
| 64 Glass Block Wall             | 20 Steel Studs/Stucco                          | 28 Stucco on Wire/Paper                  | 46 Transite                                  |
| 9 Stone, Ashlar Veneer          | 70 Steel Studs/Synthetic Plaster               | 71 Synthetic Plaster on Rigid Insulation | 58 Insulation (ADD)                          |
| 10 Stone, Rubble                | 19 Stone Panels                                | 32 Veneer, Common Brick                  | 59 Sheathing, Exterior (ADD)                 |
| 21 Tile, Clay                   | 69 Wood/Glass Panels                           | 33 Veneer, Face Brick                    | 48 Sheathing, Interior, Finished (ADD)       |
| 12 Bond Beams (ADD)             | <b>Wood or Steel Stud Walls</b>                | 34 Veneer, Stone                         | <b>Stone Fronts</b>                          |
| 62 Face Block (ADD)             | 39 Board/Batten Box Frame                      | 35 Veneer, Used Brick                    | 72 Stone Front, with Display                 |
| 5 Face Brick (ADD)              | 27 Shakes                                      | 65 Vitrailite                            | 73 Stone Front, without Display              |
| 22 Facing Tile (ADD)            | 26 Shingles                                    | 41 Insulation (ADD)                      | 74 Interior Mail Room                        |
| 13 Insulation (ADD)             |  | 57 Sheathing (ADD)                       |  |

## 18 HEATING, COOLING & VENTILATION:

- |  |                               |                          |                            |
|--|-------------------------------|--------------------------|----------------------------|
| 1 Electric (Cable, Panel) or Baseboard | 6 Gravity Furnace             | 12 Steam, with Boiler    | 16 Package Heating/Cooling |
| 2 Electric Wall Heaters                | 7 Heaters, Vented             | 13 Steam, without Boiler | 17 Heat Pump               |
| 3 Forced Air                           | 8 Hot Water                   | 14 Air Conditioning      | 18 Evaporative Cooling     |
| 4 Floor Furnace                        | 9 Hot Water, Radiant          | Hot/Chilled Water        | 19 Refrigerated Cooling    |
| 5 Gas, Steam Radiator                  | 10 Space Heat, Fan or Radiant | 15 Air Conditioning      | 20 Ventilation             |
|  | 11 Space Heat, Steam          | Warm/Cooled Air          | 21 Wall Furnace            |

19 1.80 ELEVATORS — Yes / No or Sq. Ft. of area served

20 1.80 SPRINKLERS — Yes / No or Sq. Ft. of area served

## 21 BASEMENT:

Total Floor Area	Type
1 Unfinished	3 Parking
2 Finished	4 Storage
	5 Utility
	6 Resident Units
	7 Display
	8 Office

## MISCELLANEOUS COST

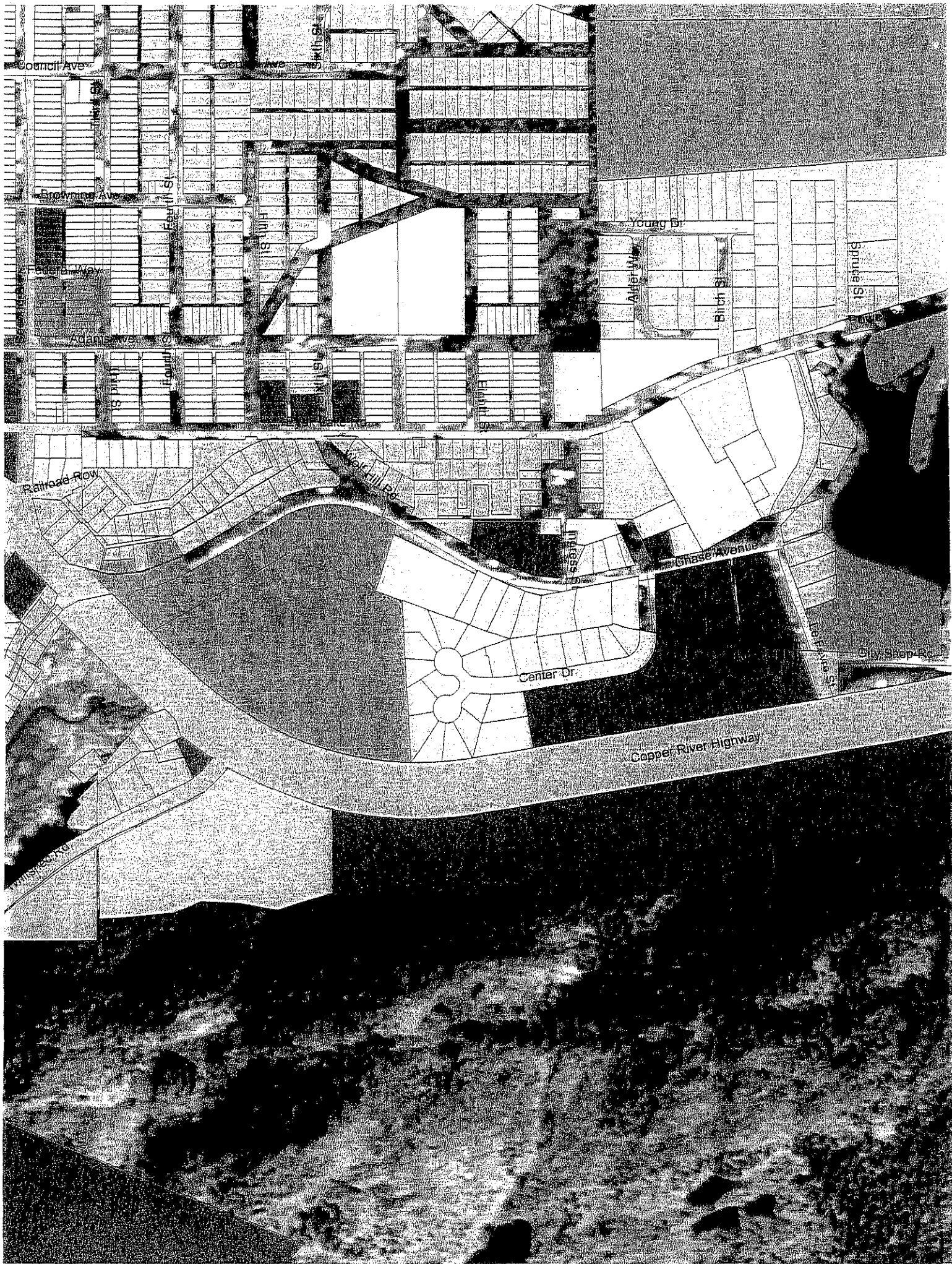
- LAN \_\_\_\_\_ Land  
 SIT \_\_\_\_\_ Site Improvements  
 PHY \_\_\_\_\_ Physical Depreciation  
 FUN \_\_\_\_\_ Functional Depreciation  
 LOC \_\_\_\_\_ Locational Depreciation  
 EXC \_\_\_\_\_ Insurance Exclusions

FORM 3100.2 © 1985 Marshall and Swift, 1617 Beverly Blvd., P.O. Box 26307, Los Angeles, California 90026-0307 - \$3.00 Per Pad of 50. California subscribers add sales tax.

station	baseboard radition.
---------	---------------------

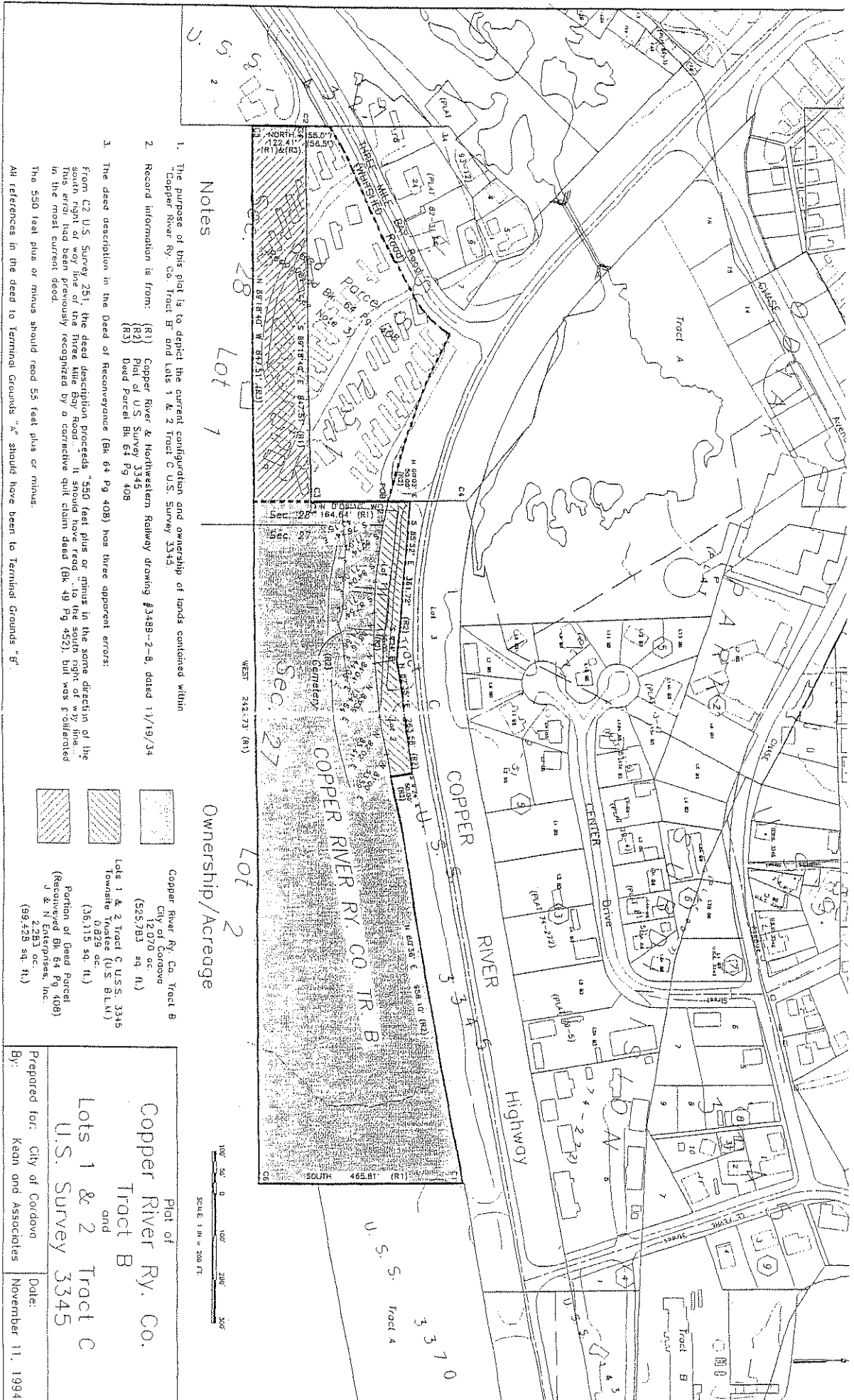
- This should include the original construction date as well as dates of any additions.
- The square footage should be the total of the building including all floors if the building is of more than one story.
- This refers to Fire Sprinklers located inside the building at the ceiling and/or roof.
- Identify the major component of the Roof, Wall, and Floor by either Steel, Wood, or Concrete as being the choices.
- Occupancy type choices are: Office, Warehouse/Storage, Manufacturing, or "Other" (please explain if "Other"). Details concerning any occupancy are requested to clarify, specifically, the type of office, or storages, or manufacturing, or "other".











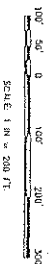
# Notes

1. The purpose of this plat is to depict the current configuration and ownership of lands contained within Copper River Ry. Co. Tract B and Lots 1 & 2 Tract C U.S. Survey 3345.
2. Record information is from: (R1) Copper River & Northwestern Railway drawing #3489-2-8, dated 11/19/34 (R2) Plat of U.S. Survey 3345 (R3) Deed Parcel Bk. 64 Pg. 408
3. The deed description in the Deed of Reconveyance (Bk. 64 Pg. 408) has three apparent errors:  
From C2 U.S. Survey 251, the deed description proceeds "550 feet plus or minus in the same direction of the south right of way line of the three mile bay Road." It should have read "to the south right of way line." This error had been previously recognized by a corrective quit claim deed (Bk. 49 Pg. 452), but was re-litigated in the most current deed.  
The 550 feet plus or minus should read 55 feet plus or minus.  
All references in the deed to Terminal Grounds "A" should have been to Terminal Grounds "B".

# Ownership/Acreage

	Copper River Ry. Co. Tract B City of Cordova 12,070 ac. (595,783 sq. ft.)
	Lot 1 & 2 Tract C U.S. 3345 Townsfolk Trustee (U.S. B.L.N.) 0.829 ac. (36,115 sq. ft.)
	Portion of Deed Parcel (Record of Bk. 64 Pg. 408) J & N Enterprises, Inc. 2,253 ac. (99,428 sq. ft.)

Prepared for: City of Cordova By: Kean and Associates	Date: November 11, 1994
Copper River Ry. Co. Tract B and Lots 1 & 2 Tract C U.S. Survey 3345	



WATER ST.

↑  
N

125015

541

FILE

99

20

COVERED SIDEWALK

95

CITY  
Hall

69

CARPORT

121

11 spots

11SP875

201

11 SPOTS

45 PARKING SPOTS

RAIL BOARD  
ACKE

Canastota  
hand

## PROS AND CONS OF FIRST STREET AND COPPER RIVER HIGHWAY LOCATIONS FOR A POLICE/FIRE BLDG

### FIRST STREET LOCATION:

PROS: Centrally located in town and in close proximity to the majority of police and fire calls

Accessible to the public; residents, visitors, tourists

A modern, attractive police/fire complex would be a great compliment to the Cordova Center and the downtown area.

Increased police visibility on Main Street, especially in the summer months

The location can accommodate the facilities needed

CONS: Increased traffic and emergency traffic in downtown area near elementary school

The property is prime retail area in downtown, ~~although there hasn't been an influx of~~

~~new business downtown~~

- may reduce size of current snow dump

- close EMT to  
C.M.C. ctr  
+ school

pro - fire + police  
on each st.  
1st + 2nd  
potential

- property w/ kids  
(DARE) + fire  
- not  
Tsunami  
zone

### COPPER RIVER HIGHWAY LOCATION:

PROS: Being on the highway makes it easy to get in and out in either direction

Apparently a large tract of land to accommodate the required building

Not too far from downtown

CONS: Further from harbor and canneries where accidents have happened

Location needs heavy excavation of the mountain before building

Energy efficiency may be an issue in the winter because the area is continually shaded

Not within normal walking distance of downtown and harbor

Not easily accessible for tourists or persons not familiar with town

Increased response time

Could be avalanche problem after excavation?

Further from center of downtown activities (Ice Worm, 4<sup>th</sup> of July celebration etc)

**POLICE & FIRE FACILITIES COMMITTEE MEETING  
JANUARY 25, 2010 @ 7:30 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Chairman David Reggiani* called the Police & Fire Facilities Committee meeting to order at 7:40 PM on January 25, 2010 in the Library Meeting Room.

**B. ROLL CALL**

Present were *Chair Dave Reggiani*, Committee Members *Dick Groff*, *Tom Bailer*, *Mike Hicks* and *Chris Canaski*. Also present was *Deputy City Clerk Susan Bourgeois*.

**C. APPROVAL OF AGENDA**

*M/Bailer S/Hicks* to approve the agenda.

Vote on motion: 5 yeas 0 nays. Motion carried.

**D. APPROVAL OF MINUTES**

1. Minutes of 01-04-10 Police & Fire Facilities Committee Meeting

*Dick Groff* asked that one line be removed from the minutes.

*M/Bailer S/Canaski* to approve the minutes of the 01-04-10 meeting.

Vote on motion: 5 yeas 0 nays. Motion carried.

**E. NEW & MISCELLANEOUS BUSINESS**

2. Discuss pros and cons of each location:

- a. Museum/Library/Snow dump on Adams between First and Second

- i) current City Hall location – informational

*Hicks* had handed out a sketch of the current City Hall location and showed the dimensions as well as all of the parking spaces. It was concluded that the City Hall building is not too dissimilar from the needs for a new Fire & Police facility. The lot size at the current City Hall location is approximately 200 feet across and 160 feet deep. When the committee then looked at the Museum/Library lots these were a combined 214 feet across (on Adams) and 175 deep (and partially 225 feet deep). Therefore, it was concluded that the building they had come up with at the last meeting, would in fact fit on these lots.

**Mr. Groff** reported on the 2008 City of Cordova Comprehensive Plan and stressed the need for any decisions that this committee makes to be consistent with such. He said when reading the Police section and the Fire section, there was consistency. However, when reading the section concerning snow dumps, there was some conflict because the Public Works Department was interested in maintaining all current snow dump sites.

**Hicks** opined that we should consider using the properties that are not chosen as the site of the new Public Safety facility, as snow dump sites instead. **Bailer** said that it is very costly to haul snow and any distance of hauling snow would add significantly to the Public Works budget on an annual basis. His suggestion was to trim the size of the building a bit so as to accommodate continued use of the second street portion as well as the section closest to CTC as a snow dump. He believed that this committee could best sell this location if it were able to compromise on size and offers a dual use of this site with continued snow dumping here.

**Reggiani** redirected the meeting to the pros and cons of each location. **Canaski** had written out the pros and cons of each location as was discussed by the committee at its last meeting. The committee had further discussion about these written pros and cons and added to them.

First Street Location		Copper River Highway Location	
PROS	CONS	PROS	CONS
Central location	Increased traffic downtown	Easy to go in and out from either direction	Further from canneries and harbor
Accessible to public	Use of prime retail location	Large tract of land	Mountain would need be excavated
Enhance downtown area	May reduce size of current snow dump	Not too far from downtown area	Shady – energy efficiency a problem in winter
Police visibility on Main St			Not in walking distance of town
Size of lot can accommodate facility			Not easily accessible for tourists/public
Programs with kids – good proximity			Increased response time
Not in Tsunami zone			Avalanche hazard after excavation
EMTs would be close to schools and Civic Center			Further from center of downtown activities
Potential Fire & Police on First and Second Street			

b. Copper River Hwy adjacent to Cemetery

**Reggiani** summed up the meeting by suggesting that he write a report summarizing these discussions and the pros and cons talked about tonight. He will send his report to the Deputy Clerk and she would get it out to the committee members for editing and such. The committee would then come together for a last editing session (meeting) on February 8 at noon at the City

Hall Conference Room where they would compile the final report for submission to Council at the February 17 Regular Meeting.

**F. AUDIENCE PARTICIPATION - None**

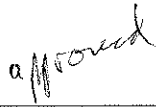
**G. COMMITTEE COMMENTS - None**

**H. ADJOURNMENT**

*M/Hicks S/Canaski* to adjourn the meeting.

Hearing no objection, *Chairman Reggiani* adjourned the meeting at 8:47 PM.

APPROVED:

Attest:   
\_\_\_\_\_  
Susan Bourgeois, Deputy City Clerk



Clerk

page 2

Committee Members  
✓ David Reggiani, Chair  
✓ Dick Groff  
✓ Tom Bailer  
✓ Mike Hicks  
✓ Chris Canaski

**CITY OF CORDOVA**  
**POLICE & FIRE FACILITIES COMMITTEE MEETING**  
**FEBRUARY 8, 2010 @ 12:00 PM**  
**CITY HALL CONFERENCE ROOM**

**AGENDA**

noon

**A. CALL TO ORDER**

**B. ROLL CALL**

David Reggiani, Dick Groff, Tom Bailer, Mike Hicks and  
Chris Canaski

**C. APPROVAL OF AGENDA**

(voice vote) 4-0

**D. APPROVAL OF MINUTES**

(voice vote) no obj

1. Minutes of 01-25-10 Police & Fire Facilities  
Committee Meeting

(page 1)

**E. NEW & MISCELLANEOUS BUSINESS**

2. Discussion and edit of draft report to Council

(page 4)

**F. AUDIENCE PARTICIPATION - None**

4-0

**G. COMMITTEE COMMENTS**

**H. ADJOURNMENT**

Groff - Thanked Susan

Reg - encourage the to come to  
council mtg 2/17/10

M/Groff  
S/Hicks

no obj

12:24 PM

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

**POLICE & FIRE FACILITIES COMMITTEE MEETING  
JANUARY 25, 2010 @ 7:30 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Chairman David Reggiani* called the Police & Fire Facilities Committee meeting to order at 7:40 PM on January 25, 2010 in the Library Meeting Room.

**B. ROLL CALL**

Present were *Chair Dave Reggiani*, Committee Members *Dick Groff*, *Tom Bailer*, *Mike Hicks* and *Chris Canaski*. Also present was *Deputy City Clerk Susan Bourgeois*.

**C. APPROVAL OF AGENDA**

*M/Bailer S/Hicks* to approve the agenda.

Vote on motion: 5 yeas 0 nays. Motion carried.

**D. APPROVAL OF MINUTES**

1. Minutes of 01-04-10 Police & Fire Facilities Committee Meeting

*Dick Groff* asked that one line be removed from the minutes.

*M/Bailer S/Canaski* to approve the minutes of the 01-04-10 meeting.

Vote on motion: 5 yeas 0 nays. Motion carried.

**E. NEW & MISCELLANEOUS BUSINESS**

2. Discuss pros and cons of each location:

- a. Museum/Library/Snow dump on Adams between First and Second

- i) current City Hall location – informational

*Hicks* had handed out a sketch of the current City Hall location and showed the dimensions as well as all of the parking spaces. It was concluded that the City Hall building is not too dissimilar from the needs for a new Fire & Police facility. The lot size at the current City Hall location is approximately 200 feet across and 160 feet deep. When the committee then looked at the Museum/Library lots these were a combined 214 feet across (on Adams) and 175 deep (and partially 225 feet deep). Therefore, it was concluded that the building they had come up with at the last meeting, would in fact fit on these lots.

**Mr. Groff** reported on the 2008 City of Cordova Comprehensive Plan and stressed the need for any decisions that this committee makes to be consistent with such. He said when reading the Police section and the Fire section, there was consistency. However, when reading the section concerning snow dumps, there was some conflict because the Public Works Department was interested in maintaining all current snow dump sites.

**Hicks** opined that we should consider using the properties that are not chosen as the site of the new Public Safety facility, as snow dump sites instead. **Bailer** said that it is very costly to haul snow and any distance of hauling snow would add significantly to the Public Works budget on an annual basis. His suggestion was to trim the size of the building a bit so as to accommodate continued use of the second street portion as well as the section closest to CTC as a snow dump. He believed that this committee could best sell this location if it were able to compromise on size and offers a dual use of this site with continued snow dumping here.

**Reggiani** redirected the meeting to the pros and cons of each location. **Canaski** had written out the pros and cons of each location as was discussed by the committee at its last meeting. The committee had further discussion about these written pros and cons and added to them.

First Street Location		Copper River Highway Location	
PROS	CONS	PROS	CONS
Central location	Increased traffic downtown	Easy to go in and out from either direction	Further from canneries and harbor
Accessible to public	Use of prime retail location	Large tract of land	Mountain would need be excavated
Enhance downtown area	May reduce size of current snow dump	Not too far from downtown area	Shady – energy efficiency a problem in winter
Police visibility on Main St			Not in walking distance of town
Size of lot can accommodate facility			Not easily accessible for tourists/public
Programs with kids – good proximity			Increased response time
Not in Tsunami zone			Avalanche hazard after excavation
EMTs would be close to schools and Civic Center			Further from center of downtown activities
Potential Fire & Police on First and Second Street			

b. Copper River Hwy adjacent to Cemetery

**Reggiani** summed up the meeting by suggesting that he write a report summarizing these discussions and the pros and cons talked about tonight. He will send his report to the Deputy Clerk and she would get it out to the committee members for editing and such. The committee would then come together for a last editing session (meeting) on February 8 at noon at the City

Hall Conference Room where they would compile the final report for submission to Council at the February 17 Regular Meeting.

F. AUDIENCE PARTICIPATION - None

G. COMMITTEE COMMENTS - None

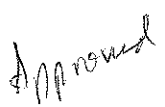
H. ADJOURNMENT

*M/Hicks S/Canaski* to adjourn the meeting.

Hearing no objection, *Chairman Reggiani* adjourned the meeting at 8:47 PM.

APPROVED:

Attest:

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

## Police & Fire Facilities Committee Report

**DATE:** February 2, 2010  
**TO:** Mayor Tim Joyce and Council Members  
**FROM:** P&F Committee Members:  
David Reggiani, Dick Groff, Tom Bailer, Mike Hicks, and Chris Canaski

---

The Police and Fire Facilities Committee (PFFC) began its work on November 3, 2009 after receiving its assignment from Mayor Joyce. With the completion of the Cordova Center on the horizon, the Mayor asked the committee to identify several locations outside the tsunami zone for a combined Police and Fire facility. He is aware of possible FEMA grants and other funds that could be attained for the construction of a new energy efficient facility. The Mayor asked that the committee provide a recommendation to the City Council of its top two or three locations along with a list of advantages and disadvantages of each.

During the first meeting, the PFFC reviewed the City Buildings Committee recommendations made to the City Council on March 12, 2009. Three locations were identified as options for the Police and Fire Departments once the Cordova Center was complete: 1) Second Street, Memorial Park; 2) Copper River Highway between the City Cemetery and Eagle Construction; and 3) LeFevre Street near the old power plant (see attached).

The PFFC met again on January 4, 2010 to identify space needs of the different agencies and review the Plat for each location. The Fire Department (FD) calculated needing approximately 11,000 square feet of dedicated FD space along with approximately 5,600 square feet of shared space (hallways, mechanical, restrooms, training room, fitness room, etc.). The Police Department (PD) identified approximately 5,600 square feet needed for dispatch, offices, DMV, and the jail. Another 520 square feet would be required to incorporate the Alaska State Troopers into the facility.

Upon review of the Plats, it was apparent that the LeFevre Street location was too small to be considered. Also, the Second Street location would need to be expanded to include the Library/Museum property along with the alleyway.

The PFFC confirmed the current City Hall property dimensions of 160' x 200' during its January 25, 2010 meeting. This established that the combined lots of the Second Street/Museum/Library complex is large enough (175' x 214') for the facility and would also allow approximately 75' x 100' to remain available as a snow dump location.

# DRAFT

The PFFC developed the lists below regarding the two locations. Both locations are consistent with the City of Cordova Comprehensive Plan.

## **Second Street/Museum/Library**

### Advantages

- Centrally located in town and in close proximity to the majority of PD and FD calls
- Accessible to the public
- A modern attractive building would compliment and enhance the downtown area
- Increased visibility on First Street for both FD and PD
- Space can accommodate the space requirements of the facility with the FD vehicle apron access to Adams Street
- Close to Mt. Eccles and Cordova Center for training events
- Multi-Street design potential, FD on First Street and PD on Second Street
- Design potential to save important snow dump

### Disadvantages

- Increased traffic in the downtown area
- Use of prime retail location, however, there are several lots and buildings currently available on First Street
- May reduce the size of the current snow dump

## **Copper River Highway**

### Advantages

- Easy access to travel corridors
- Large tract of land available
- Not too far from the downtown area

### Disadvantages

- The geography of the location will make it very expensive to develop the site. In fact, it may not be feasible
- Potential landslide hazard after site excavation
- Farther away from canneries and harbor
- Not within walking distance of downtown area
- Not easily accessible for public/tourists

It is the opinion of the PFFC that the Second Street/Museum/Library complex has tremendous potential and is the ideal location for the new Police and Fire Facility. Therefore, it is the committee's sole recommendation for facility location. The PFFC further recommends that well-balanced advisory team be created as this project moves into the design phase to ensure that elements are integrated to minimize traffic congestion and issues related to snow storage during the winter months.

**CITY COUNCIL OF CORDOVA  
POLICE & FIRE FACILITIES COMMITTEE MEETING  
FEBRUARY 8, 2010 @ 12:00 PM  
CITY HALL CONFERENCE ROOM  
MINUTES**

**A. CALL TO ORDER**

*Chairman David Reggiani* called the Police & Fire Facilities Committee Meeting to order at 12:00 pm on February 8, 2010 in the City Hall Conference Room.

**B. ROLL CALL**

Present were *Chair David Reggiani*, Committee Members *Dick Groff*, *Mike Hicks* and *Chris Canaski*. *Tom Bailer* was absent. Also present was *Deputy City Clerk Susan Bourgeois*.

**C. APPROVAL OF AGENDA**

*M/Groff S/Canaski* to approve the agenda  
Vote on motion: 4 yeas, 0 nays. Motion carried.

**D. APPROVAL OF MINUTES**

1. Minutes of 01-25-10 Police & Fire Facilities Committee Meeting

*M/Hicks S/Groff* to approve the minutes of 01-25-10 meeting.  
Vote on motion: 4 yeas, 0 nays. Motion carried.

**E. NEW & MISCELLANEOUS BUSINESS**

2. Discussion and edit of draft report to Council

*Groff* pointed out that there really are no specifics listed in the recommendation in regards to the footprint for the building. He is concerned that without specifics the recommendation is not accurate.

*Reggiani* explained that the intention behind leaving out specifics was that they were trying to stop at the design phase. They will get to that point after the location and architect have been selected. This committee was formed with the specific purpose of finding a location.

*Canaski* reported to the committee a concern some business owners brought to his attention regarding the use of the library location. *Canaski* stated that the business owners were looking toward the library being a parking lot as parking has become an increased issue downtown. This brought about discussion on the parking impact and it was decided that they would not be losing parking spaces with the location becoming the new Police & Fire facility in conjunction with the new Cordova Center they may in fact see some increase parking availability.

*Groff* stated that the previous committee said they did not want the Library to become a parking lot as it was a poor use of street front property.

*Reggiani* stated that he did not feel this project would take away from parking but may increase it and give the City an opportunity to improve parking spots on Second Street. *Reggiani* presented the recommendation of having a specialized committee to address the parking issues in the future.

**F. AUDIENCE PARTICIPATION – none**

**G. COMMITTEE COMMENTS**

*Dick Groff* thanks *Susan Bourgeois* for taking the meeting minutes.

*David Reggiani* encouraged everyone to go to the council meeting on February 17, 2010.

**H. ADJOURNMENT**

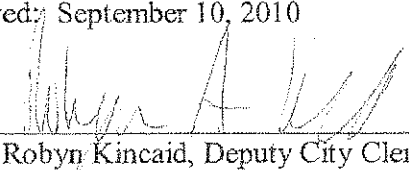
*M/Groff S/Hicks* to adjourn the Police & Fire Facilities Committee meeting.

Vote on motion: 4 yeas, 0 nays. Motion carried.

The meeting adjourned at 12:24 pm.

Approved: September 10, 2010

Attest:

  
Robyn Kincaid, Deputy City Clerk





**CITY COUNCIL REGULAR MEETING  
FEBRUARY 17, 2010 @ 7:30 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor Timothy L. Joyce* called the Council Regular Meeting to order at 7:40 pm on February 17, 2010 in the Library Meeting Room.

**B. INVOCATIONS 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 for roll call were *Mayor Tim Joyce*, Council members *Robert Henrichs*, *David Allison*, *EJ Cheshier*, *James Kacsh*, *James Kallander* and *David Reggiani*. Council member *Bret Bradford* was absent. Also present were City Manager *Mark Lynch* and City Clerk *Lila Koplín*.

**D. APPROVAL OF REGULAR AGENDA**

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

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

**E. DISCLOSURES OF CONFLICTS OF INTEREST – None.**

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

1. Guest Speakers – None.
2. Audience comments regarding agenda items - None .
3. Chairpersons and Representatives of Boards and Commissions

*Reggiani* stated that P&Z met and discussed elections. Tom Bailer was re-elected as the Chairman, and Reggiani was elected to Vice-Chair. They dealt with the re-zoning issue off of the Ocean Dock. It went from conservation to waterfront industrial. They helped with a recommendation to the City Council by providing a definition to watchman's quarters. They are working on a draft tower code to bring to Council, and are having a work session the following day. *Reggiani* stated that there was also a Police and Fire Facilities meeting. There is a report in the packet.

4. Student Council Representative – None.

## G. APPROVAL OF CONSENT CALENDAR

*M/Kacsh S/Reggiani* to approve the Consent Calendar.

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

5. Record unexcused absence for Council member James Kallander  
From the 02-03-10 regular meeting. Reason – vacation.
6. Record excused absence for Council member Robert Henrichs  
From the 02-03-10 regular meeting. Reason – injury.

## H. APPROVAL OF MINUTES

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

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

7. Minutes of 10-07-09 Special Meeting
8. Minutes of 12-22-09 Special Meeting
9. Minutes of 12-28-09 Public Hearing
10. Minutes of 12-28-09 Special Meeting
11. Minutes of 02-03-10 Regular Meeting

## I. CONSIDERATION OF BIDS – None.

## J. REPORTS OF OFFICERS

12. Mayor's Report – *Mayor Joyce* stated that the trip report to Washington DC was in the packet. For the most part, there was a favorable response in determining why Cordova would have to comply with the EPA's LT2, considering that Cordova would never have an issue like the cities in the lower 48 have. There was a question asked about how other communities in Alaska are dealing with LT2, which they did not know the answer to. In response to that, Kathie Wasserman from AML queried other communities and found out that only a few communities knew about it.

Moving on to the boat harbor, *Mayor Joyce* stated that it was a little complicated because of some rules and regulations in Congress. There needs to be an authorization request in order to work on the harbor because of a \$4 million cap that was passed in the 1980's. Cordova has already put that much into the harbor, so they cannot do any more additions until the City obtains Congressional approval, which they do on a sporadic basis. *Mayor Joyce* also discussed the Cordova Center, which there was a lot of support for. However, the major line was, don't ask for a lot of money, but rather find multiple small sources such as \$500,000. House Bill 266 is another item that is coming up before the House. It's a bill that would provide a preference for personal use fishing over commercial fishing, which without having to say, probably does not have a lot of support in Cordova. *Mayor Joyce* stated that he would be in Juneau the following Monday to lobby for money for the Cordova Center, and to discuss HB

266, EVOS funding and some other items. On the following Saturday, Mayor Joyce will go over to Valdez to talk with their Mayor, the Mayor of Whittier, and a representative from Tatitlek about issues regarding Prince William Sound. They are borough-like issues, but he is not proposing to form a borough. *Henrichs* asked who was running for Harris' seat. *Mayor Joyce* replied that Bert Cottle was.

Regarding HB 266, *Kallander* stated that he was glad to hear that Mayor Joyce was going to discuss it while in Juneau, and thought that for the record, the City should write a letter as well. *Kallander* asked the Council for concurrence. The *Council* agreed and *Mayor Joyce* stated that he would bring a letter. *Kacsh* asked if they should send a Council Rep. for the spring AML meeting on policy to see that LT2 is on the agenda. *Mayor Joyce* stated that it was something that could be on the agenda. He didn't think it was necessary that the Council go, but either one of them or the City Manager could go to push the LT2 issue on the agenda if they thought it was necessary. *Kallander* stated that he had a letter to Jack Stevenson from Don Sjostedt; and there is money for paving. He stated that the highway is pretty thin in areas and recently, Stevenson had stated that they were interested in paving the highway from zero to 6.5 mile. *Kallander* asked the Council for concurrence for the Mayor to write a letter to Stevenson at the DOT, using Sjostedt's letter as a reference, to ask for the re-paving to be funded. The *Council* concurred, and *Mayor Joyce* asked Lila Koplin to draft the letter.

13. Manager's Report – *Mark Lynch* stated that the highlights of the past two weeks were in the packet. He went to Juneau, and while he was there, he brought up the LT2 issue to Kathie Wasserman while at AML. She didn't know anything about it until that point. However, since then, she has been in touch with some of the AML lobbyists and they are looking into it. *Lynch* stated that if they were able to get a contingent of similarly based communities to express the irrelevance of the cleaning system in their community, it might be more effective than a single community. Another item of discussion was the Anti-Corruption Act. He encourages people to research it, because it may have some serious consequences, such as the legality of people who receive PFD's in Alaska to run for public office. *Lynch* met with Juneau's City Manager and Solid Waste Coordinator to discuss a number of things, but mainly junk cars and the utilization of wood waste. Lastly, Lynch also attended a Cordova Chamber of Commerce meeting and discussed a number of items, including HB 266.

14. City Clerk's Report – *Lila Koplin* stated that the office is still preparing the 2010 tax roll. The assessment notices will go out mid-March. Erika Empey has been working on minutes. Absentee voting in person started February 16th at City Hall, 8 am to 5 pm. The last day for that will be March 1st. *Koplin* stated that she completed Incident Command courses 200 and 800, and EMS has brought in an instructor to teach IC course 300 the following week. Koplin has been working with Joannie Behrends on the Emergency Operations plan. There will be an ordinance on the March 3rd agenda to approve the plan. There will be another ordinance as well addressing conflicts between the plan and other ordinances. Adoption of the plan needs to be approved by the end of March. Lastly, regarding agenda item #16, the EVOSTC's is accepting written comments on this issue until April 1st, 2010. There will also be a hearing the following night, February 18th, at 7 pm to take verbal comments. *Koplin* asked if the Council wanted to prepare a written comment. *Mayor Joyce* gave an overview of the letter, stating that with the lingering funds, EVOSTC is proposing to revise the original

environmental impact statement so that only five categories would be funded in the future. The problem with the list is it does not include the \$7M that they committed to Cordova already. It is a question that needs to be addressed, and *Mayor Joyce* stated that he would be at the hearing to discuss it.

15. Staff Reports –*Ashley Royal* stated that there were some amendments to the 2010 budget on the agenda. There is also a brief financial report for January. The staff has been getting ready for the auditors, who will be here the second and third week of March. Lastly, *Royal* is completing the IC courses that he is required to fulfill. *Mayor Joyce* asked what the numbers in parentheses on the budget *Royal* handed out meant. *Royal* stated that those numbers were reconciled numbers, which means that they are the actual numbers that the bank has not received yet.

a. School District financials as of January 31, 2010

#### K. CORRESPONDENCE

16. Letter from US Dept. of Commerce NOAA in re: Notice of Intent to prepare a Supplemental EIS on the EVOSTC's Restoration Efforts
17. Letter from SOA DCC&ED in re: FY11 Population Determination
18. Letter from Gov. Parnell in re: FY2011 funding request
19. Letter to SOA DNR in re: Mavis Island Causeway
20. Letter of support for CEC Humpback Creek Hydro Project

#### L. ORDINANCES AND RESOLUTIONS

21. Resolution 02-10-05

A resolution of the City Council of the City of Cordova, Alaska, authorizing acquisition of property legally described as Lot 9, Block 18, Original Townsite of Cordova, aka Nettie Hanson Park.

*M/Reggiani S/Henrichs* to approve resolution 02-10-05, a resolution of the City Council of the City of Cordova, Alaska, authorizing acquisition of property legally described as Lot 9, Block 18, Original Townsite of Cordova, aka Nettie Hanson Park.

*Allison* stated that for the record, this purchase is already included in the budget and therefore does not require a public hearing. The money to purchase the park is still in the permanent fund however, so there is technically no money yet.

*Mayor Joyce* agreed, and stated that at the next meeting the City Manager would need an authorization to take \$37,400 out of the permanent fund and put it in the general fund to purchase the property. *Allison* stated that procedurally, he thinks this process should be done all at the same time. *Mayor Joyce* stated that there needs to be a resolution with public notice, among other things. *Allison* agreed, but stated that in the future, things like this could all be included on one resolution, with an extra 'whereas' that transfers the money from the permanent fund to the general fund.

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

22. Resolution 02-10-06

A resolution of the City Council of the City of Cordova, Alaska, authorizing the write-off of certain uncollectable accounts receivable relating to utility services.

*M/Cheshier S/Kacsh* to approve resolution 02-10-06, a resolution of the City Council of the City of Cordova, Alaska, authorizing the write-off of certain uncollectable accounts receivable relating to utility services.

*Kallander* asked if this precludes the account from being sent to collections. *Lynch* stated that the accounts are being written off for a few reasons. Some are over five years old, which are essentially uncollectable, some are bankruptcies, but all are determined uncollectable for one reason or another. *Lynch* stated that it doesn't preclude the City from pursuing them in collections if they chose that route.

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

23. Resolution 02-10-07

A resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2010 calendar budget.

*M/Cheshier S/Kacsh* to approve resolution 02-10-07, a resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2010 calendar budget.

*Mayor Joyce* asked if the resolution included an increase in rates at the Odiak camper park. *Lynch* stated that was correct. *Reggiani* stated that it looked like the Parks and Rec. Commission voted unanimously to increase the rates, but did not have a formal recommendation or resolution. *Lynch* stated that he was not aware of any recommendations. *Mayor Joyce* stated that when he was on the Parks and Rec. Commission, they just adopted the rates by crossing out the old rate and entering the new rate, like on page 55 of the packet. On another note, *Mayor Joyce* stated that the boat haul out rates should be considered. *Koplin* stated that those rates were in the Harbor's resolution. *Lynch* stated that there did need to be an amendment to the fees however, because the fee list for the Police Department was not added due to some confusion. *Koplin* agreed, and stated that those fees needed to be added, and they could bring the resolution with the additions back for another first reading.

*M/Reggiani S/Kallander* to refer the fee schedule back to staff for further work.

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

24. Resolution 02-10-08

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 for the 2010 calendar budget.

*M/Reggiani S/Cheshier* to approve resolution 02-10-08, 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 for the 2010 calendar budget.

*Kacsh* stated that people were asking about the travel lift fees. He stated that the fees are based on foot length, and wanted clarification as to whether the rates that are listed were for roundtrip. *Dale Muma* stated that the fees listed were for one-way only, so the fees listed needed to be doubled. *Kacsh* recommended that the fee should be listed so that it displays the roundtrip fee. *Muma* agreed. *Lynch* asked if there was a possibility for one-way use. *Muma* stated that it was a possibility, they just didn't want the area to turn into a long-term boat graveyard and this was a way to side step the problem. *Kallander* stated his concerns about the listed storage rates and if they were adequate in curbing the boat graveyard issue. *Muma* stated that the goal is to make the area a revolving boat repair area. He thinks that the rates will help stop the problem. *Kallander* expressed another concern about the possibility of reserving boat spots for two-week or thirty-day maximums since there is limited space. *Muma* stated that the maintenance area is for repair only, no long-term storage. There is room for about six boats at a time. *Muma* stated that they are always looking for improvements.

*Kallander* asked if they were still not going to get into the blocking business. *Muma* replied that was correct, and they have been working with some folks in town telling them to prepare for what they need. *Reggiani* questioned why the City would want to be in the boat storage business. *Muma* stated that they didn't want to store boats for more than eight months. *Reggiani* stated he didn't think it should be longer than six months. There should also be a plan for boats that go over six months. *Mayor Joyce* suggested that they require bonds for boats pulled out, and boats that are left have the bond turned over to the City. *Muma* stated that they were good suggestions, but he thought they should wait and see how things go for a year. *Cheshier* stated that he would like the Harbor Commission to take a hard look at what to do with people who leave their boats over 12 months. *Kallander* stated that a six-month time limit would not be sufficient amount of time for every boat that is being worked on. *Muma* agreed and stated that is why they put in a twelve-month time-period.

*Kacsh* referred back to his original question, and asked if they would amend it now or refer it back to staff. *Mayor Joyce* stated that the clarifications were not major changes, and the resolution could come back showing the changes during the second reading. *Reggiani* stated that he thought the Harbor Commission should meet and discuss long-term storage as well as some of the fee issues before they approve the resolution. *Kacsh* recommended that they pass the resolution that night and make amendments later when needed.

*M/Kacsh S/Cheshier* to amend the motion to annotate the fee schedule under 'travel lift' so that it states that the fee is a one-way fee.

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

*Muma* also clarified why the electrical use rate changed so that every boat has only a ten-dollar fee. *Mayor Joyce* stated that permanent funds are used as part of the matching part on grants, so there needs to be a re-payment line in the budget for the travel lift, so that part of that fee goes back into the permanent fund.

*Kallander* inquired if the City Manager should propose a method to accomplish that task. *Mayor Joyce* agreed that it was a good suggestion. *Lynch* stated that he would work on it.

Vote on main motion as amended: 6 yeas, 0 nays, 1 absent (Bradford). Motion carried.

25. Resolution 02-10-09

A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the 2010 budget for the General Fund, increasing account number 101-402-50120, Health Insurance, with the additional appropriation of \$5,180.

*M/Kallander S/Cheshier* to approve resolution 02-10-09, a resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the 2010 budget for the General Fund, increasing account number 101-402-50120, Health Insurance, with the additional appropriation of \$5,180.

*Allison* inquired if the money was coming out of the general fund; and if the budget would be unbalanced as a result. *Ashley Royal* replied that both questions were correct. *Mayor Joyce* stated that at some point they would need a resolution stating that they would need to take money from savings to balance the budget.

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

26. Resolution 02-10-10

A resolution of the City Council of the City of Cordova, Alaska, authorizing an adjustment to the cap of the City's share of health insurance benefits for the Deputy Clerk position, and increasing account number 101-402-50120, Health Insurance, with the additional appropriation of \$3,626.00.

*M/Kacsh S/Cheshier* to approve resolution 02-10-10, a resolution of the City Council of the City of Cordova, Alaska, authorizing an adjustment to the cap of the City's share of health insurance benefits for the Deputy Clerk position, and increasing account number 101-402-50120, Health Insurance, with the additional appropriation of \$3,626.00.

*Lila Koplin* stated that she provided a spreadsheet in the packet calculating the amount the City and employees pay for health insurance benefits. It would be difficult to explain, but basically, for full-time exempt employees, the City pays 100% of the benefits, and half-time employees get 50% paid by the City. With the last negotiated contract with the Union employees, the City agreed to increase the Cap that they pay for the employees. So for full-time union employees, the City pays 85% of their benefits and the employee pays 15%. For part-time union employees the City pays 43% and the employee pays 57%. The resolution would change the amount so that the City would pay 68% and the employee would pay 32% for part-time exempt employees.

*Kacsh* inquired if the change applied only to these billets or if it would apply throughout the City. *Koplin* replied that the only part-time exempt employees were the two Deputy Clerks, but it would be up to the City Manager if he wanted to extend it to other employees. *Lynch* stated that there is a letter in the packet that he signed stating that he supported Susan Bourgeois' request. He stated that the City has traditionally given the same benefits to exempt employees as the union employees, as he understood it. *Koplin* stated that the formula was a little bit different. Under the current formula, if she were to go by union standards, she would be paying about \$100 more a month. Typically, for exempt employees, the City has offered a better benefit package by paying 100% of their benefits.

After some discussion, *Reggiani* asked Lynch if he would like to spend some more time considering the request. *Lynch* stated that he could certainly re-examine the issue. *Kacsh* stated that they were not talking about an extreme amount of dollars for a very valuable position to the City.

*M/Reggiani S/Cheshier* to refer the issue back to staff for further discussion.

*Kallander* stated that he would like a history of part-time employees with benefits. He would like to know how many there are, how many there have been, and the potential costs to the City.

Vote on motion to refer back to staff: 6 yeas, 0 nays, 1 absent (Bradford).  
Motion carried.

#### **M. UNFINISHED BUSINESS – None.**

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

27. Discuss report of the Police and Fire Facilities Committee - *Reggiani* stated that the committee's recommendation is at the bottom of the report in the packet, which would be the Second Street/Museum/Library complex. The LeFevre location was too small, and the Copper River Highway location would be too expensive and possibly not feasible to develop. A second recommendation for design elements dealing with snow dumps and traffic congestion would be to develop an advisory team. *Allison* stated that the report was good, and he thanked the



committee for their work. He thought the Council should follow their advice, and form an advisory committee. **Mayor Joyce** stated that there was presently money available through Homeland Security, so now is the time to do the project. **Mayor Joyce** asked if the committee was considering a one or two-story building. **Reggiani** stated they thought a two-story building would best fulfill their needs. **Kacsh** stated that a second story building would have to meet ADA requirements, which would be an extra cost burden to the City. **Reggiani** stated that the building design could get around those issues, and still be in compliance, such as separate buildings. **Kallander** stated that he appreciated the committee's work. He questioned if the work needed to be included in the City plan. Secondly, the City needs a Civic Center first, so he questioned if the Police and Fire Department committee needed to get behind the grant writing for the Civic Center. **Mayor Joyce** stated that it was something to think about. Furthermore, it was his opinion to start the process of building the Civic Center, and get the ball rolling. **Kallander** stated that he had some concerns about having construction with the Civic Center and a new Police and Fire Facilities at the same time. **Mayor Joyce** agreed, but stated that there were things that could be done besides construction that would move the process forward.

28. Mayor appointment and Council concurrence to fill vacant seat on Planning Commission.

**M/Reggiani S/Kacsh** to approve Mayor Joyce's appointment of Roy Srb to the Planning Commission, to serve a three-year term that will expire November 2012.

Vote on motion: 5 yeas, 1 nay (Allison), 1 absent (Bradford). Motion carried.

29. Mayor appointment and Council concurrence to reappoint Brent Davis to the Harbor Commission.

**M/Kacsh S/Cheshier** to approve Mayor Joyce's reappointment of Brent Davis to the Harbor Commission to serve a three-year term that will expire January 2013.

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

30. Mayor appointment and Council concurrence to appoint the 2010 General Election board members.

**Mayor Joyce** stated that the proposed board members are: Diana Rubio as Chair, Audrey Burton, Linda Lohse, Becky Chapek, Ruth Steele, Anne Schultz as an alternate, Sue Shellhorn, Sewan Gehlbach, Barb Webber, Barb Hanson, Susan Bourgeois, Erika Empey, and Lila Koplin.

**M/Cheshier S/Allison** to concur with the Mayor's appointment of the 2010 General Election board members.

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

### 31. Discuss Senior Citizen and Disabled Veteran Property Tax Exemption program

**Cheshier** described a situation last year with a senior citizen that had medical issues, and missed the deadline. He stated that the bottom line was that he would like the Council to be able to retain the power to make an exception for extenuating circumstances regardless of deadlines. **Henrichs** stated that he supported Cheshier's statement. **Kacsh** stated that the way the Code is written currently works for him. **Reggiani** stated that the situation Cheshier was describing was after May 1st, and after the taxes were paid. **Cheshier** stated that was correct, and he would also like to reimburse the lady he was referring to. In the future, he would like to know that they are covered to do what he is requesting. **Kacsh** stated that they should keep the January 15 and May 1 deadlines, but to perhaps add another line stating the Council could determine late applications for extreme circumstances, or something of that nature. **Cheshier** stated that he would like to add a line that stated that the Council may make an exception to the required deadlines if they determine it to be a special circumstance. **Kallander** inquired if they could direct staff to reimburse people. **Mayor Joyce** stated that he didn't know, they would have to ask the attorney. **Kallander** stated that in this one instance there was an error on somebody's part, but he would prefer to leave the ordinance the way it is. **Lynch** stated that he had a prior discussion with the attorney that was similar. He gathered that if they wanted to overrule an ordinance one time, they would need another one-time ordinance to do so. **Lynch** stated that he could probably answer the question with an email to the attorney. **Mayor Joyce** asked the Council how they wanted to handle the situation. **Reggiani** stated that he was in favor of Cheshier's suggestion of adding a line in the Code, and was open to how to handle the current reimbursement question. **Mayor Joyce** stated that adding a line would open the door to anyone claiming to have a special circumstance. **Kallander** asked for concurrence from the Council to refer the issue back to staff to make this one circumstance right, but to leave the ordinance the way that it is written. **Cheshier** stated that he was okay with that, and he would just like to do the right thing for the senior citizen in question. Other than that, he was fine with leaving the ordinance alone. **Mayor Joyce** directed either Lynch or Koplin to determine what could be done in this situation.

### 32. Pending Agenda & Calendar

**Mayor Joyce** stated that the Fire & Police Facilities Committee had accomplished their goal, and could be removed from the Committees list. The Council can decide to meet with the Health Services Board sometime this Spring if they would like; and the workshop for items and goals has already been accomplished, so that can come off as well.

As far as the calendar, **Allison** stated that the BOA needed to meet sometime. **Koplin** stated that they received the decision from the attorney and forwarded it to the members of the Board to review and direct comments to the attorney. The attorney would then send Koplin a final draft and they could schedule a meeting to formally adopt it. **Mayor Joyce** suggested meeting on Wednesday, February 24th at 7:00 pm. The Council members that acted as the Board agreed to meet then.

## **O. AUDIENCE PARTICIPATION**

*Mary Anne Bishop*, Vice President of the Prince William Audubon Society, stated that she didn't think the City allowed enough time for public comment for the rezone of Fleming Spit. She asked that the Council refer the matter back to the Planning and Zoning Commission for a period of sixty days with a directive to hold a series of workshops for the public.

*Kristin Smith*, 507 4th Street, stated that she had two things to discuss. She stated that she wanted to clear up some issues that the Hospital Administrator had said at the beginning of the meeting. *Smith* stated that the Hospital Board has met 17 times since last March, and that they were very much doing their due diligence. She also wanted to address the rezoning issue. She stated that more workshops for the public would be great so that the public could hear the full story about the rezone. She would also like to see a more comprehensive planning process that looks at all the options.

*Jennifer Gibbons*, Executive Director of the Prince William Soundkeeper, stated that she would like the issue referred back to the Planning and Zoning Commission for 60 days with a series of workshops regarding use and development of public waterfront. She thinks that the information being provided is misleading. She would like the City to engage in a robust public process that results in a comprehensive and cohesive approach to waterfront development. In addition, if the Fire Facility is indeed going to be on Second Street, she would like the design to incorporate the façade of the downtown character. Lastly, she would like the Council to attend the EVOSTC meeting on the following Thursday.

## **P. COUNCIL COMMENTS**

*Cheshier* stated that he appreciated the public's comments on the fill area. He also thanked Mr. Reggiani and the rest of the Police and Fire Facilities Committee for their work.

*M/Cheshier S/Kacsh* for a five minute break at 9:55 pm.

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

## **Q. EXECUTIVE SESSION**

*M/Cheshier S/Reggiani* to go into executive session, subjects which may be discussed are matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government, specifically to discuss the boat haul out facility project cost increases.

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

*Mayor Joyce* convened the executive session at 10:00 pm, and reconvened the regular meeting at 10:30 pm.

*Mayor Joyce* stated that they were not directing the City Manager to do anything at this time.

#### **R. ADJOURNMENT**

*M/Kallander S/Allison* to adjourn the Regular Meeting.

Seeing no objections, *Mayor Joyce* adjourned the Regular Meeting at 10:30 pm.

Approved: March 17, 2010

Attest: *Erika Empey*  
Erika Empey, Deputy City Clerk

