

**Mayor**

James Kacsh

**Council Members**

Kristin Carpenter

Tim Joyce

Tom Bailer

Bret Bradford

Hayley Hoover

David Reggiani

James Burton

**City Manager**

Randy Robertson

**City Clerk**

Susan Bourgeois

**Deputy Clerk**

Tina Hammer

**Student Council**

Ashley Reece

Bhren Peña

**REGULAR COUNCIL MEETING**

**FEBRUARY 04, 2015 @ 7:00 PM**

**LIBRARY MEETING ROOM**

**AGENDA**



**A. CALL TO ORDER**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**C. ROLL CALL**

Mayor James Kacsh, Council members Kristin Carpenter, Tim Joyce, Tom Bailer  
Bret Bradford, Hayley Hoover, David Reggiani and James Burton

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

**E. DISCLOSURES OF CONFLICTS OF INTEREST**

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

1. Guest Speakers
2. Audience comments regarding agenda items..... **(3 minutes per speaker)**
3. Chairpersons and Representatives of Boards and Commissions (Harbor, HSB, Parks & Rec, P&Z, School Board)
4. Student Council Representative

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

1. Ordinance 1122..... **(page 1)**  
An ordinance of the City Council of the City of Cordova, Alaska, amending section 3.12.025 of the Cordova Municipal Code regarding City Council meetings time for recess or adjournment
2. Resolution 02-15-09..... **(page 3)**  
A resolution of the City Council of the City of Cordova, Alaska supporting the reinstatement of a full \$60 million into the revenue sharing fund on a yearly basis with a one-year appropriation of \$8 million to the fund with an effective date prior to June 30, 2015
3. Council adoption of 2015 Land Disposal Maps..... **(page 7)**
4. Council decision on land disposal for Lot 2, Block 7 North Fill Development Park..... **(page 23)**
5. Council decision on land disposal for Lot 4A, Block 5 North Fill Development Park..... **(page 37)**  
Addition No. 2
6. Council decision on land disposal for portions of Lots 12, 13 and 14..... **(page 42)**  
Block 6, USS 2981 A&B
7. Council decision on land disposal for Lot 13, Block 12 Original Townsite..... **(page 46)**
8. Record excused absence for James Burton from the January 21, 2014 Regular Meeting

**H. APPROVAL OF MINUTES**

9. Regular Meeting Minutes 01-21-15..... **(page 51)**

**I. CONSIDERATION OF BIDS**

**J. REPORTS OF OFFICERS**

10. Mayor's Report..... **(page 56)**

**11. Manager's Report**

- a. Cordova Center update report..... (page 57)**

**12. City Clerk's Report**

**K. CORRESPONDENCE**

- 13. Email of 01-27-15 from Wendy Ranney regarding Providence..... (page 58)**

- 14. Roemhildt letter of 01-28-15 regarding extension on substantial completion..... (page 59)**  
for Lots 3 & 5, Block 2 South Fill

**L. ORDINANCES AND RESOLUTIONS**

**M. UNFINISHED BUSINESS**

**N. NEW & MISCELLANEOUS BUSINESS**

- 15. Council concurrence of Mayor's appointment to Planning and Zoning..... (voice vote)(page 70)**  
and Parks and Recreation Commissions

- 16. Pending Agenda, Calendar, Elected & Appointed Officials lists..... (page 74)**

**O. AUDIENCE PARTICIPATION**

**P. COUNCIL COMMENTS**

- 17. Council Comments**

**Q. EXECUTIVE SESSION**

- 18. Performance Deed of Trust – Roemhildt, Lots 5 & 3, Block 2 South Fill**

- 19. Attorney update concerning legal settlement**

- 20. Providence hospital management contract**

**R. ADJOURNMENT**

∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞ **February 2-8, 2015** ∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞  
∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞ **Cordova Iceworm Festival** ∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞

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

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

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

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## A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

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DATE: January 28, 2015  
TO: Mayor and City Council  
SUBJECT: Ordinance 1122

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Mayor Kacsh has proposed changing the time that Regular Council meetings must either be adjourned by or be recessed by, from the 11 pm hour that now exists in Code to 10 pm instead. As mentioned in the 3 'whereas' of ordinance 1122, there are several reasons that he raised as support to this suggested change.

Required action: Majority voice vote on first reading.

**CITY OF CORDOVA, ALASKA  
ORDINANCE 1122**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
AMENDING SECTION 3.12.025 OF THE CORDOVA MUNICIPAL CODE REGARDING CITY  
COUNCIL MEETINGS TIME FOR RECESS OR ADJOURNMENT**

**WHEREAS**, many City Council Regular meetings over the past years have pushed up against the 11:00 pm deadline imposed by Cordova Municipal Code 3.12.025; and

**WHEREAS**, the City Council recently changed the start time of Regular Meetings from 7:30 pm to 7:00 pm; and

**WHEREAS**, more citizens might attend and staff and council members could possibly be reporting facts and making decisions with less-tired and more-awake and aware minds if the set time for recess or adjournment were made one hour earlier in the evening.

**BE IT ORDAINED** by the City Council of the City of Cordova, that:

Section 1. Section 3.12.025 of the Cordova Municipal Code is hereby amended as follows:

**3.12.025 - Meetings—Adjournment.**

The regular meeting of the council shall recess or adjourn by ~~eleven~~ ten p.m. Business agenda items not considered by ~~eleven~~ ten p.m. may be taken up at a reconvened meeting or added to the next regular or special meeting agenda.

Section 2. This ordinance shall be effective thirty (30) days after its passage and publication. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, and published within ten (10) days after its passage.

1st reading: February 4, 2015

2nd reading and public hearing:

**PASSED AND APPROVED THIS \_\_ DAY OF \_\_\_\_\_, 2015**

\_\_\_\_\_  
James Kacsh, Mayor

Attest:

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

**[ADDED LANGUAGE BOLD AND UNDERLINED, REMOVED LANGUAGE STRICKEN OUT]**

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## A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

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DATE: January 29, 2014  
TO: Mayor and City Council  
SUBJECT: Resolution 02-15-09

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Alaska Municipal League sent an email requesting that municipalities pass similar resolutions to the one they passed in November 2014 – attached here as Alaska Municipal League Resolution 2015-01. Here is the email that Kathie Wasserman sent on January 28:

Well,

That time is upon us. The Legislature has been in session for less than two weeks. Since even BEFORE session began, a few Legislators made public statements that Revenue Sharing was most likely over. Well, needless to say, this defined our work requirements. We, at AML, have been putting figures, backup documents, etc. together. We all have much to do. We will NOT be asking for an increase in Revenue Sharing; we understand and acknowledge the State's fiscal situation. However, the amount that the Governor has put forth during his State of the Budget address is \$57 million. That is actually \$3 million less than we received last year. The Legislature can very easily sweep that whole amount. We need to defend that amount all through the Legislative process. This is where we will begin to need your help.

Attached, I have included the resolution that AML adopted in Anchorage in November during our Annual Conference. If EACH and EVERY municipality were to pass this resolution with your own city listed (rather than AML), we would take the whole pile up to the Legislature. This is just the beginning. This pile of resolutions will show the Legislature that the support is state-wide. If possible, I would like to have resolutions back from ALL of you. If you have any questions or want to discuss this, feel free to call me. This is only the beginning of our "package" to take up on the hill. We will be leaning on all of you for figures, back-up documents, etc.

While we want to be part of the solution in this time of fiscal troubles, we know that as the state cannot wisely stop all provisions and/or stop all money spent on government, local government cannot afford to be shut off from all monies from the State. As political subdivisions of the State, we are the ones that provide basic local services. We need to make sure that the Legislature holds a conversation with us about any financial impacts that they attempt to impose on us.

It might be a long session.....

Kathie

Mayor Kacsh asked for this resolution to be put before Council as soon as it could be. I was able to prepare it for inclusion in this Feb 4, 2015 packet. A little numerical history, Cordova has received the following for revenue sharing in the past few years:

2012: \$294,223

2013: \$206,187

2014: \$205,993

Budgeted for 2015: \$205,610

Recommended Motion: Move to approve Resolution 02-15-09.

Staff Recommendation: Majority voice vote.

**CITY OF CORDOVA, ALASKA  
RESOLUTION 02-15-09**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA,  
ALASKA SUPPORTING THE REINSTATEMENT OF A FULL \$60 MILLION INTO  
THE REVENUE SHARING FUND ON A YEARLY BASIS WITH A ONE-YEAR  
APPROPRIATION OF \$8 MILLION TO THE FUND WITH AN EFFECTIVE DATE  
PRIOR TO JUNE 30, 2015**

**WHEREAS**, the City of Cordova is appreciative to the Governor and the Legislature for the continuation of the Revenue Sharing program; and

**WHEREAS**, since 2008, municipalities have received a total of \$60 million per year to be divided among all boroughs, cities and unorganized communities in the State; and

**WHEREAS**, this money is a small share of the resource funding that is provided to the State; and

**WHEREAS**, \$60 million is also a small part of the total state-wide budget for the year; and

**WHEREAS**, municipalities are political subdivisions of the State of Alaska; and

**WHEREAS**, boroughs and cities can only raise their own money through increased taxes and/or fees; and

**WHEREAS**, in the past 2014 Legislative Session, the amount deposited into the Revenue Sharing fund dropped to \$52 million; and

**WHEREAS**, the larger municipalities use these funds to keep taxes as low as possible; and

**WHEREAS**, the smaller municipalities use these funds to provide basic services, such as snow removal, public building maintenance, harbor upkeep, fuel and insurance.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Cordova, Alaska requests the Alaska State Legislature to reinstate the amount of \$60 million on an annual basis into the Revenue Sharing Fund and also that the Alaska State Legislature appropriate an additional \$8 million to the fund with an effective date prior to June 30, 2015.

**PASSED AND APPROVED THIS 4<sup>th</sup> DAY OF FEBRUARY 2015**

\_\_\_\_\_  
Jim Kacsh, Mayor

ATTEST:

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



## **ALASKA MUNICIPAL LEAGUE**

### **RESOLUTION #2015-01**

#### **A RESOLUTION SUPPORTING THE REINSTATEMENT OF A FULL \$60 MILLION INTO THE REVENUE SHARING FUND ON A YEARLY BASIS WITH A ONE-YEAR APPROPRIATION OF \$8 MILLION TO THE FUND WITH AN EFFECTIVE DATE PRIOR TO JUNE 30, 2015**

**WHEREAS**, all of Alaska's boroughs and cities are appreciative to the Governor and the Legislature for the continuation of the Revenue Sharing program; and

**WHEREAS**, since 2008, municipalities have received a total of \$60 million per year to be divided among all boroughs, cities and unorganized communities in the State; and

**WHEREAS**, this money is a small share of the resource funding that is provided to the State; and

**WHEREAS**, \$60 million is also a small part of the total state-wide budget for the year; and

**WHEREAS**, municipalities are political subdivisions of the State of Alaska; and

**WHEREAS**, boroughs and cities can only raise their own money through increased taxes and/or fees; and

**WHEREAS**, in the past 2014 Legislative Session, the amount deposited into the Revenue Sharing fund dropped to \$52 million; and

**WHEREAS**, the larger municipalities use these funds to keep taxes as low as possible; and

**WHEREAS**, the smaller municipalities use these funds to provide basic services, such as snow removal, public building maintenance, harbor upkeep, fuel and insurance.

**NOW, THEREFORE BE IT RESOLVED** that the Alaska Municipal League requests the Alaska State Legislature to reinstate the amount of \$60 million on an annual basis into the Revenue Sharing Fund and also that the Alaska State Legislature appropriate an additional \$8 million to the fund with an effective date prior to June 30, 2015.

**PASSED AND APPROVED** by the Alaska Municipal League on this 21<sup>st</sup> day of November, 2014.

Signed:   
Linda Murphy, President, Alaska Municipal League

Attest:   
Kathie Wasserman, Executive Director, Alaska Municipal League



# Memorandum

**To:** City Council  
**From:** Planning Staff  
**Date:** 1/28/15  
**Re:** 2015 Land Disposal Maps

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## **PART I – GENERAL INFORMATION**

The Land Disposal Maps are required to be updated annually. The descriptions of the map designations and the update policy are on the cover page of the Land Disposal Maps document, attached following this memo. At this time, City Council needs to adopt the 2015 Land Disposal Maps.

*1/16/15* – The Planning Commission has reviewed the maps and passed Resolution 15-01 (Attached in the Land Disposal Maps document), recommending the City Council adopt the 2015 maps:

*M/Pegau S/McGann* to approve Resolution 15-01.

Upon voice vote, motion **passed** 6-0.

Yea: *Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt*

Absent: *Bailer*

## **PART II – CHANGES TO THE 2015 LAND DISPOSAL MAPS**

The 2014 Land Disposal Maps are available on the City's webpage (in menu on the right):

<http://www.cityofcordova.net/government/planning/lease-or-purchase-city-land>

The changes and notes below are contained in the attached maps and have been reviewed by the Planning Commission. Please reference the 2014 maps for the changes listed.

### **General Changes:**

- Formatting
- Two new maps added (Eyak Lake and Power Creek). Maps now depict ALL City property.
- Parcel layer has been updated: new subdivisions, more accurate parcel lines, etc.

### **Changes and Notes on Individual Maps (listed by map title):**

- New England Cannery Road
  - 50 acre parcel adjacent to Orca has been added. Staff is waiting for verification from the State that this has been approved for Municipal Entitlement. The parcel is 'Not Available.'
  - The parcel containing the chlorine tank was listed as 'Not Available,' however it is part of the larger 'Available' parcel.
- North Fill Development Park
  - AML lease now depicted.
  - Mobile Grid lot is now 'Available' as lease has ended.

- Ocean Dock Subdivision
  - Lots owned by City east of New England Cannery Road added. These three lots were made 'Available' by the Planning Commission.
  - Previous maps did not show the Samson land swap subdivision. Large City lot added.
- Odiak Slough
  - The lot on Forestry Way was made 'Not Available' by the Planning Commission for use as a snow dump.
  - The seven lots north of Chase Avenue were made 'Available' by the Planning Commission.
- Odiak Park
  - Dundas PDOT parcel is now owned by the City and shown as 'Not Available.'
- South Fill Development Park
  - Added two tideland lots owned by the City to the east of the fill.
- Tidewater Development Park & Cordova Industrial Park
  - Leases within the harbor are now depicted.
  - The sale of Lot 1, Block 1, has been finalized. Staff is still in the process of replatting the area and also including the two other land purchases in the lot.
  - The new fill lot at the north end of the harbor is shown as Tidelands. The City is still in negotiations and the lot will be replatted.
- Whitshed Road
  - Parcel along the Copper River Highway has been added (Across from the Powder House, next to the Dundas PDOT lot). This is another Municipal Entitlement lot. This lot was made 'Available' by the Planning Commission.
  - Small lot north of Railroad Row on Third Street made 'Available' by the Planning Commission.
- Power Creek
  - Large parcel below Ski Hill Lease area above Vina Young Subdivision is shown as 'Not Available,' however the ownership is questionable and further research will be done.
  - The large lot and smaller lot on the east side of the map were made 'Available' by the Planning Commission.

### **PART III – STAFF RECOMMENDATION**

Staff recommend that City Council adopt the 2015 Land Disposal Maps.

### **PART IV – SUGGESTED ACTION**

"I move to adopt the 2015 Land Disposal Maps."

# 2015 Land Disposal Maps

Adopted by City Council: X/X/15

## **Map Designations**

**Available** – Available to purchase, lease, or lease with an option to purchase.

**Not Available** – The identified property is NOT available for sale. A response will be sent to the interested party stating that the parcel is not available for purchase. These parcels include protected watersheds, substandard lots, snow dumps and other lots used by the city.

**Tidelands** – All requests to purchase tidelands will be reviewed by the Planning Commission as they are received. The Planning Commission will make a recommendation on disposing of the tidelands to City Council.

**Leased** – These are lots currently leased to a business or government entity by the City and are not available during the lease term. There are leases that are short term and renew every two years and others are long term leases with substantial improvements on the property. At the end of the lease term the property becomes available for disposal.

## **Final Update Policy**

Maps will be updated on an annual basis by the Planning Department staff, reviewed by the Planning Commission, and adopted by City Council. This update process will begin after the new fiscal year with updated maps being presented to the Planning Commission in January.

**CITY OF CORDOVA, ALASKA  
PLANNING COMMISSION  
RESOLUTION 15-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,  
ALASKA, RECOMMENDING THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA  
ADOPT THE 2015 LAND DISPOSAL MAPS**

**WHEREAS**, the City of Cordova's City Manager and City Planner are directed by Cordova Municipal Code Section 5.22.040(D) – Application to lease or purchase – The city manager shall refer an application from a qualified applicant to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the application for review by the planning commission not later than its next regular meeting; and City of Cordova's Planning Commission is directed by Cordova Municipal Code Section 5.22.040(E) – Application to lease or purchase – The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest; and

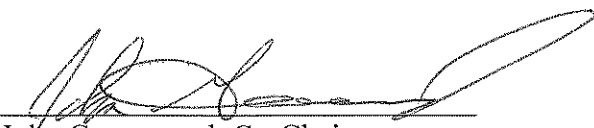
**WHEREAS**, the City of Cordova's Planning Commission has determined that updating the initial Land Disposal Maps from the 2006 Land Disposal Committee and annually reviewing and recommending the maps for City Councils approval will enable the City Manager and City Planner to efficiently determine if land is available for purchase, lease, or lease to purchase; and

**WHEREAS**, the City of Cordova's Planning Commission has identified these Land Disposal Maps as the most current and updated version to be used in the land disposal process; and

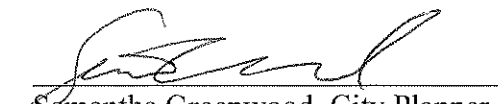
**WHEREAS**, having annually updated maps will benefit the citizens of Cordova by providing maps for public review; and

**NOW, THEREFORE BE IT RESOLVED THAT** the Planning Commission of the City of Cordova, Alaska hereby recommend the City Council of the City of Cordova, Alaska adopt the 2015 Land Disposal Maps.

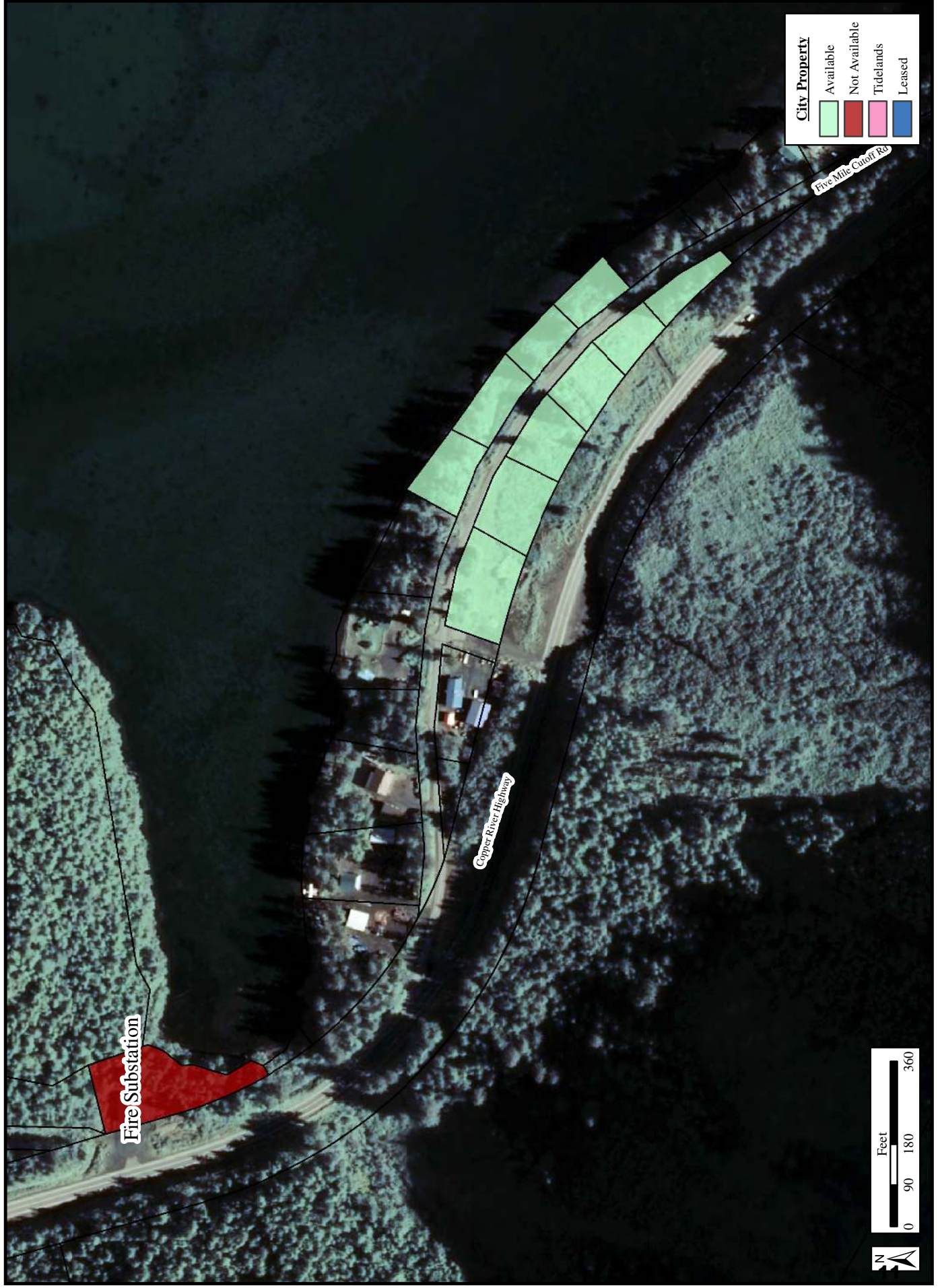
**PASSED AND APPROVED THIS 16<sup>TH</sup> DAY OF JANUARY, 2015**

  
John Greenwood, Co-Chair

ATTEST:

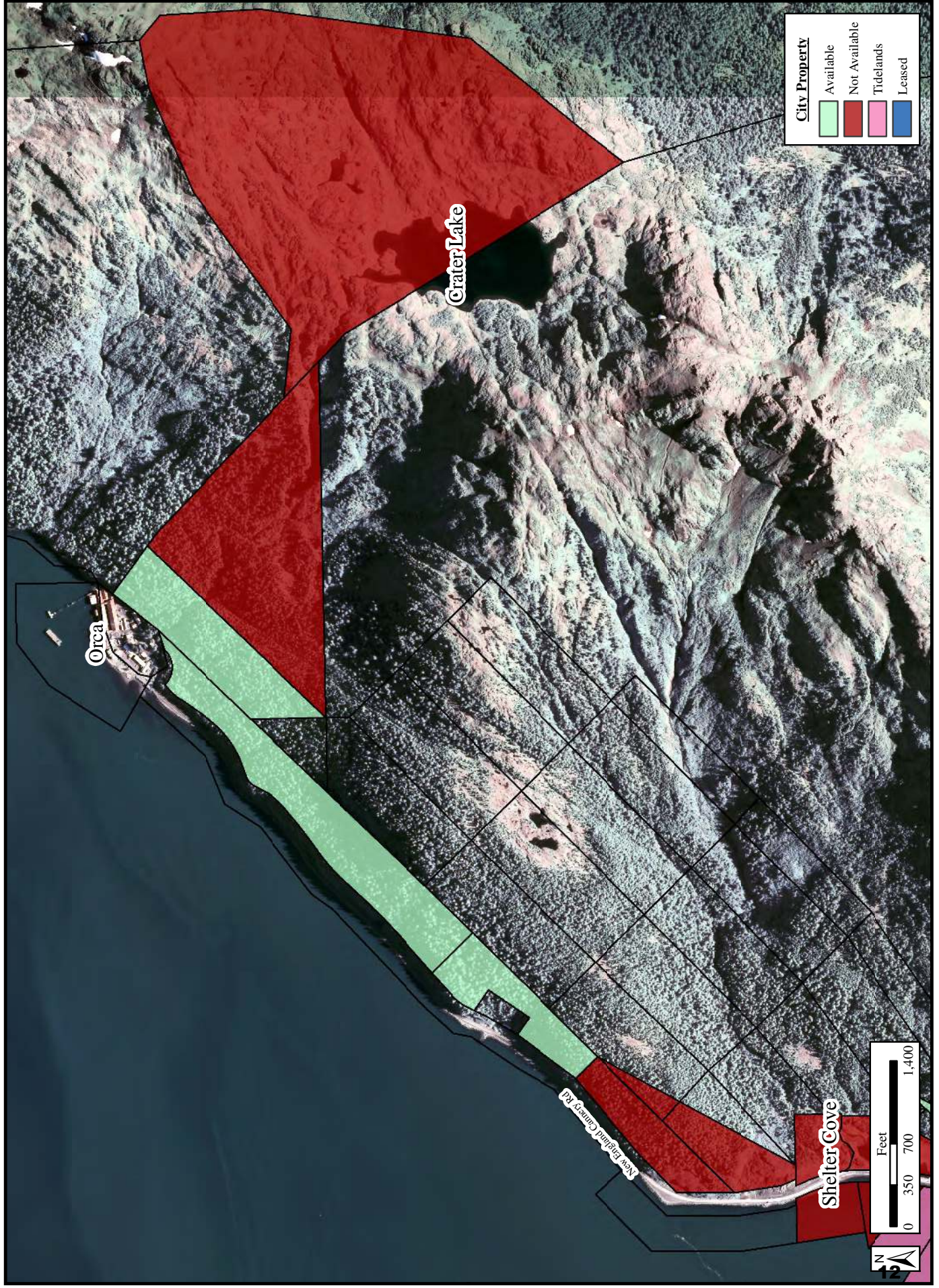
  
Samantha Greenwood, City Planner

# Five Mile Loop



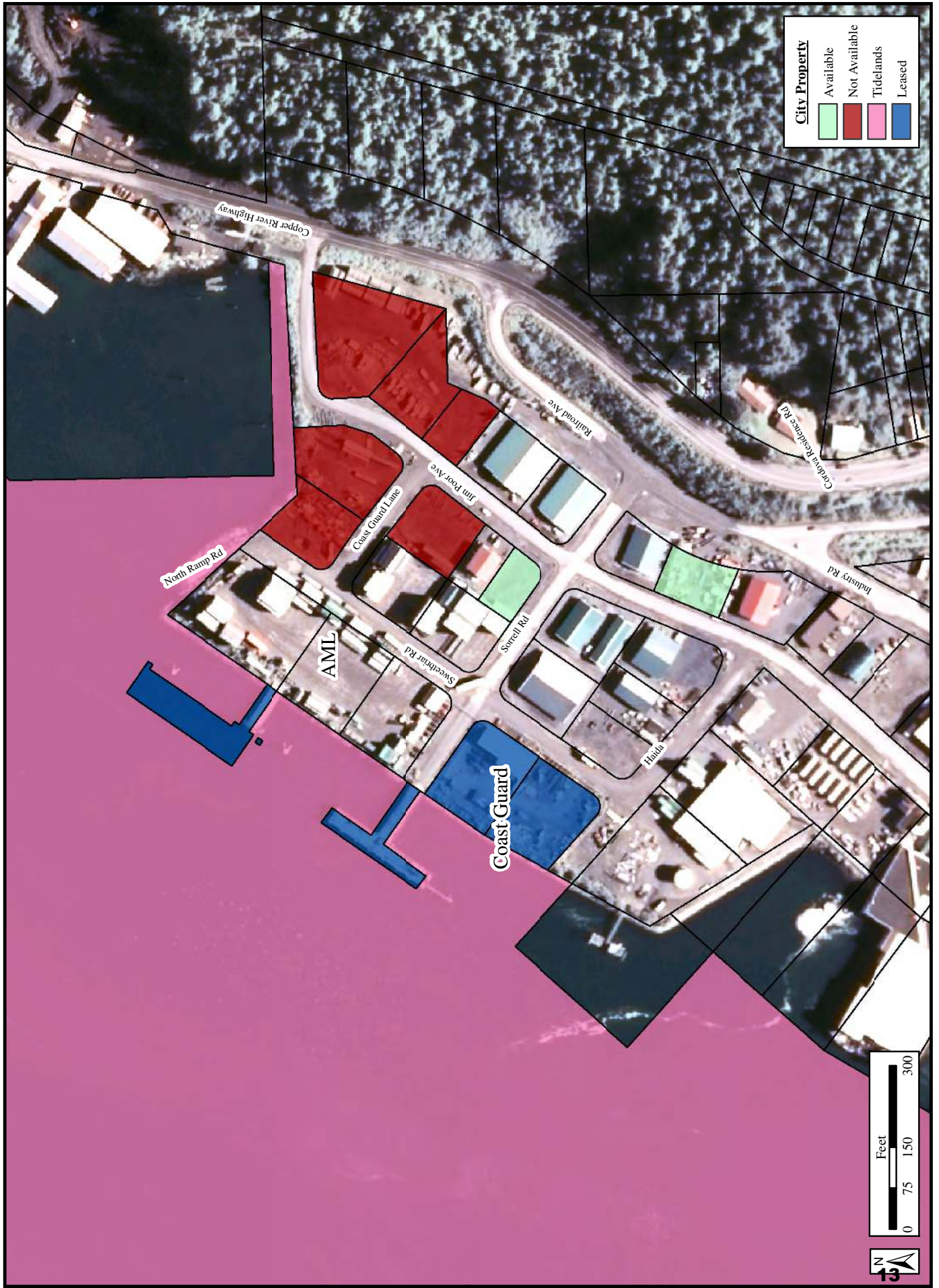


# New England Cannery Road





# North Fill Development Park



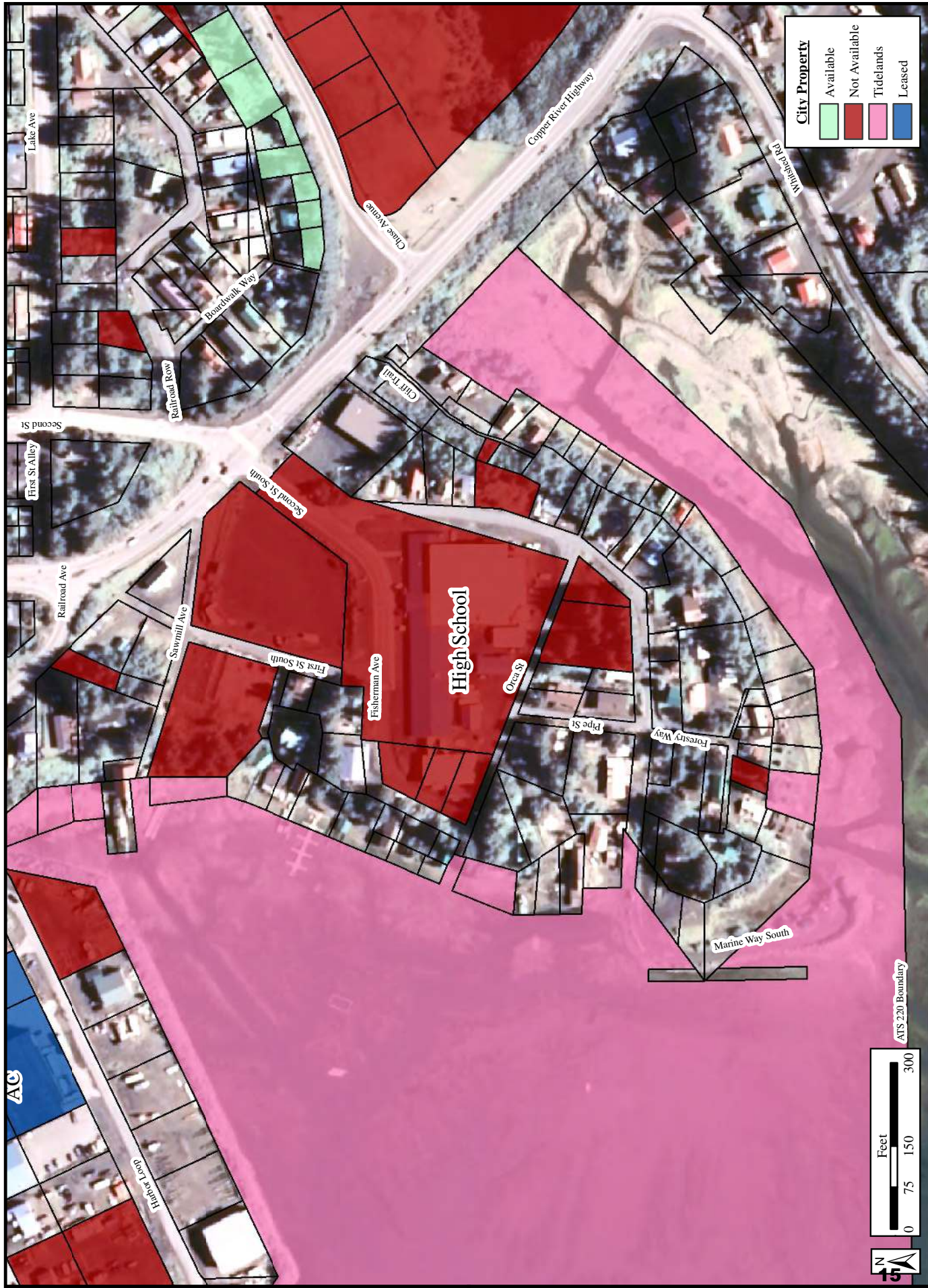


# Ocean Dock Subdivision



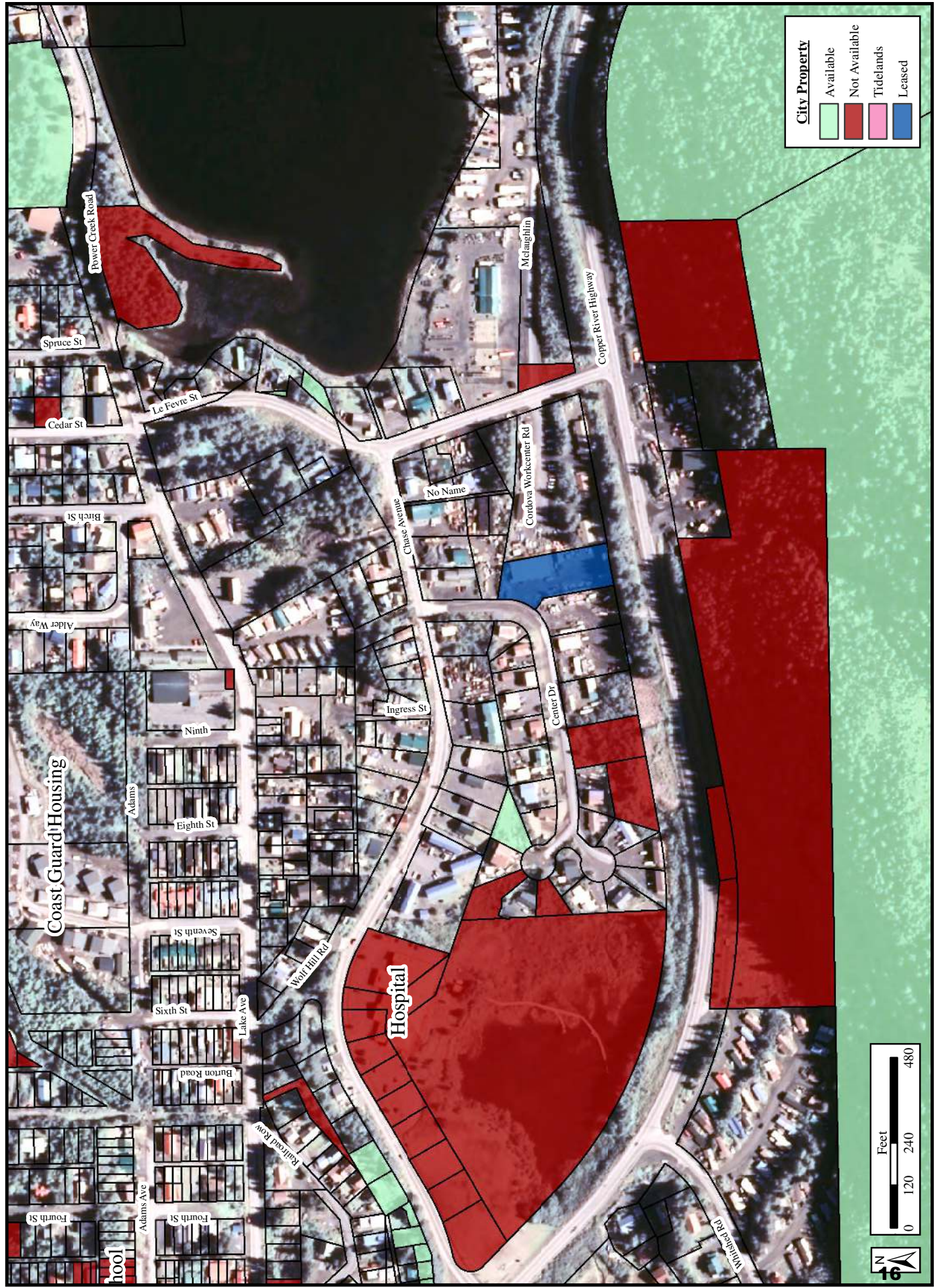


# Odiak Slough



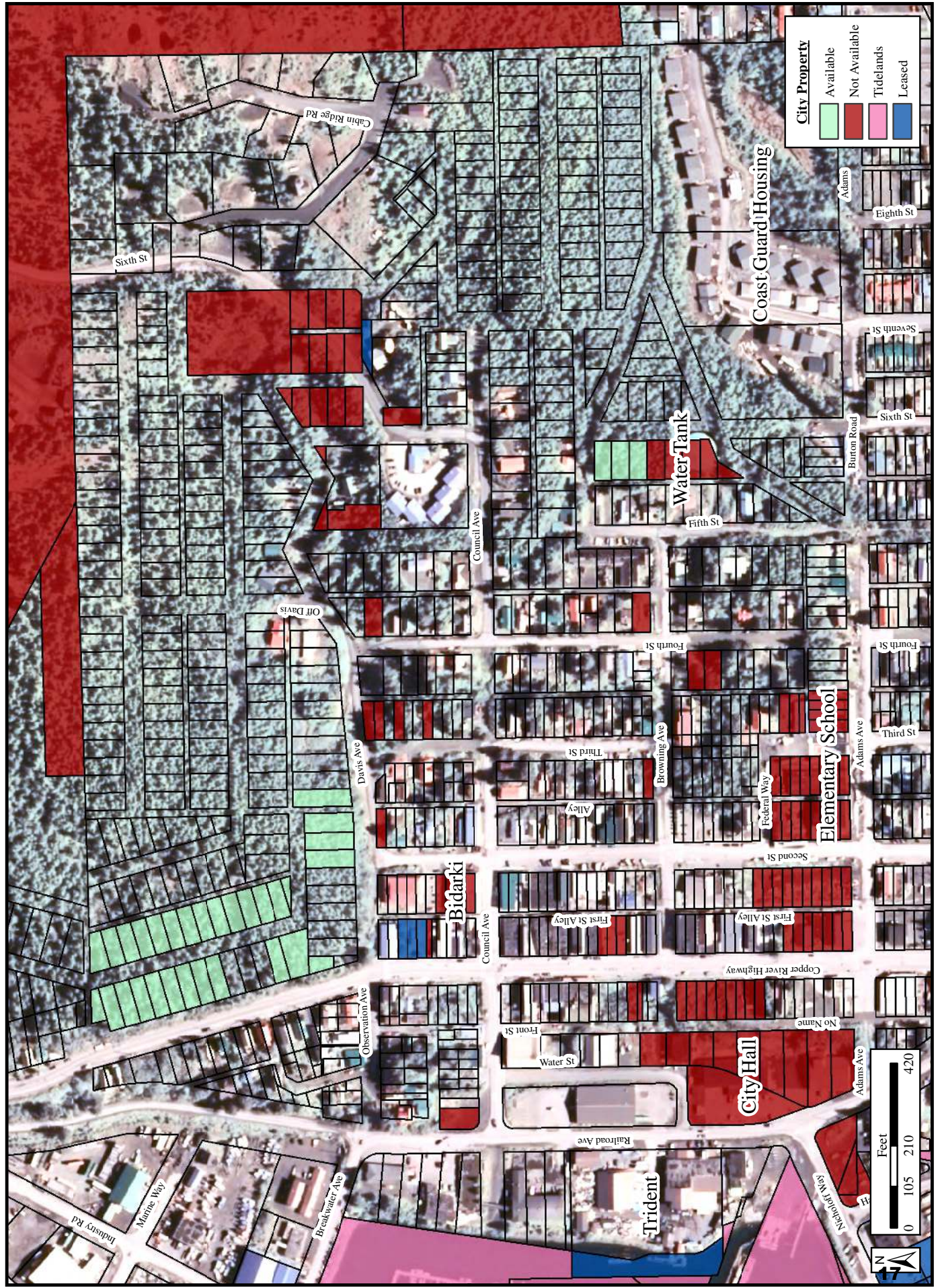


# Odiak Park



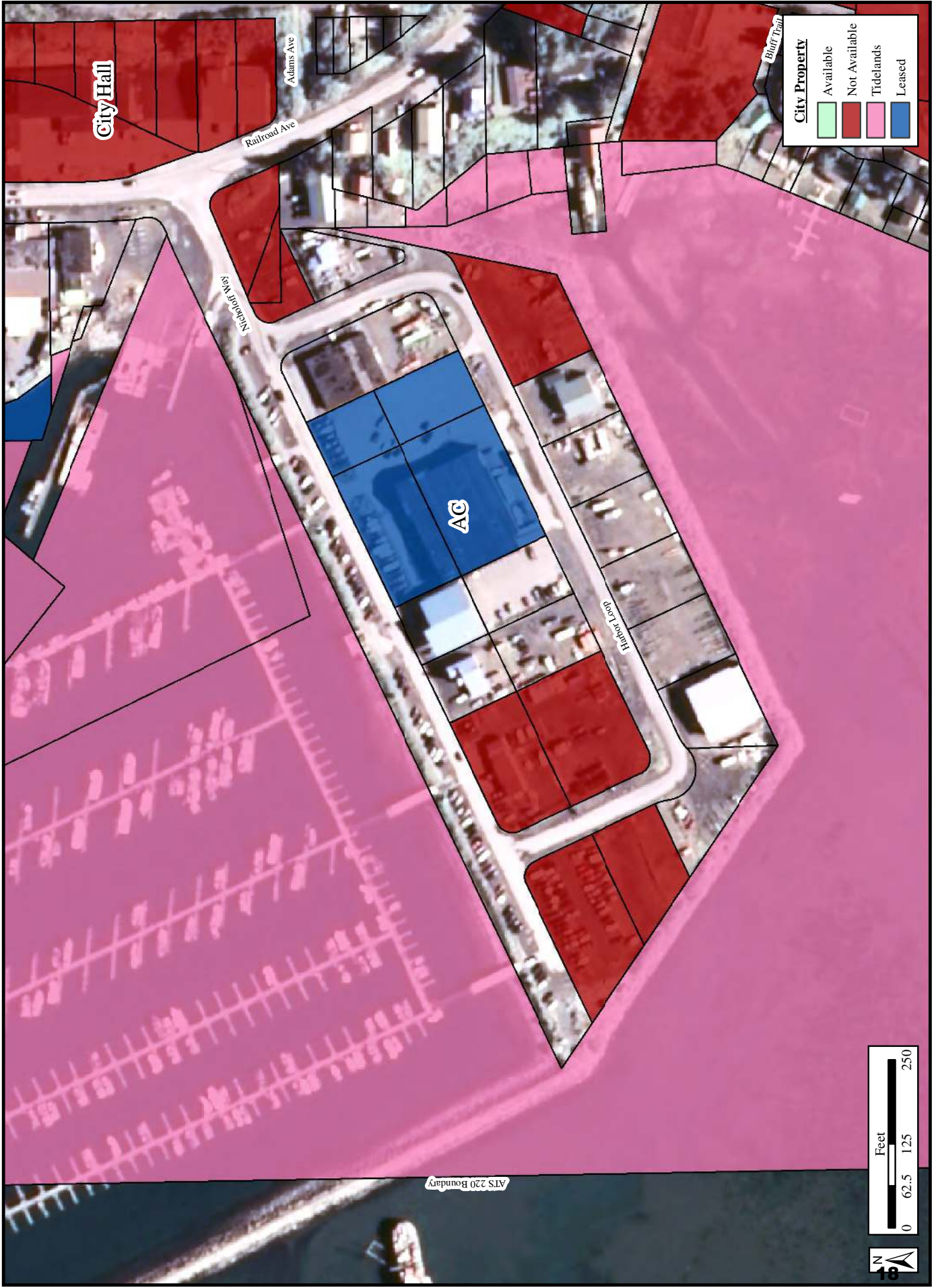


# Old Town Area



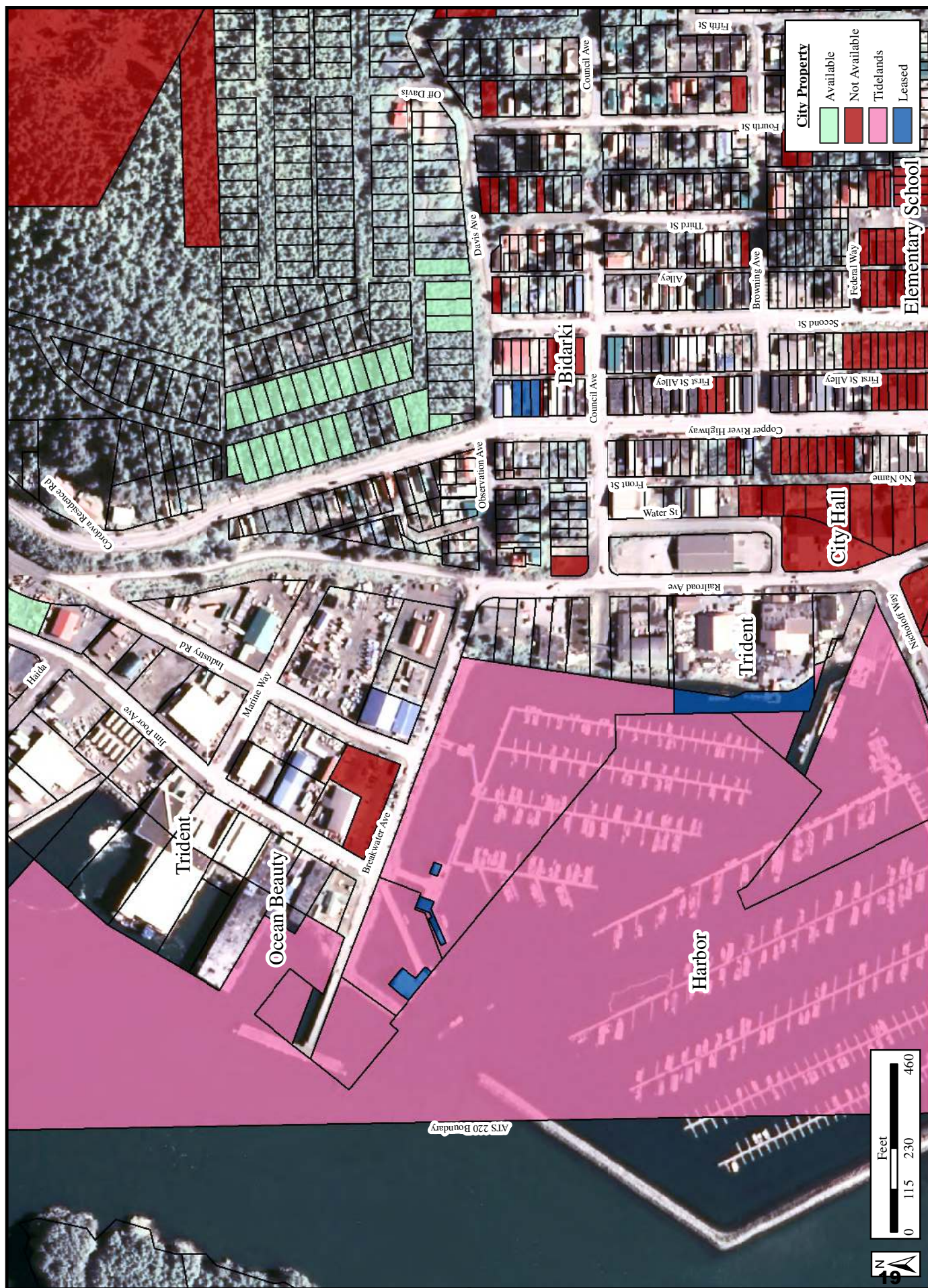


# South Fill Development Park





# Tidewater Development Park & Cordova Industrial Park





**City Property**

- Available
- Not Available
- Tidelands
- Leased

**Map Labels:** Elementary School, High School, Hospital, Camper Park, Reservoir, Meads Road, Railroad Ave, Marine Way South, Bluff Trail, Second St South, Railroad Road, Third St, Fourth St, Burton Road, Sixth St, Eighth St, Ninth, Adams, Alder Way, Le Fevre St, Chase Avenue, Ingress St, Center Dr, Copper River Highway, McLaughlin, Orca Inlet Dr, Henrichs Road East, Whiskey Ridge Rd, Baker Rd.

**Scale:** 0, 275, 550, 1,100 Feet

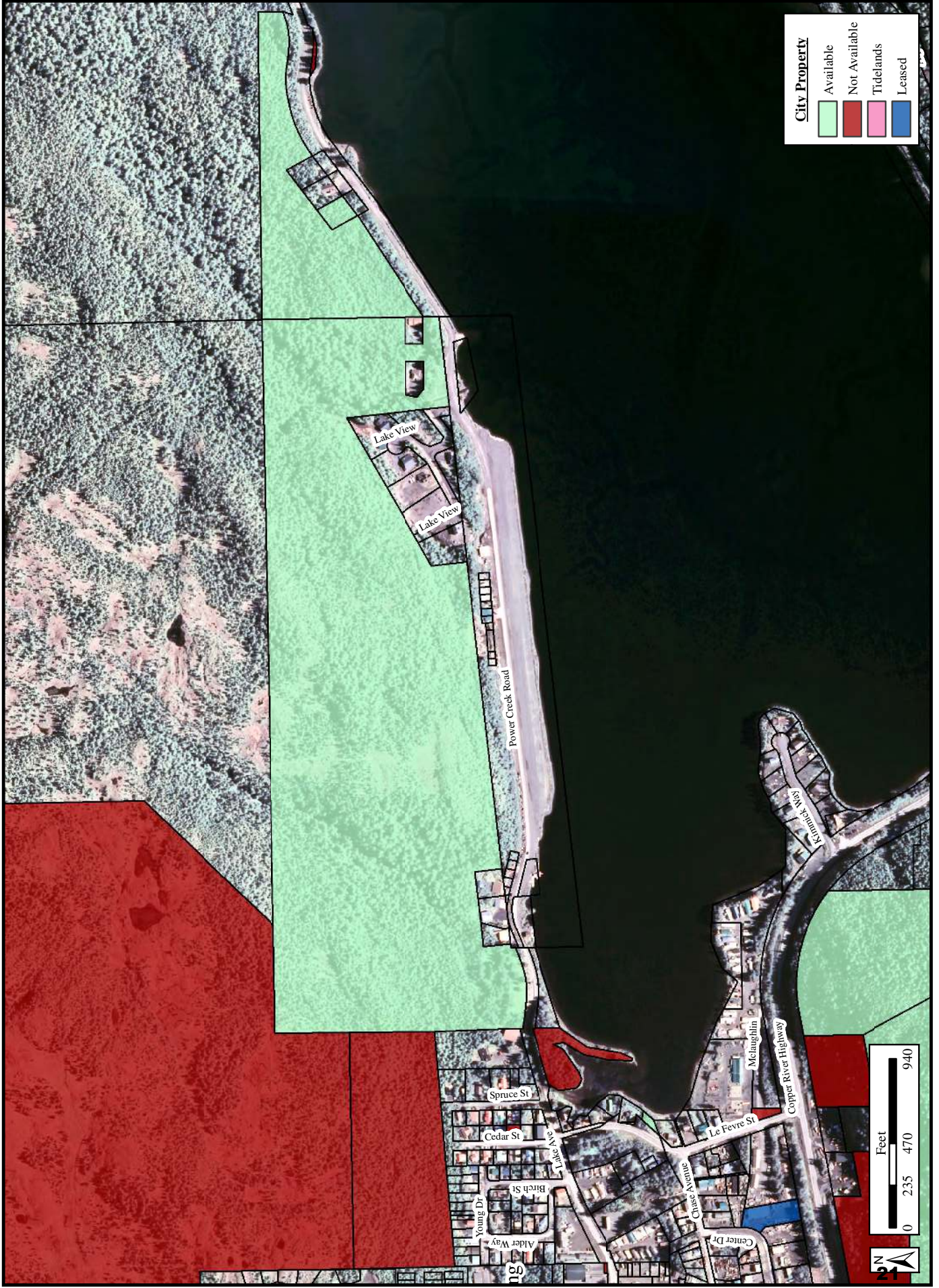
**North Arrow:** N

**ATS 220 Boundary**





# Power Creek





# Eyak Lake





# Memorandum

**To:** City Council  
**From:** Planning Staff  
**Date:** 1/28/15  
**Re:** Review of Proposals for Lot 2, Block 7, North Fill Development Park

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## **PART I – GENERAL INFORMATION**

Requested Actions: Award Disposal to Proposer  
Legal Description: Lot 2, Block 7, North Fill Development Park  
Parcel Number: 02-060-136  
Zoning: Waterfront Industrial District  
Lot Area: 11,534 sq. ft.  
Attachments: Location Map  
Proposals: Mobile Grid Trailers, Inc.  
Native Village of Eyak

The proposed price from each proposal is as follows (minimum bid = \$65,000):

Mobile Grid Trailers, Inc.	\$67,500
<del>Trident Seafoods Corp.</del>	<del>\$90,000</del>
Native Village of Eyak	\$65,000
<del>Prince William Sound Science Center</del>	<del>\$100,000</del>

## **PART II – BACKGROUND**

The public notice period for this property disposal began Oct. 30<sup>th</sup> and ended Dec. 1<sup>st</sup> at 10 AM. The City received four proposals for the property. This lot has been leased to Mobile Grid Trailers, Inc. since 2003. Prior to the most recent lease term, City Council expressed an interest in putting this lot out for proposals. The last lease term, which expired October 19, 2014 and is now in hold-over, was for a period of 18 months in order to give Mobile Grid enough time to plan for the anticipated disposal process.

**12/9/14** – At the Planning Commission Regular Meeting all original proposals were discussed and the following motion was made:

*M/Roemhildt S/Baenen* to recommend City Council approve the proposal from Trident to purchase Lot 2, Block 7, North Fill Development Park.

Upon voice vote, motion **passed** 5-1.

Yea: *Bailer, Reggiani, Greenwood, Baenen, Roemhildt*

Nay: *McGann*

Conflict of Interest: *Pegau*

**12/17/14** – At the City Council Regular Meeting the following motions were made:

*M/Carpenter S/Bradford* to award the disposal for Lot 2, Block 7, North Fill Development Park to Mobile Grid Trailers for the bid price of \$67,500.

Vote on motion: 2 yeas, 4 nays. Burton-no; Joyce-no; Bradford-yes; Carpenter-yes; Reggiani-no and Bailer-no. Hoover has a COI. Motion failed.

*M/Reggiani S/Bailer* to award disposal of Lot 2 Block 7 North Fill Development Park to Trident Seafoods. Vote on motion: 4 yeas, 2 nays. Burton-yes; Joyce-yes; Bradford-no; Carpenter-no; Reggiani-yes and Bailer-yes. Hoover has a COI. Motion was approved.

**12/19/14** – Trident withdrew their proposal. Because Trident was the proposer that was awarded the property, the disposal process reverted back to the Planning Commission to make a recommendation.

**1/12/15** – Prince William Sound Science Center withdrew their proposal.

**1/16/15** – At the Planning Commission Regular Meeting the remaining two proposals were discussed and the following motion was made:

*M/McGann S/Roemhildt* to recommend City Council approve the proposal from Mobile Grid to purchase Lot 2, Block 7, North Fill Development Park.  
Upon voice vote, main motion passed 5-1.  
Yea: Greenwood, McGann, Pegau, Baenen, Roemhildt  
Nay: Reggiani  
Absent: Bailer

Prior to the motion passing, the following amendment was made and failed:

*M/Reggiani S/Baenen* to amend the main motion to move to recommend City Council dispose by lease Lot 2, Block 7, North Fill Development Park by direct negotiation with Mobile Grid.  
Upon voice vote, motion to amend failed 2-4.  
Yea: Reggiani, Baenen  
Nay: Greenwood, McGann, Pegau, Roemhildt  
Absent: Bailer

City staff is in the process of developing a change to the City Code which will require future proposers to submit a deposit with their proposal. The intent of this change would be to discourage uncommitted proposers.

In accordance with the Cordova Municipal Code, the City Council will select the proposal to award the proposal to or reject the proposals.

### **PART III – APPLICABLE CRITERIA**

Chapter 5.22.030 – REVENUE AND FINANCE – DISPOSAL OF CITY REAL PROPERTY – Council approval required.

- A. *All disposals of interests in city real property are subject to council approval.*
- B. *If the city solicits bids or proposals for a disposal of an interest in city real property, the council either shall:*
  - 1. *Award the disposal to the best bidder or proposer in accordance with the criteria in the invitation for bids or proposals, or*
  - 2. *If the council finds it to be in the best interest of the city to do so, reject any or all bids or proposals.*

Chapter 5.22.060 – REVENUE AND FINANCE – DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.

*D. A request for proposals to lease or purchase city real property shall specify the criteria upon which proposals shall be evaluated, which may include without limitation the type of proposed development and its benefit to the community, the qualifications and organization of the proposer, the value of the proposed improvements to the real property, and the required rent or purchase price. All proposals submitted in response to a request for proposals shall be reviewed by the planning commission, which shall recommend a proposal to the city council for award.*

**PART IV – SUGGESTED ACTION**

“I move to (\*) for Lot 2, Block 7, North Fill Development Park.”

\*Select: 1) award the disposal to the proposer or 2) reject the proposals

## Location Map



# CITY OF CORDOVA



## SEALED PROPOSAL FORM

**All proposals must be received by the Planning Department by December 1<sup>st</sup>, 2014 at 10 AM.**

Property: Lot 2, Block 7, North Fill Development Park. See attached map.

Name of Proposer: \_\_\_\_\_ Richard and Osa Schultz \_\_\_\_\_

Name of Organization: \_dba: Mobile Grid Trailers, Inc.

Address: PO Box 1291 - 109 Council Ave. - Cordova, AK 99574

Phone #: 907-253-5269 Osa's cell, 907-253-3146 Ric's cell

Email: [AdoreAlaska@gmail.com](mailto:AdoreAlaska@gmail.com)

**Note: All submitted proposals for this property will be reviewed by the Planning Commission using the attached criteria. The Planning Commission will then recommend a proposal to City Council for final review and acceptance.**

**The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept any proposal deemed most advantageous to the City of Cordova.**

The chosen proposal will be subject to a Site Plan Review conducted in accordance with Chapter 18.42 of the Cordova Municipal Code. Prior to the issuance of a Building Permit, the City Council must approve the site plan for the project and the State Fire Marshal must approve the plan review for Fire and Life Safety.

The fair market value for Lot 2, Block 7, North Fill Development Park is **\$65,000.00**. The fair market value has been determined by a qualified licensed appraiser and will be the **minimum** price that will be accepted for the property. If the successful proposal amount is greater than the minimum price, that shall be the amount paid for the property.

All organizations that submit proposals will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. A link to the City Code is available at [www.cityofcordova.net](http://www.cityofcordova.net).

**Proposed Price \$**\_67,500\_\_\_\_\_

The applicant shall also be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

Please review the attached section of Code for the permitted uses within the **Waterfront Industrial District**.



**MOBILE GRID TRAILERS, INC.**

Owners/Operators: Richard and Osa Schultz  
PO Box 1291  
Cordova, AK 99574

Mobile Grid Trailers began doing business in 1985 providing boat trailering services and building trailers for the Cordova fishing fleet. Within a few years we began providing repair and towing services to the general Cordova public as well. In 1989 we moved into a unit at Bayside Storage. In April of 2000, we rented Lot 2 of Block 7 from the City of Cordova for staging our trailers and equipment. It has always been our intent to purchase this property, however, it has only recently become practical for us to transition our operations into a structure on the property.

Our current operations include:

- Trailering Boats for Repairs by owner or to local shops
- Boat Blocking for Seasonal Layup or Hull Repairs
- Boat and Utility Trailer Manufacturing, Sales and Repairs
- Wheel Bearing Repair and Trailer tire Mounting
- Retail Sales of Trailer Axles, Tires, Rims and Suspension Parts
- Loading/Offloading vehicles, equipment and boats on/off ferry
- Automotive Recovery and Towing
- Automotive Disposal preparation
- Equipment Rental – Trailers, Scaffolding, Blocking
- Equipment Moving – nets, engines, etc.
- Light Salvage – Repurposing of usable metal, trailer and auto parts
- Equipment Storage



### Current Business Activity and Revenues

Our active Customer List totals 344 - being clients we have provided services for or sold products to in the last 4 years. Some customers we helped once, others multiple times. Invoices for boat tows usually include a Pull & Launch and often sales invoices include a combination of services - boat tows as well as trailer repairs & parts.

This chart shows a relative breakdown of our different activities tabulated from those invoices.

YEAR	Boat/Trailer Tows	Truck or Car Tows	Repairs	Parts
2011	138	16	18	20
2012	139	29	27	27
2013	122	35	28	33
2014	132	24	23	26

Our current operations have generated these revenues and the resulting Sales Taxes over the last 4 years.

YEAR	SERVICES	PARTS	TRAILERS	TOTAL SALES	SALES TAX
2011	45,240	3,925	0	\$49,265	\$2,595
2012	38,591	9,909	2,000	\$50,500	\$2,666
2013	39,665	6,471	5,825	\$51,961	\$2,358
2014	53,850	7,931	0	\$61,781	\$2,674

Over the 14 years that we have leased this city lot it has been essential for the operation of our business. It provides space for staging and storage of our trailer fleet and equipment. We reduced the size of our trailer fleet over the last 6 years as more fishermen purchased their own trailers. We rented this extra space, approximately 1/3 of the total area, to our customers for storage of their boats, trailers, and equipment. This fall we turned away those customers in preparation for this project.



As the Cordova fleet has increased their ownership of boat trailers, the South Fill has become less available for parking and repairs. In response the City has made useful improvements to the trailer staging area on the North Fill. We have increasingly used the North Ramp since the addition of the floating dock, and even more this last season with water & electricity available in that area. With our current shop location at Bayside Storage and our equipment staged on the adjacent lot, Mobile Grid has been perfectly located to provide services at both ramps. This proximity has allowed us to support the City's intent to increase usage of the North Ramp.

Presently, we are the only commercial marine service business located on the North Fill.

### **Proposed Building – Size, Use, and Value**

Our plan is to construct a warehouse 62' x 70' with a square footage of 4,340. It would be divided into 2 large bays and a group of rental lockers – 4 @ 300 sq. ft. and 2 @ 180 sq. ft. Mobile Grid will utilize about 1600 sq. ft. of the warehouse leaving 2740 sq. ft. of its 1<sup>st</sup> floor available for lease. The rental income at \$1 per sq. ft. would average \$2,700/ month and generate an additional \$1973 per year in sales tax.

We are also looking to have it engineered to eventually add a second floor loft that could be made available for net storage and gear hanging. As commercial fishers for over 30 years, we know that there is great demand for indoor space for these uses.

We have been communicating with R & M Steel Co. to review warehouse package options. There are a reputable company that has provided engineered building packages for construction in Cordova for decades; they are very familiar with the snow and wind requirements of our area.

We estimate the improvements to the property for this development to be valued at approximately \$275,000. The substantial increase in the property taxes on the lot would generate additional revenues for the city.

### **Proposed Timeline**

We have already begun to reduce the amount of superfluous equipment and materials on the lot; multiple vehicles and a boat damaged by the 2012 snow fall, and items previously being kept for salvage or recycle opportunities, have been consolidated or disposed of. We will continue this process throughout the winter as weather allows.

### **Spring 2015**

We presently have financing available and are prepared to purchase the property in the amount of \$67,500, plus the required fees as per city code, within 90 days of the City presenting us a sale contract.

Once we are the titled property owners, we will commence the development process, applying for the required permits and preparing the lot for the laying out of a structure. The lot requires a substantial amount of fill to bring it up to a buildable grade, and it will require reasonable amount of time to be worked and settled.

### Summer 2015

Once our building plans have been approved, installation of utilities and site preparation will follow as crews are available and weather permits.

While we will be commercial fishing as well as continuing to operate our other businesses at this time, we will make every effort to move the project forward and keep the property in a productive mode.

Ideally, we would like to start construction by the end of the summer, however, with many unknowns and multiple factors influencing the schedule, it is possible that phase will not happen until Spring of 2016.

### **Benefits to the Community**

Presently, our company provides important services to the marine industry as well as to the general public by offering towing of boats, trucks, cars, and equipment. Cordova's rugged environment takes its toll on axles and tires, keeping them in repair is critical for their safe operation. We deal with many failed trailers during the season and get them back to work for their owners.

This location also makes it easy for us to support the Harbor Dept. in encouraging boat owners to use the North Ramp facility, reducing the trailer traffic around the City Harbor ramp.

The approval of this project will allow our business to grow and offer more products to our customers. Once our company sets up business in the new warehouse we expect to be able to hire an additional employee to increase our hours of operation, our shop productivity, and retail sales.

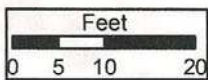
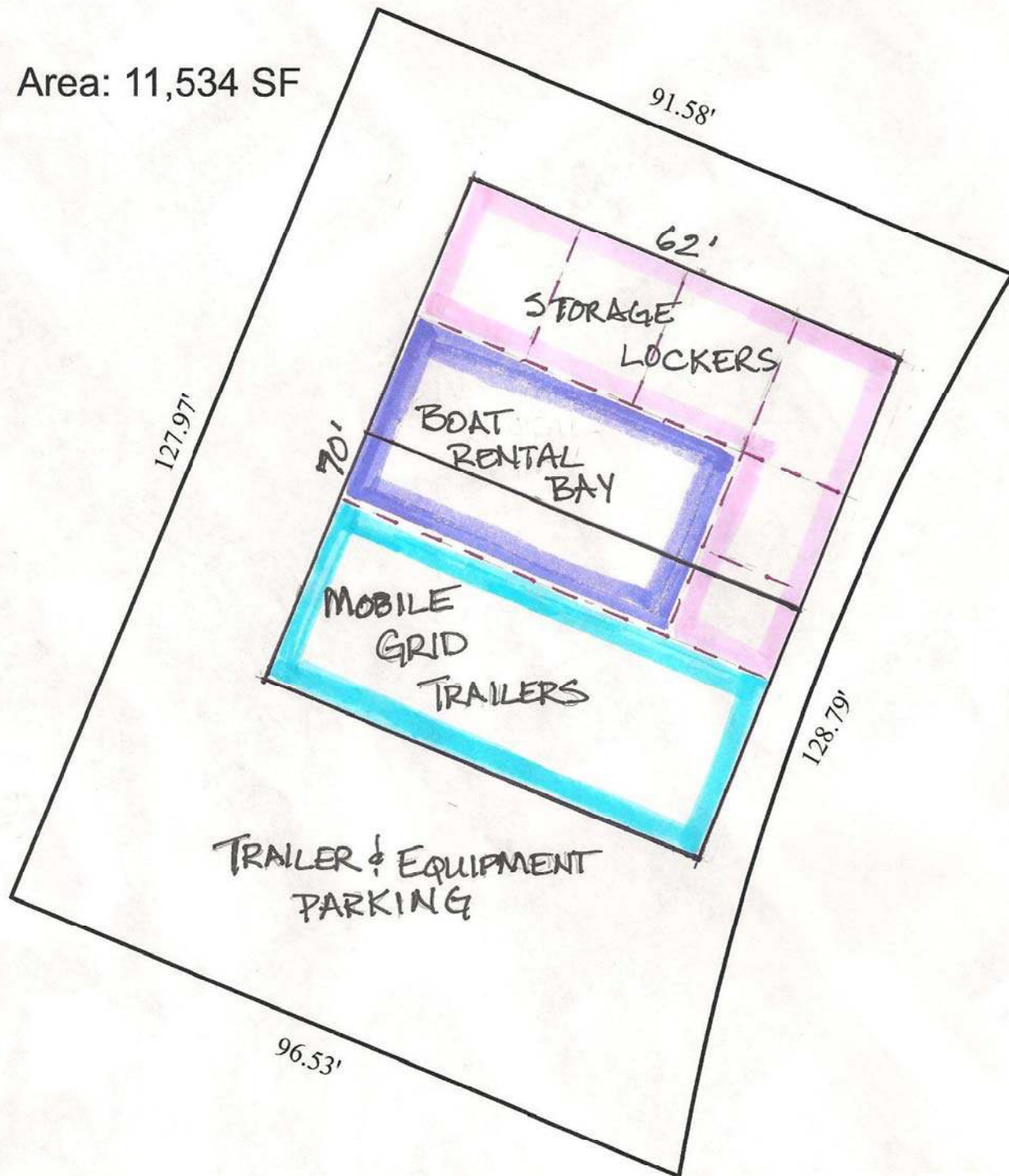
The North Fill was originally created for precisely this type of development. Lot 2 of Block 7 is an **essential** component to the future of our business. There is virtually no alternative property in the area to relocate to – losing it would force us to liquidate the majority of our equipment and assets. This would gravely reduce the services we can provide to our customers, undermine our ability to meet our overhead costs, and could ultimately result in the closure of our business.

We respectfully request your careful consideration of our proposal. Please advise us of all scheduled meeting dates that we could be available to comment on our behalf and we invite you to contact us with any questions regarding this proposal.

Thank you,

Richard & Osa Schultz  
Mobile Grid Trailers, Inc.

Area: 11,534 SF



# CITY OF CORDOVA



## SEALED PROPOSAL FORM

**All proposals must be received by the Planning Department by December 1<sup>st</sup>, 2014 at 10 AM.**

Property: Lot 2, Block 7, North Fill Development Park. See attached map.

Name of Proposer: Moe Zamarron

Name of Organization: Native Village of Evak

Address: PO Box 1388

Phone #: 907-424-7738

Cordova, AK 99574

Email: moe.zamarron@evak-nsn.gov

**Note: All submitted proposals for this property will be reviewed by the Planning Commission using the attached criteria. The Planning Commission will then recommend a proposal to City Council for final review and acceptance.**

**The City Council reserves the right to reject any proposal, part of any proposal, or all proposals. The City Council may accept any proposal deemed most advantageous to the City of Cordova.**

The chosen proposal will be subject to a Site Plan Review conducted in accordance with Chapter 18.42 of the Cordova Municipal Code. Prior to the issuance of a Building Permit, the City Council must approve the site plan for the project and the State Fire Marshal must approve the plan review for Fire and Life Safety.

The fair market value for Lot 2, Block 7, North Fill Development Park is **\$65,000.00**. The fair market value has been determined by a qualified licensed appraiser and will be the **minimum** price that will be accepted for the property. If the successful proposal amount is greater than the minimum price, that shall be the amount paid for the property.

All organizations that submit proposals will be required to meet the appropriate criteria within Cordova Municipal Code Section 5.22. A link to the City Code is available at [www.cityofcordova.net](http://www.cityofcordova.net).

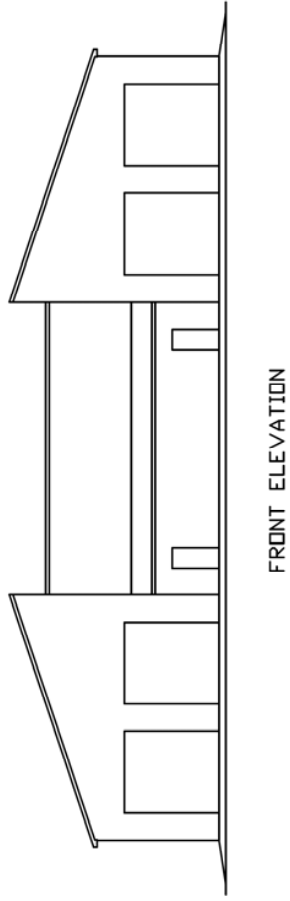
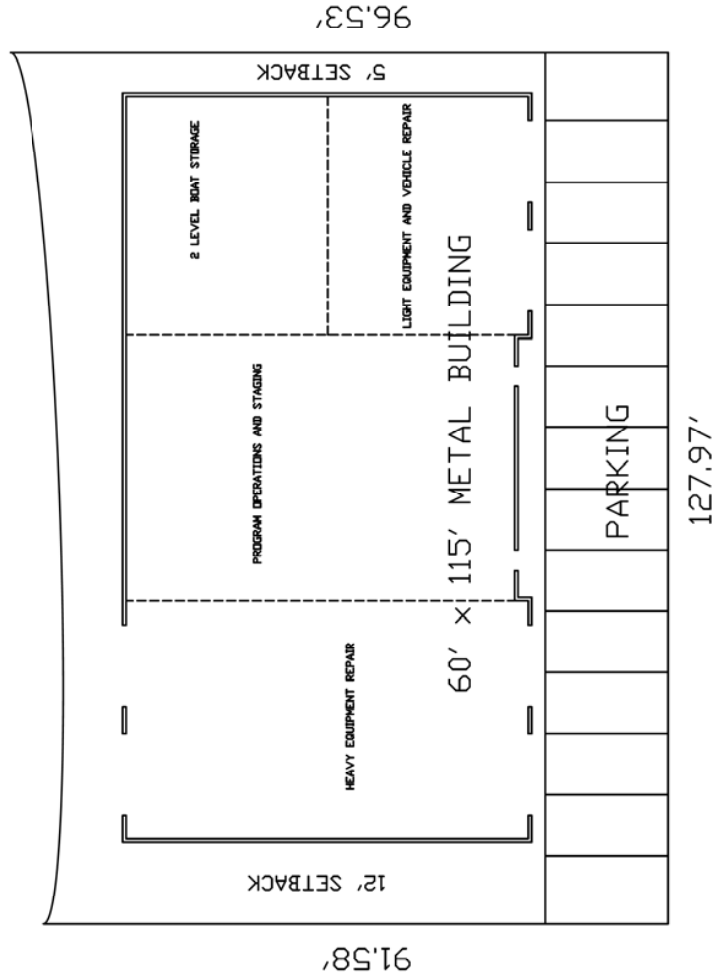
**Proposed Price \$ 65,000**

The applicant shall also be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

Please review the attached section of Code for the permitted uses within the **Waterfront Industrial District**.

Lot 2, Block 7, North Fill Development Park, City of Cordova, Alaska.  
Current location of Mobile Grid

1. The Native Village of Eyak (NVE) proposes to develop the above referenced parcel into a combination marine and land based transportation service facility providing an assortment of general repair, maintenance and upgrade tasks. To address the growing needs of its expanding fleet of vessels and work vehicles it is necessary for NVE to make plans for a new facility that would adequately support in-house operations. While some amenities would be limited in use to NVE while others would be made available commercially. Equipment has been secured that enables NVE to perform shrink-wrapping of vessels and equipment, perform tire repair for large trucks and heavy equipment and to provide general welding work. These services would be available to the public from this facility along with the rental of specialized equipment, with certain restrictions. Additionally, room would be made available for the storage of small vessels, equipment and supplies but only for NVE programs.
2. Taking final design criteria and code restrictions into account NVE proposes to set the area of the building at the maximum allowed for the lot. Once the design team has considered all pertinent information a final footprint can be presented but initially this proposal shows a 60' x 115' building for an area of 6,900 square feet. Drainage, parking space counts, snow handling and setbacks all will have bearing on the building layout and may alter the proposed square footage of development.
3. See attachment 'A' for required sketch of proposed development.
4. Benefit of proposed development to the community. NVE operates a number of programs that bring direct benefit to the tribal members in the area and to the community of Cordova at large. Through the transportation, natural resources, wellness and housing departments NVE channels outside funding to Cordova that promotes health, affordable utilities and increased standards of living. The ability of NVE to house, maintain and operate equipment related to these programs offers two primary benefits for continued program development. First, this facility provides the means to keep program equipment functional, efficient and ready for use. This demonstrates to funders a level of competence and responsibility on the part of NVE in following through with the requirements of program expansion. Secondly, the new facility provides potential funders with an accurate picture of NVE's ability to build capacity through preparation and partnership development. This facility will provide services that are not currently in Cordova which reinforces local economic wellbeing and promotes cooperation between organizations. Future programs will receive more favorable consideration when local interests are addressed collectively.
5. The dollar value of the proposed development is estimated at \$759,000.
6. The proposed timeline for development is to have an initial design ready by the 1st quarter of 2016 and have construction start in 2017.



SEAFOOD LANE  
LOT 2, BLOCK 7

# Memorandum

**To:** City Council  
**From:** Planning Staff  
**Date:** 1/28/15  
**Re:** Land Disposal of Lot 4A, Block 5, North Fill Development Park Addition No. 2

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## **PART I – GENERAL INFORMATION**

Requested Action: Determine Disposal Method  
Lot, Block, Survey: Lot 4A, Block 5, North Fill Development Park Addition No. 2  
Lot Size: 8,267 sq. ft.  
Parcel Number: 02-060-128  
Zoning: Waterfront Industrial  
Attachments: Location Map  
Letter of Interest

## **PART II – BACKGROUND**

In the 2014 Land Disposal Maps approved by the Planning Commission and City Council, Lot 4A, Block 5, North Fill Development Park Addition No. 2 (commonly referred to as the “Impound Lot”) is designated ‘Available.’ In the past, this lot has been designated ‘Not Available’ and is currently used by the City as an impound lot.

**7/8/14** – The Planning Commission recommended to City Council disposal by requesting proposals after receiving letters of interest from Bayside Storage and Nerka Enterprises.

**7/16/14** – The City Council directed the City Manager to dispose of the lot by requesting proposals.

**10/31/14** – The City put out a 30 day request for proposals for the lot and received proposals from Nerka Enterprises, Becky Chapek, Native Village of Eyak, Bayside Storage, and the Prince William Sound Science Center.

**12/9/14** – At the Planning Commission Regular Meeting, the proposals were discussed and the following motion was made:

**M/McGann S/Roemhildt** to recommend City Council approve the proposal from the Science Center to purchase Lot 4A, Block 5, North Fill Development Park Addition No. 2.

Upon voice vote, motion **failed** 2-4.

Yea: **McGann, Roemhildt**

Nay: **Bailer, Reggiani, Greenwood, Baenen**

Absent: None

Conflict of Interest: **Pegau**

**12/17/14** – At the City Council Regular Meeting, the proposals were discussed and the following motion was made:

**M/Bradford S/Reggiani** to reject the proposals for land sale of Lot4A, Block 5.

Vote on motion: 6 yeas, 0 nays. Joyce-yes; Bailer-yes; Burton-yes; Hoover-coi; Reggiani-yes; Bradford-yes; Carpenter-yes. Motion was approved.

The topic of the size of the lot came up and the lot was referred to as a “nonconforming lot.” Council asked if the lot could be sold if it was nonconforming. While the lot is 8,267 SF and the minimum lot size for the Waterfront Industrial District is 10,000 SF, the City is able to sell the lot. The City approved the subdivision of Lot 4 in 2001 thus approving two lots that did not meet the standard lot size for that zoning district. Any proposal for future development on the lot will be required to meet all the Waterfront Industrial code requirements (setbacks, etc.) except for the minimum lot size.

**12/23/14** – The Planning Department received a new letter of interest from Bayside Storage (See attachment following this memo).

**1/16/14** – At the Planning Commission Regular Meeting the following motion was made:

**M/McGann S/Roemhildt** to recommend to City Council disposal of Lot 4A, Block 5, North Fill Development Park Addition No. 2 by requesting sealed proposals to lease or purchase the property.

Upon voice vote, motion **failed** 1-5.

Yea: **McGann**

Nay: **Reggiani, Greenwood, Pegau, Baenen, Roemhildt**

Absent: **Bailer**

The following is a summary of the Planning Commission’s conversation on the motion:

**McGann** said there had been agreement in the past that this should be made available. **Roemhildt** agreed. **Pegau** said that there had been a decision made last month. He doesn’t see any new names or new interest. He agrees with leaving it as ‘Available’ on the Land Disposal Maps, but he doesn’t think a month later they should make it available unless there is some reason to believe they would get bids they would accept. **Baenen** said they are looking for a new business that is going to have employees since that is why they didn’t recommend it before. **Reggiani** said he is confused why it is back. **S. Greenwood** clarified that the letter from Bayside Storage was a new letter of interest. **Greenwood** said he agreed with **Pegau** and that there is not any new information that would make him want it to go out for proposals. He would like to wait until there are other interested parties. **McGann** said that it is their job to receive proposals. If it’s available they need to do their job to get it out there. **Greenwood** wanted to look at a way for them to get more proposals at a time. He suggested maybe keeping it out for proposals longer. **Reggiani** said that with all the discussion, he thinks the theme is there in terms of what they are looking for with a new business and development. He said maybe it’s an advertising thing that they need to clarify. **Baenen** said that the letter is just asking for reconsideration, it isn’t a new thing or a new plan.

In accordance with the Cordova Municipal Code, the City Council will determine the disposal method or decline to dispose of the property.

### **PART III – APPLICABLE CRITERIA**

#### **5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.**

*E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.*



**5.22.060 DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.**

*A. In approving a disposal of an interest in city real property for fair market value, the council shall select the method by which the city manager will conduct the disposal from among the following:*

- 1. Negotiate an agreement with the person who applied to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

**PART IV – SUGGESTED MOTION**

“I move the City Manager dispose of Lot 4A, Block 5, North Fill Development Park Addition No. 2 by requesting sealed proposals to lease or purchase the property.”

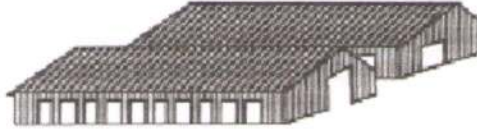
## Location Map



## **BAYSIDE STORAGE**

*Paul and Linda Kelly*

350 Jim Poor Ave  
Box 265  
Cordova, AK 99574



December 21, 2014

City of Cordova  
Planning Department  
P.O. Box 1210  
Cordova, AK 99574

RE: Lot 4, Block 5 North Fill

Dear Commissioners,

Lot 4, Block 5 of the North Fill Development was recently advertised as a lot the City would consider selling. Bayside Storage responded to the request and would appreciate you reconsidering our request for the following reasons:

- We have nearly 30 years of experience and performance in business.
- We have collected and paid tens of thousands of dollars in property and sales taxes.
- We provide a much needed service for the community and fishing fleet.
- If allowed to expand our business we will perform on our obligation. The city is holding several contracts of nonperformance from others at this time.
- The lot in question is very small and few proposals beyond personal use warehouses work. These personal use warehouses do not meet the land criteria. The Bayside Storage proposal would make the small lot commercially productive.
- This lot has been producing no revenue for the citizens of Cordova for nearly 40 years. Our proposal would finally change that. It is what is best for the community.
- Jobs. Each and every one of our 125 lockers represents at least one job in the community. Small businesses need a place to operate from and we provide that service for the community.
- Our proposal represented the only commercial use proposal the city received from their request for proposals and it represents an opportunity for the city to put this lot to work for the first time in nearly 40 years.

Thank you for your consideration,  
Paul and Linda Kelly  
Bayside Storage

# Memorandum

**To:** City Council  
**From:** Planning Staff  
**Date:** 1/28/15  
**Re:** Land Disposal of the Portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B

---

**This action item is contingent on the City Council adopting the 2015 Land Disposal Maps with the area designated as 'Available.' If the maps are not adopted or if the area becomes designated 'Not Available,' then no action should be taken.**

## **PART I – GENERAL INFORMATION**

Requested Action: Determine Disposal Method  
Lot, Block, Survey: Portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B  
Lot Size: 2,646, 2,066, and 2117 sq. ft.  
Parcel Number: 02-373-132, 02-373-134, 02-373-137  
Zoning: Parks and Open Space District  
Attachments: Location Map  
Letter of Interest

## **PART II – BACKGROUND**

Brent Davis and Lauren Padawer have submitted a letter of interest (attached) for the three portions of lots 12, 13, and 14. Brent and Lauren own the northern portions of these lots while the City owns the southern portions. They are adding an addition onto their current house, and while their addition conforms to the City Code, it was slightly restricted by their setbacks.

The lots are currently unused by the City and are located on steep, wooded terrain. Staff recommend disposal by direct negotiation as the lots are too small to be used by anyone other than Brent and Lauren. Access from below is limited as there is a sidewalk and curb. Bill Howard, Streets Superintendent, was consulted and has no issues with the disposal of the property. The large snow dump located south of these lots on the ROW would not be impacted by the disposal.

**1/16/15** – At the Planning Commission Regular Meeting, the commission recommended disposal by direct negotiation for these lots. Below is a summary of their conversation and the motions that were made:

**M/Pegau S/Reggiani** to recommend to City Council disposal of the portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B by negotiating an agreement with Brent Davis and Lauren Padawer.

**Pegau** said that it makes sense and that this is one that they will hopefully consider an easement for a greenbelt. He doesn't see the lots as being useful. **Baenen** agreed, but wanted to make sure there was a greenbelt. **McGann** said that he wanted to amend the motion and add a special condition. **Reggiani** said to leave it to staff to work out the greenbelt through the negotiation. **Greenwood** was in favor of letting staff negotiate the greenbelt. **Pegau** asked if the zoning designation (Parks and Open Space) provided a greenbelt. **S. Greenwood** said that if it was purchased, they would ask for a replat and the lot lines between



the lots would disappear so the lot would become residential. She asked that the commission include the greenbelt in their recommendation.

**M/Pegau S/McGann** to amend the motion to add a special condition that a 20 foot greenbelt be maintained on the southern end of those lots.

**Reggiani** asked **Padawer** what impact this would have on their plans. **Padawer** said that they have discussed limbing the trees. Having the lots would eliminate issues with the City with their new addition and their lean-to. There isn't anything specific that they have in mind.

Upon voice vote, motion to amend **passed** 6-0.

Yea: **Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt**

Absent: **Bailer**

Upon voice vote, main motion **passed** 6-0.

Yea: **Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt**

Absent: **Bailer**

In accordance with the Cordova Municipal Code, the City Council will direct the City Manager how to dispose of the property.

### **PART III – APPLICABLE CRITERIA**

#### **5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.**

*E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.*

#### **5.22.060 DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.**

*A. In approving a disposal of an interest in city real property for fair market value, the council shall select the method by which the city manager will conduct the disposal from among the following:*

- 1. Negotiate an agreement with the person who applied to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

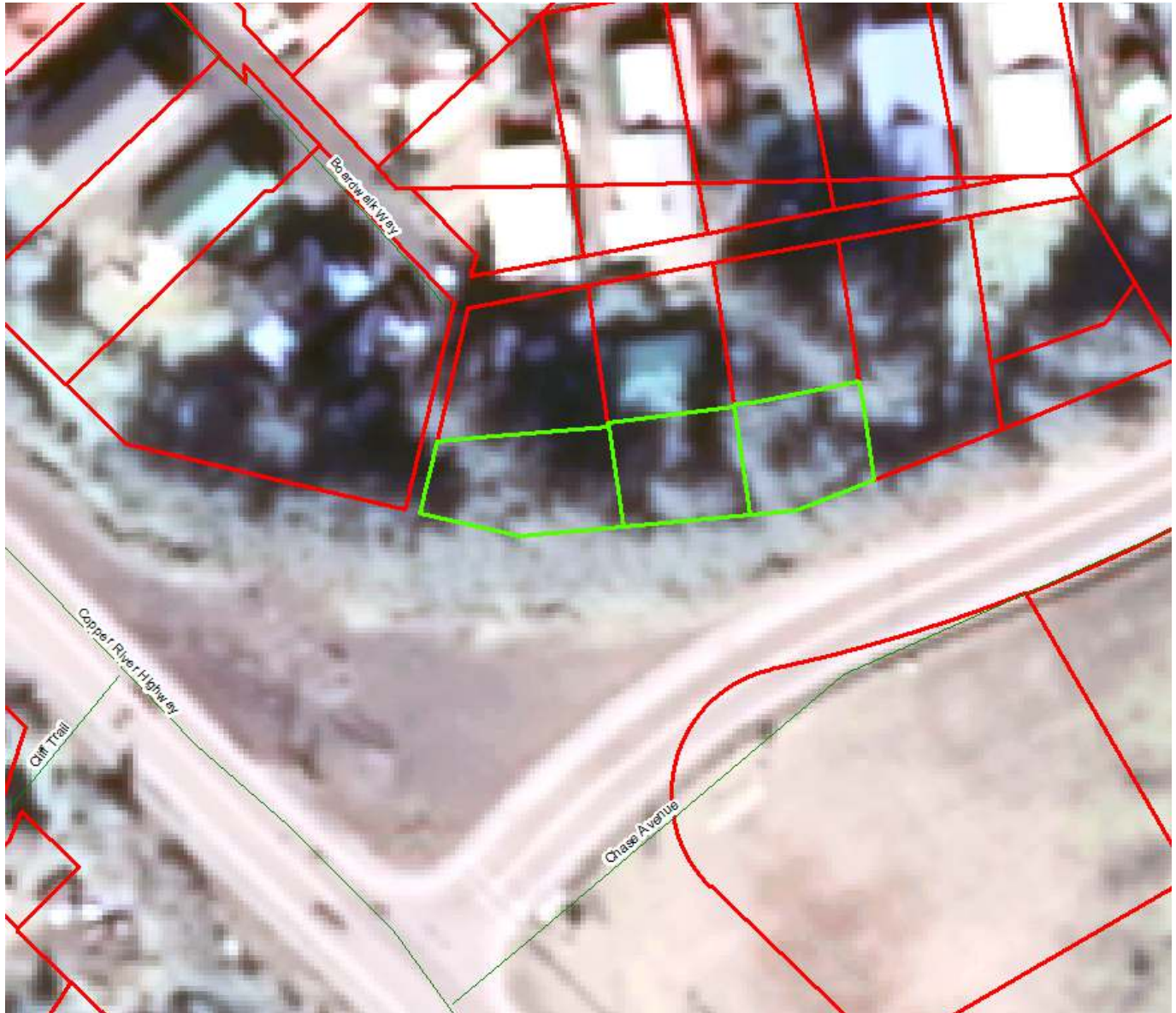
### **PART IV – STAFF RECOMMENDATION**

Staff recommend disposing the portions of Lots 12, 13, and 14 by negotiating an agreement with Brent Davis and Lauren Padawer. (Method 1)

### **PART V – SUGGESTED MOTION**

“I move the City Manager dispose of the portions of Lots 12, 13, and 14; Block 6; US Survey 2981 A&B by negotiating an agreement with Brent Davis and Lauren Padawer.”

## Location Map



**From:** [brent davis](#)  
**To:** [Leif Stavig](#)  
**Subject:** Purchase of City Property  
**Date:** Thursday, January 01, 2015 2:58:50 PM

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Leif Stavig, Sam Greenwood, Planning Department, and Cordova City Council,

I am writing to express interest in purchasing the portions of 12,13, and 14, block 6, US survey 2981 A and B, that are currently owned by the City of Cordova. Each lot is roughly a little over 2000 sq. ft. These lots exist between my existing property and Chase Ave. Purchase of these lots would allow me to make some improvements and additions to my house.

I am interesting in pursuing the sale of these lots from the City of Cordova to my wife (Lauren Padawer) and myself.

Thank you for your time and consideration,  
Brent Davis and Lauren Padawer

# Memorandum

**To:** City Council  
**From:** Planning Staff  
**Date:** 1/28/15  
**Re:** Land Disposal of Lot 13, Block 12, Original Townsite

---

**This action item is contingent on the City Council adopting the 2015 Land Disposal Maps with the area designated as 'Available.' If the maps are not adopted or if the area becomes designated 'Not Available,' then no action should be taken.**

## **PART I – GENERAL INFORMATION**

Requested Action: Determine Disposal Method  
Lot, Block, Survey: Lot 13, Block 12, Original Townsite  
Lot Size: 2,500 sq. ft.  
Parcel Number: 02-373-213  
Zoning: Medium Density Residential  
Attachments: Location Map  
Letter of Interest

## **PART II – BACKGROUND**

Joe Arvidson has submitted a letter of interest (See Correspondence) for Lot 13, Block 12, Original Townsite. He owns the lot directly north of the lot in question. The property owner adjacent to the lot in the south has also verbally expressed interest in purchasing the lot.

The lot is currently designated as a snow dump and Bill Howard, Streets Superintendent, would like it to remain a snow dump.

**1/16/15** – At the Planning Commission Regular Meeting, the commission recommended disposal by requesting proposals. Below is a summary of their conversation and the motions that were made:

**M/McGann S/Reggiani** to recommend to City Council disposal of Lot 13, Block 12, Original Townsite by requesting proposals.

**M/Baenen S/Roemhildt** to amend the motion to have direct negotiation with City Council.

**Baenen** said that **Arvidson** owns the property next door and he wants to see a 5,000 foot lot. That way they can possibly see a house on there some day. **Reggiani** said that his thought was process; when there is a change in designation it typically goes out to proposals to give everyone an opportunity. **Roemhildt** said that was a great point, but he wanted an opportunity to see those two lots combined. **Greenwood** said he was not in favor of the amendment.

Upon voice vote, motion to amend **failed** 2-4.

Yea: **Baenen, Roemhildt**

Nay: **Reggiani, Greenwood, McGann, Pegau**

Absent: **Bailer**



Upon voice vote, main motion **passed** 6-0.

Yea: **Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt**

Absent: **Bailer**

In accordance with the Cordova Municipal Code, the City Council will direct the City Manager how to dispose of the property.

### **PART III – APPLICABLE CRITERIA**

#### **5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.**

*E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.*

#### **5.22.060 DISPOSAL OF CITY REAL PROPERTY – Methods of disposal for fair market value.**

*A. In approving a disposal of an interest in city real property for fair market value, the council shall select the method by which the city manager will conduct the disposal from among the following:*

- 1. Negotiate an agreement with the person who applied to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

### **PART IV – STAFF RECOMMENDATION**

Staff recommend not to dispose of Lot 13, Block 12, Original Townsite.

### **PART V – SUGGESTED MOTION**

“I move the City Manager dispose of Lot 13, Block 12, Original Townsite by requesting proposals.”

## Location Map



May 20, 2014


Samantha Greenwood  
City of Cordova Planner  
[Planning@cityofcordova.net](mailto:Planning@cityofcordova.net)

RE: Request to purchase city lot: Lot 13, Block 12, Original Townsite of Cordova.

Sam:

My wife and I would like to purchase Cordova City Lot 13, Block 12, Original Townsite of Cordova, filed in Plat Book 1 at Page 11. We own the adjoining lot (Lot 14) and would like to build but it's too small to build a reasonably sized structure of any type on. We would give the City of Cordova an easement to dump snow on the front portion of the lot abutting Third Street in the winter. When we last checked, a year or two ago, the assessed value of Lot 13 was \$11,500. The lot is 2500 square feet and is zoned as a medium density residential property. At this point it's basically a swamp with some trees on it. We have been in contact with Eagle Construction and are poised to dig out the swamp/mud and backfill the lot this summer or fall if we purchase it.

Thank you,

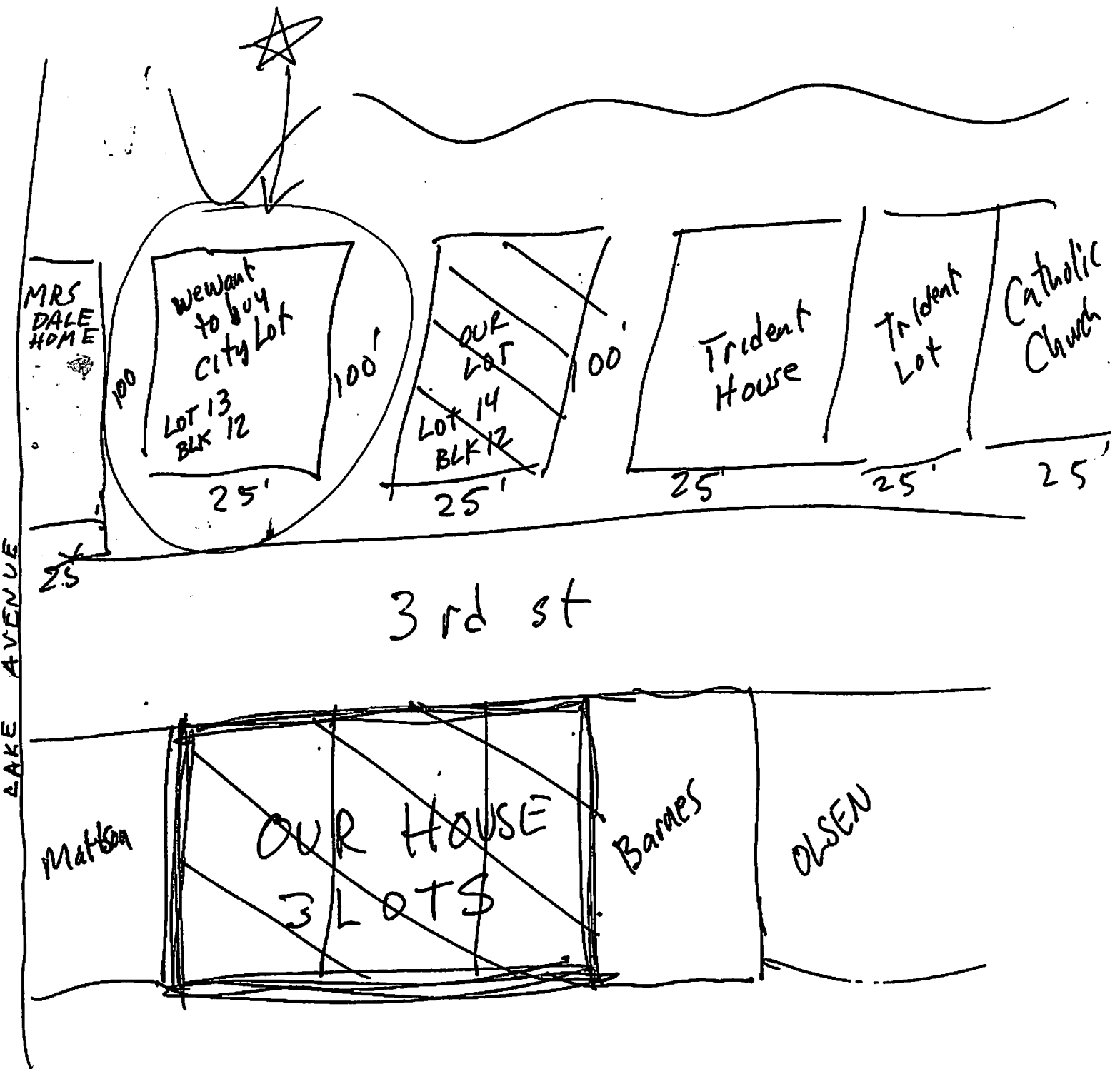


Joe Arvidson  
[cjarvidson@yahoo.com](mailto:cjarvidson@yahoo.com)  
(907)429-7095

SENT VIA EMAIL ONLY

Attachments: Sketch of the property and adjoining lots.

Cc: Margaret Arvidson – [info@crboats-permits.com](mailto:info@crboats-permits.com)



Assessed value of city LOT 13/BLK 12 is \$11,500 (a year)  
 2500<sup>2</sup> ft<sup>2</sup>  
 medium Density Residential

**CITY COUNCIL REGULAR MEETING  
JANUARY 21, 2015 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor James Kacsh* called the Council Regular Meeting to order at 7:00 pm on January 21, 2015, in the Library Meeting Room.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

*Mayor James Kacsh* led the audience in the Pledge of Allegiance.

**C. ROLL CALL**

Present for roll call were *Mayor James Kacsh* and Council members *Kristin Carpenter*, *Bret Bradford* and *Dave Reggiani*. Council members *Tom Bailer*, *Tim Joyce* and *Hayley Hoover* were present via teleconference. Council member *James Burton* was absent. Also present were new Student Council Representatives *Ashley Reece* and *Bhren Peña* and City Clerk *Susan Bourgeois*. City Manager *Randy Robertson* was present via teleconference.

**D. APPROVAL OF REGULAR AGENDA**

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

Vote on motion: 6 yeas, 0 nays, 1 absent (Burton). Joyce-yes; Hoover-yes; Bradford-yes; Carpenter-yes; Reggiani-yes; Bailer-yes; Reece-yes and Peña -yes. Motion was approved.

**E. DISCLOSURES OF CONFLICTS OF INTEREST - none**

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

1. Guest Speaker - none

2. Audience comments regarding agenda items

*Moe Zamarron* of 524 Second Street spoke to agenda item 22 a letter he wrote to the council to bring this topic to light. He wanted to request that Council comment on this issue. Prop 4 in 2014 was passed by the people and it funded refuse upgrades which put into play the 2013-2014 recycling program according to *Zamarron's* comments. He said the City suspended recycling activity indefinitely in late 2014 which he said looks like the vote was being disregarded. *Zamarron* said DCRA is following this topic and has requested a copy of any reply he gets from Council on this issue.

*Tom Carpenter* of 501 Lakeview Drive said he was perplexed when he saw in tonight's packet the amount of bonded indebtedness this City has taken on or intends to take on. He said the last ten years of City revenues has been at the apex of the fisheries. He worried how hard the taxpayers would be hit when we are at the bottom of the revenue stream. He was most concerned about the \$3 million bond on the ballot for the Cordova Center completion. *Carpenter* said that he attended the first 8 meetings about Cordova Center construction and he said it was promised that the construction would never require bonding by the citizens, yet it looks like that will happen and that's frustrating.

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

*Carpenter* reported for the HSB and she mentioned that there had been a lot of rumors regarding the Doctor that has been offered a contract and she wanted to say that he comes highly recommended and he was very upfront about some personal issues during the interview process. She hoped people would give someone a fair chance and not judge before they knew all the facts. *Carpenter* also said she contacted a facilitator for the workshop on February 24 and so, someone from Agnew Beck will be coming for that. Location is still to be announced but the idea is to receive feedback from people on Health Care in Cordova and the current relationship with Providence, etc.

There were no reports on Parks and Rec, Planning and Zoning and School Board.

4. Student Council Representatives *Ashley Reece* reported that there are a lot of new people that have joined student council this year. It is appreciated to see those who have stepped up. Different fundraising

opportunities are being explored such as: taping the principal to a wall, “kiss the sheep”, movie nights, etc. Student Council has been working on the Homecoming Dance and the theme is Hunger Games – date and location unsure as of now, maybe Masonic or Mt. Eccles Commons. **Bhren Peña** added that he and **Megan Reggiani** will be going to the legislative fly-in in Juneau on Friday February 6 as members of AASG, but will be coming back early to attend the basketball trip to Valdez.

**Barb Jewell**, School Board President, was present and asked to report on the last School Board meeting. She said they would begin looking at Superintendent applications this coming Friday. She said there is a good number already and the closing date for applications isn’t until 1/30/15 and they have been told they should be expecting even more. The review process will take place over the next ten days or so. There is a community survey out that the Board would like to get as much participation on as possible; it’s about qualities and attributes that the public would like to see in a new superintendent. On February 5 the board will decide who to interview and the interviews will be February 26, 27 and 28 – at which time there will also be a community forum so people will be able to meet the candidates. **Jewell** was also excited to be taking students (**Megan** and **Bhren**) to the legislative fly-in.

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

**Mayor Kacsh** informed Council that the consent calendar was before them.

Council member **Reggiani** pulled item 10 which was handled immediately after the Consent Calendar because the City Attorney, **Tom Klinkner**, was on the phone to discuss it with Council.

**5. Resolution 01-15-03** A resolution of the City Council of the City of Cordova, Alaska, authorizing the conveyance to Ronald and Anne Winters of 416 square feet of Lot 13, Block 5 and 726 square feet of Tract A, Odiak Park Subdivision

**6. Resolution 01-15-04** A resolution of the City Council of the City of Cordova, Alaska, authorizing conveyance to Ocean Beauty Seafoods LLC of approximately 4601 square feet of ATS 220

**7. Resolution 01-15-05** A resolution of the City Council of the City of Cordova, Alaska, authorizing the City to issue general obligation refunding bonds in the principal amount of not to exceed \$950,000 to refund certain outstanding general obligation bonds of the City, fixing certain details of such bonds and authorizing their sale

**8. Resolution 01-15-06** A resolution of the City Council of the City of Cordova, Alaska, authorizing the City to issue general obligation road bonds in the principal amount of not to exceed \$2,000,000 to provide funds for the planning, design and construction of road and related capital improvements, fixing certain details of such bonds and authorizing their sale

**9. Resolution 01-15-07** A resolution of the City Council of the City of Cordova, Alaska allowing the Cordova Center Committee to support bond proposition 1, which authorizes the issuance of general obligation bonds in the amount not to exceed \$3,000,000, to finance completion of the Cordova Center upon approval by the voters of the City at the regular City election in March 2015 as outlined by City Resolution 12-14-48

~~**10. Resolution 01-15-08** A resolution of the City Council of the City of Cordova, Alaska, authorizing the City to issue general obligation refunding bonds in the principal amount of not to exceed \$12,550,000 to refund certain outstanding general obligation bonds of the City, fixing certain details of such bonds and authorizing their sale~~

**11. Record unexcused absence of Council member Carpenter from the November 5, 2014 Regular Meeting**

**12. Record unexcused absences of Mayor Kacsh and Council member Bradford from the January 7, 2015 Regular Meeting**

**13. Record excused absences of Council member Burton from the November 5, 2014 and the January 7, 2015 Regular Meeting**

**Vote on Consent Calendar: 6 yeas, 0 nays, 1 absent (Burton). Hoover-yes; Joyce-yes; Bradford-yes; Bailer-yes; Carpenter-yes and Reggiani-yes. Consent calendar was approved.**

**10. Resolution 01-15-08** A resolution of the City Council of the City of Cordova, Alaska, authorizing the City to issue general obligation refunding bonds in the principal amount of not to exceed \$12,550,000 to refund certain outstanding general obligation bonds of the City, fixing certain details of such bonds and authorizing their sale

**City Clerk Bourgeois** had handed Council a revised Resolution 01-15-08. It was titled as follows: Resolution 01-15-08 a resolution of the City Council of the City of Cordova, Alaska, authorizing the City to issue general obligation refunding bonds in the principal amount of not to exceed \$13,500,000 to refund certain outstanding general obligation bonds of the City, fixing certain details of such bonds and authorizing their sale. City Attorney **Tom Klinkner** had advised that the bond bank requested the language in the replacement resolution. **M/Reggiani S/Bradford** to approve Resolution 01-15-08 a resolution of the City Council of the City of Cordova, Alaska, authorizing the City to issue general obligation refunding bonds in the principal amount of not to exceed \$13,500,000 to refund certain outstanding general obligation bonds of the City, fixing certain details of such bonds and authorizing their sale.

**Klinkner** explained that bond bank bond issues combine loans of several municipal borrowers into one transaction and this refinancing transaction includes several different municipalities. The loans being refinanced have different payments, different interest rates, different payment schedules, different payment dates etc. This makes it challenging for the bond bank to align those and adopt a payment date that works for everybody. **Reggiani** said that there was an attachment in the packet which showed an annual savings summary – he wanted to ensure that with the change in language to the resolution that we were still saving at least that amount and he wondered in fact if there was more of a savings with the new language more than the \$1.4 million. **Klinkner** said that the savings in the exhibit B were projected savings – now that more bonds are being refinanced, he would anticipate that there would be more savings – i.e. which would be a higher number. He said until you really go to market and know what the rates will be, you wouldn't know for sure – these are just estimates here. **Joyce** said that he wanted to point out that the school bonds which are a significant part of our bond debt are paid at a 60% rate by the State of Alaska as the School district (City) gets reimbursed for those payments each year. So, he wanted people to understand that it looks like a big number (debt) but it's really not – and that was the money used for the new gym at the grade school and the renovations there which was voted on by the people because of the need for that.

Vote on motion: 6 yeas, 0 nays, 1 absent (Burton). Carpenter-yes; Bradford-yes; Bailer-yes; Hoover-yes; Reggiani-yes and Joyce-yes. Motion was approved.

## **H. APPROVAL OF MINUTES**

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

**14. Public Hearing Minutes 12-17-14**

**15. Regular Meeting Minutes 12-17, 18-14**

**16. Special Meeting Minutes 12-22-14**

**17. Regular Meeting Minutes 01-07-15**

**Joyce** asked to make a correction to the December 17, 201 regular meeting minutes. At the bottom of page 74 he asked that his statement starting with, "Joyce referred...pay for it", be removed as it was out of context. **Reggiani** asked if the Clerk concurred. **Bourgeois** said **Joyce** did make that statement but without the lengthy conversation and back and forth discussion that came just before the statement, she could see where he believed that it was out of context. She went on to say that without the sentence, the content of the minutes was the same. She was fine with removing the sentence. Council directed the Clerk to do that and then went ahead to vote on approval of the minutes.

Vote on motion: 6 yeas, 0 nays, 1 absent (Burton). Joyce-yes; Bailer-yes; Hoover-yes; Reggiani-yes; Bradford-yes and Carpenter-yes. Motion was approved.

## **I. CONSIDERATION OF BIDS – none**

## **J. REPORTS OF OFFICERS**

18. Mayor's Report – **Mayor Kacsh** mentioned his written report – he will be bringing an ordinance to the next meeting for Council consideration concerning the end time of meetings – changing that to 10:00 pm. Last week he met with Dawson's leadership along with **Randy** and **Kristin** and attended an EMO meeting with **Joanie Behrends** and before tonight's meeting he attended a community gathering about scheduling youth activities.

19. Manager's Report – **Robertson** mentioned the draft letter in the packet, he would be getting it from the school superintendent and Council could sign it and then we'd mail it off (**Bourgeois** said she would take care of that tomorrow). He asked if during pending agenda they could address a question he posed to them about picking a Saturday in March for the retreat/goal setting session. **Robertson** thanked **Mr. Klinkner** and **Mr. Stavig** for making the pretty complicated issue (i.e. this bond refinance) more easily understandable.

a. Cordova Center update report - **Rogers** said there was a good meeting last week with **Pete Dawson** and his staff – he thought everyone walked away a little closer. Work continues 6 days/week; an eight month schedule. The second pay request is in. The architect is handling over 104 RFI's – so they are busy. **Reggiani** said we are about 4 months away from substantial completion date, how is that looking schedule-wise? **Rogers** said early July (ninth) is substantial completion right now – City should anticipate moving in over July / August. He figured punch list items would be going on through the end of July. **Reggiani** asked what was in the contract as far as missing substantial completion. **Rogers** said he believed that liquidated damages were \$200/day.

20. Staff Reports – 4Q 2014

- a. **Miriam Dunbar**, Library Director
- b. **Michael Hicks**, Chief of Police
- c. **Cathy Sherman**, Museum Director
- d. **Tony Schinella**, Harbormaster
- e. **Samantha Greenwood**, City Planner

21. Clerk's Report – **Bourgeois** mentioned the upcoming election – she's been busy advertising for; declaration of candidacy will close February 3. So far Seat D has one declared candidate – **Robert Beedle**, Seat E – also one candidate so far, **Stephen Phillips**; School Board so far – **Dan Reum** and **Pete Hoepfner**. Ballot proposition 1 is on the election - \$3 million bond for the Cordova Center. **Bourgeois** mentioned a couple of recent FOIA (freedom of information act, i.e. records requests) requests where she was able to direct both requests to websites where all the answers were available. The Deputy Clerk is busy working on the 2015 tax roll and preparing for assessment notices which will be out to the owners in March.

## K. CORRESPONDENCE

22. Letter from **Moe Zamarron** regarding recycling 01-13-15

**Bailer** commented that he is in agreement with the course of action we are taking regarding recycling and he would disagree with some of the assumptions that were made in the letter. **Joyce** said there are some assumptions being made in that which might not be the case if you look at the language in the bond proposition.

23. Proposed correspondence from School Board and Council to Murkowski, Young and Sullivan regarding SRS funding

## L. ORDINANCES AND RESOLUTIONS - none

## M. UNFINISHED BUSINESS - none

## N. NEW & MISCELLANEOUS BUSINESS

24. Pending Agenda & Calendar

**Mayor Kacsh** said he would be out of town Feb 14 – 24 so he will miss the second meeting in February – it seemed so would **Reggiani** and at least one other – **Bourgeois** said that at the February 4 meeting we could reaffirm the cancellation of the Feb 18 meeting and then we could consider a date for a special meeting in between if necessary. **Carpenter** reminded Council about February 24 at 7pm – location tba, the community



forum concerning Providence and CCMC. Council opted for Saturday April 4 for the goal setting session, off-site retreat. **Reggiani** asked for a meeting with the Providence delegation to discuss expectations – the amendment being worked on is specific to one item – the contract expires end of 2015 and he thinks we should all sit down sooner rather than later. Council opted for a special meeting alone, without Providence, to formulate a plan as to agreed upon goals and expectations to present to Providence at such a meeting. Monday February 9 at 6:30 pm was decided upon.

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

**Barb Jewell** she said she may have misspoken earlier – all of the applicants’ information would not be made available, but when we are down to a few interviewees that will be accessible. She also thanked the City Manager and Superintendent for putting the letter together concerning secure rural schools funding. She also mentioned that the school board meeting will be February 17 instead of February 11 next month.

**Tom Carpenter** was glad to hear that there will be a special meeting concerning the hospital. He asked if there still was a hospital board. Council answered by saying that the City Council members are all also Health Services Board members. He said that unless you go to the hospital on a regular basis, it’s all just hearsay. Unfortunately, he’s been going to the hospital a lot lately and is concerned about the employee morale. He believes there is a problem with turnover as well. He asked for a suggestion from Council as to who (which entity) he should approach with his concern. He asked when the next HSB meeting is – **Kristin Carpenter** said there would be a special meeting upcoming within the next few weeks – uncertain of the date as of yet.

**Kevin Byrd** said he is a permanent employee of the hospital and he is not unhappy. He said he was supposed to deliver a message from **Katie Hoepfner** who says she has not quit and she has never been happier. He has recently purchased a house and he said he’s not going anywhere.

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

##### **25. Council Comments**

**Bailer** said he agrees with **Mr. Carpenter’s** comments – when you can have City Offices at \$800 - \$900 per square foot, that’s a tough pill to swallow. He said we have to finish it and if the bond doesn’t pass where will we get the money from? He is not in favor of using the permanent fund. He hopes the committee can get the word out and pass the bond and so we can spread the bond payment out over a longer period of time.

**Hoover** apologized for not being there and for missing the next meeting.

**Joyce** talked about encroachments onto City land and he said at some point this council needs to set some guidelines by changing code or in some way to deal with the existing encroachments and to discourage future encroachments.

**Carpenter** discussed the hospital situation again and was not glad **Tom Carpenter** finds himself at the hospital a lot but at the same time is glad that it is there and being used by citizens. She said that **Sean McCallister** (Providence employee) said his take on the morale at the hospital is also that it has improved quite a bit in the last four or five months. She did say that there certainly has been staff turnover so there are new faces at the medical center.

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

#### **R. ADJOURNMENT**

**M/Bradford S/Reggiani** to adjourn. Hearing no objections the meeting was adjourned at 8:02 pm.

Approved: February 4, 2015

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

## Mayor's Report

I have been asked to consider drafting an ordinance, similar to Anchorage's recently passed, which would make marijuana use illegal in public places such as streets, sidewalks, parks, and so many feet from a school.

Earlier in January, I had a brief discussion with Randy about the disposal of the current Library & Museum property once vacated. It would be good in the near future (April - May) to revisit the recommendation from the disposal committee many years ago.



28 Jan 2015

## Cordova Center Progress Update

### SCHEDULE

- Mechanical design engineer will be onsite 1-29-2015 for review of rough in
- 09 Feb – one prototype window onsite & one prototype in for lab testing

### CONSTRUCTION

- Pay Request # 2 was processed for a total of \$740,330.57
- Draft Pay Request # 3 for \$582,020.96 is being reviewed
- Museum and Library framing, rough in of other trades continues
- MRV handling 105+ RFIs
- Attending to: fire dampers, folding partitions, elevator mods, window testing

### CAPITAL CAMPAIGN 'Get 'Er Done'

- 100% of the Cordova Center Committee, Cordova Arts & Pageants, Cordova Historical Society and Cordova Public Library Board have all donated. 63% of City Council; 85% of Cordova Chamber of Commerce; 67% Friends of the Library; and 50% Prince William Sound Science Center.

<b>Total Cash Donations received in 2014 &amp; 2015</b>	<b>\$ 128,410.36</b>
<b>Total Pledges Received in 2014 &amp; 2015</b>	<b>\$ 34,269.20</b>
<b>Total Pledges to receive by 9/30/2015</b>	<b>\$34,650.00</b>
<b>Total in-kind donations</b>	<b>\$20,000.00</b>
<b>TOTAL Pledges, Cash &amp; in-kind Donations 2014 &amp; 2015</b>	<b>\$217,329.56</b>

*as of Jan 28, 2015*

### CORDOVA CENTER COMMITTEE – 29 JAN 2014

- Tours continue every Friday at 4:00 pm
- Planning for Anchorage hosted event.
- Donor Recognition
- Bond Informational

### CORDOVA CENTER COMMITTEE – On agenda for next meeting

- Design Finish Review

---- End of Memo ----

Hello Susan,

I would like to respectfully ask the following questions of City Council and the Mayor.

Mayor Kasch and City Council Members....

1. I Heard today, contrary to recent newspaper article, that it is not up to Cordova any more and Providence pulls out in 180 days. Is that true or is it simply a renegotiation of the existing contract and is this standard practice?
2. In 2010 this Community voiced it's opinion about wanting a third party medical center administrator...hence..Providence....when did that change? I for one, still do not want a community, volunteer, City Council or Health Services Board, managing the facility here in town. We are not financially equip to do it nor do we have the expertise needed.
3. Who makes the decision to hire a Doctor, knowing that information about that doctors past, that WILL come to light, will alienate community members before he even gets to town? How is this good business, or for that matter, good practice for our community? How was he the only choice?
4. Why are so many good people leaving the Hospital?
5. Why is Providence pulling out? Is this a good thing? Do we need to look for another organization? How do we stop that?

I appreciate your time and attention to these questions. I am simply trying to understand what is happening with CCMC and what is best for Cordova.

Thank you,

Wendy Ranney

David and Bootslyn Roemhildt  
PO Box 2294  
Cordova, AK 99574

January 28, 2015

Mayor Kacsh and City Council,

We request that the City Council extend the substantial completion date for Lot 5, Block 2 South Fill Development Park to November 17, 2015, and the substantial completion date for Lot 3, Block 2 South Fill Development Park to November 17, 2016.

Our request is based on the fact that the proposed developments on the lots respectively have not changed, but have been improved. Each development has expanded as the plans attached to this letter will attest. The developments will be larger, with a greater capital investment, and a greater benefit to the community. While we are late in meeting the timeline of the performance deed, the end result of these developments will be a better product for the community.

The architectural design phase of the development on Lot 5 is complete. The structural, electrical and mechanical drawings are being completed and will be ready for submission to the state Fire Marshall by the end of February. It is our plan to pour the concrete foundation in late April and begin erection of the steel structure in May. We intend to take occupancy of the building on November 1, 2015. The building will be a new Plumblin store, while the adjacent old Plumblin location will be remodeled into a new expanded Redden Marine. Each business will have a very energy efficient building large enough to meet the demands of their customers.

The conceptual design for Lot 3 is complete and ready for final code analysis and engineering to produce construction drawings. This lot has been more difficult to design because of the narrowness of the center of the lot. We have come up with a design which we are very excited about. It will include the basic elements that were originally proposed for that lot; a laundry, café and support center in an energy efficient building with a fantastic view down Orca Inlet. We intend to pour the foundation for this development in 2015 and construct the building in 2016.

We request that the discussion on Lots 3 and 5, Block 2 South Fill Development be a public discussion and not conducted in executive session. We do not think that the subject to be discussed meets any of the requirements of Cordova Municipal Code section 3.13.030, subsection B.

Thank you for your consideration of this request. We hope that you will see the value of these developments for the community. We are very excited to be a part of this development.

Respectfully,

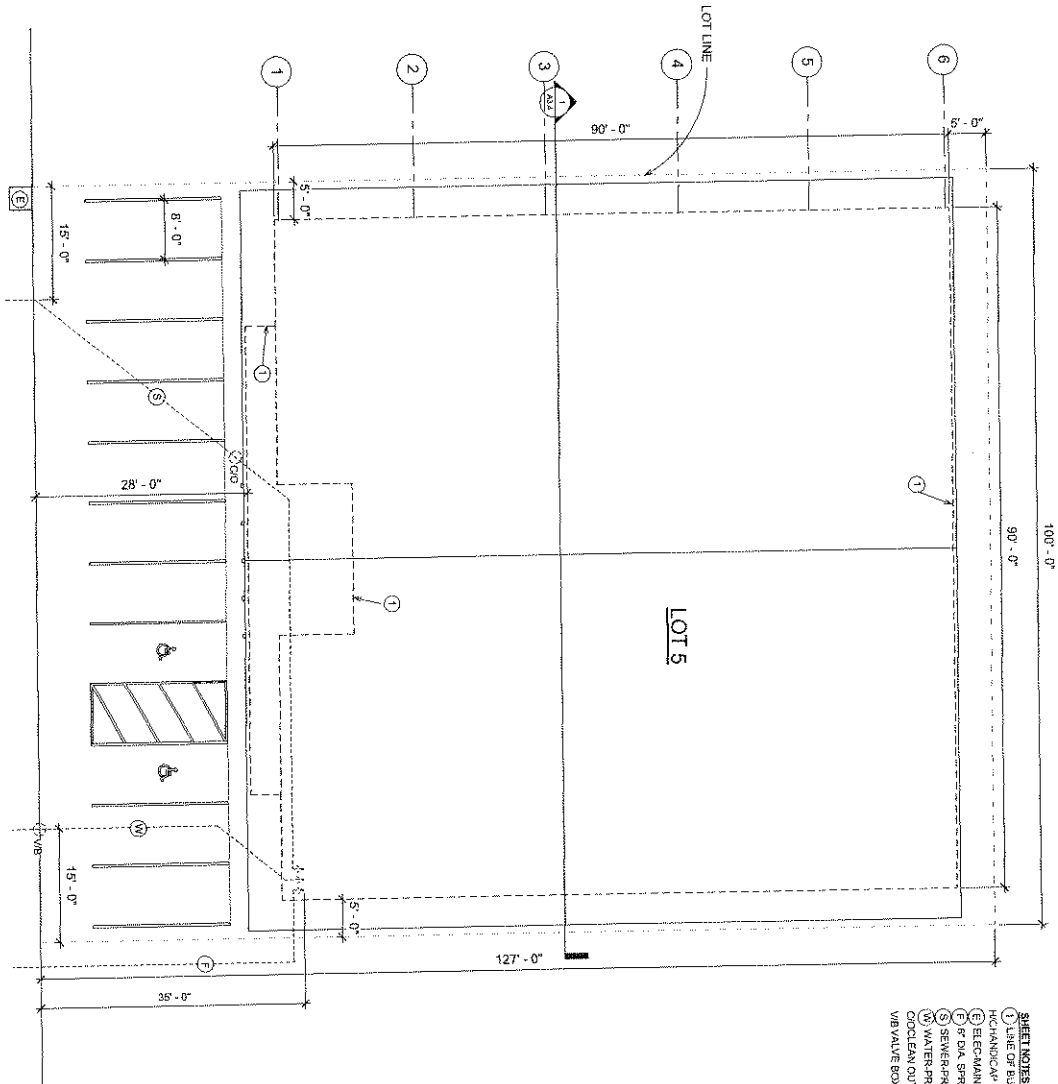
David and Bootslyn Roemhildt  
Roemhildt Holdings LLC



1/17 DRAWINGS ARE HALF THE INDICATED SCALE.

① Site  
1/8" = 1'-0"

SOUTH HARBOR LOOP RD.



- SHEET NOTES:**
- ① LINE OF BUILDING BELOW
  - ② HORIZONTAL STALL/VISILE 8'-8" HIC SIGNAGE ON BUILD. (SEE A3.2)
  - ③ ELEC. MAIN
  - ④ 8" DIA. SPRINKLER RISER HOSE
  - ⑤ SEWER PROPOSED 4" DUCTILE IRON
  - ⑥ WATER PROPOSED 1" COPPER
  - ⑦ COOLANT OUT
  - ⑧ VALVE BOX

\* 28 JANUARY 2015 • CITY OF CORDOVA SUBMITTAL •

A1.1

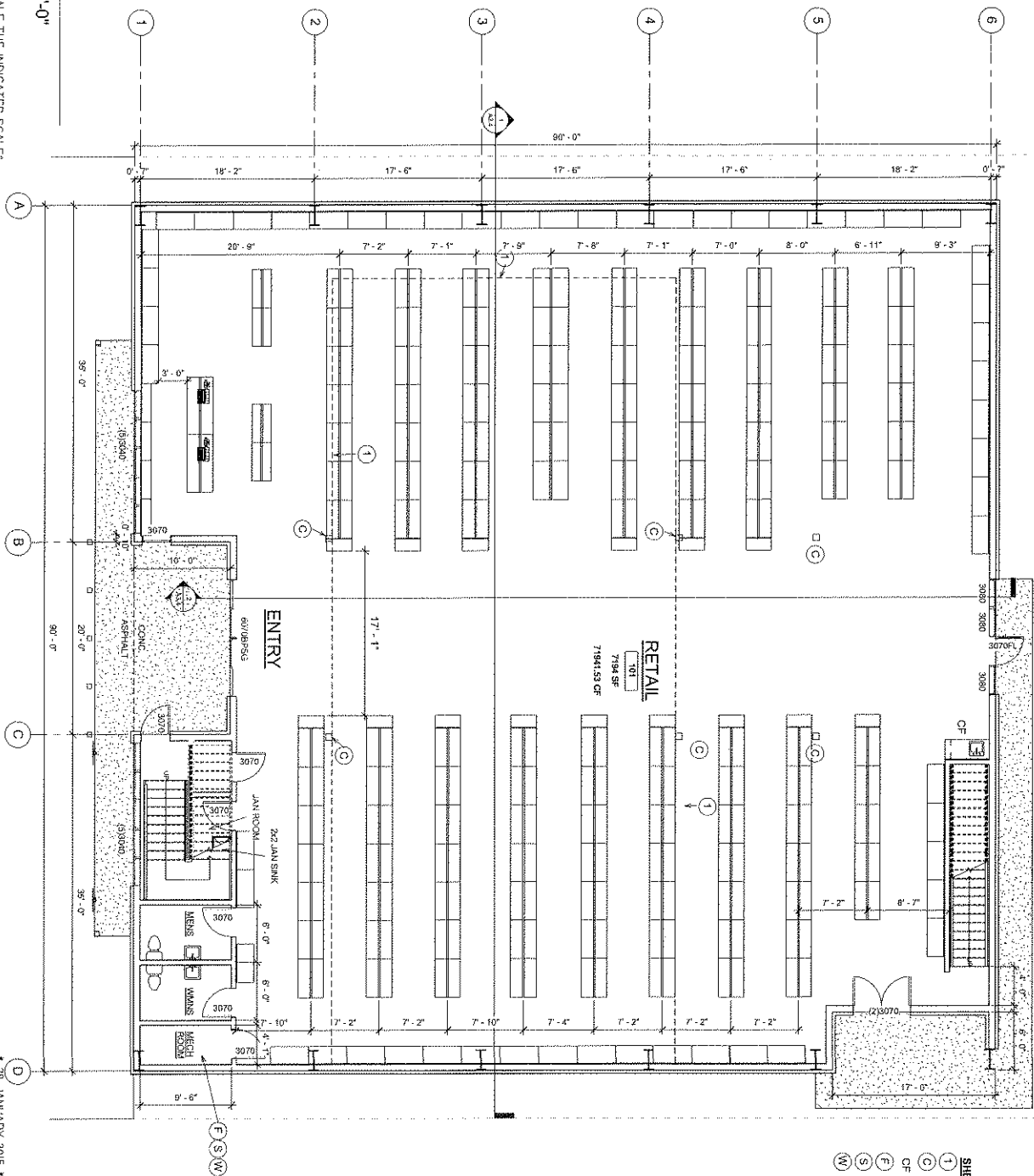
DR: KBA  
CK: SAJ  
DT: 28 JAN 15  
JR: FACILITY  
DWG:

**PLUMBLINE**  
FACILITY CONTRACTORS  
CORDOVA, ALASKA

**SAJJ ARCHITECTURE, LLC**  
SCOTT A. SAJJ  
8475 VALIC DRIVE, ANCHORAGE, ALASKA 99502  
PH: 468-6656 FAX: 288-4604 (FAX)

REV NO: XX DATE

① Level 1  
3/16" = 1'-0"



- SHEET NOTES:**
- ① LINE OF SECOND LEVEL
  - ② COLUMN
  - ③ SPRINKLER RISER
  - ④ SEWER w/ CLEAN OUT
  - ⑤ WATER w/ SHUT OFF

## A2.1

DR: KSK  
CX: SAJ  
DT: 28 JAN 15  
JB: FACILITY  
DWG:

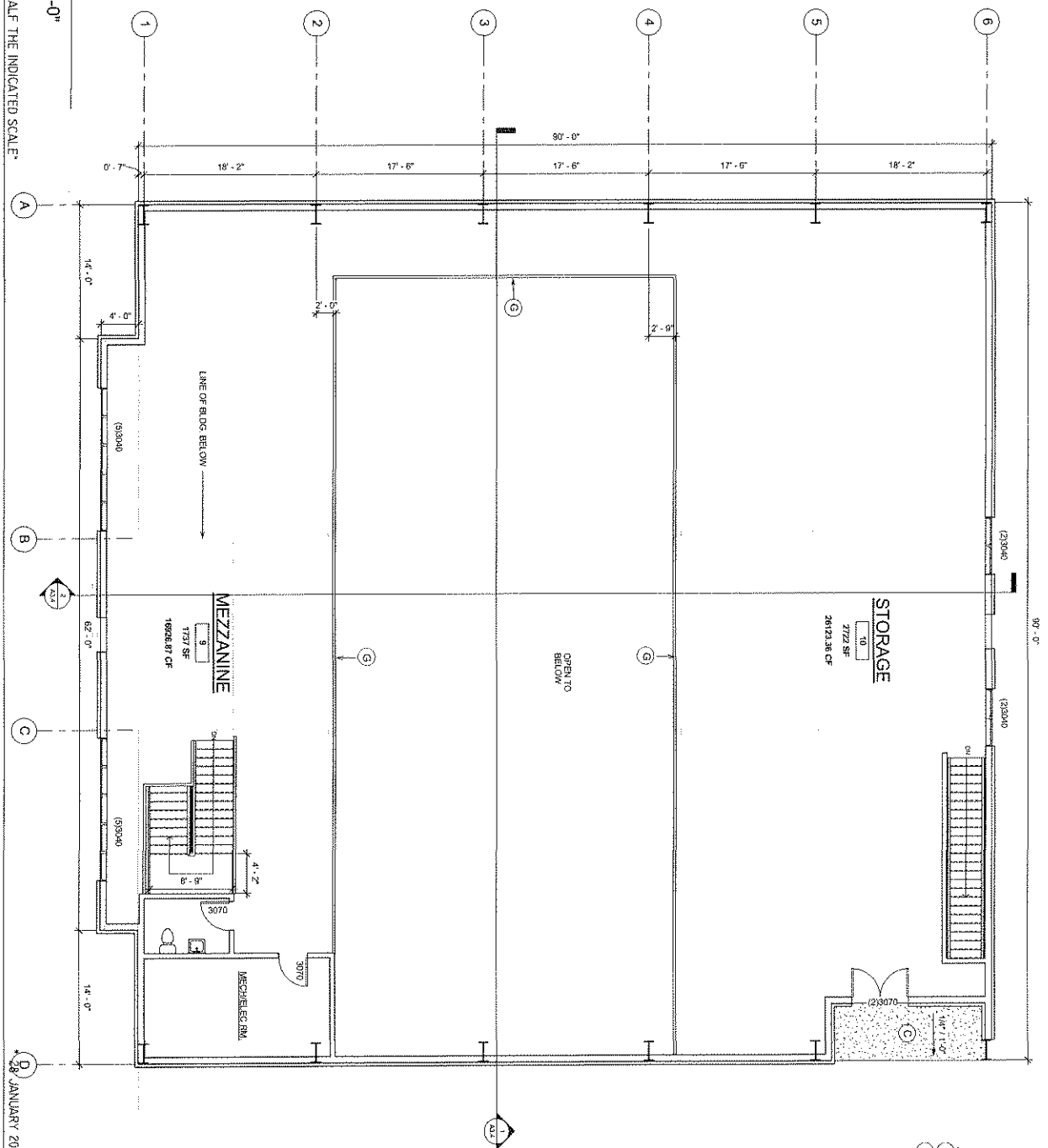
PLUMBLINE  
FACILITY CONTRACTORS  
CORDOVA, ALASKA



SAJJ ARCHITECTURE, LLC  
1100 DRIVE, ANCHORAGE, ALASKA 99503  
LLC-6666 #907-258-6666 (FAX)

REV NO: KX DATE

Level 2  
3/16" = 1'-0"



**SHEET NOTES:**  
 (C) CONCRETE  
 (G) GLASS GAURD RAIL SYSTEM +42" AFF

28 JANUARY 2015 \* CITY OF CORDOVA SUBMITTAL \*

## A2.2

OR: KKK  
CK: 5AJ  
DT: 28 JAN 15  
JB: FACILITY  
DWG:

PLUMBLINE  
FACILITY CONTRACTORS  
CORDOVA, ALASKA

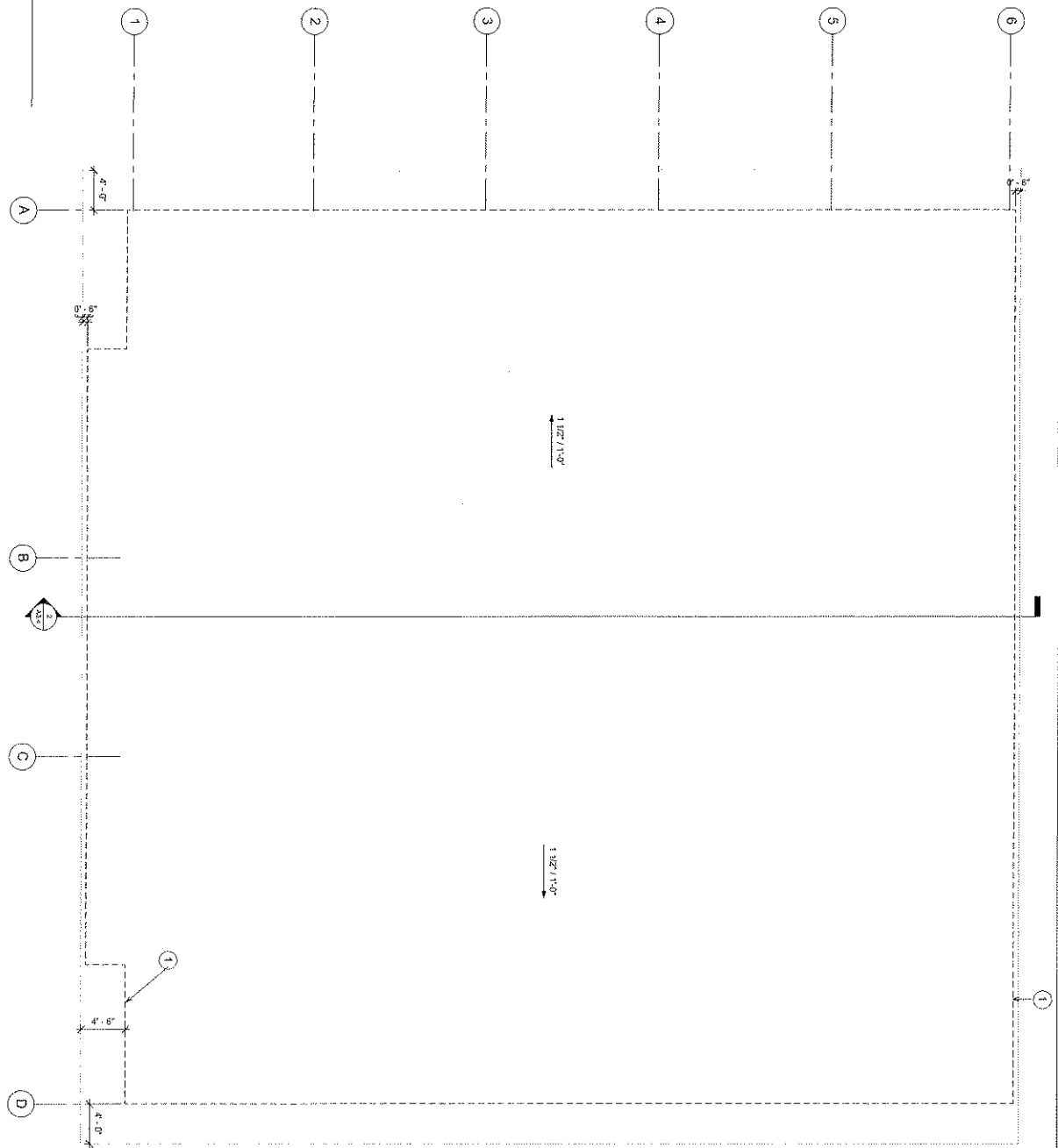


SAJJ ARCHITECTURE, LLC  
110 DRIVE, ANCHORAGE, ALASKA 99502  
LLC-6606 #907.253.6606 (FAX)

REV NO: XX DATE

1/4" = 1'-0"

ROOF  
3/16" = 1'-0"

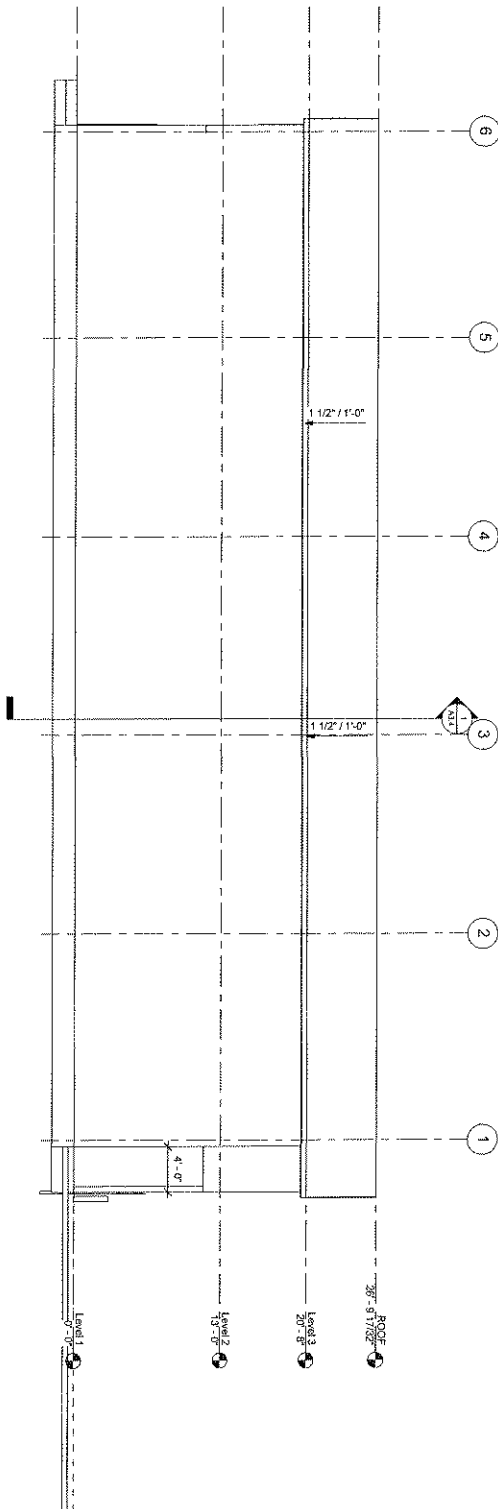


28 JANUARY 2015 • CITY OF CORDOVA SUBMITTAL •

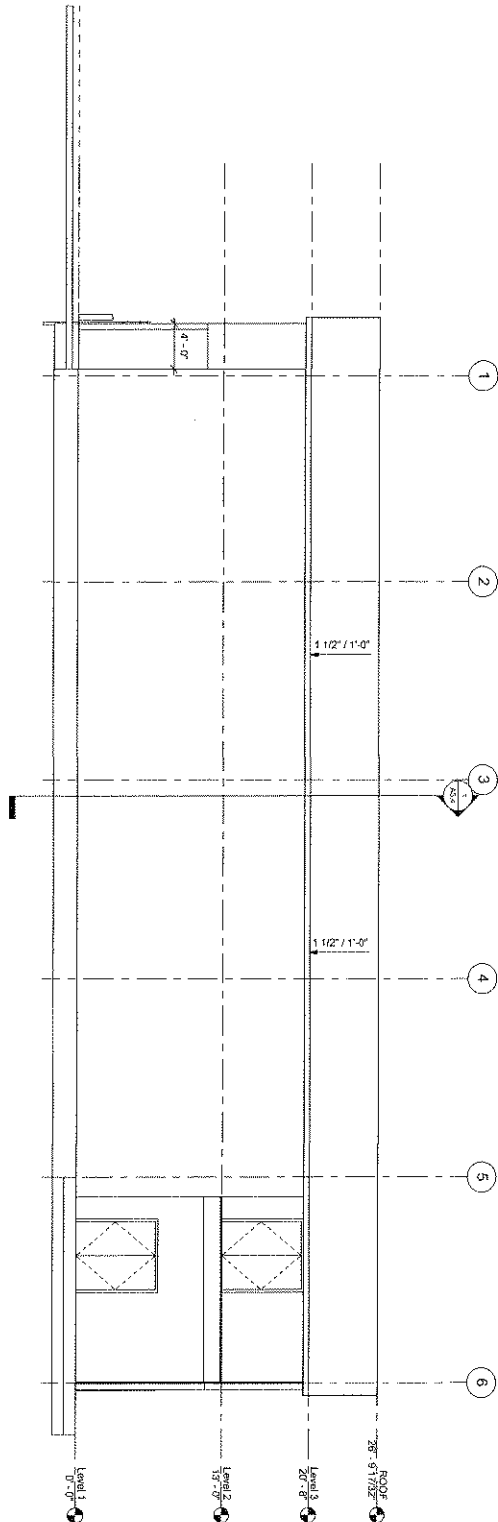
<p><b>A2.3</b></p>	<p>DR: KSK          CHK: SAJ          DT: 28 JAN 15          LB: FACILITY          DWG:</p>	<p><b>PLUMBLINE          FACILITY CONTRACTORS          CORDOVA, ALASKA</b></p>	<p><b>SAJJ ARCHITECTURE, LLC</b>          6375 PALCO DRIVE, ANCHORAGE, ALASKA 99502          (907) 444-8866 (907) 258-6666 (FAX)</p>	<p>REV NO. XX DATE</p>
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7/16" DRAINS ARE HALF THE INDICATED SCALE

2 West  
3/16" = 1'-0"



1 East  
3/16" = 1'-0"



28 JANUARY 2015 • CITY OF CORDOVA SUBMITTAL •

A3.1

DR: KBK  
CK: SAJ  
DT: 28 JAN 15  
JB: FACILITY  
DWG:

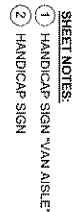
PLUMBLIN  
FACILITY CONTRACTORS  
CORDOVA, ALASKA



SAJJ ARCHITECTURE, LLC  
6575 FAULTY DRIVE, ANCHORAGE, ALASKA 99502  
907-451-8895 #907-258-8895 (FAX)

REV NO. XX DATE

\* 28 JANUARY 2015 \* CITY OF CORDOVA SUBMITTAL \*



DR: KGR  
CR: SAJ  
DT: 28 JAN 15  
JB: FACILITY  
DWG:



SCOTT A. MCE

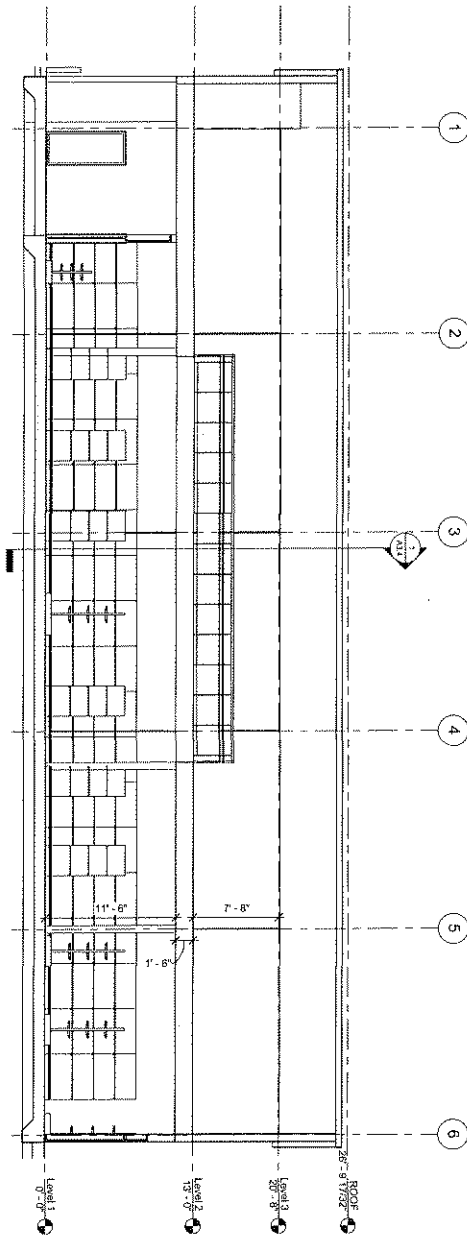
**SAJJ ARCHITECTURE**  
6515 KULLO DRIVE, ANCHORAGE, ALASKA 99502  
907-445-6606 #907-358-6606 (FAX)

REV NO: XX DATE

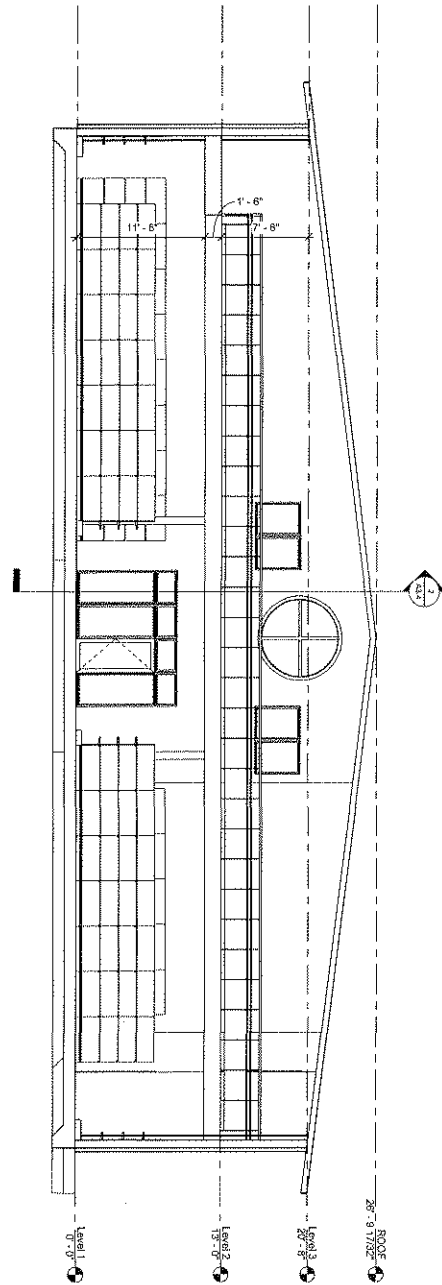


"ALL DRAWINGS ARE HALF THE INDICATED SCALE"

Section 2  
3/16" = 1'-0"



Section 1  
3/16" = 1'-0"



28 JANUARY 2015 • CITY OF CORDOVA SUBMITTAL •

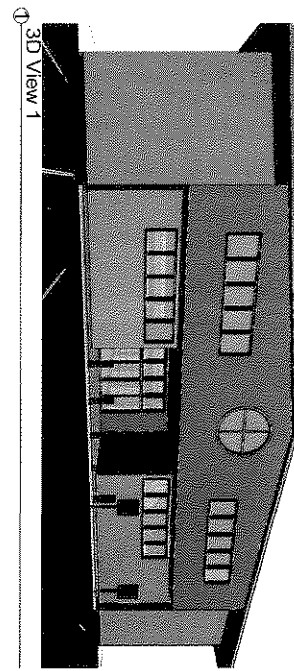
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CK: SAJ  
DT: 28 JAN 15  
JB: FACILITY  
DWG:

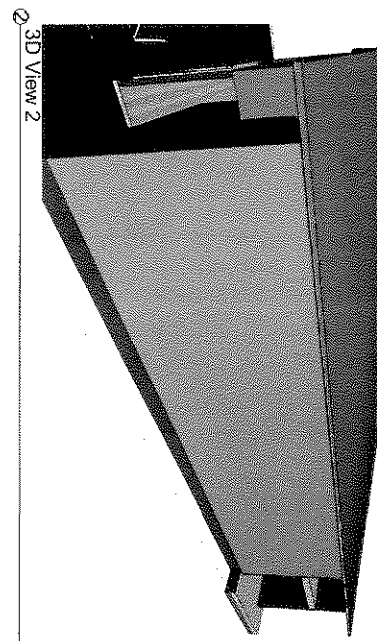
PLUMBLINE  
FACILITY CONTRACTORS  
CORDOVA, ALASKA

SAJJ ARCHITECTURE, LLC  
SCOTT & JONED  
5575 FAULSTICH DRIVE, ANCHORAGE, ALASKA 99502  
PH: 907-466-0066 FAX: 907-258-0000 (P&L)

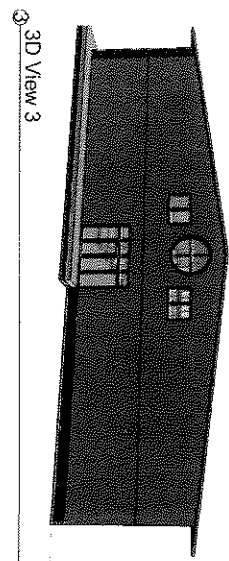
REV NO: XX DATE



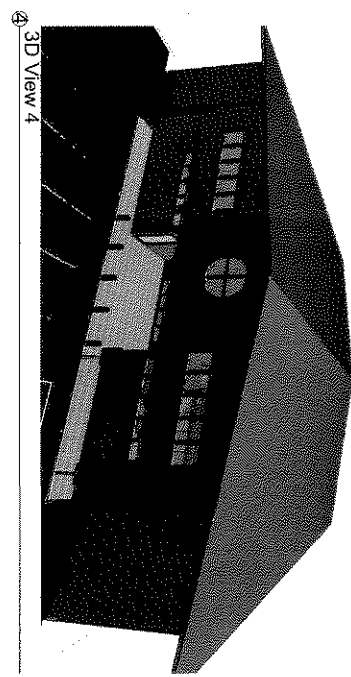
① 3D View 1



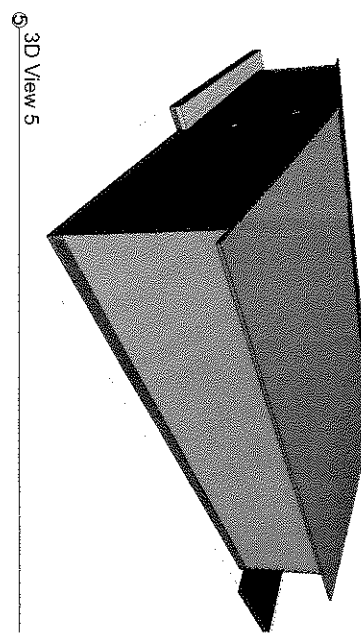
② 3D View 2



③ 3D View 3




④ 3D View 4



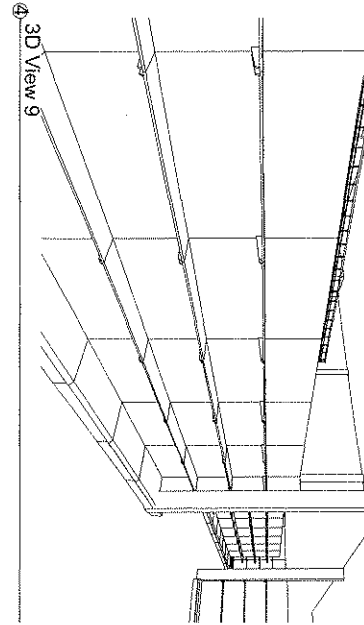
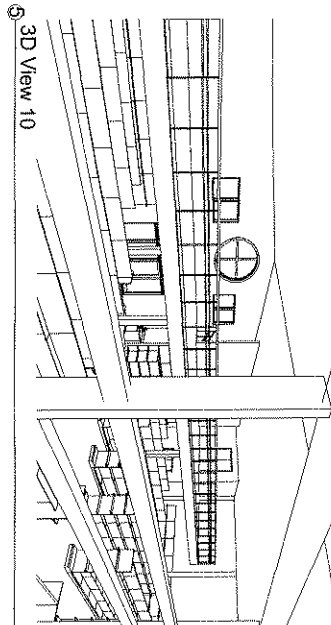
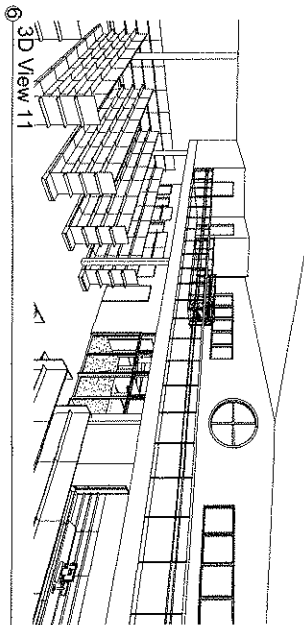
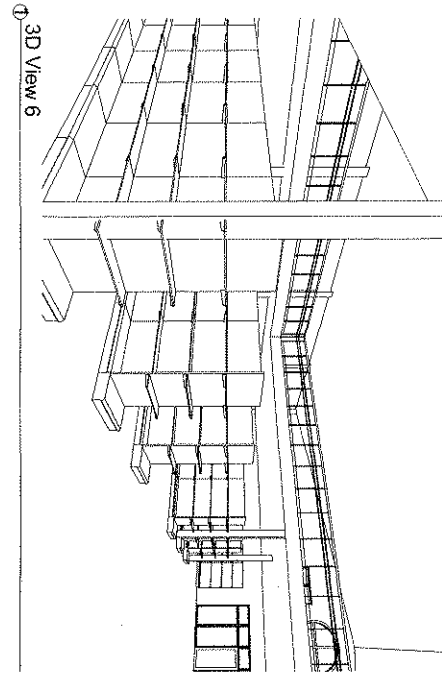
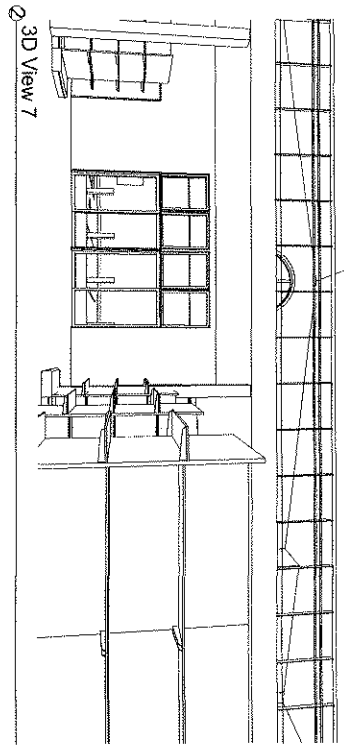
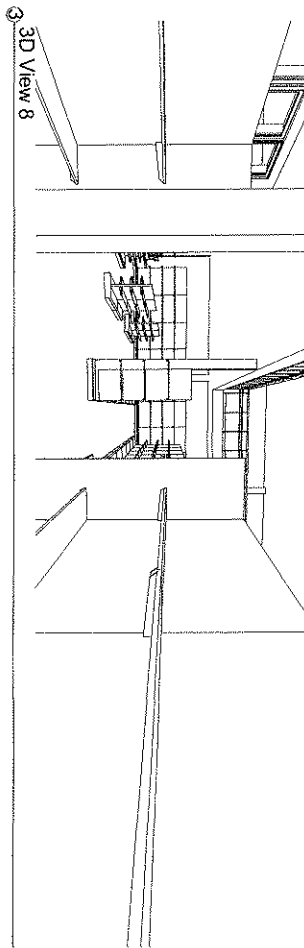
⑤ 3D View 5

\*1/17 DRAWINGS ARE HALF THE INDICATED SCALE\*

\* 28 JANUARY 2015 \* CITY OF CORDOVA SUBMITTAL \*

A4.0	DR: KBN	<b>PLUMBLINE FACILITY CONTRACTORS</b> CORDOVA, ALASKA	 <b>SAJJ ARCHITECTURE, LLC</b> 6375 PUBLIC DRIVE, ANCHORAGE, ALASKA 99502 907-446-6616 #907-234-6608 (FAX)	REV NO- XX DATE
	CK: SAJ DT: 28 JAN 15 JB: FACILITY DWG:			

"ALL DRAWINGS ARE HALF THE INDICATED SCALE"



\* 28 JANUARY 2015 • CITY OF CORDOVA SUBMITTAL \*

A4.1

DR: KSK  
 CK: SAJ  
 DT: 28 JAN 15  
 JR: FACILITY  
 DWG:

PLUMBLINE  
 FACILITY CONTRACTORS  
 CORDOVA, ALASKA

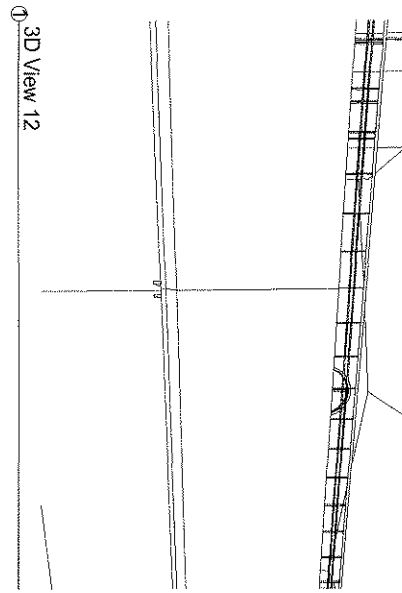


SAJJ ARCHITECTURE, LLC

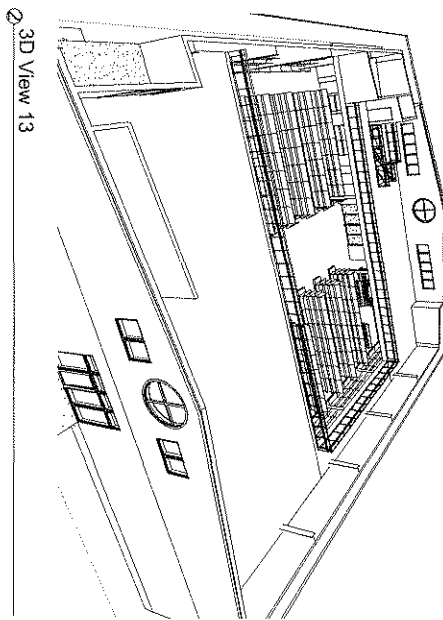
SCOTT & JANE  
 4375 KALIC DRIVE, ANCHORAGE, ALASKA 99502  
 907-442-6666 907-256-6666 (FAX)

REV NO: XX DATE

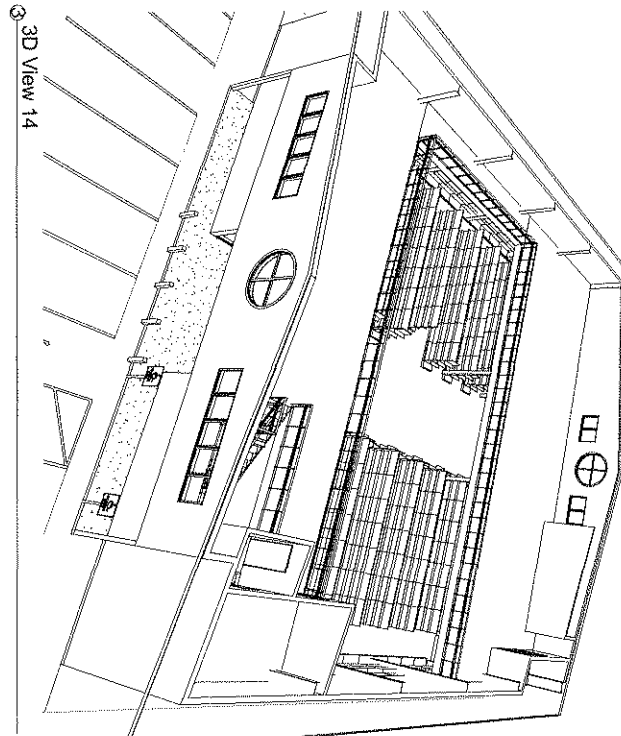
THIS DRAWING IS HALF THE INDICATED SCALE



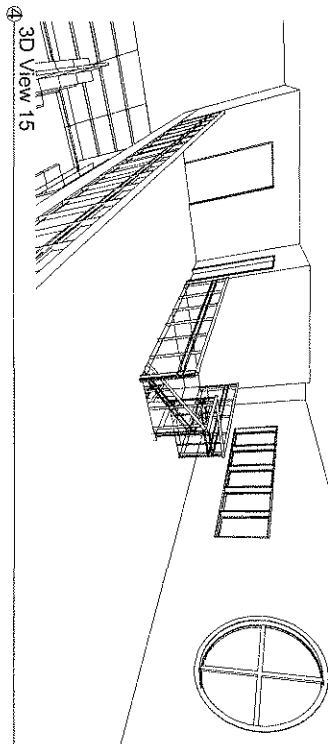
① 3D View 12



② 3D View 13



③ 3D View 14



④ 3D View 15

\* 28 JANUARY 2015 \* CITY OF CORDOVA SUBMITTAL \*

A4.2

DR: KKK  
CK: SAJ  
DT: 28 JAN 15  
JB: FACILITY  
DWG:

PLUMBLINE  
FACILITY CONTRACTORS  
CORDOVA, ALASKA



COTTY A. JONES

SAJJ ARCHITECTURE, LLC  
6375 HALLS DRIVE, ANCHORAGE, ALASKA 99502  
#907-444-6606 #907-258-6606 (FAX)

REV NO: XX DATE

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## A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

---

DATE: January 28, 2015

TO: Mayor and City Council

SUBJECT: Planning & Zoning and Parks & Recreation Commission Appointments

---

There is one vacant seat on the Planning & Zoning Commission and **two** seats vacant on the Parks and Recreation Commission. The Clerk's Office has been advertising these vacancies and has asked for letters to be submitted by January 28, 2015. At the time of printing of this packet 1 letter has been received from **Mark Frohnepfel** expressing interest in appointment to the Planning and Zoning Commission, 2 letters have been received from **Dave Zastrow** and **Kara Johnson** expressing interest in appointment to the Parks and Recreation Commission. If there are other letters received by the Clerk up until the date of the meeting, I will bring them with me to the meeting for further consideration.

RECOMMENDED ACTION: **Mayor Kacsh** will consider the letters received and ask Council to concur with his appointments.

RECOMMENDED MOTION: Move to approve Mayor Kacsh's appointment(s):

to the Planning & Zoning Commission of the following:

                     to a seat that will expire in November 2017.

to the Parks and Recreation Commission of the following:

                     &                      to seats that will expire in November 2017.

REQUIRED ACTION: Majority voice vote.

01/05/2015

Mayor Kacsh,

Please consider this as my request for appointment to the open seat on the Planning and Zoning Commission. As a member of the community I look forward to serving our local government in planning for the future.

Respectfully,

A handwritten signature in cursive script, appearing to read "Mark Frohnappfel".

Mark Frohnappfel



Susan Bourgeois  
City of Cordova Clerk  
PO Box 1210  
Cordova AK 99574

RECEIVED  
JAN 21 2015  
City of Cordova

January 21, 2015

Dear City of Cordova Clerk,

I am writing to express my interest in maintaining my commission seat with the Parks and Recreation Commission. I have enjoyed participating in the decisions that encourage our community to exercise, get out and enjoy our parklands, and be active community members. I believe my experience with exploring the local outdoors (including the many parks of Cordova), using Bidarki Recreation Center and the Bob Korn Pool, and talking with other users helps me bring important perspectives to the Commission table.

Thank you for your consideration of continuing my seat with the City of Cordova Parks and Recreation Commission.

Kara Johnson

**Date: January 21, 2015**

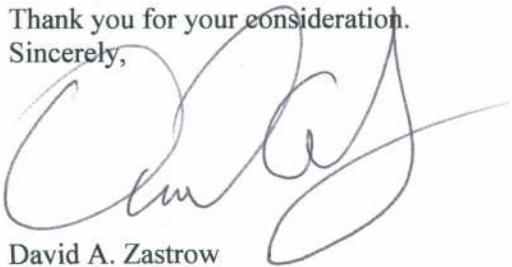
**To: City of Cordova  
Mayor's Office  
Attn: Jim Kacsh  
PO Box 1210  
Cordova, AK 99574**

**RE: Letter of Interest  
for Placement on the Cordova  
Parks and Recreation Commission**

Dear Mayor Kacsh;

I am writing you to express my interest to continue as a member of the Cordova Parks and Recreation Commission. As stated in my previous letter of interest on August 11, 2014 I believe my education and experience in this area make me well suited for this post. I have a degree in Parks and Recreation, currently the Recreation Planner for the US Forest Service on the Cordova Ranger District and spent the past 28 years working with government organizations and private contractors providing developed recreation program planning, operations and leadership. I have trained and supervised backcountry crews, managed developed recreation and trails programs and responsible for the planning and budgeting of developed recreation operations. In recent years I have developed several partnerships and established recreation project agreements with organizations such as the Student Conservation Association, Southeast Alaska Guidance Association, Native Village Eyak and Copper River Watershed Project. I feel the Parks and Recreation Commission is a great opportunity for me to give to my community and I am excited about the future possibilities for public recreation opportunities in Cordova.

Thank you for your consideration.  
Sincerely,

A handwritten signature in dark ink, appearing to read 'D. Zastrow', with a large, stylized flourish extending from the end of the signature.

David A. Zastrow  
(907) 424-5300  
(907) 429-4754  
dzastrowak@fs.fed.us

## **Pending agenda:**

Capital Priorities List Meeting **Mar 4, 2015; June 3, 2015; Sep 2, 2015; Dec 2, 2015**

HSB Quarterly regular meetings **Apr 1, 2015; July 1, 2015; Oct 7, 2015; Jan 6, 2016**

Staff quarterly reports in packets: **April 15, 2015; Aug 5, 2015; Nov 5, 2015; Jan 20, 2016**

**March 4, 2015 Regular Meeting** – Council to look at Capital projects that were not put into the 2015 budget during budget work sessions in December 2014

## **Committees:**

***Cordova Center Committee:*** Tim Joyce, Sylvia Lange, Randy Robertson, Kristin Carpenter, Native Village of Eyak Representative, Chamber of Commerce Representative, Business Community Representative, PWSSC Representative, Stage of the Tides Representative.

***Fisheries Advisory Committee:*** David Reggiani, PWSAC; Ken Roemhildt, Seafood Sales; Jim Holley, AML; Torie Baker, Chair, Marine Advisory Program Coordinator; Chelsea Haisman; and Jeremy Botz, ADF&G

***Cordova Trails Committee:*** Elizabeth Senear, VACANCY, VACANCY, Toni Godes, and David Zastrow

## **Calendars:**

3 months of calendars are attached hereto  
February 2015; March 2015; April 2015



# February 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1 Super Bowl XLIX Glendale, AZ	2  Ice Worm Week	3  Ice Worm Week	4  7:00 reg mtg LMR  Ice Worm Week	5  Ice Worm Week	6  Ice Worm Week	7  Ice Worm Week
8  Ice Worm Week	9  6:30 Cncl Spec Mtg CH	10  6:30 P&Z LMR	11  7:00 Hrbr Cms CH	12	13	14
15	16 Presidents' Day City Hall Offices Closed	17  7:00 Sch Bd HSL  —Absentee CH 8-5—	18  —Absentee CH 8-5—  6:45 pub hrg LMR 7:00 reg mtg LMR	19  —Absentee CH 8-5—	20  —Absentee CH 8-5—	21
22	23  —Absentee CH 8-5—	24  7:00 HSB public fo- rum concerning Prov Hosp Mgt location tba  —Absentee CH 8-5—	25  —Absentee CH 8-5—	26  —Absentee CH 8-5—	27  —Absentee CH 8-5—	28
Location Legend CH-City Hall Confer- ence Room LMR-Library Mtg Rm HSL-High School Li- brary						Location Legend CH-City Hall Confer- ence Room LMR-Library Mtg Rm HSL-High School Li- brary

# March 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2  —Absentee CH 8-5—	3  City General Election Polls open 7am—8pm LMR	4  6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	5	6	7
8	9	10  6:30 P&Z LMR	11  7:00 Sch Bd HSL 7:00 Hrbr Cms CH	12  Spec mtg to certify election time tba  FEMA flooplain train- ing w-P&Z Cms 6pm LMR	13	14
15	16  CSD—spring break	17  CSD—spring break	18  6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR CSD—spring break	19  CSD—spring break	20  CSD—spring break	21
22	23	24	25	26	27	28
29	30 Seward's Day City Hall Offices Closed	31				Location Legend CH-City Hall Confer- ence Room LMR-Library Mtg Rm HSL-High School Li- brary

# April 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library			1  6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	2	3	4  City Council all day retreat / goal setting session—location tba
5	6	7  6:30 P&Z LMR	8  7:00 Sch Bd HSL 7:00 Hrbr Cms CH	9	10	11
12	13	14	15  6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library

**CITY OF CORDOVA, ALASKA – ELECTED OFFICIALS  
& APPOINTED MEMBERS OF CITY BOARDS and COMMISSIONS**

**MAYOR AND CITY COUNCIL - ELECTED**

seat/length of term	email	Date Elected	Term Expires
<b>Mayor:</b> 3 years	<b>James Kacsh</b> <a href="mailto:Mayor@cityofcordova.net">Mayor@cityofcordova.net</a>	March 5, 2013	March-16
Council members:			
Seat A: 3 years	<b>Kristin Carpenter</b> <a href="mailto:CouncilSeatA@cityofcordova.net">CouncilSeatA@cityofcordova.net</a>	March 5, 2013	March-16
Seat B: 3 years	<b>Timothy Joyce</b> <a href="mailto:CouncilSeatB@cityofcordova.net">CouncilSeatB@cityofcordova.net</a>	March 4, 2014 March 14, 2013 August 2, 2012	March-17 filled vacancy appt to A
Seat C: 3 years	<b>Tom Bailer</b> <a href="mailto:CouncilSeatC@cityofcordova.net">CouncilSeatC@cityofcordova.net</a>	March 4, 2014	March-17
Seat D: 3 years	<b>Bret Bradford</b> <a href="mailto:CouncilSeatD@cityofcordova.net">CouncilSeatD@cityofcordova.net</a>	March 6, 2012 March 3, 2009	March-15
Seat E: 3 years	<b>Hayley Hoover</b> <a href="mailto:CouncilSeatE@cityofcordova.net">CouncilSeatE@cityofcordova.net</a>	October 1, 2014	March-15 filled vacancy elcted by cncl
Seat F: 3 years	<b>David Reggiani, Vice Mayor</b> <a href="mailto:CouncilSeatF@cityofcordova.net">CouncilSeatF@cityofcordova.net</a>	March 5, 2013 March 2, 2010 March 3, 2009	March-16 1 yr trm
Seat G: 3 years	<b>James Burton</b> <a href="mailto:CouncilSeatG@cityofcordova.net">CouncilSeatG@cityofcordova.net</a>	March 5, 2013	March-16

**SCHOOL BOARD - ELECTED**

length of term		Date Elected	Term Expires
3 years	<b>Daniel Reum</b>	March 6, 2012	March-15
3 years	<b>Tammy Altermott</b>	March 5, 2013	March-16
3 years	<b>Peter Hoepfner</b>	March 6, 2012 March 3, 2009 March 7, 2006	March-15
3 years	<b>Sheryl Glasen</b>	March 4, 2014	March-17
3 years	<b>Barb Jewell, President</b>	March 5, 2013	March-16
3 years	<b>Bret Bradford (appointed, non-voting)</b>	April-14 April-13 August-12	March-15

**LIBRARY BOARD - APPOINTED**

length of term		Date Appointed	Term Expires
3 years	<b>Wendy Ranney</b>	April-13	November-15
3 years	<b>Shannon Mallory</b>	November-13	November-16
3 years	<b>Krysta Williams</b>	December-14 November-11	November-17
3 years	<b>Kay Groff</b>	December-14 December-11 January-09	November-17
3 years	<b>Mary Anne Bishop, Chair</b>	November-13 November-10 November-06	November-16



# CORDOVA COMMUNITY MEDICAL CENTER – HEALTH SERVICES BOARD - with Council election

length of term		Date Appointed	Term Expires
3 years	<b>Kristin Carpenter, President</b>		with Council office
3 years	<b>Tom Bailer</b>		with Council office
3 years	<b>Tim Joyce</b>		with Council office
3 years	<b>James Burton</b>		with Council office
3 years	<b>Bret Bradford</b>		with Council office
3 years	<b>Hayley Hoover</b>		with Council office
3 years	<b>David Reggiani</b>		with Council office

## PLANNING AND ZONING COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	<b>Allen Roemhildt</b>	January-14	November-16
3 years	<b>Scott Pegau</b>	December-14	November-17
		December-11	
3 years	<b>John Baenen</b>	December-12	November-15
3 years	<b>Tom Bailer, Chair</b>	November-13	November-16
		December-11	
		November-08	
3 years	<b>Tom McGann</b>	December-14	November-17
		December-11	
		April-11	
3 years	<b>John Greenwood</b>	December-12	November-15
		November-09	
3 years	<b>David Reggiani, pro tem</b>	April-13	
		April-12	
		April-11	
		April-10	

## HARBOR COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	<b>Robert Beedle</b>	January-14	November-17
3 years	<b>Greg LoForte</b>	February-13	November-16
		January-10	
		January-07	
3 years	<b>Max Wiese</b>	January-14	November-17
		March-11	
3 years	<b>Ken Jones</b>	February-13	November-16
3 years	<b>James Burton, Chair</b>	July-14	November-15
		April-13	

## PARKS AND RECREATION COMMISSION - APPOINTED

length of term	chair vacant	Date Appointed	Term Expires
3 years	<b>Kara Johnson</b>	December-12	November-14
3 years	<b>Miriam Dunbar</b>	August-14	November-15
3 years	<b>Wendy Ranney, Chair</b>	August-14	November-15
3 years	<b>Stephen Barnes</b>	December-12	November-15
3 years	<b>Marvin VanDenBroek</b>	February-14	November-16
3 years	<b>Karen Hallquist</b>	November-13	November-16
3 years	<b>Dave Zastrow</b>	September-14	November-14