

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 18, 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)

5. Resolution 02-15-10..... (page 1)

A resolution of the City Council of the City of Cordova, Alaska, supporting full funding for the
state of Alaska harbor facility grant program in the FY 2016 state capital budget

6. Council concurrence of the appointment of the 2015 Election Board..... (page 6)

7. Council waiving right to protest renewal of liquor licenses..... (page 7)

747 Loyal Order of the Moose #1266 – Club License

954 Reluctant Fisherman Inn – Beverage Dispensary

2433 OK Restaurant - Restaurant

8. Record unexcused absence for Hayley Hoover from the February 04, 2014 Regular Meeting

H. APPROVAL OF MINUTES

I. CONSIDERATION OF BIDS

J. REPORTS OF OFFICERS

9. Mayor's Report

- a. Press Release of 02-12-15 in re City of Cordova and Providence Health & Services Alaska..... **(page 12)**

10. Manager's Report

- a. Cordova Center update report..... **(page 13)**

- b. Whitedshed Road bike path project – update..... **(page 14)**

11. City Clerk's Report

K. CORRESPONDENCE

- 12. DCCED Letter regarding Cordova's Population Determination of 2,286 for 2014..... (page 17)
- 13. Letter from Barb Jewell regarding CCMC..... (page 18)
- 14. Letter from Bob Jewell regarding CCMC..... (page 19)
- 15. Letter from Faith Wheeler-Jeppson regarding CCMC..... (page 20)
- 16. Letter from Kris Johnston regarding CCMC..... (page 21)
- 17. Letter from some CCMC employees, presented by Kevin Byrd..... (page 23)
- 18. US DoT order regarding Alaska Airlines, EAS 02-15-15..... (page 24)

L. ORDINANCES AND RESOLUTIONS

M. UNFINISHED BUSINESS

- 19. Rescind Resolution 11-14-45..... (voice vote)(page 31)

N. NEW & MISCELLANEOUS BUSINESS

- 20. Discussion item: repeal of City Charter Section 3-9 Hospital..... (page 33)
- 21. Discussion item: repeal and replace CMC Title 15 City Owned Medical Facilities..... (page 35)
- 22. Council decision on disposal status of a portion of..... (voice vote)(page 40)
Tract 1A, Ocean Dock Subdivision #2
- 23. Council decision on land disposal for a portion of..... (voice vote)(page 44)
Tract 1A, Ocean Dock Subdivision #2
- 24. Pending Agenda, Calendar, Elected & Appointed Officials lists..... (page 50)

O. AUDIENCE PARTICIPATION

P. COUNCIL COMMENTS

- 25. Council Comments

Q. EXECUTIVE SESSION

- 26. Providence hospital management contract

R. ADJOURNMENT

∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞ **President's Day February 16, 2015** ∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞ ☺ ∞ ∞

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

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: February 13, 2015
TO: Mayor and City Council
SUBJECT: Resolution 02-15-10

The Alaska Association of Harbormasters and Port Administrators passed a very similarly worded resolution at their 2014 meeting and they have asked Harbormasters around the State of Alaska to get similar resolutions passed by their municipalities. Mayor Kacsh has put this resolution before Council tonight.

Suggested Motion: Move to approve Resolution 02-15-10.

Required action: Majority voice vote or approval of the consent calendar.

**CITY OF CORDOVA ALASKA
RESOLUTION 02-15-10**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
SUPPORTING FULL FUNDING FOR THE STATE OF ALASKA HARBOR FACILITY
GRANT PROGRAM IN THE FY 2016 STATE CAPITAL BUDGET**

WHEREAS, the City of Cordova recognizes the majority of the public boat harbors in Alaska where constructed by the State during the 1960s and 1970s; and

WHEREAS, these harbor facilities represent critical transportation links and are the transportation hubs for waterfront commerce and economic development in Alaskan coastal communities; and

WHEREAS, these harbor facilities are ports of refuge and areas for protection for ocean-going vessels and fishermen throughout the State of Alaska, especially in coastal Alaskan communities; and

WHEREAS, the State of Alaska over the past nearly 30 years has transferred ownership of most of these State owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

WHEREAS, the municipalities took over this important responsibility even though they knew that these same harbor facilities were in poor condition at the time of transfer due to the state's failure to keep up with deferred maintenance; and

WHEREAS, consequently, when local municipal harbormasters formulated their annual harbor facility budgets, they inherited a major financial burden that their local municipal governments could not afford; and

WHEREAS, in response to this financial burden, the Governor and the Alaska Legislature passed legislation, supported by the Alaska Association of Harbormasters and Port Administrators, to create the Harbor Facility Grant program, AS 29.60.800; and

WHEREAS, the Alaska Association of Harbormasters and Port Administrators, is pleased with the Department of Transportation and Public Facilities administrative process to review, score and rank applicants to the Harbor Facility Grant Program, since state funds may be limited; and

WHEREAS, for each harbor facility grant application, these municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and

WHEREAS, the municipalities of the Aleutians East Borough, the City and Borough of Sitka, and the City of Seward, City of Ketchikan, City of Coffman Cove, and Municipality of Anchorage have offered to contribute \$14,262,722 in local match funding for FY2016 towards

seven harbor projects of significant importance locally as required in the Harbor Facility Grant Program; and

WHEREAS, completion of these harbor facility projects is all dependent on the 50% match from the State of Alaska's Harbor Facility Grant Program; and

WHEREAS, during the last eight years the Municipal Harbor Facility Grant Program has been fully funded only twice; and

WHEREAS, during the last eight years the backlog of projects necessary to repair and replace these former State owned harbors has increased to over \$90,000,000.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Cordova, Alaska urges full funding in the amount of \$14,262,722 by the Governor and the Alaska Legislature for the State of Alaska's Municipal Harbor Facility Grant Program in the FY 2016 State Capital Budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

PASSED AND APPROVED THIS 18th DAY OF FEBRUARY, 2015

Jim Kacsh, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

Alaska Association of Harbormasters and Port Administrators



RESOLUTION NO. 2014-01

A RESOLUTION OF THE ALASKA ASSOCIATION OF HARBORMASTERS AND PORT ADMINISTRATORS IN SUPPORT OF FULL FUNDING FOR THE STATE OF ALASKA HARBOR FACILITY GRANT PROGRAM IN THE FY 2016 STATE CAPITAL BUDGET.

Whereas, the Alaska Association of Harbormasters and Port Administrators recognizes the majority of the public boat harbors in Alaska where constructed by the State during the 1960s and 1970s; and

Whereas, these harbor facilities represent critical transportation links and are the transportation hubs for waterfront commerce and economic development in Alaskan coastal communities; and

Whereas, these harbor facilities are ports of refuge and areas for protection for ocean-going vessels and fishermen throughout the State of Alaska, especially in coastal Alaskan communities; and

Whereas, the State of Alaska over the past nearly 30 years has transferred ownership of most of these State owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

Whereas, the municipalities took over this important responsibility even though they knew that these same harbor facilities were in poor condition at the time of transfer due to the state's failure to keep up with deferred maintenance; and

Whereas, consequently, when local municipal harbormasters formulated their annual harbor facility budgets, they inherited a major financial burden that their local municipal governments could not afford; and

Whereas, in response to this financial burden, the Governor and the Alaska Legislature passed legislation, supported by the Alaska Association of Harbormasters and Port Administrators, to create the Harbor Facility Grant program, AS 29.60.800; and

Whereas, the Alaska Association of Harbormasters and Port Administrators, is pleased with the Department of Transportation and Public Facilities administrative process to review, score and rank applicants to the Harbor Facility Grant Program, since state funds may be limited; and

Whereas, for each harbor facility grant application, these municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and

Whereas, the municipalities of the Aleutians East Borough, the City and Borough of Sitka, and the City of Seward, City of Ketchikan, City of Coffman Cove, and Municipality of Anchorage have offered to contribute \$14,262,722 in local match funding for FY2016 towards seven harbor projects of significant importance locally as required in the Harbor Facility Grant Program; and

Whereas, completion of these harbor facility projects is all dependent on the 50% match from the State of Alaska's Harbor Facility Grant Program; and

Whereas, during the last eight years the Municipal Harbor Facility Grant Program has been fully funded only twice; and

Whereas, during the last eight years the backlog of projects necessary to repair and replace these former State owned harbors has increased to over \$90,000,000.

Now therefore be it resolved that the Membership of the Alaska Association of Harbormasters and Port Administrators urges full funding in the amount of \$14,262,722 by the Governor and the Alaska Legislature for the State of Alaska's Municipal Harbor Facility Grant Program in the FY 2016 State Capital Budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

Passed and approved by a duly constituted quorum of the Alaska Association of Harbormasters and Port Administrators on this 15th day of October, 2014.

Phillip Benner, President

ATTEST:

Kim Elliot

Kim Elliot, Executive Secretary

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: February 03, 2015
TO: Mayor and City Council
SUBJECT: Appointment of 2015 Election Board members

Below are the names of the individuals who have been selected to serve on the election board for the 2015 General Election on March 3, 2015.

Recommended motion: Move to concur with the Mayor's appointment of the 2015 General Election board members as follows:

Diana Rubio, as Chairperson
Seawan Gehlbach
Gladah Hicks
Cathy Pegau
Sue Shellhorn
Ruth Steele
Susan Bourgeois
Tina Hammer

Required action: Majority voice vote or approval of the consent calendar.

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: February 5, 2015
TO: Mayor & City Council
SUBJECT: Liquor License Renewals

The Clerk's office has received notification that the following local establishments have applied for renewal of their liquor licenses with the State Alcoholic Beverage Control Board. Police Chief Hicks and Finance Director Jon Stavig have been advised and their suggestions to Council are attached hereto. The Clerk's office has opined that property tax wise, these three owners are current on 2014 property taxes owing to the City.

Licenses: # 747 Loyal Order of the Moose #1266 – Club License
954 Reluctant Fisherman Inn – Beverage Dispensary
2433 OK Restaurant - Restaurant

Suggested motion: move to waive Council's right to protest the ABC Board's approval of the applications for renewal of the Loyal Order of the Moose #1266 – Club License # 747, The Reluctant Fisherman Inn – Beverage Dispensary License # 954 and The OK Restaurant – Restaurant License # 2433.

Required Action: Majority voice vote or unanimous roll call vote of the consent calendar.



THE STATE
of **ALASKA**
GOVERNOR SEAN PARNELL

Department of Commerce, Community,
and Economic Development

ALCOHOLIC BEVERAGE CONTROL BOARD

Sarah Daulton Oates
2400 Viking Drive
Anchorage, AK 99501
Direct: 907.269.0356
Fax: 907.334.2285

January 29, 2015

City of Cordova
Attn: Susan Bourgeois, City Clerk
VIA Email: cityclerk@cityofcordova.net

Re: Notice of Liquor License Renewal Applications

Dear Ms. Bourgeois,

We have received a renewal application for each of the following licenses within your jurisdiction:

| Lic. # | Doing Business As | License Type | Licensee | Premises Address |
|--------|-----------------------------------|----------------------------------|-----------------------------------|----------------------------|
| 747 | Loyal Order of the Moose #1266 | Club | Loyal Order of the Moose #1266 | 514 2 nd Street |
| 954 | Reluctant Fisherman Inn | Beverage Dispensary – Tourism | Cannery Row, Inc. | 407 Railroad Avenue |
| 2433 | O.K. Restaurant | Restaurant / Eating Place | Dae J. Chung | 616 1 st Street |

A local governing body as defined under AS 04.21.080(b)(18) may protest the approval of an application(s) pursuant to AS 04.11.480 by providing the board **and** the applicant with a clear and concise written statement of reasons in support of a protest within 60 days of receipt of this notice. If a protest is filed, the board will not approve the application unless it finds that the protest is arbitrary, capricious, and unreasonable. Instead, in accordance with AS 04.11.510(b), the board will notify the applicant that the application is denied for reasons stated in the protest. The applicant is entitled to an informal conference with either the director or the board and, if not satisfied by the informal conference, is entitled to a formal hearing in accordance with AS 44.62.330-44.62-630. **IF THE APPLICANT REQUESTS A HEARING, THE LOCAL GOVERNING BODY MUST ASSIST IN OR UNDERTAKE THE DEFENSE OF ITS PROTEST.**

Under AS 04.11.420(a), the board may not issue a license or permit for premises in a municipality where a zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages, unless a variance of the regulation or ordinance has been approved. Under AS 04.11.420(b) municipalities must inform the board of zoning regulations or ordinances which prohibit the sale or consumption of alcoholic beverages. If a municipal zoning regulation or ordinance prohibits the sale or consumption of alcoholic beverages at the proposed premises and no variance of the

regulation or ordinance has been approved, please notify our office and provide a certified copy of the regulation or ordinance if you have not previously done so.

Protest under AS 04.11.480 and the prohibition of sale or consumption of alcoholic beverages as required by zoning regulation or ordinance under AS 04.11.420(a) are two separate and distinct subjects. Please bear that in mind when responding to this notice.

AS 04.21.010(d), if applicable, requires the municipality to provide written notice to the appropriate community council(s).

If you wish to protest the application(s) referenced above, please do so in the prescribed manner and within the prescribed time. Please show proof of service upon the applicant. For additional information regarding local governing body protests, please refer to 3 AAC 304.145.

If you have any questions or concerns or require additional information, please feel free to contact me directly.

Sincerely,



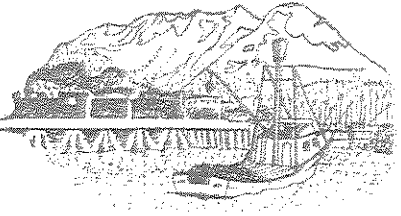
Sarah Daulton Oates

Records & Licensing Supervisor

sarah.oates@alaska.gov

(907)269-0356

CITY OF CORDOVA



To: Mayor and City Council
Through: Robert E. Robertson, City Manager
Subject: Liquor License Renewal Notice dated 01-29-2015
Date: February 6, 2015
From: Jon K. Stavig, Finance Director

I have reviewed the status of the Loyal Order of the Moose#1266 (License #747), The Reluctant Fisherman Inn (License #954) and the OK Restaurant (License # 2433) as it relates to compliance with City Code pertaining to business license, sales tax and utility services.

From such review, I find no reason to protest renewal of these entities.

Respectfully,

A handwritten signature in dark ink, appearing to read "Jon K. Stavig". The signature is written in a cursive, flowing style.

Jon K Stavig
Finance Director
City of Cordova



Cordova Police Department

Phone: (907) 424-6100 Fax: (907) 424-6120
P.O. Box 1210 Cordova, Alaska 99574
Policechief@cityofcordova.net

To: Susan Bougeois, City Clerk

From: Michael Hicks, Chief of Police

Cc: Randy Robertson, City Manager

Date: February 10, 2015

Re: Loyal Order of Moose #1266 #747 Club License
Reluctant Fisherman Inn #954 Beverage Dispensary-Tourism License
O.K. Restaurant #2433 Restaurant/Eating Place License

Dear Ms. Bourgeois,

To my knowledge there is no reason why the liquor licenses for the above-mentioned establishments should not be renewed.

If you have any questions don't hesitate to contact me.

Sincerely,

A blue ink signature of Michael Hicks, written in a cursive style.

Michael Hicks



For immediate release: February 12, 2015

Cordova, AK –

- On January 22, 2015 Providence Health & Services Alaska provided the City of Cordova 180 days official notice to terminate the CCMC Management Agreement.
- On February 9, 2015 a delegation of the Cordova City Council consisting of Council members Kristin Carpenter, David Reggiani and James Burton along with Cordova Mayor Jim Kacsh met in Anchorage with Providence Health & Services Alaska's Bruce Lamoureux (Regional Chief Executive), Cindy Gough (Area Operations Administrator), and Sean McCallister (Critical Access Hospital Operations Administrator). Discussion revolved around the relationship between the two entities and the prospect of a future valuable and amicable partnership. Common goals were examined and the Cordova delegation expressed a message of community support for continued third-party management of CCMC.
- As a result, over the next few months, Providence Health & Services Alaska and the Cordova City Council will be working together toward a solution that will provide for the long-term sustainability of quality health care delivery solutions and stable service at CCMC. Dr. Stephen Sundby will continue as Providence's Interim Administrator in the meantime, providing consistent and strong leadership at CCMC.
- Together, Cordova and Providence will look at every possible option, idea and probable solution that will provide the necessary management tools to define clarity in each entity's roles and responsibilities and that will build a solid foundation for the future of health care in Cordova.





12 Feb 2015

Cordova Center Progress Update

SCHEDULE

- 13Feb – prototype/mock up window ship date (lab tests successful)
- 19-20Feb – Architect Corey Wall & Otis Rep & Dawson PM Chris Gilberto onsite
- 04March – start window fabrication
- 15April – start elevator install
- 03May – start window install

CONSTRUCTION

- Pay Request #3 (January) under review
- Framing, sheetrock, mech, elec work continues; temp wood floor @ 60% in Auditorium
- MRV handling 120+ RFIs, some with interrelated cost & schedule impacts
- Watch List: fire dampers, elevator mods, window framing, 4" DI sanitary lines
- CM Contingency is for CM exclusive use (para 2.2.4, re: windows)

CAPITAL CAMPAIGN 'Get It 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.

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

as of Jan 28, 2015

CORDOVA CENTER COMMITTEE

- Tours continue every Friday at 4:00 pm
- Planning for Anchorage hosted event
- Donor Recognition
- Bond Informational
- Design Finish / Colors Review

---- End of Memo ----

Memorandum

To: City Council
From: City Manager
Date: 2/12/15
Re: Whitshed Road Bike Path

BACKGROUND

In 2012/13 the City, NVE and ADOT agreed to the fee table below. The City and NVE agreed to a 50/50 payment of the match required by ADOT for the Whitshed bike path project. The City and NVE paid the first installment of the match, which was later refunded to the City when the project was pushed back on the STIP.

Recently Mr. Andy Hughes, Chief Planner for ADOT Region 3, informed the City that the State was reviewing the STIP (State Transportation Improvement Program) listing. The Whitshed Bike Route is on the STIP and Mr. Hughes asked if the city was still interested in pursuing the match for this project. Below is the schedule that was developed in 2012/13.

Mr. Hughes advised that since the bike path would be defined as a “major collector” by the State, the city’s match would be about 4.5%, or a total match of about \$384k. Which is less than the 2012/13 agreement. NVE was contacted and the issue was discussed with their board. NVE supports the Whitshed bike path project and would like to see it remain on the State’s STIP list, although at this time NVE’s priorities have changed and NVE cannot commit to a 50/50 match with the City. Although if the project remains on the STIP, NVE is willing to apply for grants to fund the 50/50 match.

Mr. Hughes needs a response to include in his STIP nomination from the planning department. He indicated it was a very expensive project, and was a very tough year, but wouldn’t opine whether he thought the state would approve moving it forward to the 2016-18 STIP. I told him I would need to check with Council to ensure they were still interested.

Schedule:

This project is scheduled for obligation of funds as follows (project total - \$9,147,000):

| | | | |
|------------------|---|----------------------------------|--|
| <u>FFY 2013:</u> | <u>\$550,000.00</u> | <u>for Phase 2--Design</u> | |
| | | <u>4.515%</u> | <u>Local Match Required:</u> <u>\$24,832.50</u> |
| | | <u>50.00%</u> | <u>Additional Match Contingency:</u> <u>\$12,416.25</u> |
| | | | <u>Total Match Required from City/Village:</u> <u>\$37,248.75</u> |
| <u>FFY 2014:</u> | <u>\$500,000.00</u> | <u>for Phase 2--Design</u> | |
| | | <u>4.515%</u> | <u>Local Match Required:</u> <u>\$22,575.00</u> |
| | | <u>50.00%</u> | <u>Additional Match Contingency:</u> <u>\$11,287.50</u> |
| | | | <u>Total Match Required from City/Village:</u> <u>\$33,862.50</u> |
| <u>FFY 2015:</u> | <u>\$615,000.00</u> | <u>for Phase 3--Right of Way</u> | |
| | | <u>4.515%</u> | <u>Local Match Required:</u> <u>\$27,767.25</u> |
| | | <u>50.00%</u> | <u>Additional Match Contingency:</u> <u>\$13,883.63</u> |
| | | | <u>Total Match Required from City/Village:</u> <u>\$41,650.88</u> |
| <u>FFY 2015:</u> | <u>\$100,000.00</u> | <u>for Phase 7--Utilities</u> | |
| | | <u>4.515%</u> | <u>Local Match Required:</u> <u>\$4,515.00</u> |
| | | <u>50.00%</u> | <u>Additional Match Contingency:</u> <u>\$2,257.50</u> |
| | | | <u>Total Match Required from City/Village:</u> <u>\$6,772.50</u> |
| <u>FFY 2016</u> | <u>\$7,382,000.00</u> | <u>for Phase 4--Construction</u> | |
| | | <u>4.515%</u> | <u>Local Match Required:</u> <u>\$333,297.30</u> |
| | | <u>15.00%</u> | <u>Additional Match Contingency:</u> <u>\$49,994.60</u> |
| | | | <u>Total Match Required from City/Village:</u> <u>\$383,291.90</u> |
| <u>Summary:</u> | | | |
| | Total Federal Funding | <u>\$8,321,025.90</u> | |
| | 4.515% Local Match: | <u>\$412,987.05</u> | |
| | Total Project Estimate (with Match) | <u>\$9,147,000.00</u> | |
| | Match Contingency: | <u>\$89,839.47</u> | |
| | Match Required from City/Village including contingency: | <u>\$502,826.52</u> | |

**CITY OF CORDOVA, ALASKA
RESOLUTION 06-13-30**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
APPROPRIATING \$18,624.38 FROM THE GENERAL FUND, FUND RESERVE TO THE
WHITSHED ROAD BIKE AND PEDESTRIAN PATH PROJECT FOR THE CITY OF
CORDOVA'S FY13 LOCAL MATCH CONTRIBUTION TOWARDS THE PROJECT.**

WHEREAS, the City of Cordova has approved an MOA between the City of Cordova, the Native Village of Eyak and the State of Alaska Department of Transportation and Public Facilities; and

WHEREAS, the MOA details the match contributions of the aforementioned entities plus Federal Funding on a project known as "Whitshed Road Bike and Pedestrian Path Project" and the match requirements cover FY13 through FY16; and

WHEREAS, the Project will realign Whitshed Road to accommodate non-motorized traffic from the Copper River Highway intersection to the Orca Inlet Drive intersection; and


WHEREAS, the FY13 operating budget did not appropriate matching funds for the FY13 match; and

WHEREAS, the project has good community support.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cordova, appropriates \$18,624.38 from the General Fund, Fund Reserve for the City of Cordova's match requirement for FY13 towards a project known as "Whitshed Road Bike and Pedestrian Path"

PASSED AND APPROVED THIS 5th DAY OF JUNE, 2013.




James Kacsh, Mayor

ATTEST:


Susan Bourgeois, City Clerk



THE STATE
of **ALASKA**

GOVERNOR BILL WALKER

Department of Commerce, Community,
and Economic Development

DIVISION OF COMMUNITY AND REGIONAL AFFAIRS

P.O. Box 110809
Juneau, Alaska 99811-0809
Main: 907.465.4751
Programs fax: 907.465.4761

January 15, 2015

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

RE: POPULATION DETERMINATION

Dear Mayor:

The Department of Commerce, Community, and Economic Development annually certifies the population of each municipality for use in various financial assistance programs based upon population estimates prepared by the State Demographer at the Department of Labor and Workforce Development. The following population will be used for all FY16 programs that the Department administers.

The 2014 population of the City of Cordova has been determined to be 2,286.

If you do not agree with this figure, you may request an adjustment to your population by using two approved methods – Head Count Census and Housing Unit. Municipalities with a population of less than 1,000 must conduct a “head count census”. Municipalities with a population of 1,000 or more may conduct a “head count census” or use the “housing unit” method, to estimate the population. The department requires that the population adjustment process be completed and postmarked by April 1, 2015 and that the request include:

1. Comprehensive documentation of the proposed population figure using either of the approved methods, and
2. A resolution of the governing body (assembly or council) adopting the new population.

If you choose to request a population adjustment, please review the Head Count Census and Housing Unit Method manuals that the department has published to assist you with this process. These manuals are available at <http://commerce.state.ak.us/dnn/dcra/Home.aspx>. You may also contact the department for a copy of the manuals. Call (907) 269-7959 or send an email to DCRAREsearchAndAnalysis@alaska.gov for additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Lawrence Blood".

Lawrence Blood,
Division of Community and Regional Affairs, Acting Director

Cc: Division of Community and Regional Affairs, Research and Analysis Section
Division of Community and Regional Affairs, Community Aid and Accountability Section

Mayor Kacsh and Cordova City Council members

Thank you for the time, energy and thought you are putting into decisions about our hospital. It is a complicated and time consuming task.

I have worked as an employee of the hospital for almost four years. The current administration and staff are professional, experienced, hard working and focused on providing the best patient care.

When the city hired Providence to manage the hospital, the goal was to have experts in health care guiding the management of the hospital, both to provide the community with the best medical care possible, and to keep politics out of hospital management. Some specific goals also included stabilizing revenue, increasing specialty services, and hiring permanent medical staff. The team that has been developed over the last six months appears to have moved the hospital significantly closer to meeting those goals. More beds are filled, more permanent staff have been hired, the city has not been asked for money and a full time permanent Doctor is hired and moving to Cordova next month.

While I understand that the contract issues are complex, I hope that you will be able to keep the current team, Providence, Dr. Sundby, Ms. Varnadoe, Ms. Moore and Mr. Apodaca, in place to continue making progress toward these goals.

Sincerely,

Barb Jewell

Mayor Kacsh and City Council,

Having researched our new doctor I would like to thank Mayor Kacsh, City Council, Providence and Dr. Steve Sundby for what appears to be a wise choice for our rural community.

I am aware of the board action taken against Dr. Blackadar in 2008. Public records show that he completed all requirements for resolving that issue. Having someone with Dr. Blackadar's medical experience will greatly benefit our small community. It will also be the first time since I moved here that we will finally have a full time Doctor living in our community with us. Thank you again for all your hard work on this issue.

Sincerely,

Bob Jewell

To: Mayor Kacsh, City Council and the Health Services Board
From: Faith Wheeler-Jeppson

2/4/2015

I'd just like to say that I am an employee of Cordova Community Medical Center. I've been the Executive Admin Assistant to the Administrator for the past 2 years.

There have been recent changes in upper management at CCMC, the ripple effect from those changes has touched virtually everyone in the facility. People are working hard and most of all, working together to provide a facility for our friends, family and community members to come and receive the best possible skilled care. There is solidarity now, which certainly wasn't there a year ago.

Since Stephen Sundby has taken the reigns as Administrator of CCMC along with guidance and direction from Providence, there have been many things accomplished. We have a doctor that has signed and will be here in a few weeks. We have providers that are willing to come back now that had stopped coming a year and a half ago. Our bills are getting paid, that's something that there had been a bit of trouble with in the past. And the most impressive change in my eyes, it is now truly a joy to come to work every morning. I'm certain that I'm not the only one that feels that way.

I along with most in our community have read on Facebook the horrendous things that are being said about our hospital. It is for lack of a more intelligent phrase, just shameful. Shameful the comments are being made, but even more appalling to me that other people are fueling these accusations without seeking the truth. I urge those who believe that the facility is in such dreadful condition to come down to CCMC, walk around and see for yourselves. Base your opinion on what you see and hear for yourselves versus what you hear from people who voluntarily ended their employment.

Thank you for your time,

Faith Wheeler-Jeppson

Susan - would you please read this into the record. I apologize that I couldn't be here for the meeting
Faith

February 4, 2015

Mayor Kasch, Council members and community members.

Thank you for allowing me to speak.

I am Kris Johnston, I live at 903 Lefevre, Cordova Alaska. I have lived there since 1991. I have moved to Cordova in 1981 when I purchased Stan's Bakery. I had the bakery for 11 years, till I needed to concentrate on my son and his disability, the results from the 1989 Oil Spill and various other difficulties incurred from those affecting my being able to support my family. In 1994 I was appointed to the Governor's Council on Disabilities and Special Education for 15 years. This being an advisory board for the State of Alaska, Chair for the Special Education Service Agency for approximately 10 years, a governing board, parent member of the Culturally Linguistic Appropriate Services for children with special needs which was a Federally funded Program with the University of Wisconsin, I am currently on the Governing Board for FOCUS in Eagle River, an agency that provides DD Services for individuals from Anchorage, Eagle River and towards Wasilla.

I have had experience in what is required of Advisory and Governing Boards, their focus should and has been concerning programs and funding. Expenses, budgets, income and overall systems, not the day to day doings of the agency that the Board oversees. That duty is given to the CEO, ED or lead staff that hires, fires, pays bills and collects the income. The day to day in my opinion is not and has never been the duty of the board or in Cordova, the City Council and the HSB. And as I was on these various boards, I would not want to have that as my duty either, there is so much that the boards need to do that by hiring a CEO, makes that duty belonging to that position.

I participated in the Cordova Community Town Meeting, the consensus of that gathering was that an independent management entity would run the hospital and nip the issues we are again seeing happening stop. This has been a re-occurring problem within the staffing and community where individuals believe they are entitled to voice an opinion, whether it be the truth, vicious untruths, and downright inaccuracies to pose their own agenda's. These untruths have caused now as in the past the Cordova Community Medical Center to loose qualified staff, funding and programs that would benefit this community and the health of its members.

Ugly accusations have been shared in the community, on social media, to children so that even children are perpetuating it in school, on the playgrounds and in the stores where everyone can overhear, make judgments without even thinking if it is true. Why aren't they coming to the Hospital and asking the question from the administration or the HSB? Why ask why people quit in the first place? When it is stated the "good ones have left" what does that say for all the individuals that are working so hard to make our Hospital work smoothly. Current staff are correcting the 90 or so problems that came from our last two surveys by the State. These problems were identified during the prior administration. We could not meet the Nursing Level of Care needed to maintain the Long Term Care facility that they were responsible for. The current DON is bringing the staff and the Hospital up to the required NLC. The Senior Staff are requiring all staff, from the house keeping staff to the nursing staff to be held accountable for their positions. Isn't that what the Community Forum was all about? And to maintain confidentiality in house and in the community, to be professional in all dealing with clients, community members in and off campus. I believe this is happening without angst at work, the majority of the staff are happy working at the Hospital, if they have problems they have been encouraged to ask questions,

work it out and possible change what is concerning to them. No one as far as I can see working at the Hospital at this time do not see more positives than any negatives. I have always known at Sound Alternatives we have a calmer working area, but lately this has been seeping over to the Hospital side, which I have not seen in many years. The staff are working together and there are more smiles than frowns.

I have always been proud to be a Cordovan....but lately not so much. What I see is no one is saying "Enough". Just STOP...Those that are now entering in this poison do not even live here...don't ask for the truth....I also believe many do not speak up because they will then be targeted by these same individuals and their life would also be treated viciously. In my opinion this is their fear.

I have worked at CCMC/Sound Alternatives for at least a decade now and have seen the challenges both the administrative and the governing board has faced over the years. I have seen the administration at the Hospital continually make every effort to keep staff, to work at assisting them in either a different position or schedule. The administration as far as I know have not insisted anyone quit, this has always been the choice of the individual.

Will I encourage individuals to give Cordova a chance, maybe, depends on what happens. Will I encourage different boards that I have been on to come to Cordova? Do not know at this time, this behavior and acceptance.

I also will state this is really hard on the staff at CCMC, especially the senior leadership, to keep striving to make the Hospital and the programs work, become an excellent place to work. All that is being asked of the staff is to do their job, maintain a higher standard of care of our residents and those individuals that need our service. To work as a team for the betterment of all Cordovans. The senior leadership has been targeted especially within the social media and in the community. This needs to stop.

Thank you for hearing me, hopefully this will be resolved and not be put up with anymore. It just needs to STOP. Grow up, take responsibility for what is being said and ask questions...not just accept whatever is being said as truth.

Kris S Johnston
PO 1729
Cordova AK
99574

To: Mayor Kacsh, City Council and the Health Service Board



We the employees of Cordova Community Medical Center stand united in our commitment to service the community of Cordova and would like the City Council to know that we the undersigned are not displeased or unhappy with the current direction that Providence, our CEO and the DON are taking. It truly is a change in the culture from where we were just 6 months ago. The atmosphere is healthy and there is a sense of renewed hope, that with Providence still at our side we can continue to give our patients and Long Term Care residents the care that they not only need but deserve. That is our continued commitment to Cordova.

Scott Madlin
Nicole Picke
Maquessa Seay
Dennis Wood
Brad Jarthung
Faith Wheeler-Jepson
Barb Jere!!!
Gus Johnston!!!
Collette Pettit
Hona Hae
Sandra Aspen
Ria Berdelle
Cupson Linkelt
Dale Labeta
FLORA VELASCO

(Teresa) Teresa Felix
Jeffrey T. Soyst
Kathy A. Allen
Lily Velasco
Chris Belgrade
Johanna Joie Tabara
Kelley Gillis
Katie Thompson, RN
Megan Schmid, RN
Bjorn Jacob
Stephanie Sison
Karin Bya



**UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
OFFICE OF THE SECRETARY
WASHINGTON, D.C.**

Issued by the Department of Transportation
on the 12th of February, 2015

Essential Air Service at

**CORDOVA, ALASKA
GUSTAVUS, ALASKA
PETERSBURG, ALASKA
WRANGELL, ALASKA
YAKUTAT, ALASKA**

DOT-OST-1998-4899

Under 49 U.S.C. 41731 *et seq.*

ORDER RE-SELECTING AIR CARRIER

Summary

By this Order, the Department is re-selecting Alaska Airlines, Inc. ("Alaska") to provide Essential Air Service (EAS) at Cordova, Gustavus,¹ Petersburg, Wrangell, and Yakutat, Alaska, for the two-year term from May 1, 2015, through April 30, 2017. The combined annual subsidy rate will be \$7,853,147², utilizing Boeing 737-400 (B-737) aircraft, with service to Alaska Airlines' hubs and major airports, including Anchorage and Juneau, which will continue to give these communities access to the national air transportation system.

¹ Gustavus receives subsidized service for a 13-week period during the summer. During the remainder of the year, Gustavus's EAS is provided on a subsidy-free basis by other airlines with small aircraft.

² Such subsidy is calculated and distributed on a fiscal year basis, subject to the availability of funds.

Background

By Order 2013-2-10 (February 11, 2013), the Department re-selected Alaska Airlines, to provide EAS at the above communities for a combined annual subsidy of \$8,303,631, from May 1, 2013, through April 30, 2015, with the same aircraft type and service pattern that Alaska Airlines had served the communities with for several years.

Proposal of Alaska Airlines

Only Alaska Airlines submitted a proposal with one option. The carrier proposed to continue to provide the same level of service described above, and requested \$4,609,687 annual subsidy at Cordova, Yakutat, and Gustavus, and \$3,243,460 at Petersburg and Wrangell, for a total combined annual subsidy of \$7,853,147.

Community Comments

On December 2, 2014, the Department solicited comments from the communities and the State of Alaska regarding this air carrier-selection case.

The Mayors of the cities of Cordova, Petersburg, and Yakutat, the Borough Manager of Wrangell, other civic officials, multiple businesses and private citizens, strongly support the incumbent, Alaska Airlines. Cordova Mayor Jim Kacsh stated, “Alaska Air service connects passengers in rural communities to one or more major cities either inside the state or thru Seattle. From these hubs, Cordovans can access the airline’s extensive route system and benefit from its marketing relationship with other carriers”. Petersburg Mayor Mark Jensen stated, “The passenger and cargo aircraft, which Alaska Airlines proposes to continue using on this route, provides freight, mail and cargo capacity that other carriers simply cannot provide”. The State of Alaska did not submit any comments in response to the Department’s request.

Decision

When selecting a carrier to provide EAS in Alaska, 49 U.S.C. § 41733(c)(1) directs us to consider six factors: (1) service reliability; (2) contractual and marketing arrangements with a larger carrier at the hub; (3) interline arrangements with a larger carrier at the hub; (4) community views; (5) the carrier’s plan to market its service to the community; and (6) the experience of the applicant in providing scheduled air service or significant patterns of non-scheduled air service. In addition, the Consolidated Appropriations Act, 2012, Public Law 112-55, and continued by the Consolidated and Further Continuing Appropriations Act, 2015, Public Law No. 113-235, provides that when selecting a carrier to provide EAS, the Department may consider the relative subsidy requirements, thus codifying a factor that we have considered since the inception of the program.

Only Alaska Airlines proposed to serve these communities and it proposed \$450,484 less than the previous annual rate of \$8,303,631. The Department finds the subsidy amount reasonable and there is continued strong community support for Alaska Airline’s proposal where Alaska has provided reliable service at these five communities for many years. Alaska’s service will continue to provide the communities with access to the national air transportation system. Based on all of the above, we will re-select Alaska Airlines to provide EAS for a new two-year period at Cordova, Gustavus, Petersburg, Wrangell, and Yakutat.

Carrier Fitness

49 U.S.C. §§ 41737(b) and 41738 require that we find an air carrier fit, willing, and able to provide reliable service before we may subsidize it to provide EAS. Alaska Airlines is subject to the Department's continuing fitness requirements, and no information has come to our attention that would cause us to question the air carrier's fitness at this time. We have contacted the Federal Aviation Administration, and it has raised no concerns that would negatively affect our fitness findings. We therefore conclude that Alaska Airlines is reliable and fit to conduct the operations proposed here.

This Order is issued under authority delegated in 49 CFR Part 1.25a(b).

ACCORDINGLY,

1. The Department selects Alaska Airlines, Inc. to provide Essential Air Service at Cordova, Gustavus, Petersburg, Wrangell, and Yakutat, Alaska, and establish the annual subsidy rates as described in Appendix C.
2. The Department directs Alaska Airlines, Inc. to retain all books, records, and other source and summary documentation to support claims for payment, and to preserve and maintain such documentation in a manner that readily permits its audit and examination by representatives of the Department. Such documentation shall be retained for seven years from the service date of this Order or until the Department indicates that the records may be destroyed, whichever comes first. Copies of flight logs for aircraft sold or disposed of must be retained. The carrier may forfeit its compensation for any claim that is not supported under the terms of this Order;
3. The Department finds that Alaska Airlines, Inc. is fit, willing and able to operate as a certificated air carrier, and capable of providing reliable Essential Air Service at Cordova, Gustavus, Petersburg, Wrangell, and Yakutat;
4. This docket will remain open pending further Department action; and
5. The Department will serve a copy of this Order on the Alaska Department of Transportation & Public Facilities, the Mayors of Cordova, Gustavus, Petersburg, Wrangell, and Yakutat, and Alaska Airlines, Inc.

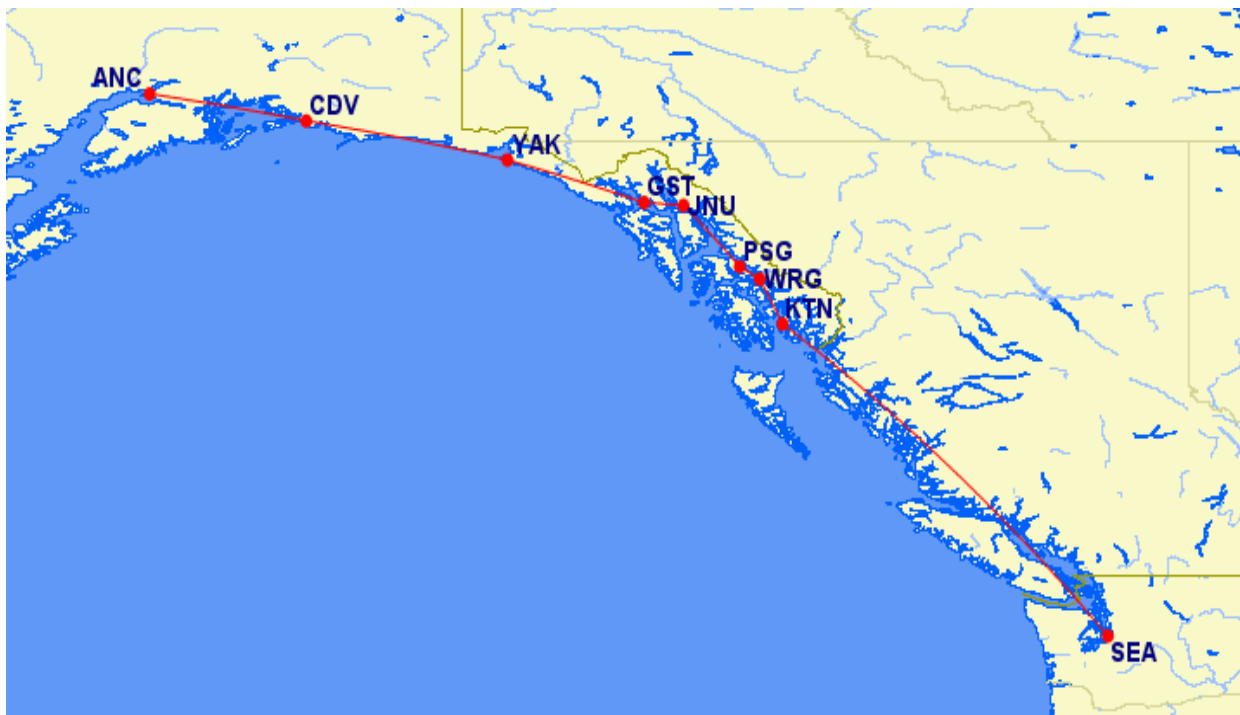
By:

BRANDON M. BELFORD
Deputy Assistant Secretary for
Aviation and International Affairs

(SEAL)

An electronic version of this document is available at
<http://www.regulations.gov>

AREA MAP



Maps generated by the Great Circle Mapper - copyright © Karl L. Swartz

Alaska Airlines Proposal for EAS at Cordova, Gustavus, Petersburg, Wrangell, and Yakutat

| | Proposal | | |
|--------------------------------|---------------------------------------|------------------------|-----------------------|
| | Cordova Yakutat <u>Gustavus</u> | Petersburg Wrangell | Consolidated Total |
| <u>Operating Revenue</u> | | | |
| Passenger | 7,514,515 | 7,576,288 | 15,090,803 |
| Freight/Mail | 2,226,888 | 1,335,221 | 3,562,109 |
| Excess Baggage | 167,524 | 83,789 | 251,313 |
| Trans. Related & Other 1/ | 1,989,051 | 2,000,427 | 3,989,478 |
| | 11,897,978 | 10,995,725 | 22,893,703 |
| <u>Operating Expense 2/</u> | | | |
| Direct | | | |
| Non-Fuel DOC 3/ | 8,576,596 | 7,710,472 | 16,287,068 |
| Fuel 4/ | 4,137,058 | 3,719,270 | 7,856,328 |
| | \$ 12,713,654 | \$ 11,429,742 | \$ 24,143,396 |
| Indirect | | | |
| Ownership | 1,707,722 | 1,535,265 | 3,242,987 |
| Overhead | 998,588 | 897,744 | 1,896,332 |
| | \$ 3,007,931 | \$ 2,131,387 | \$ 5,139,319 |
| Total Operating Exp. | \$ 15,721,585 | \$ 13,561,129 | \$ 29,282,714 |
| <u>Operating Profit (Loss)</u> | \$ (3,823,608) | \$ (2,565,404) | \$ (6,389,011) |
| Return 5/ | \$ 786,079 | \$ 678,056 | \$ 1,464,136 |
| Compensation | \$ (4,609,687) | \$ (3,243,460) | -\$7,853,147 |

1/ Excludes public service revenue

2/ Pro-rate between CDV/GST/YAK and PSG/WRG identical to previous bid

3/ Non fuel DOC growth assumed at 4% based on growth in crew rates due to new F/A Contract and pilot wage growth rates

4/ 5% increase in price per gallon, no change in fuel consumption

5/ 5 % of Operating Expense

Alaska Airlines, Inc.
Essential Air Service to be provided at Cordova, Yakutat, and Gustavus, Alaska
Docket DOT-OST-1998-4899

Effective Period: May 1, 2015, through April 30, 2017

Aircraft: B-737-400

Scheduled Service:

Cordova: 7 weekly nonstop round trips to Anchorage, and 7 weekly one-stop (via Yakutat) round trips to Juneau

Yakutat: 7 weekly nonstop round trips to Juneau and 7 weekly one-stop (via Cordova) round trips to Anchorage

Gustavus: 7 weekly nonstop round trips to Juneau, for the two peak summer seasons – June 7, 2015, thru August 22, 2015, and June 5, 2016, thru August 20, 2016.

| <u>Subsidy Rate per Eligible Flight¹</u> | <u>Weekly Ceiling</u> |
|---|-----------------------|
| Cordova (CDV) \$1,534 | \$42,952 ² |
| Yakutat (YAK) \$1,534 | \$42,952 |
| Gustavus (GST) \$1,534 | \$21,476 ³ |

Note: The carrier understands that it may forfeit its compensation for any flights that it does not operate in conformance with the terms and stipulations of the rate Order, including the service plans outlined in the Order and any other significant elements of the required service, without prior approval. The carrier understands that an aircraft take-off and landing at its scheduled destination constitutes a completed flight; absent an explanation supporting subsidy eligibility for a flight that has not been completed, such as certain weather cancellations, only completed flights are considered eligible for subsidy. In addition, if the carrier does not schedule or operate its flights in full conformance with the Order for a significant period, it may jeopardize its entire subsidy claim for the period in question. If the carrier contemplates any such changes beyond the scope of the Order during the applicable period of this rate, it must first notify the Office of Aviation Analysis in writing and receive written approval from the Department to be ensured of full compensation. Should circumstances warrant, the Department may locate and select a replacement carrier to provide service on these routes. The carrier must complete all flights that can be safely operated; flights that overfly points for lack of traffic will not be compensated. In determining whether subsidy payment for a deviating flight should be adjusted or disallowed, the Department will consider the extent to which the goals of the program are met and the extent of access to the national air transportation system provided to the community.

If the Department unilaterally, either partially or completely, terminates or reduces payments for service or changes service requirements at a specific location provided for under this Order, then, at the end of the period for which the department does make payments in the stipulated service levels, the carrier may cease to provide service to that specific location without regards to any requirement for notice of such cessation. Those adjustments in the levels of subsidy and/or service that are mutually agreed to in writing by the Department and carrier do not constitute a total or partial reduction or cessation of payment.

Subsidy contract are subject to, and incorporate by reference, relevant statutes and Department regulations, as they may be amended from time to time. However, any such statutes, regulations, or amendments thereto shall not operate to controvert the foregoing paragraph.

Funds may not be available for performance under this order beyond February 14, 2015. The Government's obligation for performance under this order beyond February 14, 2015, is subject to the availability of funds from which payment for services can be made. No legal liability on the part of the Government for any payment may arise for performance under this order beyond February 14, 2015, until funds are made available to the Department for performance. If sufficient funds are not made available for performance beyond February 14, 2015, the Department will provide notice in writing to the carrier. All claims for payment, including any amended claims, must be submitted within 90 days of the last day of the month for which compensation is being claimed. For example, claims for service provided in July must be filed by October 31; August claims must be submitted by November 30, and so on.

¹ \$4,609,687 annual compensation ÷ 3,005 annual flights (28 flights x 2 communities x 52 weeks x 98% completion = 2,854 flights at CDV and YAK plus 2 flights per day x 77 days x 98% = 151 flights at GST).

² 28 weekly flights x \$1,534.

³ 14 weekly flights x \$1,534.

Alaska Airlines, Inc.
Essential Air Service to be provided at Petersburg and Wrangell, Alaska
Docket DOT-OST-1998-4899

Effective Period: May 1, 2015, through April 30, 2017

Aircraft: B-737-400

Scheduled Service:

Petersburg: 7 nonstop round trips/week to Juneau and 7 one-stop (Wrangell) trips/week to Ketchikan

Wrangell: 7 nonstop round trips/week to Ketchikan and 7 one-stop (Petersburg) trips/week to Juneau

| <u>Subsidy Rate per Eligible Flight⁴</u> | <u>Weekly Ceiling⁵</u> |
|---|-----------------------------------|
| Petersburg (PSG) \$1,137 | \$31,836 |
| Wrangell (WRG) \$1,137 | \$31,836 |

Note: The carrier understands that it may forfeit its compensation for any flights that it does not operate in conformance with the terms and stipulations of the rate Order, including the service plans outlined in the Order and any other significant elements of the required service, without prior approval. The carrier understands that an aircraft take-off and landing at its scheduled destination constitutes a completed flight; absent an explanation supporting subsidy eligibility for a flight that has not been completed, such as certain weather cancellations, only completed flights are considered eligible for subsidy. In addition, if the carrier does not schedule or operate its flights in full conformance with the Order for a significant period, it may jeopardize its entire subsidy claim for the period in question. If the carrier contemplates any such changes beyond the scope of the Order during the applicable period of this rate, it must first notify the Office of Aviation Analysis in writing and receive written approval from the Department to be ensured of full compensation. Should circumstances warrant, the Department may locate and select a replacement carrier to provide service on these routes. The carrier must complete all flights that can be safely operated; flights that overfly points for lack of traffic will not be compensated. In determining whether subsidy payment for a deviating flight should be adjusted or disallowed, the Department will consider the extent to which the goals of the program are met and the extent of access to the national air transportation system provided to the community.

If the Department unilaterally, either partially or completely, terminates or reduces payments for service or changes service requirements at a specific location provided for under this Order, then, at the end of the period for which the department does make payments in the stipulated service levels, the carrier may cease to provide service to that specific location without regards to any requirement for notice of such cessation. Those adjustments in the levels of subsidy and/or service that are mutually agreed to in writing by the Department and carrier do not constitute a total or partial reduction or cessation of payment.

Subsidy contract are subject to, and incorporate by reference, relevant statutes and Department regulations, as they may be amended from time to time. However, any such statutes, regulations, or amendments thereto shall not operate to controvert the foregoing paragraph.

Funds may not be available for performance under this order beyond February 14, 2015. The Government's obligation for performance under this order beyond February 14, 2015, is subject to the availability of funds from which payment for services can be made. No legal liability on the part of the Government for any payment may arise for performance under this order beyond February 14, 2015, until funds are made available to the Department for performance. If sufficient funds are not made available for performance beyond February 14, 2015, the Department will provide notice in writing to the carrier. All claims for payment, including any amended claims, must be submitted within 90 days of the last day of the month for which compensation is being claimed. For example, claims for service provided in July must be filed by October 31; August claims must be submitted by November 30, and so on.

⁴ \$3,243,460 annual compensation ÷ 2,854 annual flights (28 flights x 2 communities x 52 weeks x 98% completion) = 2,854 flights at PSG and WRG.

⁵ 28 weekly flights x \$1,137.

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: February 12, 2015

TO: Mayor and City Council

SUBJECT: Rescinding of Resolution 11-14-45

There was discussion during the correspondence portion of the February 4, 2015 regular council meeting which led to a motion to rescind Resolution 11-14-45 which had been approved by Council on November 5, 2014. The motion was seconded and although it was proper and could have been voted upon, Council opined that it was not time sensitive and therefore, directed that the resolution come before them again at the next regular meeting in order to take up the motion to rescind again. Council believed that the benefit of extra public notice would outweigh the necessity of handling the motion to rescind on February 4, 2015. Therefore, this resolution is before you tonight.

There has been a new development which could make this resolution and/or a motion to rescind this resolution a moot point. Stephen Sundby, Acting Administrator at CCMC, has withdrawn his name from the list of prospective candidates for the permanent position of CEO/Hospital Administrator at CCMC. Therefore, at this time, Council might opt to simply remove this item from tonight's agenda, during the approval of the regular agenda, as the purpose, both of the existing resolution as well as the possible rescinding of the resolution, would no longer be relevant.

**CITY OF CORDOVA, ALASKA
RESOLUTION 11-14-45**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
APPROVING PROVIDENCE'S SELECTION OF DR. STEPHEN SUNDBY AS CHIEF
EXECUTIVE OFFICER/ADMINISTRATOR OF THE CORDOVA COMMUNITY
MEDICAL CENTER (CCMC)**

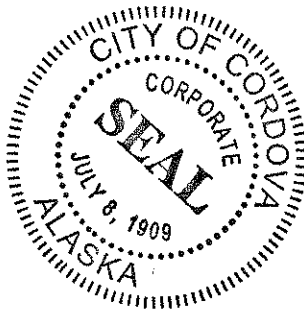
WHEREAS, the City of Cordova (City) has entered into a Contract with Providence Health & Services – Washington (Providence) for management of Cordova Community Medical Center (CCMC); and

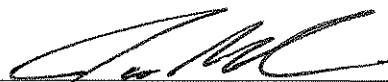
WHEREAS, the Leadership of Providence Health & Services, and the City's Health Services Board, after a thorough and deliberative selection process involving several well-qualified candidates, has put forward to the City Council that Dr. Sundby is their selected candidate; and

WHEREAS, based upon the agreement of Providence's leadership, Dr. Sundby will not be an employee of Providence, but an employee of the city,

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Cordova, Alaska, hereby approves Providence's selection of Dr. Stephen Sundby as CEO/Administrator for the CCMC, effective 5 November 2014.

PASSED AND APPROVED THIS 5th DAY OF NOVEMBER, 2014





James Kacsh, Mayor

ATTEST:



Susan Bourgeois, CMC, City Clerk

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: February 12, 2015

TO: Mayor and City Council

SUBJECT: Repealing Charter/Special Election

In recent discussions concerning CCMC, it has become apparent that working toward a renewal of the management agreement between Providence Health and Services Alaska and the City, could require (or at least be facilitated by) a change to the City charter, more specifically, the possible repeal of charter section 3-9.

ARTICLE III. - CITY MANAGER AND ADMINISTRATIVE DEPARTMENTS

Section 3-9. - Hospital.

The city-operated hospital and all other city-operated health care facilities shall constitute, or be a part of, an administrative department; and shall be under the administrative supervision and control of a board established by ordinance and appointed by the Council.

Mayor Kacsh has placed this item on tonight's agenda for Council discussion. I have been asked to respond regarding the time frame that could allow this charter change to occur. Elections in general have specific noticing requirements laid out in both Charter and Code. The most restrictive, i.e. the greatest time constraint, as far as a charter change ballot measure, is in the charter below. If Council were to try to repeal this charter section, the resolution placing it on the ballot (and calling a special election), could be passed 2 months previous to the earliest date of a special election. e.g. if such a resolution came before Council at the March 4, 2015 regular meeting, the earliest that a special election could be held would be on May 4, 2015.

ARTICLE XIII. - AMENDMENT AND SEPARABILITY OF CHARTER

Section 13-1. - Amendment of charter: Proposals, approval—Form.

Proposals to amend this charter may be made in either of the following ways:

- (1) the qualified voters of the city, by initiative petition, may initiate amendments to this charter in the same manner, as nearly as may be, as they may initiate ordinances; or
- (2) the council by resolution or ordinance may propose, and submit or provide for the submission of, charter amendments to the qualified voters of the city.

A charter amendment initiated by petition of the qualified voters shall be submitted to the qualified voters at a regular or special election in the same manner as an initiated ordinance and subject to the same regulations, as nearly as may be. A charter amendment proposed by the council may be submitted to the qualified voters of the city at any regular or special election held **not less than two months** after passage of the said resolution or ordinance. Any amendment thus submitted to the qualified voters, shall become effective upon approval of a majority of the voters. If more than one amendment is proposed, all of them, except those which are so interrelated that they should be approved or rejected together, shall be submitted in such manner that the voters may vote on them separately. A proposition to amend this charter may be either in the form of a proposed amendment to a part or parts of the charter or of a proposed new charter. A copy or copies of every charter amendment approved by the qualified voters, shall be filed as may be required by law.

It is hereby recognized that the manner of adoption, amendment and repeal of home-rule charters may be regulated by law; and any binding provision of the state constitution or law regulating such manner shall prevail over any conflicting provision of this charter or of any ordinance.

Mayor Kacsh also asked that I inform Council of an estimated cost of a special election to accomplish the above charter change (repeal). Here is a breakdown of the last 3 years of elections:

| Year | # of elections (reg, run-offs & spec) | budgeted | actual |
|-------------|---------------------------------------|-------------------|-------------------|
| 2012 | 1 | \$2200.00 | \$1,562.07 |
| 2013 | 2 | \$1,200.00 | \$3,311.84 |
| 2014 | 2 | \$2,800.00 | \$2,584.80 |
| 2015 | unk | \$2,500.00 | unk |

I am confident that with the experienced crew of current election workers as well as the one-page ballot for the upcoming regular election that expenses for the Regular Election of March 3, 2015 will be on the low end (probably between \$1,500 to \$1,800) similar to the 2012 election. Therefore, if there is to be a special election in 2015, I would anticipate the annual expense for the 2 elections to be close to the 2014 amount or just over budget for 2015 – but not significantly. I would surmise it would be an amount that would not require a budget amendment but an amount that could be found elsewhere in the Clerk line-items.

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: February 12, 2015

TO: Mayor and City Council

SUBJECT: Repeal & Replace Title 15

In conjunction with the previous agenda item (discussion of repeal of charter section 3-9), the recent discussions concerning the relationship between the City of Cordova (CCMC) and Providence Health and Services Alaska have prompted the thought that Cordova Municipal Code Title 15 should also be revisited.

Ideally, Council will discuss Title 15 tonight briefly and determine the best course of action to pursue a complete rewrite of the title. If Council's clear intent can be made and communicated to staff (City Attorney) then an ordinance repealing and replacing the Title could be before Council in the not too distant future. The motivation would be to fashion this Title in a way that would help foster inclusion of a management agreement between the City of Cordova and a Health Care Management Firm. Title 15 is attached hereto for Council review.

Title 15 - CITY OWNED MEDICAL FACILITIES

15.10.005 - Definitions.

15.20.010 - Community health services board.

15.30.020 - Administration.

15.40.030 - Medical staff.

15.50.040 - Allied health professionals.

15.60.050 - Other health care professionals.

15.70.060 - Schedule of revenue.

Title 15 - CITY OWNED MEDICAL FACILITIES

Sections:

15.10.005 - Definitions.

As used in this chapter:

"Administrator" means a city employee appointed by the city to administer the CCMC, a contract administrator or, where the context requires, the employee that the contract administrator designates as administrator of the CCMC.

"Board" means the Community Health Services Board.

"CCMC" means the Cordova Community Medical Center, which consists of an acute care hospital, long term care facility and clinic, and all other health care facilities owned and/or operated by the city.

"Contract administrator" means an entity with whom the city contracts to administer and/or manage the CCMC.

(Ord. No. 1106, § 1, 2-20-2013)

15.20.010 - Community health services board.

A. There shall be a board known as the community health services board which shall be composed of all the members of the city council. No employee of the CCMC or the administrator shall be eligible to serve on the board.

B. A subcommittee of the board comprised of three board members shall be appointed by a majority of the board to provide guidance to the mental health and alcohol programs and develop and present the mental health and alcohol budget to the board.

C. General Powers. Subject to state and municipal law, the board shall be responsible for the operations of CCMC and shall prescribe the terms under which patients shall be admitted to CCMC. Standards of operation shall be established and enforced, to the extent possible, by the board. The powers of the board may be delegated to a contract administrator with approval by a majority of the board.

D. Organization. The board shall elect annually from its members a president, a vice-president and secretary and such other officers as it deems necessary. The board shall establish such committees and shall assign such duties and responsibilities to the committees as it deems necessary.

E. Removal. A member of the board shall be removed upon removal of that member from the council.

F. Meetings. The board shall meet quarterly in concurrence with the first council meeting in January, April, July, and October at a time and place to be designated by the board, and notice of and agenda of all meetings shall be posted at a public location in the CCMC, and at the city hall. Any two members of the board may schedule a meeting at any time when they determine such a meeting is necessary. All meetings of the board shall be open to the public; except that the board may meet in executive session, pursuant to notice, to discuss:

1. Matters the immediate knowledge of which would clearly have an adverse effect upon the finance of the government unit;

2. Subjects that tend to prejudice the reputation and character of any person; provided, that the person may attend the discussion and request a public discussion;
3. Matters which, by law, municipal charter or ordinance, are required to be confidential;
4. Matters involving consideration of governmental records that by law are not subject to disclosure;
5. Direction to an attorney or labor negotiator regarding the handling of a specific legal matter or pending labor negotiations.

G. Reports. The board shall, on or before sixty days prior to the end of the fiscal year, submit a detailed and itemized estimate of revenues and a detailed and itemized budget for the next fiscal year to the city council.

H. Membership in Association. The board may maintain membership in any local, state, or national group or association organized and operated for the promotion of the public health and welfare or the advancement of the efficiency of medical center and community health facilities administration and in connection therewith, pay dues and fees thereto.

(Ord. No. 1106, § 1, 2-20-2013)

15.30.020 - Administration.

A. All personnel necessary to operate the CCMC, except for employees of a contract administrator, shall be subject to personnel, pay, and classification plans for CCMC employees. No personnel, pay, or classification plan is effective unless and until it is approved by the board. All contracts for nonmedical services which obligate the CCMC in excess of twenty-five thousand dollars, including contracts for professional or consulting services, must be approved in advance by the board.

B. Administrator. The administrator shall be the chief executive officer of the CCMC.

1. Appointment and Termination of Administrator. The administrator shall be appointed by the board and may be terminated by the board. In determining whether to appoint or terminate an administrator, the board shall consult with the city attorney.

2. Duties and Responsibilities of the Administrator. The administrator is responsible for the overall supervision of the affairs of the CCMC. The administrator's authority and duties shall include without limitation, the following:

- a. To be responsible for carrying out all applicable laws and ordinances and the terms of all grants received by the health services system;
- b. To be responsible for carrying out policies established by the board or the city council;
- c. To prepare and submit to the board a detailed and itemized estimate of revenues and a detailed and itemized budget at least ninety days prior to the end of the fiscal year, for the next fiscal year;
- d. To prepare and submit to the board a plan of organization for the personnel and others concerned with the CCMC;
- e. To select, employ, control, and discharge all CCMC employees subject to oversight and approval by city manager in accordance with the provisions of any CCMC personnel plans;
- f. To work with the professional staff and with those concerned with the rendering of professional services to the end that the best possible care may be rendered to all patients;
- g. To prepare such reports as may be required on any phase of medical center activity;
- h. To attend all meetings of the board and standing committees established by the board, except where otherwise specified;
- i. To supervise all purchasing of equipment and supplies in accordance with policy and procedures established and approved by the board and approved by the city council;
- j. To ensure that CCMC adopts and imposes a record retention policy that fully complies with federal, state, and local laws;

- k. To perform any other duty that may be necessary in the best interest of the city medical center system.

(Ord. No. 1106, § 1, 2-20-2013)

15.40.030 - Medical staff.

A. The medical staff shall be defined and governed by medical staff bylaws approved by the board. Any amendments to the medical staff bylaws shall also be approved by the board. There is created a medical staff which shall be composed of physicians, dentists, and podiatrists.

B. Professional Care. All persons admitted to CCMC shall be under the professional care of a member of the medical staff.

C. Responsibility. The medical staff shall be responsible to the board for the clinical and scientific work of the medical center, clinic or other community health facilities operated by the city. The medical staff shall be called upon to advise the board regarding professional problems and policies.

D. Membership. The medical staff shall at all times comply with all federal and state laws of medical practice. In this latter connection, the practice of fee-splitting shall be prohibited and any such division of fees shall be cause for exclusion or expulsion from the staff. Appointment to the medical staff shall be made by the board as provided under the medical staff bylaws.

E. Contract for Rendering of Professional Services. The board may contract with medical staff for the rendering of professional services at CCMC.

F. Costs. If any attorney is retained to hear a case, the attorneys fees and costs shall be considered an operating cost of the CCMC.

(Ord. No. 1106, § 1, 2-20-2013)

15.50.040 - Allied health professionals.

Allied health professionals, as defined in the medical staff bylaws, shall comply with the medical staff bylaws. The board must approve privileges at CCMC for any allied health professional. Since no right of privileges are presumed, rejection of an applicant is final, except that a rejected applicant may reapply at any time. The granting of privileges to an allied health professional does not confer upon that individual any degree or classification of membership on the medical staff.

(Ord. No. 1106, § 1, 2-20-2013)

15.60.050 - Other health care professionals.

The board may at its discretion, provide for the granting of privileges at CCMC to health care professionals who are not members of the medical and nursing staff, and who are not allied health professionals. Candidates for this category of health care professionals must possess a valid Alaska license to practice their profession, and must qualify by virtue of all federal, state and local laws. Each category of professional health care providers must furnish such credentials, as shall be required by the board and the medical staff bylaws.

(Ord. No. 1106, § 1, 2-20-2013)

15.70.060 - Schedule of revenue.

A. Finances of the CCMC shall be in accordance with city, state and federal laws and regulations, those regulations generally prescribed by any accrediting associations as may apply and as the Board determines to accept. For all checks issued from CCMC funds, two signatures shall be required. The board may, by board policy, establish a monetary cap and checks exceeding the monetary cap shall require the signature of the administrator and a member of the board and checks not exceeding the monetary cap shall require the signature of the administrator and a CCMC employee to be

designated by the board. In absence of the administrator checks shall be signed as established by board policy.

B. Schedule of Charges. A schedule of revenue for each classification as incorporated in the budget shall be approved annually or more frequently as need may arise by the board. The city council may, through taxation or other lawful method of obtaining funding, provide additional or supplemental funding of community health services operations.

C. Preparation and Submission of Budget.

1. The administrator shall prepare an annual budget in accordance with approved CCMC procedures and shall submit such budget to the board for approval. The board shall submit such budget to the city council with its recommendations by no later than sixty days prior to the end of the fiscal year.

2. The city council, in accordance with [Section 5-4](#) of the City Charter, by vote of at least a majority of its members no later than the third day before the beginning of the fiscal year, shall adopt budget appropriations of the next fiscal year. If the council fails to adopt the budget and make appropriations on or before that day, the budget and rate changes if any, as submitted or as amended as the case may be, shall go into effect and the proposed expenditures therein shall become the appropriations for the next fiscal year.

C. Other Fiscal Matters. All other fiscal matters including, but not limited to, custody of funds, accounting and collection, shall be governed by general accounting procedures.

(Ord. No. 1106, § 1, 2-20-2013)

Memorandum

To: City Council
From: Planning Staff
Date: 2/12/15
Re: Disposal Status of a Portion of Tract 1A, Ocean Dock Subdivision #2

PART I – GENERAL INFORMATION

Requested Action: Determine Disposal Status
Lot, Block, Survey: Portion of Tract 1A, Ocean Dock Subdivision #2
Lot Size: Total lot size 1.7 AC; **portion to be made available TBD**
Parcel Number: 02-052-304
Zoning: Waterfront Industrial
Attachment A: Location Map
Attachment B: Planning Commission Resolution 15-02

PART II – BACKGROUND

1/16/15 – At the Planning Commission Regular Meeting, the commission reviewed the 2015 Land Disposal Maps and recommended City Council approve them. The commission discussed whether or not to make this lot available in the maps. This issue was informally referred back to staff as there was a discussion on the management authority of the harbor

Planning staff have had several discussions with the City Manager and the Harbormaster on the issue of Harbor management of land. While the harbor does manage the land to some extent, the letter of interest from Alpine Diesel involves a far more complex proposal than how land is typically rented for temporary boat storage or maintenance. Issues such as the term of the lease, the rent, subleasing, amount of land being leased, etc. would need be worked out during direct negotiation. During these discussions it was decided that the Shipyard area, due to its potential for commercial development, will continue to move through the 5.22 disposal process. The management of the storage, maintenance areas, and hauling boats will remain under the Harbor's purview. All actions concerning 5.22 and the shipyard will be vetted by the Harbormaster and the Harbor Commission as has been the case with this letter of interest. The land designation change is only for a portion of one of the lots in the shipyard area approximately 14,600 square feet and allows staff to begin the disposal process. Please refer to the disposal memo for this lot for more information.

The Harbor Commission supports making a portion of the lot available as they have discussed the topic extensively. Because the lot is managed by the Harbor, the commission and the Harbormaster would be included in the disposal process.

2/10/15 – At the Planning Commission Regular Meeting, the commission was presented with the above information and passed Resolution 15-02 (Attached):

M/McGann S/Roemhildt to approve Resolution 15-02.

Upon voice vote, motion **passed** 7-0.

Yea: **Bailer, Greenwood, McGann, Pegau, Baenen, Roemhildt, Frohnapfel**

PART III – APPLICABLE CRITERIA

Map designations on the 2015 Land Disposal Maps:

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.

PART IV – STAFF RECOMMENDATION

Staff recommend that City Council make a portion of Tract 1A, Ocean Dock Subdivision #2 ‘Available’ in the 2015 Land Disposal Maps.

PART V – SUGGESTED MOTION

“I move to make a portion of Tract 1A, Ocean Dock Subdivision #2 ‘Available’ in the 2015 Land Disposal Maps.”

Attachment A: Location Map



**CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 15-02**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,
ALASKA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CORDOVA,
ALASKA THAT A PORTION OF TRACT 1A, OCEAN DOCK SUBDIVISION #2 BE UPDATED
TO AVAILABLE AND ADDED TO THE 2015 LAND DISPOSAL MAPS**


WHEREAS, the City of Cordova's Planning Commission has determined that updating the 2014 Land Disposal Maps at this time to make a portion of Tract 1A, Ocean Dock Subdivision #2 to available is important to maintain consistency with land disposal process; and

WHEREAS, the City of Cordova's Planning Commission has determined that a portion of Tract 1A, Ocean Dock Subdivision #2 should be designated as AVAILABLE on the land disposal maps in order to consider disposal; and

WHEREAS, the area of the portion of Tract 1A, Ocean Dock Subdivision #2 will be determined during the disposal process.

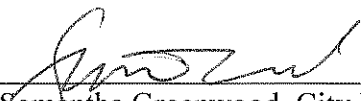
NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend to the City Council of the City of Cordova, Alaska that a portion of Tract 1A, Ocean Dock Subdivision #2 be updated to available and added to the 2015 Land Disposal Maps.

PASSED AND APPROVED THIS 10TH DAY OF FEBRUARY, 2015



John Greenwood, Co-Chair

ATTEST:



Samantha Greenwood, City Planner

Memorandum

To: City Council
From: Planning Staff
Date: 2/12/15
Re: Land Disposal of a Portion of Tract 1A, Ocean Dock Subdivision #2

This action item is contingent on City Council designating a portion of this lot as ‘Available’ and if this has not occurred then no action should be taken.

PART I – GENERAL INFORMATION

Requested Action: Determine Disposal Method
Lot, Block, Survey: Portion of Tract 1A, Ocean Dock Subdivision #2
Lot Size: Total lot size 1.7 AC; **portion to be disposed TBD**
Parcel Number: 02-052-304
Zoning: Waterfront Industrial
Attachment A: Location Map
Attachment B: Harbor Commission Resolution
Attachment C: Letter of Interest from Alpine Diesel

PART II – BACKGROUND

Alpine Diesel has submitted a letter of interest (See attached) for a portion of Tract 1A of the Ocean Dock Subdivision #2. They are requesting an area large enough for their proposed 120’ x 122’ structure (See Attachment A). Alpine Diesel has been working with the Harbor and the Harbor Commission on their plans for a structure which will provide a covered area for boat work. Attached is a resolution from the Harbor Commission in support of the project and making the land available.

The lot is currently used for outdoor boat storage and boat haul outs which are managed by the Harbor Department. Because the proposed structure is specific to the area, staff recommend the City negotiate directly with Alpine Diesel in the disposal process.

2/10/15 – At the Planning Commission Regular Meeting, the following occurred:

M/Pegau S/McGann to recommend to City Council disposal of a portion of Tract 1A of the Ocean Dock Subdivision #2 by negotiating a lease agreement with Alpine Diesel.

Upon voice vote, motion **passed** 7-0.

Yea: **Bailer, Greenwood, McGann, Pegau, Baenen, Roemhildt, Frohnappel**

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 of a portion of Tract 1A of the Ocean Dock Subdivision #2 by negotiating a lease agreement with Alpine Diesel.

PART V – SUGGESTED MOTION

“I move to direct the City Manager to dispose of a portion of Tract 1A of the Ocean Dock Subdivision #2 by negotiating a lease agreement with Alpine Diesel.”

Attachment A: Location Map



Attachment B: Harbor Commission Resolution

**CORDOVA HARBOR COMMISSION
CORDOVA, ALASKA
RESOLUTION 12-14-03**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA
STATING SUPPORT FOR JERRY BLACKLER IN THE DEVELOPMENT OF A PLAN FOR A
MAINTENANCE BUILDING WITHIN THE VESSEL HAULOUT FACILITY.**

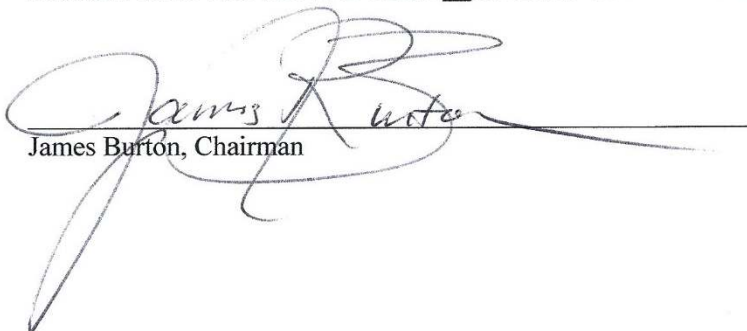
WHEREAS, inclement weather currently prevents larger maintenance jobs from being completed in town, and

WHEREAS, the current master plan already includes the construction of a maintenance building within the Vessel Haul out Facility.

WHEREAS, this land is designated as unavailable and the harbor commission would like Planning and Zoning to consider Blackler's/Alpine Diesel proposal as a special circumstance.

NOW THEREFORE BE IT RESOLVED, by the Harbor Commission of Cordova, Alaska, stating support for Jerry Blacker in the development of a plan for a maintenance building within the Vessel Haul out Facility.

PASSED AND APPROVED THIS ¹⁹TH DAY OF DECEMBER 2014.


James Burton, Chairman

Alpine Diesel LLC

Shipyard Rental LLC

Jerry & Vicki Blackler

PO Box 605 Cordova AK 99574

907-424-7664

January 5, 2014

Planning & Zoning Commission
City of Cordova
PO Box 1210
Cordova AK 99574

RE: Portion of Tract 1A of the Ocean Dock Subdivision #2.

Alpine Diesel LLC & Shipyard Rental LLC is interested in a purchase, a lease/purchase or a long-term lease in order to construct a Marine Service Center. The area is located adjacent to Samson Tug & Barge.

The proposed structure will be comprised of container vans with a fabric arched roof in the center and a shed-roof lean-to on each side. The main structure will be 4-5 container vans high and 3 - 40' containers long. The structure will be 122'w x 120'l; height would be between 60' to 70', depending on containers. Steel pilings can be set on the main structure to aid with side-wind load. The floor will be composed of gravel. For liquid containment a fabric polyurea lining, similar to fuel containment areas could be installed. The lean-tos will be comprised of 20' container vans teed to the main structure for additional bracing and wind load. 3 high and 3 long - 40' vans will support the shed roof. The center section will be a drive-thru for a large vessel or 2 smaller vessels. The smaller bays will be for trailered vessels.

The purpose of the marine service center is to allow all vessel types to be able to enter a covered area and be protected from the weather conditions in Cordova. Major & minor repairs, fabrication, fiberglass, sandblasting, painting, mechanical work, welding, electrical, electronics and general maintenance can be accomplished in the covered area.

The benefits to the vessel owner & contractors would be to perform maintenance and upkeep in a controlled environment, without having to leave Prince William Sound. This service center will have the potential to bring vessels in from surrounding areas.

The benefits to the community will be an increase to the local economy by creating more jobs. Additional jobs will create additional sales at the local businesses. Vessel owners will purchase locally while their vessel is in the service center. The City of Cordova will see an increase in sales tax revenue.

We have attended two meetings with the Harbor Commission and have their full support. . Please see enclosed Resolution 12-14-03. We have taken into consideration the concerns and the input that they brought to these meetings.

If Cordova is going to stay competitive in the marine repair industry a building is a positive step in that direction.

On July 7, 2010 there was a City Council work session with Planning & Zoning and the Harbor Commission where they discussed work buildings for boats and possible support for business around the shipyard area. Not much has happened since that discussion took place 4 ½ years ago! We are prepared to take action on it.

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

March 18, 2015 – tentatively scheduled Providence Health & Services Alaska and City Council work session regarding hospital management – 6pm

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— 7:00 reg mtg LMR | 19 —Absentee CH 8-5— | 20 —Absentee CH 8-5— | 21 |
| 22 | 23 —Absentee CH 8-5— | 24 —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 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 Noon CH FEMA flooplain training 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 Conference Room LMR-Library Mtg Rm HSL-High School Library |

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 |
|--------------------------|---|---|--|
| Mayor: 3 years | James Kacsh Mayor@cityofcordova.net | March 5, 2013 | March-16 |
| Council members: | | | |
| Seat A: 3 years | Kristin Carpenter CouncilSeatA@cityofcordova.net | March 5, 2013 | March-16 |
| Seat B: 3 years | Timothy Joyce CouncilSeatB@cityofcordova.net | March 4, 2014 March 14, 2013 August 2, 2012 | March-17 filled vacancy appt to A |
| Seat C: 3 years | Tom Bailer CouncilSeatC@cityofcordova.net | March 4, 2014 | March-17 |
| Seat D: 3 years | Bret Bradford CouncilSeatD@cityofcordova.net | March 6, 2012 March 3, 2009 | March-15 |
| Seat E: 3 years | Hayley Hoover CouncilSeatE@cityofcordova.net | October 1, 2014 | March-15 filled vacancy elcted by cncl |
| Seat F: 3 years | David Reggiani, Vice Mayor CouncilSeatF@cityofcordova.net | March 5, 2013 March 2, 2010 March 3, 2009 | March-16 1 yr trm |
| Seat G: 3 years | James Burton CouncilSeatG@cityofcordova.net | March 5, 2013 | March-16 |

SCHOOL BOARD - ELECTED

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

LIBRARY BOARD - APPOINTED

| length of term | | Date Appointed | Term Expires |
|----------------|--------------------------------|---|--------------|
| 3 years | Wendy Ranney | April-13 | November-15 |
| 3 years | Shannon Mallory | November-13 | November-16 |
| 3 years | Krysta Williams | December-14 November-11 | November-17 |
| 3 years | Kay Groff | December-14 December-11 January-09 | November-17 |
| 3 years | Mary Anne Bishop, Chair | 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 | Kristin Carpenter, President | | with Council office |
| 3 years | Tom Bailer | | with Council office |
| 3 years | Tim Joyce | | with Council office |
| 3 years | James Burton | | with Council office |
| 3 years | Bret Bradford | | with Council office |
| 3 years | Hayley Hoover | | with Council office |
| 3 years | David Reggiani | | with Council office |

PLANNING AND ZONING COMMISSION - APPOINTED

| length of term | | Date Appointed | Term Expires |
|----------------|------------------------------|----------------|--------------|
| 3 years | Allen Roemhildt | January-14 | November-16 |
| 3 years | Scott Pegau | December-14 | November-17 |
| | | December-11 | |
| 3 years | John Baenen | December-12 | November-15 |
| 3 years | Tom Bailer | November-13 | November-16 |
| | | December-11 | |
| | | November-08 | |
| 3 years | Tom McGann | December-14 | November-17 |
| | | December-11 | |
| | | April-11 | |
| 3 years | John Greenwood, Chair | December-12 | November-15 |
| | | November-09 | |
| 3 years | Mark Frohnapfel | February-15 | November-17 |

HARBOR COMMISSION - APPOINTED

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

PARKS AND RECREATION COMMISSION - APPOINTED

| length of term | chair vacant | Date Appointed | Term Expires |
|----------------|----------------------------|----------------|--------------|
| 3 years | Kara Johnson | February-15 | November-17 |
| | | December-12 | |
| 3 years | Miriam Dunbar | August-14 | November-15 |
| 3 years | Wendy Ranney, Chair | August-14 | November-15 |
| 3 years | Stephen Barnes | December-12 | November-15 |
| 3 years | Marvin VanDenBroek | February-14 | November-16 |
| 3 years | Karen Hallquist | November-13 | November-16 |
| 3 years | Dave Zastrow | February-15 | November-17 |
| | | September-14 | |