

Regular City Council Meeting
February 19, 2020 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order

Mayor Clay Koplín called the Council Regular Meeting to order at 7:03 pm on February 19, 2020, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance

Mayor Koplín led the audience in the Pledge of Allegiance.

C. Roll call

Present for roll call were *Mayor Clay Koplín* and Council members *Tom Bailer, Ken Jones, Melina Meyer, Anne Schaefer, David Allison* and *David Glasen*. Council member *Jeff Guard* was present via teleconference. Also present were City Manager *Helen Howarth* and Deputy City Clerk *Tina Hammer*.

D. Approval of Regular Agenda

M/Allison S/Bailer to approve the Regular Agenda.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

E. Disclosures of Conflicts of Interest and ex parte communications - none

F. Communications by and Petitions from Visitors

1. Guest speaker - none

2. Audience comments regarding agenda items

Sheridan Joyce of 1001 Pipe Street spoke about agenda item 19. He thought the price that was negotiated was a little high.

3. Chairpersons and Representatives of Boards and Commissions

Kelly Kedzierski, Infection Control Nurse at CCMC reported on the Corona Virus.

Barb Jewell, President of the School Board reported: 1) board has been focused on policies and strategic planning; 2) School Board Member *Hoepfner* and English teacher *Debra Adams* took two students to the legislative fly-in and youth leadership institute a couple of weeks ago – the students spoke about the impact of loss of the ferry; 3) another fly-in end of March – they'll focus on a couple of things – ferry, school bond debt reimbursement and SB 6 (reading comprehension improvements and pre-K); 4) home basketball this weekend – Friday night games then Saturday early games, then 2 more weekends in a row of home games to finish the season.

4. Student Council representative – was not present, there has been a change in representatives – *Maya Russin* will be the new Student Council representative to City Council.

G. Approval of Consent Calendar

5. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of the following: Council member Anne Schaefer from the 02/05/2020 Regular Meeting

6. Council action to waive right to protest renewal of liquor license #919 (beverage dispensary) for Powder House

7. Resolution 02-20-05 A resolution of the Council of the City of Cordova, Alaska, supporting the safeguarding of Alaska's oil spill prevention and response standards

Vote on the approval of the consent calendar: 7 yeas, 0 nays. Meyer-yes; Schaefer-yes; Glasen-yes; Jones-yes; Allison-yes; Guard-yes and Bailer-yes. Consent calendar was approved.

H. Approval of Minutes

M/Bailer S/Schaefer to approve the minutes.

8. Minutes of the 02-05-2020 Regular Council Meeting

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

I. Consideration of Bids - none

J. Reports of Officers

9. Mayor's Report – *Mayor Koplín* reported: 1) House put \$18 million into AMHS, will have to pass Senate and then the challenge will be to repair vessels quickly to get them back in service; 2) Governor had press briefing today concerning AMHS re-shaping committee, members are Tom Barret, John Torgerson, Wanetta Ayers, Lee Ryan, Ben Goldrich,

Robert Venables, Tony Johansen, Senator Bert Stedman and Representative Louise Stutes; 3) *Senator Murkowski* addressed the State legislature this past week – she mentioned that in Alaska highways include the Marine Highway, it is just that simple; 4) he applauded the efforts of *Robin Irving* and *Cathy Renfeldt* in championing the AMHS; 5) he and CFDC working on letters to ADF&G ahead of BOF meetings in March; also writing a letter supporting hatcheries and science based management; 6) he'll be in Washington, DC next week for Federal Advisory Committee to Department of Energy meetings and he'll meet with our Congressional delegation staffs to discuss energy, transportation and fisheries issues; 7) CEC will be hosting an, "Electrify Alaska" Conference, last week of April – public events included, showcasing some electric vehicles, boats, etc.

10. Manager's Report - City Manager *Helen Howarth* reported: 1) AMHS – really working hard to add service to Cordova – spring summer schedule should be out by end of February; 2) she's working on getting competitive bids on all insurance (liability, health) – she'll look hard for efficiencies; also looking into investments and soliciting other options; 3) burn pile – *Greenwood* memo attached here – the burn pile isn't going away – may look at moving it in the future but not doing away with it; 4) attorney fees were questioned as being particularly high, she has instituted that anyone at City Hall must contact her first before calling them; she reported varied personnel issues caused the higher than average billings last year. She would like some guidance from Council members on what the issues are with the current firm, she doesn't believe there to be any cost savings involved in switching, but perhaps there are other concerns as to quality – she needs to hear what it is she is being tasked with looking for; 5) she has a hot prospect for a Finance Director – interview in 2 weeks in person in Cordova – excited at the possibilities.

Comments from Council:

Allison said he'd like an executive session maybe at the next meeting to discuss the details about the attorney search. He's been on and off Council for about the last 30 years and he just doesn't think we've been getting good service.

Bailer: asked if he could try to knock off some of the items from the Pending Agenda list, during the Manager's report instead of at Pending Agenda. Council concurred.

Item 10 – Manager's spending authority – he wondered why that was on and if there was support – *Schaefer* said she has no problem with \$25k but it was put on because it had been increased during Cordova Center Construction, some wondered if it should maybe go back down. *Jones* said he would object to taking this off of pending agenda, he still would like to have the conversation. At this time, *Mayor Koplín* said it would be more appropriate to discuss these items at Pending Agenda, not during the Manager's report.

a. Public Works Director *Samantha Greenwood*, Burn Pile report

11. City Clerk's Report – *Bourgeois* was not present, there was a written report in the packet.

K. Correspondence

12. 02-05-2020 Agency review period for ADL233132 aquatic farmsite lease Double Bay – deadline for comment 2/25/2020

13. 02-11-2020 Letter from RCAC re expiring term for City rep

14. 02-12-2020 Letter from Bob Smith regarding CFDC, ADF&G, BOF

15. 02-12-2020 Agency review period for ADL233396 aquatic farmsite lease Windy Bay – deadline for comment 3/3/2020

L. Ordinances and Resolutions

16. Resolution 02-20-06 A resolution of the Council of the City of Cordova, Alaska, supporting proposals to be considered at the statewide king and tanner crab Board of Fish meeting in Anchorage March 8-11, 2020

M/Bailer S/Glasen to approve Resolution 02-20-06 a resolution of the Council of the City of Cordova, Alaska, supporting proposals to be considered at the statewide king and tanner crab Board of Fish meeting in Anchorage March 8-11, 2020.

Bailer said he supports this. *Glasen* agreed, well-written. *Jones* obviously supports this, glad to see the City taking an active role in our fisheries since it is a mainstay of our economy.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

17. Resolution 02-20-07 A resolution of the Council of the City of Cordova, Alaska, authorizing City Manager Helen Howarth as the signatory for the joint agreement as required by the United States Economic Development Administration grant application

M/Bailer S/Schaefer to approve Resolution 02-20-07 a resolution of the Council of the City of Cordova, Alaska, authorizing City Manager Helen Howarth as the signatory for the joint agreement as required by the United States Economic Development Administration grant application

Bailer said he supports this. **Schaefer** said she also supports this; fostering partnerships in the community is a big part of our strategic plan and that is what this is all about – will be a boon to the City. **Jones** said no-brainer, anything we can do to get a grant that brings outside money into our community.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

18. Resolution 02-20-08 A resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with Construction Machinery Industrial for the purpose of purchasing an emergency backup portable generator for the City of Cordova

M/Schaefer S/Jones to approve Resolution 02-20-08 a resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with Construction Machinery Industrial for the purpose of purchasing an emergency backup portable generator for the City of Cordova

Schaefer said she is supportive, having the same type of generator we already have seems smart in an emergency. **Jones** agreed.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

19. Resolution 02-20-09 A resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a ten-year lease with Cordova Powersports, LLC, of an un-surveyed portion of property within Copper River & Northwestern Company, Terminal Ground B, which is approximately 75 feet by 200 feet, which includes an option to purchase

M/Schaefer S/Glasen to approve Resolution 02-20-09 a resolution of the Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a ten-year lease with Cordova Powersports, LLC, of an un-surveyed portion of property within Copper River & Northwestern Company, Terminal Ground B, which is approximately 75 feet by 200 feet, which includes an option to purchase

Schaefer asked a question through the Manager to staff about the process of negotiations. **Howarth** asked **Sam Greenwood** to come to the table. **Greenwood** said this has been to **Planning Commission** then Council, now back for final approval at Council. As far as the price, couple of options: could hire an appraiser which would be paid by the buyer per City Code; more often we go with assessed value which we increase by the sales ratio percent of full value per the State Assessor. Commercial appraisers are difficult to come by, are expensive and take a long time to come here. **Greenwood** said, in the end, Council decides the final sale price. **Glasen** said he thinks the price is fair.

M/Bailer S/Glasen to amend item 6 in the memo on page 38 of the packet. Amendment is to change four years to three years.

Bailer said he thinks this is what we used for Rob Brown in his purchase and he would like to see consistency. Three years of interest free loan is adequate. **Jones** said he is not in favor of the amendment – he thinks this lot needs substantially more dirt work than Rob Brown’s lot. **Allison** agrees on the point of consistency. He doesn’t have a problem with four years but thinks we should have a discussion about land sales and decided whether or not we should be more consistent. **Allison** said he will not support the amendment.

Bailer withdrew the motion – there was concurrence of the second, **Glasen**.

Allison asked if the buyer had the option to get the property appraised; the idea being if he isn’t comfortable with the price he could pay for an appraisal and see what the appraiser comes up with. **Bailer** stated that he thinks all of the Council wants to support this business, wants to see this happen. He opined that this is a great deal the City is offering, and a tremendous amount of staff time has gone into this; and volunteer time, as far as Planning and Zoning meetings and Council meetings. If this was private sector, there would be considerably more fees, interest, etc. involved. **Bailer** said he supports this heck of a deal. **Meyer** said she echoes what **Bailer** said she agrees that lease payments going toward the purchase price is an incredible deal; staff has given good information; there has been substantial time and effort spent on this.

Council concurred to suspend the rules to allow **Sheridan Joyce** to the table to comment.

Joyce said he would have preferred to pay interest on a loan and buy this outright than go through this process. He said the City’s insurance requirements will substantially raise his rates because he currently doesn’t have commercial insurance.

Vote on the motion: 6 yeas, 0 nays, 1 absent (Guard). Motion was approved.

Council member **Guard** was lost via teleconference at 8:10 pm.

M. Unfinished Business – none

N. New & Miscellaneous Business

20. Pending Agenda, Calendar and Elected & Appointed Officials lists

Council spent considerable time going through the lengthy list on the Pending Agenda. Several items were taken off the list and others were directed to staff to keep track of and/or report back on. Some items were consolidated, and PA items now include the date put on the list.

Council member **Jones** asked for the Manager to report back next meeting on a couple of items (Cordova Center stairs project and Second Street), he said not required to be put on PA, just asked for a report back. **Greenwood** approached and answered that tonight. Second Street grant application is in, we thought we should hear within two months, haven't received word yet. She said she has heard favorable things about it; has had contact from a couple of DOT engineers so that seems like a positive sign. The Cordova Center Stairs Project - we have been awarded that grant - DOT handles the money, she's been talking to the engineer who has been in touch with the original Cordova Center engineers - we are all hopeful that it can begin by the start of state FY21 - which is July 1, 2020.

Mayor Koplin reverted to correspondence - he mentioned that the PWSRCAC Rep has been the same person for several cycles now and he thinks it might be beneficial to seek other interest in that.

O. Audience Participation

Sheridan Joyce of 1001 Pipe Street said he thought that maybe in this process he should've been allowed to also present an estimate for an assessment not just allow the City to come up with a value. He would also suggest that anyone involved in this process should walk the lot in an effort to understand the value of it. He mentioned the property tax and sales tax that he'd be paying throughout the lease as well as after it is built.

P. Council Comments

Jones thanked everyone for coming out.

Glaser thanked Sheridan for showing up to the meeting.

Schaefer said it is good to be back and she reminded people they could come vote in person at the Cordova Center until the day of the election which is March 3. Vote and tell your friends.

Bailer said we went direct negotiation on this lot and maybe there is a lesson learned about that - we have no idea what others may have offered on the lot. As far as investments - he hopes we get a few companies in here to talk to us but he'd like to suggest maybe an investment committee that could advise Council.

Q. Executive Session

R. Adjournment

M/Allison S/Bailer to adjourn the meeting.

Hearing no objection **Mayor Koplin** adjourned the meeting at 9:12 pm.

Approved: March 4, 2020

Attest: 
Susan Bourgeois, CMC, City Clerk

