

**Mayor**

*Clay Koplin*

**Council Members**

*James Burton*

*Kenneth Jones*

*Jeff Guard*

*Robert Beedle*

*Anne Schaefer*

*David Allison*

*James Wiese*

**City Manager**

*Alan Lanning*

**City Clerk**

*Susan Bourgeois*

**Deputy Clerk**

*Tina Hammer*

**Student Council**

*Olivia Carroll*

**Regular City Council Meeting  
February 21, 2018 @ 7:00 pm  
Cordova Center Community Rooms  
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 Clay Koplin, Council members James Burton, Kenneth Jones, Jeff Guard, Robert Beedle, Anne Schaefer, David Allison and James Wiese



**Honoring Elizabeth Peratrovich for her  
Courageous Effort.  
*She would not remain silent about  
injustice, prejudice and discrimination.***

**D. Approval of Regular Agenda..... (voice vote)**

**E. Disclosures of Conflicts of Interest**

**F. Communications by and Petitions from Visitors**

1. Guest Speakers - **Jennifer LeMay**, LeMay Engineering & Consulting summary of the Draft Hazard Mitigation Plan Update (copy available at Planning Dept. City Hall)
2. Audience comments regarding agenda items..... (3 minutes per speaker)
3. Chairpersons and Representatives of Boards and Commissions (CCMCABoD, School Board)
  - CCMCA 2018 Budget for information purposes..... (page 1)
4. Student Council Representative Report

**G. Approval of Consent Calendar..... (roll call vote)**

5. Resolution 02-18-07..... (page 4)  
A resolution of the City Council of the City of Cordova, Alaska approving the final plat of 'Saddle Point Too Addition No. 1'
6. Council concurrence of **Mayor Koplin's** appointments to fill vacancies on the Library Board..... (page 10)
7. Council concurrence of **Mayor Koplin's** appointment of the 2018 Election Board..... (page 13)

**H. Approval of Minutes..... (voice vote)**

8. Minutes of the January 17, 2018 Council Regular Meeting..... (page 14)

**I. Consideration of Bids**

**J. Reports of Officers**

9. Mayor's Report..... (page 19)
  - City Representative to the PWSAC Board of Directors, **Tom Bailer**, written report..... (page 20)
10. Manager's Report..... (page 21)
11. City Clerk's Report

**K. Correspondence**

12. 02-03-18 Branshaw email re Special Election for motor fuel excise tax and tax cap..... (page 22)
13. 02-03-18 D. Sherman letter re Robert's rules and motor fuel tax excise tax..... (page 24)

14. 02-05-18 Mayor Koplin letter to NPFMC re ground fish IFQ program..... (page 25)  
15. 02-13-18 M. Lindsey letter re ordinances 1163 & 1164..... (page 27)  
16. 02-14-18 L. Vargas letter re ordinances 1163 & 1164..... (page 28)

#### **L. Ordinances and Resolutions**

17. Ordinance 1163..... (roll call vote)(page 29)  
An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova municipal code section 5.40.030(C), CMC 5.40.030(D) and CMC 5.40.030(AB) concerning sales tax exemptions, to decrease the cap on a single purchase transaction sale or service from \$7,500 to \$3,000 - 2<sup>nd</sup> reading  
18. Ordinance 1164..... (roll call vote)(page 34)  
An ordinance of the City Council of the City of Cordova, Alaska, repealing chapter 5.39, “motor fuel excise tax” - 2<sup>nd</sup> reading

#### **M. Unfinished Business**

#### **N. New & Miscellaneous Business**

19. Council action on disposal and method of disposal for Lots 1 & 2, Blk 6..... (voice vote)(page 37)  
Lots 3A, 4 & 5, Blk 8 all in the North Fill Development Park  
20. Pending Agenda, Calendar and Elected & Appointed Officials lists..... (page 42)

#### **O. Audience Participation**

#### **P. Council Comments**

#### **Q. Adjournment**

**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.

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## **AGENDA ITEM # 3**

### **City Council Meeting Date: 2/21/2018**

### **CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Alan Lanning, City Manager

**DATE:** 2/21/2018

**ITEM:** CCMC Budget

**NEXT STEP:** FYI Only

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☐ ORDINANCE  
☐ MOTION  
☒ INFORMATION  
☐ RESOLUTION

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**I. REQUEST OR ISSUE:**

This CCCF is presented as directed by:

**15.70.062 - Annual budget.**

The authority shall have a budget, separate from the annual city budget and shall prepare and submit for review an annual budget to the city manager and city council prior to approval of the city's annual budget in accordance with Section 5.2 of the City of Cordova Charter.

(Ord. No. 1149, § 1, 12-21-2016)

**II. RECOMMENDED ACTION / NEXT STEP:**

No action required.

**III. FISCAL IMPACTS:**

The City of Cordova has approved transfers totaling \$625,000 for FY2018.

**IV. BACKGROUND INFORMATION:**

Review of the CCMC budget is required by Code.

**V. LEGAL ISSUES:**

None.

**VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

None.

**VII. SUMMARY AND ALTERNATIVES:**

Since a separate Board approves the CCMC budget, this is for Council information. However, the CCMC, CEO is available for questions.

Cordova Community Medical Center  
2018 Budget

	<u>2016 Budget</u>	<u>2016 Actual</u>	<u>2017 Budget</u>	<u>2017 Projected</u>	<u>2018 Budget</u>
<u>Revenue</u>					
Acute/Swing Bed	-1,474,607	-1,493,560	-1,564,015	-2,926,633	-3,970,905
Long Term Care	-4,156,537	-4,198,233	-4,096,798	-4,395,231	-4,630,572
Clinic	-759,517	-877,601	-1,014,409	-1,177,168	-1,348,490
Outpatients - Other	-2,262,238	-2,534,872	-3,198,427	-2,644,845	-3,628,720
Retail Pharmacy					-430,770
Behavioral Health	<u>-579,053</u>	<u>-456,386</u>	<u>-676,990</u>	<u>-435,136</u>	<u>-352,327</u>
Patient Services Total	-9,231,952	-9,560,651	-10,550,639	-11,579,013	-14,361,784
<u>Deductions</u>					
Charity	250,643	184,869	150,000	11,973	30,000
Contractual Adjustments	1,132,620	1,749,542	1,623,174	3,531,545	4,365,671
Bad Debt	<u>222,907</u>	<u>339,400</u>	<u>312,500</u>	<u>328,681</u>	<u>375,000</u>
Deductions Total	1,606,170	2,273,811	2,085,674	3,872,199	4,770,671
<u>Cost Recoveries</u>					
Grants	-489,695	-479,312	-487,671	-318,044	-300,000
In-Kind Contributions	-1,217,444	-1,345,472	-1,109,695	-1,097,146	-1,000,000
Funds From City				-565,000	-575,000
Other Revenue	<u>-770,451</u>	<u>-40,782</u>	<u>-156,600</u>	<u>-219,050</u>	<u>-225,000</u>
Cost Recoveries Total	<u>-2,477,590</u>	<u>-1,865,566</u>	<u>-1,753,966</u>	<u>-2,199,240</u>	<u>-2,100,000</u>
Net Revenue	-10,103,372	-9,152,405	-10,218,931	-9,906,055	-11,691,113
<u>Expenses</u>					
Wages	3,521,668	3,552,400	4,183,042	4,004,486	4,250,000
Taxes & Benefits	2,425,108	3,554,354	2,207,365	1,774,453	2,663,250
Professional Services	2,180,831	2,393,730	1,540,815	1,681,558	1,600,000
Minor Equipment	21,074	30,587	27,700	45,604	50,000
Supplies	431,230	445,814	415,884	561,870	610,000
Repairs & Maintenance	105,574	97,011	67,272	105,230	100,000
Rents & Leases	122,365	184,596	106,000	135,251	130,000
Utilities	564,282	1,236,003	1,349,354	1,255,559	1,300,000
Travel & Training	49,392	67,350	48,800	84,895	65,000
Insurances	206,649	192,873	140,808	192,377	200,000
Recruitment & Relocation	94,060	103,875	50,000	70,012	50,000
Depreciation	268,331	550,522	525,000	553,891	595,000
Other Expenses	<u>112,808</u>	<u>145,754</u>	<u>140,540</u>	<u>151,655</u>	<u>150,000</u>
Total Expenses	<u>10,103,372</u>	<u>12,554,868</u>	<u>10,802,580</u>	<u>10,616,842</u>	<u>11,763,250</u>
Operating Income		(3,402,463)	(583,650)	(710,787)	(72,137)
Restricted Contributions				<u>1,230</u>	<u>0</u>
Net Income/(Loss)	<u>0</u>	<u>(3,402,463)</u>	<u>(583,650)</u>	<u>(709,557)</u>	<u>(72,137)</u>



**AGENDA ITEM 5**  
**City Council Meeting Date: 2/21/2018**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Planning Staff  
**DATE:** 2/14/18  
**ITEM:** Final Plat Approval for Saddle Point Too Addition No. 1  
**NEXT STEP:** Approval of Resolution 02-18-07

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☐ ORDINANCE  
☐ MOTION

☒ RESOLUTION  
☐ INFORMATION

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**I. REQUEST OR ISSUE:**

Requested Actions: Final Plat Approval  
Applicant: Christopher Grimwood  
Owner: Christopher Grimwood  
Address: Saddle Point Drive  
Zoning: Unrestricted  
Attachments: Resolution 02-18-07  
Location Map  
Application  
Final Plat

**II. RECOMMENDED ACTION / NEXT STEP:**

Staff recommends that City Council approve the final plat.

“I move to approve Resolution 02-18-07.”

**III. FISCAL IMPACTS:**

N/A

**IV. BACKGROUND INFORMATION:**

This plat is subdividing one lot into two lots.

**2/13/18** – At the Planning Commission Regular Meeting, the commission recommended City Council approve the final plat. Below is a summary of what occurred:

M/Roemhildt S/Bird to recommend to City Council to approve the final plat request for Saddle Point Too Addition No. 1.

**Grimwood** said that the septic tank appears to be oversized for the two buildings currently on the property. He said the tank was on the house-side of the lot and that there would be a legal agreement between the property owners for the joint use of the septic. **Baenen** said that the septic issue wasn't really a concern for approving the plat because whoever buys the property would be responsible for figuring out the septic. He said as long as the buildings meet the setbacks, then the plat should be okay. Bird commented on the odd usage of "too" in the subdivision name.

Upon voice vote, motion passed 7-0.

Yea: McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Holter

**V. LEGAL ISSUES:**

No legal review required.

**VII. SUMMARY AND ALTERNATIVES:**

Staff findings:

1. The proposed plat conforms to the Comprehensive Plan Policies and serves the public use, health, and safety.
2. There are no known physical conditions present which may be hazardous to the future inhabitants of these tracts.

**CITY OF CORDOVA, ALASKA  
RESOLUTION 02-18-07**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
APPROVING THE FINAL PLAT OF 'SADDLE POINT TOO ADDITION NO. 1'**

**WHEREAS**, the City of Cordova recognizes that the Planning Commission, having completed a review of the final plat, recommended at their February 13, 2018 Regular Meeting that the final plat be approved; and

**WHEREAS**, this is the plat of Saddle Point Too Addition No. 1; and

**WHEREAS**, the plat is subject to all conditions, easements, covenants, reservations, restrictions and rights of way of record; and

**WHEREAS**, the proposed subdivision is zoned Unrestricted.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Cordova, Alaska hereby approves the final plat of 'Saddle Point Too Addition No. 1' effective the date this resolution is adopted.

**PASSED AND APPROVED THIS 21<sup>ST</sup> DAY OF FEBRUARY, 2018.**

\_\_\_\_\_  
Clay Koplin, Mayor

Attest:

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





Lot 4D

Lot 4E

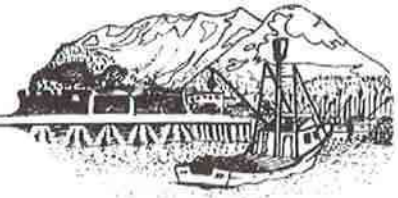
CREST CIRCLE

SADDLE POINT DRIVE

WHITSHED ROAD



# CITY OF CORDOVA



## SUBDIVISION APPLICATION

City of Cordova, Alaska

INSTRUCTIONS	PERMIT TYPE	FEE
Print or type requested information. Incomplete applications will be returned to the applicant and will delay processing of the request. Complete applications must be received by the Planning Department 21 days prior to the next Planning Commission Regular Meeting.	<input checked="" type="checkbox"/> Preliminary Plat	\$150 + \$20 per lot
	<input type="checkbox"/> Final Plat	50% of Preliminary
	<input type="checkbox"/> Plat Amendment	\$75 + \$15 per lot
	<input type="checkbox"/> Administrative Plat	\$100

### APPLICANT INFORMATION

Name:	Christopher Grimwood
Mailing Address:	P.O. Box 2132
City/State/Zip:	Cordova AK 99574
Phone Number:	
Email Address:	

### OWNER INFORMATION\*

Name:	
Mailing Address:	
City/State/Zip:	SAME AS above
Phone Number:	
Email Address:	

\*If different from applicant.

### PROPERTY INFORMATION\*

Address:	
Legal Description:	Saddle Point T00
Tax Lot No.:	4B TR
Zone District:	

\*Planning Department can assist if unknown.

### ADDITIONAL INSTRUCTIONS

Please send an electronic copy of the proposed plat to [planning2@cityofcordova.net](mailto:planning2@cityofcordova.net). Plats must comply with the Cordova Municipal Code, particularly Title 17 - Subdivisions. The Planning Department will review all plats and may request changes. In the case of certain subdivisions, such as major subdivisions, additional information will be required.

### APPLICANT CERTIFICATION

By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting site inspections.

Applicant Signature: Christopher Grimwood Date: 1/12/2018

Print Name and Title: C Grimwood owner





**AGENDA ITEM 6**  
**City Council Meeting Date: 2/21/2018**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Susan Bourgeois, City Clerk  
**DATE:** 02/13/2018  
**ITEM:** Council concurrence of Mayor's appointment to Library Board  
**NEXT STEP:** Approval of Motion to concur

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☐ ORDINANCE  
☒ MOTION

☐ RESOLUTION  
☐ INFORMATION

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- I. **REQUEST OR ISSUE:** The Library Board has 2 vacant seats that will expire November 2020.
- II. **RECOMMENDED ACTION / NEXT STEP:** City Council should concur with the appointment suggestions made by Mayor Koplin.
- III. **FISCAL IMPACTS:** none
- IV. **BACKGROUND INFORMATION:** The City Clerk had advertised these vacancies along with other board and commissions vacancies in October and November 2017. Cathy Sherman has continued to advertise the Library Board vacancies in the Cordova Conversation. Now that there are 2 letters of interest, Mayor Koplin would like to make the appointments.
- V. **LEGAL ISSUES:** none
- VII. **SUMMARY AND ALTERNATIVES:** Suggested motion is to move to concur with Mayor Koplin's appointments of Krysta Williams and Sarah Trumblee to the Library Board for terms through November 2020.



## Susan Bourgeois

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**From:** krysta williams <kryysta@hotmail.com>  
**Sent:** Tuesday, November 28, 2017 8:30 PM  
**To:** Susan Bourgeois  
**Subject:** Library Board

To whom it may concern,

I've enjoyed being on the Cordova Public Library Board since about 2008. I lost track of time and realize my term expired, but if there is still a vacancy, I'd enjoy serving another term.

Thank you for your consideration in this matter,

Krysta Williams

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**From:** Sarah Trumblee <trumblee4@hotmail.com>

**Sent:** Monday, February 5, 2018 11:41 AM

**To:** Clay Koplin

**Subject:** Library board

Mr. Mayor,

I would like to be considered for a chance to serve on the Library Board.

I feel the library is a very important part of our community and would be honored to volunteer my time insuring it remain a place of enjoyment for all ages.

Thank you for your consideration.

Sincerely,

Sarah Trumblee

Sent from my iPhone

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## **A memo from Susan Bourgeois, CMC, City Clerk**

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DATE: February 14, 2018

TO: Mayor and City Council

SUBJECT: Appointment of 2018 Election Board members

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Below are the names of the individuals who have been selected to serve on the election board for the 2018 General Election on March 6, 2018.

Recommended motion: Move to concur with the Mayor's appointment of the 2018 General Election board members as follows:

Ruth Steele, as Chairperson  
Seawan Gehlbach  
Sue Shellhorn  
Theresa Stavig  
Becca Dodge  
Audrey Burton  
Susan Bourgeois  
Tina Hammer

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

**Regular City Council Meeting  
January 17, 2018 @ 7:00 pm  
Cordova Center Community Rooms A & B  
Minutes**

**A. Call to order**

**Mayor Clay Koplin** called the Council regular meeting to order at 7:00 pm on January 17, 2018, in the Cordova Center Community Rooms.

**B. Invocation and pledge of allegiance**

**Mayor Koplin** led the audience in the pledge of allegiance.

**C. Roll call**

Present for roll call were **Mayor Koplin** and Council members **Ken Jones**, **Anne Schaefer** and **David Allison**. Council members **James Burton**, **Robert Beedle** and **James Wiese** were present via teleconference. Council member **Jeff Guard** was absent. Also present were City Manager **Alan Lanning** and City Clerk **Susan Bourgeois**.

**D. Approval of Regular Agenda**

**M/Allison S/Jones** to approve the Regular Agenda.

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

**E. Disclosures of Conflicts of Interest**

**Ken Jones** said he does the sanding and snow removal for the Net Loft, so he didn't know if that constituted a conflict of interest to rule on item 17, where there is a letter of interest from that business. **Mayor Koplin** thanked him for the transparency but he doesn't see a conflict there.

**F. Communications by and Petitions from Visitors**

**1. Guest Speakers**

**2. Audience comments regarding agenda items**

**Dotty Widmann** of 245 Eyak Drive and 140 Adams (Net Loft), commented that she is going to pause on her letter of intent (item 17) while she examines options to keep the business on Main Street.

**Mary Ann Bishop** of 700 Fourth Street and President of PWS Audubon addressed item 17 - she was against Council disposing of this lot.

**Max Wiese** 400 Railroad Row and a member of the Harbor Commission, spoke against item 18, disposing the North Fill lot.

**Rich Collins** of 4.2 mile Whitshed Rd, spoke in favor of item 18 - disposal of the lot to Rob Brown.

**Tony Schinella** Harbormaster of 114 Nicholoff spoke against item 18.

**Scott Pegau** of 110 Mt. Eccles Estates - spoke about items 17 & 18 - he hopes that Council will consider Planning and Zoning's recommendations. He offered if council went for another method of disposal he would be in favor of method 4 - sealed proposals.

**Ezekiel Brown** 601 Spruce Street spoke in favor of item 18.

**Tammy Altermott** of 811 Woodland Drive spoke in favor of item 18.

**Jacob Hand** of 920 Center Drive spoke in support of item 18.

**Don Scutt** of 204 Boardwalk Way spoke in support of item 18 and also asked Council to reconsider the change in the sales tax cap.

**Shawn Gilman** of 2.2 Mile Whitshed spoke about item 18 - there should be a thought process about how that development will work down there. If we could accomplish a working waterfront and add a great new business down there he'd be in favor of it.

**Mark Frohnappfel** of Woodland Drive, spoke about item 19 - he would like to see this tax repealed.

**Wendy Ranney** of 2500 Orca Rd - spoke about item 19, hoped Council would reconsider the cap.

**Tom Carpenter** of 501 Sunnyside Drive and with Copper River Seafoods spoke about the sales tax levels - spoke against the sales tax cap and the motor fuel tax.

**Alexis Cooper** of 1006 Whitshed Rd spoke in support of the Harbor retaining the lot on the North Fill - therefore, spoke against disposal as in item 18.

**Tom Bailer** of 304 Orca Inlet spoke in favor of reconsidering the sales tax cap.

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

- AMHS Reform Project Committee report from **Mike Anderson**



School Board President **Barb Jewell** reported – they just got a completely clean audit report from 2016 – kudos to the business staff at the district for that. They are embarking on strategic planning – a survey is out. This weekend is tipoff – always an exciting event for the district.

4. Student Council Representative Report – **Olivia Carroll** said that nominations were made today at student council and surprisingly, no one wanted to be the City Council rep, but she said not to feel bad, no one wanted to be the School Board rep either. Nominations are: President: **William Deaton & Olivia Carroll**, Vice President: **August Jewell & Alena Craig**, Secretary: **Alena Craig**, Treasurer: **John Appleton**. Voting will take place next Friday. JH Robotics got 4<sup>th</sup> last weekend, tipoff is this weekend. There is a rumor going around that the music program is going to be cut – she assured everyone it is not. She touched on the boys basketball uniform debate and said it has been resolved and was supported and approved by the school district as well as fund-raised for and unanimously supported by the players.

#### G. Approval of Consent Calendar

**Mayor Koplin** declared the consent calendar was before the City Council. **Beedle** asked to remove item 6 – it was placed as item 15a.

5. Resolution 01-18-05 A resolution of the City Council of the City of Cordova, Alaska authorizing the conveyance of a portion of Lots 8 and 9, Block 1, Odiak Park Subdivision

~~6. Resolution 01-18-06 A resolution of the City Council of the City of Cordova, Alaska supporting Points North Heli-Adventures Inc., commercial access to United States Forest Service lands~~

7. Council right to protest liquor license renewals for Laura's Liquor Shoppe and Powder House Bar/Restaurant

Vote on the consent calendar: 6 yeas, 0 nays, 1 absent. Allison-yes; Beedle-yes; Jones-yes; Guard-absent; Wiese-yes; Burton-yes and Schaefer-yes. Consent Calendar was approved.

#### H. Approval of Minutes

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

8. Minutes of the 12-20-17 Council Regular Meeting

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

#### I. Consideration of Bids

#### J. Reports of Officers

9. Mayor's Report – **Mayor Koplin** had a written report in the packet and he added that he's been refreshing himself on Robert's Rules and some things he's learned will assist in discussions later.

10. Manager's Report – City Manager **Alan Lanning** said there was a pretty successful Town Hall Meeting last night – he will be scheduling more of those.

11. City Clerk's Report – **Bourgeois** reported that the March 6 regular election is coming up – declaration of candidacy open now and closes February 6. She has received back 2 initiative petitions that have circulated and have signatures on them she is in the process of determining the sufficiency and legality of those and has 30 days to do so, with the assistance from the City Attorney. There is a third petition regarding marijuana that is circulating and there is a deadline for them to get it to her by February 15.

#### K. Correspondence

12. 01-08-18 Mayor Koplin letter to DEC per request from RCAC

13. 01-09-18 Mayor Koplin letter to USFS re Points North

14. 01-10-18 Mayor Koplin letter to ADF&G re Tanner Crab

15. 01-12-18 Mayor Koplin letter to Governor and Lieut. Governor in re Drug Dog donation

#### L. Ordinances and Resolutions

15a. 6. Resolution 01-18-06 A resolution of the City Council of the City of Cordova, Alaska supporting Points North Heli-Adventures Inc., commercial access to United States Forest Service lands

**M/Jones S/Burton** to approve Resolution 01-18-06 a resolution of the City Council of the City of Cordova, Alaska supporting Points North Heli-Adventures Inc., commercial access to United States Forest Service lands

**Jones** spoke in support of this – they provide good economic activity in Cordova. **Burton** was also in favor. **Beedle** said last time we did a resolution like this we were advised not to use the name Points North – he wondered why it's different now. **Mayor Koplin** said the short answer is there has been a change in policy and Points North has specifically requested this of the City.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Beedle-yes; Schaefer-yes; Wiese-yes; Jones-yes; Allison-yes; Guard-absent and Burton-yes. Motion was approved.

## M. Unfinished Business

### N. New & Miscellaneous Business

#### 16. Council adoption of 2018 City Land Disposal Maps

**M/Jones S/Schaefer** to adopt the 2018 City land disposal maps.

**Jones** said he wanted to hear others speak. **Schaefer** said she is happy with the change of the breakwater fill lot from available to unavailable and agrees with the general sentiment that's been expressed that we need to do some waterfront planning. **Allison** said in general he's ok with one exception - he asked the planner to explain the new rule incorporated into the land disposal maps this time. **Greenwood** said that the new rule is that they will accept letters of interest on any lot even if the lot says unavailable on the land disposal maps. Then staff will weigh the options and determine whether or not to move the disposal forward. Presently, some people have felt that they cannot put in a letter on unavailable lots (i.e. would have to wait until the new year when maybe that lot will be put on the maps as available), but others have submitted letters on unavailable lots and they've gone through the process. She said the new rule gets rid of that inequity. **Allison** said he agrees with that and likes the change. He also said he wanted to keep the North Fill lot in question as unavailable.

**M/Allison S/Beedle** to amend by making Lot 3 Block 5 North Fill Development Park, unavailable.

**Wiese** said he wants the lot to remain available, he will not support the amendment. **Jones** spoke in favor of the amendment.

Vote on the motion to amend: 5 yeas, 1 nay, 1 absent. Jones-yes; Guard-absent; Wiese-no; Beedle-yes; Burton-yes; Schaefer-yes and Allison-yes. Motion was approved.

Vote on the main motion: 6 yeas, 0 nays, 1 absent. Allison-yes; Schaefer-yes; Jones-yes; Beedle-yes; Wiese-yes; Burton-yes and Guard-absent. Motion was approved.

#### 17. Council action on disposal and method of disposal of Breakwater Fill Lot

**M/Jones S/Wiese** to refer to staff.

Hearing no objection, motion was approved.

#### 18. Council action on disposal and method of disposal of Lot 3, Block 5 North Fill

**M/Schaefer S/Jones** to dispose of Lot 3, Block 5, North Fill Development Park as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with Robert Brown DBA Saddle Point Machine L.L.C. to lease or purchase the property.

**Schaefer** said she is a bit conflicted, she thinks the business plan is great, she'd love if he could find a different spot, she'd like to see the City maintain boat storage and a revenue stream there and she would also like the waterfront planning to happen. **Jones** said he is in full support of **Rob Brown's** business. He does have an issue with the lot that he wants to purchase though.

**M/Jones S/Burton** to suspend the rules to revert to audience comments on agenda items.

**Rob Brown** spoke in favor of his proposal to buy Lot 3, Block 5, North Fill Development Park. He gave a short run down of what he does and his business plan.

**Scott Pegau** 110 Mt. Eccles Estates said that if Council just made this lot unavailable, the process should maybe be reset and this would have to start over. Council would have to make it available again first before disposing. He was also of the opinion that they should reconsider the method and go with offering this lot to sealed proposals instead of direct negotiation.

With no further public testimony, **Mayor Koplin** said they were back on this item and the original motion was back before them.

**M/Allison S/Beedle** to refer this to staff and the Harbor commission for input.

**Allison** said he wants to refer this so that we don't hastily vote tonight and kill the project. He knows the Harbor has always fought for these lots and maybe if we pause, other options can be explored.

Vote on the motion to refer: 6 yeas, 0 nays, 1 absent. Schaefer-yes; Burton-yes; Guard-absent; Beedle-yes; Allison-yes; Jones-yes and Wiese-yes. Motion was approved.

#### 19. Discussion of sales tax cap exemption

**Mayor Koplin** said that as far as the initiatives, as the Clerk had explained, the only way for Council to change past ordinances is to approve new ones that do the opposite. Therefore, he advised that it is against the rules for Council to speak against previous actions of Council, so this discussion should be about Council's will to bring new laws in front of the body. **Jones** said he would be interested to see what the Council's appetite is for bringing this back up as a new ordinance and taking action on that. **Mayor Koplin** opined that this was a piece of the budget (i.e. passage of the previous ordinance) and it would be incumbent on Council, if they overturned this, to make provisions for balancing the budget as well. **Allison** said that any Council member could have moved for reconsideration on this ordinance, but that didn't

happen, he said people could have done a referendum petition, but that didn't happen. He realizes that there have now been initiative petitions turned in so it will come for a vote – he would like to discuss the exemptions to the increase in the cap as were discussed when this was being considered. His appetite for total reconsideration of the whole thing isn't really there unless his co-councilors pose a way to fix the budget; replace that revenue. **Allison** said he had once suggested and he would bring it up again, the prospect of moving some permanent fund money into the budget in order to make such payments as school bond debt (as he suggests was the thought process when previous council's had put that money into the permanent fund, originally). He was of the opinion that other options to balance the budget without these tax revenues would be closing things, shutting down programs, pool, Bidarki, library, museum, etc. He thinks the budget is already pared down to the bone otherwise. He said otherwise the burden would be on property tax. He said he had approved the taxes in the first place to avoid that happening – to spread things out across the summer influx. **Burton** said he would like to echo those comments. **Mayor Koplin** said as far as rules go, he thought it was kind of against the rules for the majority of Council to vote to take an action and then the minority of Council could have the ability to keep bringing it back up before the body.

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

**Jones** and **Beedle** concurred to put an ordinance lowering the sales tax cap from \$7500 to \$3000. **Beedle** asked for an item on land development vs. land disposal. **Lanning** said he will work on this methodology – he will schedule it for a work session soon. **Beedle** also suggested an ordinance to overturn the motor fuel tax – **Jones** concurred – so that would be before Council as an ordinance next time too.

#### **O. Audience Participation**

**Marvin Fox** had concerns about a water bill he received from the City. **Lanning** said he would meet with him tomorrow about it.

**Tom Bailer** 304 Orca Inlet Dr. said the message isn't getting out if there are 3 petitions circulating. He thinks the public needs to be allowed to participate in work sessions. He accused the City of leaving public information out of Council packets. He said Council used to always allow people to come discuss items when they have an item on the agenda with the Council – he had never heard of the “suspend the rules” method.

**Wendy Ranney** 2500 Orca Road, spoke against the Crater Lake water and power project.

**Don Scutt** of 204 Boardwalk Way and manager of North Star Lumber, offered a solution for the budget shortfall due to his petitions. He was of the opinion that a 1% increase in sales tax would be a good remedy.

**Tammy Altermott** of 811 Woodland Drive appreciate their thankless work – she spoke against the sales tax cap – she thought it unfairly targeted a few businesses. Concerning disposal of City lots she was in favor of the disposal to Rob Brown. She also spoke against marijuana businesses in Cordova.

**Barb Jewell** of Mile 2.2 Whitshed opined that the revenue stream Council decided upon does not appear to be broad as was the original intention. She said she knows Council hears the people coming and speaking but she wonders if they listen.

**Mark Frohnapfel** of Woodland Dr. spoke against the motor fuel excise tax.

**Matt Lindsay** VP of Shoreside Petroleum, spoke against the motor fuel excise tax.

**Greg Meyer** of 1 Cannery Row mentioned that all the people speaking tonight are business owners – he would like to represent the people who aren't at the meeting tonight, the moms and dads who are home with their kids. He said they will really feel the 1% sales tax increase – they feel the property tax increase – residents/citizens cannot expense a lot of their costs – not the way businesses can – so if you are going to increase my taxes – do it to my business, not to me on the personal side. Maybe the citizens are unaware of all the shortfalls – the forest receipts going away, the fish tax coming in under some years, the state giving less for reimbursements. He doesn't want Bidarki or the pool to close. Taxes are needed or we will have to close down some of the wonderful things we have that bring people to Cordova.

#### **P. Council Comments**

**Jones** thanked people for coming out, thanked Council and thanked the Mayor for his letters.

**Schaefer** said that out of the last few meetings she thinks a sentiment has been shared about the need for a waterfront plan/ a vision that will aid land development/disposal. At the end of the day – the budget must balance and no one likes taxes. She opined that it would behoove us to move forward with what's in place then readjust as necessary after we see how things perform. She thanked everyone for being patient as she continues to learn the ropes.

**Allison** echoed thanks to the people for coming out. He said he for one does listen when citizens make comments. He reminded the public of the vacancies this time for Council and School Board, etc. He appreciated Council, Mayor and staff.

**Beedle** echoed thanks to the Mayor for his letters, he thanked Fisheries Development Committee for their work in attaining the commissioner's permit for Tanner Crab. Hopefully we can spend as much time developing economy as we

do talking taxes.

**Wiese** echoed the thanks. He said he is not afraid to make a bad decision he's afraid to leave it wrong.

**Burton** agreed with **Jones** regarding fish tax; agreed with **Allison** about where we stand on reduction in services vs. doing away with these taxes. As far as our budget, we are not at a sustainable level. Especially when it comes to capital projects, replacing equipment, etc. Motor Fuel excise tax as mentioned by **Greg Meyer**, write off on the business side yet the money still stays in town, a win. As far as **Mr. Bailer's** comments about suspending the rules, just because it was done a certain way in the past doesn't mean it was right, we are trying to stick to procedures and have orderly meetings as we should be. He super in favor of finding something that will work for **Mr. Brown's** plans.

**Mayor Koplin** mentioned that there was a Fisheries Development Committee Meeting tomorrow night in this room at 7 pm.

**Q. Adjournment**

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

Hearing no objection the meeting was adjourned at 9:21 pm.

Approved: February 21, 2018

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

Mayor's Report  
2/16/18  
Clay Koplin

In listening to recent public testimony at City Council meetings, it has become clear to me that despite a very public strategic planning process and development of a comprehensive three year plan, there are many misconceptions about the City Council's recently adopted tax ordinances and the context for those decisions. I think it is important to review where we are and how we got here.

The City of Cordova realized a loss of about \$2.1M in annual revenues that we expect to continue into the future. The budget was balanced in 2017 by cuts and drawing down almost \$900,000 from the permanent fund. The Council recognized the importance of living within our means, and hired City manager Alan Lanning primarily to develop and execute a strategic plan to help the City live within the new \$10M from the \$12M we had grown accustomed to.

The City Council worked hard, hosting 7 or 8 public strategic planning sessions each attended by 6 or 7 councilmen through the winter months, wrapping up about this time last year. The meetings were well attended by businesses, citizens, and City, school, and hospital leaders who provided significant feedback. The goal of the plan was to meet the three basics of a healthy financial situation; low debt, strong reserves, and economic diversification. The manager and council evaluated literally dozens of scenarios for deeper cuts, alternative revenues, and tax revenues. Eventually, some consensus was reached around keeping tax increases to a minimum, making sure they that were broad-based, and focusing them toward the summer economy, where our one large and profitable industry (seafood catching and processing) generates profits while also using City services. Based on significant feedback, property tax increases and sales tax increases were taken off the table; property taxes because they land on the year-round residents and businesses that make up only 45% of the taxable property base, and sales tax because it creates headwinds for local businesses trying to compete in the local, state, national, and global markets. The final council decision was to eliminate the administrative incentive for early filing of sales tax, to increase the sales tax cap for single purchases from \$3,000 to \$7,500, and to institute a new \$0.04/gallon motor fuels tax that applies to road travelling vehicles and marine transportation (but not aircraft, heating fuel, etc.). The ordinances were adopted in November 2017 and became effective 1/1/18.

The 3-year plan is designed to migrate from a budget in 2018 that does not fund regular maintenance or capital improvements to take care of what we have and create opportunities for growth. The plan shifts budget resources toward more maintenance and capital funding in 2019 and again in 2020, ending the 3-year plan with the 2015-16 levels of maintenance and capital activities.

Unfortunately, the taxes adopted (with significant effort and expense by the City and businesses to implement them) are being considered for reversal by either the City Council on this meeting agenda, or by the Citizens through a ballot initiative just 6 weeks after being implemented. While no businesses or citizen supports higher taxes, it is important for voters to understand that this is part of a plan not a knee-jerk reaction, and after making \$1.8M in cuts, not asking the residents and businesses to absorb a \$330,000 share in the \$2.1M gap will result in further reductions in staff & services at City/Schools/Hospital that will make it more difficult to build a better future for Cordova, and very difficult to attract State and Federal investments if we are not willing to invest in ourselves.

Respectfully,  
Mayor Clay Koplin

PWSAC update:

The Finance, Production Planning and Executive Committee meetings were held in Anchorage this week as they consider recommendations and finalize the budget to present to the full Board at its upcoming March 2 meeting.

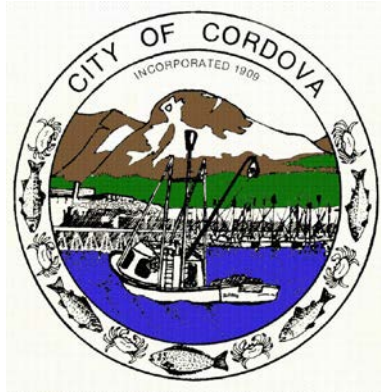
CEO Casey Campbell has been commuting between the Anchorage and Cordova offices. He fit in a stop of several days at the Armin F. Koernig Hatchery near Chenega Bay, to meet and visit with the hatchery staff. With Cordova being his primary location during the summer months, there will be opportunity to meet with him personally, though he can easily be contacted by phone or email. Please call the Cordova office for contact information or refer to the PWSAC website.

Four new, year-round employees, Fish Culturists and a Maintenance Assistant, have arrived to their assigned hatchery locations. Besides learning their hatchery duties, they will be participating in the ETT classes presented over the next two weeks.

With the hatchery season beginning, numerous seasonal employees are traveling through Cordova on their way to work. Over the course of the season, PWSAC will provide employment to about 90 temporary employees.

The Executive Assistant position in the Cordova office is filled with the hiring of Alexandria Holley.

PWSAC Employment opportunities currently posted are a Staff Accountant and Hatchery Operations Manager in the Cordova office and a Maintenance Assistant for the Cannery Creek Hatchery.



**AGENDA ITEM 10**  
**City Council Meeting Date: 2/21/2018**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Alan Lanning, City Manager  
**DATE:** 2/21/2018  
**ITEM:** FY2018 Budget Amendment  
**NEXT STEP:** Appropriate to Council Action

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☐ ORDINANCE  
☐ MOTION

☐ RESOLUTION  
☒ INFORMATION

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- I. **REQUEST OR ISSUE:** No request is being made at this time, but information being provided to address possible actions by the Council regarding Ordinances 1163 and 1164. Staff had initially considered submitting a Resolution for FY2018 budget amendments at the 2/21/18 meeting. However, depending upon the Council action, budget amendments fall into a range of possibilities, if necessary. Therefore, any budget amendments will be introduced as needed at later meetings.
- II. **RECOMMENDED ACTION / NEXT STEP:** Dependent upon Council Action.
- III. **FISCAL IMPACTS:** Unknown at this time. Impacts range from \$0 to \$300,000+/-
- IV. **BACKGROUND INFORMATION:** Ordinances 1156 and 1159 were previously passed by Council and Ordinances 1163 and 1164 would essentially be new ordinances reversing the actions of Ordinances 1156 and 1159.
- V. **LEGAL ISSUES:** None for purposes of this communication.
- VII. **SUMMARY AND ALTERNATIVES:** This communication is for information only.

## Susan Bourgeois

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**From:** David Allison <david@ctcak.net>  
**Sent:** Saturday, February 03, 2018 6:34 PM  
**To:** Susan Bourgeois  
**Subject:** Fwd: Special Election to reverse Motor Fuel Excise Tax and to reverse tax cap increase

----- Forwarded Message -----

From: Tom Branshaw <northernmariner@hotmail.com>  
To: CouncilSeatA@cityofcordova.net, CouncilSeatB@cityofcordova.net,  
CouncilSeatC@cityofcordova.net, CouncilSeatD@cityofcordova.net,  
CouncilSeatE@cityofcordova.net, CouncilSeatF@cityofcordova.net,  
CouncilSeatG@cityofcordova.net, mayor@cityofcordova.net  
Sent: Fri, 02 Feb 2018 19:24:06 -0500 (EST)  
Subject: Special Election to reverse Motor Fuel Excise Tax and to reverse tax cap increase

To All,

Our comments for the Council meeting for February 7th.

We as business owners, property owners and year round residents are dully disappointed in current action of council to impose these additional taxes on our small community. We have seen our property taxes raised at an alarming rate in the past 5 years as well has the increase of non profit ownership of what once was not held by non profits. This has been an unequal burden for individual residents and businesses. To add more taxes on top of an already lopsided burden is not going to be beneficial to this community. To impose this gas tax will increase the number of residents what will only live here in the summer months and not have their businesses and homes heated but for the height of the summer months. Yes you will see this become nothing more that a completely seasonal town. We would like the council to reduce government and maybe reduce the number of buildings used for government and reduce the number of government workers. As we write this email our local basketball teams are playing Glennallen in our local gym. We are in the class of town as Glennallen for our sports due to number of students in their school and ours and the size of our town, and Glennallen, has no city government, no property taxes. That to me says Cordova is living beyond its means and should try and tighten the purse strings. How can this town hold on much longer. We have seen such a dramatic drop in students in our schools over the past decade, are you ready to see it drop even more? These taxes are not the way to keep families in Cordova year round, or maybe that is not the goal of council. This community is growing each year as a larger non profit, and senior community. The state tracks limited entry permits and the community with the largest amount of commercial fishing permit holders is Anchorage, because young families must live where they can afford to live. When new taxes are imposed in an area then it creates, necessary change or creative change by those who are invested in the community. With this large fuel excise tax one or more of the processors may bring a fuel barge some where off shore like they do in remote fishing areas where



there are no fuel distributors. They may bring it in during the height of the season as it works through their other areas of fishing fleets. Local residents will only get more creative on burning wood, pellets, or other cheaper fuels they can transport into this community for their high heating months and they can always charge their electric cars for free at city hall or they may only choose to be here from May to Sept. The mayor, council and city manager should not re-fill some government positions when they become vacant and also try and have a few more permanent seasonal positions with the influx of increased work when the population swells. In regards to the tax cap we as business owners would buy whatever we needed from out of town, either going to get it ourselves from out of town or have it shipped in and we would still save money. Which would equate to the outside of the city only getting tax on the shipping into town if we could not transport it ourselves which would still be under the old tax cap amount. Your choice to either make money under the old tax cap or only make a tenth of the tax with the new tax cap, your choice.

When we are forecast for a skinny fishing season we have to reduce our number of crew and then length of our season and we feel the city should do the same. Cordova does not want to have the negative recognition of being the most taxed community for its size in our state unless that is exactly the goal of council.

Since it has become the norm for the council to impose many decisions in recent years without the vote of the residents I would suggest this would be a good time and put this on special election since it will have such a big adverse impact on all lives in this community as your change to City Code Title 5 has enacted.

Sincerely,  
Tom Branshaw  
Denise Branshaw  
3 Mile Bay  
PO Box 571  
Cordova, Alaska 99574  
Northern Mariner  
D-5 North Harbor  
Cordova, Alaska 99574  
9074247344

Greetings,

I will be out of town on February 7<sup>th</sup> so wanted to pass along some of my thoughts.

First and foremost, I would like to address a comment made by Councilman Allison at the last meeting regarding Roberts Rules of Order. I believe I heard councilman Allison say that the City code or charter has a different policy/rule regarding who can bring a subject back to the table for discussion after it has been voted on. I believe Roberts Rules of Order states that only the affirmative/winning side can bring it back to the table. The City's rules make it sound like the either side (winning or losing) can bring it back.

I would strongly suggest that Roberts Rules be followed. If not, I can not see how you will ever accomplish anything. Anytime, a council person has a vote go against their wishes they have the ability to halt the action. Roberts Rules provides a framework for an effective form of government; changing the rules makes us less effective.

Second, I would like to address the issue of the 0.4 cents per gallon tax on fuel. If my notes are correct, the price for gas at the pumps went up 0.12 cents between November 2017 and December 2017. I don't recall hearing nary a peep from the public; but when the tax of 0.4 cents was passed and enacted, it sounded like the world was going to end! This week, I filled our truck and noted the price of gas has just risen another 0.4 cents and again, I hear nothing from the public which leads me to conclude that 0.4 cents a gallon is not that big a deal to folks!

My question to those who want to reverse these ordinances is how do we replace the lost revenue? Who do we expect to take care of our needs if we, ourselves, refuse to?

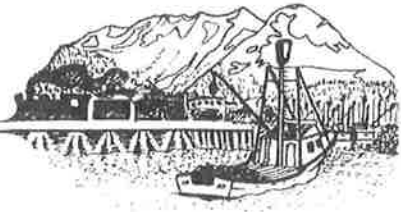
The flyer going around encourages the public to become involved to "help the Council make decisions that the community fully supports." I think that's a good goal but harder to achieve. Our system is built on majority rules; let's stop trying to tweak the system.

I will be voting to keep the 0.4 cents fuel tax. Thank you for your time and effort you put forth on behalf of our community.

Sincerely

Dixon Sherman

# CITY OF CORDOVA



North Pacific Fishery Management Council  
605 West 4<sup>th</sup> Avenue, suite 306  
Anchorage, Alaska, 99501-2252

February 5, 2018

RE: Impacts of Halibut/Sablefish IFQ Program on Cordova, Alaska

Chairman Hull and Council:

The City of Cordova is a fishing community. Over 90% of its total economy is directly or indirectly associated with the catching and processing of seafood for US and global markets. Over the past ten years, the ex-vessel value of Cordova fisheries has averaged \$90,000,000 per year, ranking Cordova as the 13<sup>th</sup> largest seafood delivery port in the US by value. Cordova has the largest commercial fishing fleet in the state of Alaska with over 700 active vessels. The seafood industry in Cordova represents more than \$1,000,000,000 in public and private investments.

Cordova's current success has been due exclusively to the recent abundance and market value of salmon, representing over 90% of deliveries by value. The other fishery of significance is ground fish managed through the North Pacific Fishery Management Council's (NPFMC) IFQ program (Program). The IFQ program was structured with noble intent to "take into account the importance of fishery resources to fishing communities in order to (A) provide for the sustained participation of such communities, and (B) to the extent practicable, minimize adverse economic impacts on such communities".<sup>1</sup> The IFQ program is an accelerating state of failure for fishing communities.

To benefit fishing communities, fishermen and crews that reside there must benefit. Two insidious forces are preventing new entrants into the fishery: the rapid escalation of Quota Share (QS) price, and the leasing exceptions. Quota Share price has escalated due to a severely (NPFMC) regulated supply and a pressing demand from the starved industry. There is understandably an unwillingness of IFQ holders to relinquish their right to fish to a future generation of fishermen as intended by the Program. Leasing and walk-on QS holding "fishermen" have been afforded perverse incentives to extract even more reward from possession of their shares while reducing or eliminating their direct participation in fishing and the risks that go with it. This winter lease contracts have reached as high as 75% of gross catch value flowing to a QS holder, while the ship, captain and crew fishing the resource assume the full tax liability, risk to life and limb, financial risk of provisioning, vessel preparation and baiting in hopes of making a slim, if any, margin. IFQs have commoditized both the fish and fishermen. Shifting all profits to the QS holders and all risks to the fishermen removes the economic benefits and ultimately the fishermen themselves from fishing communities.

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<sup>1</sup> Page 16, Twenty-Year Review of the Pacific Halibut and Sablefish Individual Fishing Quota Management Program, NPFMC/NMFS Final Draft, December 2016

# CITY OF CORDOVA



Any system that allocates the labor and risks of an industry to one group, and the fruits of that labor to another group is corrupt and exploitative, violating the very human rights and fairness principles which this country was founded to protect.

Fishing communities and their industry are at risk. There is a stark contrast between the failing ground fish IFQ program and the limited entry salmon seine, gillnet, and set net fisheries in Prince William Sound. There has been a dramatic and compelling generational shift to young fishing families around salmon. These families fill our schools, stores, businesses, and fishing fleets with optimism and opportunity. Use them as a structural model for what is working.

In summary, the delivery of ground fish to Cordova is dying with the last of our community's initial Quota Share holders; fishermen who understood the need to spread risks and rewards between ship, captain, and crew. The spring opening of the single Cordova processing plant for ground fish is becoming increasingly tenuous. If not for a surprise tanner crab fishery this spring, the first in thirty years, there might not be a ground fish processing season. The interdependence of ground fish with cyclical winter fisheries has created a tipping point which could devolve fishing communities to fishing camps instead of growing them back into their stranded or underutilized infrastructure. Healthy fisheries and communities rely on a model that is successful for the fish stocks, the fishermen who catch them, the processors who process them, and the markets that consume them. The IFQ system currently concentrates the industry value into the QS and will ultimately liquidate a thriving fishing industry to investors, resulting in a thriving finance industry.

The fishermen and their communities are being robbed of the financial capacity to financially influence this problem, and opportunities to enter and compete. Frankly it is your job as a management council to regulate a solution to this problem, and the perception that QS is a right to the ownership of the resource, not to the temporary right to access that resource. It is clear that the system is broken for fishing communities, and needs fixed while there are still pieces to work with. I strongly encourage you to schedule your next available meeting in Cordova to directly observe the impacts that the IFQ program inflicts on the fishing industry and stakeholder communities.

Please contact me if you have any questions or desire more specific examples of systemic flaws.

With Deep Concern,

Handwritten signature of Clay R. Koplin in blue ink.

Clay Koplin, Mayor  
City of Cordova

CC: Sam Cotten, Commissioner, Alaska Department of Fish and Game  
Buck Laukitis, Chairman, IFQ Committee of NPFMC



CORPORATE OFFICE  
2101 East 63<sup>rd</sup> Avenue  
Anchorage, AK 99507  
PHONE (907) 344-4571  
FAX (907) 561-3508  
[www.shoresidepetroleum.com](http://www.shoresidepetroleum.com)

February 13, 2018

City Council & Mayor  
City of Cordova  
P.O. BOX 1210  
Cordova, Alaska 99574

Subject: Letter of support for Ordinances 1163 & 1164

Dear City Council & Mr. Mayor,

Shoreside Petroleum Inc. (SPI) is in support of City Ordinance 1163 and 1164, overturning ordinance 1159 and 1156. The current tax cap of \$7,500 and the \$.04 Motor Fuel Excise Tax will have a negative impact on our business if left in place. Under the current tax large volume customers bear the brunt of the tax burden due to the amount of fuel they purchase. Fuel is the number one expense for many vessels and therefore is a very price sensitive product. We have reached out to many of our large volume customers and discussed the impacts of these taxes on their business. Based on those discussions we believe if these taxes are left in place they will drive large vessel traffic away from Cordova. Both transient and homeported vessels have options to fuel at other ports in South Central Alaska. This loss of business to SPI will trickle down to other local businesses that provide goods and services these vessels rely on while in port. We ask that you consider the impact these taxes will have on the business community in Cordova if left in place.

Sincerely,

Matthew R. Lindsey  
Vice President Operations  
Shoreside Petroleum Inc.



## TRIDENT SEAFOODS CORPORATION

### NORTH PLANT

301 Jim Poor Avenue ♦ P.O. Box 1040 ♦  
Cordova, AK 99574

Phone: (907) 424-7111 ♦ Fax: (907) 424-5273

### SOUTH PLANT

545 Railroad Avenue ♦ P.O. Box 260 ♦  
Cordova, AK 99574

Phone: (907) 424-5360 ♦ Fax: (907) 424-5395

February 14<sup>th</sup>, 2018

Dear Cordova Mayor and Council members,

To start we want to thank you for the time and work you dedicate to our city. We are aware of the challenges the city is facing in balancing its budget and the need to come up with ways to accomplish it.

We pride ourselves in the tender service we provide to our fishing fleet and we are constantly running tenders around the sound to do so. We have serious concerns with the new .04 cent fuel tax and the sales tax cap increased to \$7,500, this action will increase our total fuel spend, increasing our operating for the season and our fishermen will have to bear some of that cost, thus making the difference in price of fuel from other locations a lot more noticeable. Normally throughout the season we evaluate every fuel purchase and total price plays a big part on that evaluation, we will continue checking prices from other fuel companies around the area; with these increases it will make it more appealing to run more of our tenders to other locations to get cheaper fuel.

Please take this into consideration during your deliberation.

Thank you

Leo Vargas  
Cordova North Plant Manager

### Alaska

Akutan • Anchorage • Chignik • Clarks Point • Cordova • Dillingham • Dutch Harbor  
Ketchikan • Kodiak • Naknek • Petersburg • Sand Point • South Naknek • St. Paul

Motley, MN • Newport, OR



### Washington

Anacortes • Bellingham • Everett  
Tacoma • Seattle

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## City of Cordova Memo

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DATE: February 13, 2018  
TO: Mayor and City Council, public  
SUBJECT: Ordinances 1163 & 1164, overturning ordinances 1159 and 1156 respectively

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Ordinances 1163 and 1164 are before council tonight for a public hearing and a second reading. They were introduced at the February 7, 2018 meeting at the request of 2 council members during the pending agenda portion of the January 17, 2018 regular meeting. The 'whereas' paragraphs at the beginning of the ordinances explain a little bit of the history.

Staff made a minor edit to section 2 of both ordinances writing in an effective date of April 1, 2018 so that these would coincide with the beginning of a quarter which would be significantly easier for staff and business owners alike.

Please see the code reference below which explains that second readings (final passage) of ordinances require a majority of all (which is 4) and also require roll call votes.

**Code:**

**3.12.080 - Meetings—Passage of proposals.**

A majority of the members of the council shall constitute a quorum. Any action the council is authorized or required to take under the Charter or this code may be taken by favorable vote of a majority of the quorum except as follows:

A. A majority of all members of the council shall be required for final passage of an ordinance, in accordance with Article II, § 2-13 of the Charter;

B. A majority of all the members of the council shall be required to adopt a budget and make appropriations for the next fiscal year in accordance with Article V, § 5-4 of the Charter;

C. A majority of all the members of the council shall be required for the transfer of unencumbered appropriations in accordance with Article V, § 5-6 of the Charter;

D. An appropriation from the city general reserve fund must be in accordance with Section 5.44.060

E. Concurring vote of four members shall be necessary when the council sits as a board of adjustment in accordance with Section 3.40.100

F. Vacancies in the office of mayor and council membership shall be filled by majority vote of the council's remaining members in accordance with Article II § 2-10 of the Charter;

G. The city manager shall be appointed or removed by a vote of a majority of all council members, in accordance with Article III, § 3-1 of the Charter;

H. A majority of all the members of the council shall be required to create an office or position of employment or to incur an expenditure of funds for purposes not specifically included in an approved budget.

The council shall vote on a roll call vote where a majority of all members is required, or upon request of any council member. The results of all votes shall be entered into the minutes of the meeting.

**CITY OF CORDOVA, ALASKA  
ORDINANCE 1163**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
AMENDING CORDOVA MUNICIPAL CODE SECTION 5.40.030(C), CMC 5.40.030(D) AND  
CMC 5.40.030(AB) CONCERNING SALES TAX EXEMPTIONS, TO DECREASE THE CAP  
ON A SINGLE PURCHASE TRANSACTION SALE OR SERVICE FROM \$7,500 TO \$3,000**

**WHEREAS**, the City of Cordova (“City”) was facing financial challenges and budgeting concerns during preparation of the 2018 budget; and

**WHEREAS**, it was in the City’s best interest to generate revenue to support the valuable services the City provides its citizens, residents, and visitors; and

**WHEREAS**, raising the cap on a single purchase transaction sale or service from \$3,000 to \$7,500 was in the City’s best interest as it provided the City additional revenues to meet the needs of its population and visitors; and

**WHEREAS**, City Council adopted Ordinance 1159 on November 1, 2017 which made the aforementioned sales tax cap exemption change from \$3,000 to \$7,500; and

**WHEREAS**, at this time, two City Council members have asked for this ordinance reversing the previous action of the City Council and revert back to a sales tax cap exemption amount of \$3,000 per single purchase transaction sale or service.

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

**Section 1.** Cordova Municipal Code 5.40.030 is amended to read as follows:

**5.40.030- Exemptions.**

The following sales and services are exempt transactions and are not subject to taxation by the city:

- A. Proceeds from casual, occasional or isolated sales which are easily identified as the sale of personal goods or property at such private functions as moving, garage, yard, food and bake sales, sale of private vehicles when the seller is not a dealer in used vehicles, or services such as babysitting or house-sitting. A city license is not required under this subsection A;
- B. Sales of insurance and bonds of guaranty and fidelity;
- C. Fees for sales and services in excess of **three** ~~seven thousand five hundred~~ dollars per single purchase transaction. This exemption does not apply to accumulative purchases and billed as a lump sum in excess of **three** ~~seven thousand five hundred~~ dollars except as provided in subsection (D) relating to sales of construction materials and services. In the event of an oil spill that requires mobilization of the oil spill response vessels, this exemption is automatically suspended for ninety days on all fees for sales and services commencing on the day of the oil spill;
- D. Sales of construction materials and services exceeding **three** ~~seven thousand five hundred~~ dollars for use in each construction project paid for by any one purchaser during any



twelve consecutive month period; provided, that the purchaser has obtained a building permit from the city prior to the start of the project and all receipts for construction materials and services clearly show the building permit number. Construction materials are those items becoming a permanent part of the structure. Purchaser may pay all sales tax on such materials and services and may apply for a refund as set out in [Section 5.40.042] or may pre-pay applicable city sales tax in advance and receive an exemption card;

- E. Gross receipts or proceeds derived from servicing, freezing, storing, handling or wharfing of fisheries commodities awaiting shipment or in the process of being shipped;
- F. Gross receipts or proceeds derived from sales or services which the municipality is prohibited from taxing under the laws of the state, or under the laws and the Constitution of the United States, including but not limited to:
  - 1. Sales by the U.S. Postal Service,
  - 2. Sales of any items purchased with food coupons, food stamps or other type of certificate issued under 7 U.S.C. Sections 2011-2025 (Food Stamp Act),
  - 3. Purchases made under the authority of or made with any type of certificate issued pursuant to 42 U.S.C. Sections 1771-1789 (Child Nutrition Act of 1966),
  - 4. Interstate sales,
  - 5. Air transportation including that portion of any chartered fishing or hunting expedition which covers the cost of air transportation,
  - 6. Gross receipts or proceeds derived from sales to the United States, state, city or any political department thereof;
- G. Gross receipts or proceeds from the transportation (including freight and shipping charges), loading, unloading or storing of cargo from marine vessels or aircraft in foreign, interstate or intrastate commerce;
- H. Services of a person licensed or certified by the state of Alaska as a doctor of medicine and surgery, a doctor of osteopathy and surgery, a doctor of veterinary medicine, a chiropractor, a dentist, a naturopath, an optometrist, an audiologist, a hospital, an occupational therapist, a physical therapist, a massage therapist or a licensed or practical nurse; provided, that the service is within the scope of the state license or certificate;
- I. Services of a person licensed or certified by the state of Alaska as a psychologist or psychological associate, a clinical social worker, an alcohol and drug counselor, or a marital and family therapist;
- J. Fees for supplies, equipment and services provided by a hospital, medical clinic or dental clinic for patient treatment including laboratory and x-ray services;
- K. Gross receipts or proceeds of the retail sale of prescription drugs;
- L. Sale of cemetery plots, caskets, funeral and burial related items and the services by a funeral home;
- M. Commissions received by travel agencies for their services that are not set by and billed by the travel agencies. Service charges set by and billed by the travel agencies are not exempt from taxation under this chapter;
- N. Dues or fees to clubs, labor unions or fraternal organizations;
- O. Fees and charges for extracurricular activities or events promoted or undertaken by educational or student organizations;
- P. Sales by any student organization, parent/teacher organization or booster club recognized by the school or educational organization in which it operates, which proceeds are utilized to further the purposes for which the organization was formed;

- Q. Sales and services by schools or other educational organizations made in the course of their regular functions and activities, which proceeds are utilized to further the purposes for which such organization was formed;
- R. Sales of food at educational and hospital cafeterias and lunchrooms which are operated primarily for staff and/or students, and which are not operated for the purpose of sale to the general public for profit;
- S. Sales, services and rentals by or to religious organizations which have obtained a 501(c)(3) or 501(c)(4) exemption certificate from the Internal Revenue Service and which are made in the normal conduct of religious activity; provided, the income from the exempt transaction is also exempt from federal income taxation;
- T. Sales, services and rentals by or to scouting, 4H or similar youth organizations which have obtained a 501(c)(3) or 501(c)(4) exemption certificate from the Internal Revenue Service and which are made in the normal conduct of activity; provided, the income from the exempt transaction is also exempt from federal income taxation;
- U. Sales, services and rentals by or to benevolent or civic organizations which have obtained a 501(c)(3) or 501(c)(4) exemption certificate from the Internal Revenue Service and which are made in the normal conduct of activity; provided, the income from the exempt transaction is also exempt from federal income taxation and the income is donated to a charity. Such organizations shall pay the sales taxes at the time of purchase and shall apply to the city for a refund as provided in Section 5.40.040;
- V. Proceeds from contract services provided by a state-licensed child care contractor;
- W. Proceeds from contract services provided by a person for the purpose of taking temporary care of minors for another person;
- X. Proceeds from products sold as wholesale sales to businesses designated by the state of Alaska as wholesalers. These include the sales of goods, wares, or merchandise to a retail dealer, manufacturer, or contractor, for resale within the city as is or incorporated into a product or commodity to be sold by the dealer, manufacturer or contractor within the city, if the subsequent sale is subject to the city sales tax. In this connection a retailer must stock that merchandise for resale, display the same to the public and hold himself out as regularly engaged in the business of selling such products;
- Y. Proceeds from products sold for resale:
1. Sales of goods, wares or merchandise to a retail dealer, manufacturer or contractor, for resale within the city as is or incorporated into a product or commodity to be sold by the dealer, manufacturer or contractor within the city, if the subsequent sale is subject to the city sales tax. The product must be an item that is sold as part of the reseller's primary business and must be of such nature that it can be purchased by the general public in a transaction that is not dependent upon the purchase of another product or service,
  2. Goods, wares or merchandise that can be purchased only as part of a package purchase of services, such as a bed-and-breakfast or a fishing or hunting charter and not by the general public as separate and individual items are not exempt under this chapter,
  3. Food products that are purchased for resale must be purchased and sold as is or prepared in a kitchen that is DEC-certified in order to qualify for sales tax exemption. Proof of certification must be available upon request;
- Z. Proceeds from services for resale: Services that are provided by a subcontractor to a contractor for a third party is considered services for resale and is exempt from taxation;
- AA. Sales of real property. Rentals of real property are not exempt from taxation by the city.

- AB. Commissions or fees in excess of three ~~seven~~ thousand ~~five hundred~~ dollars earned by brokers or agents in real estate sales transactions.
- AC. Home heating oil purchased for use in a dwelling, as defined in [Section 18.08.190], for use at that location conditioned on the following:
1. That no more than fifty percent of the floorspace of the building(s) considered as dwellings be used as nonresidential use, including business activities.
  2. That the dwelling be operated in compliance with all other regulations and laws.
  3. If a fuel tank is used to supply more than one structure or area then no more than fifty percent of the floorspace and area supplied shall be ~~nondwelling~~ and nonresidential including business activities.

**Section 2.** This ordinance shall be effective on April 1, 2018. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, and published within ten (10) days after its passage.

1st reading: February 7, 2018

2nd reading and public hearing: February 21, 2018

**PASSED AND APPROVED THIS 21<sup>st</sup> DAY OF FEBRUARY, 2018.**

\_\_\_\_\_  
Clay R. Koplin, Mayor

ATTEST:

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

**CITY OF CORDOVA, ALASKA  
ORDINANCE 1164**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
REPEALING CORDOVA MUNICIPAL CODE CHAPTER 5.39, “MOTOR FUEL EXCISE  
TAX”**

**WHEREAS**, the City of Cordova (“City”) was facing financial challenges and budgeting concerns during preparation of the 2018 budget; and

**WHEREAS**, it was in the City’s best interest to generate revenue to support the valuable services the City provides its citizens, residents, and visitors; and

**WHEREAS**, the implementation of a motor fuel tax was in the City’s best interest as it provided the City additional revenues to meet the needs of its population and visitors; and

**WHEREAS**, City Council adopted Ordinance 1156 on November 1, 2017 which adopted a motor fuel excise tax of 4 cents per gallon into Cordova City Code; and

**WHEREAS**, at this time, two Council members have asked for this ordinance reversing the previous action of Council by repealing Cordova Municipal Code chapter 5.39 motor fuel excise tax.

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

**Section 1.** Cordova City Code Chapter 5.39, Motor fuel excise tax, is repealed.

**Chapter 5.39 Motor Fuel Excise Tax**

**Sections:**

~~5.39.010 Levy of tax~~

~~5.39.020 Payment by consumer and collection by distributor~~

~~5.39.030 Returns Filing required Remittance of tax~~

~~5.39.040 Definitions~~

**~~5.39.010 Levy of tax.~~**

~~A. An excise tax is levied on all motor fuel dispensed into vehicles and watercraft from any fueling facility within the City other than a fueling facility located on property for which the City receives rent calculated based on the number of gallons of fuel sold from the fueling facility.~~

~~B. The tax is \$0.04 per gallon.~~

**~~5.39.020 Payment by consumer and collection by distributor.~~**

~~A. The fuel distributor shall be responsible for collecting the tax from the consumer. If the distributor has reasonable cause to believe that fuel sold is ultimately destined to be dispensed subject to this excise tax, the distributor shall require the customer to pay the tax at the time of the sale or cause the customer to sign a statement that the fuel is either: (1) not going to be dispensed into a vehicle or watercraft within the City or (2) will be dispensed into a watercraft from the floating fuel dock located in the Cordova small boat harbor. Except as otherwise provided in this chapter, the fuel distributor shall be jointly and~~

~~severally liable with the consumer to the City for all taxes the distributor is required to collect, whether or not collected by the distributor.~~

~~B. It shall be a misdemeanor to falsely sign or cause to sign, such a statement or to do so with false intent. The maximum fine shall be \$500.00.~~

~~C. All excise taxes collected or which should have been collected pursuant to this chapter are City moneys for which the fuel distributor is liable and at all times accountable to the City. All such City moneys shall be held by the fuel distributor in trust for the City in an account that is separate from other moneys of the fuel distributor.~~

**~~5.39.030 Returns—Filing required—Remittance of tax.~~**

~~A. Every fuel distributor shall file an excise tax return, on forms furnished by the City on a monthly basis.~~

~~B. The completed return, together with remittance in full for the amount of tax due, must be transmitted to the City no later than the first business day following the last day of the month following the end of each reporting period (i.e., March's reporting period is due the first business day of May).~~

**~~5.39.040 Definitions.~~**

~~For the purpose of this chapter when not clearly indicated by the context, the following words and phrases have the following meanings:~~

~~“Consumer” means and includes each person who purchases motor fuel for which the tax under this chapter has not previously been paid.~~

~~“Motor fuel” means fuel used in and on vehicles and watercraft for any purpose, or in a stationary engine, machine, or mechanical contrivance that is run by an internal combustion motor; “motor fuel” does not include:~~

- ~~1. Fuel consigned to foreign countries;~~
- ~~2. Fuel used in stationary power plants operating as public utility plants and generating electrical energy for sale to the general public;~~
- ~~3. Fuel used by nonprofit power associations or corporations for generating electric energy for resale;~~
- ~~4. Fuel used by charitable institutions;~~
- ~~5. Fuel sold or transferred between qualified dealers;~~
- ~~6. Fuel sold to Federal, state, and local government agencies for official use;~~
- ~~7. Fuel used in stationary power plants that generate electrical energy for private residential consumption;~~
- ~~8. Fuel used to heat private or commercial buildings or facilities;~~

~~9. Fuel used in stationary power plants of 100 kilowatts or less that generate electrical power for commercial enterprises not for resale; or~~

~~10. Residual fuel oil used in and on watercraft if the residual fuel oil is sold or transferred in the state or consumed by a user; for purposes of this subparagraph, "residual fuel oil" means the heavy refined hydrocarbon known as number 6 fuel oil that is the residue from crude oil after refined petroleum products have been extracted by the refining process and that may be consumed or used only when sufficient heat is provided to the oil to reduce its viscosity rated by kinetic unit and to give it fluid properties sufficient for pumping and combustion.~~

~~"Vehicle" means a vehicle of a type that is subject to registration under AS 28.10.011, without regard to the exceptions in that statute.~~

~~"Watercraft" means and includes vessels, ships or crafts of all types including but not limited to motor ships, tugs, barges, sailing vessels, and motor boats.~~

**Section 2.** This ordinance shall be effective on April 1, 2018. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, and published within ten (10) days after its passage.

1st reading: February 7, 2018

2nd reading and public hearing: February 21, 2018

**PASSED AND APPROVED THIS 21<sup>st</sup> DAY OF FEBRUARY, 2018.**

\_\_\_\_\_  
Clay R. Koplin, Mayor

ATTEST:

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



**AGENDA ITEM 19**  
**City Council Meeting Date: 2/21/2018**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Planning Staff  
**DATE:** 2/14/18  
**ITEM:** Disposal of Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8;  
North Fill Development Park  
**NEXT STEP:** Approve a motion to dispose and a method of disposal  
or move not to dispose of the lots

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☐ ORDINANCE  
☒ MOTION

☐ RESOLUTION  
☐ INFORMATION

---

**I. REQUEST OR ISSUE:**

Requested Actions: Direction to City Manager Disposal and Disposal Method  
Applicant: Harbor Commission  
Legal Description: Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8; North Fill  
Development Park  
Area: 102,046 sq. ft.  
Zoning: Waterfront Industrial  
Attachments: Location Map  
Letter of Interest (Harbor Commission Resolution 01-18-02)

**II. RECOMMENDED ACTION / NEXT STEP:**

Staff suggest the following motion:

“I move to recommend to dispose of Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8; of the North Fill Development Park as outlined in Cordova Municipal Code 5.22.060 B by \*”

Choose one of the following to insert for the asterisk:

1. Negotiating an agreement with the Harbor to lease or purchase the property.

2. Requesting sealed proposals to lease or purchase the property.
3. Inviting sealed bids to lease or purchase the property.
4. Offering the property for lease or purchase at public auction.

### III. **FISCAL IMPACTS:**

The Harbor Department currently rents out these lots for boat and trailer storage and launching at the North ramp.

### IV. **BACKGROUND INFORMATION:**

**1/31/18** – At the Harbor Commission Special Meeting, the commission passed Resolution 01-18-02 (attached). Because the resolution is requesting the city enter into a lease with the Harbor, staff is treating the resolution as a letter of interest starting the land disposal process.

**2/13/18** – At the Planning Commission Regular Meeting, the commission recommended City Council retain the lots. Below is a summary of what occurred:

M/Pegau S/Bird to recommend to City Council to **retain** Lot 1 and 2, Block 6; and Lot 3A, 4, and 5, Block 8; North Fill Development Park.

**Pegau** said that disposing the lots to the Harbor creates an inconsistency for how the city handles city property. The proper way to handle it would be to do it in the city code. He said that the lots are listed as ‘Not Available’ so the city can’t dispose to the Harbor. **Bolin** said he thought that the joint Work Session with City Council would help them address some of the Harbor Commission’s concerns. **Roemhildt** verified with staff that the memo stated that since the Harbor is a part of the city, the land does not need to be made ‘Available’ to dispose to the Harbor. **Greenwood** said that this has never been done before. **Stavig** said that the five lots shown in the location map were the lots being discussed. The Harbor Commission’s resolution also includes the lot that **Rob Brown** is directly negotiating for.

Upon voice vote, motion passed 7-0.

Yea: **McGann, Pegau, Baenen, Roemhildt, Bird, Bolin, Holter**

This land is ‘Not Available’ on the land disposal maps. Because the Harbor is part of the city, the land does not need to be made ‘Available.’

### **Applicable Code:**

#### 5.22.040 - Letter of interest to lease or purchase.

*C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in Section 5.22.060(B).*

#### 5.22.060 - Methods of disposal.

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

- 1. Negotiate an agreement with the party who submitted a letter of interest 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.*

**V. LEGAL ISSUES:**

It is unknown how the city would lease land to the Harbor, which is a part of the city.

**VI. CONFLICTS OR ENVIRONMENTAL ISSUES:**

One of the biggest issues with the land disposal maps has been with the designation 'Not Available.' There seem to always be unforeseen opportunities or circumstances where land that has been designated 'Not Available' has been changed to 'Available.' City Council should carefully consider any action that may inhibit flexibility with future land disposals.

**VII. SUMMARY AND ALTERNATIVES:**

The Council can choose to dispose the lots and choose a method of disposal, or the Council can choose not to dispose the lots.



**CORDOVA HARBOR COMMISSION  
CORDOVA, ALASKA  
RESOLUTION 01-18-02**

**A RESOLUTION OF THE HARBOR COMMISSION OF THE CITY OF CORDOVA, ALASKA TO CORDOVA CITY COUNCIL, REQUESTING THE CITY ENTER INTO A LEASE WITH THE PORT OF CORDOVA FOR LOT 1 BLK 4, LOT 2 BLK 6, LOT 4 BLK 8, LOT 5 BLK 8, LOT 3A BLK 8 AND LOT 3 BLK 5 THAT ARE CURRENTLY MANAGED BY THE PORT IN THE NORTH FILL DEVELOPMENT PARK.**

**WHEREAS**, the Port of Cordova is following its mission statement, "The Port of Cordova promotes economic and sustainable maritime opportunities for recreational, subsistence, and commercial users, by providing safe vessel moorage and marine upland support facilities," by managing storage and parking in the North fill area,

**WHEREAS**, the Port's masterplan includes these lots in the continued development of the North fill area,

**WHEREAS**, this area has been being developed to greater serve the boating community for many years,

**WHEREAS**, use of this area cuts down on the congestion and boat traffic on other city streets,

**WHEREAS**, the North fill area is used by recreational and commercial vessels, oil spill response equipment storage, and as a staging ground for equipment and supplies being shipped out by the North Launch ramp,

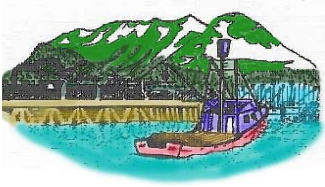
**WHEREAS**, the Cordova City Council previously had agreed on the Port's development plan when they decided not to sell Lot 3a, block 8 in 2012,

**NOW, THEREFORE BE IT RESOLVED** that the Harbor Commission of Cordova, Alaska, is requesting the City enter into a lease agreement with the Port of Cordova for the lots currently managed by the Port in the North Fill Development Park.

**PASSED AND APPROVED THIS 31st DAY OF JANUARY, 2018.**

  
Chairman

  
Tony Schinella, Cordova Harbormaster



## City Council of the City of Cordova, Alaska

### Pending Agenda February 21, 2018 Regular Council Meeting

#### A. Future agenda items - when will these be heard before Council?

- 1) Council direction to staff in pursuing Crater Lake Water & Power project from City (water) side
- 2) Code change re Council member service on boards/commissions (ordinance being drafted)
- 3) Discussion/action regarding water charges at the Harbor
- 4) Odiak Camper Park and/or other locations for long term rv/trailer space rentals in Cordova
- 5) Waterfront development
- 6) Cordova Center bird mitigation - for 2018
- 7) 2018 budget discussions
- 8) Special Election re: marijuana local option (petition was certified on January 12, 2018)  
alternatively, this could wait until Regular Election on March 5, 2019

#### B. Upcoming Meetings, agenda items and/or events:

- 1) Capital Priorities List and Resolution to come before Council quarterly:  

3/7/2018	6/6/2018	9/5/2018	12/5/2018
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- 2) Staff quarterly reports will be in the following packets:  

4/18/2018	7/18/2018	10/17/2018	1/16/2019
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- 3) Land Disposal vs. Land Development Jt. Work Session, with Planning Commission - to be scheduled in March  

3/7/2018	or	3/21/2018
----------	----	-----------
- 4) City Council/staff/other Boards and Commissions - Training session with City Attorney  
date tba - after 3/6/18 election certification
- 5) Strategic Planning Work Sessions: @ least 2, tentatively scheduled for the month of April

Clear direction should be given to Clerk/Manager on the what and when of this proposed agenda item.

item:

suggested  
agenda date:

- 1) ...
- 2) ...
- 3) ...

Mayor Koplin or the City Manager can either agree to such an item and that will automatically place it on an agenda, or a second Council member can concur with the sponsoring Council member.



## City Council of the City of Cordova, Alaska

### Pending Agenda - February 21, 2018 Regular Council Meeting

#### D. Membership of existing advisory committees of Council formed by resolution:

- 1) Fisheries Advisory Committee:** 1-Torie Baker, chair (Marine Adv Prgm) 2-Jeremy Botz (ADF&G)  
authorizing resolution 04-03-45 3-Tim Joyce (PWSAC) 4-Jim Holley (AML)  
approved Apr 16, 2003 5-Chelsea Haisman (fisherman) 6-Tommy Sheridan (processor)  
Mayor Koplin is currently contacting existing members and hopes to have new appointments for Council concurrence soon

- 2) Cordova Trails Committee:** 1-Elizabeth Senear 2-Toni Godes  
authorizing resolution 11-09-65 3-Dave Zastrow  
approved Dec 2, 2009 4-vacant 5-vacant

- 3) Fisheries Development Committee:** 1-Warren Chappell 2-Andy Craig 3-Bobby Linville  
authorizing resolution 12-16-43 4-Gus Linville 5-Tommy Sheridan 6-Bob Smith  
approved Dec 23, 2016

#### E. City of Cordova appointed representatives to various Boards et al:

- 1) Prince William Sound Regional Citizens Advisory Council**

**Robert Beedle** re-appointed March 2016 2 year term  
re-appointed March 2014  
appointed April 2013

- 2) Prince William Sound Aquaculture Corporation Board of Directors**






**Tom Bailer** term until Oct 2018 3 year term  
appointed February 2017

- 3) Southeast Conference AMHS Reform Project Steering Committee**

**Mike Anderson** appointed April 2016 until completion of project  
**Sylvia Lange** alternate

# FEBRUARY 2018

CALENDAR MONTH	<b>FEBRUARY</b>
CALENDAR YEAR	<b>2018</b>
1ST DAY OF WEEK	<b>SUNDAY</b>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2	3
		Iceworm festival Jan 27-Feb 3			Iceworm festival Jan 27-Feb 3	
4 	5	6	7	8	9 CSD Inservice 	
			6:00 Council work session 6:45 Council pub hrg CCAB 7:00 Council reg mtg CCAB		HS Bball @ Valdez Elks Tourney	
11	12	13	14 VALENTINE'S DAY 	15	16	17 
		6:30 P&Z CCAB	7:00 Sch Bd HSL 7:00 Harbor Cms CCB		JH Vball vs. Valdez @ home	
18	19 CSD Holiday Presidents' Day-City Hall Offices Closed	20	21 6:45 Council pub hrg CCAB 7:00 Council reg mtg CCAB	22 6:00 CCMCAB HCR	23	24
		----- absentee voting @ City Hall Feb 20 - Mar 5 M-F 8a-5p -----				
25	26	27	28	1	2	3
		----- absentee voting @ City Hall Feb 20 - Mar 5 M-F 8a-5p -----				
			6:00 CEC Board Meeting			
		6:00 P&R CCM	5:30 CTC Board Meeting			
4	5	Notes				

## Legend:






CCAB-Cordova Center  
Community Rms A&B  
HSL-High School Library

CCA-Cordova Center  
Community Rm A  
CCB-Cordova Center  
Community Rm B

CCM-Cordova Center Mayor's  
Conference Rm  
CCER-Cordova Center  
Education Room

# MARCH 2018

CALENDAR MONTH	MARCH
CALENDAR YEAR	2018
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	1	2	3
		----- absentee voting @ City Hall Feb 20 - Mar 5 M-F 8a-5p -----				
4	5 absentee voting @ City Hall Feb 20 - Mar 5 M-F 8a-5p	6 Election Day CCA 7am - 8pm 	7 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	8	9 CSD end 3Q 	10
11	12	13	14	15	16	17 
		CSD vacation - March 12 thru 16 - Spring Break				
18	19	20 	21 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	22	23	24
25	26  Seward's Day- City Hall Offices Closed	27 6:00 P&R CCM	28 6:00 CEC Board Meeting 5:30 CTC Board Meeting	29 CSD parent-teacher conferences 28, 29, 30	30 6:00 CCMCAB HCR	31
1	2	Notes				

## Legend:



CCAB-Cordova Center  
Community Rms A&B  
HSL-High School Library

CCA-Cordova Center  
Community Rm A  
CCB-Cordova Center  
Community Rm B

CCM-Cordova Center Mayor's  
Conference Rm  
CCER-Cordova Center  
Education Room

# APRIL 2018

CALENDAR MONTH	APRIL
CALENDAR YEAR	2018
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 	2	3	4 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	5	6	7
8	9	10 6:30 P&Z CCAB	11 7:00 Sch Bd HSL 7:00 Harbor Cms CCB	12	13 CSD Inservice day	14
15	16 7:00 Board of Equalization Meeting	17	18 6:00 Council work session 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	19	20	21
22 	23	24 6:00 P&R CCM	25 5:30 CTC Board Meeting 6:00 CEC Board Meeting	26 6:00 CCMCAB HCR	27	28
29	30	1	2	3	4	5
6	7	Notes				

Legend:  
 CCAB-Cordova Center  
 Community Rms A&B  
 HSL-High School Library

CCA-Cordova Center  
 Community Rm A  
 CCB-Cordova Center  
 Community Rm B

CCM-Cordova Center Mayor's  
 Conference Rm  
 CCER-Cordova Center  
 Education Room



# City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

## Mayor and City Council - Elected

seat/length of term	email	Date Elected	Term Expires
<b>Mayor:</b> 3 years	<b>Clay Koplin</b> <a href="mailto:Mayor@cityofcordova.net">Mayor@cityofcordova.net</a>	March 1, 2016	March-19
Council members:			
Seat A: 3 years	<b>James Burton</b> <a href="mailto:CouncilSeatA@cityofcordova.net">CouncilSeatA@cityofcordova.net</a>	March 1, 2016 March 5, 2013	March-19
Seat B: 3 years	<b>Kenneth Jones</b> <a href="mailto:CouncilSeatB@cityofcordova.net">CouncilSeatB@cityofcordova.net</a>	March 7, 2017	March-20
Seat C: 3 years	<b>Jeff Guard</b> <a href="mailto:CouncilSeatC@cityofcordova.net">CouncilSeatC@cityofcordova.net</a>	March 7, 2017	March-20
Seat D: 3 years	<b>Robert Beedle</b> <a href="mailto:CouncilSeatD@cityofcordova.net">CouncilSeatD@cityofcordova.net</a>	March 3, 2015	March-18
Seat E: 3 years	<b>Anne Schaefer</b> <a href="mailto:CouncilSeatE@cityofcordova.net">CouncilSeatE@cityofcordova.net</a>	December 6, 2017	March-18
	elected by cncl		
Seat F: 3 years	<b>David Allison, Vice Mayor</b> <a href="mailto:CouncilSeatF@cityofcordova.net">CouncilSeatF@cityofcordova.net</a>	March 1, 2016	March-19
Seat G: 3 years	<b>James Wiese</b> <a href="mailto:CouncilSeatG@cityofcordova.net">CouncilSeatG@cityofcordova.net</a>	March 1, 2016	March-19

## Cordova School District School Board - Elected

length of term		Date Elected	Term Expires
3 years	<b>Barb Jewell, President</b> <a href="mailto:bjewell@cordovasd.org">bjewell@cordovasd.org</a>	March 1, 2016 March 5, 2013	March-19
3 years	<b>Bret Bradford</b> <a href="mailto:bbradford@cordovasd.org">bbradford@cordovasd.org</a>	March 3, 2015	March-18
3 years	<b>Tammy Altermott</b> <a href="mailto:taltermott@cordovasd.org">taltermott@cordovasd.org</a>	March 1, 2016 March 5, 2013	March-19
3 years	<b>Peter Hoepfner</b> <a href="mailto:phoepfner@cordovasd.org">phoepfner@cordovasd.org</a>	March 3, 2015 March 6, 2012 March 3, 2009 March 7, 2006	March-18
3 years	<b>Sheryl Glasen</b> <a href="mailto:sglasen@cordovasd.org">sglasen@cordovasd.org</a> <i>Vacant (appointed, non-voting)</i> <i>City Council Rep</i>	March 7, 2017 March 4, 2014	March-20

seat up for re-election in 2018

board/commission chair

seat up for re-appt in Nov 18

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

## CCMC Authority - Board of Directors - Elected

length of term		Date Elected	Term Expires
3 years	<b>Kristin Carpenter</b>	March 7, 2017	March-20
3 years	<b>Sally Bennett</b>	March 7, 2017	March-19
3 years	<b>April Horton</b>	March 7, 2017	March-19
3 years	<b>Dorne Hawxhurst</b>	March 7, 2017	March-18
3 years	<b>Amanda Wiese</b> <small>elected by board</small>	November 2, 2017	March-18

## LIBRARY BOARD - APPOINTED

length of term		Date Appointed	Term Expires
3 years	<b>Mary Anne Bishop, Chair</b>	November-16 November-13 November-10 November-06	November-19
3 years	<b>Wendy Ranney</b>	November-15 April-13	November-18
3 years	<b>Erica Clark</b>	November-16	November-19
3 years	<i>vacant</i>		November-20
3 years	<i>vacant</i>		November-20

## PLANNING AND ZONING COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	<b>Nancy Bird</b>	November-16	November-19
3 years	<b>Allen Roemhildt</b>	November-16 January-14	November-19
3 years	<b>Scott Pegau, vice chair</b>	November-17 December-14 December-11	November-20
3 years	<b>John Baenen</b>	November-15 December-12	November-18
3 years	<b>Tom McGann, chair</b>	November-17 December-14 December-11 April-11	November-20
3 years	<b>Chris Bolin</b>	September-17	November-18
3 years	<b>Lee Holter</b>	November-17	November-20

seat up for re-appt in Nov 18

seat up for re-election in 2018

board/commission chair

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

## HARBOR COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Mike Babic	November-17	November-20
3 years	Andy Craig	November-16	November-19
3 years	Max Wiese	November-17	November-20
		January-14	
		March-11	
3 years	Ken Jones	November-16	November-19
		February-13	
3 years	Jacob Betts, Chair	November-15	November-18

## PARKS AND RECREATION COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Wendy Ranney, Chair	November-15	November-18
		August-14	
3 years	Anne Schaefer	November-17	November-20
3 years	Miriam Dunbar	November-15	November-18
		August-14	
3 years	Stephen Phillips	November-15	November-18
3 years	Marvin VanDenBroek	November-16	November-19
		February-14	
3 years	Karen Hallquist	November-16	November-19
		November-13	
3 years	Dave Zastrow	November-17	November-20
		February-15	
		September-14	

## HISTORIC PRESERVATION COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Cathy Sherman	August-16	November-19
3 years	Heather Hall	August-16	November-19
3 years	Brooke Johnson	August-16	November-19
3 years	John Wachtel	August-16	November-18
3 years	Sylvia Lange	August-16	November-18
3 years	Nancy Bird	November-17	November-18
3 years	Jim Casement, Chair	November-17	November-20

seat up for re-election in 2018

board/commission chair

seat up for re-appt in Nov 18