

Regular City Council Meeting
March 1, 2017 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order

Vice Mayor Tom Bailer called the Regular Council Meeting to order at 7:00 pm on March 1, 2017 in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance

Vice Mayor Bailer led the audience in the Pledge of Allegiance.

C. Roll call

Present for roll call were Council members *Tom Bailer, Josh Hallquist, David Allison* and *James Wiese*. Council member *Tim Joyce* was present via teleconference. *Mayor Clay Koplín* and Council members *James Burton* and *Robert Beedle* were absent. Also present were City Manager *Alan Lanning* and City Clerk *Susan Bourgeois*.

D. Approval of Regular Agenda

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

Vote on the motion: 5 yeas, 0 nays, 2 absent (Burton, Beedle). Motion was approved.

E. Disclosures of Conflicts of Interest

Wiese said that on agenda item 16, first he has an Aunt and Uncle who have a neighboring property and also he was spoken to by the author of the letter of interest before he realized it would be an item before Council. *Vice Mayor Bailer* agreed he should be recused from discussion and vote on that item.

F. Communications by and Petitions from Visitors

1. Guest Speakers - none

2. Audience comments regarding agenda items

Cecelia Wiese of 400 Railroad Row spoke against the disposal of the land in Odiak Park Subdivision, agenda item 16.

Scot Mitchell of 5 Alpine Falls Drive and CEO of CCMC spoke in favor of passage of ordinances 1150 and 1151.

Henry Max Wiese of 400 Railroad Row spoke against the disposal of the land in Odiak Park Subdivision, agenda item 16.

3. Chairpersons and Representatives of Boards and Commissions

There were no reports as all boards and commissions have meetings upcoming in the next few weeks.

4. Student Council Representative Report - not present

G. Approval of Consent Calendar

Vice Mayor Bailer declared the consent calendar was before the City Council.

5. Record excused absences of Council members *Hallquist* and *Allison* from the February 15, 2017 Regular meeting

Vote on the consent calendar: 5 yeas, 0 nays, 2 absent. Allison-yes; Beedle-absent; Joyce-yes; Bailer-yes; Wiese-yes; Burton-absent and Hallquist-yes. Consent Calendar was approved.

H. Approval of Minutes

M/Wiese S/Hallquist to approve the minutes.

6. Minutes of 02-15-17 Regular Council Meeting

Vote on the motion: 5 yeas, 0 nays, 2 absent (Burton, Beedle). Motion was approved.

I. Consideration of Bids - none

J. Reports of Officers

7. Mayor's Report - *Mayor Koplín* had a written report in the packet.

8. Manager's Report - *Lanning* said we wouldn't need the executive session at the end of the meeting tonight. He's been writing a variety of documents this week that will be used later - also we'll need a final strategic planning session and he has begun the budget today and he's been working on a few other small projects. *Hallquist* had a question - people have been asking him about the museum, when that would be open. *Sherman* commented that there is a plan to have all museum spaces open by year end. The staff is doing all of the tedious display work themselves in an effort to save money and it is time-consuming but going well.

9. City Clerk's Report - *Bourgeois* asked Council if they wanted to see the CIP resolution at a future meeting. She reminded them that usually this time of year, during the legislative session in Juneau, they usually opt to keep it consistent.

- Res 12-16-38 – last CIP List Resolution approved by Council

K. Correspondence

10. 02-13-17 Letter from Dan Nichols re Lot 2 Block 3 CIP
11. 02-16-17 Letter from Bret Bradford re Lots 8 & 9, Odiak Park Subdivision
12. 02-21-17 Resolution 17-06 Valdez City Council supporting Cordova South Harbor rebuild

L. Ordinances and Resolutions

13. Ordinance 1150 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the transfer of \$876,000 from the general reserve fund as follows: \$860,000 to the general fund for debt service, \$16,000 to the governmental capital projects fund #401 for the purchase of hospital equipment, both which were appropriated in the adopted budget for fiscal year 2017 - 1st reading

M/Allison S/Joyce to adopt Ordinance 1150 an ordinance of the City Council of the City of Cordova, Alaska, authorizing the transfer of \$876,000 from the general reserve fund as follows: \$860,000 to the general fund for debt service, \$16,000 to the governmental capital projects fund #401 for the purchase of hospital equipment, both which were appropriated in the adopted budget for fiscal year 2017.

Allison said we discussed this plenty – we planned this at budget so now he will support it. *Joyce* agreed but he believed that we should at least account for a method of reimbursement.

M/Joyce S/Bailer to amend the ordinance by adding to the end, “Be it further ordained that the City Council of the City of Cordova, Alaska directs repayment of the \$876,000 to the general reserve fund in three equal installments on or before December 31 of 2018, 2019 and 2020.”

After lengthy discussion of the amendment, *Joyce* with the agreement of the second, *Bailer*, changed the amendment to read, “Be it further ordained that the City Council of the City of Cordova, Alaska hereby intends to reimburse the General Reserve Fund a total of \$876,000 by December 31, 2020.”

Vote on the motion to amend: 5 yeas, 0 nays, 2 absent (Burton, Beedle). Motion was approved.

Vote on the main motion as amended: 5 yeas, 0 nays, 2 absent (Burton, Beedle). Motion was approved.

14. Ordinance 1151 an ordinance of the City Council of the City of Cordova, Alaska, authorizing the transfer of \$271,466.96 from the general reserve fund as follows: \$136,000 to the general fund for hospital equipment and \$135,466.96 to the general fund for a grant match for the Adams St. sidewalk project – 1st reading

M/Hallquist S/Bailer to adopt Ordinance 1151 an ordinance of the City Council of the City of Cordova, Alaska, authorizing the transfer of \$271,466.96 from the general reserve fund as follows: \$136,000 to the general fund for hospital equipment and \$135,466.96 to the general fund for a grant match for the Adams St. sidewalk project.

M/Hallquist S/Allison to amend the ordinance to change the \$136,000 to \$117,000 and to change the \$271,466.96 to \$252,466.96.

Vote on the motion to amend: 5 yeas, 0 nays, 2 absent (Burton, Beedle). Motion was approved.

Joyce asked the Clerk if there would be 30 day waiting period after passage of this ordinance. *Bourgeois* responded that an ordinance making, repealing, transferring or otherwise changing appropriations goes into effect immediately.

M/Joyce S/Hallquist to amend the ordinance by adding to the end, “Be it further ordained that the City Council of the City of Cordova, Alaska hereby intends to reimburse the General Reserve Fund a total of \$252,466.96 by December 31, 2020.”

Vote on the motion to amend: 5 yeas, 0 nays, 2 absent (Burton, Beedle). Motion was approved.

Vote on the main motion as amended twice: 5 yeas, 0 nays, 2 absent (Burton, Beedle). Motion was approved.

15. Resolution 03-17-07 A resolution of the City Council of the City of Cordova, Alaska, authorizing the city manager to enter into a five (5) year lease for a portion of Lot 10A, Block 2, South Fill Development Park with the Copper River Watershed Project

M/Hallquist S/Joyce to approve Resolution 03-17-07 a resolution of the City Council of the City of Cordova, Alaska, authorizing the city manager to enter into a five (5) year lease for a portion of Lot 10A, Block 2, South Fill Development Park with the Copper River Watershed Project

Hallquist said he supports this – it is for recycling – we have talked about this already. *Joyce* said he read through this and didn’t see the provision for heavy snow years – that they would suspend operations if necessary. *Bailer* said he is uncomfortable tying this up for 5 years which is the term. He thought it was more short-term. He asked the Planner ahead of the meeting if this lease could be broken quickly if necessary and she explained that this could be done with thirty days’ notice.

Vote on the motion: 5 yeas, 0 nays, 2 absent (Burton, Beedle). Motion was approved.

M. Unfinished Business

N. New & Miscellaneous Business

16. Land disposal decision and method Lots 8 & 9, Block 1, Odiak Park Subdivision

M/Hallquist S/Joyce to direct the City Manager to dispose of Lots 8 & 9 Block 1 Odiak Park Subdivision as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

Hallquist said he drove by the lots today, he read the letters Council has received, he read what planning and zoning recommended and he read the information that the City Clerk sent. He said we listed this as available for sale - thinks it wouldn't be right to pull it back then after someone send a letter of interest on it. *Hallquist* said he read *Tom McGann's* comments from the Planning and Zoning meeting which say that you cannot do something on your own property that would adversely affect your neighbor's property so he is willing to take proposals on this lot and see what comes in. *Joyce* agreed and said we should at least see what ideas are out there, including adjacent landowners who are more than welcome to put proposals in. He said once the proposals are in, Council could opt against choosing any one of them. *Allison* said he also thinks it never hurts to get proposals on a lot, he said we are still at the beginning stages of this one. *Bailer* said he would support it but hopes staff can stay close to this one, really understand what a contractor intends to do here before approving a proposal.

Vote on the motion: 4 yeas, 0 nays, 2 absent (Burton, Beedle), 1 conflict of interest (Wiese). Motion was approved.

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

Council opted to have a strategic planning work session on March 7 at 6 pm. *Bourgeois* said with the election she would have to get back to them on a location, probably the education room upstairs. She also said the Clerk's office would be too busy to staff that on Election Day; *Lanning* said he would get help in that regard.

O. Audience Participation - none

P. Council Comments

Joyce thanked *Alan* for all the time he's put in and done for us so far. He also reminded the Council that they would have their last HSB meeting next Thursday.

Wiese thanked *Lanning* as well and thanked the public for coming and thanked Council members for their attendance.

Hallquist commented that on the Lots 8 & 9 Odiak Park issue, he said that *Sjostedt* has been in town a long time, knows conditions, knows how to work dirt so as long as everyone's on the same page, it could work out.

Allison echoed *Wiese's* comments and thanked everyone for coming tonight.

Bailer echoed also.

Q. Executive Session

it was decided that this executive session was not needed

~~18. Stern property donation negotiation update~~

R. Adjournment

M/Hallquist S/Allison to adjourn the meeting.

Hearing no objection the meeting was adjourned at 8:20 pm.

Approved: April 5, 2017

Attest: 
Susan Bourgeois, CMC, City Clerk

