

Mayor
James Kallander
Council Members
Keith van den Broek
James Kacsh
David Allison
Bret Bradford
EJ Cheshier
David Reggiani
Robert Beedle

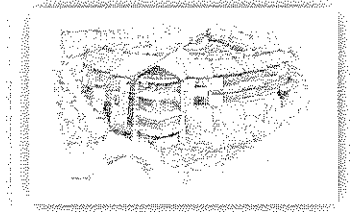
City Manager
Mark Lynch

City Clerk
Susan Bourgeois

Deputy Clerk
Erika Empey
Robyn Kincaid

Student Council
Shyla Krukoff

**REGULAR COUNCIL MEETING
MARCH 2, 2011 @ 7:30 PM
LIBRARY MEETING ROOM**



AGENDA

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. ROLL CALL

Mayor James Kallander, Council members Keith van den Broek, James Kacsh, David Allison, Bret Bradford, EJ Cheshier, David Reggiani and Robert Beedle

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

E. DISCLOSURES OF CONFLICTS OF INTEREST

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

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

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

H. APPROVAL OF MINUTES..... (voice vote)

4. Minutes of 11-23-2010 Joint Work Session..... (page 2)
5. Minutes of 02-02-11 Regular Meeting..... (page 6)
6. Minutes of 02-16-11 Public Hearing..... (page 12)
7. Minutes of 02-16-11 Regular Meeting..... (page 13)

I. CONSIDERATION OF BIDS - None

J. REPORTS OF OFFICERS

8. Mayor's Report
9. Manager's Report..... (page 19)
10. City Clerk's Report..... (page 20)
11. Staff Reports
 - a. Moe Zamarron, COR, Cordova Center Project (page 21)

K. CORRESPONDENCE

12. Letter from John Harvill in re: Street names..... (page 22)
13. Letter to Representative Thomas in re Pioneer Building..... (page 23)
14. Letter to Governor Sean Parnell in re "Choose Respect"..... (page 24)
15. Letter from Lynch to USCG in re PWSRCAC recertification..... (page 25)
16. Letter from Lynch to Representative Thomas in re Pioneer Building..... (page 26)
17. Letter from Lynch to ADEC in re CRWP snow management review..... (page 27)

L. ORDINANCES AND RESOLUTIONS - None

M. UNFINISHED BUSINESS - None

N. NEW & MISCELLANEOUS BUSINESS

18. Mayor appointment and Council concurrence to fill two vacant..... (voice vote)(page 28)
seats on the Harbor Commission
19. Cordova School District additional funding request..... (voice vote)(page 31)
20. Report from E-911 RFP Committee and Council action..... (voice vote)(page 40)
21. Request for purchase of City land..... (voice vote)(page 41)
South Fill Development Park Lot 3 Block 2
22. Request for purchase of City land..... (voice vote)(page 44)
South Fill Development Park Lot 5 Block 2
23. Request for purchase of City land..... (voice vote)(page 47)
Original Townsite Lots 1-4 Block 42
24. Request for lease of City land..... (voice vote)(page 49)
Ptn of Tract A, USS 833 (Sewer Treatment Plant)
25. Council appointment of Acting Health Services Administrator..... (voice vote)(page 54)
(may be discussed in Executive Session)
26. Pending Agenda and Calendar..... (page 56)

O. AUDIENCE PARTICIPATION

P. COUNCIL COMMENTS

27. Council Comments

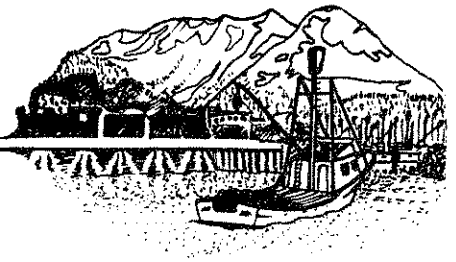
Q. EXECUTIVE SESSION

R. 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 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 disclosures.

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

CITY OF CORDOVA



2/18/11

Dear Cordova City Council

The Parks and Recreation Commission would like to discuss why it is appropriate for us to bring forth matters of snow storage at 622 2nd street and as it pertains to the design of the new fire hall / police department.

As many of you recall, Children's Memorial Park inhabited a 150' x 45' section of this property. History shows that there was a park of some sort on this property as far back as 1963. The last time this park was over hauled was in the early 1990's. At this time it was officially renamed 'Children's Memorial Park'. 7 memorial plaques hung in this park memorializing youth who lost their lives.

In 2007 this park was destroyed due to snow storage exceeding the capacity of its designated area within the property. By the end of 2007 The Parks and Recreation Department had received insurance monies and purchased all new playground equipment.

A snow dump Committee was also formed in 2007. This committee included among others, two Commission members and the Director of Parks and Recreation. It was made clear to the committee and the Parks and Recreation Commission that 2nd street; specifically the school front was HIGH priority. The importance of moving snow quickly and efficiently so school could start on time and be safe for our children was clear.

The Commission embraced this and saw it as vitally important to include adequate snow storage in the new design. The design provided roughly 7,000 cubic yards of snow storage. Time was spent speaking with the Streets crew and their supervisor; the Safe Routes to School committee and members of the School Board and PTA. We calculated the cost of moving snow, and spoke of logistics and safety. All entities embraced this site plan.

In 2009 the Commission brought the design to Council and asked that 622 2nd street be dedicated to the new park/ snow storage area. Council rejected this proposal, and at that time the Commission was told that the property needed to be used primarily as a snow dump and that it would be too costly to remove the snow.

Finally the Parks and Recreation Commission conceded to moving the park. Although, the battle was lost there was some comfort in knowing safety for the kids was our highest priority. Needless to say, it is disheartening to see that there has been little no thought to snow storage in the design of the new fire hall / police station.

The Commission believes a relocation plan for the displaced snow storage should be created that includes a proposed property in close proximity to the school and a calculated storage capacity of this proposed property. A true cost assessment should also be considered. This assessment should include additional wages and salaries, new equipment, acquisition of property, fuel and the expense of late or lost school days as a result of diminishing the size of the current snow dump. Finally, an emergency safety plan should be established between the City and school officials for snow removal during times of heavy snow. These very things were our biggest challenges in redesigning this property. None of which have been addressed in the design of the new fire hall / police station. These are VERY real problems that need to be given thought and backed up with a LOT of funding.

Sincerely,

The City of Cordova Parks and Recreation Commission Members,

Noel Pallas, Janice Warg, Steve Barnes, Allison Bidlack and Bret Bradford

**COUNCIL WORK SESSION
NOVEMBER 23, 2010 @ 6:00 PM
LITTLE CHAPEL MEETING ROOM
MINUTES**

A. CALL TO ORDER

Vice-Mayor David Reggiani called the Council work session to order at 6:00 pm on November 23, 2010 in the Little Chapel Meeting Room.

Corrine Ericson led the audience in an Invocation.

B. ROLL CALL

Present from the City Council were *Vice-Mayor David Reggiani* and Council members *Keith van den Broek, James Kacsh, David Allison, Bret Bradford, and Robert Beedle*. Council member *EJ Cheshier* arrived at 6:25 pm. *Mayor James Kallander* was absent. Also present were City Manager *Mark Lynch* and City Clerk *Susan Bourgeois*.

Health Services Board roll was called. Present were President *David Allison*, Board Members *Sandra Aspen, Kerin Kramer* and *EJ Cheshier* (arrived at 6:25 pm). Absent Board Members were *Kristin Carpenter* and *Glenn Ujioka*.

Ilanca Community Wellness Advisory Committee roll was called. Present were Chairman *Noel Pallas*, Council Members *Corrine Erickson, Mark Hoover* and *Bob Dotson*. Council members *Faye Allen, Bootslyn Udani-Roemhildt, Charter Tsingi* and *Dan McDaniel* were absent.

Native Village of Eyak Tribal Council roll was called. Present was President *Robert Henrichs*, Council Members *Mark King, Jack Hopkins, Patience Anderson-Faulkner* and *Herb Jensen*.

C. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Audience Comments regarding agenda items - none

D. WORK SESSION TOPIC

2. Joint Work Session with City Council, Health Services Board, Native Village of Eyak Tribal Council, and Ilanca Community Wellness Advisory Council – facilitated by *Kitty Farnham* of Catalyst Consulting – working on the strategic planning for health care in Cordova

Kitty Farnham presented an overview of the work sessions agenda. She mentioned that *Mike Bell* would be calling in a financial report. Then the task force would give an update of their research. Following the update she would open the work session part of the night for dialog. In the work session there would be about 30 minutes dedicated to each scenario discussing the different areas that need more researched. The outcome of the meeting should be to get us closer to a joint plan for future work.

- a. Review results of draft strategic assessment report

- Overview of community forum 11/22

Farnham gave a brief overview of the 11/22 community forum outcome. They reviewed the draft report that now has some edits based on the community input, which mostly came from the discussions they had as they made their way through the report with lots of Q&A time. The night wrapped up with everybody present using a green dot put onto sheets for each A, B, C options. The tally stands that 11 felt improvements with reduced duplication was a good idea (option A), 13 felt option “A” with utilizing the NVE structure was the best idea (option B), and 4 votes were interested in pursuing the third party with its benefits (option C). *Lynch* offered that there were about 40 people present so several didn’t feel comfortable placing a dot vote. *Farnham* stated that the last thing they asked of that community forum was for requests and offers to present to those who will be making these decisions. These suggestions

and comments will be incorporated into this meeting. **Mike Bell** was called for the financial report. He stated that his purpose on the team was to look for financial opportunities in the different options for comparison. He spoke to the Medicare and Medicaid opportunities, regulations, and restrictions that have to be considered. He stated that everything that can be done in "A" also can be done in "B" with some additional opportunities available. Option "C" varies depending on the company chosen and the management contract. **Bradford** asked for clarification on **Bell's** statement that there would be some additional reimbursement opportunities with option "B". Is there an estimate on the amount difference? **Bell** stated that he feels that option "B" is the only viable option as they have access to better grant funding opportunities, as a tribal organization, as well as the fact that they get reimbursement from Medicare and Medicaid at a higher rate. Tribal organization can work with other tribal entities for aide and grant opportunities too. This option would leave the ownership of the building with the City and the operations ownership with the tribal organization, which could have some challenges with grants for building improvements and maintenance. The specific dollar amount will vary with the grant opportunities available. The phone call with **Mike Bell** ended and the meeting was turned over to the task force.

- Task force reports

Sandra Aspen explained that at the beginning of this process she felt the third party was the best option because it presented a clean slate without politics. After all the research, community input, and work that was put into this process so far she is feeling option "B" is the best option. She stated that she isn't married to the option though as this needs to be a community decision. The transition to option "B" would be easy, the financial opportunities will increase, duplication of services would cease, and there would be a unified leadership established in Cordova's health care. She could see option "A" working but she is concerned that it would slide into a comfort zone and may not be enough change. However, after option "A" has been actualized options "B" & "C" can be looked into further.

Noel Pallas stated that he thinks it's time to make a decision; it is time to make a recommendation. He feels it is time to put out RFP's to NVE and to whoever else might be interested in becoming a third party. He put his dot on "A" because we need to start to do something now. To continue to do what we are doing is a misuse of public funds. We need to transition into option "A" and then decide, based on the RFP's which option to move into. None of the options is a financial fantasy but action needs to be made soon.

David Reggiani stated that agreed with **Pallas** that the task force is at its end. They are not ready to take any of the options off the table but they have gone as far as they can go in their research. Putting RFP's out will help take things off the table and define the decisions to be made. The decision can't be made till we have the information the RFP's will provide can be reviewed. **Farnham** stated that this is the hope of tonight to get us to the next step.

Mark Lynch stated that he thinks everything has been done, without making a decision that can be done. Currently we are operating under an "A" scenario. Perhaps we could get a long-term goal and get the RFP process started, which does not have to be an in-depth RFP, but could just ask if there are entities out there that are interested. We then would know which options really are available. He was unable to place a green dot because he feels each has its merit but there isn't enough information from actual providers to make an educated decision.

Mark Hoover stated that lots of research has been done and we have no solution. He thinks "B" could be a solution that could be jumped into. To start with "A" is a good idea and the City is going to have to ask for more information in order for "C" to be a viable option.

Angela Arnold stated that the committee has listened to the community, employees, and each other and have done a lot of research. The cooperation that has been accomplished could not have been reached two years ago. Nothing but good things can come from working together. She feels that bringing in strangers from somewhere else to operate the health care in Cordova is something we do not need.

Option "A" is a clear easy way to get to where we need to be. This does not mean that things stay the way they are; there will be some changing and more collaboration. It would require that there be a permanent management position and to have an elected Health Services Board.

Keren Kelley stated that when the whole process started she was looking for clear direction from Council but it has been much more in-depth than she anticipated. We need to provide what is best for the patients, which is quality, affordable care. All three are viable options but the task force needs more direction to position ourselves for additional funding. All the grants are looking for collaborative services and we have achieved that. Option "B" is the best but will take a while to achieve and the community is already working its way towards "A". She would like to see Cordova move towards "A" moving next to "B". It will take formulation and then implementation of a plan.

Farnham stated that the consensus is that there is a strong need for decisive action. A joint plan will do nothing but make the future stronger.

b. Joint Council discussion

- Plan for action: look at each A, B, C, next steps in strategic assessment report

The Councils were given ten minutes to discuss option "A" and its next steps at their tables. Councils came back together to discuss the results thus far. **Farnham** stated that this exercise was not meant to be completed but to stimulate the Council's thinking. A thought was to start looking into the funding available from the state to help fund the consolidation process. Another thought was to have clear financial report and insert more accountability. **Kramer** mentioned that the financial statements will be up to date by December. They were only behind because of the audit. The format will be different but it will be more consistent and easier to read. The common concern with option "A" is who retains control? Who would the administrator be working for? How would a contract be worked out? A small group was formed to prepare a scenario of what that could look like to present to the Councils for consideration. The advisory and governing boards will start to have joint meetings. The meetings are meant not for action but for sharing of information to keep the doors revolving. Councils concurred that to start an elected Health Services Board would require a special election as it would not make it to the regular election and would require a charter change. Staff will research what a charter change will entail. The charter change would be a major step towards achieving "A" but would not keep options "B" or "C" from every being actualized. All of the options would require at least one, if not two, charter changes. Discussion followed of what negotiations would have to take place to transfer the employment of the Doctor from one entity to another. Research will be done on how to eliminate the two clinics to see if it is a viable option. Research will be done on electronic medical records systems and the sharing capabilities it can possess.

Recessed for a break then moved into a five-minute breakout session for discussing the next steps for option "B". Councils came back together to discuss the results thus far. This plan's next steps require asking NVE for a proposed business plan that would include specific grant/additional funding opportunities available with this plan. This plan should also include an overview of benefits for the employees. It was mentioned that research needs to be done on PERS but it is not necessarily for option "B" it just needs to be done. This option would also require a charter change.

The Councils moved into a five-minute breakout session for discussing the next steps for option "C". Councils came back together to discuss the results thus far. The Councils decided that the only action is to produce and distribute an RFI. Any other next steps would be based on speculation. Discussion followed that it does not have to be a full RFI but a brief one at first to weed through the options. The information those RFI's will produce will help identify the specific things to ask in a more in-depth RFI and carried over to an RFP.

- Sustain the momentum

Farnham stated that the community of Cordova has made a huge amount of progress in the last few months, even the last two years. We are now seeing steps forward and agreement between parties. Sometimes the amount of information needed was very great and it felt like it was going to take forever. However, the meeting, listening, learning and getting to a different level of ownership has brought a sense of hope about the quality of health care here in Cordova. It is important to keep this at a high level, to keep accountable and to keep moving forward with the progress. The Councils suggested that the list of "to do's" should be published publicly and to be updated as things get accomplished on a monthly basis. Recap is that no decisions were made today but action items were set for additional information to help narrow down the options. Each of the action steps has been assigned someone to do the action, a period to get it done, and a designated board to report it to.

CLOSING COMMENTS

Bob Henrichs, progress is being done here and the fact that everyone is in the same room working together is progress in and of itself. We are all here for the same reason, improved health care in Cordova.

Vice-Mayor David Reggiani, agreed with **Henrichs**, **Farnham**, a lot of work has gone into this process, and we have come a long way. A lot of man-hours and we are on a path to a better way.

E. AUDIENCE PARTICIPATION

Patti Kallander thanked everyone involved. She feels much more positive about the direction this process is going than before. There will be some good information coming out of this.

Corrine Erickson stated that she has been so many meetings on the hospital and there has been so much progress done thus far. She appreciates all the work that has been put into this. Do not give up. Keep moving forward. She is proud to be here because of the hospital and she will fight to keep it.

Vince Patrick stated that he is impressed with the work that has been done and what the task force has done. He recommended that the task force stay intact to help keep the momentum going. There is a lot of expertise and knowledge in that entity. It could continue to be an outreach entity to the community that is outside of the councils and boards. We did not have an independent entity looking over things before; the chatting on the streets stemming from this entity has been very beneficial.

Matt Kelley thanked everyone and stated that it has been nicely stated. He appreciates the work that was been put into this process.

Jennifer Gibbins stated she agrees that the task force does have a lot of knowledge and has been very useful. She posed the question that the cash needs keeps coming up and she wondered if the Council has considered that within the context of the drafting of the 2011 budget. **Reggiani** stated that the City Council is working on the CIP list at the next meeting. The hospital is being considered and those discussions will follow that meeting.

F. COUNCIL COMMENTS - none

G. ADJOURNMENT

Hearing no objections, **Kitty Farnham** adjourned the work session at 9:10 pm.

Approved:

Attest:

Robyn Kincaid, Deputy City Clerk

**CITY COUNCIL REGULAR MEETING
FEBRUARY 2, 2011 @ 7:30 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Vice Mayor David Reggiani called the Council Regular Meeting to order at 7:30 pm on February 2, 2011, in the Library Meeting Room.

B. INVOCATIONS AND PLEDGE OF ALLEGIANCE

Vice Mayor David Reggiani led the audience in the Pledge of Allegiance.

C. ROLL CALL

Present for roll call were *Vice Mayor David Reggiani*, Council members *David Allison*, *Bret Bradford*, *EJ Cheshier*, *Jim Kacsh* and *Robert Beedle*. *Mayor James Kallander* was present via teleconference. Council member *Keith van den Broek* was absent. Also present were City Manager *Mark Lynch*, City Clerk *Susan Bourgeois*, and Deputy City Clerk *Erika Empey*.

D. APPROVAL OF REGULAR AGENDA

M/Bradford S/Kacsh to approve the regular agenda.

Vote on motion: 6 yeas, 0 nays, 1 absent (van den Broek). Motion carried.

E. DISCLOSURES OF CONFLICTS OF INTEREST – None.

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speakers – None.

2. Audience comments regarding agenda items – *Mark Frohnappfel* thanked everyone for their work on the new Public Safety Design Committee. He urged the Council to place the building on Main Street.

Tom Bailer echoed Mark's comments. He stated that there would be an all-day discussion on February 8th and 9th, and those interested should attend.

3. Chairpersons and Representatives of Boards and Commissions – *Jim Nygaard* provided a handout outlining his update. He stated that he the Governor would not be providing any more funding for the schools this year. The interest access was used only to complete construction processes per EED guidelines and statute. The district office will move into Mt. Eccles within the week. There are drafts of the ILP building in the handout. The school is about \$300K over budget. *Nygaard* would like to hire a maintenance person, and would like the City to consider funding that position. He has also been going after stimulus money. He has a few items he is considering buying. He has also been having discussions about the Safe Routes to school program. It's only in the design phase, and everything will come before the Council. They will be adding in a striped crosswalk on Second Street, a sidewalk, and an elevated crosswalk on Lake Ave. *Reggiani* clarified that the resolution that they were voting on later in the meeting to transfer funds, was not part of the money that *Nygaard* was asking for. *Nygaard* agreed, and stated that that money will go into the Capital fund.

Beedle stated that the Harbor Commission did not have a quorum. He would like to get a functioning group together.

Allison stated that the Health Services Board would be meeting on the following Wednesday.

Reggiani stated that the Public Services Design Committee met for about three hours for a meet and greet. They gave a historical summary of the last three years and also started building a road map for

a conceptual design. They are currently looking at two locations. The library location and a parcel of land between the cemetery and Wilson Construction.

a. Student Council Representative – none.

G. APPROVAL OF CONSENT CALENDAR

Reggiani stated that the consent calendar was before the Council.

4. Record unexcused absence for Council member **Robert Beedle** from 1/19/10 Regular Council Meeting

5. Resolution 02-11-07

A resolution of the City Council of the City of Cordova, Alaska, supporting any and all work that can be performed by the Alaska Department of Transportation to improve mile 0-6 of the Copper River Highway.

Vote on consent calendar: 6 yeas, 0 nays, 1 absent (van den Broek). Cheshier – yes; Reggiani – yes; Beedle – yes; Kacsh – yes; Allison – yes; Bradford – yes. Consent calendar approved.

H. APPROVAL OF MINUTES

6. Minutes of 01-19-11 Public Hearing

M/Cheshier S/Bradford to approve the minutes.

Vote on motion: 6 yeas, 0 nays, 1 absent (van den Broek). Motion carried.

I. CONSIDERATION OF BIDS – None.

J. REPORTS OF OFFICERS

7. Mayor's Report

8. Manager's Report – **Mark Lynch** stated that there was a written report in the packet. Last week he was in Anchorage attending a homeland security training. **Lynch** stated that he also met with a paralegal with the City's attorney to start the process of going over the City Code to correct conflicts. He hopes to bring just a few issues at a time to the Council for direction. **Lynch** received four responses for the RFI for the Health Service Management. He thought that they should move forward with an RFP to send to those four entities. **Lynch** asked **Beedle** for any new information on the Sound Developer. **Beedle** stated that a company out of Dutch Harbor had shipped some equipment to Cordova, and it has arrived. **Lynch** stated that it might mean they have been corresponding with the Coast Guard, and they may be ready to go. **Lynch** also stated that he had received a letter from the Harbor master about the Harbor Commission, basically asking that it be done away with since it hasn't served any positive purpose for awhile. He would like it for a discussion item on the next agenda. He would also like an energy audit done on the hospital. The same company was doing the school, and if they combined the two, they could save some money. Additionally, Dundas has indicated that he would like to sell his property back to the City. **Lynch** would like some direction as to what to do with that. Lastly, **Lynch** stated that **Nygaard** and he had walked the area behind the school to scout out a spot for a new recreation center/pool facility. **Nygaard** had mentioned that the school heating system was potentially large enough to heat the new facility as well, which would save the City quite a bit of money. **Reggiani** asked the Council what they thought about doing an energy audit on the hospital. The **Council** agreed to go ahead with it. **Reggiani** addressed the Dundas property issue. He stated that the City was always open to proposals. The Council would like Dundas to get an appraisal on the property, otherwise, they would just let **Lynch** move forward with negotiating with Dundas.

9. City Clerk's Report – **Susan Bourgeois** stated that the written report was in the packet. The election was coming up March 1st, and the deadline for Declaration of Candidacy closed on Monday. For the School Board, there is one open seat; and two people declared, Kate Alexander and Donald Kurz. For

Council, there are two open seats. Seat B is Jim Kacsh's, and he has declared. Seat C is Dave Allison's, and nobody had declared.

10. Staff Reports

a. Moe Zamarron, COR, Cordova Center Project – **Zamarron** stated that the contractor has been working from Anchorage to keep the flow of work going, even though construction has been on a standstill. He left a list of things he needs before construction begins again. He has about two weeks to get the materials. The comprehensive construction schedule is under review by the contractor, and he is close to finishing that. He will bring it forward when it is completed. The fourth application of payment has been paid to the contractor last week. There are no real issues, except for completing the construction steel submittals, the reviews, the shop drawings are almost done, and fabrication is happening all month, and a little into next. The structural steel is almost up-to-date, but there are a few civil issues: fifteen outstanding RFI's concerning the structural steel, but they are supposedly at 100% complete. He is just waiting for confirmation. **Beedle** asked if material was still coming into the site, since they were still working on the architectural and structural drawings. **Zamarron** replied that there was material still coming in, but it was lower level materials that they would start on in March. The designs that they are still being worked on are upper levels in the building. The focus is to just get the materials through the fabricators.

b. Tom Cohenour, COR, Mt. Eccles Projects (final report) – **Cohenour** stated the open house was on the 25th of January. There are only a few remaining punch list items. On the gym there are some crooked ballards behind the building, and the controls need to be tested either by the electrical contractor or the architect. For the renovations, the exterior stair tower needs to be painted again with the correct paint. Some exterior doors need to be painted, some landscaping work, swing setup, and removal of the construction trailer. A few problems are: there is water in the kitchen, it may be coming from the windows; the elevator at Mt. Eccles needs some work; and the window shades in the commons are not connected to electrical yet. **Beedle** asked if the staging area would be cleaned up. **Cohenour** stated that it would be.

c. Tom Cohenour, Director of Public Works, WWTP – **Cohenour** provided a handout, gave a brief background of the waste water treatment plant, and then introduced **Mike Reedy** with CH2MHill to discuss the specifics. On November 30, 2010, **Cohenour** received a Notice of Violation from Chris Foley, Manager of the Compliance and Enforcement Program with the Alaska Department of Environmental Conservation (AK-DEC), indicating that there were 145 separate violations of the waste water treatment plant discharge permit. **Reedy** outlined some major concerns that need to be addressed first. **Cohenour** stated that he has been working with the AK-DEC to bring the plant into compliance, with a 5-7 year timeline. He has also applied for, and received a low interest (1.5%) loan for \$500,000 from AK-DEC. He wanted the Council's direction. **Reggiani** asked if there were any cost estimates as of yet. **Cohenour** replied that all that would be determined in a feasibility study. He would like CH2MHill to continue with the work, since they have worked with the City for so long already. **Reggiani** stated that he would like Cohenour to proceed with the feasibility study, but would like to know the cost of it first. **Lynch** stated that they could find out the cost, and bring it forward at the next meeting.

Quarterly Reports from Staff

a. Ashley Royal, Finance Department – **Cheshier** asked for a synopsis of the Cordova Center budget. **Royal** explained how the budget was set up in terms of grants, city contributions, and revenue and expenditures. **Reggiani** stated that to get to the amount spent so far, you add the prior years' expenditures, \$315,455.98, to the 2010 current year actuals, \$2,318,463.51, for a total of \$2,633,919.49. He asked that for future reports, just a summary of the amount spent, what it was spent on, and the amount remaining be included. **Kacsh** asked if the City did much better in sales tax than expected. **Royal** replied that they did. **Reggiani** asked when the year-end audit would be done. **Royal** replied that it

would happen at the end of March. **Reggiani** asked about the balance in sweep account, and whether they normally carried a high balance in it. **Royal** replied that they did not usually, and that it gets a bit of a rollover from capital projects. He stated that he and Mr. Adams would be working on investing some of it in the near future.

b. Buck Adams, UBS Financial, City Investments

c. John Bitney, Lobbyist, Legislative update – **Lynch** stated that Bitney had recommended that the City request funding for the design and feasibility of treatment options for LT2. It was not included in the Capital items improvements list. **Lynch** stated he was going to Juneau next week, and thought that he should incorporate it into the list.

K. CORRESPONDENCE

11. Letter from Cora Campbell, Commissioner, ADF&G
12. Letter from Angela Arnold, Executive Director, NVE
13. Letter of support for NVE fish programs
14. Letter of support to USCG for recertification of PWSRCAC
15. Email from Torie Baker in re Copper River Delta Science Symposium

M/Cheshier S/Bradford to take a five minute recess.

Hearing no objections, Vice Mayor Reggiani recessed the meeting.

The **Council** recessed from 9:20 pm to 9:26 pm.

L. ORDINANCES AND RESOLUTIONS

16. Resolution 01-11-02

A resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2011 calendar budget – 1st reading

M/Kacsh S/Cheshier to approve Resolution 01-11-02, a resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2011 calendar budget.

Vote on motion: 6 yeas, 0 nays, 1 absent (van den Broek). Motion carried.

17. Resolution 02-11-08

A resolution of the City Council of the City of Cordova, Alaska, to amend the City's 2011 budget, and to provide for the transfer of money to the Cordova School District from interest earned on funds invested during construction of the Mt. Eccles School capital project, in the amount of \$200,000, to be spent for the purchase of equipment and supplies at Mt. Eccles School.

M/Kacsh S/Allison to approve Resolution 02-11-08, a resolution of the City Council of the City of Cordova, Alaska, to amend the City's 2011 budget, and to provide for the transfer of money to the Cordova School District from interest earned on funds invested during construction of the Mt. Eccles School capital project, in the amount of \$200,000, to be spent for the purchase of equipment and supplies at Mt. Eccles School.

Vote on motion: 6 yeas, 0 nays, 1 absent (van den Broek). Motion carried.

M. UNFINISHED BUSINESS

N. NEW & MISCELLANEOUS BUSINESS

18. Approval of Contract with CH2MHill for conceptual design work for Public Safety building – **Reggiani** stated that the proposal came in significantly higher than they had thought. **Tom Wolfe** from CH2MHill stated that there was more included in the contract than what was discussed. There would be enough preparatory work to have a solid discussion on the design at the two-day meetings coming up. **Reggiani** stated that he thought that they needed to move forward on a conceptual design.

M/Kacsh S/Bradford to move to direct the City Manager to enter into the attached contract with CH2MHill for conceptual design work on the Cordova Public Safety Building.

Cheshier asked where the funding would come from. **Lynch** replied that it would initially come from the General Fund, but it could come from the Capital Fund at some point, or the Permanent Fund. **Kacsh** stated that he thought the designs and plans were moving a bit fast. **Reggiani** stated that the two-day meetings coming up would be a good place for the community to state their concerns, and to really hash out a good spot.

Vote on motion: 6 yeas, 0 nays, 1 absent (van den Broek). Motion Carried.

19. Pending Agenda and Calendar

Bourgeois stated that the Public Building Design Committee would meet on the 8th and 9th of February from 9 am to 4 pm at the Little Chapel. There will also be a Public Hearing on the 16th for the second reading of the Fee Resolution.

Lynch stated that those going to AML will leave Monday afternoon, and get back Friday afternoon.

Kacsh stated that he would like to discuss future locations of the Parks and Rec. facilities on the next agenda.

O. AUDIENCE PARTICIPATION

Cathy Sherman, 403 upper Davis, stated that the process for the Police and Fire Safety building was right on track. With the Cordova Center, they hired the architect firm first to help facilitate the process. The meeting last week was good; she wishes there had been more people however.

Tom Bailer, 304 Orca Inlet, stated in reference to the proposed Police and Fire Safety building site, they have looked at all of them over the past three years. The Dundas property may come into play now however. He urged people to come to the meetings, and share their thoughts there.

P. COUNCIL COMMENTS

20. Council Comments

Allison stated that he had no intention of declaring candidacy for his open seat in the next election, because he hopes to be gone for a few months in the future. However, if no one declares he wouldn't be completely opposed to putting his name in the hat.

Cheshier stated that he attended the school's open house, and it was a pretty neat thing. He also wanted to thank the Simpler's for giving up their land for the new gym.

Beedle agreed with **Cheshier's** statement, and also wanted to thank everyone who was involved in the school gym and renovation work. He also invited people to talk with him directly about any concerns that they may have involving City business.

Q. EXECUTIVE SESSION

M/Bradford S/Kacsh to go into executive session, to discuss matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government, specifically, to discuss the Cordova Center Phase 1 budget discussions, and the AIGCO land sale negotiation.

Vote on motion: 6 yeas, 0 nays, 1 absent (van den Broek). Motion carried.

21. Cordova Center Phase 1 budget discussion

22. AIGCO land sale negotiation

The **Council** convened the executive session at 9:58 pm, and reconvened the regular meeting at 10:48 pm.

Reggiani stated that they had discussed the Cordova Center Phase 1 budget discussion and the AIGCO land sale negotiation, and no action had been taken.

R. ADJOURNMENT

M/Allison S/Bradford to adjourn.

Hearing no objections, Vice Mayor Reggiani adjourned the regular meeting at 10:49 pm.

Approved:

Attest: _____
Erika Empey, Deputy City Clerk

CITY COUNCIL PUBLIC HEARING
FEBRUARY 16, 2011 @ 7:15 PM
LIBRARY MEETING ROOM
MINUTES

A. CALL TO ORDER

Council member *EJ Cheshier* called the Council public hearing to order at 7:15 pm on February 16, 2011, in the Library Meeting Room.

B. ROLL CALL

Present for roll call were Council members *Keith van den Broek, James Kaesh, David Allison, Bret Bradford, EJ Cheshier* and *Robert Beedle*. Mayor *James Kallander* and Council member *David Reggiani* were absent Also present were City Manager *Mark Lynch*, City Clerk *Susan Bourgeois* and Deputy City Clerk *Robyn Kincaid*.

C. PUBLIC HEARING

1. Resolution 01-11-02

A resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2011 calendar budget – 2nd reading

EJ Cheshier opened the meeting up for public comment.
No public comment

M/Allison S/Bradford to recess until 7:25 pm
Hearing no objection, *EJ Cheshier* recessed the public hearing at 7:17 pm.

EJ Cheshier reconvened the meeting at 7:25 pm and opened the meeting up for public comment.
No public comment

D. ADJOURNMENT

M/van den Broek S/Kacsh to adjourn the public hearing.
Hearing no objection, *EJ Cheshier* adjourned the public hearing at 7:26 pm.

Approved:

Attest: _____
Robyn Kincaid, Deputy City Clerk

**CITY COUNCIL REGULAR MEETING
FEBRUARY 16, 2011 @ 7:30 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Council member EJ Cheshier called the Council Regular Meeting to order at 7:30 pm on February 16, 2011, in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Corrine Erickson led the audience in an Invocation.

Council member EJ Cheshier led the audience in the Pledge of Allegiance.

C. ROLL CALL

Present for roll call were Council members *Keith van den Broek, Jim Kacsh, David Allison, Bret Bradford, EJ Cheshier, David Reggiani* (present via teleconference) and *Robert Beedle*. *Mayor James Kallander* was also present via teleconference. Also present were City Manager *Mark Lynch*, City Clerk *Susan Bourgeois*, Deputy City Clerk *Robyn Kincaid* and Student Council representative *Shyla Krukoff*.

D. APPROVAL OF REGULAR AGENDA

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

Vote on motion: 7 yeas, 0 nays: *van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes; Reggiani – yes and Beedle – yes. Motion was approved.*

E. DISCLOSURES OF CONFLICTS OF INTEREST - None**F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Guest Speakers -None
2. Audience comments regarding agenda items

Kory Blake 2205 Power Creek Road spoke about agenda item 14 – a letter that he wrote about the dog leash law enforcement concern. He would like to see more enforcement.

Jeannie Blake 2205 Power Creek Road spoke about agenda item 14 – a letter that she wrote about the dog leash law enforcement concern. She would like to see more enforcement and is concerned for people's safety.

Verna Reedy 902 Lefevre spoke to agenda item 14 and would like to see the dog leash law enforced.

Steve Barnes he agreed with his neighbors out Power Creek Road – unleashed dogs are a concern – it is a problem.

Robert Baty 4.5 mile Copper River Highway, thanked the citizens for expressing their concerns. The Police are dealing with it – enforcement as well as education. The problem won't go away overnight, people will get warnings. *Chief Baty* said he would not be heavy-handed but would work with educating the public – looking for compliance.

Jennifer Gibbins 305 Browning St. said she would help raise awareness of the leash law in the newspaper. She would like for people to be made aware of where they are allowed to be off-leash. She also spoke in favor of keeping the Harbor Commission.

Corinne Erickson 412 First St Apt 6 was also concerned about the dog problem. Would like to see something done about it before someone gets seriously hurt.

3. Chairpersons and Representatives of Boards and Commissions
 - a. Student Council Representative

Shyla Krukoff reported that Student Council has new officers and the new President is Laura Kacsh and the new Vice-President is James Allen. She said that homecoming is this weekend and the Student Council is starting to plan the AASG meeting here in Cordova in April.

Bradford E-911 RFP committee met to discuss the three proposals that came in and two were deemed non-responsive so the next step is that a recommendation will come before Council at our next meeting.

Bradford also reported on a Parks and Recreation Commission meeting and they are drafting a resolution urging Council to get a snow removal plan and a true cost analysis for snow removal for the chosen site for the Public Services Building especially if it is the site of the current Library, Museum, and Children's Memorial Park.

Allison, Health Services Board met last week – there is an item later on Council's agenda about lab equipment purchase, also per the Medicare/Medicaid cost consultant's recommendation, CCMC has raised the rates in the long term care facility by \$150/day. They also approved a charity plan so that if any long term care patients are private pay they can accept less. He said that the Native Village has sent a letter stating that they will no longer provide CCMC with administrative services after March 31, 2011. Therefore, maybe a temporary administrator search will be started – HSB might have a special meeting to decide this soon. Overall, **Allison** said he is pretty positive about the opportunities for the CCMC – the consultants have found other means of earning more money – things just need to be implemented.

Reggiani Public Safety Building Design Committee – he tried to recap what the Committee has done so far. They met on January 27 and then had a 2 day workshop with architects, cost estimators and engineers on February 8 & 9. The task of the committee was to provide a recommendation to Council on the conceptual design of a new public safety building. They spent at least the first day of the 2 day workshop trying to gather a comprehensive list of pros and cons about each location. **Reggiani** then showed some pdf's which showed the architect's initial drawings of each site and then the drawings as edited after committee work. A conclusion was that both sites are problematic. **Reggiani** wants to suggest a series of Council work sessions during which time Council can take a step back, reevaluate, look at the comprehensive plan, look at tsunami zones, and put all the facts on the table in order to make a better decision as to location. He said the architects say they are at a standstill until they are told the location.

Beedle asked about the dimensions. **Reggiani** said the committee was able to whittle down the size of the building from 34,000 square feet to 27,000 square feet. **Bradford** asked if he knew the cost for the initial site work that would be needed at each site. **Reggiani** reported that the highway site would need \$2.3M to \$2.6M and the downtown site may need \$800K which includes removal of the Library/Museum building.

G. APPROVAL OF CONSENT CALENDAR

Council member EJ Cheshier stated that the consent calendar was before Council.

4. Record unexcused absence for Council member Keith van den Broek from 02-02-11 meeting

5. Council concurrence of the Mayor's appointment of the 2011 General Election board members

Vote on Consent Calendar: 7 yeas, 0 nays: Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes; Reggiani – yes; Beedle – yes and van den Broek – yes. Consent Calendar was approved.

H. APPROVAL OF MINUTES

M/ Kacsh S/Bradford to approve the minutes.

6. Minutes of 01-19-11 Regular Meeting

7. Minutes of 02-02-11 Work Session

Vote on motion: 7 yeas, 0 nays: Allison – yes; Bradford – yes; Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes and Kacsh – yes. Motion was approved.

I. CONSIDERATION OF BIDS - None

J. REPORTS OF OFFICERS

8. Mayor's Report

Mayor Kallander reported that **Sam** (Greenwood) and **Susan** (Bourgeois) have been working with Chugach on their property down at the Ocean Dock – we are on the agenda for Chugach’s next board meeting – sale seems less likely – trade is possible and lease is for sure. He has been staying abreast of the ongoing issues with MRV and the contractor on the Cordova Center, but he is confident that staff is on top of things. He spoke with **Lynch** and **Bitney** while they were in Juneau and they had many good meetings and were able to elevate the EPA/DEC issue to a higher level. He also corresponded informally with the **Murkowski** office and explained that the success of small communities is in jeopardy due to unfunded mandates by the federal government and that Cordova was looking at \$40M worth of these. The essential air service issue was also discussed with Murkowski. He had several correspondences with Arne Fugelvog who was also scheduled to speak with the EPA and who seemed somewhat optimistic in re the LT2 issue. He received a letter from NVE where they said they would withdraw Keren Kelley as the CCMC CEO at the end of March. He has spoken with Councilman **Allison** about this and they will get the help of Nicole Hunt of Coding Concepts to write an RFP for an administrator search.

9. Manager’s Report

Lynch reported that he had been in Anchorage and Juneau so handed out a written report. In Anchorage he had homeland security meetings and met with the paralegal tasked with reviewing chapters of our code. Then he had a great week in Juneau – **Bitney** was a real asset, they reorganized the CIP list which is before Council tonight. He had sent out an RFI for hospital administration and received four responses. He said that there was discussion of the PERS issue and it appears as though the State has been hiring back retired people and they are exempt from the PERS ruling and only municipalities have to follow the rules – that went over like a lead balloon.

10. City Clerk’s Report - written report in the packet

11. Staff Reports

a. Moe Zamarron, COR, Cordova Center Project

Zamarron reported that the project is moving away from the structural components and in to the actual building components. The comprehensive construction schedule should be completed by the contractor any day now. Review of proposed change orders is ongoing – Moe scrutinizes these for every dollar being asked for.

b. Susie Herschleb, Director of Parks and Recreation, Pool Update – just wanted to make Council aware that they are still planning for May fix of pool but chemicals are costing quite a bit and there will a budget amendment down the road.

c. John Bitney, Lobbyist, Legislative update – written report in packet

K. CORRESPONDENCE

12. Letter from Governor Parnell

13. Letter from Scott Sterling in re PWSRCAC

14. Letter from Kory & Jeannie Blake in re unrestrained dogs

15. Letter to Rep Thomas in support of CFRC

Kacsh asked if there can be something done on the dog concerns. **Bradford** said that the Chief seems to be working on it. Council suggested newspaper ads, scanner ads, maps being made available which would show people where the different rules exist (i.e. restricted and unrestricted). **Reggiani** asked where the leash law was in effect – **Chief Baty** responded that the leash law in effect inside the City limits (up to the baler on Whitshed, up to Skater’s on Power Creek and up to 6 mile on the highway). **Kacsh** wanted to know how much the signs cost and how many we want to install. **Kacsh** mentioned that enforcement is one part of it, the court system must uphold our enforcement – **Lynch** agreed that the courts are currently

not upholding our parking laws as well – he said the courts are not very cooperative. **Kacsh** recommended looking at particular ordinances and changing them so as to make them easier to enforce. **Chief Baty** said that the fines collected from impounding dogs can easily pay for the signs – could be as much as high \$300's per incident.

L. ORDINANCES AND RESOLUTIONS

16. Resolution 01-11-02

A resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2011 calendar budget – 2nd reading

M/Allison S/Bradford to approve Resolution 01-11-02, a resolution of the City Council of the City of Cordova, Alaska, adopting service fees, rates and charges for the 2011 calendar budget.

Kacsh asked if Planning Department was able to keep its fees in there for the new plotter – the answer was yes.

Vote on Motion: 7 yeas, 0 nays: Bradford – yes; Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes and Allison – yes. Motion was approved.

17. Resolution 02-11-09

A resolution of the City Council of the City of Cordova, Alaska, approving a site plan for Chris Bourgeois for construction of a 2,800 square foot warehouse for storage, repair and maintenance of commercial fishing equipment and gear.

M/Allison S/Bradford to approve Resolution 02-11-09, a resolution of the City Council of the City of Cordova, Alaska, approving a site plan for Chris Bourgeois for construction of a 2,800 square foot warehouse for storage, repair and maintenance of commercial fishing equipment and gear.

Vote on motion: 7 yeas, 0 nays: van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes; Reggiani – yes and Beedle – yes. Motion was approved.

18. Resolution 02-11-10

A resolution of the City Council of the City of Cordova, Alaska, approving a site plan for the Prince William Sound Science Center for construction of a 7,650 square foot building composed of warehouse, office and educational space.

M/ Kacsh S/van den Broek to approve Resolution 02-11-10 a resolution of the City Council of the City of Cordova, Alaska, approving a site plan for the Prince William Sound Science Center for construction of a 7,650 square foot building composed of warehouse, office and educational space.

Allison wanted to express to the representatives from the Science Center who were present that he would approve this tonight, but if their plans change, he is still willing to review their site plan again in the future.

Reggiani asked if this building is consistent with the terms of the lease that they currently have. **Lynch** said it was because the lease called for a building of between 6,000 and 8,000 square feet – and this fits that parameter.

Vote on motion: 7 yeas, 0 nays: Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes; Reggiani – yes; Beedle – yes and van den Broek – yes. Motion was approved.

19. Resolution 02-11-11

A resolution of the City Council of the City of Cordova, Alaska, designating capital improvement projects.

M/Allison S/Bradford to approve Resolution 02-11-11 a resolution of the City Council of the City of Cordova, Alaska, designating capital improvement projects.

Council discussion ensued regarding meeting to discuss the CIP list at least quarterly.

Vote on motion: 7 yeas, 0 nays: Allison – yes; Bradford – yes; Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes and Kacsh – yes. Motion was approved.

M. UNFINISHED BUSINESS - None

N. NEW & MISCELLANEOUS BUSINESS

20. Elimination of Harbor Commission discussion and direction to City Manager

Lynch handed out to Council the Code section on the Harbor Commission. He said his position is that “if we have it in Code we should be doing it” and “if we are not doing it we shouldn’t have it in Code”. After lengthy discussion where Council members gave opinions, *Mayor Kallander* said that it appeared that there was enough support on the Council to continue with a Harbor Commission. He asked *Beedle* to get with the Harbormaster and organize a meeting of the Commission within the next two to three weeks and he asked the Clerk to advertise the two vacancies and request letters of interest.

21. Contract approval – WWTP engineering – CH2MHill

M/Allison S/Kacsh to direct the City Manager to enter into the contract with CH2MHill for engineering services for the City of Cordova’s Waste Water Treatment Plant (WWTP).

Vote on Motion: 7 yeas, 0 nays: Bradford – yes; Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes and Allison – yes. Motion was approved.

22. Purchase of CCMC Lab Equipment

Allison explained that this critical piece of equipment costs \$44,500 and a lease would be quite a bit more, approximately \$28,000 more. There was lengthy Council discussion and it was determined that CCMC had asked the City for a \$500,000 loan awhile back but had only drawn approximately \$300,000 of that so far. Council was interested in allowing CCMC to use more of the funds that were already set aside.

M/Allison S/Bradford to purchase the needed lab equipment and to get the money from the existing line of credit that CCMC has with the City.

Vote on motion: 7 yeas, 0 nays: van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes; Reggiani – yes and Beedle – yes. Motion was approved.

23. Pending Agenda and Calendar

There was a Council work session scheduled for 6pm on March 2 to discuss the public safety building – it is suggested to be one of many of these work sessions.

Cheshier asked the Clerk who was running in the upcoming election. The response was for Council seat B – Jim Kacsh running unopposed so far; seat C – 2 write-ins have certified with the Clerk, Bob Henrichs and David Allison; 1 seat available on School Board and 2 are running – Kate Alexander and Donald Kurz.

O. AUDIENCE PARTICIPATION

Steve Barnes 1403 Power Creek Rd spoke concerning the building design committee – he said that the resolution creating that committee said that the committee would stay in force and he believed that the committee was not in force throughout the 2 day work shop. He was present for most of both meetings and he wanted to make himself available for Council to answer questions about how he, a long time community member, perceived the process.

Cheshier said that all we can require of a committee or a council is a quorum of the members – one hundred percent of the members are not there at all times.

Tom Bailer 304 Orca Inlet is on the committee and he took two days off of work. He said several people dropped off written comments which were all taken up and discussed. He was surprised to hear that Parks and Rec was bringing up the snow removal issue. He said Rob Brown and Tom Cohenour were at the meetings and gave estimates of \$100K to \$200K per year for snow removal costs at the downtown site. He also mentioned that while we are fixing code we should clarify if the North Fill is the Jim Poor Industrial Park or the North Fill.

Jason Borer 301 First St offered a commendation to the Council on the process they used to come to a decision on the Harbor Commission. Also commended the public services building committee for starting the process off this way but he believes it of the utmost importance to use the prime retail location next to the new Cordova Center for commercial growth. He is not happy about the limited number of locations being looked at (i.e. only two).

P. COUNCIL COMMENTS

29. Council Comments

Beedle mentioned his recent trip to the AML conference in Juneau and he became a co-chair of the Land Use Committee.

Reggiani he articulated that the design committee was all about the *design* and that site selection will be a Council decision.

Bradford said that Iceworm was well-attended – volleyball and basketball were fun – he thanked all the folks involved in organizing those events. He addressed that Parks and Rec had put a lot of time and effort into designing a memorial park for the downtown location and the snow dump site won out due to the costs of trucking snow. He appreciated that JR put together a Town Meeting show concerning the Public Safety building.

Kacsh had a fantastic week in Juneau – he recommends that each of the Council members do it at least once while the legislature is in session. He said we should think about sending someone to DC regarding LT2 when that becomes necessary.

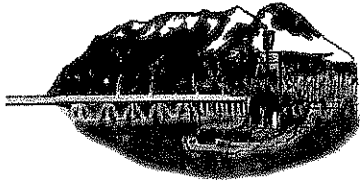
Q. ADJOURNMENT

M/Allison S/Kacsh to adjourn the regular meeting at 10:50 pm
Hearing no objection, the meeting was adjourned.

Approved:

Attest: _____

Susan Bourgeois, City Clerk



CITY OF CORDOVA

Office of City Manager

City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6200
Fax: (907) 424-6000
Email: citymanager@cityofcordova.net
Web: www.cityofcordova.net

February 23, 2011 Manager's Report (for 03/02/11 Council meeting)

2/14, CCTF meeting. Review Code sections. Meet with Planner.

2/15, Prep for Council meeting.

2/16, Meet Debra Blanchard (IBEW rep). Council meeting.

2/17, Various phone calls, e-mails, etc. Work on office housekeeping, filing, etc. Code review.

2/18, Cordova Center Construction meeting. Meet Kristin Smith.

2/21, Holiday. Worked on memos, letter, general office cleaning, etc. Work on Hospital Assessment letters.

2/22, Staff meeting.

2/23, Various phone calls, e-mails, etc. Work on Council packet.

*** This is a short Report due to the long report handed out at the last meeting.

CITY CLERK'S REPORT TO COUNCIL

March 2, 2011 Regular Council Meeting

Date of Report: February 25, 2011

Council Matters: completed post-2/16/11 public hearing and regular meeting clean-up, printing, signing, scanning, advertising, distributing and posting on City website, minutes, ordinances, resolutions etc.; completed pre-03/02/11 work session and regular meeting prep, compiling, writing, editing, minutes, resolutions, ordinances, other agenda items from different departments, attorneys, manager and/or Mayor/Vice-Mayor and Council; confer with Mayor/Vice-Mayor/Manager/Department Heads/Council members in preparation of 03/02/11 meeting agendas then posting agendas and packets to City website

Property Tax Matters/Deputy Clerk: **Erika** and **Robyn** handled everyday responses to property tax requests from banks, mortgage companies, citizens, other departments; **Erika** continued to update ownerships changes to property tax accounts in preparation for mailing of 2011 assessment notices on March 11, 2011; **Erika** and **Robyn** assisted banks and tax research companies in determining 2010 amounts owing for property owners in Cordova; **Erika** continued work on the 2010 foreclosure process for real property owners – consulting with the attorney on procedures for the upcoming publication of the foreclosure list in the newspaper; **Robyn** worked on minutes, and coordinated packets and advertising for the E911 and PSBD committees; **Robyn** attended 4 weekly webinars (offered free by the State) recently and learned a lot about records management procedures; helped State employee determine ownership of a State airport lease

Elections: prepared ballots, forms and signs necessary for absentee in person at City Hall beginning February 15; assisted absentee voters at City Hall; preparing an Election timeline for future elections

Records Requests: daily phone calls and/or drop-ins with Clerk's department questions, property tax questions and procedural matters

Invoices: coded, approved & submitted regular department bills for payment to accounts payable; signed City payroll and accounts payable checks

Attorney Contact: spoke with Holly in re a liquor license renewal procedure which may be coming before Council at a future meeting

CCTF: attended and recorded, took notes at CCTF meeting of 2/14/11

General Office: attended staff meeting of 02/22/11; wrote letters to Governor Parnell and Representative Thomas; cleaned up and packed away some of 2010 Clerk's files; organized office; worked with Planner in re land sales/purchases/leases; corresponded with Chugach Alaska Corp in re upcoming board meeting; worked with Harbor Commission rep on meeting procedures

Other: conferred with HSB president in formulating agenda item for 03/02/11 meeting; worked with Cathy Sherman in re new teleconference equipment purchase; I have received praise from the public, Council members, committee members and City staff about the professionalism and dedication of the Clerk's department recently and I want to echo what a great job my deputies have been doing keeping up with our dedicated, forward-thinking and **BUSY** Mayor & City Council

Memo

To: Mayor and City Council
From: Moe Zamarron
CC: Mark Lynch, City Manager; Tom Cohenour, Director of Public Works
Date: March 02, 2011
Re: Cordova Center Progress Update

Last update was on February 16, 2011.

PROGRESS

Since the last update:

- The contractor is onsite and the subcontractors are getting the site ready for work
- Ground is being thawed, snow is being cleared

Major items to complete in the next two weeks:

- Begin pouring the first floor walls
- Rock anchor installation and pull testing
- Continue submittal process into building components like windows, doors etc.

SCHEDULE

The comprehensive construction schedule is due from the contractor.

BUDGET

- The fifth application for payment is due from the contractor

ISSUES / PROBLEMS

- Steel submittals are almost complete which meets the production schedule
- There are currently 6 RFI's outstanding concerning structural steel issues.
- The bulk of the change order increase requests have been received from the contractor for design changes made so far. Now we begin submitting change order credit requests.

Moe Zamarron

John I Harvill
P.O. Box 1569
Cordova, Alaska 99574
Phone: (907) 424-4512
Fax: (907) 424-4514
e-mail:harvill@ctcak.net

RECEIVED
FEB 17 2011
City of Cordova

February 16, 2011

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

Att: Mayor Jim Kallander

Dear Mayor,

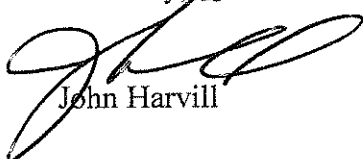
There are monumental times in a City's history when something or someone makes a profound difference in the City's future. I think such a profound difference was when Mr. Peter Kuttel started his business in Cordova.

That type of person can be and has been memorialized with plaques and other rewards, but those are short lived. I would recommend you rename an important street in the City after Peter. That street will last as long as the city, and show the City's true appreciation for Peter. There would be no better street to rename than the one that ran in front of his business, Seafood. At the current time the street's name means little or nothing to anyone, but Peter Kuttel Way would be a true tribute to Peter and all those in the City who appreciate all he did for this town.

In addition, the Prince William Sound Science Center has been in the town for over twenty years. While PWSSC has not had the profound affect that Peter had in such a short period, the PWSSC represents the last standing memorial to one of the greatest environmental disasters in Alaska. The PWSSC has and will continue to pursue true science to help us improve our most important industry, fishing. PWSSC has been located at the end of Breakwater its entire life, and again that street name is of little or no importance to anyone. Changing the name to PWSSC St. would have a profound effect on the stature of PWSSC in its current and future efforts with donors to build a new multimillion dollar facility in the town.

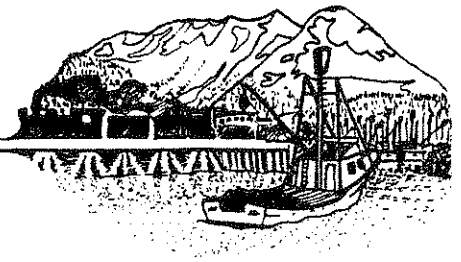
I want to thank you for considering my proposal, and I hope that you and the other City Councilmen concur with me that these street name changes will have a lasting benefit to the City of Cordova. I would appreciate you having it on the agenda in the next couple of weeks.

Sincerely,



John Harvill

CITY OF CORDOVA



February 18, 2011

Representative Bill Thomas, Jr.
State Capitol Room 505
Juneau AK, 99801

Representative Thomas:

The City of Cordova, the Cordova City Council and I join other community organizations and residents in expressing our desire to renew the historical aspects of downtown Cordova. The rehabilitation of the Pioneer Igloo building located on Main Street represents a significant opportunity to enhance the historic environment of downtown. The Pioneers are working to obtain economic development and historic preservation funding to accomplish the project.

The City of Cordova supports the current renovation/restoration project being undertaken by the Cordova Pioneers. This project will stabilize and restore the period look of the structure, provide for upgraded weatherization and increase the building's energy efficiency. The Main Street location, in close proximity to the City's new showpiece building, the Cordova Center, provides a secondary venue when the Cordova Center hosts small business meetings or conventions. Beautifying the Pioneer building will only enhance the look of our new building.

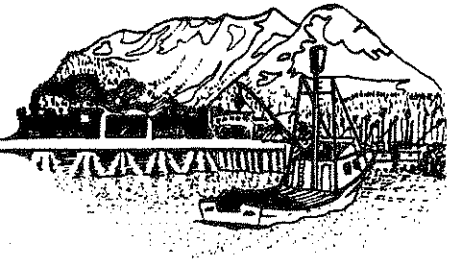
The original Pioneer Igloo log building was constructed in 1927. The back section was added in 1937. As the anchor of one end of Main Street, the historically relevant development on the site will encourage further redevelopment of historic buildings along Main Street. I encourage your support in any way to assist the Pioneers in attaining the funding for economic development and historic preservation that they are seeking. I thank you for your continued support of our great community.

Sincerely,

Jim Kallander, Mayor

JK:sb

CITY OF CORDOVA



February 23, 2011

Honorable Sean Parnell
Governor of Alaska
PO Box 110001
Juneau, AK 99811-0001


Dear Governor Parnell:

On behalf of the community of Cordova, I would like to thank you for your devotion to the "Choose Respect" movement. Cordova was proudly one of the 18 communities that you spoke of in your letter that did participate in 2010. Our successful and productive *Cordova Family Resource Center* has again planned a comprehensive approach to "Choose Respect" here in Cordova.

Nicole Songer, CFRC's Executive Director and her staff are hard at work diligently preparing for participation in the events of March 31, 2011. CFRC will shoot for multiple student-contact activities such as presentations in the fifth and sixth grade classrooms, an assembly at the high school, as well as an after-school art program to create signs for the march. She has once again put out the word to City officials and community leaders to join in and march right alongside the public and children.

Your insight into the need for awareness about the epidemic of domestic violence and sexual assault in Alaska is very forward-thinking and appreciated. Cordova will gladly participate this year and every year until the culture of **respect** in our state becomes more prevalent and widespread.

Best regards,


Jim Kallander *by SRS*
Mayor, City of Cordova

cc: Nicole Songer

JK:sb



City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6200
Fax: (907) 424-6000
Email: citymanager@cityofcordova.net
Web: www.cityofcordova.net

CITY OF CORDOVA

Office of City Manager

February 17, 2011

Docket Management Facility (M30)
U.S. Department of Transportation
West Building Ground Floor, Room W12-140
1200 New Jersey Ave. SE
Washington, DC 20590-0001

Re: Prince William Sound Regional Citizens' Advisory Council (PWSRCAC)
USCG-2010-1127 in support of recertification

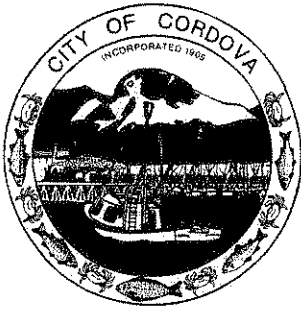
To whom it may concern,

I am writing to the U.S. Coast guard to support recertification of Prince William Sound Regional Citizens' Advisory Council (PWSRCAC). The service that PWSRCAC provides to the region is invaluable, and without this service I believe the residents of the region would be at higher risk of suffering grievous loss due to the potential of another oil spill disaster such as happened when the Exxon Valdez went aground in 1989.

The work of PWSRCAC in providing oversight of oil handling facilities and their associated efforts in preventing oils spills is critical to the health and safety of the Prince William Sound region. In the unfortunate event that a spill should ever occur again, PWSRCAC would be vital to ensuring a well-organized and efficient clean-up effort.

Thank you for allowing comment on this very important matter and please accept this letter to represent my complete support of PWSRCAC and as my sincere request that PWSRCAC be recertified.

Mark Lynch
City Manager
City of Cordova, Alaska



City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6200
Fax: (907) 424-6000
Email: citymanager@cityofcordova.net
Web: www.cityofcordova.net

CITY OF CORDOVA

Office of City Manager

February 18, 2011

Re: Restoration of Historical Pioneer Igloo

To Whom It May Concern:

I wholeheartedly support the efforts of the Cordova Pioneers to renovate their historic Igloo located on Cordova's Main Street. This building was originally constructed in 1927, and was obviously very well built, having stood for over 80 years. However, as with all structures there comes a time where renovation is necessary, and the time has arrived for this grand old building.

An added benefit to renovation of this building is its unique location near our new Cordova Center which is currently under construction. Part of the plan for the Cordova Center includes making the pioneer Igloo handicap accessible and landscaping between the two facilities. Once the Igloo is renovated it will be a premier accompaniment to the Cordova Center for use as additional meeting space.

Please approve the needed funding for the renovation of the Cordova Pioneer Igloo.

Sincerely,

Mark Lynch
City Manager
City of Cordova



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CITY OF CORDOVA

Office of City Manager

February 18, 2011

Lynn Kent
Director, Division of Water
ADEC
555 Cordova Street
Anchorage, AK 99501

Dear Ms. Kent,

I am writing to let you know that I and the City's Public Works Director, Tom Cohenour, both met with CRWP staff regarding conducting a review of the City's snow management practices. This has long been an issue of concern to the Cordova City Council because of both our limited snow disposal sites and the need to comply with current best management practices for snow storage.

We agree that the City could benefit from financial assistance that would make such a comprehensive review possible. (We will not be funding this kind of review on our own in our current year's budget.) I have also stated to CRWP staff that the City is willing to assist this effort by providing staff time to document current snow handling practices, and to participate in conducting trials of new best management practices that we anticipate will be proposed by consulting engineers who conduct the analysis.

This kind of partnership is an invaluable resource to the City of Cordova because it allows community elements to pool their respective resources. With our staff, equipment, GIS and plat records, and the CRWP's assistance in fundraising, volunteer, and partner coordination, I feel certain that we can work together to create a better snow management plan for the City of Cordova.

I urge your support of this project and pledge our participation as a ready partner if funding is forthcoming.

Sincerely,

Mark Lynch
City Manager

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: February 18, 2011
TO: Mayor and City Council
CC: File
SUBJECT: Harbor Commission

There are two vacant seats on the Harbor Commission that serve three-year terms each to expire in January 2013. We only recently re-advertised these vacancies so there may be other letters of interest presented by the meeting date.

RECOMMENDED MOTION: Move to approve Mayor Kallander's appointments to the Harbor Commission, to serve three-year terms that will expire in January 2013.

REQUIRED ACTION: Majority voice vote.

Mike Adams
F/V Red Pack
PO Box 961
Cordova, AK 99574
(907) 424-5160

December 17, 2010

Mayor Jim Kallander
City of Cordova
PO Box 1210
Cordova, AK 99574

Good Morning,

I am interested in filling one of the upcoming vacancies on the Harbor Commission. I am a year round resident of Cordova, commercial fisherman and harbor user.

Thank you for your consideration.

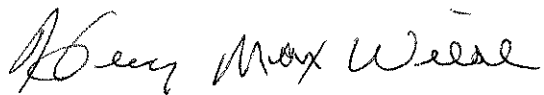
Mike

February 18, 2011

City Of Cordova

I would like to volunteer to be on the Harbor Commission. I am a life long resident and I feel that the commission is important to the people of Cordova.

Thank You

A handwritten signature in cursive script that reads "Henry Max Wiese". The signature is written in dark ink and is positioned above the printed name.

Henry Max Wiese

CORDOVA SCHOOL DISTRICT

PO Box 140 * 100 Fisherman Avenue
Cordova, Alaska 99574-0140
(907) 424-3265 * FAX (907) 424-3271

Cordova Jr/Sr High School
(907) 424-3266
FAX (907) 424-5215

Mt. Eccles Elementary
(907) 424-3236
FAX (907) 424-3117

TO: Cordova City Council
RE: Additional funding support request
FROM: Jim Nygaard
DATE: March 2, 2011

I am writing to formally request that the Cordova City Council reconsider the school district's funding request for School-Year 2011-2012. I have attached documentation that will support my request. I will also be available to address any questions you may have regarding the attached info/remaining questions.

Page 1... This is a graph that shows our student count as compared to the degree of state support currently scheduled. The graph reflects previous legislative support to increase sped funding, increased cost differential payments, and the promise of forward funding. We no longer have any promises from the legislature. We typically "bank" on an increase of \$100 per student regarding Foundation payment. As of today, the legislature is frustrated with Alaska's lacking school performance and is resisting any funding at all.

Page 2... This page reflects the historical viewpoint of city support as well as continued diminished state funding support. The reduced state support is based on two main points. First, our student count is dropping and we are funded per student. Secondly, the state's efforts to fund Alaska Schools is all based on what Anchorage needs...not remotes schools. Thus you will see continued *press* on litigation (Moore vs. State of Alaska) as well as the many schools campaigning for full *cost-differential* support as \$100 per student increase does not keep up with any cost of living expenses anywhere in Alaska.

Page 3... This is an update from the National Forest Counties and School Coalition (Timber Receipts). To my pleasure I read where it is now included into President Obama's 2012 budget proposing a 5-year extension of the program (with continued decrease in funding support) pushing this financial support to 2016. To date, Cordova Schools has not seen any increase in funding since Timber Receipts have begun to arrive. I trust that the city has maintained communications with Senator Murkowski regarding the importance of this funding for our community and schools. A commitment of schools accessing Timber Receipts should be considered.

Page 4...This page reflects the shortfall of our current budget, nearly \$550k. This page reflects reduction of two teachers and three classified positions.

Page 5...This is a graph that shows teacher pay averages for Alaska for the year ending 2009-2010. Our averages for this year will remain largely the same except for "Average Teacher Pay" will show an increase. Cordova is unique among Alaska schools as we see very little turnover of staff.

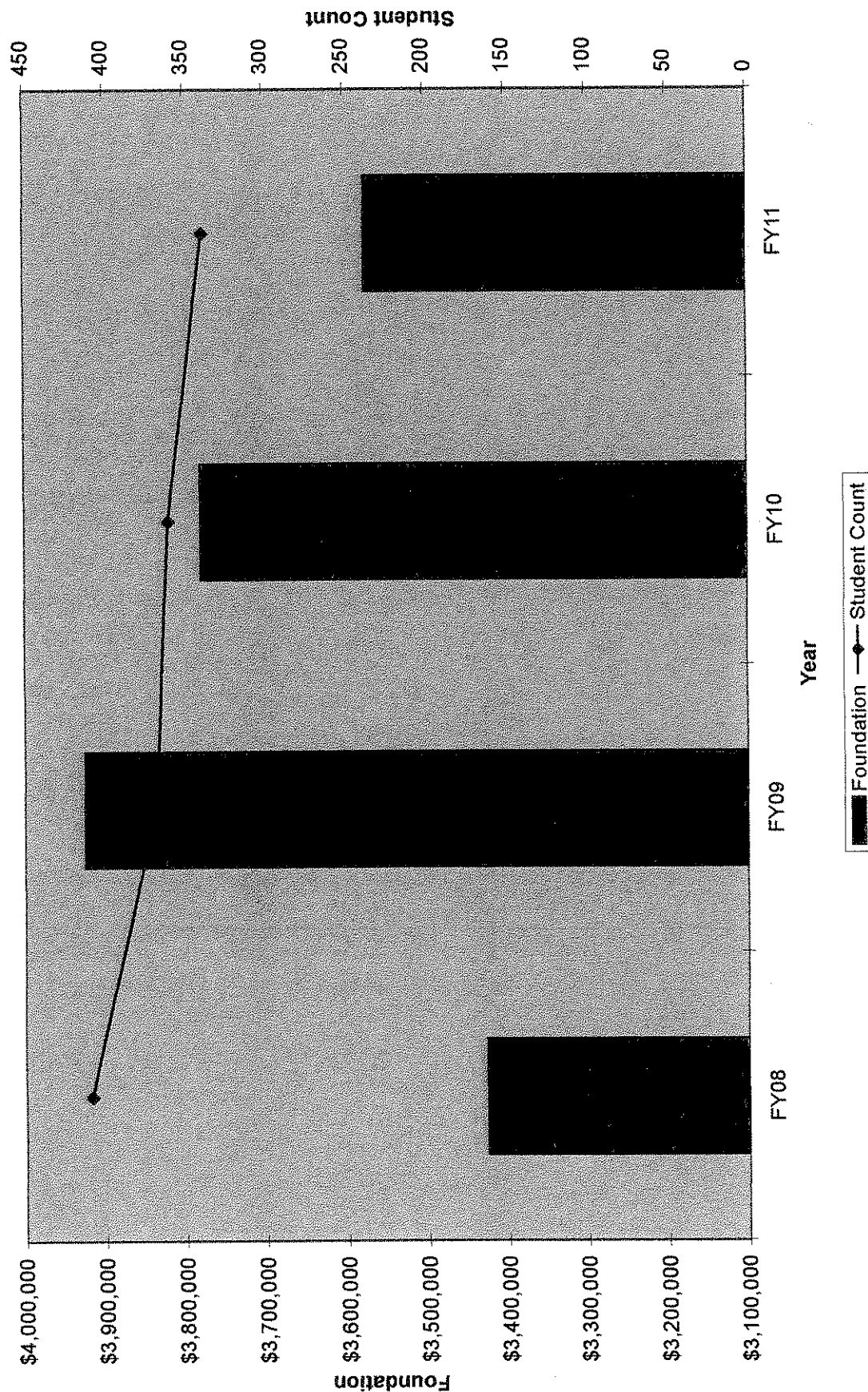
Our staff now pays 50% of all insurance increases. In addition to the scheduled reductions we have reduced via attrition whenever possible. We continue to go without a lead maintenance person (reduction via attrition of 1.5 positions in the past two years).

Page 6...This energy graph has seen lots of miles. I share it with you again to emphasize the fact that we have been very accountable to the community of Cordova regarding the support given to the schools. The reductions in the graph from the first day I came to Cordova until today shows nearly a \$170k savings. The proposed budget shows an additional reduction of \$50k.

The school district has been creative in salvaging the past couple of years budget based on stimulus use and reuse of the Admin Overhead dollars associated with the school projects. This is in addition to energy use reduction, reduced staff by attrition, and increased support from the staff in paying the insurance increases. The city could currently fund an additional \$117k if desired.

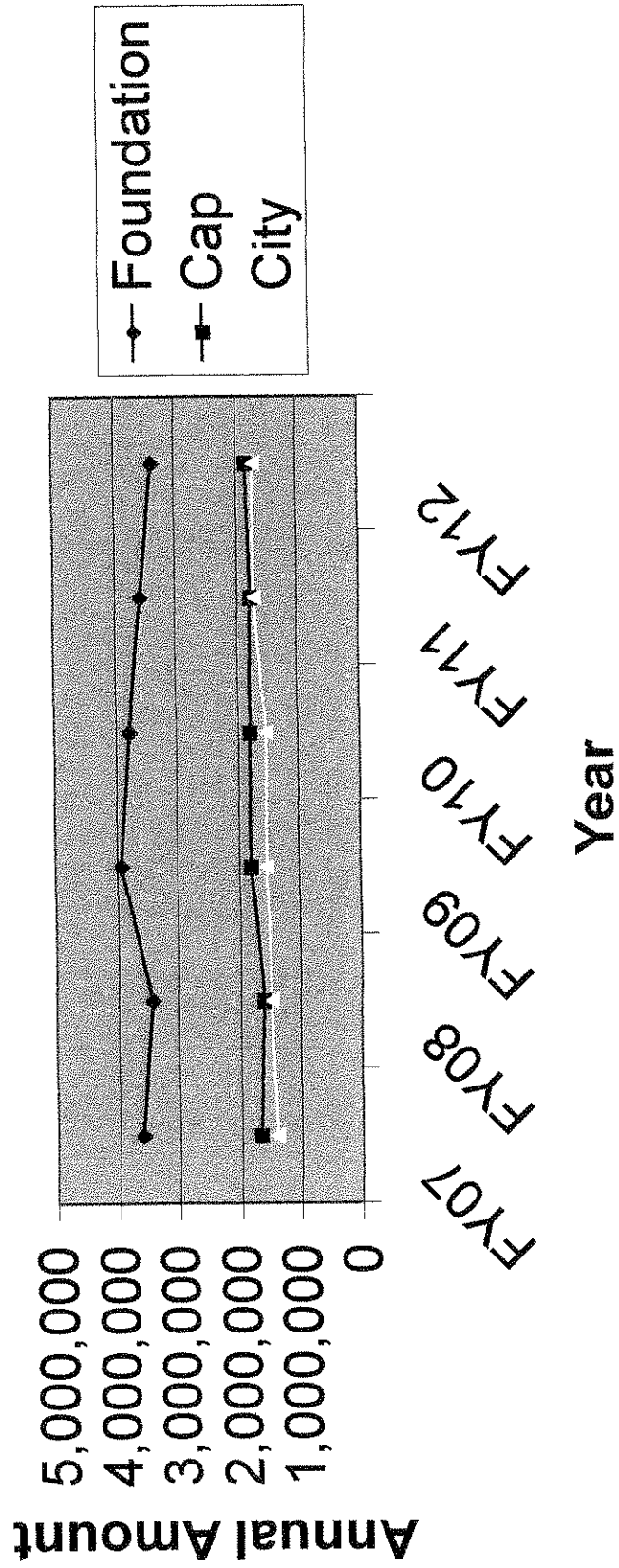
I am looking forward to revisiting the Council's funding support with each of you.

FY08 - FY11 Cordova Student Count and Foundation



Year	Foundation	City Cap	City	% of Cap
FY07	3,606,765	1,673,223	1,398,036	84%
FY08	3,425,523	1,600,433	1,485,033	93%
FY09	3,924,982	1,794,869	1,539,914	86%
FY10	3,778,728	1,801,044	1,529,152	85%
FY11	3,573,691	1,780,439	1,720,940	97%
FY12	3,371,706	1,836,924	1,720,000	94%

Foundation and Cap FY07-FY12



Subject: Re: NFCSC Progress Report

Date: Tuesday, February 22, 2011 8:20 AM

From: Jim Nygaard <jnygaard@cordovasd.org>

To: Jim Nygaard <jnygaard@cordovasd.org>

Conversation: NFCSC Progress Report

3
—

On 2/15/11 8:15 AM, "Jackie Douglas" <forestco@forestco.net> wrote:

TO: Members of the National Forest Counties and Schools Coalition

FROM: Bob Douglas, Executive Director
National Forest Counties and Schools Coalition

RE: Progress Report - Reauthorization of Secure Rural Schools and Communities Act (SRSCA)

As most of you know, we are in the second year of a two year campaign to achieve a long-term reauthorization of SRSCA. The Partnership for Rural America (PFRA) Campaign is an initiative established by the NFCSC Board over one year ago to achieve the sole goal of reauthorizing SRSCA before it expires in 2011.

Yesterday President Obama released his 2012 budget proposal. And, the good news is that the President proposes a five year extension of SRSCA. The not so good news is that the President's proposal calls for 2012 to be funded at approximately the same level as 2011 and then a ramping down over the next four years of 20% in 2013, 10% in 2014, 25% in 2015, and a final 25% in 2016.

While these details seem ominous, it is important to first focus on the victory we have achieved by even being in the President's budget, and as a multiple year extension. It has taken a monumentally difficult effort by a nationwide team to achieve this truly significant goal. This is a huge first step!

That same team bolstered by our growing grassroots strength in

over 35 states will now be needed over the next year as we work with Congress and with the Administration to craft legislation to achieve our goal of long-term and consistent SRSCA funding for the forest counties and schools of America. Together we can succeed as we have before. Stay tuned for further information.

For more information about the National Forest Counties and Schools Coalition, please visit our website or the website of the Partnership for Rural America Campaign.

www.forestco.net
www.partnershipforruralamerica.org

Jim French, President

Bob Douglas, Executive Director

Jackie Douglas, Administrative Assistant

National Forest Counties & Schools Coalition

P.O. Box 8551 – Red Bluff, CA 96080

530-527-0666 / FAX - 530-529-4120

forestco@forestco.net

www.forestco.net

4

Alaska Department of Education and Early Development - School Finance
FY2012 School Operating Fund Budget Summary

Cordova School District
District Name

Beginning Fund Balance: July 1, 2011 (Subject to 10% Limit per AS 14.17.505(a))	<u>\$400,000</u>
(Remaining After 10% Limit Deduction)	<u>\$0</u>
Total Beginning Fund Balance	<u>\$400,000</u>

Revenue

010 City/Borough Appropriations	(1) <u>\$1,720,000</u>
030 Earnings on Investments	(2) <u>500</u>
040 Other Local Revenues	(3) <u>14,200</u>
041 Tuition from Students	(4) <u>18,000</u>
042 Tuition - Other Districts	(5) <u>0</u>
047 E-Rate Program	(6) <u>66,000</u>
050 State Sources	(7) <u>4,109,066</u>
100 Federal Sources - Direct	(8) <u>50,000</u>
150 Federal Sources - Through the State	(9) <u>15,000</u>
190 Federal Sources - Other Agencies	(10) <u>0</u>
250 Transfers From Other Funds	(11) <u>0</u>
Total Revenue	<u>\$5,992,766</u>

Expenditures

100 Instruction	(12) <u>\$3,221,711</u>
200 Special Education Instruction	(13) <u>554,966</u>
220 Special Education Support Services	(14) <u>38,378</u>
300 Support Services - Students	(15) <u>127,856</u>
350 Support Services - Instruction	(16) <u>367,392</u>
400 School Administration	(17) <u>342,124</u>
450 School Administration Support Services	(18) <u>156,126</u>
510 District Administration	(19) <u>284,784</u>
550 District Administration Support Services	(20) <u>249,422</u>
600 Operations and Maintenance of Plant	(21) <u>845,039</u>
700 Student Activities	(22) <u>252,227</u>
780 Community Services	(23) <u>0</u>
900 Other Financing Uses	(24) <u>100,000</u>
Total Expenditures	<u>\$6,540,025</u>

Ending Fund Balance: June 30, 2012 (Subject to 10% Limit per AS 14.17.505(a))	<u>\$0</u>
(Remaining After 10% Limit Deduction)	<u>\$0</u>
Total Ending Fund Balance	<u>\$0</u>

** Must be greater than 0

Minimum Expenditure for Instruction Calculation
AS14.17.520 & 4 AAC 09.115

Total Instructional Expenditures (Functions 100-400)	(a) <u>\$4,652,427</u>
Total Expenditure Codes (Functions 100-780)	(b) <u>\$6,440,025</u>
Total Instructional Expenditures (a) divided by Total Expenditures (b)	<u>72%</u>

STATEWIDE RANKING: TEACHER SALARY

* TOP TEACHER SALARY			
DISTRICT	REGION	ADM	TOP SALARY
LOWER KUSKOKWIM	SW	3954	\$85,537
NORTH SLOPE	NW	1581	\$84,434
FAIRBANKS	INT	14148	\$83,571
NORTHWEST ARCTIC	NW	1857	\$83,028
ANCHORAGE	SC	48227	\$81,506
YUPIIT	SW	445	\$79,719
PRIBILOF	SW	110	\$78,896
MAT-SU	SC	16481	\$78,089
KETCHIKAN	SE	2127	\$77,839
BERING STRAIT	NW	1653	\$77,837
VALDEZ	SC	692	\$77,239
NOME	NW	674	\$77,708
YUKON KOYUKUK	INT	1368	\$77,657
IDITAROD	INT	280	\$77,455
KENAI	SC	9256	\$77,244
JUNEAU	SE	4973	\$77,148
YUKON FLATS	INT	271	\$76,033
KUSPUK	SW	340	\$75,023
SITKA	SE	1316	\$75,000
YAKUTAT	SE	121	\$74,975
ALEUTIANS EAST	SW	249	\$74,732
GALENA	INT	3649	\$74,000
NENANA	INT	1002	\$73,836
LAKE & PENINSULA	SW	369	\$73,457
DENALI	INT	408	\$73,367
PETERSBURG	SE	517	\$73,344
SOUTHEAST ISLAND	SE	167	\$73,274
SOUTHWEST	SW	634	\$73,224
HAINES	SE	305	\$73,013
UNALASKA	SW	402	\$72,958
CORDOVA	SE	368	\$72,782
BRISTOL BAY	SW	145	\$72,564
ALASKA GATEWAY	INT	383	\$72,000
KLAWOCK	SE	125	\$71,467
DELTA/GREELY	INT	1077	\$70,431
COPPER RIVER	INT	503	\$70,208
SOUTHEAST ISLAND	SE	268	\$70,114
ANNETTE ISLAND	SE	723	\$69,321
CRAIG	SW	177	\$69,131
ST. MARY'S	SE	123	\$69,005
HOONAH	SE	324	\$68,116
WRANGELL	SW	313	\$67,875
KASHUNAMIUT	SE	67	\$60,090
CHUGACH	SC	225	\$60,000

* BASE TEACHER SALARY			
DISTRICT	REGION	ADM	BASE SALARY
NORTH SLOPE	INT	1581	\$51,500
LOWER KUSKOKWIM	SW	3954	\$48,113
BERING STRAIT	NW	1653	\$45,142
PRIBILOF	SW	110	\$44,367
NORTHWEST ARCTIC	NW	1857	\$44,223
KUSPUK	SW	340	\$44,010
SITKA	SE	1316	\$43,500
KASHUNAMIUT	SW	313	\$43,155
ALEUTIANS EAST	SW	249	\$43,077
FAIRBANKS	INT	14148	\$42,961
ANCHORAGE	SC	48227	\$42,917
MAT-SU	SC	16481	\$42,583
UNALASKA	SW	402	\$42,227
YUKON KOYUKUK	INT	1368	\$42,185
GALENA	INT	3649	\$42,000
SOUTHWEST	SW	634	\$41,842
BRISTOL BAY	SW	145	\$41,799
NOME	NW	674	\$41,621
LAKE & PENINSULA	SW	369	\$41,501
ALASKA GATEWAY	INT	383	\$41,200
YUPIIT	SW	445	\$41,096
JUNEAU	SE	4973	\$40,886
ST. MARY'S	SW	177	\$40,804
ANNETTE ISLAND	SE	268	\$40,400
IDITAROD	INT	280	\$40,055
DELTA/GREELY	INT	1077	\$40,000
COPPER RIVER	INT	503	\$39,905
NENANA	INT	1002	\$39,904
KETCHIKAN	SE	2127	\$39,879
YUKON FLATS	INT	271	\$39,601
VALDEZ	SC	692	\$39,582
PETERSBURG	SE	517	\$39,270
KENAI	SC	9256	\$39,238
DENALI	INT	408	\$38,838
CORDOVA	SE	368	\$38,312
HAINES	SE	305	\$36,958
CRAIG	SE	723	\$36,516
YAKUTAT	SE	121	\$36,500
HOONAH	SE	123	\$35,940
SOUTHEAST ISLAND	SE	167	\$34,853
HYDABURG	SE	67	\$34,717
KLAWOCK	SE	125	\$34,517
WRANGELL	SE	324	\$34,058
CHUGACH	SC	225	\$31,730

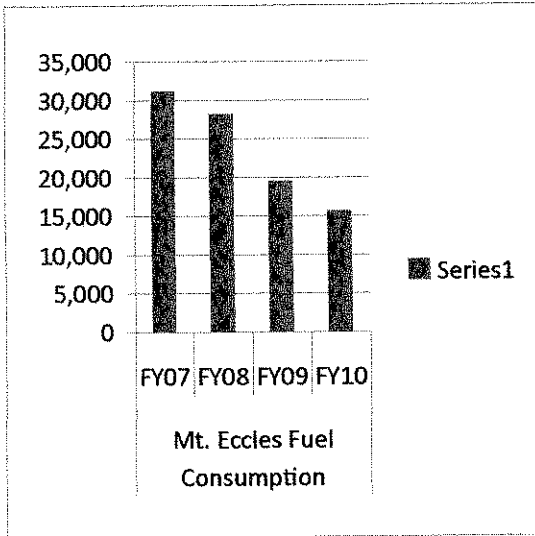
AVERAGE TEACHER SALARY			
DISTRICT	REGION	ADM	AVG SALARY
VALDEZ	SC	692	\$67,697
NORTH SLOPE	NW	1581	\$67,476
NORTHWEST ARCTIC	NW	1857	\$65,996
FAIRBANKS	INT	14148	\$65,570
ANNETTE ISLAND	SE	268	\$65,434
SITKA	SE	1316	\$64,439
MAT-SU	SC	16481	\$62,148
IDITAROD	INT	280	\$61,970
UNALASKA	SW	402	\$61,906
HOONAH	SE	123	\$61,617
YUKON KOYUKUK	INT	1368	\$61,528
PRIBILOF	SW	110	\$61,402
JUNEAU	SE	4973	\$60,763
ALEUTIANS EAST	SW	249	\$60,469
YUKON FLATS	INT	271	\$60,361
NOME	NW	674	\$60,258
KETCHIKAN	SE	2127	\$60,082
KUSPUK	SW	340	\$60,075
KASHUNAMIUT	SW	313	\$59,858
CORDOVA	SC	368	\$59,688
WRANGELL	SE	324	\$59,602
GALENA	INT	3649	\$58,562
ST. MARY'S	SW	177	\$58,333
KENAI	SC	9256	\$58,299
ANCHORAGE	SC	48227	\$58,292
NENANA	INT	1002	\$57,404
PETERSBURG	SE	517	\$57,325
BRISTOL BAY	SW	145	\$56,697
CRAIG	SE	723	\$56,285
ALASKA GATEWAY	INT	383	\$56,043
DENALI	INT	408	\$55,715
HAINES	SE	305	\$55,350
LOWER KUSKOKWIM	SW	3954	\$55,218
SOUTHWEST	SW	634	\$54,999
BERING STRAIT	NW	1653	\$54,647
COPPER RIVER	INT	503	\$54,448
YUPIIT	SW	445	\$53,823
LAKE & PENINSULA	SW	369	\$53,166
SOUTHEAST ISLAND	SE	167	\$52,374
KLAWOCK	SE	125	\$51,681
DELTA/GREELY	INT	1077	\$50,240
YAKUTAT	SE	121	\$49,375
CHUGACH	SC	225	\$41,354
HYDABURG	SE	67	\$40,036

* "Top Teacher Salary" and "Base Teacher Salary" indicate contractual salaries offered by school districts. They do not necessarily represent the salary of a current teacher or teachers.

Cordova School District FY07 - FY10

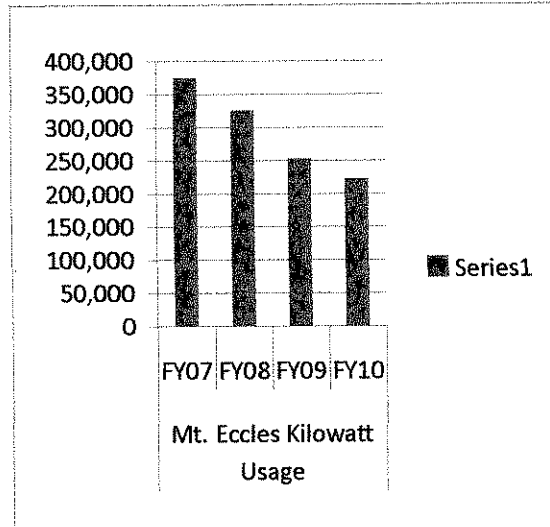
Mt. Eccles Fuel Consumption

FY07	FY08	FY09	FY10
31,194	28,242	19,573	15,712



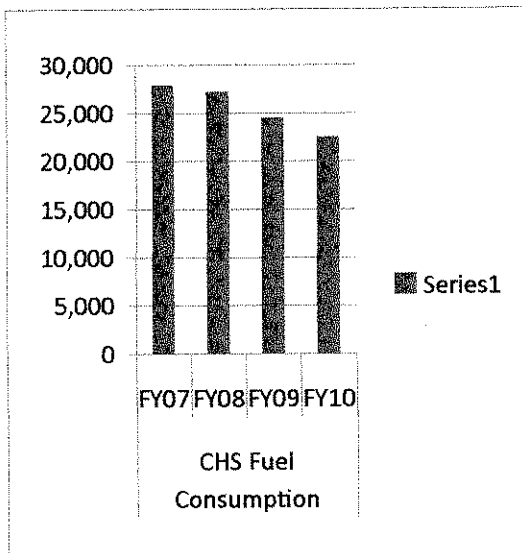
Mt. Eccles Kilowatt Usage

FY07	FY08	FY09	FY10
374,958	326,164	252,953	222,574



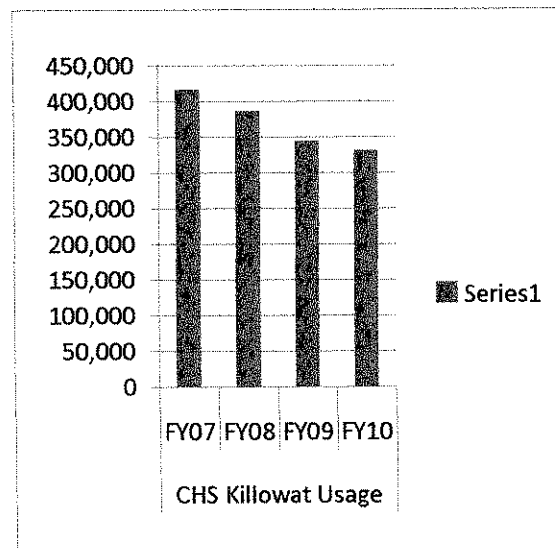
CHS Fuel Consumption

FY07	FY08	FY09	FY10
27,871	27,212	24,491	22,529



CHS Killowat Usage

FY07	FY08	FY09	FY10
416,898	386,790	344,900	331,259



A MEMO FROM ROBYN KINCAID, DEPUTY CITY CLERK

DATE: February 10, 2011
TO: Mayor and City Council
CC: File
SUBJECT: E-911 RFP Review Committee Recommendation

The E-911 RFP Review Committee was formed to review E-911 design and implementation proposals sent to the City of Cordova in response to our RFP and to advise City Council on the best overall choice for the City.

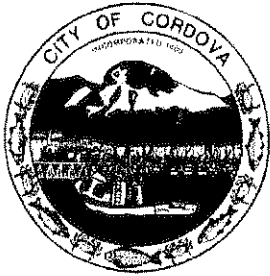
The E-911 RFP Review Committee met February 8, 2011 at 6:00 pm at the City Hall Conference Room to open and review the three submitted RFP's. Proposer ARCTiCOM was disqualified as they did not comply with or meet the requirements of the RFP. A phone call was put through to the REVL INC vendor for clarifications. Additional information was requested and a motion to recess until February 10, 2011 was passed to give REVL INC time to respond. At the February 10, 2011 meeting proposer REVL INC was disqualified because they did not address three specifically requested items: Reverse 911, NG911, and GIS.

This left one proposer, ProComm, who had complied with the RFP and did extensive research on the City's current system compatibilities and what the City of Cordova realistically needs in an E-911 system. After much discussion, the committee felt comfortable with the ProComm proposal and moved to adjourn.

Therefore, the E-911 RFP Review Committee recommends that Council directs City staff to accept ProComm's RFP and begin negotiations with said company.

RECOMMENDED MOTION: Move to direct staff to enter into contract negotiations with ProComm Alaska for the design and installation of E-911.

REQUIRED ACTION: Majority voice vote.



CITY OF CORDOVA

Office of City Manager

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Web: www.citvofcordova.net

February 23, 2011

Memo to City Council

Re: Request to purchase real property from City.

Recently I received a request from David and Bootslyn Roemhildt to purchase city real property Lot 3 Block 2 South Fill Development Park. This property is currently zoned waterfront commercial and the lot is 15,556 square feet. The lot will be developed into Fishermen's support complex (see attached letter for description). The building will be no less than 4,800 square feet.

At this time I am asking Council to provide direction on how the land should be disposed of as described in Chapter 5 of the city code section concerning sale of real property.

5.22.060—Methods of disposal for fair market value.

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

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

Suggested motion:

I move to sell the above described property using method # ___ above.

Thank you

Mark Lynch
City Manager

February 9, 2011

City of Cordova
PO Box 1210
Cordova, AK 99574

We request the lease or purchase of Lot 3 Block 2, and Lot 5 Block 2 of the South Fill Development Park.

On Lot 3, we propose to build and operate a Fishermen's support center complete with laundry, showers, café, and office space with internet connection, print, copy, phone and fax capabilities. This building will not be less than 4,800 square feet.

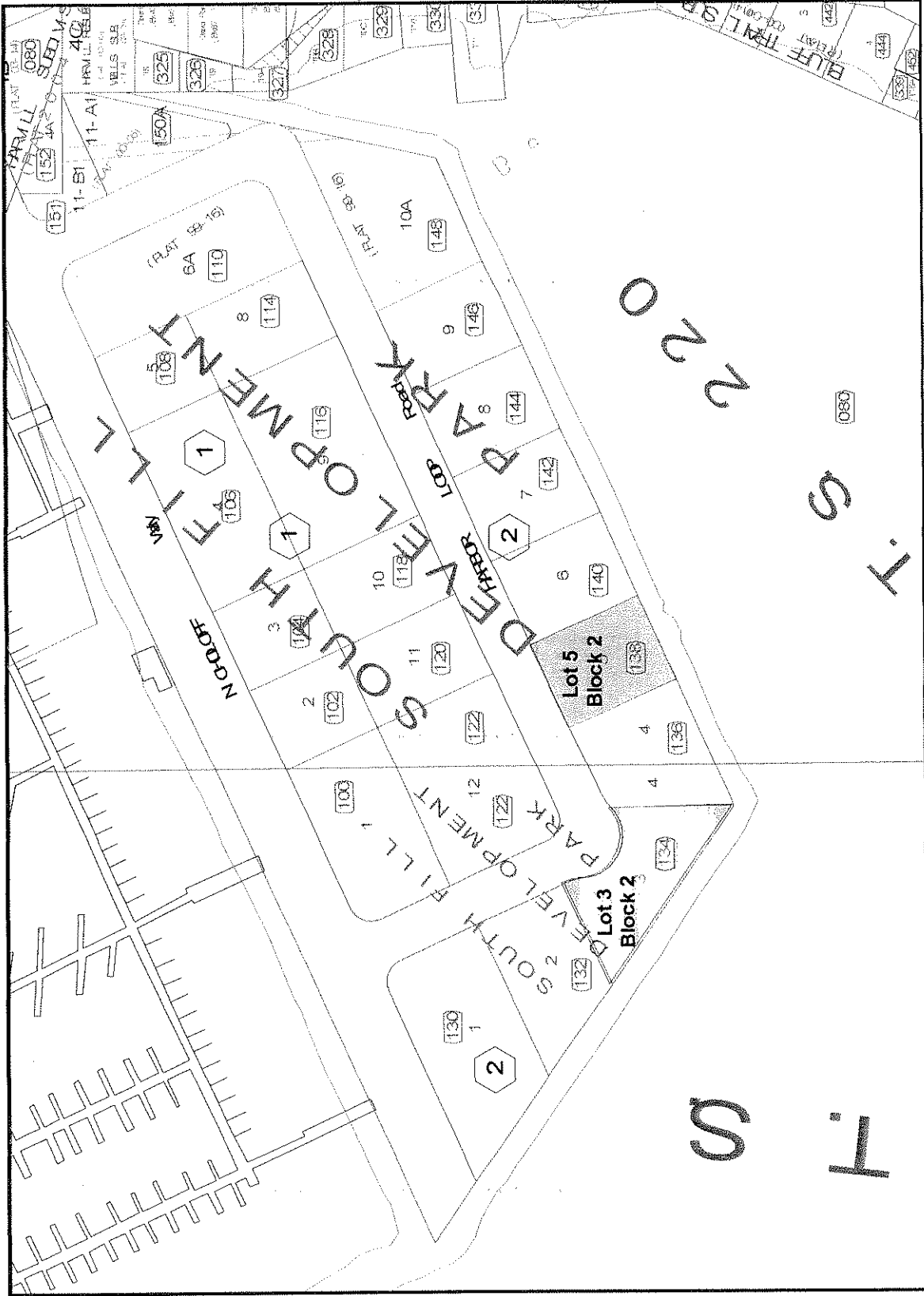
On Lot 5, we intend to construct a building not less 4,800 square feet, in which to operate a tools/equipment rental and supply.

Thank you for your timely attention to our request.

Sincerely,
David and Bootslyn Roemhildt

theroemhildts@gmail.com
424.7764 home
253.7764 Boots' cell
253.7765 Dave's cell
423.0423 Dave's bush cell

Lots 3 and 5 South Fill Development Park



This map was created by the Planning Dept. for illustration purposes only. It is not intended to be used as a survey instrument.

This map was created by the City of Cordova Planning Dept on February 23rd 2011. fwj



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CITY OF CORDOVA

Office of City Manager

February 23, 2011

Memo to City Council

Re: Request to purchase real property from City.

Recently I received a request from David and Bootslyn Roemhildt to purchase city real property Lot 5 Block 2 South Fill Development Park. This property is zoned waterfront commercial and the lot is 12,858 square feet. The lot is currently used in the summer for trailer parking. The lot will be developed into tools/equipment rental and supply business. The building will be no less than 4,800 square feet.

At this time I am asking Council to provide direction on how the land should be disposed of as described in Chapter 5 of the city code section concerning sale of real property.

5.22.060—Methods of disposal for fair market value.

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

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- 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.*

Suggested motion:

I move to sell the above described property using method #___ above.

Thank you

Mark Lynch
City Manager

February 9, 2011

City of Cordova
PO Box 1210
Cordova, AK 99574

We request the lease or purchase of Lot 3 Block 2, and Lot 5 Block 2 of the South Fill Development Park.

On Lot 3, we propose to build and operate a Fishermen's support center complete with laundry, showers, café, and office space with internet connection, print, copy, phone and fax capabilities. This building will not be less than 4,800 square feet.

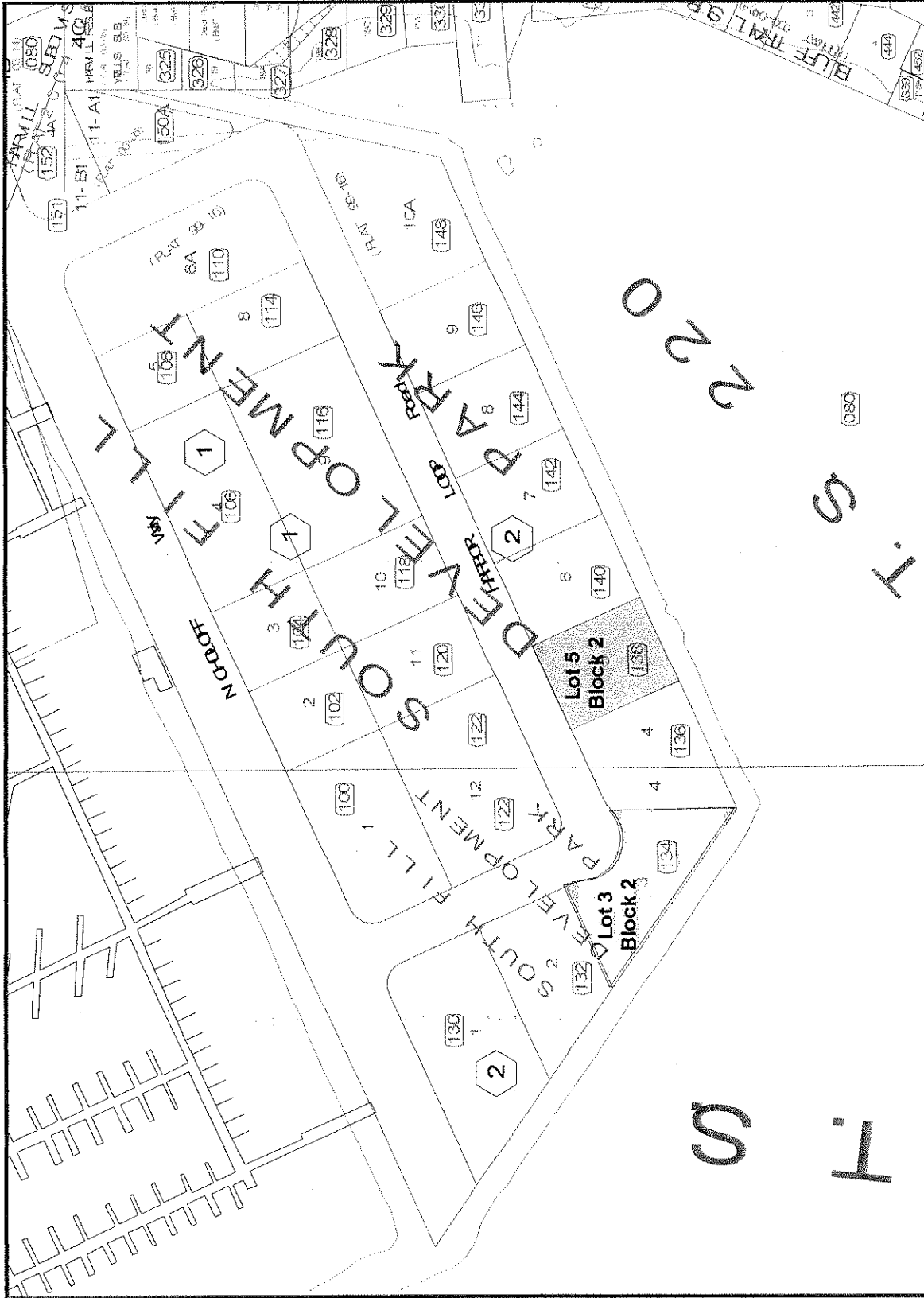
On Lot 5, we intend to construct a building not less 4,800 square feet, in which to operate a tools/equipment rental and supply.

Thank you for your timely attention to our request.

Sincerely,
David and Bootslyn Roemhildt

theroemhildts@gmail.com
424.7764 home
253.7764 Boots' cell
253.7765 Dave's cell
423.0423 Dave's bush cell

Lots 3 and 5 South Fill Development Park



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February 23, 2011

Memo to City Council

Re: Request to purchase real property from City.

Recently I received a request from Leo Americus to purchase city real property – Lots 1-4, Block 42, Original Townsite. This property is currently zoned as Low Density Residential; the total square footage for the four lots combined is 10,000 square feet. Mr. Americus would like to build a single family residential house with a value around \$300,000.

At this time I am asking Council to provide direction on how the land should be disposed of as described in Chapter 5 of the city code section concerning sale of real property.

5.22.060—Methods of disposal for fair market value.

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

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

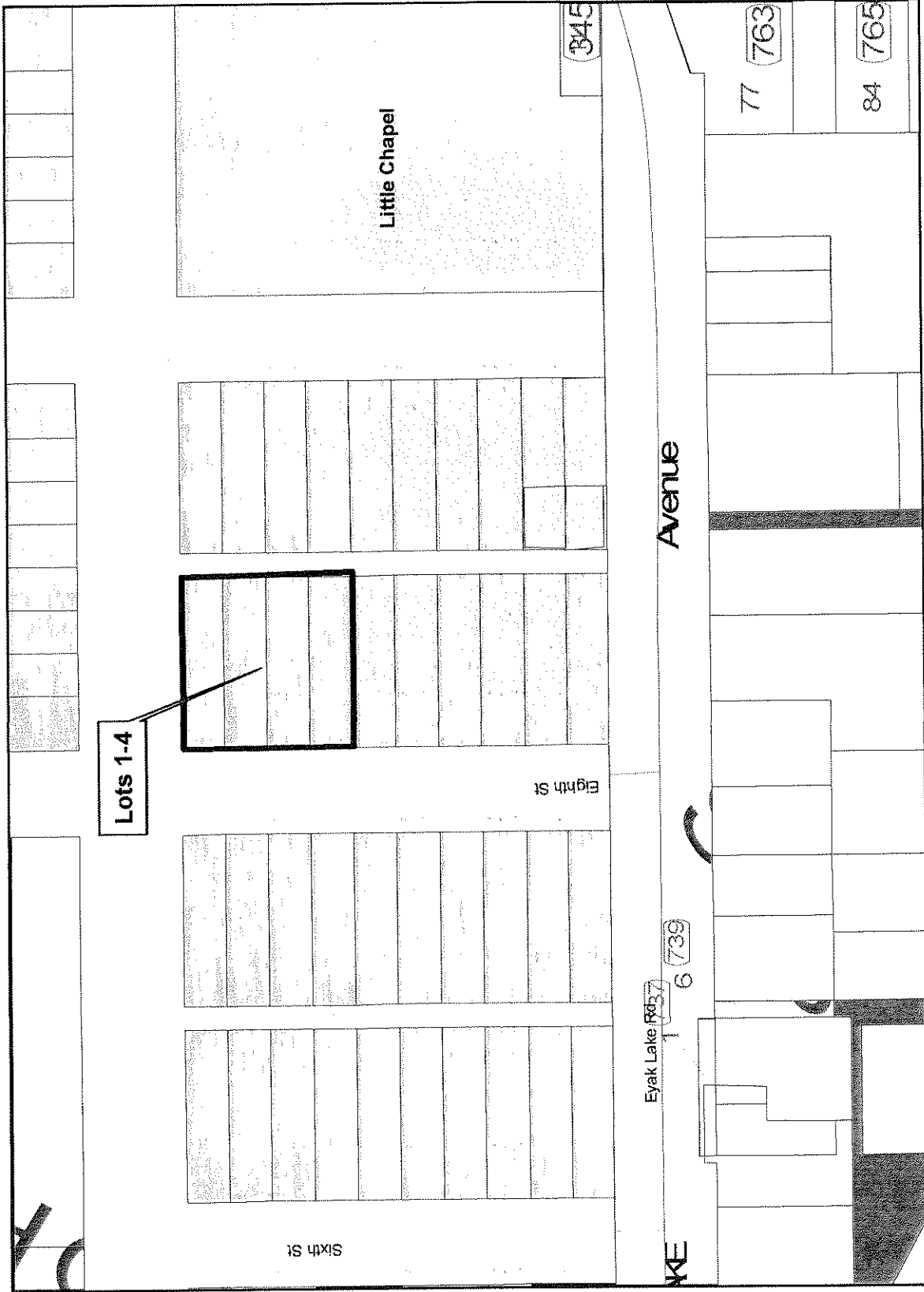
Suggested motion:

I move to sell the above described property using method #___ above.

Thank you

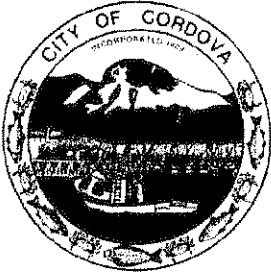
Mark Lynch
City Manager

Lots 1-4, Block 42, Original Townsite



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CITY OF CORDOVA

Office of City Manager

February 22, 2011

Memo to City Council

Re: Request to lease real property from City.

Recently I received a request from Atlas Tower, LLC to lease approximately 50' X 40' section of Tract A, USS 833 (3.46 acres) which is the City of Cordova's Sewer Treatment Facility property. This land is zoned Public Lands and Institutions and utility installations are considered a permitted use in this zone. Atlas Tower, LLC would like to lease the land to build a communication tower for other communication companies to co-locate antennas on. (See attached letter for more details). The Public works director has reviewed and spoken with Atlas and supports the use of a portion of the land at sewer treatment plant.

At this time I am asking Council to provide direction on how the land should be disposed of as described in Chapter 5 of the city code section concerning sale of real property.

5.22.060—Methods of disposal for fair market value.

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

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

In this case I believe it is in the best interest of the City of Cordova to select option #1: "negotiate an agreement with the person who applied to lease or purchase the property;" If Council agrees with that assessment I offer the following suggested motion:

I move to instruct the City Manager to negotiate a lease of City real property described as approximately 50' X 40' section of Tract A with Atlas Tower, LLC.

Thank you

Mark Lynch
City Manager



December 14, 2010

Mike Powers
Atlas Tower, LLC
283 Columbine St. #33
Denver, CO 80206

Mark Lynch
City Manager, City of Cordova
P.O. Box 1210
Cordova, AK 99574

Dear Mark:

I represent Atlas Tower, LLC, a communications tower company. Atlas Tower is an independent tower company that specializes in constructing tower infrastructure designed to maximize collocation of equipment. Our business model requires successful collocation — our towers are built for multiple users and our income is dependant on maximizing the space on the tower.

Atlas Tower is interested in constructing a communications tower on property owned by the City of Cordova, and I am contacting your to see if there might be some possibility that the City might consider leasing land to Atlas for this purpose. Specifically, our review of your town, along with the needs of strategic business partners in the telecommunications industry, reveals that an ideal location might be the City's Sanitation Plant on Orca Inlet Drive.

We have studied the community resources carefully, and we are aware of the new tower code recently passed by the City Council. Atlas Tower understands that these types of projects can create controversy and often meet significant resistance by locals who do not wish to create a negative impact for their community. Atlas Tower is interested in confronting these issues and attempting to create new and better infrastructure with a minimal impact on the community. We have experience with addressing these issues and we have the flexibility to try to mitigate any negative impacts, visual or otherwise.

I am writing to see if you might consider this possibility. Please review the general details in the attached proposal. Note that Atlas Tower has substantial experience in the tower industry and will comply with all federal, state, and local laws regarding site construction, environmental protection, and the handling and storage of all materials. This site will not create traffic, noise, or other environmental impacts.

We appreciate your consideration of our proposal.

Thank you for your time,

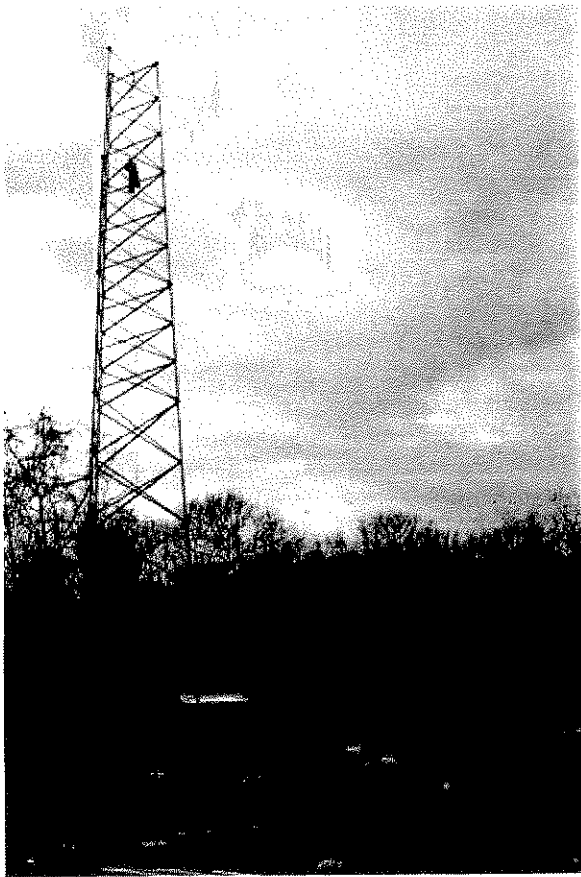
Mike Powers

Lease Area: 40x40

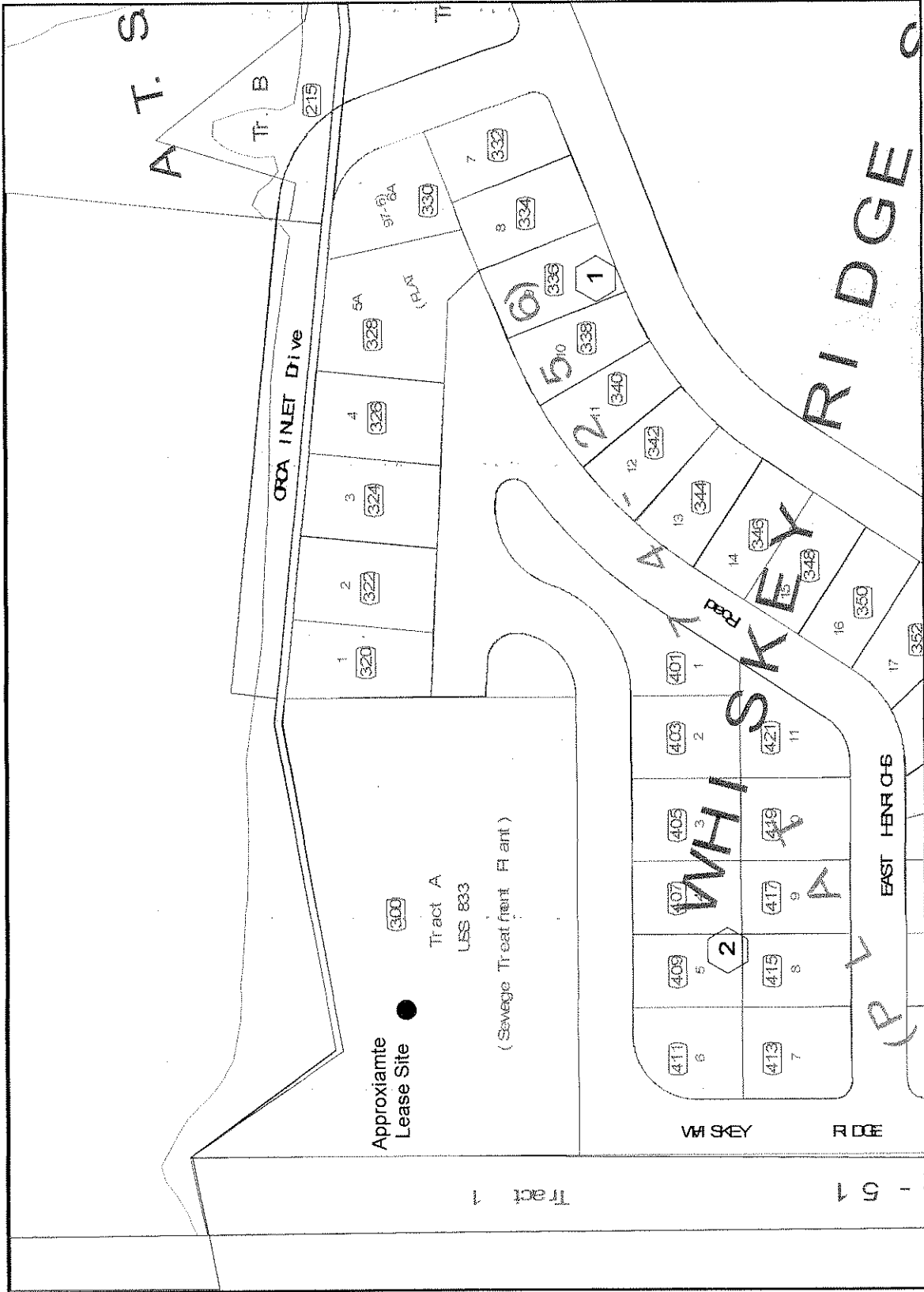
Tower Height: 85' (Subject to Zone Height Restrictions)

Access: See Included Site Sketch

Rent Proposal: To Be Determined



Approximate Proposed Lease Site - Atlas Towers



This map was created by the
City of Cordova Planning Dept
on February 23rd 2011. fwj

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not intended to be used as a survey instrument.

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: February 23, 2011
TO: Mayor and City Council
CC: File
SUBJECT: CCMC Acting Administrator

The Health Services Board had a special meeting on February 23, 2011 at noon. They voted at that meeting to recommend that City Council appoint ***Stephen Sundby*** (currently employed as the Sound Alternatives Director) as the Acting Health Services Administrator until further notice. The HSB further requests that this action take effect as soon as he is licensed.

RECOMMENDED MOTION: Move to appoint Stephen Sundby as the Acting Health Services Administrator at CCMC, beginning as soon as he obtains his provisional license and remaining so until further notice.

14.28.020 - Administration.

B.

Medical Center Administrator. The chief executive officer of the health services system shall be the health services administrator.

1.

Appointment and Termination of Administrator. The health services administrator (or acting) shall be appointed by the city council and may be terminated by the city council. In determining whether to appoint or terminate an individual, the city council shall consult with the community health services board. The city council and the board shall each adopt a procedure by which the administrator will be evaluated by the city council and by the board. The health services administrator is subject to the medical center classification and pay plans approved and adopted by the city council.

2.

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

a.

To be responsible for carrying out all applicable laws and ordinances and the terms of all grants received by the health services system;

b.

To be responsible for carrying out policies established by the board and, if necessary, approved or adopted by the city council;

c.

To prepare and submit to the board a detailed and itemized estimate of revenues and a detailed and itemized budget at least ninety days prior to the end of the fiscal year, for the next fiscal year;

d.

To prepare and submit to the board a plan of organization for the personnel and others concerned with the medical center;

e.

To select, employ, control, and discharge all city medical center employees subject to the provisions of any medical center personnel plans;

f.

To work with the professional staff and with those concerned with the rendering of professional services to the end that the best possible care may be rendered to all patients;

g.

To prepare such reports as may be required on any phase of medical center activity;

h.

To attend all meetings of the board and standing committees established by the board, except where otherwise specified;

i.

To supervise all purchasing of equipment and supplies in accordance with policy and procedures established by the board and approved by the city council;

j.

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

PENDING AGENDA

Special Meeting to Certify Election Results – **March 10, 2011**

March 16, 2011 – Work Session with Steve Vansant – State Assessor in re: BOE Hearing Procedures

Capital Priorities List Meeting – **June 2011, September 2011, December 2011**

Redistricting Work Session – TBA

City Clerk's annual evaluation – **April 2011** (date TBA)

Committees:

Cordova Center Committee: Tim Joyce, Sylvia Lange, VACANCY, Darrel Olsen, Larue Barnes, VACANCY, Valerie Covell, David Roemhildt, Dan Logan, Nancy Bird, and Cathy Sherman

Fisheries Advisory Committee: David Reggiani, PWSAC; Ken Roemhildt, Seafood Sales; Jim Holley, AML; Torie Baker, Marine Advisory Program Coordinator; VACANCY; and Brian Marston, ADF&G

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

E911 RFP Committee: Dick Groff – Chairman, Gary Graham, Chief Baty, Mike Hicks, Oscar Delpino, Dave Allison, Bret Bradford

Public Services Building Design Committee: David Reggiani - Chairman, Chief Baty, Martin Moe, Jim Kacsh, Dick Groff, Mike Hicks, Tom Bailer

March 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	28 Noon Harbor Commission mtg City Hall Conference Rm 7pm PSBDC mtg Library Meeting Room	1 Regular Election 7am - 8 pm Library Meeting Room	2 6:00 wksn 7:30 reg mtg	3	4	5
6	7	8	9 Election board meets to count absentee votes	10 Special Meeting to certify the election 7 pm	11 2011 Assessment Notices in the mail	12
13	14	15	16 6:30 wksn w-- State Assessor 7:30 reg mtg	17	18	19
20	21	22	23	24	25	26
27	28 Seward's Day City Hall offices closed	29	30	31		
57						

April 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6 7:15 pub hrg (maybe) 7:30 reg mtg	7	8	9
10	11 Assessment appeals deadline	12	13	14	15	16
17	18 7:00 Board of Equalization Meeting	19	20 7:15 pub hrg (maybe) 7:30 reg mtg	21	22	23
24 Easter Sunday	25	26	27	28	29	30
58						

May 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 7:15 pub hrg (maybe) 7:30 reg mtg	5	6	7
8	9	10	11	12	13	14
15	16	17	18 7:15 pub hrg (maybe) 7:30 reg mtg	19	20	21
22	23	24	25	26	27	28
29	30 Memorial Day City Hall offices closed	31				
59						