

**CITY COUNCIL REGULAR MEETING  
MARCH 18, 2015 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor James Kacsh* called the Council Regular Meeting to order at 7:00 pm on March 18, 2015, in the Library Meeting Room.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

*Mayor James Kacsh* led the audience in the Pledge of Allegiance.

**C. ROLL CALL**

Present for roll call were *Mayor Kacsh* and Council members *Tim Joyce, Tom Bailer, Robert Beedle, Josh Hallquist, Dave Reggiani* and *James Burton*. Council member *Kristin Carpenter* was absent. Also present were City Manager *Randy Robertson* and City Clerk *Susan Bourgeois*.

**D. APPROVAL OF REGULAR AGENDA**

*M/Joyce S/Bailer* to approve the Regular Agenda.

*Robertson* mentioned that there was no need for the executive session.

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

**E. DISCLOSURES OF CONFLICTS OF INTEREST - none**

**F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Guest Speaker – *Buck Adams* reported that last year there was a 2.95% net return to the City of Cordova. AMLIP, where the City used to have its money, returned .01%. The vast majority of the City's funds are invested in fixed income, bonds, which had a pretty good year. UBS holds about \$14.3 million on deposit for the City and the breakdown is: Permanent Fund received 3.39%, Central Treasury got 1.63%. Year to date for 2015 we are up about 1.26%; securities line of credit has been paid down to about \$1 million. The City's portfolio is about 65% bonds and cash and 21% stocks – which he is very pleased about the performance of. Overall since 2010 the City has netted just over \$2.2 million.

2. Audience comments regarding agenda items

*Bill Lindow* was present as a board member of Sheridan Alpine Association spoke to agenda item 21. He is familiar with the contract and he will be around to answer questions if necessary.

*John Greenwood* of 115 Jensen Drive said he was quite surprised when he saw the agenda tonight. Agenda item 9 he said was addressed at the Planning and Zoning Commission and their feeling at the time was that this lot needs to be zoned first so they voted not to put it in front of Council yet. Also items 16 & 17, P&Z had an in-depth conversation about CMC 18.39 and 18.48 and set a work session to talk more about them but he wonders why if they will be hashed out here tonight instead. He is, therefore, disappointed in seeing that on the agenda. He said he would like Council to pay attention to the boards and commissions out there – we do a lot of work and we put a lot of time into recommendations to Council – he urged them to pay attention to that. Also he mentioned item 20 he was of the opinion it needs to be zoned first and then it could be disposed of. He doesn't believe there is anyone on P&Z against development but there is a process that needs to be followed.

*John Harvill* of 701 Railroad Avenue commended Parks and Recreation for their work along with CAYAC – there has been a great deal of opportunities for our youth. He spoke to agenda item 14 – he wished that Planning and Zoning would try to work more with residents/businesses to get their projects done. He also spoke to items 18-20. He encouraged Council to sell property.

3. Chairpersons and Representatives of Boards and Commissions (Harbor, HSB, Parks & Rec, P&Z, School Board)

*Burton* said Harbor Commission met and reviewed the master plan – most of the conversation revolved around the work that needs to be done in the South Harbor.



*Joyce* recapped the HSB meeting that was before this Council meeting. They met with reps from Providence to discuss the future of the contract for hospital management. They will go back and do some more research and get some issues clarified and then we will meet again.

*Bailer* said Planning and Zoning met and there were quite a few items before Council tonight.

4. Student Council Representative was not present as it was spring break for students

#### **G. APPROVAL OF CONSENT CALENDAR**

*Mayor James Kacsh* informed Council that the consent calendar was before them.

5. Record excused absence of Council Member **Bradford** from the March 04, 2014 Regular Meeting

Vote on Consent Calendar: 6 yeas, 0 nays, 1 absent (Carpenter). Burton-yes; Joyce-yes; Beedle-yes; Hallquist-yes; Reggiani-yes and Bailer-yes. Consent calendar was approved.

#### **H. APPROVAL OF MINUTES - none**

#### **I. CONSIDERATION OF BIDS - none**

#### **J. REPORTS OF OFFICERS**

6. Mayor's Report – *Mayor Kacsh* said that at the previous Council meeting he said something along the lines of we're making it difficult for people to throw their trash away. He meant Council with policies, not staff.

7. Manager's Report – *Robertson* said it doesn't appear as though the April 4 off-site meeting will be happening so he handed out booklets that he made up for that as well as budget books for the 2 new Council members and he welcomed them.

a. Cordova Center update report – *Cathy Sherman* reported that April 11 in Anchorage is a huge Cordova Center event from 5 – 7 pm at the home of *Mead Treadwell*. Hoping for a good fundraising event which could bring in substantial funds from outside the community. A mail-out to residents will be happening shortly as well, also a penny fundraiser begun by school children in Cordova is ongoing and a quilt raffle – by the historical society. *Rich Rogers* had a report concerning construction activities of late. He commended them to look at *Weston Bennett's* weekly reports sent by email which are detailed with pictures, etc. *Sherman* and *Robertson* asked Council to weigh in on a cost-savings possibility that the contractors had approached them with just today. The concept was a switch to a different theater chair than was the chair that the projected had planned for. After discussion and information presented by *Sherman*, Council concurred that the initially spec'ed theater chair was the one they were interested in retaining in the design instead of the alternative.

*Hallquist* asked if there is an actual cost to complete the building. He also asked what would happen if we don't raise the \$750k that Rasmussen will match. *Hallquist* also asked who is designing the stairs. *Bennett* answered that MRV will design stairs. *Reggiani* said that the one page financial template would be helpful to get each packet along with the Cordova Center reports.

b. Finance Department report – *Bailer* said he would like to see a report on the next agenda regarding money spent on the civic center.

c. CCMC year end 2014 report

8. City Clerk's Report – *Bourgeois* reported that assessment notices have been mailed and appeals will be accepted until April 6 and then the BOE hearing will be on April 20 at 7pm.

#### **K. CORRESPONDENCE**

9. Letter from Daskalos in re interest in fill lot

10. Letter from Chamber of Commerce in re Iceworm

11. Letter from Robert Smith in re Garbage and Closed Fish Plants 03-10-15

12. Letter to Governor in re support for Hull appointment to NPFMC

13. Update letter from CAYAC youth sports group 03-11-15

*Mayor Kacsh* said to answer *Greenwood's* question regarding why item 9 is in the packet – it is because it is correspondence directed to the City Council and, therefore, it is included in a public packet.

*Beedle* said on the *Bob Smith* letter, he'd like to see the City work on this – combine with other agencies see if we could get other fisheries/economies started. He'd like to see that on a pending agenda. *Joyce* thought



we could see of Fisheries Advisory Committee could look at this. **Beedle** said if we go that route, then maybe the makeup of the Fisheries Advisory Committee should be looked at.

**Robertson** wanted to comment on the CAYAC letter. He mentioned that **Kellen Hawley** has done an outstanding job with our youth and he wanted to express that to Council and the public.

#### **L. ORDINANCES AND RESOLUTIONS**

**14.** Resolution 03-15-16 A resolution of the City Council of the City of Cordova, Alaska, approving the site plan of Roemhildt Holdings LLC to construct a 4,750 square foot commercial building on Lot 5, Block 2, South Fill Development Park

**M/Joyce S/Bailer** to approve Resolution 03-15-16 A resolution of the City Council of the City of Cordova, Alaska, approving the site plan of Roemhildt Holdings LLC to construct a 4,750 square foot commercial building on Lot 5, Block 2, South Fill Development Park.

**Joyce** opined that this was an interesting situation because he believes this developer intended something larger but we have codes that preclude him from doing so even though in the past we may have allowed these things of other builders. He believes that code changes may be warranted but at the same time he doesn't want to delay the **Roemhildt's** from their development. He waited to hear other opinions. **Bailer** said Planning Commission had no choice but they did make it clear to **Mr. Roemhildt** that they would try to work on the code. **Reggiani** said he wants **Roemhildt's** to build what they want to build – if there's code that needs to be changed, let's do it. After lengthy discussion, Council opted to go ahead with the approval for **Roemhildt**.

Vote on motion: 6 yeas, 0 nays, 1 absent (Carpenter).

#### **M. UNFINISHED BUSINESS**

**15.** Lot 13 Block 12 OT, discussion of land disposal

Council put this back on the agenda because they wanted the opinion of **Bill Howard** regarding whether or not he needed this to remain a snow dump. **Howard** said it is not a real issue, this lot could be disposed of by the City without major impact on plowing efforts in that area. Council was not required to take any action on this item as they had already acted to put this out for proposals – now they had heard from **Howard** as they had asked to and they did not change their decision.

#### **N. NEW & MISCELLANEOUS BUSINESS**

**16.** Action item – Repeal CMC 18.39.090(a)

**M/Reggiani S/Bailer** to repeal Cordova municipal code 18.39.090 (a).

**Reggiani** said he wanted to be very clear on what this section does. It basically limits parking in the front yard to 50% and it holds back the other 50% for landscaping. So this seems like an easy one to clean up. **Reggiani** put this item on the agenda, Council was in agreement to bring this back as an ordinance. **Reggiani** was of the opinion that this could constitute a first reading and it could come before them next for second reading and final approval. The City Clerk was directed to get with the City Attorney to determine if that was the case or if not to bring this back in ordinance form.

Vote on motion: 6 yeas, 0 nays, 1 absent (Carpenter).

**17.** Discussion item regarding 18.48.060 – Off-street parking requirements

**Reggiani** opined that one centralized spot for this (referring to all the different zones) is not the best way to do this regarding parking. **Joyce** thought that the best approach is p.85 in the packet suggestion # 2. **Burton** and **Bailer** agreed with **Joyce**. After more lengthy discussion, Council opted to ask the Clerk to bring back a code change that reflects exactly that (i.e. # 2 on page 85 of the packet).

**18.** Action item – Designate as Available for Disposal – Lot 2, Block 7A Tidewater Development Park (Breakwater Fill Lot)

**M/Reggiani S/Burton** to designate Lot 2, Block 7A Tidewater Development Park as available for disposal on the land disposal maps.

After lengthy discussion, it was determined that this motion was unnecessary because this lot was already deemed available. The motion was withdrawn by the maker of the motion and agreed to by the second.



19. Action item – Designate as Waterfront Commercial Park District Zone Lot 2, Block 7A, Tidewater Development Park (Breakwater Fill Lot)

*M/Reggiani S/Bailer* to designate as Waterfront Commercial District Zone, Lot 2 Block 7A, Tidewater Development Park otherwise known as the breakwater Fill Lot.

*Reggiani* said there was a staff recommendation to zone it first before going out for proposals. *Bailer* thought we should leave it un-zoned and then zone it after we see the proposals. *Robertson* said he believes it could be zoned the same as any lot in the area that it shares a border with.

*M/Joyce S/Burton* to refer back to staff.

*Reggiani* agreed to refer – he said *Robertson* said it well, we have flexibility here. If we go out to RFPs, we focus on that it will be zoned as one of these 3 or 4 zoning classifications and it would focus the proposers.

*Greenwood* clarifies that it might be 3 or even 2 zones – that would be researched. *Joyce* said his idea behind referral was for Planning and Zoning to look at it after proposals are in.

Vote on motion to refer: 6 yeas, 0 nays, 1 absent (Carpenter).

20. Action item – Disposal of City Real Property – Lot 2, Block 7A Tidewater Development Park (Breakwater Fill Lot) by CMC 5.22.060(4) Request sealed proposals to lease or purchase the property

*M/Reggiani S/Bailer* to dispose of City Real Property, Lot 2, Block 7A Tidewater Development Park (Breakwater Fill Lot) by CMC 5.22.060(4) Request sealed proposals to lease or purchase the property

*Reggiani* said it appears as though the motion to recommend to City Council failed at the Planning and Zoning Commission level. *Reggiani* said that this is the best way to solicit proposals and he supports it. *Joyce* said he doesn't see the rush; let Planning and Zoning come to us with a recommendation as they should.

*M/Joyce S/Burton* to refer back to staff, let Planning Commission and Harbor Commission weigh in on this for recommendations to Council.

*Reggiani* said he's fine referring it to staff, he just doesn't want this hung up and slowed down.

Vote on motion to refer: 6 yeas, 0 nays, 1 absent (Carpenter).

21. Discussion item – ski hill contract and MOU

Council discussed this item and asked staff to bring a budget amendment to the next Council meeting to account for the insurance reimbursement for the Sheridan Alpine Association.

22. Council approval of contract with Church for Cordova Center Art

*M/Joyce S/Burton* to approve a contract with Darla Church, Cordova, for construction of art pieces for the Cordova Center Phase II performed pursuant to compensation in a not-to-exceed sum of \$39,000.

One percent for art is the program and \$18,000,000 is the number used, therefore, \$180,000 is the amount being spent on art.

Vote on motion: 6 yeas, 0 nays, 1 absent (Carpenter).

23. Council approval of contract with Lagergren for Cordova Center Art

*M/Joyce S/Hallquist* to approve a contract with Mark Lagergren dba Lagergren Metalworks, LLC, Worthington, OH, for construction of art pieces for the Cordova Center Phase II performed pursuant to compensation in a not-to-exceed sum of \$49,550.

*Bailer* was not happy because this was a non-local artist.

Vote on motion: 5 yeas, 1 nay (Bailer), 1 absent (Carpenter).

24. Council approval of contract with Ogle/McKittrick for Cordova Center Art

*M/Joyce S/Burton* to approve a contract with Susan Ogle and Tim McKittrick, Cordova and Anchorage, for construction of art pieces for the Cordova Center Phase II performed pursuant to compensation in a not-to-exceed sum of \$25,760.

Vote on motion to refer: 6 yeas, 0 nays, 1 absent (Carpenter).

25. Council election of Vice-Mayor

*Bailer* nominated *Reggiani* as Vice-Mayor. *Joyce* nominated *Burton* as Vice-Mayor.

*Joyce* said his idea was that *Reggiani* was terming out and it would be helpful for Council to have someone new break in to that role.



Joyce – voted **Burton**; Beedle – voted **Burton**; Hallquist – voted **Burton**; Bailer – voted **Reggiani**; Burton – voted **Reggiani**; and Reggiani – voted **Burton**. Votes were **Burton – 4; Reggiani – 2**.

Therefore, **Council Member James Burton** was duly elected by the City Council as Vice-Mayor.

**Reggiani** agreed with **Joyce** and said to **Burton** that it is a great opportunity to get some experience.

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

**Mayor Kacsh** mentioned next agenda we'll have a discussion of the noon Wednesday deadline for agenda items to the Clerk. **Joyce** said **Sundby** needs to assist Council as the go-between in setting the next date for a meeting with the Council and Providence. **Mayor Kacsh** also asked for information and a discussion item in the next packet regarding the disposal of the Library Museum Building. **Joyce** asked about the April 4 off-site meeting that the Manager and staff have been planning for. There were enough Council members unable to attend and the Saturday session was canceled. There was interest in planning that for a couple of week nights instead. The City Clerk was asked to poll Council this next week for some dates. **Joyce** saw the value in this meeting especially with the City Attorney planning to come down and give advice/training on Council roles/responsibilities, etc. **Bailer** commented that he hasn't seen details on this meeting, the idea of sitting around with department heads for a day doesn't thrill him.

#### **O. AUDIENCE PARTICIPATION**

**Donald Kurz** said that tomorrow at 940 am, the Cordova boys play in the State Tournament for basketball – you can listen to KLAM or watch at the NFHSnetwork.com.

#### **P. COUNCIL COMMENTS**

##### **27. Council Comments**

**Reggiani** asked Randy if the official zoning map could be put on the City's website as he's had that request from a couple of people.

**Burton** said as far as the financial stuff we looked at tonight – he expressed gratitude to UBS investments for the work they are doing with the City's money and how it has performed. Also, as far as Cordova Center he spotted \$171K in savings and he appreciates that too – pretty important stuff as far as challenges we'll be facing.

**Hallquist** said happy to be here – he said he already responded to all of Council on an email which is something he wasn't supposed to do but he'll learn. At the harbor this weekend, there were some open holes with high voltage lines exposed and he wants that addressed so no one gets hurt.

**Bailer** thanked UBS as well. He's disappointed that Ski Club is here asking for money because he remembers how excited Council was when they renegotiated the cell contract because they knew how much it would help ski hill out. As tight as things are – they might have seen their way to stepping up and carrying their own load.

**Beedle** thanked people for their votes – he's excited to be here.

**Joyce** thanked Josh & Robert and thanked ASLN and KLAM.

#### **Q. EXECUTIVE SESSION**

~~**28. Union Contract negotiations update**~~ – this item was not needed at this time

#### **R. ADJOURNMENT**

**M/Bailer S/Joyce** to adjourn. Hearing no objections the meeting was adjourned at 10:55 pm.

Approved: April 15, 2015

Attest:

  
Susan Bourgeois, CMC, City Clerk

