

Mayor

James Kacsh

Council Members

Kristin Carpenter

Tim Joyce

Tom Bailer

Robert Beedle

Josh Hallquist

David Reggiani

James Burton

City Manager

Randy Robertson

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

Student Council

Ashley Reece

Bhren Peña

REGULAR COUNCIL MEETING

MARCH 18, 2015 @ 7:00 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 Kacsh, Council members Kristin Carpenter, Tim Joyce, Tom Bailer, Robert Beedle, Josh Hallquist, David Reggiani and James Burton

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

E. DISCLOSURES OF CONFLICTS OF INTEREST

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speakers – **Buck Adams**, UBS Financial, City Investments..... (page 1)
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)
4. Student Council Representative

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

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

H. APPROVAL OF MINUTES

I. CONSIDERATION OF BIDS

J. REPORTS OF OFFICERS

6. Mayor's Report
7. Manager's Report
 - a. Cordova Center update report..... (page 27)
 - b. Finance Department report..... (page 28)
 - c. CCMC year end 2014 report..... (page 34)
8. City Clerk's Report

K. CORRESPONDENCE

9. Letter from Daskalos in re interest in fill lot..... (page 44)
10. Letter from Chamber of Commerce in re Iceworm..... (page 45)
11. Letter from Robert Smith in re Garbage and Closed Fish Plants 03-10-15..... (page 46)
12. Letter to Governor in re support for Hull appointment to NPFMC..... (page 52)
13. Update letter from CAYAC youth sports group 03-11-15..... (page 53)

L. ORDINANCES AND RESOLUTIONS

- 14. Resolution 03-15-16..... (voice vote)(page 55)**
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. UNFINISHED BUSINESS

- 15. Lot 13 Block 12 OT, discussion of land disposal..... (page 73)**

N. NEW & MISCELLANEOUS BUSINESS

- 16. Action item – Repeal CMC 18.39.090(a)..... (page 79)**
17. Discussion item regarding 18.48.060 – Off-street parking requirements..... (page 85)
18. Action item – Designate as Available for Disposal – Lot 2, Block 7A..... (voice vote)(page 91)
Tidewater Development Park (Breakwater Fill Lot)
19. Action item – Designate as Waterfront Commercial Park District Zone..... (voice vote)(page 97)
Lot 2, Block 7A, Tidewater Development Park (Breakwater Fill Lot)
20. Action item – Disposal of City Real Property – Lot 2, Block 7A..... (voice vote)(page 101)
Tidewater Development Park (Breakwater Fill Lot) by CMC 5.22.060(4)
Request sealed proposals to lease or purchase the property
21. Discussion item – ski hill contract and MOU..... (page 105)
22. Council approval of contract with Church for Cordova Center Art..... (voice vote)(page 115)
23. Council approval of contract with Lagergren for Cordova Center Art..... (voice vote)(page 119)
24. Council approval of contract with Ogle/McKittrick for Cordova Center Art..... (voice vote)(page 123)
25. Council election of Vice-Mayor..... (voice vote)(page 127)
26. Pending Agenda, Calendar, Elected & Appointed Officials lists..... (page 128)

O. AUDIENCE PARTICIPATION

P. COUNCIL COMMENTS

- 27. Council Comments**

Q. EXECUTIVE SESSION

- 28. Union Contract negotiations update**

R. ADJOURNMENT


Cordova Wolverines @ State Journey March 19 - 21

Executive Sessions: Subjects which may be discussed are: (1) Matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) Subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) Matters which by law, municipal charter or code are required to be confidential; (4) Matters involving consideration of governmental records that by law are not subject to public disclosure.

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

Full City Council agendas and packets available online at www.cityofcordova.net



UBS Financial Services Inc.

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March 18, 2014

City Council Members and Staff
City of Cordova, Alaska
602 Railroad Avenue
Cordova, Alaska 99574

Dear Council Members and Staff,

I look forward to attending the March 18th Council meeting to review 2014 performance and the 2015 outlook.

The City of Cordova had a total of **\$14,148,303** (including accrued interest), on deposit with UBS, distributed among six funded accounts as of December 31, 2014. Four of these accounts are under active investment management utilizing the UBS Portfolio Management Program (three within the Permanent Fund portfolio and one in Central Treasury). Both the Permanent Fund and Central Treasury also have an additional account primarily used for cash management purposes.

Cordova's consolidated portfolio experienced positive returns in 2014. The primary drivers of portfolio performance, a positive 2.95%, came from the fixed income markets, which comprise a substantial portion of your overall portfolio allocation. In addition to the interest income received, the actual price of many bonds rose in a flight to safety as global equity markets have experienced increased volatility due to a host of global events. The lion's shares of global stock returns were highly concentrated in US Large-Cap indexes such as the S&P500. Many of the global equity, fixed income and commodity markets were flat or down during 2014, in large part due to the strength of the US dollar. As the dollar strengthens, foreign investments that are not denominated in the US dollar will show a loss in value when converted back into the dollar.

2014 net returns:

- **Permanent Fund 2014 net return = +3.39%.**
- **Central Treasury 2014 net return = +1.63%,**
- ***Consolidated net return for all accounts 2014 = +2.95%.***

The balance on the Securities Based Lending credit line = \$2,366,578(as of Dec 31st, 2014).

Note: As the data above is from 2014 year-end, I have updated several of the investment figures as of March 5, 2015.

- **Assets on deposit at UBS = \$14,326,497**
- **Combined net return for all accounts year-to-date = +1.26%.**
- **Securities Based Lending credit line: = \$1,010,712**

In addition to the standard performance reports through September 30th, I have attached a letter I prepared a few weeks ago, discussing the concentrated nature of last year's performance and the impact it had on investor expectations. It is always amazing to see how clear things appear in the rearview mirror. Thank you, as always, for allowing us to assist Cordova.

Sincerely,

Buck Adams, CFP®, CIMA®, ChFC®



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3000 "a" Street
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Anchorage, AK 995034040

Financial Advisor:
AURORA WEALTH MANAGEMENT
9072615900

UBS Client Review

as of January 5, 2015

Prepared for

City of Cordova - Total

Accounts included in this review

* excluded from performance exhibits ^ performance and account start dates differ (see disclosures)

Account	Name	Type
UC 03542 ^	• CT	• Basic Investment Account - Business
UC 03543	• BSA - Cash	• Business Service Account
UC 03544	• Mkt. Linked CD	• Business Service Account
UC 03545 ^	• Tact. Inc. Bldr	• Portfolio Management Program
UC 03546	• Global Income	• Portfolio Management Program
UC 04046	• Quality Income	• Portfolio Management Program
UC 04047 ^	• PF	• Basic Investment Account - Business
UC 05458	• Aurora	• Portfolio Management Program
5V D7092 *	• LOC	• Premier Variable Credit Line

What's inside

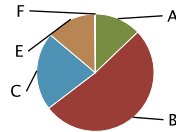
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Executive summary

as of January 5, 2015

Asset allocation review

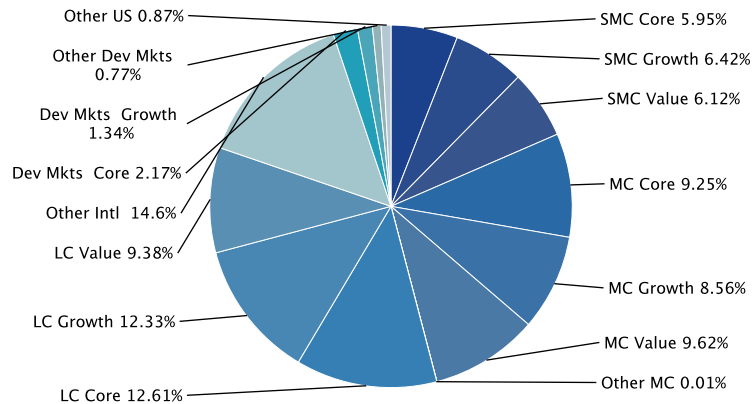
	Value on 01/05/2015 (\$)	% of portfolio
A Cash	1,812,447.93	12.85
Cash	1,812,447.93	12.85
B Fixed Income	7,303,201.59	51.78
US	4,479,905.78	31.77
Global	2,807,552.84	19.91
International	15,742.97	0.10
C Equity	3,029,600.77	21.48
US	2,457,704.71	17.43
International	571,896.06	4.05
D Commodities	0.00	0.00
E Non-Traditional	1,932,374.08	13.70
Non-Traditional	1,932,374.08	13.70
F Other	25,382.94	0.19
Other	25,382.94	0.19
Total Portfolio	\$14,103,007.31	100%



Balanced mutual funds represented in multiple asset classes based on Morningstar allocations

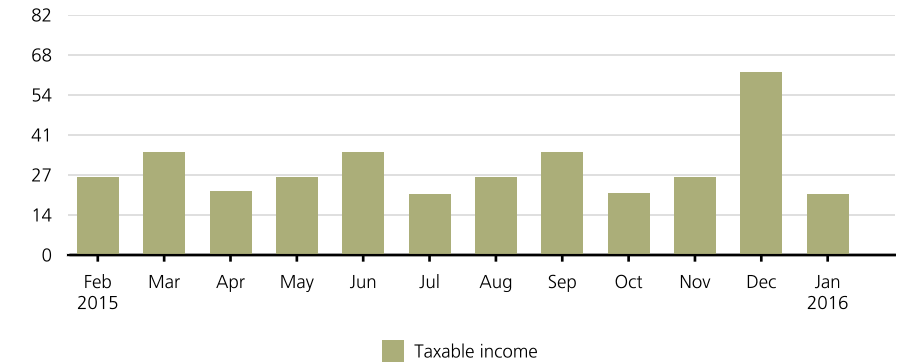
Pooled investment cash allocation: **\$15,193.59**

Equity capitalization and style


Total equities: \$3,029,600.77

Expected cash flow

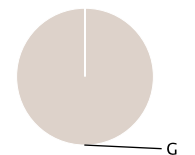
\$ Thousands


Total taxable income: \$356,448.24
Total expected cash flow: \$356,448.24

Cash flows displayed account for known events such as maturities and mandatory puts.

Credit quality of bond holdings

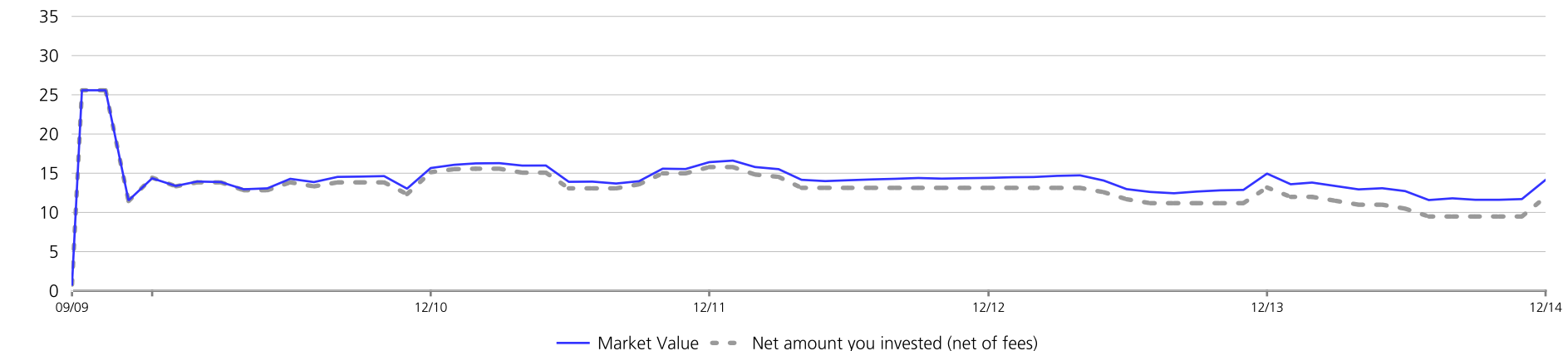
Effective credit rating	Issues	Value on 01/05/2015 (\$)	% of port.
A Aaa/AAA/AAA	0	0.00	0.00
B Aa/AA/AA	0	0.00	0.00
C A/A/A	0	0.00	0.00
D Baa/BBB/BBB	0	0.00	0.00
E Non-investment grade	0	0.00	0.00
F Certificate of deposit	0	0.00	0.00
G Not rated	1	254,150.00	100.00
Total	1	\$254,150.00	100%



Sources of portfolio value

as of December 31, 2014

\$ Millions



	2009 09/17/2009 to 12/31/2009	2010 12/31/2009 to 12/31/2010	2011 12/31/2010 to 12/31/2011	2012 12/31/2011 to 12/31/2012	2013 12/31/2012 to 12/31/2013	2014 12/31/2013 to 12/31/2014
Opening value	800,000.00	14,354,842.95	15,657,354.56	16,409,037.55	14,405,260.91	14,949,257.80
Net deposits/withdrawals	13,631,005.30	695,592.53	655,016.00	-2,650,000.00	50,000.00	-1,200,000.00
Investment return	-76,162.35	606,919.08	96,666.98	646,223.36	493,996.89	399,045.54
Closing value	14,354,842.95	15,657,354.56	16,409,037.55	14,405,260.91	14,949,257.80	14,148,303.33
Net Time-weighted ROR	-0.83	4.43	0.34	4.32	3.61	2.95

Performance returns are annualized after 1 year. Investment return is the sum of dividends and interest income, change in accrued interest, change in market value and fees.

Benchmarks - Annualized time-weighted returns

CITI BIG CD 3Mth LOC		0.31	0.29	0.30	0.21	0.21
BC Aggregate Bond Index	0.59	6.54	7.84	4.21	-2.02	5.97
CITI WGBI xUS-All mat USD	-1.64	5.21	5.17	1.51	-4.56	-2.67
HFRI FOF Diversified		5.48	-5.01	4.81	9.04	
MSCI Emerging Mkt - Net	7.89	18.88	-18.42	18.22	-2.60	-2.19
MSCI EAFE	0.55	7.75	-12.14	17.32	22.78	-4.90
S&P 500	5.25	15.06	2.11	16.00	32.39	13.69
GS Commodity Index	6.19	9.03	-1.18	0.08	-1.22	-33.06

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.

Report created on: January 06, 2015

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Performance by account

as of December 31, 2014

Summary of performance by account

					Performance returns (annualized > 1 year)			
					QTD 09/30/2014 to 12/31/2014	YTD 12/31/2013 to 12/31/2014	3 Years 12/31/2011 to 12/31/2014	ITD Start Date to 12/31/2014
UC	Performance start date	Value on 12/31/2014 (\$)	% of portfolio					
UC 03542	CT•Basic Investment Account - Business Risk profile: Conservative Return objective: Current Income	Dec 05, 2013	0.00	0.00%	Net time-weighted	N/A	N/A	N/A
UC 03543	BSA - Cash•Business Service Account Risk profile: Conservative Return objective: Current Income	Sep 17, 2009	2,555,468.26	18.06%	Net time-weighted	-0.34%	0.49%	0.78%
UC 03544	Mkt. Linked CD•Business Service Account Risk profile: Conservative Return objective: Current Income	Sep 21, 2009	253,986.91	1.80%	Net time-weighted	5.27%	9.07%	2.56%
UC 03545	Tact. Inc. Bldr•Portfolio Management Program•Aurora Wealth Management Risk profile: Moderate Return objective: Capital Appreciation	Nov 21, 2012	1,912,197.97	13.52%	Net time-weighted	1.92%	3.52%	13.52%*
UC 03546	Global Income•Portfolio Management Program•Aurora Wealth Management Risk profile: Moderate Return objective: Capital Appreciation	Nov 05, 2009	7,039,812.28	49.76%	Net time-weighted	0.10%	4.05%	2.56%
UC 04046	Quality Income•Portfolio Management Program•Aurora Wealth Management Risk profile: Conservative Return objective: Current Income and Capital Appreciation	Feb 08, 2011	1,398,483.38	9.88%	Net time-weighted	-0.33%	1.74%	1.84%
UC 04047	PF•Basic Investment Account - Business Risk profile: Moderate Return objective: Capital Appreciation	Dec 05, 2013	0.00	0.00%	Net time-weighted	N/A	N/A	N/A
UC 05458	Aurora•Portfolio Management Program•Aurora Wealth Management Risk profile: Aggressive/Speculative Return objective: Capital Appreciation	Oct 29, 2013	988,354.53	6.99%	Net time-weighted	-1.22%	-2.48%	-0.99%*
Total Portfolio		Sep 17, 2009	\$14,148,303.33	100%	Net time-weighted	0.24%	2.95%	3.62%
								2.78%

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.

*Performance is partially available for the selected time period and is based on the performance start date.

Performance by account - as of December 31, 2014 (continued)

	QTD 09/30/2014 to 12/31/2014	YTD 12/31/2013 to 12/31/2014	3 Years 12/31/2011 to 12/31/2014	ITD Start Date to 12/31/2014
Benchmarks - Annualized time-weighted returns				
CITI BIG CD 3Mth LOC	0.05%	0.21%	0.24%	N/A
BC Aggregate Bond Index	1.79%	5.97%	2.66%	4.31%
CITI WGBI xUS-All mat USD	-2.91%	-2.67%	-1.94%	0.49%
HFRI FOF Diversified	N/A	N/A	N/A	N/A
MSCI Emerging Mkt - Net	-4.50%	-2.19%	4.04%	3.15%
MSCI EAFE	-3.57%	-4.90%	11.05%	5.14%
S&P 500	4.93%	13.69%	20.39%	15.66%
GS Commodity Index	-27.67%	-33.06%	-12.85%	-5.12%

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.



Disclosures applicable to accounts at UBS Financial Services Inc.

This section contains important disclosures regarding the information and valuations presented here. This report presents information since December 31, 2002. This report does not include complete account activity or performance of your accounts before this date. All information presented is subject to change at any time and is provided only as of the date indicated. The information in this report is for informational purposes only and should not be relied upon as the basis of an investment or liquidation decision. UBS FS accounts statements and official tax documents are the only official record of your accounts and are not replaced, amended or superseded by any of the information presented in these reports.

UBS FS offers a number of investment advisory programs to clients, acting in our capacity as an investment adviser, including fee-based financial planning, discretionary account management, non-discretionary investment advisory programs, and advice on the selection of investment managers and mutual funds offered through our investment advisory programs. When we act as your investment adviser, we will have a written agreement with you expressly acknowledging our investment advisory relationship with you and describing our obligations to you. At the beginning of our advisory relationship, we will give you our Form ADV brochure(s) for the program(s) you selected that provides detailed information about, among other things, the advisory services we provide, our fees, our personnel, our other business activities and financial industry affiliations and conflicts between our interests and your interests.

Please review the report content carefully and contact your Financial Advisor with any questions.

The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page.

Client Accounts: This report includes all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. **As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs.** For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a

primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your accounts records.

Performance: This report presents accounts activity and performance starting 12/31/02. For accounts opened prior to 12/31/02, this report does not include the complete account activity or performance of your accounts prior to that date. For consolidated reports, the Performance Start Date will be the earliest performance start date of any of the individual accounts selected for the consolidation time period. If an individual account's performance information is not available for a full reporting time period (month to date, quarter to date, year to date or performance to date), the individual's net of fee time weighted return will not be displayed. For consolidated accounts that include different account Performance Start Dates, the consolidated Additions/Withdrawals, Income Earned and Investment Appreciation/ Depreciation will include all activity that occurred during the consolidated reporting time period. Accounts that hold or held insurance products will be reported on from the month end date of when insurance and annuity activity could be obtained from the carrier.

Time-weighted Returns (prior to 10/31/2010): The report displays a time weighted rate of return (TWR) that is calculated using the Modified Dietz Method. This calculation uses the beginning and ending portfolio values for the month and weighs each contribution/withdrawal based upon the day the cashflow occurred. Periods greater than one month are calculated by linking the monthly returns. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. All periods shown which are greater than 12 months are annualized.

Time-weighted Returns (after 10/31/2010): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value. All cash flows are posted at end of day. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized.

Money-weighted returns: Money-weighted return (MWR) is a measure of the rate of return for an asset or portfolio of assets. It is calculated by finding the daily Internal Rate of Return (IRR) for the period and then compounding this return by the number of days in the period being measured. The MWR incorporates the size and timing of cash flows, so it is an effective measure returns on a portfolio.

Annualized Performance: All performance periods

greater than one year are calculated (unless otherwise stated) on an annualized basis, which represents the return on an investment multiplied or divided to give a comparable one year return.

Cumulative Performance: A cumulative return is the aggregate amount that an investment has gained or lost over time, independent of the period of time involved.

Net of Fees and Gross of Fees Performance:

Performance is presented on a "net of fees" and "gross of fees" basis, where indicated. Net returns do not reflect Program and wrap fees prior to 10/31/10 for accounts that are billed separately via invoice through a separate account billing arrangement. Gross returns do not reflect the deduction of fees, commissions or other charges. The payment of actual fees and expenses will reduce a client's return. The compound effect of such fees and expenses should be considered when reviewing returns. For example, the net effect of the deduction of fees on annualized performance, including the compounded effect over time, is determined by the relative size of the fee and the account's investment performance.

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. The benchmark is not managed and does not reflect the deduction of any fees and expenses, which will lower results. Indices are not actively managed and investors cannot directly invest in indices. The portfolio's investment strategy is not restricted to securities in the benchmark. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

Custom Time Periods: If represented on this report, the performance start date and the performance end date have been selected by your Financial Advisor in order to provide performance and account activity information for your account for the specified period of time only. As a result only a portion of your account's activity and performance information is presented in the performance report, and, therefore, presents a distorted representation of your account's activity and performance.

Net Deposits/Withdrawals: When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period. When fees are shown separately, net deposits / withdrawals does not include program

fees (including wrap fees). When investment return is displayed net deposits / withdrawals does not include program fees (including wrap fees). For security contributions and withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement.

Dividends/Interest: Dividend and interest earned, when shown on a report, does not reflect your account's tax status or reporting requirements. Use only official tax reporting documents (i.e. 1099) for tax reporting purposes. The classification of private investment distributions can only be determined by referring to the official year-end tax-reporting document provided by the issuer.

Change in Accrued Interest: When shown on a report, this information represents the difference between the accrued interest at the beginning of the period from the accrued interest at the end of the period.

Change in Value: Represents the change in value of the portfolio during the reporting period, excluding additions/withdrawals, dividend and interest income earned and accrued interest.

Fees: Fees represented in this report include program and wrap fees. Program and wrap fees prior to October 1, 2010 for accounts that are billed separately via invoice through a separate account billing arrangement are not included in this report. Commissions are not included in the fees calculation.

Net of fees: When indicated, the information is shown net of fees and commission charges to your accounts for the time period shown. For example, if your accounts are charged an asset based fee during the month the report is produced, net of fees performance information would reflect the deduction of those fees. Please see your program documents regarding fee schedules.

Performance Start Date Changes: The Performance Start Date for accounts marked with a 'A' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

Closed Account Performance: Accounts that have been closed may be included in the consolidated performance report. When closed accounts are included in the consolidated report, the performance report will only include information for the time period the account was active during the consolidated performance reporting time period.

Portfolio: For purposes of this report "portfolio" is defined as all of the accounts presented on the cover page or the header of this report and does not necessarily include all of the client's accounts held at UBS FS or elsewhere.

Percentage: Portfolio (in the "% Portfolio" column) includes all holdings held in the account(s) selected when this report was generated. Broad asset class (in the "% broad asset class" column) includes all holdings held in that broad asset class in the account(s) selected when this report was generated.

Pricing: All securities are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. Please refer to the back of the first page of your UBS FS. accounts statement for important information regarding the pricing used for certain types of securities, the sources of pricing data and other qualifications concerning the pricing of securities. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

Cash: Cash on deposit at UBS Bank USA is protected by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 in principal and accrued interest per depositor for each ownership type. Deposits made in an individual's own name, joint name, or individual retirement account are each held in a separate type of

ownership. Such deposits are not guaranteed by UBS FS. More information is available upon request.

Mutual Fund Asset Allocation: If the option to unbundle balanced mutual funds is selected and if a fund's holdings data is available, mutual funds will be classified by the asset class, subclass, and style breakdown of their underlying holdings. Where a mutual fund or ETF contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the fund to those sectors measured as a percentage of the total fund's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a monthly basis to UBS FS based on data supplied by the fund which may not be current. Mutual funds change their portfolio holdings on a regular (often daily) basis. Accordingly, any analysis that includes mutual funds may not accurately reflect the current composition of these funds. If a fund's underlying holding data is not available, it will be classified based on its corresponding overall Morningstar classification. All data is as of the date indicated in the report.

Equity Style: The Growth, Value and Core labels are determined by Standard and Poor's using a price-to-book ratio methodology. The Growth, Value and Core labels are based on how a company's price-to-book ratio compares to the median price-to-book ratio for its industry based on the company's assigned Industry Sector. If the company's ratio is greater than or equal to the industry median, it is classified as a growth stock. If the company's ratio is less than the industry median, it is classified as a value stock. If a security includes both growth and value attributes, it is classified as a core stock. If price-to-book is not available or the industry's median is not available, this item will be Unclassified.

Equity Capitalization: Market Capitalization is defined as the number of shares outstanding times the market value. Equity securities are classified as Large Cap if they have a capitalization of 8 billion or above. Securities with capitalization between 1.8 and 7.9 billion are classified as Mid Cap. Securities with capitalization below 1.79 billion are classified as Small Cap. Unclassified securities are those for which no capitalization is available or applicable.

Equity Sectors: The Equity sector analysis may include a variety of accounts, each with different investment and risk parameters. As a result, the overweighting or underweighting in a particular sector or asset class should not be viewed as an isolated factor in making investment/liquidation decisions; but should be assessed on an account by account basis to determine the overall impact on the account's portfolio.

Classified Equity: Classified equities are defined as those equities for which the firm can confirm the specific industry and sector of the underlying equity instrument.

Estimated Annual Income: The Estimated Annual Income is the annualized year to date per share dividends paid and multiplied by the quantity of shares held in the selected account(s).

Current Yield: Current yield is defined as the estimated annual income divided by the total market value.

Bond Rating: These ratings are obtained from independent industry sources and are not verified by UBS FS. Securities without rating information are left blank. Rating agencies may discontinue ratings on high yield securities.

NR: When NR is displayed under bond rating column, no ratings currently available from that rating agency.

High Yield: This report may designate a security as a high yield fixed income security even though one or more rating agencies rate the security as an investment grade security. Further, this report may incorporate a rating that is no longer current with the rating agency. For more information about the rating for any high yield fixed income security, or to consider whether to hold or sell a high yield fixed income security, please contact your financial advisor or representative and do not make any investment decision based on this report.

Credit/Event Risk: Investments are subject to event risk and changes in credit quality of the issuer. Issuers can experience economic situations that may have adverse effects on the market value of their securities.

Reinvestment Risk: Since most corporate issues pay interest semiannually, the coupon payments over the life of the bond can have a major impact on the bond's total return.

Yields: Yield to Maturity and Yield to Worst are calculated to the worst call.

Accrued Interest: Interest that has accumulated between the most recent payment and the report date may be reflected in market values for interest bearing securities.

Tax Status: "Taxable" includes all securities held in a taxable account that are subject to federal and/or state or local taxation. "Tax-exempt" includes all securities held in a taxable account that are exempt from federal, state and local taxation. "Tax-deferred" includes all securities held in a tax-deferred account, regardless of the status of the security.

Cash Flow: This Cash Flow analysis is based on the historical dividend, coupon and interest payments you have received as of the Record Date in connection with the securities listed and assumes that you will continue to hold the securities for the periods for which cash flows are projected. The attached may or may not include principal paybacks for the securities listed. These

potential cash flows are subject to change due to a variety of reasons, including but not limited to, contractual provisions, changes in corporate policies, changes in the value of the underlying securities and interest rate fluctuations. The effect of a call on any security(s) and the consequential impact on its potential cash flow(s) is not reflected in this report. Payments that occur in the same month in which the report is generated -- but prior to the report run ("As of") date -- are not reflected in this report. In determining the potential cash flows, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Although UBS FS generally updates this information as it is received, the Firm does not provide any assurances that the information listed is accurate as of the Record Date. Cash flows for mortgage-backed, asset-backed, factored, and other pass-through securities are based on the assumptions that the current face amount, principal pay-down, interest payment and payment frequency remain constant. Calculations may include principal payments, are intended to be an estimate of future projected interest cash flows and do not in any way guarantee accuracy.

Expected Cash Flow reporting for Puerto Rico

Income Tax Purposes: Expected Cash Flow reporting may be prepared solely for Puerto Rico income tax purposes only. If you have received expected cash flow reporting for Puerto Rico income tax purposes only and are NOT subject to Puerto Rico income taxes, you have received this reporting in error and you should contact your Financial Advisor immediately. Both the Firm and your Financial Advisor will rely solely upon your representations and will not make the determination of whether you are subject to Puerto Rico income taxes. If you have received this reporting and you are NOT subject to Puerto Rico income taxes, the information provided in this reporting is inaccurate and should not be relied upon by you or your advisers. Neither UBS FS nor its employees provide tax or legal advice. You should consult with your tax and/or legal advisors regarding your personal circumstances.

Variable Annuity Asset Allocation: If the option to unbundle a variable annuity is selected and if a variable annuity's holdings data is available, variable annuities will be classified by the asset class, subclass, and style breakdown for their underlying holdings. Where a variable annuity contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the variable annuity to those sectors measured as a percentage of the total variable annuity's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a weekly basis to UBS FS based on data supplied by the variable annuity which may not be current. Portfolio holdings of variable annuities change on a regular (often daily) basis. Accordingly, any analysis that includes



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

variable annuities may not accurately reflect the current composition of these variable annuities. If a variable annuity's underlying holding data is not available, it will remain classified as an annuity. All data is as of the date indicated in the report.

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Account changes: At UBS, we are committed to helping you work toward your financial goals. So that we may continue providing you with financial advice that is consistent with your investment objectives, please consider the following two questions:

- 1) Have there been any changes to your financial situation or investment objectives?
 - 2) Would you like to implement or modify any restrictions regarding the management of your account?
- If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

ADV disclosure: A complimentary copy of our current Form ADV Disclosure Brochure that describes the advisory program and related fees is available through your Financial Advisor. Please contact your Financial Advisor if you have any questions.

Important information for former Piper Jaffray and McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

For insurance, annuities, and 529 Plans, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Information for insurance, annuities, and 529 Plans that has been provided by a third party service may not reflect the quantity and market value as of the previous business day. When available, an "as of" date is included in the description.

Investors outside the U.S. are subject to securities and tax regulations within their applicable jurisdiction that are not addressed in this report. Nothing in this report shall be construed to be a solicitation to buy or offer to sell any security, product or service to any non-U.S. investor, nor shall any such security, product or service be solicited, offered or sold in any jurisdiction where such activity would be contrary to the securities laws or other local laws and regulations or would subject UBS to any registration requirement within such jurisdiction.



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UBS Client Review

as of January 5, 2015

Prepared for

City of Cordova - CT

Accounts included in this review

^ performance and account start dates differ (see disclosures)

Account	Name	Type
UC 03542 ^	• CT	• Basic Investment Account - Business
UC 03543	• BSA - Cash	• Business Service Account
UC 04046	• Quality Income	• Portfolio Management Program

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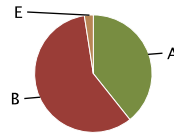
Executive summary

as of January 5, 2015

Asset allocation review

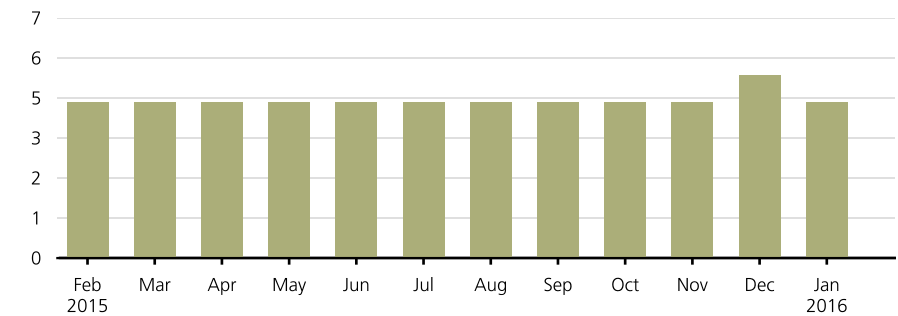
	Value on 01/05/2015 (\$)	% of portfolio
A Cash	1,552,643.82	39.30
Cash	1,552,643.82	39.30
B Fixed Income	2,301,325.37	58.25
US	1,782,399.62	45.11
Global	518,925.75	13.14
C Equity	0.00	0.00
D Commodities	0.00	0.00
E Non-Traditional	97,063.02	2.45
Non-Traditional	97,063.02	2.45
F Other	0.00	0.00
Total Portfolio	\$3,951,032.21	100%

Balanced mutual funds represented in multiple asset classes based on Morningstar allocations



Expected cash flow

\$ Thousands



■ Taxable income

Total taxable income: \$55,117.82

Total expected cash flow: \$55,117.82

Cash flows displayed account for known events such as maturities and mandatory puts.

Credit quality of bond holdings

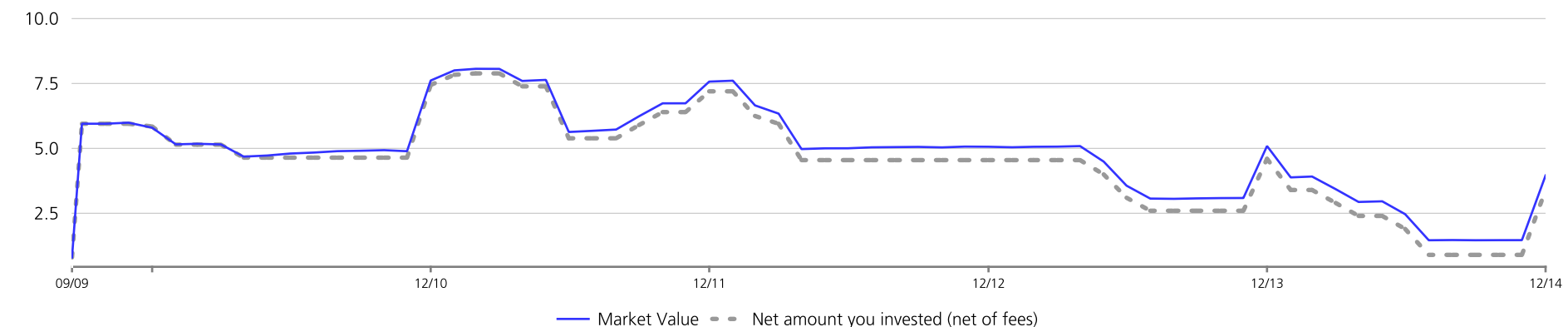
Portfolio does not contain applicable holdings - exhibit intentionally left blank.

Portfolio does not contain applicable holdings - exhibit intentionally left blank.

Sources of portfolio value

as of December 31, 2014

\$ Millions



	2009	2010	2011	2012	2013	2014
	09/17/2009 to 12/31/2009	12/31/2009 to 12/31/2010	12/31/2010 to 12/31/2011	12/31/2011 to 12/31/2012	12/31/2012 to 12/31/2013	12/31/2013 to 12/31/2014
Opening value	800,000.00	5,794,545.62	7,612,402.78	7,570,835.68	5,061,769.65	5,089,543.21
Net deposits/withdrawals	5,041,732.88	1,601,067.36	-246,325.06	-2,650,000.00	50,000.00	-1,200,000.00
Investment return	-47,187.26	216,789.80	204,757.96	140,933.97	-22,226.44	64,408.43
Closing value	5,794,545.62	7,612,402.78	7,570,835.68	5,061,769.65	5,089,543.21	3,953,951.65
Net Time-weighted ROR	-0.87	4.24	3.13	2.58	-0.32	1.63

Performance returns are annualized after 1 year. Investment return is the sum of dividends and interest income, change in accrued interest, change in market value and fees.

Benchmarks - Annualized time-weighted returns

BC Gbl Trsy x US 1-3 Yr		4.47	2.70	-2.57	-5.63	-10.55
BC US Sh Trsy (1-3Mth)	0.02	0.13	0.07	0.09	0.05	0.03
CITI BIG CD 3Mth LOC		0.31	0.29	0.30	0.21	0.21
BC Govt/Credit - 1-3 Yr	0.53	2.80	1.59	1.26	0.64	0.77

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.

Report created on: January 06, 2015

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Performance by account

as of December 31, 2014

Summary of performance by account

					Performance returns (annualized > 1 year)			
					QTD	YTD	3 Years	ITD
					09/30/2014 to 12/31/2014	12/31/2013 to 12/31/2014	12/31/2011 to 12/31/2014	Start Date to 12/31/2014
UC 03542	CT•Basic Investment Account - Business	Dec 05, 2013	0.00	0.00%	Net time-weighted	N/A	N/A	N/A
	Risk profile: Conservative							
	Return objective: Current Income							
UC 03543	BSA - Cash•Business Service Account	Sep 17, 2009	2,555,468.26	64.63%	Net time-weighted	-0.34%	0.49%	0.78%
	Risk profile: Conservative							
	Return objective: Current Income							
UC 04046	Quality Income•Portfolio Management Program•Aurora Wealth Management	Feb 08, 2011	1,398,483.38	35.37%	Net time-weighted	-0.33%	1.74%	1.84%
	Risk profile: Conservative							
	Return objective: Current Income and Capital Appreciation							
Total Portfolio		Sep 17, 2009	\$3,953,951.65	100%	Net time-weighted	-0.31%	1.63%	1.29%
								1.95%

					QTD	YTD	3 Years	ITD
					09/30/2014 to 12/31/2014	12/31/2013 to 12/31/2014	12/31/2011 to 12/31/2014	Start Date to 12/31/2014
Benchmarks - Annualized time-weighted returns								
BC Gbl Trsy x US 1-3 Yr					-5.77%	-10.55%	-6.30%	N/A
BC US Sh Trsy (1-3Mth)					0.00%	0.03%	0.06%	0.07%
CITI BIG CD 3Mth LOC					0.05%	0.21%	0.24%	N/A
BC Govt/Credit - 1-3 Yr					0.17%	0.77%	0.89%	1.44%

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.



Disclosures applicable to accounts at UBS Financial Services Inc.

This section contains important disclosures regarding the information and valuations presented here. This report presents information since December 31, 2002. This report does not include complete account activity or performance of your accounts before this date. All information presented is subject to change at any time and is provided only as of the date indicated. The information in this report is for informational purposes only and should not be relied upon as the basis of an investment or liquidation decision. UBS FS accounts statements and official tax documents are the only official record of your accounts and are not replaced, amended or superseded by any of the information presented in these reports.

UBS FS offers a number of investment advisory programs to clients, acting in our capacity as an investment adviser, including fee-based financial planning, discretionary account management, non-discretionary investment advisory programs, and advice on the selection of investment managers and mutual funds offered through our investment advisory programs. When we act as your investment adviser, we will have a written agreement with you expressly acknowledging our investment advisory relationship with you and describing our obligations to you. At the beginning of our advisory relationship, we will give you our Form ADV brochure(s) for the program(s) you selected that provides detailed information about, among other things, the advisory services we provide, our fees, our personnel, our other business activities and financial industry affiliations and conflicts between our interests and your interests.

Please review the report content carefully and contact your Financial Advisor with any questions.

The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page.

Client Accounts: This report includes all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. **As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs.** For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a

primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your accounts records.

Performance: This report presents accounts activity and performance starting 12/31/02. For accounts opened prior to 12/31/02, this report does not include the complete account activity or performance of your accounts prior to that date. For consolidated reports, the Performance Start Date will be the earliest performance start date of any of the individual accounts selected for the consolidation time period. If an individual account's performance information is not available for a full reporting time period (month to date, quarter to date, year to date or performance to date), the individual's net of fee time weighted return will not be displayed. For consolidated accounts that include different account Performance Start Dates, the consolidated Additions/Withdrawals, Income Earned and Investment Appreciation/ Depreciation will include all activity that occurred during the consolidated reporting time period. Accounts that hold or held insurance products will be reported on from the month end date of when insurance and annuity activity could be obtained from the carrier.

Time-weighted Returns (prior to 10/31/2010): The report displays a time weighted rate of return (TWR) that is calculated using the Modified Dietz Method. This calculation uses the beginning and ending portfolio values for the month and weighs each contribution/withdrawal based upon the day the cashflow occurred. Periods greater than one month are calculated by linking the monthly returns. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. All periods shown which are greater than 12 months are annualized.

Time-weighted Returns (after 10/31/2010): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value. All cash flows are posted at end of day. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized.

Money-weighted returns: Money-weighted return (MWR) is a measure of the rate of return for an asset or portfolio of assets. It is calculated by finding the daily Internal Rate of Return (IRR) for the period and then compounding this return by the number of days in the period being measured. The MWR incorporates the size and timing of cash flows, so it is an effective measure returns on a portfolio.

Annualized Performance: All performance periods

greater than one year are calculated (unless otherwise stated) on an annualized basis, which represents the return on an investment multiplied or divided to give a comparable one year return.

Cumulative Performance: A cumulative return is the aggregate amount that an investment has gained or lost over time, independent of the period of time involved.

Net of Fees and Gross of Fees Performance:

Performance is presented on a "net of fees" and "gross of fees" basis, where indicated. Net returns do not reflect Program and wrap fees prior to 10/31/10 for accounts that are billed separately via invoice through a separate account billing arrangement. Gross returns do not reflect the deduction of fees, commissions or other charges. The payment of actual fees and expenses will reduce a client's return. The compound effect of such fees and expenses should be considered when reviewing returns. For example, the net effect of the deduction of fees on annualized performance, including the compounded effect over time, is determined by the relative size of the fee and the account's investment performance.

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. The benchmark is not managed and does not reflect the deduction of any fees and expenses, which will lower results. Indices are not actively managed and investors cannot directly invest in indices. The portfolio's investment strategy is not restricted to securities in the benchmark. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

Custom Time Periods: If represented on this report, the performance start date and the performance end date have been selected by your Financial Advisor in order to provide performance and account activity information for your account for the specified period of time only. As a result only a portion of your account's activity and performance information is presented in the performance report, and, therefore, presents a distorted representation of your account's activity and performance.

Net Deposits/Withdrawals: When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period. When fees are shown separately, net deposits / withdrawals does not include program

fees (including wrap fees). When investment return is displayed net deposits / withdrawals does not include program fees (including wrap fees). For security contributions and withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement.

Dividends/Interest: Dividend and interest earned, when shown on a report, does not reflect your account's tax status or reporting requirements. Use only official tax reporting documents (i.e. 1099) for tax reporting purposes. The classification of private investment distributions can only be determined by referring to the official year-end tax-reporting document provided by the issuer.

Change in Accrued Interest: When shown on a report, this information represents the difference between the accrued interest at the beginning of the period from the accrued interest at the end of the period.

Change in Value: Represents the change in value of the portfolio during the reporting period, excluding additions/withdrawals, dividend and interest income earned and accrued interest.

Fees: Fees represented in this report include program and wrap fees. Program and wrap fees prior to October 1, 2010 for accounts that are billed separately via invoice through a separate account billing arrangement are not included in this report. Commissions are not included in the fees calculation.

Net of fees: When indicated, the information is shown net of fees and commission charges to your accounts for the time period shown. For example, if your accounts are charged an asset based fee during the month the report is produced, net of fees performance information would reflect the deduction of those fees. Please see your program documents regarding fee schedules.

Performance Start Date Changes: The Performance Start Date for accounts marked with a 'A' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

Closed Account Performance: Accounts that have been closed may be included in the consolidated performance report. When closed accounts are included in the consolidated report, the performance report will only include information for the time period the account was active during the consolidated performance reporting time period.

Portfolio: For purposes of this report "portfolio" is defined as all of the accounts presented on the cover page or the header of this report and does not necessarily include all of the client's accounts held at UBS FS or elsewhere.

Percentage: Portfolio (in the "% Portfolio" column) includes all holdings held in the account(s) selected when this report was generated. Broad asset class (in the "% broad asset class" column) includes all holdings held in that broad asset class in the account(s) selected when this report was generated.

Pricing: All securities are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. Please refer to the back of the first page of your UBS FS. accounts statement for important information regarding the pricing used for certain types of securities, the sources of pricing data and other qualifications concerning the pricing of securities. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

Cash: Cash on deposit at UBS Bank USA is protected by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 in principal and accrued interest per depositor for each ownership type. Deposits made in an individual's own name, joint name, or individual retirement account are each held in a separate type of

ownership. Such deposits are not guaranteed by UBS FS. More information is available upon request.

Mutual Fund Asset Allocation: If the option to unbundle balanced mutual funds is selected and if a fund's holdings data is available, mutual funds will be classified by the asset class, subclass, and style breakdown of their underlying holdings. Where a mutual fund or ETF contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the fund to those sectors measured as a percentage of the total fund's asset value as of the date shown.

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Equity Sectors: The Equity sector analysis may include a variety of accounts, each with different investment and risk parameters. As a result, the overweighting or underweighting in a particular sector or asset class should not be viewed as an isolated factor in making investment/liquidation decisions; but should be assessed on an account by account basis to determine the overall impact on the account's portfolio.

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Estimated Annual Income: The Estimated Annual Income is the annualized year to date per share dividends paid and multiplied by the quantity of shares held in the selected account(s).

Current Yield: Current yield is defined as the estimated annual income divided by the total market value.

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Tax Status: "Taxable" includes all securities held in a taxable account that are subject to federal and/or state or local taxation. "Tax-exempt" includes all securities held in a taxable account that are exempt from federal, state and local taxation. "Tax-deferred" includes all securities held in a tax-deferred account, regardless of the status of the security.

Cash Flow: This Cash Flow analysis is based on the historical dividend, coupon and interest payments you have received as of the Record Date in connection with the securities listed and assumes that you will continue to hold the securities for the periods for which cash flows are projected. The attached may or may not include principal paybacks for the securities listed. These

potential cash flows are subject to change due to a variety of reasons, including but not limited to, contractual provisions, changes in corporate policies, changes in the value of the underlying securities and interest rate fluctuations. The effect of a call on any security(s) and the consequential impact on its potential cash flow(s) is not reflected in this report. Payments that occur in the same month in which the report is generated -- but prior to the report run ("As of") date -- are not reflected in this report. In determining the potential cash flows, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Although UBS FS generally updates this information as it is received, the Firm does not provide any assurances that the information listed is accurate as of the Record Date. Cash flows for mortgage-backed, asset-backed, factored, and other pass-through securities are based on the assumptions that the current face amount, principal pay-down, interest payment and payment frequency remain constant. Calculations may include principal payments, are intended to be an estimate of future projected interest cash flows and do not in any way guarantee accuracy.

Expected Cash Flow reporting for Puerto Rico

Income Tax Purposes: Expected Cash Flow reporting may be prepared solely for Puerto Rico income tax purposes only. If you have received expected cash flow reporting for Puerto Rico income tax purposes only and are NOT subject to Puerto Rico income taxes, you have received this reporting in error and you should contact your Financial Advisor immediately. Both the Firm and your Financial Advisor will rely solely upon your representations and will not make the determination of whether you are subject to Puerto Rico income taxes. If you have received this reporting and you are NOT subject to Puerto Rico income taxes, the information provided in this reporting is inaccurate and should not be relied upon by you or your advisers. Neither UBS FS nor its employees provide tax or legal advice. You should consult with your tax and/or legal advisors regarding your personal circumstances.

Variable Annuity Asset Allocation: If the option to unbundle a variable annuity is selected and if a variable annuity's holdings data is available, variable annuities will be classified by the asset class, subclass, and style breakdown for their underlying holdings. Where a variable annuity contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the variable annuity to those sectors measured as a percentage of the total variable annuity's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a weekly basis to UBS FS based on data supplied by the variable annuity which may not be current. Portfolio holdings of variable annuities change on a regular (often daily) basis. Accordingly, any analysis that includes



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

variable annuities may not accurately reflect the current composition of these variable annuities. If a variable annuity's underlying holding data is not available, it will remain classified as an annuity. All data is as of the date indicated in the report.

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Account changes: At UBS, we are committed to helping you work toward your financial goals. So that we may continue providing you with financial advice that is consistent with your investment objectives, please consider the following two questions:

- 1) Have there been any changes to your financial situation or investment objectives?
 - 2) Would you like to implement or modify any restrictions regarding the management of your account?
- If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

ADV disclosure: A complimentary copy of our current Form ADV Disclosure Brochure that describes the advisory program and related fees is available through your Financial Advisor. Please contact your Financial Advisor if you have any questions.

Important information for former Piper Jaffray and McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

For insurance, annuities, and 529 Plans, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Information for insurance, annuities, and 529 Plans that has been provided by a third party service may not reflect the quantity and market value as of the previous business day. When available, an "as of" date is included in the description.

Investors outside the U.S. are subject to securities and tax regulations within their applicable jurisdiction that are not addressed in this report. Nothing in this report shall be construed to be a solicitation to buy or offer to sell any security, product or service to any non-U.S. investor, nor shall any such security, product or service be solicited, offered or sold in any jurisdiction where such activity would be contrary to the securities laws or other local laws and regulations or would subject UBS to any registration requirement within such jurisdiction.



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AURORA WEALTH MANAGEMENT
9072615900

UBS Client Review

as of January 5, 2015

Prepared for

City of Cordova - PF

Accounts included in this review

^ performance and account start dates differ (see disclosures)

Account	Name	Type
UC 03544	• Mkt. Linked CD	• Business Service Account
UC 03545 ^	• Tact. Inc. Bldr	• Portfolio Management Program
UC 03546	• Global Income	• Portfolio Management Program
UC 04047 ^	• PF	• Basic Investment Account - Business
UC 05458	• Aurora	• Portfolio Management Program

What's inside

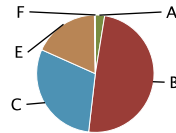
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Executive summary

as of January 5, 2015

Asset allocation review

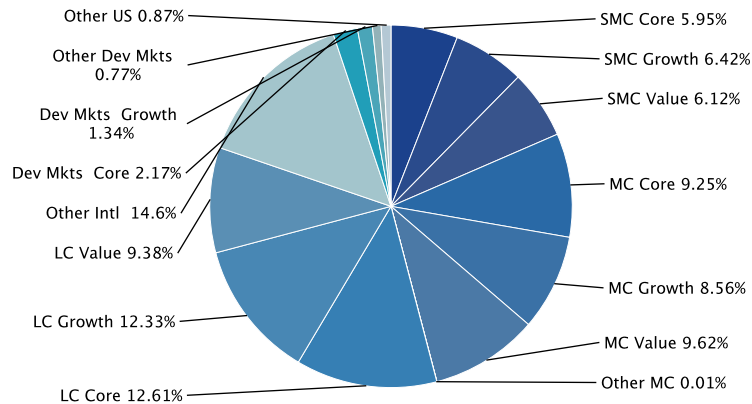
	Value on 01/05/2015 (\$)	% of portfolio
A Cash	259,804.11	2.56
Cash	259,804.11	2.56
B Fixed Income	5,001,876.22	49.27
US	2,697,506.15	26.57
Global	2,288,627.09	22.54
International	15,742.98	0.16
C Equity	3,029,600.77	29.84
US	2,457,704.71	24.21
International	571,896.06	5.63
D Commodities	0.00	0.00
E Non-Traditional	1,835,311.06	18.08
Non-Traditional	1,835,311.06	18.08
F Other	25,382.94	0.25
Other	25,382.94	0.25
Total Portfolio	\$10,151,975.10	100%



Balanced mutual funds represented in multiple asset classes based on Morningstar allocations

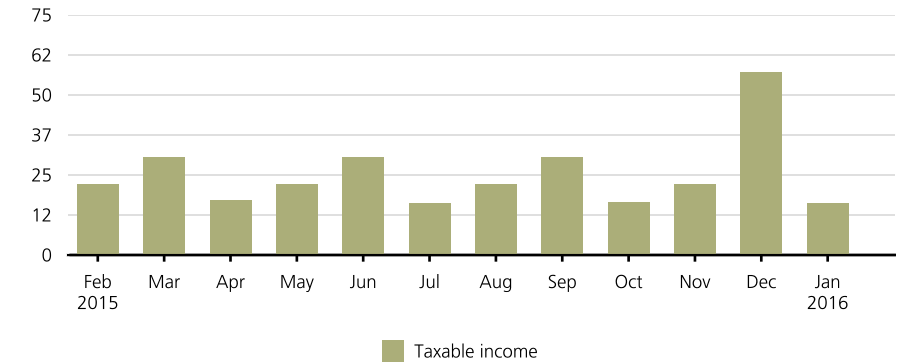
Pooled investment cash allocation: **\$15,193.59**

Equity capitalization and style


Total equities: \$3,029,600.77

Expected cash flow

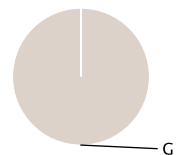
\$ Thousands


Total taxable income: \$301,330.42
Total expected cash flow: \$301,330.42

Cash flows displayed account for known events such as maturities and mandatory puts.

Credit quality of bond holdings

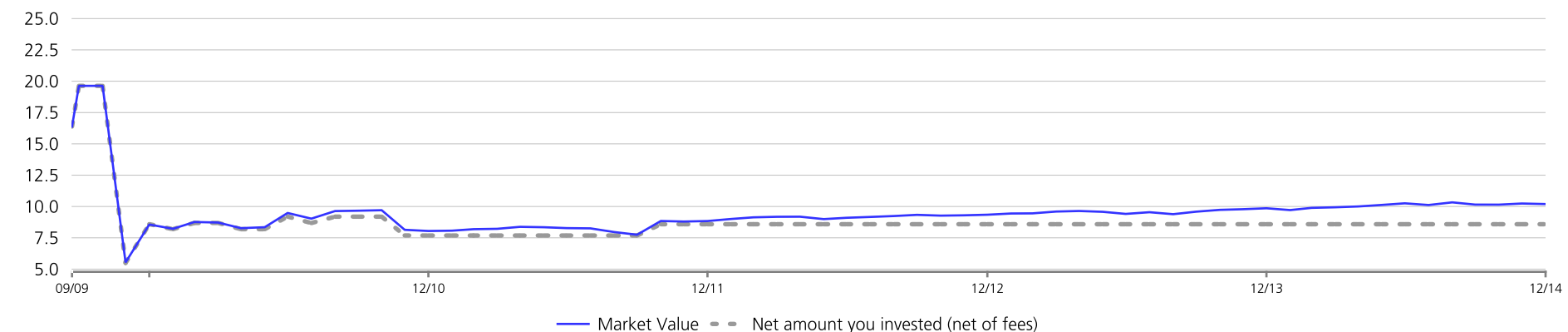
Effective credit rating	Issues	Value on 01/05/2015 (\$)	% of port.
A Aaa/AAA/AAA	0	0.00	0.00
B Aa/AA/AA	0	0.00	0.00
C A/A/A	0	0.00	0.00
D Baa/BBB/BBB	0	0.00	0.00
E Non-investment grade	0	0.00	0.00
F Certificate of deposit	0	0.00	0.00
G Not rated	1	254,150.00	100.00
Total	1	\$254,150.00	100%



Sources of portfolio value

as of December 31, 2014

\$ Millions



	2009 09/21/2009 to 12/31/2009	2010 12/31/2009 to 12/31/2010	2011 12/31/2010 to 12/31/2011	2012 12/31/2011 to 12/31/2012	2013 12/31/2012 to 12/31/2013	2014 12/31/2013 to 12/31/2014
Opening value	16,384,107.34	8,560,297.33	8,044,951.78	8,838,201.86	9,343,491.25	9,859,714.58
Net deposits/withdrawals	-7,794,834.92	-905,474.83	901,341.06	0.00	0.00	0.00
Investment return	-28,975.09	390,129.28	-108,090.98	505,289.39	516,223.33	334,637.11
Closing value	8,560,297.33	8,044,951.78	8,838,201.86	9,343,491.25	9,859,714.58	10,194,351.69
Net Time-weighted ROR	-0.78	4.52	-1.41	5.72	5.52	3.39

Performance returns are annualized after 1 year. Investment return is the sum of dividends and interest income, change in accrued interest, change in market value and fees.

Benchmarks - Annualized time-weighted returns

CITI BIG CD 3Mth LOC		0.31	0.29	0.30	0.21	0.21
BC Aggregate Bond Index	0.86	6.54	7.84	4.21	-2.02	5.97
CITI WGBI xUS-All mat USD	-0.65	5.21	5.17	1.51	-4.56	-2.67
HFRI FOF Diversified		5.48	-5.01	4.81	9.04	
MSCI Emerging Mkt - Net	8.98	18.88	-18.42	18.22	-2.60	-2.19
MSCI EAFE	2.28	7.75	-12.14	17.32	22.78	-4.90
S&P 500	5.33	15.06	2.11	16.00	32.39	13.69
GS Commodity Index	10.12	9.03	-1.18	0.08	-1.22	-33.06

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.

Report created on: January 06, 2015

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Performance by account

as of December 31, 2014

Summary of performance by account

						Performance returns (annualized > 1 year)			
						QTD 09/30/2014 to 12/31/2014	YTD 12/31/2013 to 12/31/2014	3 Years 12/31/2011 to 12/31/2014	ITD Start Date to 12/31/2014
UC 03544	Mkt. Linked CD•Business Service Account	Performance start date Sep 21, 2009	Value on 12/31/2014 (\$) 253,986.91	% of portfolio 2.49%	Net time-weighted	5.27%	9.07%	2.56%	-0.90%
Risk profile: Conservative Return objective: Current Income									
UC 03545	Tact. Inc. Bldr•Portfolio Management Program•Aurora Wealth Management	Nov 21, 2012	1,912,197.97	18.76%	Net time-weighted	1.92%	3.52%	13.52%*	13.52%
Risk profile: Moderate Return objective: Capital Appreciation									
UC 03546	Global Income•Portfolio Management Program•Aurora Wealth Management	Nov 05, 2009	7,039,812.28	69.06%	Net time-weighted	0.10%	4.05%	2.56%	3.08%
Risk profile: Moderate Return objective: Capital Appreciation									
UC 04047	PF•Basic Investment Account - Business	Dec 05, 2013	0.00	0.00%	Net time-weighted	N/A	N/A	N/A	N/A
Risk profile: Moderate Return objective: Capital Appreciation									
UC 05458	Aurora•Portfolio Management Program•Aurora Wealth Management	Oct 29, 2013	988,354.53	9.70%	Net time-weighted	-1.22%	-2.48%	-0.99%*	-0.99%
Risk profile: Aggressive/Speculative Return objective: Capital Appreciation									
Total Portfolio		Sep 21, 2009	\$10,194,351.69	100%	Net time-weighted	0.43%	3.39%	4.87%	3.17%

						QTD 09/30/2014 to 12/31/2014	YTD 12/31/2013 to 12/31/2014	3 Years 12/31/2011 to 12/31/2014	ITD Start Date to 12/31/2014
Benchmarks - Annualized time-weighted returns									
CITI BIG CD 3Mth LOC						0.05%	0.21%	0.24%	N/A
BC Aggregate Bond Index						1.79%	5.97%	2.66%	4.38%
CITI WGBI xUS-All mat USD						-2.91%	-2.67%	-1.94%	0.68%
HFRI FOF Diversified						N/A	N/A	N/A	N/A
MSCI Emerging Mkt - Net						-4.50%	-2.19%	4.04%	3.35%
MSCI EAFE						-3.57%	-4.90%	11.05%	5.49%
S&P 500						4.93%	13.69%	20.39%	15.71%
GS Commodity Index						-27.67%	-33.06%	-12.85%	-4.48%

Past performance does not guarantee future results and current performance may be lower/higher than past data presented.

*Performance is partially available for the selected time period and is based on the performance start date.



Disclosures applicable to accounts at UBS Financial Services Inc.

This section contains important disclosures regarding the information and valuations presented here. This report presents information since December 31, 2002. This report does not include complete account activity or performance of your accounts before this date. All information presented is subject to change at any time and is provided only as of the date indicated. The information in this report is for informational purposes only and should not be relied upon as the basis of an investment or liquidation decision. UBS FS accounts statements and official tax documents are the only official record of your accounts and are not replaced, amended or superseded by any of the information presented in these reports.

UBS FS offers a number of investment advisory programs to clients, acting in our capacity as an investment adviser, including fee-based financial planning, discretionary account management, non-discretionary investment advisory programs, and advice on the selection of investment managers and mutual funds offered through our investment advisory programs. When we act as your investment adviser, we will have a written agreement with you expressly acknowledging our investment advisory relationship with you and describing our obligations to you. At the beginning of our advisory relationship, we will give you our Form ADV brochure(s) for the program(s) you selected that provides detailed information about, among other things, the advisory services we provide, our fees, our personnel, our other business activities and financial industry affiliations and conflicts between our interests and your interests.

Please review the report content carefully and contact your Financial Advisor with any questions.

The account listing may or may not include all of your accounts with UBS FS. The accounts included in this report are listed under the "Accounts included in this review" shown on the first page or listed at the top of each page.

Client Accounts: This report includes all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance of your accounts in the fee-based program. **As a result, the performance reflected in this report can vary substantially from the individual account performance reflected in the performance reports provided to you as part of those programs.** For fee-based programs, fees are charged on the market value of eligible assets in the accounts and assessed quarterly in advance, prorated according to the number of calendar days in the billing period. When shown on a report, the risk profile and return objectives describe your overall goals for these accounts. For each account you maintain, you choose one return objective and a

primary risk profile. If you have questions regarding these objectives or wish to change them, please contact your Financial Advisor to update your accounts records.

Performance: This report presents accounts activity and performance starting 12/31/02. For accounts opened prior to 12/31/02, this report does not include the complete account activity or performance of your accounts prior to that date. For consolidated reports, the Performance Start Date will be the earliest performance start date of any of the individual accounts selected for the consolidation time period. If an individual account's performance information is not available for a full reporting time period (month to date, quarter to date, year to date or performance to date), the individual's net of fee time weighted return will not be displayed. For consolidated accounts that include different account Performance Start Dates, the consolidated Additions/Withdrawals, Income Earned and Investment Appreciation/ Depreciation will include all activity that occurred during the consolidated reporting time period. Accounts that hold or held insurance products will be reported on from the month end date of when insurance and annuity activity could be obtained from the carrier.

Time-weighted Returns (prior to 10/31/2010): The report displays a time weighted rate of return (TWR) that is calculated using the Modified Dietz Method. This calculation uses the beginning and ending portfolio values for the month and weighs each contribution/withdrawal based upon the day the cashflow occurred. Periods greater than one month are calculated by linking the monthly returns. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. All periods shown which are greater than 12 months are annualized.

Time-weighted Returns (after 10/31/2010): The report displays a time weighted rate of return (TWR) that is calculated by dividing the portfolio's daily gain/loss by the previous day's closing market value. All cash flows are posted at end of day. The TWR gives equal weighting to every return regardless of amount of money invested, so it is an effective measure for returns on a fee based account. Periods greater than one day are calculated by linking the daily returns. All periods shown which are greater than 12 months are annualized.

Money-weighted returns: Money-weighted return (MWR) is a measure of the rate of return for an asset or portfolio of assets. It is calculated by finding the daily Internal Rate of Return (IRR) for the period and then compounding this return by the number of days in the period being measured. The MWR incorporates the size and timing of cash flows, so it is an effective measure returns on a portfolio.

Annualized Performance: All performance periods

greater than one year are calculated (unless otherwise stated) on an annualized basis, which represents the return on an investment multiplied or divided to give a comparable one year return.

Cumulative Performance: A cumulative return is the aggregate amount that an investment has gained or lost over time, independent of the period of time involved.

Net of Fees and Gross of Fees Performance:

Performance is presented on a "net of fees" and "gross of fees" basis, where indicated. Net returns do not reflect Program and wrap fees prior to 10/31/10 for accounts that are billed separately via invoice through a separate account billing arrangement. Gross returns do not reflect the deduction of fees, commissions or other charges. The payment of actual fees and expenses will reduce a client's return. The compound effect of such fees and expenses should be considered when reviewing returns. For example, the net effect of the deduction of fees on annualized performance, including the compounded effect over time, is determined by the relative size of the fee and the account's investment performance.

Benchmark/Major Indices: The past performance of an index is not a guarantee of future results. Any benchmark is shown for informational purposes only and relates to historical performance of market indices and not the performance of actual investments. The benchmark is not managed and does not reflect the deduction of any fees and expenses, which will lower results. Indices are not actively managed and investors cannot directly invest in indices. The portfolio's investment strategy is not restricted to securities in the benchmark. Further, there is no guarantee that an investor's account will meet or exceed the stated benchmark. Index performance information has been obtained from third parties deemed to be reliable. We have not independently verified this information, nor do we make any representations or warranties to the accuracy or completeness of this information.

Custom Time Periods: If represented on this report, the performance start date and the performance end date have been selected by your Financial Advisor in order to provide performance and account activity information for your account for the specified period of time only. As a result only a portion of your account's activity and performance information is presented in the performance report, and, therefore, presents a distorted representation of your account's activity and performance.

Net Deposits/Withdrawals: When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period. When fees are shown separately, net deposits / withdrawals does not include program

fees (including wrap fees). When investment return is displayed net deposits / withdrawals does not include program fees (including wrap fees). For security contributions and withdrawals, securities are calculated using the end of day UBS FS price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement.

Dividends/Interest: Dividend and interest earned, when shown on a report, does not reflect your account's tax status or reporting requirements. Use only official tax reporting documents (i.e. 1099) for tax reporting purposes. The classification of private investment distributions can only be determined by referring to the official year-end tax-reporting document provided by the issuer.

Change in Accrued Interest: When shown on a report, this information represents the difference between the accrued interest at the beginning of the period from the accrued interest at the end of the period.

Change in Value: Represents the change in value of the portfolio during the reporting period, excluding additions/withdrawals, dividend and interest income earned and accrued interest.

Fees: Fees represented in this report include program and wrap fees. Program and wrap fees prior to October 1, 2010 for accounts that are billed separately via invoice through a separate account billing arrangement are not included in this report. Commissions are not included in the fees calculation.

Net of fees: When indicated, the information is shown net of fees and commission charges to your accounts for the time period shown. For example, if your accounts are charged an asset based fee during the month the report is produced, net of fees performance information would reflect the deduction of those fees. Please see your program documents regarding fee schedules.

Performance Start Date Changes: The Performance Start Date for accounts marked with a 'A' have changed. Performance figures of an account with a changed Performance Start Date may not include the entire history of the account. The new Performance Start Date will generate performance returns and activity information for a shorter period than is available at UBS FS. As a result, the overall performance of these accounts may generate better performance than the period of time that would be included if the report used the inception date of the account. UBS FS recommends reviewing performance reports that use the inception date of the account because reports with longer time frames are usually more helpful when evaluating investment programs and strategies. Performance reports may include accounts with inception dates that precede the new Performance Start Date and will show



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

performance and activity information from the earliest available inception date. The change in Performance Start Date may be the result of a performance gap due to a zero-balance that prevents the calculation of continuous returns from the inception of the account. The Performance Start Date may also change if an account has failed one of our performance data integrity tests. In such instances, the account will be labeled as 'Review Required' and performance prior to that failure will be restricted. Finally, the Performance Start Date will change if you have explicitly requested a performance restart. Please contact your Financial Advisor for additional details regarding your new Performance Start Date.

Closed Account Performance: Accounts that have been closed may be included in the consolidated performance report. When closed accounts are included in the consolidated report, the performance report will only include information for the time period the account was active during the consolidated performance reporting time period.

Portfolio: For purposes of this report "portfolio" is defined as all of the accounts presented on the cover page or the header of this report and does not necessarily include all of the client's accounts held at UBS FS or elsewhere.

Percentage: Portfolio (in the "% Portfolio" column) includes all holdings held in the account(s) selected when this report was generated. Broad asset class (in the "% broad asset class" column) includes all holdings held in that broad asset class in the account(s) selected when this report was generated.

Pricing: All securities are priced using the closing price reported on the last business day preceding the date of this report. Every reasonable attempt has been made to accurately price securities; however, we make no warranty with respect to any security's price. Please refer to the back of the first page of your UBS FS. accounts statement for important information regarding the pricing used for certain types of securities, the sources of pricing data and other qualifications concerning the pricing of securities. To determine the value of securities in your account, we generally rely on third party quotation services. If a price is unavailable or believed to be unreliable, we may determine the price in good faith and may use other sources such as the last recorded transaction. When securities are held at another custodian or if you hold illiquid or restricted securities for which there is no published price, we will generally rely on the value provided by the custodian or issuer of that security.

Cash: Cash on deposit at UBS Bank USA is protected by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 in principal and accrued interest per depositor for each ownership type. Deposits made in an individual's own name, joint name, or individual retirement account are each held in a separate type of

ownership. Such deposits are not guaranteed by UBS FS. More information is available upon request.

Mutual Fund Asset Allocation: If the option to unbundle balanced mutual funds is selected and if a fund's holdings data is available, mutual funds will be classified by the asset class, subclass, and style breakdown of their underlying holdings. Where a mutual fund or ETF contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the fund to those sectors measured as a percentage of the total fund's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a monthly basis to UBS FS based on data supplied by the fund which may not be current. Mutual funds change their portfolio holdings on a regular (often daily) basis. Accordingly, any analysis that includes mutual funds may not accurately reflect the current composition of these funds. If a fund's underlying holding data is not available, it will be classified based on its corresponding overall Morningstar classification. All data is as of the date indicated in the report.

Equity Style: The Growth, Value and Core labels are determined by Standard and Poor's using a price-to-book ratio methodology. The Growth, Value and Core labels are based on how a company's price-to-book ratio compares to the median price-to-book ratio for its industry based on the company's assigned Industry Sector. If the company's ratio is greater than or equal to the industry median, it is classified as a growth stock. If the company's ratio is less than the industry median, it is classified as a value stock. If a security includes both growth and value attributes, it is classified as a core stock. If price-to-book is not available or the industry's median is not available, this item will be Unclassified.

Equity Capitalization: Market Capitalization is defined as the number of shares outstanding times the market value. Equity securities are classified as Large Cap if they have a capitalization of 8 billion or above. Securities with capitalization between 1.8 and 7.9 billion are classified as Mid Cap. Securities with capitalization below 1.79 billion are classified as Small Cap. Unclassified securities are those for which no capitalization is available or applicable.

Equity Sectors: The Equity sector analysis may include a variety of accounts, each with different investment and risk parameters. As a result, the overweighting or underweighting in a particular sector or asset class should not be viewed as an isolated factor in making investment/liquidation decisions; but should be assessed on an account by account basis to determine the overall impact on the account's portfolio.

Classified Equity: Classified equities are defined as those equities for which the firm can confirm the specific industry and sector of the underlying equity instrument.

Estimated Annual Income: The Estimated Annual Income is the annualized year to date per share dividends paid and multiplied by the quantity of shares held in the selected account(s).

Current Yield: Current yield is defined as the estimated annual income divided by the total market value.

Bond Rating: These ratings are obtained from independent industry sources and are not verified by UBS FS. Securities without rating information are left blank. Rating agencies may discontinue ratings on high yield securities.

NR: When NR is displayed under bond rating column, no ratings currently available from that rating agency.

High Yield: This report may designate a security as a high yield fixed income security even though one or more rating agencies rate the security as an investment grade security. Further, this report may incorporate a rating that is no longer current with the rating agency. For more information about the rating for any high yield fixed income security, or to consider whether to hold or sell a high yield fixed income security, please contact your financial advisor or representative and do not make any investment decision based on this report.

Credit/Event Risk: Investments are subject to event risk and changes in credit quality of the issuer. Issuers can experience economic situations that may have adverse effects on the market value of their securities.

Reinvestment Risk: Since most corporate issues pay interest semiannually, the coupon payments over the life of the bond can have a major impact on the bond's total return.

Yields: Yield to Maturity and Yield to Worst are calculated to the worst call.

Accrued Interest: Interest that has accumulated between the most recent payment and the report date may be reflected in market values for interest bearing securities.

Tax Status: "Taxable" includes all securities held in a taxable account that are subject to federal and/or state or local taxation. "Tax-exempt" includes all securities held in a taxable account that are exempt from federal, state and local taxation. "Tax-deferred" includes all securities held in a tax-deferred account, regardless of the status of the security.

Cash Flow: This Cash Flow analysis is based on the historical dividend, coupon and interest payments you have received as of the Record Date in connection with the securities listed and assumes that you will continue to hold the securities for the periods for which cash flows are projected. The attached may or may not include principal paybacks for the securities listed. These

potential cash flows are subject to change due to a variety of reasons, including but not limited to, contractual provisions, changes in corporate policies, changes in the value of the underlying securities and interest rate fluctuations. The effect of a call on any security(s) and the consequential impact on its potential cash flow(s) is not reflected in this report. Payments that occur in the same month in which the report is generated -- but prior to the report run ("As of") date -- are not reflected in this report. In determining the potential cash flows, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Although UBS FS generally updates this information as it is received, the Firm does not provide any assurances that the information listed is accurate as of the Record Date. Cash flows for mortgage-backed, asset-backed, factored, and other pass-through securities are based on the assumptions that the current face amount, principal pay-down, interest payment and payment frequency remain constant. Calculations may include principal payments, are intended to be an estimate of future projected interest cash flows and do not in any way guarantee accuracy.

Expected Cash Flow reporting for Puerto Rico

Income Tax Purposes: Expected Cash Flow reporting may be prepared solely for Puerto Rico income tax purposes only. If you have received expected cash flow reporting for Puerto Rico income tax purposes only and are NOT subject to Puerto Rico income taxes, you have received this reporting in error and you should contact your Financial Advisor immediately. Both the Firm and your Financial Advisor will rely solely upon your representations and will not make the determination of whether you are subject to Puerto Rico income taxes. If you have received this reporting and you are NOT subject to Puerto Rico income taxes, the information provided in this reporting is inaccurate and should not be relied upon by you or your advisers. Neither UBS FS nor its employees provide tax or legal advice. You should consult with your tax and/or legal advisors regarding your personal circumstances.

Variable Annuity Asset Allocation: If the option to unbundle a variable annuity is selected and if a variable annuity's holdings data is available, variable annuities will be classified by the asset class, subclass, and style breakdown for their underlying holdings. Where a variable annuity contains equity holdings from multiple equity sectors, this report will proportionately allocate the underlying holdings of the variable annuity to those sectors measured as a percentage of the total variable annuity's asset value as of the date shown.

This information is supplied by Morningstar, Inc. on a weekly basis to UBS FS based on data supplied by the variable annuity which may not be current. Portfolio holdings of variable annuities change on a regular (often daily) basis. Accordingly, any analysis that includes



Disclosures applicable to accounts at UBS Financial Services Inc. (continued)

variable annuities may not accurately reflect the current composition of these variable annuities. If a variable annuity's underlying holding data is not available, it will remain classified as an annuity. All data is as of the date indicated in the report.

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Account changes: At UBS, we are committed to helping you work toward your financial goals. So that we may continue providing you with financial advice that is consistent with your investment objectives, please consider the following two questions:

- 1) Have there been any changes to your financial situation or investment objectives?
 - 2) Would you like to implement or modify any restrictions regarding the management of your account?
- If the answer to either question is "yes," it is important that you contact your Financial Advisor as soon as possible to discuss these changes. For MAC advisory accounts, please contact your investment manager directly if you would like to impose or change any investment restrictions on your account.

ADV disclosure: A complimentary copy of our current Form ADV Disclosure Brochure that describes the advisory program and related fees is available through your Financial Advisor. Please contact your Financial Advisor if you have any questions.

Important information for former Piper Jaffray and McDonald Investments clients: As an accommodation to former Piper Jaffray and McDonald Investments clients, these reports include performance history for their Piper Jaffray accounts prior to August 12, 2006 and McDonald Investments accounts prior to February 9, 2007, the date the respective accounts were converted to UBS FS. UBS FS has not independently verified this information nor do we make any representations or warranties as to the accuracy or completeness of that information and will not be liable to you if any such information is unavailable, delayed or inaccurate.

For insurance, annuities, and 529 Plans, UBS FS relies on information obtained from third party services it believes to be reliable. UBS FS does not independently verify or guarantee the accuracy or validity of any information provided by third parties. Information for insurance, annuities, and 529 Plans that has been provided by a third party service may not reflect the quantity and market value as of the previous business day. When available, an "as of" date is included in the description.

Investors outside the U.S. are subject to securities and tax regulations within their applicable jurisdiction that are not addressed in this report. Nothing in this report shall be construed to be a solicitation to buy or offer to sell any security, product or service to any non-U.S. investor, nor shall any such security, product or service be solicited, offered or sold in any jurisdiction where such activity would be contrary to the securities laws or other local laws and regulations or would subject UBS to any registration requirement within such jurisdiction.

Return Envy and the Di-Worsification penalty

Recently, one of my colleagues with 30 years in the industry said to me “This is the market you love to hate”. It is a similar refrain we’ve heard from countless other advisors and investment management firms of late.

Why are so many financial advisors, asset management firms, mutual fund, hedge fund and commodity fund managers gnashing their teeth over 2014?

Quite simply.....if you’re a prudent advisor, or investment manager and you’ve done your job correctly, your client’s investments are diversified across a number of different asset classes. The end result you’ve likely lagged “*The Market*”. Over and over advisors and investment management firms are hearing from their clients “why didn’t I do as well as *The Market*?”

The question really revolves around.....Which market?....There are hundreds of equity, fixed income, commodity, real estate, currency and other assorted markets across the world.

These days for investors in the US, “*The Market*” tends to be represented by the S&P 500 or the DOW. The S&P 500 has had a great couple of years, so we are naturally focused on it. It was well deserving of some good years. After all, it was down 51% between 2007-2009! How soon we forget.

In the late 1990’s “*The Market*” that everyone talked about was represented by the Tech heavy NASDAQ Composite index. Everyone wanted Tech and nothing but Tech. Forget about diversification and preservation of capital, it was all about getting a piece of the runaway euphoria that had created an almost manic atmosphere in this country. Even Warren Buffet, arguably the world’s greatest investor, was accused of ‘losing his touch’ because he refused to be swept up in Tech Bubble.

I vividly remember one occasion in late 1999, when a very successful local professional ordered me, over my most strenuous and repeated objections, to place 100% of each of his children’s college funds into a single tech stock. You’ve probably already guessed the outcome. He lost it all during the brutal Tech Wreck of 2000-2002. A period during which the much vaunted NASDAQ index was down 75% from peak to trough!

(As an interesting mathematical tidbit.....if you lose 75% of your money, it takes a 300% return on what you have left just to get back to break-even.)

How do we get swept up in such times?

A well-researched phenomena of human behavior and potentially a deadly condition for investors is called the Party Effect or Recency Bias. It’s the tendency to assign more weight or importance to the most current information we’ve received. We naturally assign more value to information that is freshest in our minds. A quick explanation from the website Wikiinvest:

“The Party Effect or Recency Bias is where stock market participants evaluate their portfolio performance based on recent results or on their perspective of recent results and make incorrect conclusions that ultimately lead to incorrect decisions about how the stock market behaves. This is a very important concept to understand.
(http://www.wikininvest.com/wiki/Recency_bias)

It's also very natural that we all tend to suffer from 'Home Bias', hence the reason we are preoccupied with events here at home. Here's a great excerpt from an International Monetary Fund research piece:

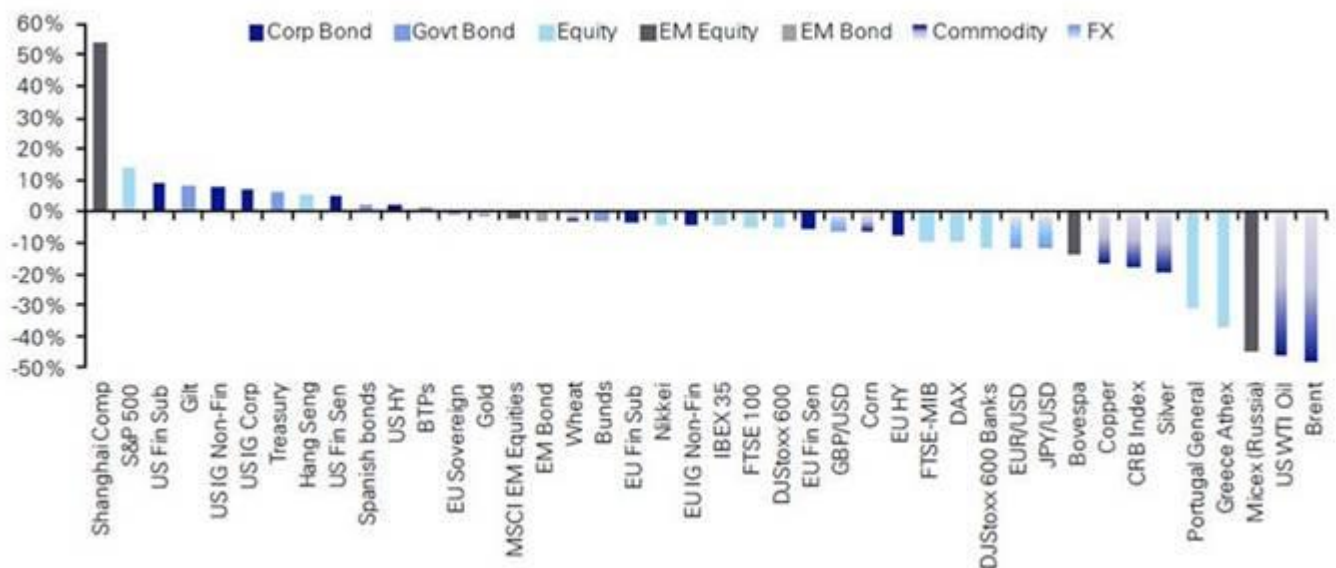
"The US equity market comprises about 40% of Global Market Cap while US investors allocate over 70% of their equity allocations to domestic securities. This 'home bias' is not unique to US investors, it is a global theme which even our neighbors across the pacific in Australia serve as a classic example. The Australian market makes up only about 2% of the global market while Australians also allocate over 70% of their equity allocations to Australian equities. These home biases are even more prevalent in the fixed income realm where both US and Australian investors allocate roughly 90% of their fixed income holding to domestic bonds while their markets only represent 31% and 2% of the global fixed income market respectively."

(Source: International Monetary Fund's Coordinated Portfolio Investment Survey (2011), Barclays Capital, and Thomson Reuters Datastream. All data as of December 31, 2010.)

The chart below reveals with stark clarity the fact that many of the world's stock, bond and commodity markets were either barely positive, flat, or even down substantially for the year (It was an especially tough year for all kinds of commodities).

(Just in case you're looking at 2014's top performing index, the Shanghai Composite, with envy.....it's a mainland China index that westerners can't even invest in. In 2014 it had a nice bounce, since it was recovering from losses in 2013.)

Figure 2: Total Return Performance of Major Global Financial Assets – 2014 (rebased in USD)



Source: Deutsche Bank, Markit, Bloomberg Finance LP

At the end of the day, whatever the impact on our financial practice, Chad and I will continue to focus on the principles of growth and preservation of our client's assets through a combination of prudent diversification and by controlling risk wherever possible. Few of our clients are in a position to go "All-in" with what they have spent a lifetime accumulating.

Best wishes,

Buck

PS: A few weeks ago we lost a widowed client of 20 years, a great-grandmother, who, at age 85, was encouraged by her daughter to move her account to an advisor who would put even "more stocks" in her account. We question the prudence of this move considering, the client already had a well-diversified portfolio and all the money she would need to live out her life in safety and security. We wish her the very best. She is a wonderful lady.

Charles "Buck" Adams, CFP®, CIMA®, ChFC®, AAMS®
Senior Vice President – Wealth Advisor
Portfolio Manager

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18 Mar 2015

Cordova Center Progress Update

SCHEDULE

- Currently Hollow metal door frames, sheet rock, blown in insulation, etc
- 12Apr Start Elevator install
- 03May Start Windows install
- 09July Substantial Completion
- Aug / Sep Move In

CONSTRUCTION

- 120 days / 249 days = 48% time spent ~\$3.4M / \$10M = 34% money spent
- Yet to invoice for windows, cabinetry, lights, railings, elevator
- Submittals are current. 137 RFIs are current.
- Watch List: flashing details, 4" DI sanitary line, crew size, elevator mods

CAPITAL CAMPAIGN

Total Cash/Pledges Received in 2014 & 2015	\$ 136,160.36
Total Pledges to receive by 9/30/2015	\$84,550.00
Total in-kind donations	\$20,000.00
TOTAL Pledges, Cash & in-kind Donations 2014 & 2015	\$240,710.36

as of Mar 11, 2015

- Anchorage Cordova Center Event – April 11, 2015 at the Home of Mead Teadwell
- Donor Recognition RFP currently being advertised.

CORDOVA CENTER COMMITTEE

- Design Review Summary - The CC committee reviews design changes & suggestions weekly. The majority of finish selections have been completed at this time.

Cost savings realized

- 13 of 15 existing radiant in floor heating manifolds will not be replaced: \$ 4,741.58
- Wall type and insulation changes \$13,217.56
- Library flooring (costs due from DCI)
- Copper corner guards-redesigned to be cheap to manufacture (cost due from DCI)
- Copper railings have been redesigned to be cheap to install (likely cost savings \$10,000)
- Fire proofing of the auditorium has been removed and isn't required based on the number of sprinklers installed (for an estimated savings of \$54,000)

Other and Potential Savings

- In Kind donation of asphalt paving (still waiting on final number)
- In kind donation of shipping for \$20,000
- Architectural Fees – possible \$40,000 underspent on MRV contract

Future Decisions

- Final design of outside stairs -Full scope of civil work -Landscaping

---- End of Memo ----

MEMO, City of Cordova

To: Mayor and City Council

Through: Randy E. Robertson, City Manager

From: Jon K. Stavig, Finance Director

Date: 11 March 2015

RE: Finance Department Report

Following are the traditional two page financial fund summary reports for year-to-date ended 31 December 2014.

The first page is a fund summary for the general fund only. The second page includes all funds including enterprise funds. I have excluded Fund 426, the Cordova Center Fund, and instead included a separate report to show all revenues/expenditures through December 31, 2014 for Fund 426, the Cordova Center Fund, as it distorts the two page summary report.

The City's account balances as of 11 March 2015 are as follows;

Combined Central Treasury Accounts	\$6,839,032.82
(FNBA & UBS balances)	
Combined Permanent Fund Accounts	\$10,237,003.17
(UBS balances)	
Balance Cordova Center LOC	\$1,010,712.84

The City is expected to receive 2MM in bond proceeds for the Road Initiative on the 17th of March 2015.

In addition, we are actively working through the process with the Alaska Municipal Bond Bank on the recently passed 3MM bond initiative for the Cordova Center.

All to report from the Finance Dept.

Respectfully submitted,

Jon K Stavig

CITY OF CORDOVA
FUND SUMMARY
FOR THE 12 MONTHS ENDING DECEMBER 31,
2014
GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
TAXES	6,051,712.64	6,051,712.64	5,665,864.99	(385,847.65)	106.8
LICENSES & PERMITS	18,340.00	18,340.00	15,600.00	(2,740.00)	117.6
OTHER GOVERNMENTAL	2,980,070.19	2,980,070.19	3,930,832.71	950,762.52	75.8
LEASES & RENTS	173,595.92	173,595.92	165,000.00	(8,595.92)	105.2
LAW ENFORCEMENT	354,742.20	354,742.20	352,630.00	(2,112.20)	100.6
D. M. V.	75,060.48	75,060.48	92,600.00	17,539.52	81.1
PLANNING DEPARTMENT REVENUE	8,527.40	8,527.40	18,500.00	9,972.60	46.1
RECREATION DEPT REVENUE POOL	85,204.66	85,204.66	74,150.00	(11,054.66)	114.9
REVENUE	32,398.50	32,398.50	34,200.00	1,801.50	94.7
SALE OF PROPERTY	74,688.00	74,688.00	6,500.00	(68,188.00)	1149.1
INTERFUND TRANSFERS IN	492,043.80	492,043.80	492,043.75	(.05)	100.0
OTHER REVENUE	593,088.74	593,088.74	125,000.00	(468,088.74)	474.5
STATE DEBT SERVICE	958,903.00	958,903.00	967,800.00	8,897.00	99.1
REIMBURSME					
	11,898,375.53	11,898,375.53	11,940,721.45	42,345.92	99.7
EXPENDITURES					
CITY COUNCIL	7,875.83	7,875.83	19,400.00	11,524.17	40.6
CITY CLERK	232,219.52	232,219.52	252,573.00	20,353.48	91.9
CITY MAYOR	1,615.73	1,615.73	3,425.00	1,809.27	47.2
CITY MANAGER	317,927.43	317,927.43	366,070.00	48,142.57	86.9
FINANCE	315,523.38	315,523.38	411,616.00	96,092.62	76.7
PLANNING DEPARTMENT EXPENSE	207,003.35	207,003.35	292,106.00	85,102.65	70.9
PLANNING COMMISSION	2,357.86	2,357.86	6,500.00	4,142.14	36.3
DEPARTMENT OF MOTOR VEHICLE	76,951.71	76,951.71	75,903.00	(1,048.71)	101.4
LAW ENFORCEMENT	918,347.91	918,347.91	894,036.00	(24,311.91)	102.7
JAIL OPERATIONS	249,471.38	249,471.38	237,125.00	(12,346.38)	105.2
FIRE & EMS	309,399.87	309,399.87	366,781.00	57,381.13	84.4
DISASTER MANAGEMENT DEPT.	4,895.27	4,895.27	7,500.00	2,604.73	65.3
INFORMATION SERVICES	821,042.99	821,042.99	929,402.00	108,359.01	88.3
FACILITY UTILITIES	162,619.46	162,619.46	164,700.00	2,080.54	98.7
PW ADMINISTRATION	101,935.88	101,935.88	166,318.00	64,382.12	61.3
FACILITY MAINTENANCE	150,762.99	150,762.99	273,462.00	122,699.01	55.1
STREET MAINTENANCE	708,465.39	708,465.39	703,693.00	(4,772.39)	100.7
SNOW REMOVAL	54,989.93	54,989.93	86,510.00	31,520.07	63.6
EQUIPMENT MAINTENANCE	276,365.92	276,365.92	346,315.00	69,949.08	79.8
PARKS MAINTENANCE	121,209.26	121,209.26	116,575.00	(4,634.26)	104.0
CEMETERY MAINTENANCE DEPT.	8,200.71	8,200.71	11,247.00	3,046.29	72.9
RECREATION - BIDARKI	390,687.97	390,687.97	430,912.00	40,224.03	90.7
POOL	299,809.36	299,809.36	268,451.00	(31,358.36)	111.7
SKI HILL	59,341.80	59,341.80	74,500.00	15,158.20	79.7
NON-DEPARTMENTAL	362,175.40	362,175.40	353,145.00	(9,030.40)	102.6
LONG TERM DEBT SERVICE	1,628,510.85	1,628,510.85	1,628,512.00	1.15	100.0
INTERFUND TRANSFERS OUT	577,000.00	577,000.00	1,129,694.97	552,694.97	51.1
TRANSFERS TO OTHER ENTITIES	2,255,336.88	2,255,336.88	2,606,249.48	350,912.60	86.5
	10,622,044.03	10,622,044.03	12,222,721.45	1,600,677.42	86.9

CITY OF CORDOVA
FUND SUMMARY
FOR THE 12 MONTHS ENDING DECEMBER 31,
2014

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
101 GENERAL FUND	11,898,375.53	11,898,375.53	11,940,721.45	42,345.92	99.7
104 CITY PERMANENT FUND	267,914.32	267,914.32	465,784.00	197,869.68	57.5
203 FIRE DEPT. VEHICLE ACQUISITION	46,628.65	46,628.65	60,000.00	13,371.35	77.7
205 VEHICLE REMOVAL/IMPOUND FUND	653.00	653.00	.00	(653.00)	.0
401 GENERAL PROJ & GRANT ADMN 435	829,171.33	829,171.33	1,112,178.00	283,006.67	74.6
HOSPITAL REPAIR PROJECT	90,542.50	90,542.50	251,378.00	160,835.50	36.0
502 HARBOR ENTERPRISE FUND	1,409,593.20	1,409,593.20	1,235,948.00	(173,645.20)	114.1
503 SEWER ENTERPRISE FUND	757,233.45	757,233.45	770,313.54	13,080.09	98.3
504 WATER ENTERPRISE FUND	667,272.96	667,272.96	795,030.34	127,757.38	83.9
505 REFUSE ENTERPRISE FUND	942,093.64	942,093.64	1,053,671.43	111,577.79	89.4
506 ODIK CAMP PARK	70,940.29	70,940.29	61,859.00	(9,081.29)	114.7
602 HARBOR & PORT PROJECTS	31,000.00	31,000.00	31,000.00	.00	100.0
603 SEWER PROJECTS	14,000.00	14,000.00	14,000.00	.00	100.0
604 WATER PROJECTS	14,680.80	14,680.80	14,000.00	(680.80)	104.9
605 SOLID WASTE PROJECTS	514,448.00	514,448.00	710,000.00	195,552.00	72.5
702 HARBOR FUND DEP'N RESERVE 703	150,000.00	150,000.00	.00	(150,000.00)	.0
SEWER FUND DEP'N RESERVE	100,000.00	100,000.00	.00	(100,000.00)	.0
704 WATER FUND DEP'N RESERVE	68,000.00	68,000.00	.00	(68,000.00)	.0
705 REFUSE FUND DEP'N RESERVE FUN	75,000.00	75,000.00	.00	(75,000.00)	.0
805 LANDFILL FUND	50,000.00	50,000.00	50,000.00	.00	100.0
	17,997,547.67	17,997,547.67	18,565,883.76	568,336.09	96.9
<u>EXPENDITURES</u>					
101 GENERAL FUND	10,622,044.03	10,622,044.03	12,222,721.45	1,600,677.42	86.9
203 FIRE DEPT. VEHICLE ACQUISITION	3,367.13	3,367.13	7,500.00	4,132.87	44.9
205 VEHICLE REMOVAL/IMPOUND FUND	9,595.86	9,595.86	10,000.00	404.14	96.0
401 GENERAL PROJ & GRANT ADMN 410	699,916.50	699,916.50	1,097,178.00	397,261.50	63.8
CHIP SEAL C.I.P.	.00	.00	6.00	6.00	.0
435 HOSPITAL REPAIR PROJECT	202,208.37	202,208.37	251,378.00	49,169.63	80.4
502 HARBOR ENTERPRISE FUND	1,191,143.47	1,191,143.47	1,186,998.00	(4,145.47)	100.4
503 SEWER ENTERPRISE FUND	716,501.06	716,501.06	770,313.54	53,812.48	93.0
504 WATER ENTERPRISE FUND	714,834.65	714,834.65	795,030.34	80,195.69	89.9
505 REFUSE ENTERPRISE FUND	1,018,733.22	1,018,733.22	1,100,671.43	81,938.21	92.6
506 ODIK CAMP PARK	49,303.15	49,303.15	54,985.00	5,681.85	89.7
602 HARBOR & PORT PROJECTS	30,092.00	30,092.00	31,000.00	908.00	97.1
603 SEWER PROJECTS	13,219.00	13,219.00	14,000.00	781.00	94.4
604 WATER PROJECTS	13,219.00	13,219.00	14,000.00	781.00	94.4
605 SOLID WASTE PROJECTS	674,101.88	674,101.88	710,000.00	35,898.12	94.9
702 HARBOR FUND DEP'N RESERVE 703	31,000.00	31,000.00	.00	(31,000.00)	.0
SEWER FUND DEP'N RESERVE	14,000.00	14,000.00	.00	(14,000.00)	.0
705 REFUSE FUND DEP'N RESERVE FUN	180,000.00	180,000.00	.00	(180,000.00)	.0
	16,183,279.32	16,183,279.32	18,265,781.76	2,082,502.44	88.6

CITY OF CORDOVA
REVENUES WITH COMPARISON TO BUDGET FOR
THE 12 MONTHS ENDING DECEMBER 31, 2014

CORDOVA CENTER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	<u>REVENUE</u>					
426-300-42210	MISC DONATIONS	10,642.41	10,642.41	.00	(10,642.41)	.0
	TOTAL REVENUE	10,642.41	10,642.41	.00	(10,642.41)	.0
	<u>GRANT REVENUE</u>					
426-310-42480	DCCED 14-DC-043	77,221.88	77,221.88	.00	(77,221.88)	.0
426-310-45480	EVOSTC - FED GRANT	15,602.15	15,602.15	.00	(15,602.15)	.0
	TOTAL GRANT REVENUE	92,824.03	92,824.03	.00	(92,824.03)	.0
	TOTAL FUND REVENUE	103,466.44	103,466.44	.00	(103,466.44)	.0

CITY OF CORDOVA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31,
2014
CORDOVA CENTER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<hr/>						
PHSE I - FROM CITY MONEY						
<hr/>						
426-401-52180	PROFESSIONAL SERVICES	21,475.73	21,475.73	.00	(21,475.73)	.0
426-401-52185	CORDOVA CENTER REA	639,480.79	639,480.79	.00	(639,480.79)	.0
426-401-70110	ADMINISTRATION	1,779.60	1,779.60	.00	(1,779.60)	.0
426-401-70130	CONSTRUCTION	65,127.24	65,127.24	.00	(65,127.24)	.0
<hr/>						
	TOTAL PHSE I - FROM CITY MONEY	727,863.36	727,863.36	.00	(727,863.36)	.0
<hr/>						
PHSE II - FROM CITY MONEY						
<hr/>						
426-402-70110	ADMINISTRATION	65,290.61	65,290.61	.00	(65,290.61)	.0
426-402-70140	CONSTRUCTION MANAGMENT	1,800.00	1,800.00	.00	(1,800.00)	.0
426-402-70180	PROFESSIONAL SERVICES	7,944.00	7,944.00	.00	(7,944.00)	.0
<hr/>						
	TOTAL PHSE II - FROM CITY MONEY	75,034.61	75,034.61	.00	(75,034.61)	.0
<hr/>						
PHSE II - DCCED 14-DC-043						
<hr/>						
426-472-70120	PROJECT MANAGER	901.65	901.65	.00	(901.65)	.0
426-472-70130	CONSTRUCTION	915,970.75	915,970.75	.00	(915,970.75)	.0
426-472-70140	CONSTRUCTION MANAGMENT	29,360.14	29,360.14	.00	(29,360.14)	.0
426-472-70160	ART	2,610.00	2,610.00	.00	(2,610.00)	.0
<hr/>						
	TOTAL PHSE II - DCCED 14-DC-043	948,842.54	948,842.54	.00	(948,842.54)	.0
<hr/>						
PHSE II - DCCED 15-DC-040						
<hr/>						
426-473-70130	CONSTRUCTION	1,122,764.21	1,122,764.21	.00	(1,122,764.21)	.0
426-473-70140	CONSTRUCTION	68,978.81	68,978.81	.00	(68,978.81)	.0
MANAGMENT						
<hr/>						
	TOTAL PHSE II - DCCED 15-DC-040	1,191,743.02	1,191,743.02	.00	(1,191,743.02)	.0
<hr/>						
PHSE I - EVOSTC						
<hr/>						
426-481-70130	CONSTRUCTION	788,333.25	788,333.25	.00	(788,333.25)	.0
<hr/>						
	TOTAL PHSE I - EVOSTC	788,333.25	788,333.25	.00	(788,333.25)	.0
<hr/>						
PHSE II - EVOSTC						
<hr/>						
426-482-70130	CONSTRUCTION	230,522.79	230,522.79	.00	(230,522.79)	.0
<hr/>						
	TOTAL PHSE II - EVOSTC	230,522.79	230,522.79	.00	(230,522.79)	.0
<hr/>						

CITY OF CORDOVA
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31,
2014
CORDOVA CENTER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	3,962,339.57	3,962,339.57	.00	(3,962,339.57)	.0
NET REVENUE OVER EXPENDITURES	(3,858,873.13)	(3,858,873.13)	.00	3,858,873.13	.0



2014 YEAR-END OPERATING REPORT
PRESENTED MARCH 18, 2015

TABLE OF CONTENTS

- EXECUTIVE SUMMARY
- MAJOR ACCOMPLISHMENTS
- QUALITY
- UTILIZATION
- GROWTH
- PHYSICIAN RECRUITING
- COMMUNITY BENEFIT
- 2015 PRIORITIES

EXECUTIVE SUMMARY

Dear Cordova City Council Members, Mayor and City Manager:

At CCMC, we have been realizing our Mission in 2014: “As a partner in our community, Cordova Community Medical Center provides personalized service to support the health and well-being of all people through their journeys in life.”

We achieved a major accomplishment in recruiting and hiring a full-time permanent physician. We started the implementation process for our Electronic Health Record. We completed the Design and Final Documents phases for the CT Scanner Project and have obtained the majority of the funding for moving the project forward.

In addition, we hired a full-time Director of Nursing, Chief Financial Officer, Dietary Manager, Facilities Manager, Long Term Care Coordinator, and two local Registered Nurses that are all making positive contributions.

Sound Alternatives has received full accreditation from The Joint Commission. This is a major accomplishment that was required by the State of Alaska, Division of Behavioral Health Grant.

On behalf of the CCMC Team, we appreciate your continued trust and support.

Sincerely,

Stephen Sundby, Ph.D.
Administrator

MAJOR ACCOMPLISHMENTS

- Hired a permanent Physician/Medical Director
- Hired a permanent Director of Nursing, Chief Financial Officer, Dietary Manager, and Facilities Manager
- Continued the e-ICU for Cordova at reduced cost
- CT Scanner Final Documents completed and majority of funding was obtained
- Sound Alternatives received national accreditation from The Joint Commission.
- Laboratory had a CLIA Survey with 0 deficiencies

QUALITY

QUALITY MEASURES	2012	2013	2014	CCMC
	Jan- Dec	Jan – Dec	Jan-Dec	Goals
Long Term Care Resident Falls per 1000 resident days	3.85	7.19	11	<3
Patient Falls per 1000 days	6.59	0	0	<4
	(actual n=2)			
Adverse Drug Events per 1000 pt days	0	0.7	0	0
(medication error requiring pharmaceutical intervention)				
Catheter Associated Urinary Tract Infections	0	1	0	0
Blood Transfusions	100%	100%	100%	100%
(correct pt gets correct blood transfused)				
Pressure Ulcers after admission	0	1	0	0
Readmissions within 30 days	0	1	0	0
Hand washing Compliance	48%	49%	80%	>60%
(based on number of hand washing opportunities when entering and exiting a patient or resident room)				

Utilization

	2013	2014
Acute Bed Days	141	154
LTC Bed Days	3,574	3,348
Swing Bed Days	388	412
Medicare Swing Days	204	203
OP Visits	294	205
ER Visits	640	621
Clinic Visits	1,948	1,940

GROWTH AREAS

SPECIALTY SERVICES	
EXISTING	NEEDED
Primary Care	Dermatology
Pediatric	Ear Nose and Throat (ENT)
Ophthalmology	Orthopedics
Optometrist	Assisted Living
Phlebology	Home Health
Dietician	

PHYSICIAN RECRUITING

- Hired a full-time Physician/Medical Director that started March 2, 2015.
- Currently discussing employment options with 2 physicians and 1 Mid-Level
- Dr. Robert Gear continues to serve as a locum tenens

2014 COMMUNITY BENEFIT

- Provided the community with access to emergency, acute medical, behavioral health, long term care and primary care services
- Provided the Senior Meal Program and Senior Ride program
- Provided space and trained nurses for Sexual Assault and Response Team
- Promoted and supported education for health care careers among local youth (HS job shadow program)
- Provided free Alzheimer's Screening to community
- Participated in annual Health Fair by providing reduced cost lab testing and information on Rehabilitative Services offered at CCMC
- Food Bank & Angel Tree
- Free medication box refill for community members
- Free blood pressure checks
- Free sharps disposal for community members
- Provide laundry service for local government agencies

2015 PRIORITIES

- Improve CCMC's financial viability and build reserve
- Hire an additional two medical providers (1.5 FTE)
- Complete implementation of the Centriq electronic Health Record (EHR) and achieve Meaningful Use
- Complete the CT Scanner Project
- Reduce the need for travelers by hiring permanent staff
- Improve employee moral/satisfaction
- Expand specialty clinics
- Implement ICD-10
- Increase collaboration with local providers/agencies

February 27, 2015

George and Carrie Daskalos
10475 Rose Park Ave.
Las Vegas, Nevada 89135
(702) 686-5598

Via email: citymanager@cityofcordova.net

Via FedEx mail service

Randy Robertson
City Manager
City Council- Cordova, Alaska
P.O. Box 1210
Cordova, AK 99574

Dear Mr. Robertson and Council Members:

Please allow this letter to serve as our expression of a high level of interest in establishing a new restaurant/bar and approximately 15 room hotel in Cordova. We have had the pleasure of spending a significant amount of time in Cordova and establishing relationships and treasured friendships with numerous residents in Cordova. We firmly believe that we can fill a void which presently exists, by providing tasty fare in a restaurant/bar setting with an attached complex creating approximately 15 upscale hotel rooms to accommodate visitors to the city during the peak of the season. We believe this will be well received by the residents and visitors of Cordova.

In furtherance of pursuing our business interests we have approached both existing restaurants in the community as well as seeking out sites to establish a newly constructed restaurant/bar and hotel. We have been somewhat discouraged in our quest, by virtue of both over valued restaurants on the market, as well as discussions held with city staff in the planning department, who advise that there are limited parcels of land available for development. Relatedly, we have learned that a new breakwater fill parcel located next to PWSSC may become available, notwithstanding the absence of a parcel map. If we are able to confirm that the parcel is not reserved for use by the PWSSC, then in such event we are interested in pursuing a potential purchase of the parcel from the city for development.

Although a new parcel has not yet been created for the fill lot, it is our understanding that the city is currently in the process of getting a plat completed for the same.

We respectfully request that a copy of this letter be provided to each council member, in advance of the next scheduled meeting on Wednesday, March 4, 2015.

We will anxiously await further directives from you in consideration of our above-mentioned proposal.

Very truly yours,

George Daskalos



Cordova Chamber of Commerce
PO Box 99
Cordova, AK 99574
907-424-7260
cordovachamber.com

Board of Directors

Kelsey Appleton, SERVS
Mimi Briggs, Alaskan Hotel/Cordova Museum
Rob Eckley, Fisherman
Jennifer Gibbins, The Cordova Times
Steve Graves, Nichols Back Door Co.
Chelsea Haisman, Haisman Photography
Katrina Hoffman, Prince William Sound Science Center/OSRI
LCDR James L. Jarnac, ex-officio, USCG
Jim Kacsh, Mayor of Cordova, Anchor Marine/NAPA
Kerin Kramer, Native Village of Eyak
Cathy Long, Cordova Wireless
Wendy Ranney, Orca Adventure Lodge/Cordova School Dist.
Randy Robertson, ex-officio, Cordova City Manager
Osa Schultz, Seaview Condo/Pet Projects
Robert Skorkowsky, ex-officio, USFS
Ryan Schuetze, Crow's Nest Printing
Thea Thomas, Fisherman

Christa Hoover, Executive Director

Mayor Jim Kacsh
City Of Cordova
PO Box 1210
Cordova, AK 99574

Dear Mayor Kacsh,

The Iceworm Festival would not have been possible without the thousands of hours that all of our volunteers and sponsors contributed and we thank you for this. This year, Cordova celebrated its 54th year and it turned out to be one of the best Iceworm Festivals we've had all thanks to our dedicated volunteers and sponsors. This year's festival was one that our cherished community could be proud of.

The Iceworm Festival is Cordova's largest event of the year that brings the town together. The Festival is an opportunity for some good old fashioned fun, celebration and the sharing of a little home town pride that dates back to 1961. Thanks to our volunteers and sponsors, the Cordova Iceworm festival has continued to thrive and be our proud tradition.

We would like to take this moment to express our gratitude unto you all for being a part of our team. We thank you for devoting the time, energy and enthusiasm to make this possible for our entire community. We hope that you were able to enjoy the festival that your hard work made possible. If you have any feedback on this year's festival or ideas for next year, we would love to hear from you!

Sincerely,

A handwritten signature in blue ink that reads "Darrel Olsen".

Darrel Olsen
Chairman
Iceworm Committee

A handwritten signature in blue ink that reads "Christa Hoover".

Christa Hoover
Festival Executive Producer
Director, Cordova Chamber

RECEIVED

MAR 10 2015

City of Cordova

3/10/15

To the Cordova Mayor and
City Council,

At the last council meeting
the Council listened to a local
fisherman who addressed two
issues with which he is
greatly concerned.

1 His inability to safely
and legally dispose of his
trash. (a service which he
pays for)

And

2 His inability to sell
his Pacific Cod and his

①

halibut in this community.

I was fortunate enough to speak with this man after he spoke with the council at your last meeting. He informed me that after voicing his displeasure; he was given private instructions by a councilman on how to illicitly dispose of his trash.

While I appreciate the can-do attitude of individual solutions, that is not the kind of leadership that I expect from my city council. You can drive anywhere (2)

out the road and find innumerable individual solutions to our refuse situation. Our wilderness is home to abandoned vehicles, refrigerators, stoves, old tires, old trailers, old roofing materials, to name but a few of the items one may find on any excursion. Not to mention the fact that these same items abound on private property throughout our town. This could be largely due to the fact that taxpayers get charged extra for properly disposing of such materials.

③

When might the taxpayers expect the council to address this situation in a meaningful way?

As far as this young man's other lament, I would like to address the council on the same issue. The council may or may not be aware that concurrent with the halibut opener on MAR 14, the Prince William Sound Pacific Cod fishery opens as well. This P cod fishery is open access and is an opportunity that all local fishermen can avail

themselves of. For the first time since the creation of this fishery, not one single pound of this resource will cross the docks of Cordova.

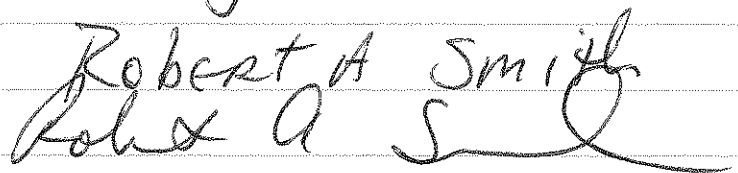
As the driving force behind the creation of this fishery, and as a resident of Cordova, as someone who wrote proposals and submitted them to the BOARD of Fish, as someone who struggled for years for access to this resource, for not only myself but for all of our fishermen, I can assure you

of this: Cordova, its citizens
its fishermen were never ever meant
to be excluded from this fishery.

And yet this is the case.

When might the council be
expected to address this issue in
a meaningful way?

Sincerely

Robert A Smith


6

CITY OF CORDOVA



March 10, 2015

Office of Governor Bill Walker
Attn: Boards and Commissions
PO Box 110001
Juneau, AK 99811-0001

Dear Governor Walker:

I am writing to strongly support and recommend the appointment of Dan Hull to the North Pacific Fishery Management Council (NPFMC). Cordova's citizens would be well-served to have someone as experienced and educated in the field as Mr. Hull to serve in such an important capacity.

Commercial fishing is the life-blood of our community; the main economic driver and largest employer of our citizens. Mr. Hull has earned the support and respect of the commercial fishing industry, fishermen, processors, managers and the Federal agencies he's worked with during his career fishing and his tenure on the NPFMC. His commitment to the issues, his advocacy for sustainable fisheries management and policies and his broad knowledge of the industry all contribute to making Dan Hull such a well-suited member of the NPFMC.

I urge you to reappoint Dan Hull as his continuance on the North Pacific Fishery Management Council is a good decision for the commercial fishing industry as well as for the State of Alaska and for the City of Cordova.

If you have any questions please give me a call.

Sincerely,

Jim Kaesh
Mayor, City of Cordova, Alaska



March 11, 2015

Dear City Council Members,

We would like to give you an update on Cordova Amateur Youth Athletics Corporation, "CAYAC", a non-profit 501(c)3 dedicated to inspiring Cordova's youth through sports camps, clinics and leagues. In October 2014 we received our tax exempt status from the IRS and are now classified as a charitable organization that can receive tax deductible donations. This was a huge step in our company's short history and we are really excited about it.

Here are some initiatives that we have in progress:

- 1st - 4th Grade Youth recreational basketball clinic/league sponsored by CTC/CWC. This is currently running through March 28th. This will be CAYAC's third "rec ball" league in the past year and a half.
- 5th - 8th Grade Youth recreational basketball clinic starting late March followed by a competitive basketball travel team which will attend a major youth hoops tournament in Valdez this April.
- NBC Basketball Camp in May for 1st - 12th grade. Past participation in this camp has been very strong with up to 80 kids attending. Youths from other communities will be invited to attend as well.
- Reimbursement of background checks for coaches and community members that want to be involved in youth sports in Cordova.

Last year the NBC Camp coaches included two NCAA Division 1 boys' basketball players, a former semi-pro ball player and Fred Crowell who is both the founder of NBC Camps and a former NCAA Division I basketball coach. The excellent role models and talent that CAYAC brought to town made a noticeable impact on our youth. We also took 4 competitive teams consisting of 40 kids and 10 coaches to a Valdez basketball tournament last April and had a blast. Several of our coaches were high school basketball players. Our goal is to continue working with youth basketball players, and to expand into other sports in the near future.

CAYAC has taken a very proactive stance in providing opportunities to Cordova's youth. Working with community members and businesses is critical in providing athletic opportunities for our youth and we appreciate all the support that we have been given.

We particularly want to mention the time and effort that Mr. Kellen Hawley of the City Parks and Recreation Department has put in to become a positive influence on these programs. He has taken many of his evenings to attend our meetings and clinics, and he has shown the ability to be a great leader, coach and inspiration for Cordova.

Thank you for your dedication to the youth of Cordova. We invite you to attend any of these clinics to see our young athletes in action.

Sincerely,

A handwritten signature in black ink, appearing to read 'Joe Arvidson', with a stylized flourish at the end.

Joe Arvidson

President

Memorandum

To: Planning Commission
From: Planning Staff
Date: 3/11/15
Re: Site Plan Review - Roemhildt Holdings LLC

PART I – GENERAL INFORMATION

Requested Actions: Site Plan Review
Applicant: Roemhildt Holdings LLC
Owner Name: David and Bootslyn Roemhildt
Address: 125 Harbor Loop Rd.
Legal Description: Lot 5, Block 2, South Fill Development Park
Parcel Number: 02-473-138
Zoning: Waterfront Commercial Park District
Lot Area: 12,858 sq. ft.
Attachments: Site Plan Review Application and drawings

PART II – BACKGROUND

Roemhildt Holdings LLC is proposing to construct a commercial/retail building on their lot.

2/10/15 – At the Planning Commission Regular Meeting, Roemhildt Holdings had their Site Plan reviewed by the commission. The following occurred:

M/McGann S/Baenen to recommend the City Council approve the Site Plan Review requested by Roemhildt Holdings LLC to construct a commercial/retail building on Lot 5, Block 2, South Fill Development Park based on the findings and with the special conditions as contained in the staff report.

M/Bailer S/Baenen to refer back to staff to get these issues addressed.
Upon voice vote, motion to refer **passed** 7-0.

Yea: Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnepfel

The commission referred the Site Plan back to staff so that Roemhildt Holdings LLC could provide additional required information and apply for a variance from the parking requirements. For more information, refer to the minutes from this meeting.

2/25/15 – The Planning Commission held a Public Hearing for a variance request from Roemhildt Holdings LLC for the parking requirements and a Special Meeting for the variance request and Site Plan Review. The variance request failed:

M/McGann S/Roemhildt that the Planning Commission grant the variance request from Roemhildt Holdings LLC for a variance from parking requirements in CMC 18.39.090 and 18.48 as contained in the staff report with the special condition.

Upon voice vote, motion **failed** 2-4.

Yea: Greenwood, Baenen

Nay: Bailer, McGann, Roemhildt, Frohnepfel

Absent: Pegau

Because the variance failed, the commission failed the recommendation to City Council on the Site Plan Review:

M/McGann S/Roemhildt that the Planning Commission recommend to the City Council to approve the Site Plan Review requested by Roemhildt Holdings LLC to construct a commercial/retail building on Lot 5, Block 2, South Fill Development Park based on the findings and with the special conditions as contained in the staff report.

Upon voice vote, motion **failed** 0-4.

Nay: Greenwood, Bailer, McGann, Roemhildt

Absent: Pegau, Baenen, Frohnafel

For more information, refer to the minutes from this meeting.

3/4/15 – At the City Council Regular Meeting, the Site Plan Review was on the agenda for approval as per Cordova Municipal Code Section 18.42.010. During approval of the agenda it was removed from the agenda.

3/5/15 – Mark Frohnafel and Tom Bailer requested that the Site Plan be placed on the March 10th Planning Commission Regular Meeting agenda.

3/9/15 – Staff received an amended Site Plan Review application and drawings from Roemhildt Holdings LLC.

3/10/15 – At the Planning Commission Regular Meeting, Roemhildt Holdings had their Site Plan reviewed by the commission. The commission amended the motion to include the amended application and drawings. The following **amended** motion was passed:

M/McGann S/Pegau to recommend to the City Council to approve the Site Plan Review requested by Roemhildt Holdings LLC dated March 6th, 2015 to construct a commercial/retail building on Lot 5, Block 2, South Fill Development Park.

Upon voice vote, motion passed 6-0.

Yea: Greenwood, Bailer, McGann, Pegau, Baenen, Frohnafel

Absent: Roemhildt

At this time, City Council will vote on whether or not to approve the attached Site Plan Review Application from Roemhildt Holdings LLC.

PART III – REVIEW OF APPLICABLE CRITERIA & SUGGESTED FINDINGS

Chapter 18.39 ZONING – WATERFRONT COMMERCIAL PARK DISTRICT

The development of a commercial/retail facility is permitted.

A Site Plan Review is required in the Waterfront Industrial District.

Section 18.42.010 ZONING – SITE PLAN REVIEW – Purpose.

Whenever required by this code or the city council, a site plan review shall be completed by the planning commission with a recommendation to the city council. Prior to the issuance of a building permit, the city council must approve the site plan for the project.

Section 18.42.030 ZONING – SITE PLAN REVIEW – Required Information.

The site plan to be submitted as required herein shall contain the following information. If any of the information requested herein is not applicable to a given project, the reasons for the non-applicability of the information requested shall be stated in the site plan:

- 1. Name, address and phone number of owner/developer;*
- 2. Legal description of property;*
- 3. A scale of not less than 1" = 20';*
- 4. Date, north point and scale;*
- 5. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties;*
- 6. The zoning and siting of all structures on the subject property and abutting properties;*
- 7. The location of each proposed structure in the development area, the use or uses to be contained therein, the number of stories, gross building area, distances between structures and lot lines, setback lines and approximate location of vehicular entrances and loading points;*
- 8. The location of all existing and proposed drives and parking areas with the number of parking and/or loading spaces provided and the location and right-of-way widths of all abutting streets;*
- 9. Location and height of all walls, fences and screen plantings, including a general plan for the landscaping of the development and the method by which landscaping is to be accomplished and be maintained;*
- 10. Types of surfacing, such as paving, turfing or gravel to be used at the various locations;*
- 11. A grading plan of the area demonstrating the proposed method of storm drainage;*
- 12. Size and location of proposed sewer and water lines and connections;*
- 13. Front and side elevations of proposed structures;*
- 14. Exterior finish and color.*

Chapter 18.48 ZONING – OFF-STREET PARKING, LOADING AND UNLOADING

General stores require “One space for each six hundred square feet of gross floor space.” This requires 8 parking spaces which are provided for in the site plan.

PART IV – SUGGESTED SPECIAL CONDITIONS

1. The Planning Department must be in receipt of a Plan Review from the State of Alaska Fire Marshal prior to issuance of a Building Permit.

PART V – SUGGESTED MOTION

“I move to approve Resolution 03-15-16.”

**CITY OF CORDOVA, ALASKA
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**

WHEREAS, Roemhildt Holdings LLC has submitted a Site Plan for the construction of an 4,750 sq. ft. building; and

WHEREAS, per Cordova Municipal Code Sub-section 18.42.020.A. planning staff shall submit copies of the site plan “to the city council at its next regularly scheduled meeting for action”; and

WHEREAS, the Site Plan is being forwarded to City Council with the following special conditions in place:

1. The Planning Department must be in receipt of a Plan Review from the State of Alaska Fire Marshal prior to issuance of a Building Permit.

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Cordova, Alaska, hereby approves the Site Plan of Roemhildt Holdings LLC to construct a 4,750 sq. ft. commercial building on Lot 5, Block 2, South Fill Development Park.

PASSED AND APPROVED THIS 18th DAY OF MARCH, 2015

James Kacsh, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

Roemhildt Holdings LLC
PO Box 2034
Cordova, Alaska 99574
907-424-7765

March 06, 2015

Re: Lots 5, Block 2 South Fill Development Site Plan Review

Description:

We propose to build a commercial building on Lot 5 Block 2 South Fill Development Park that will serve the expansion of the existing businesses on Lot 4. This proposal was selected and approved by the City Council when the lot was purchased in November of 2011.

The Planning and Zoning Commission decided not to take action on our Site Development Plan on February 10. It decided against our plan on February 25. It decided against our Variance request on February 25. The City Council removed our Site Development Plan from the agenda of the March 4 Council meeting.

Given the code issues connected with this site development proposal, we have amended our plan to conform with all codes pertaining to this parcel in hope of a swift approval.

The amended site plan meets all existing codes. Please disregard the previous site plan materials submitted. The Amended Site Plan packet dated 3/06/15 is the plan which we submit for approval.

Respectfully,

A handwritten signature in black ink, appearing to read "David Roemhildt", with a stylized flourish at the end.

David Roemhildt

SITE PLAN REVIEW - ZONING APPLICATION CITY OF CORDOVA

INSTRUCTIONS

Print or type requested information. Incomplete applications will be returned to the applicant and will delay the processing of your request. All applications must be filed with the Planning Department **21 days prior to** the next Planning Commission meeting date.

TYPE OF REQUEST	FEE
Site Plan Review	varies
Residential	\$50
Multi-Family	\$100
Commercial	\$150
Industrial	\$200

- SITE PLAN AMENDED - 3/06/15

APPLICANT INFORMATION	
Name	ROEMHILDT HOLDINGS LLC
Address	PO Box 2034 CORDOVA
Telephone [home]	907 424 7765
Business Name	
Business Address	
Telephone [business]	907 424 7765
Business FAX	907 424 7768
Project architect/engineer	SCOTT JONES, SAJJ ARCHITECTURE
Address of architect/engineer	6375 KULIS DR. ANCH. AK 99502
Telephone of architect/engineer	907 440 6606

PROPERTY/PROJECT INFORMATION	
Address of subject property	125 HARBOR LOOP ROAD
Parcel identification number	LOT 5, BLOCK 2 SOUTH FILL DEV.
Property owner [name/address]	ROEMHILDT HOLDINGS
Current zoning	W.C.P.
Proposed use	COMMERCIAL
Construction start date	MAY 1, 2015
WAA	

ZONING APPLICATION	
Owner of property (if different than applicant). If multiple owners, list names and addresses of each and indicate ownership interest. Attach additional sheet if necessary.	
Real Estate Firm/Broker handling sale of property. Provide name and address. Note: <i>If you do not own the property, you must provide a copy of a Purchase Agreement or instrument acceptable to the city indicating the owner is fully aware of, and in agreement with, the requested action.</i>	
City Business License Permit Number (if applicable)	6997

APPLICANT CERTIFICATION	
<p>By the signature(s) attached hereto, I (we) certify that the information provided within this application and accompanying documentation is, to the best of my (our) knowledge, true and accurate. Furthermore, I (we) hereby authorize the City and its representatives to enter the property associated with this application for purposes of conducting necessary site inspections.</p>	
By: <u>David Roemhildt</u> (Signature)	By: <u>Bootslyn Roemhildt</u> (Signature)
Name: <u>DAVID ROEMHILDT</u> (Type/Print)	Name: <u>Bootslyn Roemhildt</u> (Type/Print)
Date: <u>MARCH 06, 2015</u>	Date: <u>3/6/2015</u>
<p>Appeal Procedures: A decision of the Planning Commission may be appealed to the Board of Adjustment. An appeal must be filed in writing with the City Clerk within ten (10) days of the decision. In accordance with the procedures outlined in Section 18.64.030 of the City of Cordova Zoning Code.</p>	
CITY USE ONLY - PLEASE DO NOT WRITE IN THIS SECTION	
ITEM	ACTION
Date application received:	
Fee paid:	
Does application require a public hearing? Planning Commission: City Council:	
Staff review date/reviewer name:	
Planning Commission final action:	
City Council final action:	
Other:	

SITE PLAN REVIEW 18.42

A zoning compliance permit for property within the City of Cordova expires eighteen (18) months after the date it is issued. Excavation is not considered construction.

1. Please describe the proposed construction/alteration and intended use: COMMERCIAL BUILDING - EXPANSION OF LOT 4 BUSINESS

2. Please give dimensions and square footage of construction: 50x90/100 4750 S.F.

3. Intended use: { } Single Family { } Duplex { } Multifamily ☒ Commercial/Industrial
 { } Home Occupation (describe) _____ { } Mobile Building { } Change of use

4. No. of Living Units: 0 5. No. of Bedrooms: 0

6. Has a variance been granted? { } Yes ☒ No

7. Is there a new: { } Garage? { } Carport? NO Is it attached to the residence? { } Yes ☒ No

8. Is there an apartment above the garage? { } Yes ☒ No

9. Off-street parking: Existing _____ Proposed 8

10. Required Setbacks: Front 15' Left Side 5' Right side 5' Rear 5' Height 30'

11. Proposed Setbacks: Front 20' Left Side 15' Right side 35' Rear 5' Height 24'

12. Sewage Disposal:
 { } Private marine outfall: CITY ☒ Existing { } New Specify owner/location: _____
 { } Private on-site sewer: { } ADEC Certification Attached

NOTE: Property owners with a private system need an ADEC permit showing sewer system is operational before Permit can be issued. Please contact ADEC at (907) 225-6200

13. Water supply: { } Cistern (show on site plan) ☒ City

14. Is the construction occurring on a grandfathered structure (build prior to August 7, 1967)? No

15. Is there a building currently on the property? { } Yes ☒ No
 If YES, an As-built survey must be attached.

16. Which licensed surveyor will be doing your foundation/as-built Survey? ST. DENNY

17. Is your driveway exit and adjoining roads shown on the site plan? ☒ Yes { } No
 Are you building a new driveway that exits onto a State road or highway? { } Yes ☒ No
 If YES, an ADOT Driveway Permit is required. (See bottom page 4)

18. Does this property contain drainages, creeks, wetlands, or other water features? { } Yes ☒ No
 Does your lot abut salt water? ☒ Yes { } No
 Have you or will you be using fill to develop your lot? { } Yes ☒ No

(If you answered YES to any of the above three questions, you may need to contact the U.S. Army Corps of Engineers or other State agencies about additional permitting requirements.. Please see Planning staff for information.)

19. Is this permit for a tax-exempt use? { } Yes ☒ No

20. Has a Conditional Use Permit been issued? { } Yes ☒ No

21. Is this permit for a mobile building? { } Yes ☒ No
 Year _____ Model _____ Serial No. _____

22. Is your property within a Flood Plain or Coastal Zone? (see staff for interpretation) YES
 Elevation Certificate/Flood Hazard form attached

CMC
18.39.020 B

APPLICATION INFORMATION

Parking: Each residential dwelling unit must have at least two (2) vehicular off-street parking spaces. Parking is permitted in the setbacks. The number of parking spaces required for public, commercial, or industrial uses can be determined by consulting the Planning Department.

Water and Sewer: Applicants must obtain a water/sewer application from City Hall. Fees vary.

Sewage Disposal: All proposed sewage systems outside of City Limits (unrestricted district) must be designed by a registered professional engineer. The engineer must submit the proposed design to the Department of Environmental Conservation (DEC) for approval. A DEC "Certificate to Install" must be attached to the zoning permit application.

Site plan, Building Height, and Building plan: *Two copies* of a site, building height, and building plan, *drawn to scale (1"=x')*, must be submitted with the application. Plans must show all property lines, roads or water ways abutting the lot, the water tank, sewer lines, drain fields (if applicable), proposed setback distances, and parking areas. Plans should identify existing or proposed foundation location and extensions beyond the foundation, landings, decks, porches, and overhangs. Please include a building height (elevation) drawing. *As-built surveys* prepared by a licensed land surveyor to establish the location of existing improvements on the property must be submitted within 60 days of issuance of Zoning Permit. Building without an as-built survey is done at your own risk.

Snow and Wind loads: 150 lbs. per square foot ground snow load and 100 mph wind load

Lot and Yard Regulations: Cornices, canopies, eaves or other similar architectural features not providing additional floor space within the building may extend into a required yard not to exceed two ft.

Seismic Zone: D

State-Owned Roads in Cordova

Lake Avenue

Power Creek Road

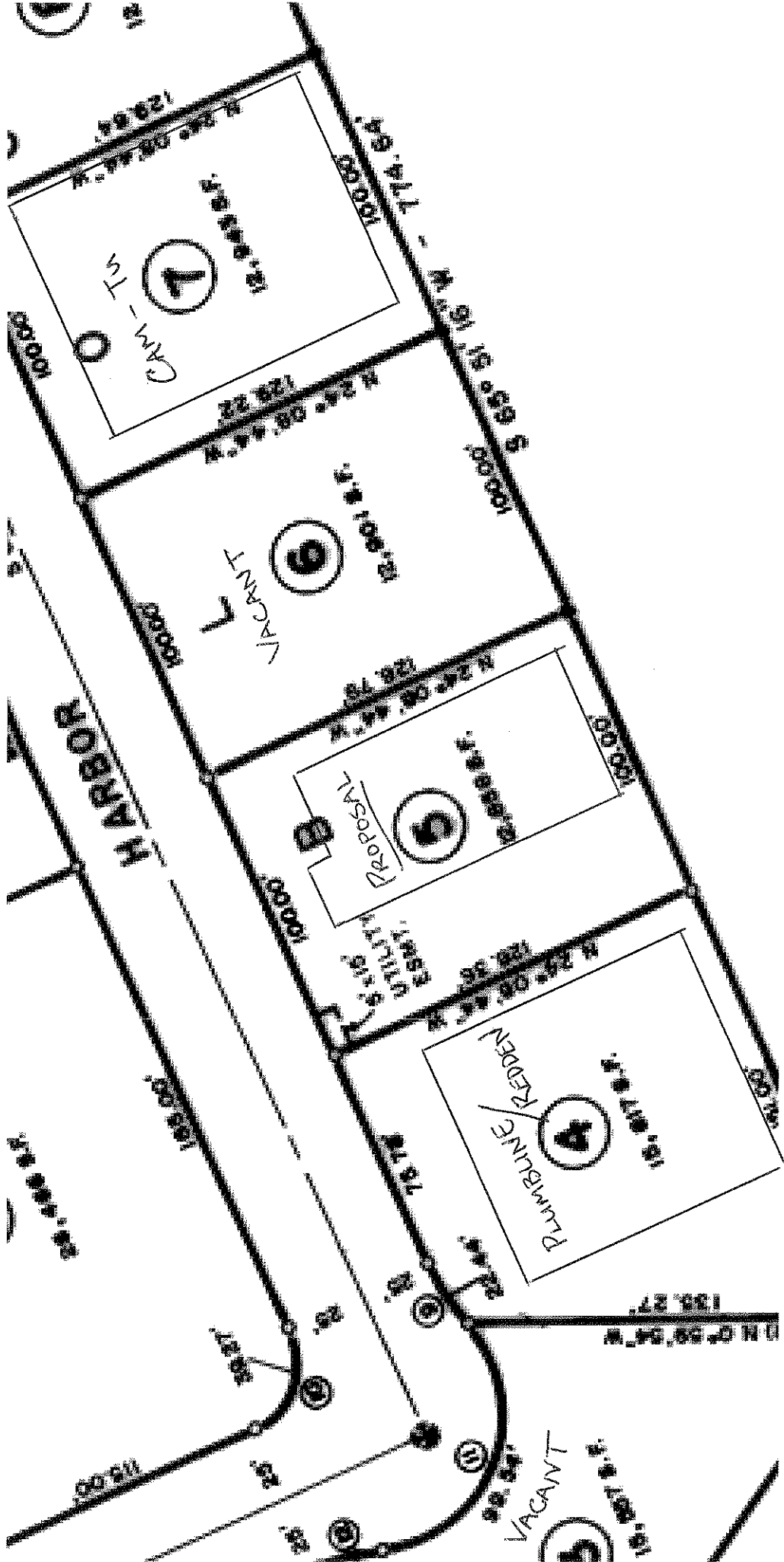
Copper River Highway/New England Cannery Road

Whitshed Road

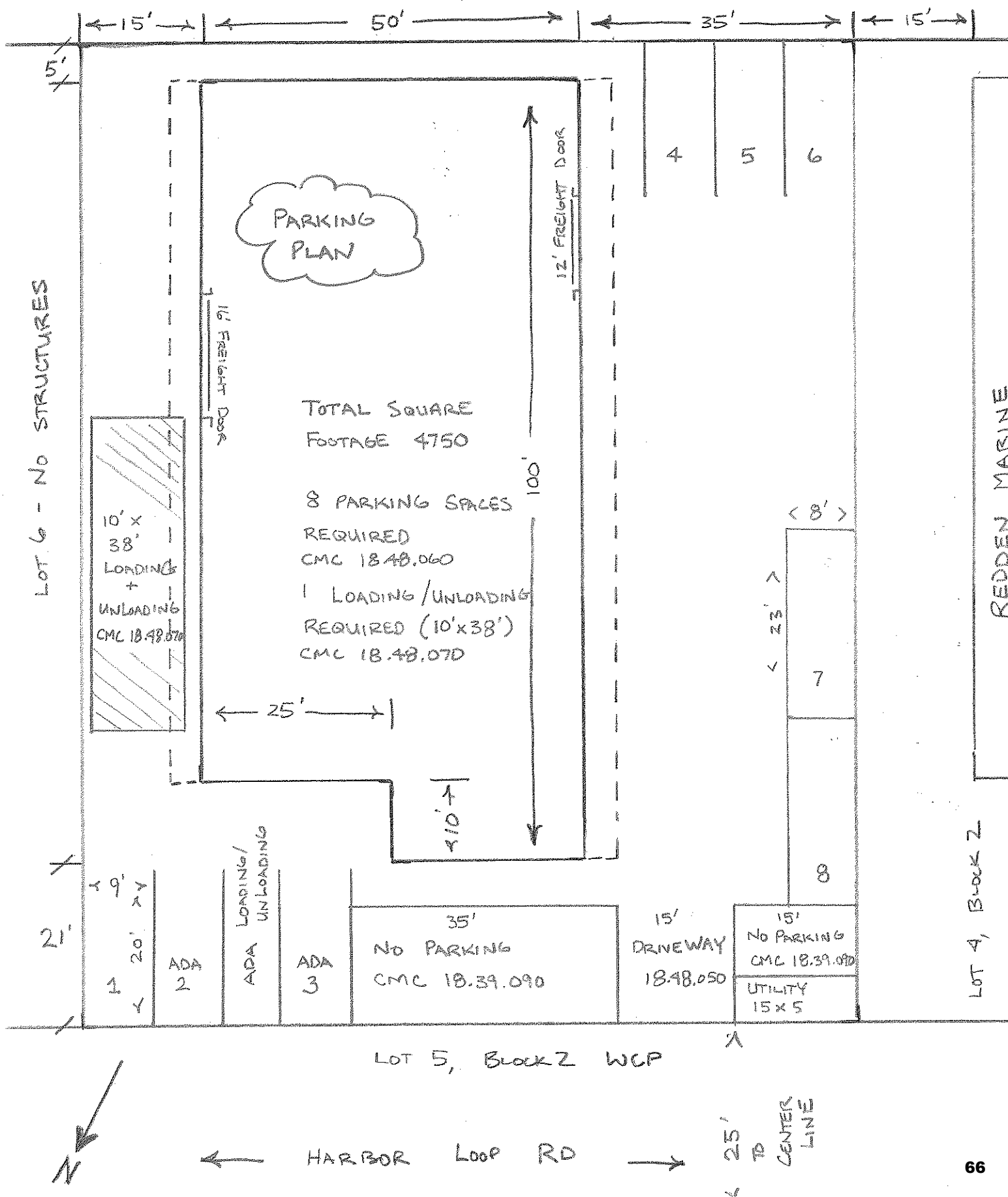
18.42.030 Required information.

- ☒ 1. Name, address and phone number of owner/developer;
 - ☒ 2. Legal description of property;
 - ☒ 3. A scale of not less than 1" = 20';
 - ☒ 4. Date, north point and scale;
 - ☒ 5. The dimensions of all lot and property lines, showing the relationship of the subject property to abutting properties;
 - ☒ 6. The zoning and siting of all structures on the subject property and abutting properties;
 - ☒ 7. The location of each proposed structure in the development area, the use or uses to be contained therein, the number of stories, gross building area, distances between structures and lot lines, setback lines and approximate location of vehicular entrances and loading points;
 - ☒ 8. The location of all existing and proposed drives and parking areas with the number of parking and/or loading spaces provided and the location and right-of-way widths of all abutting streets;
 - ☒ 9. Location and height of all walls, fences and screen plantings, including a general plan for the landscaping of the development and the method by which landscaping is to be accomplished and be maintained;
 - ☒ 10. Types of surfacing, such as paving, turfing or gravel to be used at the various locations;
 - ☒ 11. A grading plan of the area demonstrating the proposed method of storm drainage;
 - ☒ 12. Size and location of proposed sewer and water lines and connections;
 - ☒ 13. Front and side elevations of proposed structures;
 - ☒ 14. Exterior finish and color.
- B. Where phased or staged construction is contemplated for the development of a project, the site plan submitted must show the interrelationship of the proposed project to the future stages, including the following:
- 1. Relationship and identification of future structures, roadways, drainage, water and sewer;
 - 2. Pedestrian and vehicular circulation;
 - 3. Time schedule for completion of various phases of the proposed construction;
 - 4. Temporary facilities or construction of same as required to facilitate the stage development.

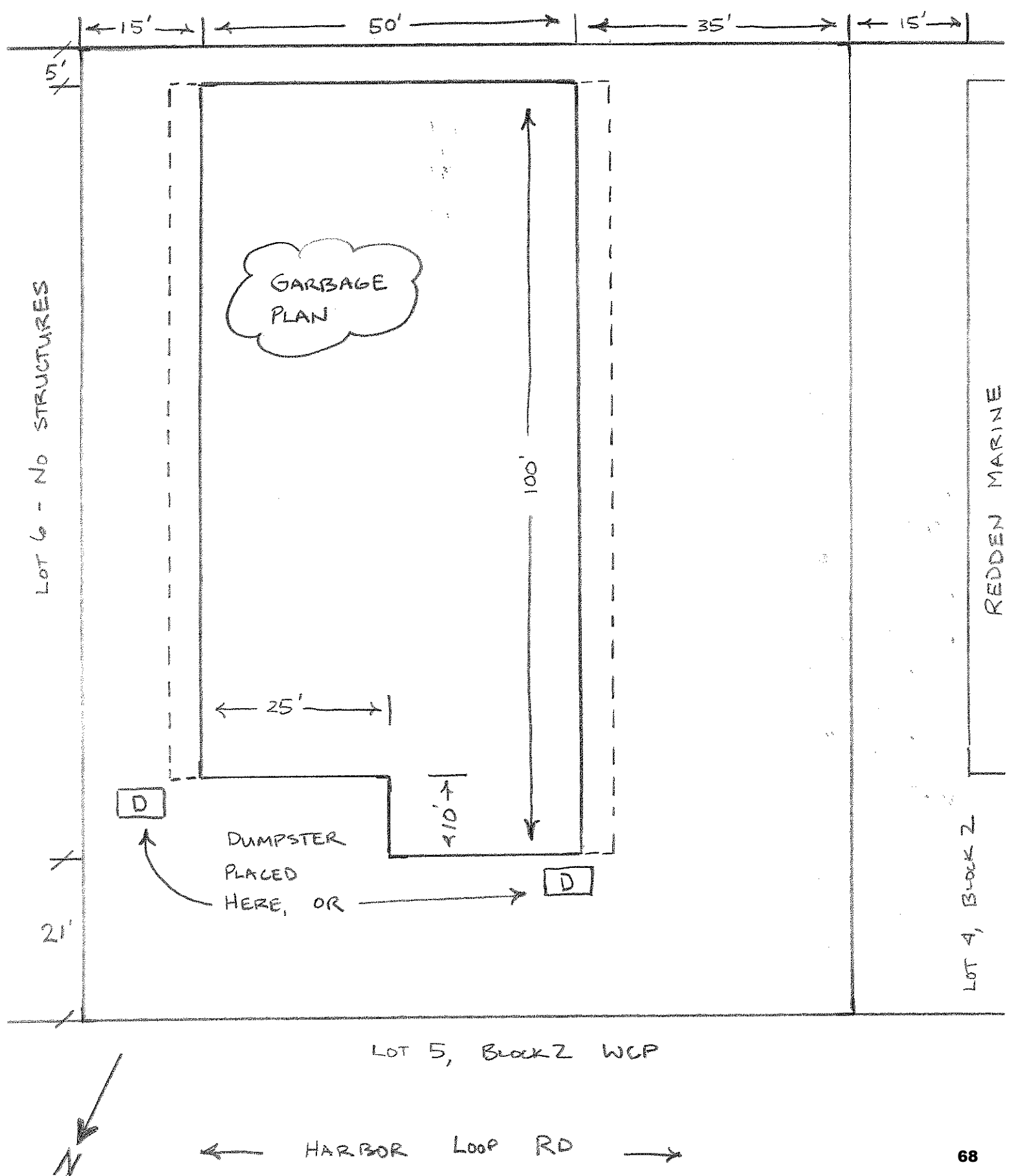
(Ord. 636 (part), 1988).

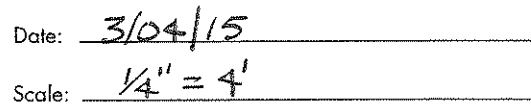


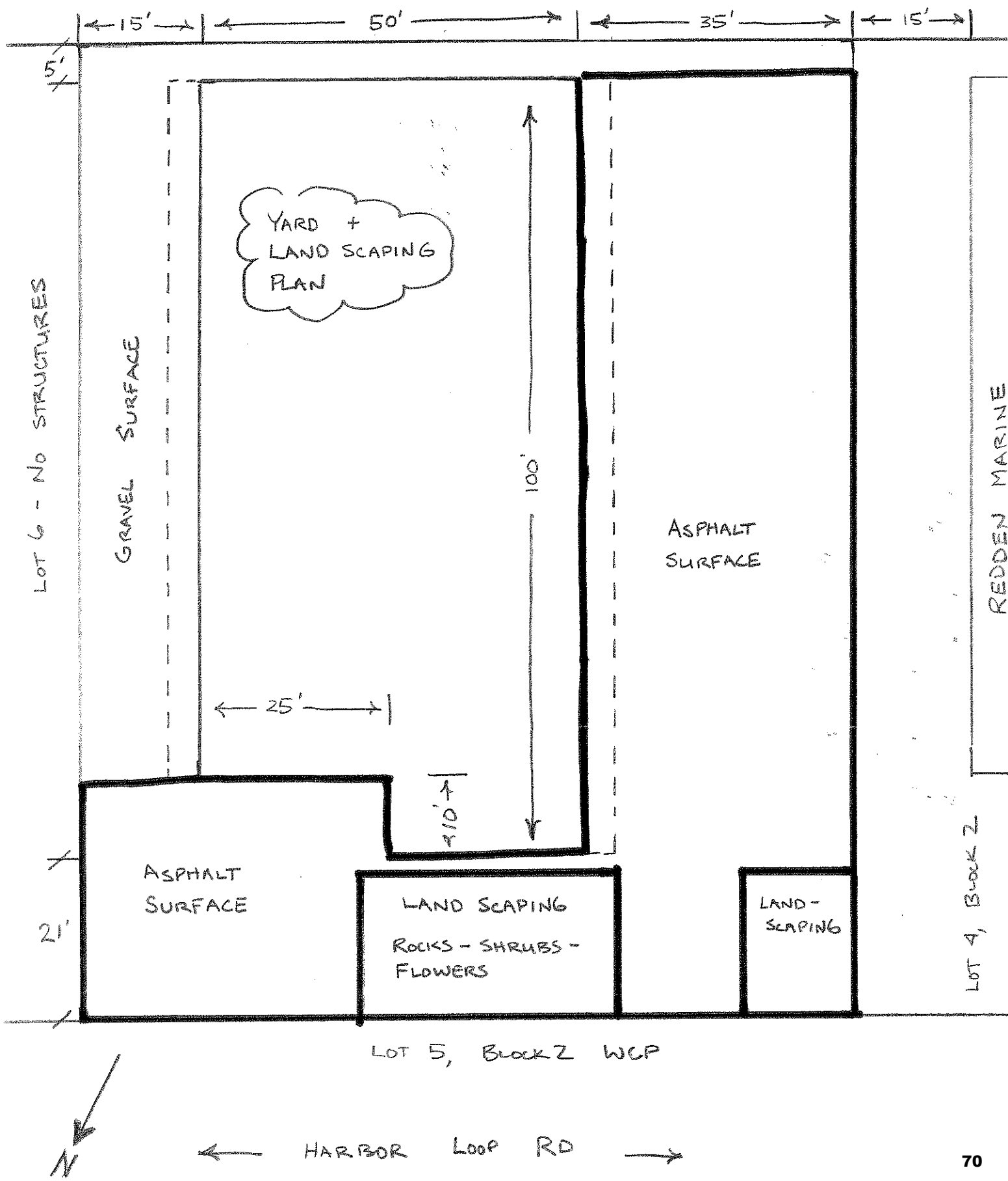
Lot 5, Block 2
SOUTH FILL DEVELOPMENT PARK

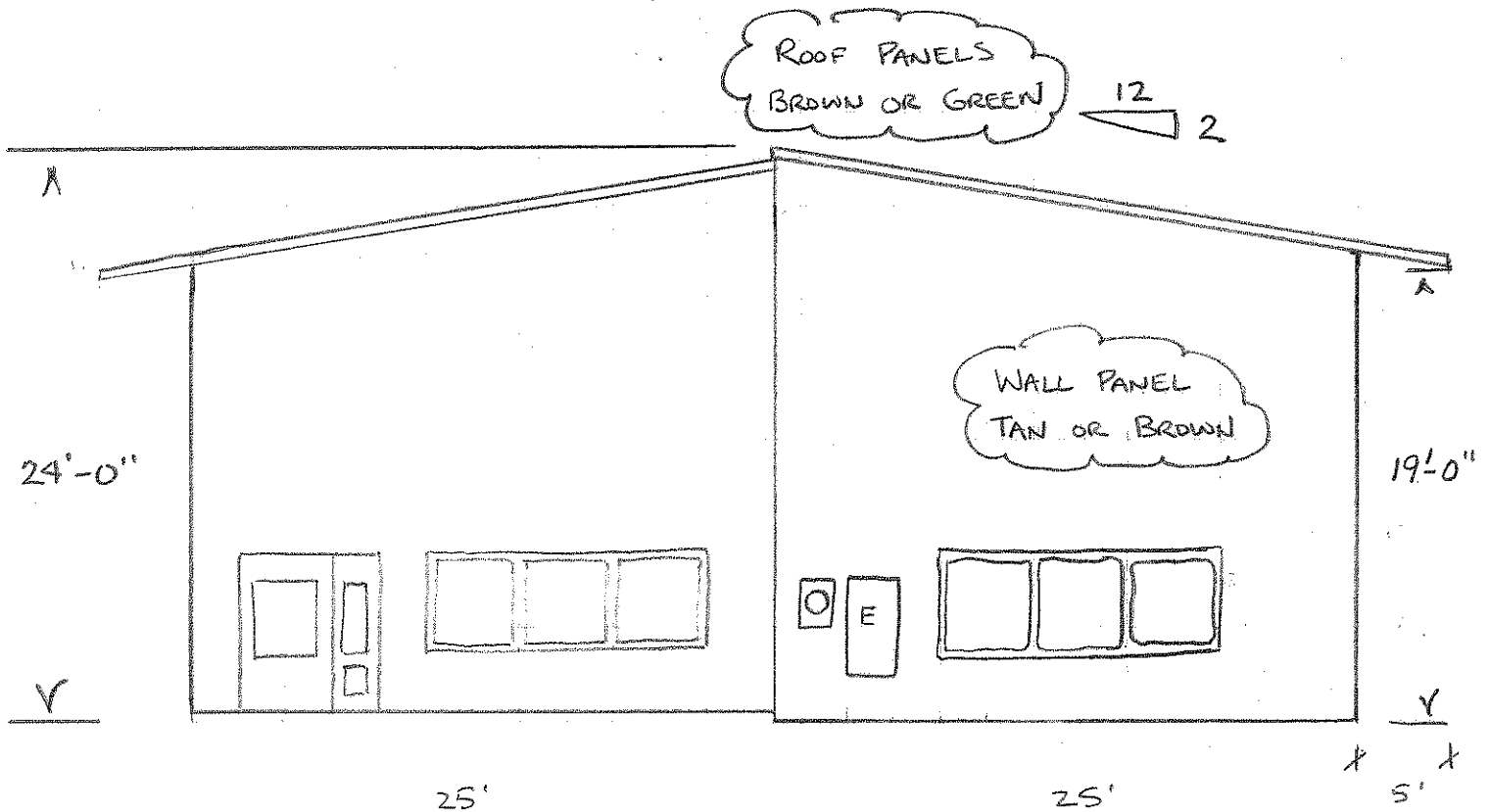












LOT 5, BLOCK 2 SOUTH FILL

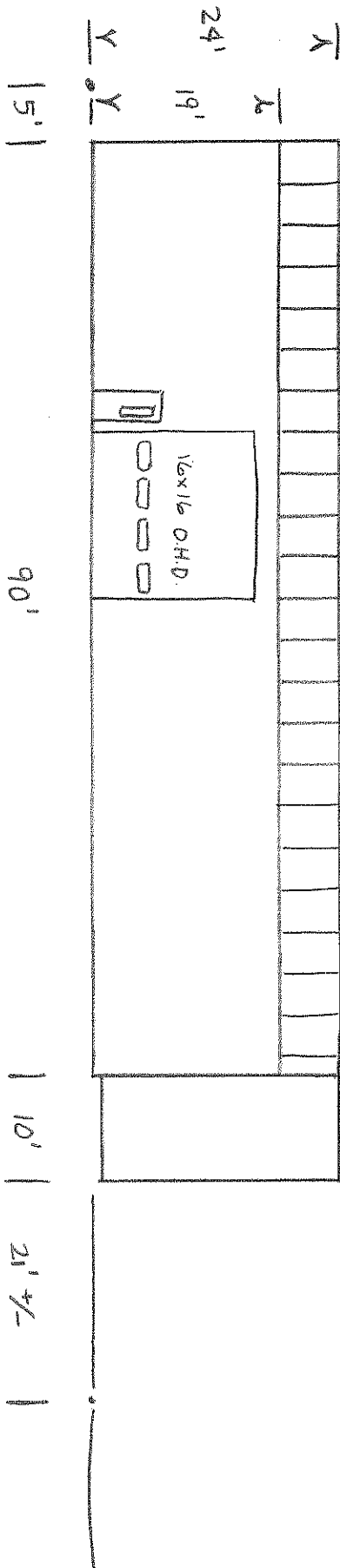
FRONT OF BUILDING
(ROUGHLY FACING NORTH)

LOT 5, BLOCK 2

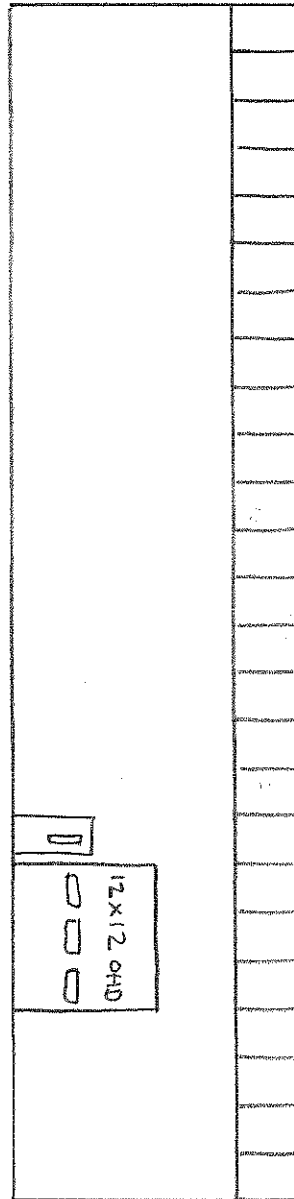
FRONT SETBACK

WEST SIDE VIEW

5' REAR SETBACK



EAST SIDE VIEW



Memorandum

To: City Council
From: Planning Staff
Date: 3/11/15
Re: Discussion on Lot 13, Block 12, Original Townsite

PART I – GENERAL INFORMATION

At the March 4th City Council meeting, council requested to have the attached Planning Commission memo placed on the next agenda and to hear from Bill Howard, Streets Superintendent about the snow dump.

PART II – BACKGROUND

2/4/15 – At the City Council Regular Meeting, the council directed the City Manager to put the lot out for proposals. Below is the motion and approved minutes from that meeting:

M/Reggiani S/Bradford to direct the City Manager to dispose of Lot 13 Block 12 OT by requesting sealed proposals to lease or purchase the property.

Reggiani said that we've already mentioned this one a bit but he'll reiterate that the commission thought there was a close enough snow dump that we shouldn't be precluded from putting this out for proposals. ***Joyce*** said he is a little nervous to put this one out without all the questions resolved concerning City need for snow removal. ***Bailer*** said in the interest of time let's move this forward but he is interested in the opinion of ***Mr. Howard***.

Vote on motion: 6 yeas, 0 nays, 1 absent (Hoover). Bradford-yes; Reggiani-yes; Bailer-yes; Carpenter-yes; Joyce-yes and Burton-yes. Motion was approved.

During the meeting, the council had a conversation about the format of requests for proposals and adding their criteria to the RFP. Council asked that the RFP for this lot and impound lot be brought for further discussion.

3/4/15 – At the City Council Regular Meeting, the council had a discussion about the request for proposals and criteria for this lot. After discussion, the council requested that the original recommendation from the Planning Commission and the motion made by City Council concerning that recommendation be placed on the next agenda so they could hear from Bill Howard, Streets Superintendent.

Memorandum

To: City Council
From: Planning Staff
Date: 1/28/15
Re: Land Disposal of Lot 13, Block 12, Original Townsite

This action item is contingent on the City Council adopting the 2015 Land Disposal Maps with the area designated as 'Available.' If the maps are not adopted or if the area becomes designated 'Not Available,' then no action should be taken.

PART I – GENERAL INFORMATION

Requested Action: Determine Disposal Method
Lot, Block, Survey: Lot 13, Block 12, Original Townsite
Lot Size: 2,500 sq. ft.
Parcel Number: 02-373-213
Zoning: Medium Density Residential
Attachments: Location Map
Letter of Interest

PART II – BACKGROUND

Joe Arvidson has submitted a letter of interest (See Correspondence) for Lot 13, Block 12, Original Townsite. He owns the lot directly north of the lot in question. The property owner adjacent to the lot in the south has also verbally expressed interest in purchasing the lot.

The lot is currently designated as a snow dump and Bill Howard, Streets Superintendent, would like it to remain a snow dump.

1/16/15 – At the Planning Commission Regular Meeting, the commission recommended disposal by requesting proposals. Below is a summary of their conversation and the motions that were made:

M/McGann S/Reggiani to recommend to City Council disposal of Lot 13, Block 12, Original Townsite by requesting proposals.

M/Baenen S/Roemhildt to amend the motion to have direct negotiation with City Council.

Baenen said that **Arvidson** owns the property next door and he wants to see a 5,000 foot lot. That way they can possibly see a house on there some day. **Reggiani** said that his thought was process; when there is a change in designation it typically goes out to proposals to give everyone an opportunity. **Roemhildt** said that was a great point, but he wanted an opportunity to see those two lots combined. **Greenwood** said he was not in favor of the amendment.

Upon voice vote, motion to amend **failed** 2-4.

Yea: **Baenen, Roemhildt**

Nay: **Reggiani, Greenwood, McGann, Pegau**

Absent: **Bailer**

Upon voice vote, main motion **passed** 6-0.

Yea: **Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt**

Absent: **Bailer**

In accordance with the Cordova Municipal Code, the City Council will direct the City Manager how to dispose of the property.

PART III – APPLICABLE CRITERIA

5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.

E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

5.22.060 DISPOSAL OF CITY REAL PROPERTY – 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.*

PART IV – STAFF RECOMMENDATION

Staff recommend not to dispose of Lot 13, Block 12, Original Townsite.

PART V – SUGGESTED MOTION

“I move the City Manager dispose of Lot 13, Block 12, Original Townsite by requesting proposals.”

Location Map



May 20, 2014


Samantha Greenwood
City of Cordova Planner
Planning@cityofcordova.net

RE: Request to purchase city lot: Lot 13, Block 12, Original Townsite of Cordova.

Sam:

My wife and I would like to purchase Cordova City Lot 13, Block 12, Original Townsite of Cordova, filed in Plat Book 1 at Page 11. We own the adjoining lot (Lot 14) and would like to build but it's too small to build a reasonably sized structure of any type on. We would give the City of Cordova an easement to dump snow on the front portion of the lot abutting Third Street in the winter. When we last checked, a year or two ago, the assessed value of Lot 13 was \$11,500. The lot is 2500 square feet and is zoned as a medium density residential property. At this point it's basically a swamp with some trees on it. We have been in contact with Eagle Construction and are poised to dig out the swamp/mud and backfill the lot this summer or fall if we purchase it.

Thank you,

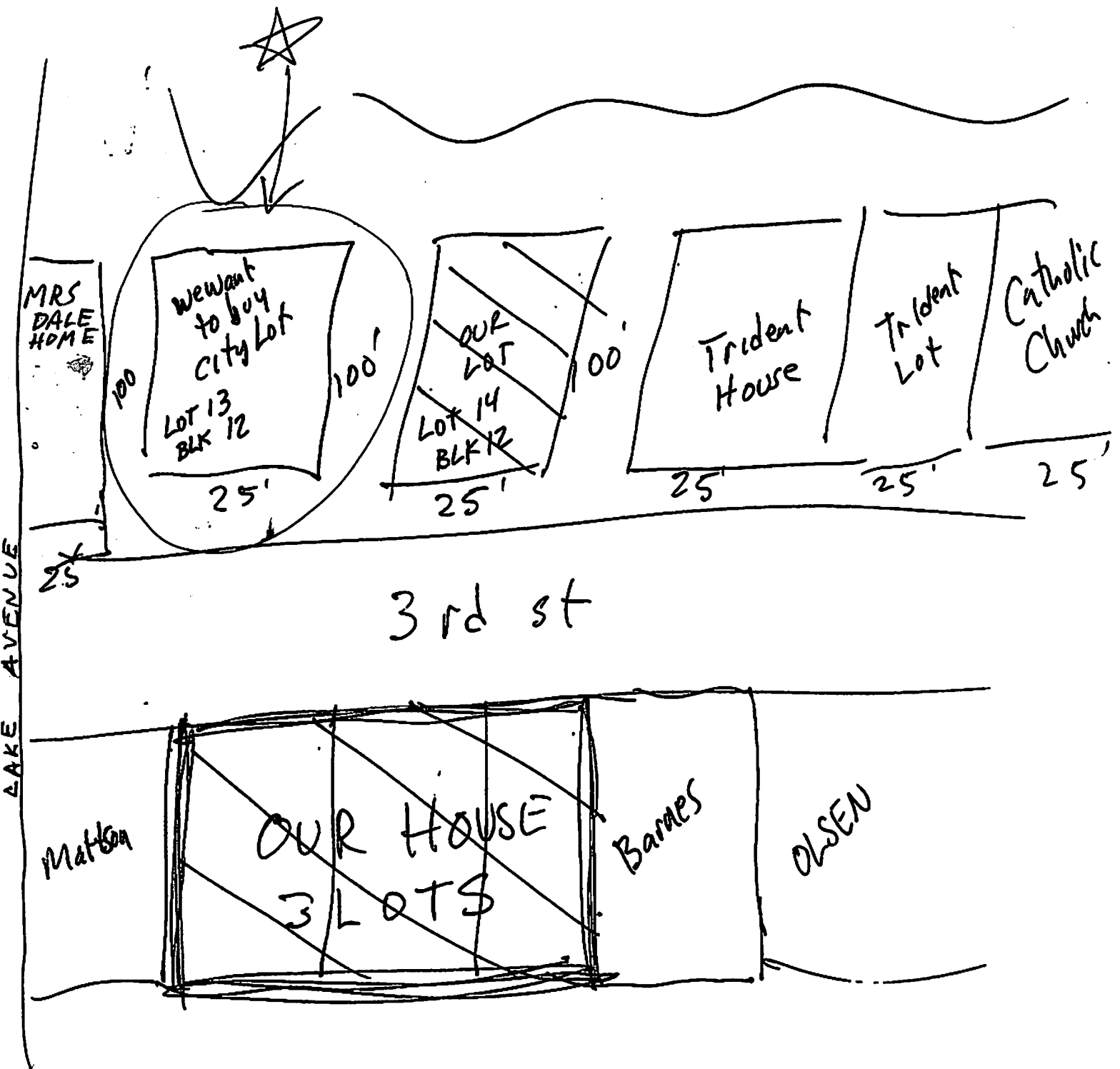


Joe Arvidson
ciarvidson@yahoo.com
(907)429-7095

SENT VIA EMAIL ONLY

Attachments: Sketch of the property and adjoining lots.

Cc: Margaret Arvidson – info@crboats-permits.com



Assessed value of city LOT 13/BLK 12 is \$11,500 (a year)
 2500² ft²
 medium Density Residential

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: March 11, 2015

TO: Mayor and City Council

SUBJECT: 5 Agenda Items on today's agenda under new business
Items 16 - 20

Per the following email, Council member Reggiani asked for the 5 agenda items you will see in the packet all under new business; items 16 - 20. Mr. Reggiani has included materials for items 16 and 17 and will likely lead discussion on these items.

Planning Staff has included memos (for Council as well as memos that were included in the Planning and Zoning Commission meeting packet of 03-10-15) and information regarding action that was subsequently taken at the March 10, 2015 Planning and Zoning Commission Regular Meeting as backup materials when pertinent to the other three items (i.e. 18, 19 & 20). Mr. Reggiani has provided additional backup to item 18 which is a Planning memo to Council from the 02-04-15 regular council meeting.

Susan Bourgeois

From: David Reggiani <dave.pwsac@ak.net>
Sent: Wednesday, March 11, 2015 8:08 AM
To: Susan Bourgeois
Cc: Jim Kacsh; Randy Robertson; Tom Bailer
Subject: Agenda items for 3/18/15 City Council Meeting Agenda

Good morning Susan,

I have five items for the 3/18/15 City Council meeting agenda. Tom Bailer will call in with a second. Please include the applicable 3/5/15 Memorandums from the planning staff for items 3, 4, and 5.

1. Action item – Repeal CMC 18.39.090(a)
2. Discussion item regarding 18.48.060 – Off-street parking requirements
3. Action item – Designate as Available for Disposal – Lot 2, Block 7A, Tidewater Development Park (Breakwater Fill Lot)
4. Action item – Designate as Waterfront Commercial Park District Zone – Lot2, Block 7A, Tidewater Development Park (Breakwater Fill Lot)
5. 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

Thanks,
Dave

David Reggiani
General Manager
Prince William Sound Aquaculture Corporation
PO Box 1110
Cordova, Alaska 99574
907-424-7511
dave.pwsac@ak.net

Chapter 18.39 - WATERFRONT COMMERCIAL PARK DISTRICT

Sections:

18.39.010 - Purpose.

The following statement of intent and use regulations shall apply in the WCP district: The waterfront commercial park district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Structures within the WCP district are to be constructed in such a manner as to be aesthetically consistent with, and reflect the community's marine—oriented lifestyle. Uses within the waterfront commercial park district are intended to be water-dependent or water-related, and primarily those uses that are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location.

(Ord. 612 (part), 1986).

18.39.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the WCP district:

- A. Boat charter services;
- B. Commercial and sport fishing supplies and services;
- C. Docks and harbor facilities;
- D. Eating and drinking facilities;
- E. Fish and seafood markets;
- F. Fueling piers;
- G. Gift shops;
- H. Hotels;
- I. Laundromats and laundries;
- J. Marine-related retail and wholesale stores;
- K. Offices associated with permitted principal uses;
- L. Recreational goods sales;
- M. Travel agencies;
- N. Visitor information center;
- O. Waterfront parks, access paths, and boardwalks.

(Ord. 612 (part), 1986).

18.39.030 - Permitted accessory uses and structures.

The following are the permitted accessory uses and structures in the WCP district:

- A. Accessory buildings;
- B. Parking in conjunction with permitted principal uses and conditional uses;
- C. Outside storage;
- D. Processing of seafood where no more than two thousand square feet of gross floor space of structure is used for processing. The smoking of seafood is prohibited.

E. Watchman's quarters.

(Ord. 612 (part), 1986).

(Ord. No. 1073, 7-7-2010)

18.39.040 - Conditional uses.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted in the WCP district:

A. Outside storage.

(Ord. 612 (part), 1986).

18.39.050 - Prohibited uses and structures.

Any use or structure not of a character as indicated under permitted principal uses and structures or permitted under conditional uses is prohibited.

(Ord. 612 (part), 1986).

18.39.060 - Minimum lot requirements.

The following are the minimum lot requirements in the WCP district:

A. Lot width, ninety feet

B. Lot area, nine thousand square feet.

(Ord. 802 § 1, 1998; Ord. 612 (part), 1986).

18.39.070 - Minimum setback requirements.

The following are the minimum setback requirements in the WCP district:

A. Front yard, fifteen feet

B. Side yard, five feet

C. Rear yard, five feet.

(Ord. 802 § 2, 1998; Ord. 612 (part), 1986).

18.39.080 - Maximum height of buildings and structures.

The following are the maximum heights of buildings and structures in the WCP district:

A. Principal buildings and structures, 30 feet

B. Accessory buildings and structures, 20 feet.

(Ord. 623 § 1, 1987; Ord. 612 (part), 1986).

18.39.090 - Required off-street parking and loading.

The requirements for off-street parking and loading in the WCP district shall be as set forth in Chapter 18.48 of this code. In addition the following parking requirements shall apply to property in the WCP district:

A. Parking areas and drives shall be limited to fifty percent of the required front yards to provide for landscaping, pathways, or similar nonvehicular improvements.

B. Parking areas in required front yards shall be separated from property lines to provide for the

delineation and limitation of access drives.

(Ord. 802 § 3, 1998; Ord. 612 (part), 1986).

18.39.100 - Signs.

Signs may be allowed in the WCP district subject to the supplementary district regulations, the Uniform Sign Code, and as set forth in Chapter 18.44 of this code.

(Ord. 612 (part), 1986).

18.39.110 - Drainage.

The developer wishing to develop land in the WCP district shall be required to submit a drainage plan. Such drainage plan shall address stormwater runoff from the unused portion of the lot, and roof runoff.

(Ord. 612 (part), 1986).

18.39.120 - Minimum finished floor elevations.

In the WCP district, the minimum finished floor elevations as listed shall be adhered to:

South Fill Development Park	Feet
Block 1, Lot 2	24.00
3	24.00
<u>5</u>	24.00
6	24.25
<u>7</u>	25.00
8	25.50
10	25.75
Block 1, Lot 11	25.75
<u>12</u>	25.25
Block 2, Lot 2	25.00
Block 2, Lot 3	25.25

4	25.50
<u>5</u>	25.75
6	26.00
<u>7</u>	26.00
8	26.00
<u>9</u>	25.75
10	25.50

Note: Elevation datum based on the following: North Bolt fire hydrant at northwest corner of intersection of Nicholoff Way and Railroad Avenue: Elevation 29.84 feet above M.L.L.W.

(Ord. 612 (part), 1986).

18.39.130 - Site plan and architectural review.

The development plan of any proposed development in the WCP district shall be subject to review by the planning commission. The architectural plans shall, in addition to requirements of Sections 18.39.010 through 18.39.120, include the following:

- A. Exterior finish material;
- B. Color scheme.

Exterior siding finish of structures shall be wood, stucco, brick or approved metal building material. Color scheme of exterior siding and roof finish shall consist of earth tones.

(Ord. 612 (part), 1986).

Memorandum

To: Planning Commission
From: Planning Staff
Date: 3/5/15
Re: CMC Chapter 18.48 Discussion

PART I – GENERAL INFORMATION

The Planning Commission has long acknowledged that the off-street parking requirements outlined in Cordova Municipal Code (CMC) [Chapter 18.48](#) (attached) are generally too excessive for Cordova's parking needs. The Site Plan Review requested by Roemhildt Holdings LLC is the most recent incident that the issue of parking was discussed by the commission. The site plan that the Roemhildts submitted required more than 20 parking spaces for their retail building. There was general consensus among the Planning Commission and City Council to address the parking issues with a code change.

Chapter 18.48 contains *most* of the parking requirements in CMC (there are some additional requirements in specific zoning districts). Zoning districts that require parking refer to this chapter of the code. Notably, the Central Business District does not require any of the parking requirements specified in Chapter 18.48.

Staff need specific guidance on how the commission wishes to move forward with the desired code change. There are several different ways that the code could be changed to allow the site plan from Roemhildt Holdings LLC to be approved. While the Waterfront Commercial Park District is currently in the spotlight, there have been issues with the Waterfront Industrial District and parking requirements related to bunkhouses. Regardless of how the Waterfront Commercial Park District issue is resolved it would be helpful to look to addressing parking in all zones and the parking requirements as outlined in 18.48 in order to try and avoid future issues. To help guide the discussion, staff suggest the following code change options:

1. Eliminate parking requirements from the Waterfront Commercial Park District

At the last Special Meeting, the commission requested that the issue of parking be dealt with by eliminating the parking requirements for the Waterfront Commercial Park District similar to what has been done with the Central Business District. See the next agenda item and resolution. This is the option put forward by the commission at the last meeting.

2. Give the Planning Commission the ability to reduce parking requirements

A provision could be added to Chapter 18.48 that gives the commission more wiggle room with the parking requirements. i.e. "The Planning Commission may reduce the required number of parking spaces if the commission determines that an unreasonable amount of parking spaces is required." This is an alternative to the variance process and would give the commission some more flexibility with the parking requirements while still leaving some requirements in place.

3. Apply requirements in each chapter

Instead of a single chapter addressing parking requirements, the parking requirements could be addressed in each individual zoning chapter.

4. Overhaul Chapter 18.48

The commission could look closely at all of the specific requirements contained in Chapter 18.48 and discuss how to change them to better reflect the community's needs. This option is the most complex option and would require an in-depth discussion and possible Work Session with the commission.

Chapter 18.48 - OFF-STREET PARKING, LOADING AND UNLOADING

Sections:

18.48.010 - General regulations.

- A. Off-street parking, loading and unloading facilities shall be provided to lessen congestion in the streets. The facilities required herein shall be available throughout the hours of operation of the particular business for which the facility is provided. As used herein, the term "parking space" includes parking lot spaces located off the public right-of-way.
- B. Each parking space shall constitute a net land area of at least one hundred and eighty square feet. The total parking lot space, including access lanes, shall constitute at least three hundred square feet of land area per parking space.
- C. Surfacing: Any off-street parking area shall be graded for proper drainage and shall be surfaced so as to provide a durable and dustless surface, and shall be so arranged as to provide for orderly and safe parking and storage of vehicles.
- D. Parking spaces may be located on a lot other than containing the principal use with the approval of the planning commission.
- E. Detailed plans for all off-street parking shall be submitted with the building plans when the application for a building permit is made. Such plans shall show the following:
 - 1. Dimension of the parcel involved;
 - 2. Dimension and layout of each parking space;
 - 3. Entrance and exits to the parking area and direction of traffic; and
 - 4. Detailed dimensions of all curb cuts, entrances and exits.
- F. Plans for the layout of off-street parking facilities shall be in accordance with the following minimum requirements:

Parking Pattern	Maneuvering Lane Width	Parking Space Width	Parking Space Length	Total Width of One Tier of Spaces Plus Maneuvering Lane	Total Width of Two Tiers of Spaces Plus Maneuvering Lane
0° (parallel parking)	12 ft.	8 ft.	23 ft.	20 ft.	28 ft.
30° to 53°	13 ft.	9 ft.	20 ft.	33 ft.	53 ft.
54° to 74°	18 ft.	9 ft.	21 ft.	39 ft.	60 ft.
75° to 90°	25 ft.	9 ft.	19 ft.	44 ft.	63 ft.

Note: Detailed drawings of layout are on file at City Hall.

(Ord. 598 (part), 1985).

18.48.020 - Parking area—Development.

Every lot or parcel of land used as a public parking area shall be developed as follows, subject to the approval of the plans by the planning commission:

- A. Such area shall be paved or otherwise adequately and satisfactorily surfaced and shall have appropriate bumper guards where needed.
- B. Where such area adjoins the side of a lot in a residential district, it shall be separated from such a lot by a fence or hedge not less than four feet nor more than six feet in height. Such fence or hedge shall be maintained in good condition and shall not exceed beyond the front yard line required in such residential district.
- C. Any lights provided to illuminate such parking area shall be so arranged as to reflect the light away from adjoining premises and streets.

(Ord. 598 (part), 1985).

18.48.030 - Parking area—Entrance and exit provisions.

Any land or premises used for public or semipublic automobile parking, storage, sales or service, public garage or any type of drive-in business or service or similar use where vehicles regularly and customarily require access to such premises from any public street or alley shall be so designed that entrance and exit drives, openings or approaches for such vehicles will provide the safest and most desirable ingress and egress with relation to vehicular and pedestrian traffic in the streets upon which such use abuts.

Such entrance and exit openings and driveways shall not exceed thirty-two feet in width, and in no case shall any such driveway service be permitted to use the entire street frontage upon which such use abuts for entrance or exit facilities.

(Ord. 598 (part), 1985).

18.48.040 - Parking area-Driveways and curb cuts.

Detailed plans for driveways, openings or curb cuts shall be submitted to the planning commission for approval with regard to the location and relation of same to the public street or highway. All such lands or premises devoted to the uses described in this title, and existing at the effective date of the ordinance codified in this title, shall comply with these requirements within two years.

(Ord. 598 (part), 1985).

18.48.050 - Driveway construction.

- A. Any driveway constructed so as to cross an existing sidewalk shall be constructed of a minimum six-inch concrete or compacted rock base with a minimum covering of two-inch asphaltic concrete from the edge of pavement or curbline to the property line.
- B. Any driveway exiting a paved street without a sidewalk shall have an apron extending from the edge of the pavement a minimum distance of three feet towards the property line. Such aprons shall be constructed in accordance with subsection A of this section.
- C. All driveways constructed after the effective date of the ordinance codified in this section will be a minimum of twelve feet in width, but in no case, will driveways be wider than one-half the lot the driveway serves.

(Ord. 598 (part), 1985).

18.48.060 - Off-street parking requirements.

Any structure or building hereafter erected, converted or enlarged for any of the following uses shall be provided with not less than the minimum spaces as set forth below. Fractional numbers of required parking spaces shall be increased to the next whole number.

Dwellings and Lodgings	Minimum Number of Parking Spaces Required
1. Hotels, rooming houses and other structures containing sleeping rooms other than or in addition to dwelling units.	One parking space for each unit and one parking space for five guest rooms.
2. Single-family dwellings, two-family dwellings, trailers, multifamily dwellings and other places containing dwelling units.	Two parking spaces for each unit.
Public and Semipublic	
3. Churches, theaters, and other places of public assembly.	One parking space for each ten seats in the principal place of assembly.
4. Nursery and elementary schools.	One parking space for each teacher or other employee.
5. Municipal buildings.	One parking space for each employee, plus one space for each official vehicle, plus two spaces for visitor parking.
6. Other semipublic and government building.	One space for each six hundred square feet of gross floor space.
7. Hospitals.	One space for every three beds, plus one space for each employee of largest shift.
Commercial	
8. General stores.	One space for each six hundred square feet of gross floor space.
9. Eating and drinking establishment.	One space for each employee of largest shift, plus one space for each ten seats.

10. Private clubs.	One space for every two hundred square feet of gross floor space.
11. Home occupations.	One and one-half space per dwelling unit, plus one for each employee, plus two for visitor parking.
Industrial	
12. Manufacturing uses.	One space for every two employees, plus as required if retail or warehouse uses on premises.
13. Warehouse and storage uses.	One parking space for every 1,000 square feet of gross building area.

(Ord. 806 § 1, 1998; Ord. 598 (part), 1985).

18.48.070 - Off-street loading.

Every building or structure used for business, trade or industry and normally requiring truck loading or unloading with respect to the use shall provide space as indicated in this section for the loading and unloading of vehicles off the street or public alley or, if there is no alley, to a street.

Off-street loading and unloading space shall be in addition to and not considered as meeting part of the requirement for off-street parking. Off-street loading and unloading space shall not be used or designed, intended or constructed to be used in a manner to obstruct or interfere with the free use of any street or adjoining property. The minimum off-street loading and unloading space required for specific uses shall be as follows:

- A. Retail business and service establishments shall provide one off-street loading and unloading space at least ten feet wide and thirty-eight feet long with a fourteen foot height clearance per building.
 - 1. Businesses within the Central Business District shall be exempt from this requirement.
- B. Industrial plants shall provide one off-street loading space for each twenty thousand square feet of gross floor area. Each loading and unloading space shall be a minimum of twelve feet wide and fifty feet long with a fourteen-foot height clearance.
- C. Trucking terminals and ship terminals shall provide one off-street loading and unloading space for every five thousand square feet of gross floor area for storage, warehousing and shipping. Each loading space shall be a minimum of fourteen feet wide and sixty-five feet long with a fourteen-foot height clearance.

(Ord. 598 (part), 1985).

Memorandum

To: City Council
From: Planning Staff
Date: 3/11/15
Re: Request from Council Members Reggiani and Bailer for a Memo from the March 10th, 2015 Planning Commission Regular Meeting

PART I – GENERAL INFORMATION

The City Clerk was requested to add 5 items to the City Council agenda on Wednesday, March 11th for the March 18th City Council meeting. As requested in the email: “Please include the applicable 3/5/15 Memorandums from the planning staff for items 3, 4, and 5.” Number 3 was not an agenda item and there was not a memo specifically written to designate the fill lot as available for disposal.

Below is a summary of what occurred at the March 10th, 2015 Planning Commission Regular Meeting.

During discussion of the items below, the availability of the lot was raised. In the past, the Planning Commission has determined that when a lot, for whatever reason e.g. a lease expires or negotiation terminates; the status of that lot remains available since it was available prior to the lease and or negotiation. This past practice was accepted by the Planning Commission.

- 9 c. Discussion on Zoning Change for Lot 2, Block 7A, Tidewater
- 9 d. Land Disposal of Lot 2, Block 7A, Tidewater Development Park (Breakwater Fill Lot)

Memorandum

To: City Council
From: Planning Staff
Date: 1/28/15
Re: 2015 Land Disposal Maps

PART I – GENERAL INFORMATION

The Land Disposal Maps are required to be updated annually. The descriptions of the map designations and the update policy are on the cover page of the Land Disposal Maps document, attached following this memo. At this time, City Council needs to adopt the 2015 Land Disposal Maps.

1/16/15 – The Planning Commission has reviewed the maps and passed Resolution 15-01 (Attached in the Land Disposal Maps document), recommending the City Council adopt the 2015 maps:

M/Pegau S/McGann to approve Resolution 15-01.

Upon voice vote, motion **passed** 6-0.

Yea: **Reggiani, Greenwood, McGann, Pegau, Baenen, Roemhildt**

Absent: **Bailer**

PART II – CHANGES TO THE 2015 LAND DISPOSAL MAPS

The 2014 Land Disposal Maps are available on the City's webpage (in menu on the right):

<http://www.cityofcordova.net/government/planning/lease-or-purchase-city-land>

The changes and notes below are contained in the attached maps and have been reviewed by the Planning Commission. Please reference the 2014 maps for the changes listed.

General Changes:

- Formatting
- Two new maps added (Eyak Lake and Power Creek). Maps now depict ALL City property.
- Parcel layer has been updated: new subdivisions, more accurate parcel lines, etc.

Changes and Notes on Individual Maps (listed by map title):

- New England Cannery Road
 - 50 acre parcel adjacent to Orca has been added. Staff is waiting for verification from the State that this has been approved for Municipal Entitlement. The parcel is 'Not Available.'
 - The parcel containing the chlorine tank was listed as 'Not Available,' however it is part of the larger 'Available' parcel.
- North Fill Development Park
 - AML lease now depicted.
 - Mobile Grid lot is now 'Available' as lease has ended.

- Ocean Dock Subdivision
 - Lots owned by City east of New England Cannery Road added. These three lots were made 'Available' by the Planning Commission.
 - Previous maps did not show the Samson land swap subdivision. Large City lot added.
- Odiak Slough
 - The lot on Forestry Way was made 'Not Available' by the Planning Commission for use as a snow dump.
 - The seven lots north of Chase Avenue were made 'Available' by the Planning Commission.
- Odiak Park
 - Dundas PDOT parcel is now owned by the City and shown as 'Not Available.'
- South Fill Development Park
 - Added two tideland lots owned by the City to the east of the fill.
- Tidewater Development Park & Cordova Industrial Park
 - Leases within the harbor are now depicted.
 - The sale of Lot 1, Block 1, has been finalized. Staff is still in the process of replatting the area and also including the two other land purchases in the lot.
 - The new fill lot at the north end of the harbor is shown as Tidelands. The City is still in negotiations and the lot will be replatted.
- Whitshed Road
 - Parcel along the Copper River Highway has been added (Across from the Powder House, next to the Dundas PDOT lot). This is another Municipal Entitlement lot. This lot was made 'Available' by the Planning Commission.
 - Small lot north of Railroad Row on Third Street made 'Available' by the Planning Commission.
- Power Creek
 - Large parcel below Ski Hill Lease area above Vina Young Subdivision is shown as 'Not Available,' however the ownership is questionable and further research will be done.
 - The large lot and smaller lot on the east side of the map were made 'Available' by the Planning Commission.

PART III – STAFF RECOMMENDATION

Staff recommend that City Council adopt the 2015 Land Disposal Maps.

PART IV – SUGGESTED ACTION

“I move to adopt the 2015 Land Disposal Maps.”

2015 Land Disposal Maps

Adopted by City Council: X/X/15

Map Designations

Available – Available to purchase, lease, or lease with an option to purchase.

Not Available – The identified property is NOT available for sale. A response will be sent to the interested party stating that the parcel is not available for purchase. These parcels include protected watersheds, substandard lots, snow dumps and other lots used by the city.

Tidelands – All requests to purchase tidelands will be reviewed by the Planning Commission as they are received. The Planning Commission will make a recommendation on disposing of the tidelands to City Council.

Leased – These are lots currently leased to a business or government entity by the City and are not available during the lease term. There are leases that are short term and renew every two years and others are long term leases with substantial improvements on the property. At the end of the lease term the property becomes available for disposal.

Final Update Policy

Maps will be updated on an annual basis by the Planning Department staff, reviewed by the Planning Commission, and adopted by City Council. This update process will begin after the new fiscal year with updated maps being presented to the Planning Commission in January.

**CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 15-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA,
ALASKA, RECOMMENDING THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA
ADOPT THE 2015 LAND DISPOSAL MAPS**

WHEREAS, the City of Cordova's City Manager and City Planner are directed by Cordova Municipal Code Section 5.22.040(D) – Application to lease or purchase – The city manager shall refer an application from a qualified applicant to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the application for review by the planning commission not later than its next regular meeting; and City of Cordova's Planning Commission is directed by Cordova Municipal Code Section 5.22.040(E) – Application to lease or purchase – The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest; and

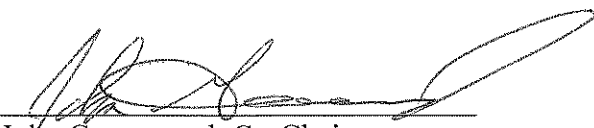
WHEREAS, the City of Cordova's Planning Commission has determined that updating the initial Land Disposal Maps from the 2006 Land Disposal Committee and annually reviewing and recommending the maps for City Councils approval will enable the City Manager and City Planner to efficiently determine if land is available for purchase, lease, or lease to purchase; and

WHEREAS, the City of Cordova's Planning Commission has identified these Land Disposal Maps as the most current and updated version to be used in the land disposal process; and

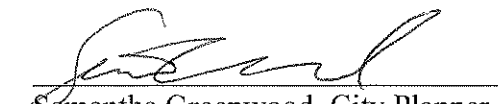
WHEREAS, having annually updated maps will benefit the citizens of Cordova by providing maps for public review; and

NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend the City Council of the City of Cordova, Alaska adopt the 2015 Land Disposal Maps.

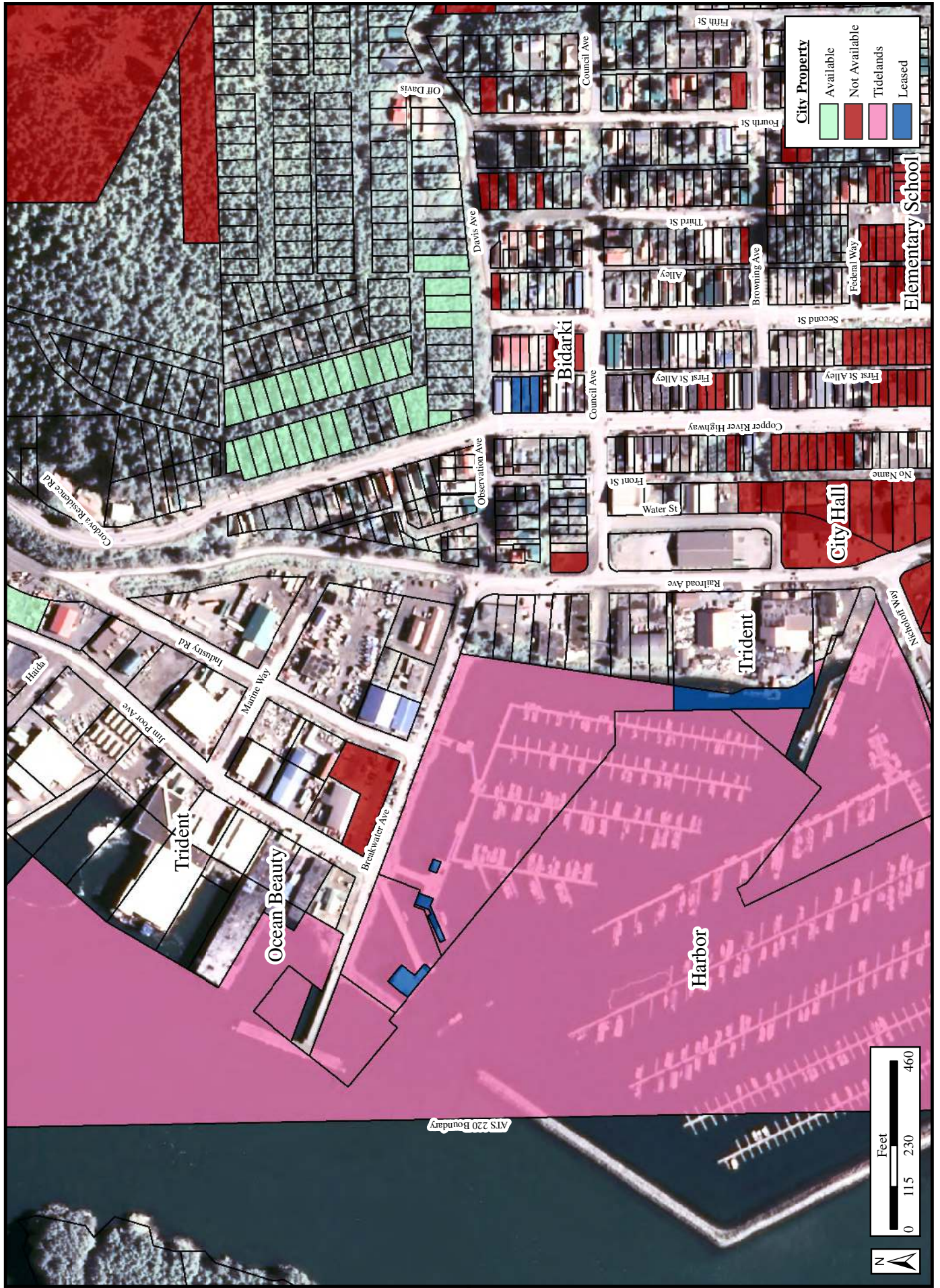
PASSED AND APPROVED THIS 16TH DAY OF JANUARY, 2015


John Greenwood, Co-Chair

ATTEST:


Samantha Greenwood, City Planner

Tidewater Development Park & Cordova Industrial Park



Memorandum

To: City Council
From: Planning Staff
Date: 3/11/15
Re: Request from Council Members Reggiani and Bailer for a Memo from the March 10th, 2015 Planning Commission Regular Meeting for the discussion item of zoning the breakwater fill lot

PART I – GENERAL INFORMATION

The City Clerk was requested to add 5 items to the City Council agenda on Wednesday, March 11th for the March 18th City Council meeting. As requested in the email: “Please include the applicable 3/5/15 Memorandums from the planning staff for items 3, 4, and 5.” Number 4 is the item on the Planning Commission agenda that was a discussion of a code change for the Breakwater Fill Lot from un-zoned to Waterfront Commercial.

Below is a summary of what occurred at the March 10th, 2015 Planning Commission Regular Meeting on the code change and the Planning Commission memo is attached.

The memo explained that currently this lot is not zoned and presents the code section for starting the zoning code change process. The memo also asked for concurrence from the Planning Commission to bring back the zoning change as describe in 18.72.030 Methods of Initiation to the next regularly scheduled Planning Commission meeting as an action item. There was unanimous concurrence from the commission for the zoning change to be brought back April 14th regular Planning Commission meeting as an action item including a report as defined in 18.72.020.

Memorandum

To: Planning Commission
From: Planning Staff
Date: 3/5/15
Re: Discussion on Zoning Change for Lot 2, Block 7A, Tidewater Development Park (Breakwater Fill Lot)

PART I – GENERAL INFORMATION

Discussion: Initiate zoning change for Lot 2, Block 7A, Tidewater Development Park (Breakwater Fill Lot) from unzoned to Waterfront Commercial Park District
Legal Description: Lot 2, Block 7A, Tidewater Development Park
Parcel Number: 02-059-230
Zoning: Unzoned
Lot Area: TBD
Attachments: Location Map

PART II – BACKGROUND

3/2/15 – The City received a letter of interest from George and Carrie Daskalos (see Correspondence).

Prior to 3/4/2015 this lot had been tied up in a negotiation between the City and the Prince William Sound Science Center (PWSSC). This negotiation started in 2011 and at that time the lot was unzoned. In order to provide some guidelines and code requirements for disposal, planning staff is asking that the commission initiate a zone change from unzoned to Waterfront Commercial Park (WCP) District. Since the letter of interest was received almost simultaneously as the city was notified of the termination of negotiations with PWSSC, both the code change and recommendation of disposal status are on the agenda.

WCP seems to be the appropriate zoning for the lot as it eliminates residential uses other than watchmen quarters and allows for a variety of types of development. The purpose of the WCP district in section 18.39.010 is also highly applicable to the lot. Leaving the lot unzoned means that any development can occur on that lot.

PART III – APPLICABLE CRITERIA

18.39.010 – Purpose.

The following statement of intent and use regulations shall apply in the WCP district: The waterfront commercial park district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Structures within the WCP district are to be constructed in such a manner as to be aesthetically consistent with, and reflect the community's marine—oriented lifestyle. Uses within the waterfront commercial park district are intended to be water-dependent or water-related, and primarily those uses that are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location

18.72.020 - Planning commission report.

The planning commissions shall report in writing to the city council on any proposed change or amendment regardless of the manner in which such change is initiated and such report shall include:

- A. Findings as to need and justification for a change or amendment;*
- B. Findings as to the effect a change or amendment would have on the objectives of the comprehensive plan;*
- C. Recommendations as to the approval or disapproval of the change or amendment.*

18.72.030 - Methods of initiation.

Changes in this title may be initiated in the following manner:

- A. The city council upon its own motion;*
- B. The planning commission upon its own motion;*
- C. By petition of one or more owners of property within an area proposed to be rezoned. A petition shall be in the form of an application for a change in the boundary of a district, shall be filed in the office of the planning commission, be accompanied by such data and information as may be necessary to assure the fullest practicable presentation of facts and shall set forth reasons and justification for proposing such change.*

PART IV – STAFF RECOMMENDATION

Staff would like direction on whether to initiate this change. If the commission chooses to move forward with the zoning change, staff will prepare the report outlined in Section 18.72.020 for the next meeting's agenda.

Staff recommend zoning Lot 2, Block 7A, Tidewater Development Park (Breakwater Fill Lot) to Waterfront Commercial Park District prior to putting the lot out for proposals.

Location Map



PL1

Memorandum

To: City Council
From: Planning Staff
Date: 3/11/15
Re: Request from Council Members Reggiani and Bailer for a Memo from the March 10th, 2015 Planning Commission Regular Meeting for the discussion item of disposal of the breakwater fill lot

PART I – GENERAL INFORMATION

The City Clerk was requested to add 5 items to the City Council agenda on Wednesday, March 11th for the March 18th City Council meeting. As requested in the email: “Please include the applicable 3/5/15 Memorandums from the planning staff for items 3, 4, and 5.” Number 5 is the item on the Planning Commission agenda which was an action item. The action requested was for the Planning Commission to make two recommendations to City Council:

1. To lease or sale the Breakwater fill lot, and
2. What method to use to dispose of the lot.

The Planning Commission memo is attached and below is a summary of what occurred at the Planning Commission meeting on March 10, 2015 for the disposal of Lot 2, Block 7A Tidewater Development Park. The discussion of disposal occurred after the zoning change discussion and the Planning Commission also discussed adding additional criteria to the proposal documents.

M/McGann S/Pegau to recommend to the City Council to dispose of Lot 2, Block 7A, Tidewater Development Park, commonly known as the “Breakwater Fill Lot” by requesting sealed proposals to lease or purchase the property with the special conditions contained in the staff report.

Upon voice vote, motion **failed** 2-4.

Yea: *Bailer, Frohnappfel*

Nay: *Greenwood, McGann, Pegau, Baenen*

Absent: *Roemhildt*

Later in the meeting, the following motion was made to reconsider the above motion:

M/Bailer S/Baenen to reconsider the vote on Lot 2, Block 7, Tidewater Development Park, commonly known as the “Breakwater Fill Lot.”

Upon voice vote, motion **failed** 3-3.

Yea: *Bailer, Baenen, Frohnappfel*

Nay: *Greenwood, McGann, Pegau*

Absent: *Roemhildt*

Memorandum

To: Planning Commission
From: Planning Staff
Date: 3/5/15
Re: Land Disposal of Lot 2, Block 7A, Tidewater Development Park (Breakwater Fill Lot)

PART I – GENERAL INFORMATION

Requested Actions: Recommendation to City Council on Disposal Method
Legal Description: Lot 2, Block 7A, Tidewater Development Park
Parcel Number: 02-059-230
Zoning: Unzoned
Lot Area: TBD
Attachments: Location Map

PART II – BACKGROUND

3/2/15 – The City received a letter of interest from George and Carrie Daskalos (see Correspondence).

This lot is currently unzoned. Staff recommend changing the zoning to Waterfront Commercial Park District

In accordance with the Cordova Municipal Code, the Planning Commission will give a recommendation to City Council of how to dispose of the property.

PART III – APPLICABLE CRITERIA

5.22.040 DISPOSAL OF CITY REAL PROPERTY – Application to lease or purchase.

E. The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

5.22.060 DISPOSAL OF CITY REAL PROPERTY – 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.*

PART IV – SPECIAL CONDITIONS

1. Once issues and concerns related to the zoning of the property have been addressed, the RFP will be released.
2. Survey and replat of property will occur during disposal process.

PART IV – STAFF RECOMMENDATION

Staff recommend disposing the Breakwater Fill Lot by requesting sealed proposals to lease or purchase the property with the special conditions contained in the staff report.

PART V – SUGGESTED MOTION

“I move to recommend to City Council to dispose of Lot 2, Block 7A, Tidewater Development Park, commonly known as the “Breakwater Fill Lot” by requesting sealed proposals to lease or purchase the property with the special conditions contained in the staff report.”

PLANNING COMMISSION MEMO FROM 3/10/15

Location Map



PL1

Good afternoon Randy,

Would it be possible to have a copy of the contract and a copy the MOU for the Sheridan Ski Club/Ski Hill for a discussion on the 18th, please. The only other thing that might help facilitate the discussion would be a page from our 2015 budget for the Ski Hill.

They claim Council is not in compliance with the contract/MOU because of how Council funded them in regards to insurance and fuel.

I will ask a representative from the Sheridan Ski Club board to be present.

Thanks,
Jim

CONTRACT FOR SKI AREA MANAGEMENT SERVICES

SECTION ONE: PARTIES

1.1 The parties to this Contract are the City of Cordova, Alaska ("City"), a home rule municipality organized and existing under the laws of the State of Alaska, and the Sheridan Alpine Association ("Contractor"), a non-profit corporation organized and existing under the laws of the State of Alaska.

1.2 There are no other parties to this Contract.

SECTION TWO: PURPOSE

The purpose of the Contract is to promote the public health and welfare by contracting for the safe, orderly and lawful management and operation of the Mount Eyak Recreation Area for the benefit of the City and the public.

SECTION THREE: TERM AND RENEWAL

3.1 The term of this Contract commences on July 14, 2013, and expires on August 4, 2027. Contractor shall commence performance of its obligations under this Contract on or before July 14, 2013.

3.2 Contractor may renew the Contract for three additional five year terms so long as it receives written approval of such renewal from the City at least ninety (90) days before expiration of the original Contract term and renewal is approved by the City Council of the City.

SECTION FOUR: REPRESENTATIONS

4.1 The City represents that it holds a lawful leasehold interest, pursuant to Alaska Division of Lands Lease No. 57396 executed on August 4, 1972 between the City and the State of Alaska ("State Lease") for a term of fifty-five (55) years beginning on August 4, 1972 and ending on August 4, 2027, in that parcel of land lying within the U.S.S. 1765 described by metes and bounds in the State Lease, located in Sections 21 and 22, Township 15 South, Range 3 West, Copper River Meridian ("Mount Eyak Recreation Area"). A copy of the State Lease is attached to this Contract as Appendix A. The terms of the State Lease are incorporated into this Contract and, where the terms of the State Lease conflict with the terms of this Contract, the State Lease terms shall control.

4.2 The City further represents that it is entitled to contract for services to manage and operate the Mount Eyak Recreation Area for the benefit of the City and the public and that the City has determined that it is in the public interest that Contractor perform those services.

4.3 Contractor represents that it is competent, willing and able to safely and lawfully manage and operate the Mount Eyak Recreation Area for the benefit of the City and the public.

4.4 Contractor further represents that it expressly intends and in fact enters into its obligations under this Contract strictly and solely for the purpose of providing a public service for the benefit of the City and the public and that it expressly intends and understands that it will not receive any compensation for profit in any form from the City in consideration for or in connection with performance of those obligations.

SECTION FIVE: DUTIES OF CONTRACTOR

5.1 Contractor shall manage and operate the Mount Eyak Recreation Area in a safe, orderly and lawful manner so as to provide reasonable and seasonable opportunity for the public to enjoy recreational downhill skiing at the Mount Eyak Recreation Area during the term of this Contract.

5.2 Contractor shall be permitted to use in the course of managing and operating the Mount Eyak Recreation Area under this Contract, taking all reasonable precautions not to commit waste or injury to same, the following property owned or leased by City:

- a. One (1) mechanically-powered chairlift including parts, fixtures and appurtenances on hand;
- b. All buildings owned by the City and situated on Mount Eyak Recreation Area necessary to safe, orderly and lawful operation of Mount Eyak Recreation Area by Contractor;
- c. All real property designated as the Mount Eyak Recreation Area as described in legal description contained in ADL Lease No. 57396 appended hereto as Appendix A.

5.3 Contractor shall furnish and provide all equipment, parts and tools not listed above and necessary to safe and adequate maintenance and operation of all buildings and machinery located on or used in the course of Contractor's management and operation of the Mount Eyak Recreation Area. Upon Contractor's request, the City in its sole discretion may lease, sell or lend any such available city equipment, parts and tools to Contractor.

5.4 Contractor shall furnish and provide all labor necessary to the safe, orderly and lawful management of the Mount Eyak Recreation Area including, but not limited to, an Operations Manager skilled and competent in the management of a recreational ski area. A temporary summer seasonal caretaker may reside at the ski area, providing a presence and watch over buildings, equipment and property.

5.5 Contractor shall have at the time of Contract commencement and maintain during the Contract term all necessary permits, licenses, and other permissions or entitlements that are required for the performance of its obligations under this Contract. Contractor shall perform all of its obligations under this Contract in compliance with all federal, state, and local laws and all applicable ordinances, rules, regulations and permits.

5.6 Contractor shall charge reasonable user fees for admission to and use of Mount Eyak Recreation Area. Revenue from such fees shall be collected by Contractor, deposited in a separate account, and disbursed by Contractor solely for the following purposes and in the following order of priority: First, to payment of all labor, material, maintenance and overhead expense incurred in maintenance and operation of the Mount Eyak Recreation

Area, and second, to financing of capital improvements in, on and to Mount Eyak Recreation Area.

5.7 Contractor shall keep and maintain complete and accurate business and financial records documenting its receipts, purchases and all other expenditures related to Contractor's performance of its obligation under this Contract. Contractor shall make such records available for inspection and audit by the City within five (5) business days of written request for such records.

5.8 Contractor shall permit City, state and federal officials, employees, agents and representative access to all buildings, equipment and tools and every area of Mount Eyak Recreation Area for purposes of inspecting and monitoring Contractor's performance of its obligations under this Contract and as may otherwise be necessary to protect the public health, safety and welfare.

5.9 When the chair lift is open to the public, Contractor shall not at any time offer or sell, or knowingly permit the consumption or possession of, alcoholic beverages within Mount Eyak Recreation Area.

5.10 Contractor shall institute and comply with all skiing safety regulations relating to ski area operations and activities as published and promulgated by the local, state and federal authorities and the Western Area Ski Insurance Program. Contractor shall also observe and comply with American National Standard Institute safety requirements for the maintenance and operation of aerial passenger tramways or chairlifts.

5.11 Contractor shall comply with the terms and conditions of the State Lease as if Contractor were lessee under that lease, and Contractor shall further comply with the terms and conditions of the grant from the Bureau of Outdoor Recreation of the U.S. Department of the Interior to the City for creation and operation of the Mount Eyak Recreation Area.

5.12 Contractor shall not be required by City to change, improve or modify the following pre-existing conditions of the Mount Eyak Recreation Area except as the parties may otherwise stipulate in writing as an amendment to this Contract: Any pre-existing oil spill or spills within the Ski Area.

5.13 Required Insurance Coverage. Before commencing its performance under this Contract, and at all times during the Term of this Contract, Contractor shall carry Commercial general liability insurance, including without limitation insurance against assumed or contractual liability under this Contract, with limits of liability not less than \$1,000,000 combined single limit bodily injury and property damage, \$1,000,000 personal injury, and \$1,000,000 aggregate. Contractor may meet this insurance requirement with any combination of primary and excess/umbrella policies. Contractor shall provide City with certificates of insurance and/or copies of each policy acceptable to City for the coverage's listed herein. Commercial general liability insurance policies shall name City as additional insured and shall require that the insurer provide the City with thirty (30) days written notice before it cancels, refuses to renew or materially alters coverage required by this Contract.

Insurance reimbursement will be submitted to city council in the annual budget request submitted by the Contractor

SECTION SIX: DUTIES OF CITY

6.1 City shall provide seasonable and adequate maintenance and snow removal of the road leading to and from the parking lot of Mount Eyak Recreation Area.

6.2 City shall provide or cause to be provided all water, wastewater, electric, telephone and other utilities necessary for the safe, orderly and lawful operation of Mount Eyak Recreation Area under this Contract.

6.3 City shall be responsible for administration and contract maintenance regarding the State Lease and all current and future subleases under the State Lease. The terms of future subleases under the State Lease shall be subject to the approval of City, Contractor and the State of Alaska. Contractor will be the point of contact for logistical assistance concerning access to the Mount Eyak Recreational Area.

6.4 City shall provide the State of Alaska annually with financial documentation that confirms that all amounts payable to City by sublessees under the State Lease have been remitted to Contractor.

SECTION SEVEN: RELATIONSHIP OF PARTIES

7.1 Contractor shall perform its obligations under this Contract as an independent contractor to the City, and this Contract will not be construed to create any partnership, joint venture, agency or employment relationship between Contractor and City. Contractor will not represent itself to be an employee, representative, partner, joint venture or agent of City. Contractor will have no authority: (a) to enter into any agreement on City's behalf or in City's name or represent City for any purpose whatsoever. Contractor will retain full control over the manner in which it performs all services provided to City and Contractor's employees shall not be entitled to workers' compensation, retirement, insurance, stock options or other benefits afforded to employees of City.

7.2 City shall retain ownership and control of all real and personal property owned or leased by City to Contractor under this Contract unless otherwise provided in this Contract. Property created or purchased by Contractor using the funds generated by Contractor from sources other than Mount Eyak Recreation Area shall remain in ownership of Contractor.

7.3 The City will be agent for all new and renewed leases pertaining to the physical use of Mount Eyak Recreation Area or lease property. Leases shall be developed with joint agreement between the City, Contractor and any lessee. Any conflicts between existing or developing leases which are not resolved by Contractor and City administration shall be mediated and resolved by the Cordova City Council.

SECTION EIGHT: ENTIRE AGREEMENT; AMENDMENT

This agreement constitutes the final and binding agreement of the parties and all prior oral or written agreements and understandings of any kind are merged herein and

Page 4 of 6

superseded hereby. This Contract and the provisions herein may be modified only by a writing signed by both parties.

SECTION NINE: DEFAULT

The failure of either party to perform or observe any covenant or condition of this Contract which is not cured within 30 days after notice thereof from the non-breaching party shall be an event of default under this Contract, unless the breach is of a kind that cannot be cured within such 30-day period, in which case no event of default shall be declared so long as the breaching party shall commence the curing of the breach within such 30 day period and thereafter shall diligently and continuously prosecute the curing of same. Upon the occurrence of an event of default, the non-defaulting party may terminate this Contract by giving notice of the termination to the defaulting party.

SECTION TEN: TERMINATION

This Contract may be terminated either by (a) mutual consent of the parties expressed in writing or (b) by either party with thirty (30) days written notice to the other party.

SECTION ELEVEN: WAIVER

The failure of either party to object to non-performance of, or to seek to compel performance of, an obligation under this Contract shall not constitute a waiver of any subsequent breach of same, or of any different obligation under this Contract.

SECTION TWELVE: AVAILABILITY OF FUNDS

City is not and shall not be obligated under any term of this Contract the performance of which requires the expenditure of City funds, except to the extent that funds lawfully appropriated are available for that expenditure.

SECTION THIRTEEN: CHOICE OF LAW-VENUE

The laws of The State of Alaska shall govern the rights and duties of the parties under this Contract. Any action or proceeding arising from this Contract shall be brought in the trial courts of the State of Alaska in the Third Judicial District.

SECTION FOURTEEN: CONTRACT REPRESENTATIVES-NOTICE

City's representative for the administration of this Contract shall be the City Manager of Cordova, Alaska or his/her designated agent(s). Contractor's representative for administration of this Contract shall be its President or his/her designated agent(s). . Any notices concerning this Contract may be given, and all notices required by this Contract concerning performance under this Contract shall be given, in writing, and shall be personally delivered or mailed addressed to the respective contract representative at the address set forth below. Either party may change its contract representative or address for noticing by providing written notice to the other party.

FOR THE CITY OF CORDOVA:

for Cathy Sherman
City Manager
City of Cordova
P.O. Box 1210
Cordova, Alaska 99574

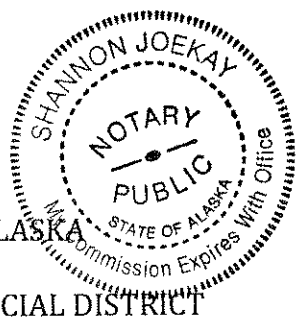
FOR CONTRACTOR:

Paul Swartzbart
President
Sheridan Alpine Association
P.O. Box 2446
Cordova, Alaska 99574

ACKNOWLEDGEMENTS

STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

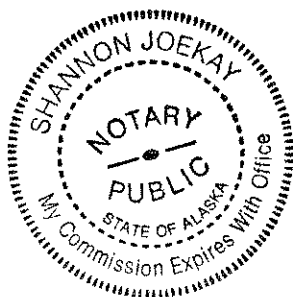
The foregoing instrument was acknowledged before me this 14th day of July 2013, by Cathy Sherman for City Manager of the CITY OF CORDOVA, an Alaska municipal corporation, on behalf of the City.



STATE OF ALASKA)
) SS.
THIRD JUDICIAL DISTRICT)

Shannon JoeKay
Notary Public in and for Alaska
My commission expires: with office

The foregoing instrument was acknowledged before me this 14th day of July 2013, by Paul Swartzbart, President of the SHERIDAN ALPINE ASSOCIATION, an Alaska nonprofit corporation, on behalf of the corporation.



Shannon JoeKay
Notary Public in and for Alaska
My commission expires: with office

MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF CORDOVA AND THE SHERIDAN ALPINE ASSOCIATION

The Sheridan Alpine Association, hereafter referred to as SAA, and the City of Cordova, hereafter referred to as the City, enter into a joint agreement to promote cooperation in the successful operation of the Mount Eyak Recreation Area.

The City represents that it holds a lawful lease to the land occupied by the Mount Eyak Recreation Area. The City also contracts with SAA to manage and operate the Mount Eyak Recreation Area for the benefit of the City and the public.

The SAA represents that it is competent, willing and able to safely and lawfully manage and operate the Mount Recreation Area for the benefit of the City and the public.

It is mutually beneficial for the City and the SAA to work cooperatively to assure the success and economic viability of the Mount Eyak Recreation Area.

I. The parties, therefore, agree as follows:

The Sheridan Alpine Association shall

- Prepare and submit in a timely fashion a budget for the fiscal year to the Finance Director by October 1st of each year.
- Present to City Council a Pre-Season Report and explanation of Budget request during Budget Preparation period.
- Present to City Council a Post-Season Report by April 30th of each year.
- Read Electric Meters monthly and provide readings to Finance Department within City.
- Provide updates at least annually to City Planner with point of contact and list of current officers.
- Coordinate with City Planner regarding any future lease opportunities or land use issues.

The City of Cordova shall

- Prepare and bill for electrical usage of subleases.
- Provide Sheridan Alpine Association with point of contact : City Planner.
- City Planner will coordinate with DNR on all new leases and any addendums to current lease.

II. The parties mutually agree that

- Following annual review by both parties, this agreement may be amended as necessary by mutual consent of both parties.
- This MOU will be in effect with its conditions and terms as long as the contract between the City and Sheridan Alpine Association is in place. The MOU can be modified as described above but will terminate upon the termination of the City of Cordova and the Sheridan Alpine Association contract.

City Manager

Sheridan Alpine Assoc. President

Date

Date

DRAFT

Account Number	Account Title	2013 Actual	2014 Actual	2015 YTD Actual	2015 Current year Budget	2016 Proposed Budget
General Fund						
Ski Hill						
101-704-51040	Repair & Maintenance	61.00	5,326.77	.00	.00	.00
101-704-51110	Lease Rev Pass Thru CTC	35,750.00	11,000.00	7,800.00	61,900.00	.00
101-704-51115	Lease Rev Pass Thru CVW	.00	.00	5,500.00	.00	.00
101-704-52010	Water, Sewer & Refuse	1,329.27	1,593.30	240.34	1,350.00	.00
101-704-52030	Electricity	12,814.66	29,304.50	1,961.03	28,000.00	.00
101-704-52035	Electric reimburse contra	.00	2,530.29-	8,058.94-	18,000.00-	.00
101-704-52040	Heating Oil	5,704.76	4,027.52	.00	.00	.00
101-704-52180	Annual Inspection	.00	.00	.00	1,000.00	.00
101-704-52190	Insurance	10,811.85	10,620.00	.00	.00	.00
Total Ski Hill:		66,471.54	59,341.80	7,442.43	74,250.00	.00
General Fund Revenue Total:		.00	.00	.00	.00	.00
General Fund Expenditure Total:		66,471.54	59,341.80	7,442.43	74,250.00	.00
Net Total General Fund:		66,471.54-	59,341.80-	7,442.43-	74,250.00-	.00



CITY OF CORDOVA

Office of City Manager

March 10, 2015

TO: City Council

FROM: Randy Robertson, City Manager

Re: 1% for Art, Cordova Center Phase II – Darla Church

Early in the process of the construction of the Cordova Center, an RFQ was sent out for proposals for art to be included in the facility. A six member art committee, Mark Steen, Patti Kallander, Michelle Hahn O'Leary, Toni Bocci, Dan Logan and Virginia Lacy, has been reviewing these proposals and wishes to bring three forward for contracts at this time. These three proposals will be 'integrated' art that is built into the facility and need to be addressed sooner than other pieces of work.

The contracts are presented individually before City Council.

CMC 5.12.040 "Council approval of contracts" says:

No contract for supplies, services or construction which obligates the city to pay more than fifteen thousand dollars may be executed unless the council has approved a memorandum setting forth the following essential terms of the contract:

- A. The identity of the contractor;*
- B. The contract price;*
- C. The nature and quantity of the performance that the city shall receive under the contract; and*
- D. The time for performance under the contract.*

I recommend the city approve a contract with Darla Church Cordova and Anchorage, Alaska for construction of art pieces for the Cordova Center, Phase II performed pursuant to compensation in a not-to-exceed sum of \$39,000.

The contract price is not to exceed a sum of Thirty-Nine Thousand Dollars. (\$39,000.00).

A summary of the nature and quantity of the performance the city shall receive is included in this contract which will be completed during the summer of 2015.

Attached is a fiscal note.

Recommended action: Voice Vote.

Imove to direct the City Manager to approve the contract with Darla Church for a sum Thirty-nine thousand dollars. (\$39,000.00).

Randy Robertson
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

DRAFT

**The City of Cordova
On Behalf of the
Cordova Center Project
ART PURCHASE AGREEMENT**

The City of Cordova and Darla Church (Artist) the creator of the following listed works of art, or his or her heirs, as a condition of the sale of this work hereby agrees to the following for the duration of copyright coverage. The artist keeps copyright, with the City of Cordova granted permission for use of the artwork as outlined below.

Artwork description:

Painting / Mural (34' mural)
Purchase Price: \$39,000.00 USD
Payment Schedule: 40% upon contract signing and
60% upon completion.

Artist Name & Address:

Darla Church
PO Box 406
Cordova, AK 99574
907-424-3389

1. The work purchased is for installation at the ***Cordova Center Lower Entry, Cordova, AK. Project 2015-01.***
2. Derivative expressions of the work of art limited to photographs for documentary and archival purposes and for publication in articles of information about the Cordova Center, the work of art and the artist, may be made and distributed by the City of Cordova. This includes publication in both public and private sector (for profit as well as not-for-profit) publications, electronic publication on a web site, but may not include reproduction for profit-making undertakings such as postcards, posters, etc.
3. Should the work require any curatorial assistance beyond normal maintenance, the Artist has first right of refusal to be contracted for the work. Notification will be sent to the last address on file at the City of Cordova.
4. Due to conditions under which the work is displayed, the City has the right to remove this work of art when it has, in the judgment of the City, undergone so much environmental damage that it is no longer representative of the work of the Artist or is no longer suitable for public display. The Artist has the right to request such removal, but the request must be in writing. The City will have the final say in the decision.
5. The Artist retains all other rights not addressed in this agreement unless transferred by written agreement.

AGREED:

City of Cordova

NAME, Contracting Officer

Darla Church, Artist

Date

Date

**City of Cordova
The Cordova Center Project
PO Box 1210
Cordova, AK 99574**

**Darla Church
PO Box 406
Cordova, AK 99574**

City of Cordova
Fiscal Note

Date:

Agenda Date:

Amount: \$39,000	Subject: 1% for Art Cordova Center - Church
Fiscal Impact: Yes	
Budgeted: Yes	Resolution/Ordinance # Res 01-15-02
From Account#: 426-402-40190	
To Account#:426-402-40190	
Prepared by: CRS/JS	

Expenditures	FY 2013	FY 2014	FY 2015
Contractual			\$39,000
Supplies			
Equipment			
Travel			
Land/Structure			
Grants			
	FY 2013	FY 2014	FY 2015
Revenue			\$39,000
Funding Source	FY 2013	FY 2014	FY 2015
General Fund			
State/ Federal Grants			\$39,000

Additional Information



CITY OF CORDOVA

Office of City Manager

March 10, 2015

TO: City Council

FROM: Randy Robertson, City Manager

Re: 1% for Art, Cordova Center Phase II – Mark Lagergren

Early in the process of the construction of the Cordova Center, an RFQ was sent out for proposals for art to be included in the facility. A six member art committee, Mark Steen, Patti Kallander, Michelle Hahn O'Leary, Toni Bocci, Dan Logan and Virginia Lacy, has been reviewing these proposals and wishes to bring three forward for contracts at this time. These three proposals will be 'integrated' art that is built into the facility and need to be addressed sooner than other pieces of work.

The contracts are presented individually before City Council.

CMC 5.12.040 "Council approval of contracts" says:

No contract for supplies, services or construction which obligates the city to pay more than fifteen thousand dollars may be executed unless the council has approved a memorandum setting forth the following essential terms of the contract:

- A. The identity of the contractor;*
- B. The contract price;*
- C. The nature and quantity of the performance that the city shall receive under the contract; and*
- D. The time for performance under the contract.*

I recommend the city approve a contract with Mark Lagergren conducting business as Mark Metalworks, LLC, Worthington, Ohio for construction of art pieces for the Cordova Center, Phase II performed pursuant to compensation in a not-to-exceed sum of \$49,550.

The contract price is not to exceed a sum of Forty-Nine Thousand Dollars. (\$49,550.00).

A summary of the nature and quantity of the performance the city shall receive is included in this contract which will be completed during the summer of 2015.

Attached is a fiscal note.

Recommended action: Voice Vote.

Imove to direct the City Manager to approve the contract with Mark Metalworks, LLC., for a sum Forty-nine thousand dollars. (\$49,550.00).

Randy Robertson
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

DRAFT

**The City of Cordova
On Behalf of the
Cordova Center Project
ART PURCHASE AGREEMENT**

The City of Cordova and Mark Lagergren (Artist) the creator of the following listed works of art, or his or her heirs, as a condition of the sale of this work hereby agrees to the following for the duration of copyright coverage. The artist keeps copyright, with the City of Cordova granted permission for use of the artwork as outlined below.

Artwork description:

Exterior Sculpture
Purchase Price: \$ 49,550 USD
Payment Schedule: 40% upon contract signing and
60% upon completion.

Artist Name & Address:

Mark Lagergren; Mark Metal Works, LLC
485 Loveman Avenue
Worthington, OH 43085
614-425-4116

1. The work purchased is for installation at the ***Cordova Center Exterior SW Wall, Cordova, AK. Project 2015-03.***
2. Derivative expressions of the work of art limited to photographs for documentary and archival purposes and for publication in articles of information about the Cordova Center, the work of art and the artist, may be made and distributed by the City of Cordova. This includes publication in both public and private sector (for profit as well as not-for-profit) publications, electronic publication on a web site, but may not include reproduction for profit-making undertakings such as postcards, posters, etc.
3. Should the work require any curatorial assistance beyond normal maintenance, the Artist has first right of refusal to be contracted for the work. Notification will be sent to the last address on file at the City of Cordova.
4. Due to conditions under which the work is displayed, the City has the right to remove this work of art when it has, in the judgment of the City, undergone so much environmental damage that it is no longer representative of the work of the Artist or is no longer suitable for public display. The Artist has the right to request such removal, but the request must be in writing. The City will have the final say in the decision.
5. The Artist retains all other rights not addressed in this agreement unless transferred by written agreement.

AGREED:

City of Cordova

NAME, Contracting Officer

Mark Lagergren, Artist

Date

Date

**City of Cordova
The Cordova Center Project
PO Box 1210
Cordova, AK 99574**

**Mark Lagergren
Mark Metal Works, LLC
485 Loveman Avenue
Worthington, OH 43085**

City of Cordova
Fiscal Note

Date:

Agenda Date:

Amount: \$49,000	Subject: 1% for Art Cordova Center - Lagergren
Fiscal Impact: Yes	
Budgeted: Yes	Resolution/Ordinance # Res 01-15-02
From Account#: 426-402-40190	
To Account#:426-402-40190	
Prepared by: CRS/JS	

Expenditures	FY 2013	FY 2014	FY 2015
Contractual			\$49,550
Supplies			
Equipment			
Travel			
Land/Structure			
Grants			
	FY 2013	FY 2014	FY 2015
Revenue			\$49,550
Funding Source	FY 2013	FY 2014	FY 2015
General Fund			
State/ Federal Grants			\$49,550

Additional Information



CITY OF CORDOVA

Office of City Manager

March 10, 2015

TO: City Council

FROM: Randy Robertson, City Manager

Re: 1% for Art, Cordova Center Phase II – Susan Ogle/Tim McKittrick

Early in the process of the construction of the Cordova Center, an RFQ was sent out for proposals for art to be included in the facility. A six member art committee, Mark Steen, Patti Kallander, Michelle Hahn O'Leary, Toni Bocci, Dan Logan and Virginia Lacy, has been reviewing these proposals and wishes to bring three forward for contracts at this time. These three proposals will be 'integrated' art that is built into the facility and need to be addressed sooner than other pieces of work.

The contracts are presented individually before City Council.

CMC 5.12.040 "Council approval of contracts" says:

No contract for supplies, services or construction which obligates the city to pay more than fifteen thousand dollars may be executed unless the council has approved a memorandum setting forth the following essential terms of the contract:

- A. The identity of the contractor;*
- B. The contract price;*
- C. The nature and quantity of the performance that the city shall receive under the contract; and*
- D. The time for performance under the contract.*

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

The contract price is not to exceed a sum of Twenty-Five Thousand, Seven Hundred and Sixty Dollars. (\$25,760.00).

A summary of the nature and quantity of the performance the city shall receive is included in this contract which will be completed during the summer of 2015.

Attached is a fiscal note.

Recommended action: Voice Vote.

Imove to direct the City Manager to approve the contract with Susan Ogle/Tim McKittrick for a sum Twenty-Five Thousand, Seven Hundred and Sixty Dollars. (\$25,760.00).

Randy Robertson
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
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DRAFT

**The City of Cordova
On Behalf of the
Cordova Center Project
ART PURCHASE AGREEMENT**

The City of Cordova and Susan Ogle (Artist) the creator of the following listed works of art, or his or her heirs, as a condition of the sale of this work hereby agrees to the following for the duration of copyright coverage. The artist keeps copyright, with the City of Cordova granted permission for use of the artwork as outlined below.

Artwork description:

Exterior Sculpture
Purchase Price: \$ 25,760.00 USD
Payment Schedule: 40% upon contract signing and
60% upon completion.

Artist Name & Address:

Susan Ogle/Tim McKittrick
PO Box 895
Cordova, AK 99574
907-424-5565

1. The work purchased is for installation at the ***Cordova Center Children's Library Area, Cordova, AK. Project 2015-02.***
2. Derivative expressions of the work of art limited to photographs for documentary and archival purposes and for publication in articles of information about the Cordova Center, the work of art and the artist, may be made and distributed by the City of Cordova. This includes publication in both public and private sector (for profit as well as not-for-profit) publications, electronic publication on a web site, but may not include reproduction for profit-making undertakings such as postcards, posters, etc.
3. Should the work require any curatorial assistance beyond normal maintenance, the Artist has first right of refusal to be contracted for the work. Notification will be sent to the last address on file at the City of Cordova.
4. Due to conditions under which the work is displayed, the City has the right to remove this work of art when it has, in the judgment of the City, undergone so much environmental damage that it is no longer representative of the work of the Artist or is no longer suitable for public display. The Artist has the right to request such removal, but the request must be in writing. The City will have the final say in the decision.
5. The Artist retains all other rights not addressed in this agreement unless transferred by written agreement.

AGREED:

City of Cordova

NAME, Contracting Officer

Susan Ogle, Artist

Date

Date

**City of Cordova
The Cordova Center Project
PO Box 1210
Cordova, AK 99574**

**Susan Ogle
PO Box 895
Cordova, AK 99574**

City of Cordova
Fiscal Note

Date:

Agenda Date:

Amount: \$29,000	Subject: 1% for Art Cordova Center - Ogle
Fiscal Impact: Yes	
Budgeted: Yes	Resolution/Ordinance # Res 01-15-02
From Account#: 426-402-40190	
To Account#:426-402-40190	
Prepared by: CRS/JS	

Expenditures	FY 2013	FY 2014	FY 2015
Contractual			\$25,760
Supplies			
Equipment			
Travel			
Land/Structure			
Grants			
	FY 2013	FY 2014	FY 2015
Revenue			\$25,760
Funding Source	FY 2013	FY 2014	FY 2015
General Fund			
State/ Federal Grants			\$25,760

Additional Information

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: March 11, 2015
TO: Mayor and City Council
SUBJECT: Election of a Vice Mayor

Per charter section 2-2

... At the first meeting after the time prescribed for the beginning of the terms of newly elected council members, or as soon thereafter as practicable, the council **shall elect one of its members vice mayor**, who shall serve as such **until the next such first meeting**. The vice mayor shall only act as mayor during the absence or disability of the mayor, or, if a vacancy occurs in the office of mayor, until another mayor is appointed by the council and is qualified. The vice mayor when presiding over the council as acting mayor, shall have a vote only as a council member. If the office of vice mayor becomes vacant, the council shall elect, from its members, another vice mayor for completion of the unexpired term.

RECOMMENDED MOTION: Move to nominate Council member _____ to serve as Vice Mayor until the first meeting after the certification of the 2016 Regular City Election.

REQUIRED ACTION: Majority voice vote.

Pending agenda:

Capital Priorities List Meeting **June 3, 2015; Sep 2, 2015; Dec 2, 2015; Mar 2, 2016;**

HSB Quarterly regular meetings **Apr 1, 2015; July 1, 2015; Oct 7, 2015; Jan 6, 2016**

Staff quarterly reports in packets: **April 15, 2015; Aug 5, 2015; Nov 5, 2015; Jan 20, 2016**

March 18, 2015 –Providence Health & Services Alaska and City Council work session regarding hospital management – 6pm

April 4, 2015 – Council goal-setting all-day retreat; location to be determined

Committees:

Cordova Center Committee: Tim Joyce, Sylvia Lange, Randy Robertson, Kristin Carpenter, Native Village of Eyak Representative, Chamber of Commerce Representative, Business Community Representative, PWSSC Representative, Stage of the Tides Representative.

Fisheries Advisory Committee: David Reggiani, PWSAC; Ken Roemhildt, Seafood Sales; Jim Holley, AML; Torie Baker, Chair, Marine Advisory Program Coordinator; Chelsea Haisman; and Jeremy Botz, ADF&G

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

Calendars:

3 months of calendars are attached hereto
March 2015; April 2015; May 2015

March 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 —Absentee CH 8-5—	3 City General Election Polls open 7am—8pm LMR	4 7:00 reg mtg LMR	5	6 Assessment Notices mailed	7
8	9	10 6:30 P&Z LMR	11 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	12 Spec mtg to certify election Noon CH FEMA flooplain train- ing w-P&Z Cms 6pm LMR	13	14
15	16 CSD—spring break	17 CSD—spring break	18 6:00 wksn LMR 7:00 reg mtg LMR CSD—spring break	19 CSD—spring break	20 CSD—spring break	21
22	23	24	25	26	27	28
29	30 Seward's Day City Hall Offices Closed	31				Location Legend CH-City Hall Confer- ence Room LMR-Library Mtg Rm HSL-High School Li- brary

April 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library			1 6:45 pub hrg LMR 7:00 reg mtg LMR	2	3	4 City Council all day retreat / goal setting session—location tba
5	6 Last day to appeal 2015 prop assessment	7 6:30 P&Z LMR	8 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	9	10	11
12	13	14	15 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	16	17	18
19	20 BOE hearing 7:00 LMR	21	22	23	24	25
26	27	28 —Absentee CH 8-5—	29 —Absentee CH 8-5—	30 —Absentee CH 8-5—		Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library

May 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library					1 —Absentee CH 8-5—	2
3	4 —Absentee CH 8-5—	5 —Absentee CH 8-5—	6 —Absentee CH 8-5— 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	7 —Absentee CH 8-5—	8 —Absentee CH 8-5—	9
10	11 —Absentee CH 8-5—	12 City Special Election Polls open 7am—8pm LMR 6:30 P&Z LMR	13 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	14	15	16
17	18	19	20 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	21	22 Last day of school!!	23
24 31	25 Memorial Day City Hall Offices Closed	26	27	28	29	30

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

MAYOR AND CITY COUNCIL - ELECTED

seat/length of term	email	Date Elected	Term Expires
Mayor: 3 years	James Kacsh Mayor@cityofcordova.net	March 5, 2013	March-16
Council members:			
Seat A: 3 years	Kristin Carpenter CouncilSeatA@cityofcordova.net	March 5, 2013	March-16
Seat B: 3 years	Timothy Joyce CouncilSeatB@cityofcordova.net	March 4, 2014 March 14, 2013 August 2, 2012	March-17 filled vacancy appt to A
Seat C: 3 years	Tom Bailer CouncilSeatC@cityofcordova.net	March 4, 2014	March-17
Seat D: 3 years	Robert Beedle CouncilSeatD@cityofcordova.net	March 3, 2015	March-18
Seat E: 3 years	Hayley Hoover CouncilSeatE@cityofcordova.net	March 3, 2015	March-18
Seat F: 3 years	David Reggiani CouncilSeatF@cityofcordova.net	March 5, 2013 March 2, 2010 March 3, 2009	March-16 1 yr trm
Seat G: 3 years	James Burton CouncilSeatG@cityofcordova.net	March 5, 2013	March-16

SCHOOL BOARD - ELECTED

length of term		Date Elected	Term Expires
3 years	Bret Bradford	March 3, 2015	March-18
3 years	Tammy Altermott	March 5, 2013	March-16
3 years	Peter Hoepfner	March 3, 2015 March 6, 2012 March 3, 2009 March 7, 2006	March-18
3 years	Sheryl Glasen	March 4, 2014	March-17
3 years	Barb Jewell, President	March 5, 2013	March-16
3 years	Vacant (appointed, non-voting)		

LIBRARY BOARD - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Wendy Ranney	April-13	November-15
3 years	Shannon Mallory	November-13	November-16
3 years	Krysta Williams	December-14 November-11	November-17
3 years	Kay Groff	December-14 December-11 January-09	November-17
3 years	Mary Anne Bishop, Chair	November-13 November-10 November-06	November-16

CORDOVA COMMUNITY MEDICAL CENTER – HEALTH SERVICES BOARD - with Council election

length of term		Date Appointed	Term Expires
3 years	Kristin Carpenter, President		with Council office
3 years	Tom Bailer		with Council office
3 years	Tim Joyce		with Council office
3 years	James Burton		with Council office
3 years	Bret Bradford		with Council office
3 years	Hayley Hoover		with Council office
3 years	David Reggiani		with Council office

PLANNING AND ZONING COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Allen Roemhildt	January-14	November-16
3 years	Scott Pegau	December-14	November-17
		December-11	
3 years	John Baenen	December-12	November-15
3 years	Tom Bailer	November-13	November-16
		December-11	
		November-08	
3 years	Tom McGann	December-14	November-17
		December-11	
		April-11	
3 years	John Greenwood, Chair	December-12	November-15
		November-09	
3 years	Mark Frohnapfel	February-15	November-17

HARBOR COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Robert Beedle	January-14	November-17
3 years	Greg LoForte	February-13	November-16
		January-10	
		January-07	
3 years	Max Wiese	January-14	November-17
		March-11	
3 years	Ken Jones	February-13	November-16
3 years	James Burton, Chair	July-14	November-15
		April-13	

PARKS AND RECREATION COMMISSION - APPOINTED

length of term	chair vacant	Date Appointed	Term Expires
3 years	Kara Johnson	February-15	November-17
		December-12	
3 years	Miriam Dunbar	August-14	November-15
3 years	Wendy Ranney, Chair	August-14	November-15
3 years	Stephen Barnes	December-12	November-15
3 years	Marvin VanDenBroek	February-14	November-16
3 years	Karen Hallquist	November-13	November-16
3 years	Dave Zastrow	February-15	November-17
		September-14	