

Regular City Council Meeting
March 21, 2018 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order

Mayor Clay Koplín called the Council regular meeting to order at 7:00 pm on March 21, 2018, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance

Mayor Koplín led the audience in the Pledge of Allegiance.

C. Roll call

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

D. Approval of Regular Agenda

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

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

E. Disclosures of Conflicts of Interest

Schaefer said she has a conflict of interest with agenda tem 16 because she is employed by the Prince William Sound Science Center. **Schaefer** also declared ex parte communication regarding agenda item 18, with **James Dundas**, a resident out at 5 mile. She said he had told her of his concerns over the FEMA restrictions in that area, safety concerns with having an influx of seasonal people out there and potentially a downturn in property values there. **Mayor Koplín** thanked her for the disclosures and said that during audience comments Mr. Dundas would have an opportunity to say those same things in front of all of council. There was discussion about the definition of ex parte. **Bourgeois** stated that contact with any interested party in the matter, be it the proposer or a neighboring property owner, is considered ex parte and should be declared. As far as the conflict of interest, **Mayor Koplín** said that he did not believe **Schaefer** was conflicted due to her employment with the Science Center on item 16.

F. Communications by and Petitions from Visitors

1. Guest Speakers - none

2. Audience comments regarding agenda items

Nancy Bird 101 Lake Avenue spoke in support of the passage of item 16, Ordinance 1168.

Katrina Hoffman 301 South Second Street spoke in support of the passage of item 16.

Camtu Ho 129 Harbor Loop Rd, spoke in support of the passage of Resolution 03-18-10, item 5.

Kristin Carpenter 507 Fourth Street and speaking for the CRWP spoke in support of the passage of item 16. She also spoke against the disposal in item 17 until there was a definitive spot picked out for the impound lot prior to selling that lot.

Pete Mickelson Whitshed Road, out of City limits, spoke in support of the passage of item 16.

RJ Kopchak of Cordova, spoke in support of the passage of item 16.

Cathy Renfeldt of Cordova, spoke on behalf of the Cordova Chamber of Commerce, in favor of Ordinance 1168, item 16.

James Dundas 5 Mile Loop Rd, spoke against the lease of the lots out there, item 18.

Bob Behrends Bear Country Lodge on 5 Mile Loop Road, spoke against item 18, thinks Council should gather additional information, look at other options for the area.

Greg LoForte 319 First Street, spoke in favor of disposal by direct negotiation for item 17.

Tom Bailer 304 Orca Inlet Drive, spoke in support of item 5 and Ordinance 1168 and said his opinion is that an employee of the Science Center should be declared conflicted and should not vote on the matter - that is how it has been done in the past. He also spoke against getting rid of the impound lot, against item 17 - said when it was before Council previously, it was voted that way, that there was no other viable spot for impound lot.

Barb Hanson 5 Mile Loop Road, spoke about item 18, said more time should be given to look into this before a decision is made.

Kristin Carpenter 507 Fourth Street spoke about item 18; said there used to be homes there, it was previously developed, wasn't ever a green belt. We do need some summer housing, she also understands the density concerns.

3. Chairpersons and Representatives of Boards and Commissions

Kristin Carpenter reported for the CCMCA Board – reported on the following: 1) tomorrow night’s meeting - credentialing an ObGyn specialist and a tele-psychiatrist; 2) month of February pharmacy filled 838 prescriptions; 3) at the national level – there is some support to remove the 340B pharmacy program which would impact us greatly; 4) at the state level we need to push for the stop-gap funding bill for Medicaid & AMHS – pretty critical for CCMC; 5) 3 more RN’s are coming on as permanent staff – will be down to 2-3 travelers – making great progress on this; 6) staff is implementing the new EHR program on the nursing home side which will help with documentation issues that were mentioned on the recent State survey; 7) reorganization of Sound Alternatives underway – will be more under the supervision of the Medical Center Administration.

4. Student Council Representative Report – not present

G. Approval of Consent Calendar

Mayor Koplín declared the consent calendar was before the City Council.

5. Resolution 03-18-10 A resolution of the City Council of the City of Cordova, Alaska, approving the site plan from Thai Vu and Camtu Ho dba Alaska Wild Seafoods to construct a fish processing facility on Lot 6, Block 2, South Fill Development Park

6. Record excused absence of **Mayor Koplín** from the March 7, 2018 regular meeting

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

H. Approval of Minutes - none

I. Consideration of Bids - none

J. Reports of Officers

7. Mayor’s Report – **Mayor Koplín** reported that he is organizing a crab feed for Saturday night at 6 pm, minimal \$10 cost, most everything was donated, Council is invited. **Schaefer** asked the **Mayor** if there was any update on the fast cutter deployment – wondered if he received any news on that while he was in DC. **Mayor Koplín** said that the USCG isn’t saying much but in speaking to **Representative Don Young’s** office, he heard that they were leaning towards the 2 new boats going to Sitka and Seward. He said the USCG is always looking for assets though and if we have some waterfront planning going on we should still consider them in some of that. Plus that would be helpful especially if more vessels are deployed in the near future which Murkowski and Sullivan both seem to think is likely. **Mayor Koplín** said he spoke with **Commander Bronson** (Commander on Sycamore) and they will be heading home soon – he is interested in getting Cordova declared a Coast Guard community, he’s been working with Parks and Rec and they want to have a Frisbee golf course operating by June 1.

8. Manager’s Report –City Manager **Alan Lanning** said he’ll be gone Friday March 23 until April 3 for his son’s pre-deployment leave. He said we just fully implemented our second shared position with CCMC – facilities maintenance manager and now IT (we both use Arctic IT now). We are cooperating fully with the hospital and he wants to compliment the Public Works staff for being that way – Friday at 3:00 pm a team went over to fix the sanitization boiler that had an issue – many of those guys are jacks of all trades. **Lanning** said we really need some strategic planning sessions in April.

Mayor Koplín asked to revert back to his report – he met with a representative of **Uncruise** in DC and they are having an issue with licensing one of their vessels (the vessel that would be the PWS vessel) – the congressional delegation is assisting them in getting a waiver and he will be drafting a letter of support about that. They should begin PWS service in 2019, more realistically it will be 2020.

9. City Clerk’s Report – **Bourgeois** reported that she is wrapping up the regular election and will begin advertising and working on the Special election of May 15. Absentee in person for that will be in her office May 1 – 14, M-F 8 am – 5 pm. Assessment notices are out and we are in the 30 day appeal period. Last day to appeal, April 6 by 5 pm.

K. Correspondence

10. 03-09-18 Letter from Superintendent Russin re support for land sale to PWSSC

11. 03-13-18 Letter from CEO Rod Worl, Eyak Corp., re support for land sale to PWSSC

12. 03-13-18 Letter from Jim Holley, Lynden/AML, re support for land sale to PWSSC

13. 03-13-18 Letter from Pete Hoepfner, School Board, re support for land sale to PWSSC

14. 03-14-18 Letter from Cordova Chamber of Commerce re support for land sale to PWSSC

15. 03-15-18 Letter from Mayor Koplín re support for 60° North Seafoods

L. Ordinances and Resolutions

16. Ordinance 1168 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the sale and conveyance of A.S.L.S. 2001-5 according to the Plat number 2006-9 to the Prince William Sound Science and Technology Institute, for \$50,000 - 1st reading

M/Allison S/Wiese to adopt Ordinance 1168 an ordinance of the City Council of the City of Cordova, Alaska, authorizing the sale and conveyance of A.S.L.S. 2001-5 according to the Plat number 2006-9 to the Prince William Sound Science and Technology Institute, for \$50,000.

Allison spoke in support but asked what the fair market value of the lot was. City Planner *Greenwood* said the assessed value is \$68,000. He also asked if we could negotiate a change to this that allows us the discount if we exercise the right of first refusal. *Lanning* said we will do that. He also hoped they would leverage the full value to assist with fundraising campaign. *Wiese* was also in support. *Lanning* said that this sort of presentation, i.e. the materials included in the packet as backup to the ordinance is what he hopes will be the future of land development in Cordova. *Allison* agreed that the Science Center put together a nice packet of information. *Guard* said he is in support but would like to hear some solutions for the burn pile. *Lanning* said the burn pile is separate and distinct from this property. *Meyer* said something she learned was that this land must be used for specific purposes, education and recreation, etc. therefore, she believes it is a perfect location for the PWSSC. *Mayor Koplín* backed up to the declarations of conflicts of interest and said he will declare that *Schaefer* is conflicted on this and then will ensure he has spoken with the City Attorney to clarify that before the next meeting.

Vote on the motion: 5 yeas, 0 nays, 1 absent (Jones), 1 conflict of interest (Schaefer). Motion was approved.

M. Unfinished Business

N. New & Miscellaneous Business

17. Council action on disposal and method of disposal Lot 4A, Block 5, North Fill

M/Allison S/Schaefer to dispose of Lot 4A, Block 5, North Fill Development Park as outlined in CMC 5.22.060 B by requesting sealed proposals to lease or purchase the property.

Allison said he knows there is concern about the City impound lot having to be moved but he also thinks it is always worth seeing what kinds of ideas people might have for that lot. *Schaefer* said she agrees with that, wants to hear what other ideas might be out there. *Wiese* asked staff if other lots have been considered for the impound lot.

M/Guard S/Meyer to refer to staff until staff can give recommendations for other locations for the impound lot.

Burton said it's a great idea to refer until we have a good plan for moving the impound lot.

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

18. Council action on disposal and method of disposal Tracts 7, 8 & 9B, Group C, ASLS 73-35

M/Schaefer S/Meyer to dispose of Tracts 7, 8 & 9B, Group C, ASLS 73-35 as outlined in CMC 5.22.060 B by requesting sealed proposals to lease the property.

Schaefer said that this process will give the local residents time to see what proposals come in (vs. just selling directly to this proposer). Also, she said his letter was preliminary and not too detailed but she would be glad to look at more detailed proposals that this motion should lead to.

Meyer agreed and noted those proposals would be reviewed at P & Z as well, just more time and more eyes on things.

Allison said he too is not against hearing proposals but he'd like us to involve the local property owners out there more so than has been done to date - of course he understands that we just got this ourselves.

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

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

Council scheduled a work session on April 4 for strategic planning to begin at 5:30 pm. Also April 18 work session will be the training with the City Attorney starting at 5 pm.

O. Audience Participation

Cathy Renfeldt invited Council to the Cordova Economic Summit on April 19 at the Cordova Center from 8:00 am until 4:30 pm. There will be drop-in sessions throughout the day. Business owners, community members all invited to discuss economic development opportunities in the Community.

Katrina Hoffman 301 South Second Street thanked the Council for support in passing the ordinance tonight for the PWSSC land purchase. She mentioned a research conference, the Copper River Delta Science Symposium, happening in the Cordova Center next week on Tuesday, Wednesday and Thursday. Community members can get in for any one day for \$20.

Tom Bailer 304 Orca Inlet Drive said about the 5 mile loop road issue, please get it right. Said he agrees with *Allison* concerning ex parte, doesn't think you can get things done in a small town without listening to the people. He said as long as you don't comment and don't respond and then declare it at the meeting. A little common sense goes a long way. He wondered why the Science Center didn't buy the land for the real value, \$300 or \$400 thousand, \$50,000 for 5 acres,

hmmph. Maybe call it \$400 thousand and take \$50 thousand and call the rest an in-kind contribution from the City that they can then leverage. It will be tough to justify it to a property tax payer that gets their bill for \$50 thousand for a quarter of an acre. As far as land sales he thinks the City needs to reel it in. Support your main industry and take a step back and think about it.

Nancy Bird thanked the Council for approval on Ordinance 1168. She mentioned that on land sales she's been on P&Z going the way she thought was the will of this council to recommend taking proposals and see what's out there. However, she thinks the people putting in the initial proposals (the letters of interest) are getting frustrated with the process. So she now is leaning toward stepping back and doing more strategic planning.

Kristin Carpenter April 17, DoT meeting concerning their proposed work on Orca Road, culvert replacement which is now planned for 2020. CRWP has a little bit of funding to coordinate a sport fishing angler platform there. Also the CRWP is replacing a culvert on the CR Highway over the next 3 weeks and at some point there will be a 3 day closure of the highway at mile 16.5.

P. Council Comments

Schaefer thanked the audience for coming and giving comments.

Wiese ditto.

Burton looking forward to seeing what the Science Center pulls off, thinks that's a great location for them.

Guard land disposal stuff does seem rushed and harried, he appreciates the comments.

Meyer thanks for putting up with her in her first meeting. Trying to learn as much as she can, all the land stuff is tough. Also thanked the audience for comments.

Allison agreed and thanked the audience for comments.

Q. Adjournment

M/Allison S/Wiese to adjourn the meeting.

Hearing no objection Mayor Koplun adjourned the meeting at 8:40 pm.

Approved: April 21, 2018

Attest:



Susan Bourgeois, CMC, City Clerk

