

**CITY COUNCIL REGULAR MEETING
APRIL 01, 2015 @ 7:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kacsh called the Council Regular Meeting to order at 7:00 pm on April 01, 2015, in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. ROLL CALL

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

D. APPROVAL OF REGULAR AGENDA

M/Joyce S/Burton to approve the Regular Agenda.

Vote on motion: 7 yeas, 0 nays. Motion was approved.

E. DISCLOSURES OF CONFLICTS OF INTEREST - none

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speaker – *John Bitney* was not yet on the line.

2. Audience comments regarding agenda items

Paul Swartzbart commented on agenda item 19, Resolution reimbursing Sheridan Alpine Association for Insurance paid. He spoke in favor of the resolution.

Karen Hallquist spoke in favor of the Parks and Recreation Commission resolution that recommends raising the pool temperature.

Sarah Phillips spoke in favor of the Parks and Recreation Commission resolution that recommends raising the pool temperature.

Erica Clark spoke in favor of the Parks and Recreation Commission resolution that recommends raising the pool temperature.

Mark Frohnappfel of 828 Woodland Drive spoke to item 23 said he was in favor of putting the management of the hospital out to RFP especially if Providence is only in favor of a consulting arrangement.

John Bitney, legislative lobbyist, was now present and reported that Juneau has been all about budget, he thanked all of those who testified at the LIO office, he said it made a difference and the latest is as follows: AMHS is looking at significant cuts. The Senate's version is different from the House's version so we will have to wait and see which one is the one in the end. He said it has been helpful to hear the community's testimony – it has an impact. *Bitney* went on to say that this is just the beginning of a trend and that next year more may be cut such as community jails. The goal for adjournment is the ninetieth day, April 19. There are three issues that will be part of the adjournment package – the gas pipeline, Medicaid expansion and the budget (obviously). The state will need to access the constitutional budget reserve in order to balance the budget due to the deficit that will be there both in the current fiscal year and the next fiscal year. A three-quarters vote of both the House and Senate will be required to do that.

3. Chairpersons and Representatives of Boards and Commissions (Harbor, HSB, Parks & Rec, P&Z, School Board)
Burton said Harbor Commission has a meeting scheduled for next week.

Carpenter reported for the HSB and said there are agenda items and discussions that will take place later in the meeting.

Wendy Ranney, the chair, reported that Parks and Rec is presenting a resolution to Council tonight, she added some supporting documents: a survey, some logs of pool temperature and other letters written. Per City Code, Parks and Rec is supposed to advise Council of what they hear. She said they have heard from many different user groups about the pool temperature and that is why they put forward the resolution. She also said that as a commission they are changing their focus a bit and are going to be researching alternative funding sources.

Bailer said Planning and Zoning met last night they took up the Waterfront Commercial Park District – good discussion on that, wordsmithing and some changes on that. They also put forward a land disposal for the breakwater fill lot. They will meet again to formalize more of those changes.

School Board – **Mayor Kacsh** mentioned that there is not a rep to School Board right now and we can discuss that at Pending Agenda and Calendar.

4. Student Council Representatives was not present.

G. APPROVAL OF CONSENT CALENDAR

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

Item 5 was pulled and placed as item 19a

~~5. Ordinance 1124 An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 18.39.090 to repeal subsection 18.39.090(A), which removes the requirement that parking areas and drives shall be limited to fifty percent of required front yards in the Waterfront Commercial Park district—1st reading~~

6. Ordinance 1125 An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code chapter 18.48 to revise section 18.48.060 and add section 18.48.080 entitled commission reduction of parking spaces, to permit the Planning Commission to reduce the required number of parking spaces when it determines an unreasonable amount of parking spaces is required or a reduction is necessary to meet city development goals – 1st reading

7. Resolution 04-15-17 A resolution of the City Council of the City of Cordova, Alaska, approving the license for a mobile restaurant

8. Resolution 04-15-19 A resolution of the City Council of the City of Cordova, Alaska, authorizing the City to issue General Obligation Cordova Center bonds in the principal amount of not to exceed \$3,000,000 to provide funds for the planning, design and construction of the Cordova Center Project, fixing certain details of such bonds and authorizing their sale

9. Record unexcused absence of Council Member **Carpenter** from the March 18, 2014 Regular Meeting
Vote on Consent Calendar: 7 yeas, 0 nays. Beedle-yes; Hallquist-yes; Burton-yes; Joyce-yes; Carpenter-yes; Bailer-yes and Reggiani-yes. Consent calendar was approved.

H. APPROVAL OF MINUTES

M/Joyce S/Hallquist to approve the minutes.

10. 03-04-15 Regular Meeting Minutes

Vote on motion: 7 yeas, 0 nays. Motion was approved.

I. CONSIDERATION OF BIDS - none

J. REPORTS OF OFFICERS

11. Mayor's Report – **Mayor Kacsh** said he met with chairs of boards and commissions earlier this week – he will continue that monthly, he also testified on behalf of the community alongside many others concerning the budget and especially the Marine Highway proposed cuts.

12. Manager's Report – **Robertson** said he advised them in his weekly report that there may be a minor relief in the walls of the Capitol concerning Timber Receipts. He doesn't want anyone to be overly optimistic though. **Robertson** praised **Malvin Fajardo** and his crew as they located a huge water leak while

doing some work over on Nicholoff. **Robertson** handed Council a draft water plan as we enter the season having had very little snow. He would like an agenda item for discussion on April 15 concerning this.

a. Cordova Center update report – including financial summary

Rich Rogers reported that the schedule is tight, Dawson is preparing a new critical path schedule for us in the next week or ten days. Pay request #4 was received today for about \$800K. Pay request #5 (month of March) should be to us by Friday or Monday. Council questions: **Bailer** said on the financial, he is looking for a total of what we have into it. He had a financial that he brought with him which was a June 25, 2014 financial and he said he's confused. The expenses on his document were the same as the one in the packet. **Robertson** said he couldn't answer that question without having the June 25, 2014 numbers in front of him. **Carpenter** said that if staff had been given this question ahead of time they could have looked into it and had the answer tonight. **Hallquist** asked if there were any other change orders from Dawson besides the louvers. **Rogers** said there are other smaller ones that arise from RFIs, we haven't dealt with them all yet. **Joyce** reported as a representative from the Cordova Center Committee and said they have recently learned of the interest money from the EVOS TC grant. The amount is uncertain but there may be an additional \$800K or so that will be available to the project. Other good news is that EDA has asked us to submit another request for a grant which could be \$500K or more. **Joyce** also spoke to some recent big donations especially last Wednesday, Lynden donated \$25K and they had already donated \$20K in in-kind freight costs; at the same time **Jim** and **Vicky Janssen**, the owners of the company also donated personally, \$25K. **Joyce** said we absolutely have **Jim Holley** to thank for these donations and for his great work promoting the Cordova Center and his fundraising assistance. We have a good corporate neighbor in Lynden Transport – they see this as economic development and are, therefore, interested in donating to it and promoting the Cordova Center. **Mayor Kacsh** asked **Rogers** the time frame on the windows replacement. **Rogers** said start windows install on May 3, Dawson anticipates 2 a day with 50 windows to do, six day work-week. So a four or five week timeline.

13. City Clerk's Report – **Bourgeois** said she had a written report in the packet. There were no questions for the Clerk.

K. CORRESPONDENCE

14. Thank You note to City from CDFU 03-13-15

15. Letter from Karen Hallquist in re Parks and Rec Resolution 03-11-15

16. Letter from Senator Lisa Murkowski 03-05-15

17. Letter from Director of Boards and Commissions in Governor's Office 03-16-15

18. Letter from Governor Bill Walker 03-18-15

L. ORDINANCES AND RESOLUTIONS

19. Resolution 04-15-18 A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the FY15 budget and authorizing the transfer of prior appropriations in the amount of \$10,600 to reimburse Sheridan Alpine Association for insurance

M/Carpenter S/Beedle to approve Resolution 04-15-18 A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the FY15 budget and authorizing the transfer of prior appropriations in the amount of \$10,600 to reimburse Sheridan Alpine Association for insurance.

Carpenter said both the ski hill and the pool are critical recreational assets for this town and not very many communities have these facilities. **Beedle** said if it's in the contract then we are obligated. **Bailer** read this as we still have the option to reimburse if they come and ask – he will not support this. **Beedle** said he would support it but wants to make clear to everyone that next year will be a lot tougher.

Vote on motion: 6 yeas, 1 nay (Bailer). Motion was approved.

19a. 5. Ordinance 1124 An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 18.39.090 to repeal subsection 18.39.090(A), which removes the

requirement that parking areas and drives shall be limited to fifty percent of required front yards in the Waterfront Commercial Park district – 1st reading

M/Carpenter S/Reggiani to approve Ordinance 1124 an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 18.39.090 to repeal subsection 18.39.090(A), which removes the requirement that parking areas and drives shall be limited to fifty percent of required front yards in the Waterfront Commercial Park district.

Carpenter said she moved this in order to hear discussion because she knows that Council received an email from a Planning and Zoning Commissioner who thought that a variance could handle this. **Joyce** said that City Planner **Greenwood** explained to the council last time that a variance would not work in this sort of instance.

Vote on motion: 7 yeas, 0 nays. Motion was approved.

M. UNFINISHED BUSINESS

20. Disposal of current Library and Museum property

Mayor Kacsh said this would be a good opportunity for Council to discuss whether they want to see certain criteria on this RFP. **Bailer** said Planning and Zoning had taken this up quite awhile ago and there was discussion of taking the middle part of the building out and selling each building separately and/or tearing them down and making more City parking. There were pros and cons discussed for each option. **Beedle** said he would like to see it kept as a business district as we need more economy in this town – something to generate sales tax. **Joyce** said he believes that this is what it is zoned for, it will be sold (it was very clear in the past, all discussions led to that) and it is in the business district. **Beedle** wanted to get moving on this and turn it over before the first of next year. **Reggiani** asked **Mayor Kacsh** what his plan was, as he put this item on tonight's agenda. Council members chimed in that they were in agreement that the process gets started for the disposal of this building. The consensus was to put it out for proposals. Someone might have a plan for using the building but someone else might have a plan to buy the building only and move it, make a warehouse out of it elsewhere, etc.

21. Lease with Option to Purchase for Mobile Grid discussion of terms

The City Planner brought this forward to get Council input on the terms of the lease before it came to them for action. **Greenwood** said this is a lease/option and the buyers, **Schultz**, have word from their 2 lenders that they are ok with the written document but there will have to be a formal review of the boards of those lending entities. So, before it goes in front of all these others for review, she wanted to ensure that Council was ok with the terms as presented.

N. NEW & MISCELLANEOUS BUSINESS

22. Parks and Recreation Commission Resolution of February 18, 2015

Joyce said this is an operational thing, not something for Council action at this time. He also said that unfortunately, next year will be a really tight budget and Parks and Rec and the pool might be the low hanging fruit that really gets scrutinized. **Mayor Kacsh** agrees this is a staff decision. This was done as a cost-saving measure. However, this was done appropriately; the community went to the Parks and Rec Commission and the Commission in turn made a recommendation to Council; that's what they do. **Beedle** said this was done in the past (i.e. lowering the pool temp), but there was a lot of public input ahead of time; this time that wasn't the case. He believes we should find the money and turn the temp back up. **Bailer** said he appreciates the Mayor's words. This is an operations and maintenance issue. To him, communities need to provide certain things, pool is right up there high on the list in Cordova. He thinks we could probably find the money to make this happen. **Hallquist** said that the pool funding was similar to past years – he believes they have the money already to make this happen. **Reggiani** said he agrees that this is operational not policy, Council weighs in by passing the budget. He is a bit confused because Council's action in passing the budget meant that policy-wise they hoped for things to remain the same and they haven't seen any request for additional funding or the need for that. **Joyce** opined that council and staff should be anticipating other revenue shortfalls and therefore, approach that by taking advantage of cost-saving

measures, now. **Carpenter** said that every year when we go through budget, people say cut the fat and here we have staff taking the initiative to do just that and maybe it worked and maybe it didn't but I feel like Council isn't supporting them and they are doing their best with public resources. **Robertson** said this has taken an exorbitant amount of his time and truthfully, he doesn't care, 81, 82, no difference to him. Has there been a cost savings, he says yes. Can he tell exactly how much, he said no. He said he was challenged early on to find ways to save money, he was told and he agrees, just because you have a budget doesn't mean you shouldn't be trying to come in lower, you should be trying to approach it with cost saving measures. **Burton** would agree with a solution that includes something like a waste oil burner. **Hallquist** said he would like to make a motion to direct staff to raise the temperature of the pool to 82 degrees. **Joyce** thought it wasn't Council's place to do that. **Reggiani** said there is nothing for Council to do as far as budget until a budget amendment comes before them. **Robertson** said our approach has been anticipatory; he agrees with **Mr. Reggiani**.

23. Hospital Management discussion (may be discussed after executive session item below)

It was determined to move this item to after the executive session.

24. Discussion of Cordova Municipal Code 3.12.035 Meetings – Agenda

After some discussion, Council directed staff to come back with an ordinance clarifying the language regarding meeting agenda item deadlines. City Clerk **Bourgeois** said she would write an ordinance for the April 15 meeting amending 3.12.035.

25. Pending Agenda, Calendar, Elected & Appointed Officials lists

Mayor Kacsh led a discussion regarding Council members sitting on boards and commissions. At this time we don't have anyone assigned to attend as a liaison to the school board. **Mayor Kacsh** suggested that we split it up and different members can attend over time. **Bailer** said he would attend the next school board meeting. Monday April 20, City Attorney **Holly Wells** will give a 2-3 hour training we can invite other board and commission members. Then with the off-site meeting having been cancelled, **Wells** would also spend some time with just City Council going over some of the bigger items she would have spoken about then. There was also consensus that there should be an agenda item on April 15 regarding a discussion of disposal of the City Hall building. **Beedle** suggested the formation of an economic development committee – he suggested this as an agenda item for next meeting.

O. AUDIENCE PARTICIPATION

Jim Holley thanked Tim for his kind words earlier in the meeting, thanked him for recognizing Lynden Transport. He said that we are so gung ho about this now because everything is in place to finish this thing. He thanked **Rich Rogers** and **Weston Bennett** and **Randy Robertson** especially.

Wendy Ranney said as far as the Parks and Rec commission – we brought that to you because we thought that was our role, to bring recommendations to Council from the public. We have changed our meeting structure; we are meeting once a month and we have a standing agenda item that is other revenue sources for Parks and Rec. She also wanted to comment that recently she brought 9 nine-year-old scouts for a tour of the Cordova Center and she wanted to thank **Weston Bennett** for that.

Alice Grimwood commented that the current lifeguards are not responsible for cleaning and when she did it seven years ago, they were. Currently the city has hired a janitor to do the cleaning and it would be a cost savings to go back to making it a part of the lifeguard's duties.

Jennifer Gibbens complimented the CVFD for their recent rescue. She wanted to remind Council that for many years now the Chamber has advocated that when this building is gone that we maintain the retail, pedestrian-friendly character of Main Street. She said that from tonight's conversations it does seem as though Council is in agreement with that. She also wanted to thank **Kristin Carpenter** tonight for complimentary words for City staff.

P. COUNCIL COMMENTS

26. Council Comments

Bailer would prefer we look into used-oil burner for the pool instead of a feasibility study for wood-fired burner.

Beedle thanked the public for attending tonight.

Carpenter thought that procedurally we might consider letting each council member speak once to an item before some of them get in three or more comments.

Joyce thanked ASLN for putting them on tv and KLAM for the radio coverage as well.

Q. EXECUTIVE SESSION

M/Reggiani S/Joyce to recess for a few minutes at 9:57 pm.

With no objection the meeting was recessed until 10:02 pm.

M/Joyce S/Beedle to enter into an executive session to discuss matters the immediate knowledge of which would clearly have an adverse effect on the finances of the City, specifically: Attorney update on settlement and City Employees Union contract negotiations.

Vote on motion: 7 yeas, 0 nays. Motion was approved.

20. Attorney update on settlement

21. City Employees Union contract negotiations

The Council was in executive session from 10:02 pm until 10:27 pm. Mayor Kacsh said no action was taken and direction was given to the City Attorney. The City Manager, City Clerk, City Attorney and Hospital Administrator, Stephen Sundby were present in the executive session.

23. Hospital Management discussion – **Mayor Kacsh** said the meeting with Providence on March 18 was such that Council expressed differing viewpoints and there were mixed messages. **Carpenter** thought we wanted to look at somehow blending the two between a management agreement and a consulting agreement – to bridge the gap. **Reggiani** said we are running out of time. By sending out the RFP we could maybe get back a proposal that is a blending of the two. He thinks management is what we want. **Joyce** said we have to have the charter change first. Then ordinances would be drafted and it will be August before that's all in place. He was of the opinion that he would like to negotiate a lot harder with Providence before the RFP goes out. **Burton** said he is ok with a blended approach as long as it can span the 16 – 18 months to get **Sundby** through PERS issue and then we'd get to a management agreement. **Joyce** agreed with that. **Bailer** and **Reggiani** both expressed that they wanted management above all and they would be ok if it weren't Providence, but management was key. **Bailer** wanted to know if the whole council was on board that the ultimate goal is management. **Carpenter** said in 18 months, yes.

Robertson asked for clear Council guidance, because we are running out of time. The direction was for **Robertson** to work on honing the RFP.

R. ADJOURNMENT

M/Burton S/Bailer to adjourn. Hearing no objections the meeting was adjourned at 10:50 pm.

Approved: May 6, 2015

Attest:



Susan Bourgeois, CMC, City Clerk

