

Mayor

Clay Koplin

Council Members

James Burton

Tim Joyce

Tom Bailer

Robert Beedle

Josh Hallquist

David Allison

James Wiese

City Manager

Randy Robertson

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

Student Council

John Appleton

August Jewell

Regular City Council Meeting
April 6, 2016 @ 7:00 pm
Cordova Center Community Rooms A & B
Agenda



Is it Spring yet?

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 Clay Koplin, Council members James Burton, Tim Joyce, Tom Bailer, Robert Beedle, Josh Hallquist, David Allison and James Wiese

D. Approval of Regular Agenda..... (voice vote)

E. Disclosures of Conflicts of Interest

F. Communications by and Petitions from Visitors

1. Guest Speakers

2. Audience comments regarding agenda items..... (3 minutes per speaker)

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

4. Student Council Representative Report

G. Approval of Consent Calendar..... (roll call vote)

5. Resolution 04-16-17..... (page 1)

A resolution of the City Council of the City of Cordova, Alaska, authorizing: Cathy Sherman, museum director; Susan Bourgeois, city clerk; Clay Koplin, mayor; Tom Bailer, vice-mayor; and Samantha Greenwood, city planner, to sign checks, vouchers, notes, other documents and have access to the safe deposit box as authorized by the city council

6. Record the unexcused absence of Council member *Reggiani* from the March 2, 2016 Regular Meeting.

7. Record the excused absence of Council member *Burton* from the March 23, 2016 Regular Meeting.

H. Approval of Minutes

8. Minutes of the 02-17-16 Regular Council Meeting..... (page 2)

9. Minutes of the 03-02-16 Regular Council Meeting..... (page 8)

10. Minutes of the 03-23-16 Council Public Hearing..... (page 12)

11. Minutes of the 03-23-16 Regular Council Meeting..... (page 13)

I. Consideration of Bids

J. Reports of Officers

12. Mayor's Report..... (page 19)

13. Manager's Report

14. City Clerk's Report..... (page 20)

K. Correspondence

L. Ordinances and Resolutions

15. Resolution 04-16-16..... (voice vote)(page 21)

A resolution of the City Council of the City of Cordova, Alaska, supporting negotiations between the Great Land Trust, Lorna Stern, and the City of Cordova regarding property donation to the City of Cordova subject to a conservation easement held by the Great Land Trust, as well as permitting the City to conduct due diligence regarding the property transfer

M. Unfinished Business

N. New & Miscellaneous Business

16. Pending Agenda, Calendar (page 31)

Elected & Appointed Officials lists

O. Audience Participation

P. Council Comments

Q. Executive Session

R. Adjournment

April 2 & 4



Final Four 2016

Villanova * Oklahoma * Syracuse * Carolina

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.

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**CITY OF CORDOVA, ALASKA
RESOLUTION 04-16-17**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA,
ALASKA, AUTHORIZING: CATHY SHERMAN, MUSEUM DIRECTOR;
SUSAN BOURGEOIS, CITY CLERK; CLAY KOPLIN, MAYOR; TOM BAILER,
VICE-MAYOR; AND SAMANTHA GREENWOOD, CITY PLANNER, TO SIGN
CHECKS, VOUCHERS, NOTES, OTHER DOCUMENTS AND HAVE ACCESS
TO THE SAFE DEPOSIT BOX AS AUTHORIZED BY THE CITY COUNCIL.**

WHEREAS, it is necessary to authorize: *Cathy Sherman*, Museum Director; *Susan Bourgeois*, City Clerk; *Clay Koplin*, Mayor; *Tom Bailer*, Vice-Mayor; and, *Samantha Greenwood*, City Planner, to sign checks, vouchers, notes, other documents and have access to the safe deposit box as authorized by the City Council and the Municipal Charter.

NOW, THEREFORE, BE IT RESOLVED that: *Cathy Sherman*, Museum Director; *Susan Bourgeois*, City Clerk; *Clay Koplin*, Mayor; *Tom Bailer*, Vice-Mayor; and **Samantha Greenwood**, City Planner, are hereby authorized to sign checks, vouchers, notes, other documents and have access to the safe deposit box as authorized by the City Council and Municipal Charter; and

FURTHER BE IT RESOLVED, that all prior resolutions authorizing city officers to sign checks, vouchers, notes and other documents are hereby repealed.

PASSED AND APPROVED THIS 6th DAY OF APRIL, 2016.

Clay Koplin, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting
February 17, 2016 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order

Mayor James Kacsh called the Council Regular Meeting to order at 7:00 pm on February 17, 2016 in the Cordova Center Community Rooms.

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 James Kacsh** and Council members **Kristin Carpenter**, **Tom Bailer**, **Robert Beedle** and **Josh Hallquist**. Council members **Tim Joyce**, **David Reggiani** and **James Burton** were present via teleconference. Also present were City Manager **Randy Robertson** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

M/Bailer S/Hallquist to approve the Regular Agenda.

Vote on the motion: 7 yeas, 0 nays. Beedle-yes; Joyce-yes; Hallquist-yes; Bailer-yes; Carpenter-yes; Burton-yes and Reggiani-yes. Motion approved.

E. Disclosures of Conflicts of Interest

Mayor Kacsh declared that regarding item 16 – he is a direct neighbor of **Tony Rodrigues**.

F. Communications by and Petitions from Visitors

1. Guest Speakers

a. **David Mitchell**, Great Land Trust – Report on Stern Property at Shelter Cove – the Stern family is interested in donating a 112 acre parcel to the City, known as the “Shelter Cove” property. The property will be donated and would remain in its natural state. Mr. Mitchell gave a presentation on how that would work – conservation easements, etc. This is the beginning of the process and more would be forthcoming to council.

b. **Joanie Behrends**, Emergency Management info on upcoming “Prep Ex” oil spill drill – Joanie Behrends was not available and Dick Groff reported to Council about this upcoming exercise.

c. **Kevin Quinn**, Points North – Mr. Quinn was not present.

2. Audience comments regarding agenda items

David Roemhildt of mile 6 CRH, spoke in favor of the Council choosing his proposal (Facility Contractors) for item 19.

Dan Torgersen a 35 year resident of Cordova spoke in favor of Council choosing Seamans proposal for item 19.

Mike Butler spoke in favor of Council choosing Seamans proposal for item 19.

Brian Mills of PO Box 642 spoke in favor of the Council choosing the Facility Contractors proposal for item 19.

Sam Blackadar of Eyak River Road said he didn't know as much as some others who have spoken tonight but he likes the Roemhildt idea best.

Briana Mills of PO Box 642 spoke in favor of the Council choosing the Facility Contractors proposal for item 19.

Tim Dillon of 607 Spruce, spoke in favor of the Council choosing his proposal (Seamans) for item 19.

Justin Ryan of 1001.5 Chase Ave spoke in favor of Council choosing Seamans proposal for item 19.

Luke Borer of Box 398 spoke in favor of Council choosing Seamans proposal for item 19.

Greg Meyer of 100 Cannery Row, spoke in favor of the Council choosing his proposal (Cannery Row) for item 19.

Shannon Joekay of 6 mile CRH, spoke in favor of Council choosing Seamans proposal for item 19.

Sharon McCalvey of 4.5 mile CRH, spoke in favor of Council choosing Seamans proposal for item 19.

Matt Honkola of 901 LeFevre, spoke in favor of the Council choosing the Facility Contractors proposal for item 19.

Angela Butler of 918 Center Dr., spoke in favor of the Council choosing the Facility Contractors proposal for item 19.

John Harvill spoke in favor of Council listening to their Planning Commission.

Greg Bants of the harbor spoke and wished Council luck on making its decision tonight.

3. Chairpersons and Representatives of Boards and Commissions

Harbor Commission – **Beedle** said they used meters to catch water usage and the Commission has come up with a rate that will be coming forward to Council. Waste oil problem was discussed – they are looking at a solution such as a centrifuge.

Resolution from the Harbor Commission – concerning adjustment of a lease to the USFS at fair market value and for a shorter term like 5 years (when it comes up for renewal in May 2020).

Carpenter said that the HSB met last week on 2/11/16 and the next meeting will be March 10.

Bailer said that most of the items from P&Z are before council tonight.

School Board President **Barb Jewell** said they are beginning budget talks and have a work session on February 24 at 5:15 pm.

4. Student Council Representative Report – **John Appleton** gave a report about goings on at the high school. He and another student council member went to Juneau and helped school board members lobby concerning AMHS and school funding.

G. Approval of Consent Calendar

Mayor Kacsh declared the consent calendar before Council.

5. Council concurrence of Mayor's appointment of the 2016 Election Board

6. Record unexcused absence of Council member **Robert Beedle** from the 2/3/16 regular meeting

Vote on the consent calendar: 7 yeas, 0 nays. Burton-yes; Joyce-yes; Beedle-yes; Hallquist-yes; Carpenter-yes; Reggiani-yes and Bailer-yes. Consent Calendar was approved.

H. Approval of Minutes

M/Burton S/Beedle to approve the minutes.

7. 01-20-16 Public Hearing Minutes

8. 01-20-16 Regular Meeting Minutes

9. 02-03-16 Public Hearing Minutes

Vote on the motion: 7 yeas, 0 nays. Beedle-yes; Carpenter-yes; Burton-yes; Hallquist-yes; Bailer-yes; Reggiani-yes and Joyce-yes. Motion approved.

I. Consideration of Bids

10. Council action on ITB 16-01 – City Paving Project

M/Hallquist S/Bailer to direct the City Manager to negotiate a contract with Eagle Contracting Corp of Cordova, AK to provide construction contracting services per ITB#16-01 for a sum not to exceed one million, six hundred twenty-seven thousand, eight hundred fifty-two dollars and zero cents (\$1,627,852.00) per the attached fiscal note.

Hallquist said it looks good to him. **Burton** said for the record that he is glad they referred this last year and now we will get more work done for the money.

Vote on the motion: 7 yeas, 0 nays. Joyce-yes; Bailer-yes; Burton-yes; Beedle-yes; Reggiani-yes; Hallquist-yes and Carpenter-yes. Motion approved.

J. Reports of Officers

11. Mayor's Report – **Mayor Kacsh** said that the Tanner Crab Fishery is moving along with ADF&G.

12. Manager's Report – **Robertson** said there will be some world class training available on March 30 from the University of Hawaii concerning social media in a disaster. He also reported that there has been interest in the acquisition of the tidelands – this will be forthcoming.

a. **John Bitney**, legislative lobbyist – Juneau update – said he and the manager are working on the EVOSTC and possibly getting one more bite at the apple. Revenue sharing is funded by \$50 million by Governor. PERS/TRS contribution rates might be opened up – this is a huge concern. Governor's budget includes \$50 increase in BSA but that might be on the table too. AMHS still being discussed – a glimmer of hope is that some capital dollars may be available – might be a really small number. Still hoping that our harbor projects could be included if a major bonding package comes out of this session. Use of PFD – capped at \$1000 and uses the rest of the earnings – this would fund \$1 billion in the budget. An increase in motor fuels is on the table that could contribute \$49 million. Fisheries business tax increase of 1% is on the table – and the 1% would all go to the state – not the 50/50 split customary with the municipalities. The McDowell study on economic impact of the AMHS – for each dollar in – 2 dollars in economic output. Fishing issues being discussed are 3 Board of Fish appointments, moving some CFEC duties over to ADF&G.

13. City Clerk's Report - *City Clerk Bourgeois* said that the Election is in full swing - absentee in person has begun and many people have come to vote and she has also been mailing ballots to people. She has used about 50 ballots already which is a decent number this early.

K. Correspondence

14. Table of contents referencing a separate document of correspondence available on City website

L. Ordinances and Resolutions

15. Ordinance 1141 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the transfer of \$1,300,000 from the general reserve fund to the Cordova center capital project fund #426, to provide a source of money for the completion of the Cordova Center - 2nd reading

M/Carpenter S/Bailer to adopt Ordinance 1141 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the transfer of \$1,300,000 from the general reserve fund to the Cordova center capital project fund #426, to provide a source of money for the completion of the Cordova Center

Carpenter said this is the second reading and we have talked about how we have the building built and now we need to finish paying for it. She said this is a way to do that and be able to trace where the money came from. *Mayor Kacsh* clarified that the General Reserve Fund is the permanent fund. *Joyce* said that during budget we discussed paying this off this year so that in the future we can look at a variety of things in our capital list. *Reggiani* said that the charter explaining the permanent fund specifically says that the fund is intended to minimize the tax burden to the citizens of Cordova; he opined that is what this ordinance is doing - good use of the fund.

Vote on the motion: 7 yeas, 0 nays. Carpenter-yes; Hallquist-yes; Bailer-yes; Beedle-yes; Burton-yes; Reggiani-yes and Joyce-yes. Motion approved.

16. Resolution 02-16-07 A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the FY16 budget and authorizing expenditure of an amount not to exceed \$18,500 for culvert relocation on property described as Lot 8, Forest Heights Subdivision, Cordova, Alaska

M/Bailer S/Hallquist to approve Resolution 02-16-07 A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the FY16 budget and authorizing expenditure of an amount not to exceed \$18,500 for culvert relocation on property described as Lot 8, Forest Heights Subdivision, Cordova, Alaska

Joyce said we made a commitment at our last meeting and we have since been told we may have stepped outside the bounds of our ordinances in doing so. He wanted to make it very clear that we are not setting precedent here. *Beedle* said he agrees as far as a precedent but is also glad to see that the City doesn't have to hold such a hard line on this.

Vote on the motion: 5 yeas, 2 nays. Hallquist-yes; Reggiani-yes; Bailer-yes; Beedle-yes; Carpenter-yes; Joyce-no and Burton-no. Motion approved.

17. Resolution 02-16-08 A resolution of the City Council of the City of Cordova, Alaska directing staff to draft the necessary charter changes that would allow code changes toward creation of an elected health services board, and for staff to present the charter changes timely enough for a ballot proposition at the March 2017 general election

M/Carpenter S/Beedle to approve Resolution 02-16-08 A resolution of the City Council of the City of Cordova, Alaska directing staff to draft the necessary charter changes that would allow code changes toward creation of an elected health services board, and for staff to present the charter changes timely enough for a ballot proposition at the March 2017 general election

Carpenter said we have been talking about the need for a separate HSB - an engaged group, due to the work load that it is on Council members to do both. Board experience is important and therefore, we are trying to transition toward that.

M/Carpenter S/Beedle to amend the fourth whereas to change the word control to governance and make changes in the now therefore be it resolved.

Joyce thought we could/should change governance now (i.e. the word governance in the whereas) but he thought we shouldn't meddle with the now therefore paragraph at this time. *Reggiani* agreed with that - he said he thinks staff is understanding the intent by listening to Council tonight.

Carpenter agreed to the change with just the word governance and to not change the now therefore be it resolved; the second, *Beedle*, agreed.

Vote on the motion to amend: 7 yeas, 0 nays. Joyce-yes; Burton-yes; Beedle-yes; Reggiani-yes; Carpenter-yes; Hallquist-yes and Bailer-yes. Motion approved.

M/Joyce S/Carpenter to amend as follows: in the title change charter to ordinance then delete code changes toward and delete everything after health services board. Also to insert a new whereas after the fourth whereas to say, whereas, a charter amendment in May 2105 allows the City to change how the hospital and other healthcare facilities are administered

by ordinance; and. In the last whereas after ordinances put the word and, and then scratch the words ballot language. Last in the now therefore be it resolved scratch the words charter and.

Joyce said we already amended the charter. This resolution is good to get us down the road but then the ordinance will be next.

Vote on the motion to amend: 7 yeas, 0 nays. Beedle-yes; Joyce-yes; Hallquist-yes; Burton-yes; Carpenter-yes; Bailer-yes and Reggiani-yes. Motion approved.

Burton said he completely agrees with **Tim's** brilliant amendment.

Vote on the motion as amended: 7 yeas, 0 nays. Carpenter-yes; Beedle-yes; Joyce-yes; Bailer-yes; Burton-yes; Reggiani-yes and Hallquist-yes. Motion approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

18. Council adoption of 2016 Land Disposal Maps

M/Carpenter S/Joyce to adopt the 2016 land disposal maps.

Carpenter said this is how we do this annually and she sees no problems in this set of maps. **Joyce** said he had a couple of questions for the planner, they were answered to his satisfaction and he will support the motion.

Vote on the motion: 7 yeas, 0 nays. Beedle-yes; Hallquist-yes; Burton-yes; Joyce-yes; Carpenter-yes; Bailer-yes and Reggiani-yes. Motion approved.

19. Council action on proposals for old Museum/Library building

M/Burton S/Beedle to award the disposal to Seamans Hardware for Lots 12-18 Block 6 Original Townsite and the improvements thereon.

Burton said he found value in all three of the proposals that Planning and Zoning has put forward by recommendation. He came to his decision about Seaman's a lot by the input from the community. As far as all the letters and/or signatures submitted, as well as phone calls he has received Seamans had 233 vs. 44 for Pioneer Square. He said when you factor the \$100K extra in proposal price for Pioneer Square, timeline also has to be considered and that would make it a wash if not give the edge to Seamans who would be up and running much more quickly.

Joyce said all seven proposals were in the packet, 2 did not meet the minimum bid, of the 5 remaining, 3 floated to the top - as the other 2 were non-responsive. He used his criteria and the three came out very close. He said this isn't a popularity contest, it is a business decision. He liked the Facility Contractors design. He liked the Cannery Row idea for a hotel and the need for more rooms. He will let others talk to be convinced of which way to vote.

Bailer said he is looking at the hard numbers - the price being higher by \$100K plus for Facilities Contractors. The improvements submitted by Facility Contractors was new remodeled buildings (high property tax). Seamans proposal did not upgrade the building. His list in order would be Facility Contractors, Cannery Row and then Seamans.

Hallquist said he believes Facility Contractors has the best proposal, his question is regarding other property they own on the South Fill. Is that lot being performed on?

Burton said he found a lot of value in these proposals. **Burton** stressed that the timeline is as important as the price.

Beedle said he is struggling to make this decision, he did the matrix and he has listened to the people.

Carpenter thanked those who took the time and effort to put together these proposals. She said someone will be disappointed and she will apologize now for that. She asked that people could see it from Council's perspective and realize it is a tough decision and to try not to give them the "stink eye" around town.

Beedle said he hoped that Council and P&Z could look and see how we could help facilitate these other proposals to happen. He hopes that whoever doesn't get selected, he hopes this isn't the end for them.

Reggiani said he read all of the proposals, read the recommendation from P&Z, read all the letters. He said he has 1 - 1.5 hours each night this last week into reading and rereading these proposals. His scores came out as follows: Facility Contractors, Cannery Row a close second and then Seamans a close third. He took all the proposals at face value, didn't use any subjectivity.

Joyce said that as far as sales tax, Seamans is already generating sales tax whereas Facility Contractors- generated sales tax would be new to the City revenue stream. But in the end he said that sales tax revenue is tough to calculate into the future.

Burton agreed; he said this is the hardest decision he has had to make since being at this Council table. He had a hard time assigning scores to those types of categories (sales tax) on the criteria.

Bailer agreed and said if sales tax was too hard to calculate then take it out of the picture entirely; i.e. remove it from the calculation for all proposals. He gave all three the same score under the sales tax column.

Joyce asked the Clerk if she could remind Council of what happened a year or so ago when Facility Contractors asked for an extension on one of their developments on the South Fill; which lot was that and what were the circumstances. **Bourgeois** did not remember, City Planner **Greenwood** approached the Council table and said that at this time, they are performing on both lots on the South Fill, they have had an extension granted by Council.

Vote on the motion: 2 yeas, 5 nays. Carpenter-no; Beedle-yes; Joyce-no; Bailer-no; Burton-yes; Reggiani-no and Hallquist-no. Motion fails.

M/Bailer S/Hallquist to award the disposal to Facility Contractors for Lots 12-18 Block 6 Original Townsite and the improvements thereon.

Council asked the Clerk questions about property taxes and when/how those are collected depending on sale date and depending on whether a property is leased or sold. **Bourgeois** said that the property is currently in City ownership and therefore, exempt. If it is sold this year it will still be exempt until January 1, 2017. If the property is leased (in a lease with option to purchase scenario) the lessee will pay property taxes on the full value of the improvements and a possessory interest value on the land determined by the length of the lease.

Joyce said that Facility Contractors had offered a land swap for possible consideration and **Joyce** said he wants it on the record that he is only interested in a straight cash sale. **Burton** said he agreed – cash sale only. **Hallquist** and **Carpenter** both said they agree to that. **Burton** reiterated that he has added up all the community input and council has a duty to consider that input.

Vote on the motion: 4 yeas, 3 nays. Joyce-no; Bailer-yes; Burton-no; Beedle-no; Reggiani-yes; Hallquist-yes and Carpenter-yes. Motion approved.

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

Wednesday Feb 24 – 8am – 9am Council participation in the oil spill exercise in the Cordova Center education room. Code change at next meeting for the change of HSB. **Beedle** said he would like the people's input regarding marijuana. **City Attorney Wells** was still on the phone and she said she would be willing to present to the Council or the community.

O. Audience Participation

Mike Butler said he really likes the City website and it is really effective and going in the right direction.

Dave Roemhildt said he has changed his mind about the Cordova Center. There was a movie this last weekend and he said it was great.

P. Council Comments

21. Council Comments

Joyce said this was a tough meeting, tough decisions. He wanted to explain his 2 no votes; he said he still wanted the opportunity to discuss the Cannery Row proposal. In the end he thinks Council made the right decision.

Bailer said it was a tough decision. The decision on the lot in Wilson Subdivision – he said all the information wasn't in front of them.

Beedle said tomorrow night there is a Harbor Commission meeting with a land sale proposal by the shipyard that they will be making a recommendation on.

Carpenter thanked the proposers. CRWP is hosting a book circle on the *King of Fish* on February 25.

Reggiani said he is in Juneau doing PWSAC lobbying and meeting up with Reps and Senators. His take home is that it is pretty gloomy down there in Juneau. He also said that **John Bitney** has been very generous and seeing him in action, he works really hard for the City – kudos to him.

M/Beedle S/Carpenter to recess for five minutes at 10:14pm.

Hearing no objections the meeting was recessed at 10:14 pm.

Q. Executive Session

Council came back into session at 10:25 pm.

M/Bailer S/Beedle to go into an executive session to discuss subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion, item 23 below.

Vote on the motion: 7 yeas, 0 nays. Hallquist-yes; Reggiani-yes; Bailer-yes Beedle-yes; Carpenter-yes; Joyce-yes and Burton-yes. Motion approved.

Council went into executive session at 10:30 pm and was out at 10:35 pm.

M/Bailer S/Beedle to go into an executive session to discuss matters which by law, municipal charter or code are required to be confidential specifically item 24 below.

Hearing no objections Council entered executive session at 10:35 pm.

Council went into executive session at 10:35 pm and was out at 11:00 pm.

22. Council direction to Manager regarding negotiations with chosen City Attorney Firm

23. City Council concerns surrounding employee performance (use e.s. reason #2 below)

24. City Attorney advice to City Council regarding employee relations and management (use e.s. # 3 below)

R. Adjournment

M/Beedle S/Joyce to recess the meeting until noon on Monday February 22 when Council could take up agenda item 22.

Hearing no objections the meeting was recessed at 11:00 pm.

At noon on Monday February 22 the meeting was reconvened.

The only item remaining on the agenda was...

Q. Executive Session

22. Council direction to Manager regarding negotiations with chosen City Attorney Firm

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

M/Burton S/Bailer to go into an executive session to discuss matters the immediate knowledge of which would clearly have an adverse effect on the finance of the government specifically, Council direction to Manager regarding negotiations with chosen City Attorney Firm.

Vote on the motion: 7 yeas, 0 nays. Beedle-yes; Hallquist-yes; Burton-yes; Joyce-yes; Carpenter-yes; Bailer-yes and Reggiani-yes. Motion approved.

Council entered the executive session at 12:01 pm and reconvened the regular meeting at 12:43 pm. **Mayor Kacsh** said that Council gave direction to the City Manager in the executive session.

M/Reggiani S/Joyce to adjourn.

Hearing no objection, Mayor Kacsh adjourned the meeting at 12:43 pm.

Approved: April 6, 2016

Attest: _____
Susan Bourgeois, CMC, City Clerk

Regular City Council Meeting
March 2, 2016 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order

Mayor James Kacsh called the Council Regular Meeting to order at 7:00 pm on March 2, 2016 in the Cordova Center Community Rooms.

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 James Kacsh** and Council members **Kristin Carpenter**, **Tom Bailer**, **Josh Hallquist** and **James Burton**. Council members **Tim Joyce** and **Robert Beedle** were present via teleconference. Council member **David Reggiani** was absent. Also present were City Manager **Randy Robertson**, City Clerk **Susan Bourgeois** and Student Council representatives **John Appleton** and **August Jewell**.

D. Approval of Regular Agenda

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

Mayor Kacsh said item 17 should be moved to be before item 15, calling it item 14b., and **Cathy Long** and **Kevin Quinn** were added as guest speakers.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Burton-yes; Joyce-yes; Beedle-yes; Hallquist-yes; Carpenter-yes; Reggiani-absent and Bailer-yes. Motion approved.

E. Disclosures of Conflicts of Interest - none

F. Communications by and Petitions from Visitors

1. Guest Speakers

a. **Cathy Long**, new executive director of the Chamber of Commerce was introduced to Council by a Chamber board member, **Osa Schultz**. **Schultz** thanked Council for the funding given to the Chamber in the last budget. She mentioned a BP & Alyeska funded Shorebird video that the chamber debuted. **Schultz** said **Long** has been hired as executive director, she knows Cordova very well, has a marketing background and is excited to be on board. **Long** thanked everyone for the opportunity - she is feeling confident about the job and is looking forward to some upcoming events, the Sportsman Show, Clean-up day and Shorebird.

b. **Kevin Quinn** was not present.

2. Audience comments regarding agenda items

Mary Little spoke in favor of the Council rescinding the vote on the land proposal.

Brad Reynolds of 403 Third Street, spoke in favor of the Council rescinding the vote on the land proposal.

Luke Borer of Box 398 spoke in favor of the Council rescinding the vote on the land proposal. If Council doesn't rescind then he wonders why the "pretty picture" isn't attached to the ordinance.

David Roemhildt mile 6 CRH, spoke in favor of the passage of Ordinance 1142.

3. Chairpersons and Representatives of Boards and Commissions

Mayor Kacsh said he would be hosting his lunch with chairs of boards and commissions tomorrow at noon.

Harbor Commission - **Beedle** said they had a special meeting last week to discuss the fill project at the shipyard.

Carpenter said that the HSB will meet next week on Thursday.

Parks and Recreation Commission - **Robertson** reported that the commission would be meeting on March 29.

School Board - **Barb Jewell** reported that they have been working on budget. This month the regular meeting has been moved to Tuesday March 8 instead of Wednesday March 9.

4. Student Council Representative Report

Jewell said that homecoming was last week. Basketball teams leave for Fairbanks tomorrow and then the week after that they have the district tournament in Tok.

G. Approval of Consent Calendar

Mayor Kacsh declared the consent calendar before Council.

5. Resolution 03-16-09 A resolution of the City Council of the City of Cordova, Alaska in support of the reauthorization of the Alaska regional development organization (ARDOR) program

6. Council concurrence of Mayor's appointment to the PWSRCAC board of directors

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

H. Approval of Minutes

M/Burton S/Bailer to approve the minutes.

7. 02-03-16 Regular Meeting Minutes

8. 02-17-16 Public Hearing Minutes

Vote on the motion: 6 yeas, 0 nays, 1 absent. Beedle-yes; Joyce-yes; Hallquist-yes; Bailer-yes; Carpenter-yes; Burton-yes and Reggiani-absent. Motion approved.

I. Consideration of Bids - none

J. Reports of Officers

9. Mayor's Report - *Mayor Kacsh* said he is still working the Tanner Crab Fishery issue. *Mayor Kacsh* thanked all of those he has served with over the past almost ten years and he thanked Cordova for giving him this opportunity.

10. Manager's Report - *Robertson* had 4 items: 1) latest update on self-insured status, he handed out to Council - through February and it looks like a savings of close to \$130K (including CCMC) 2) oil spill exercise went extremely well, he was very pleased USCG, state, feds, all that were present - reflects positively on the Cordova Center as a venue for a lot of that 3) there was a run over the weekend and Medic 8 - one of our ambulances is down, possible blown engine, still looking into that 4) AML has reported that revenue sharing is back on the table, \$38M this year - cut could be over \$64K loss to Cordova.

Questions: *Carpenter* - wondered if the possibility could exist to open up the group health plan to individuals around town - she wondered if Council could look into this. *Mayor Kacsh* said we could bring that up at Pending Agenda. *Joyce* asked if the ambulance was under warranty, possibly. *Robertson* said it is a 2007 and it is not still under warranty. *Bailer* asked about the Elementary School windows. *Robertson* said he has met with *Superintendent Russin*, it will be going out for bid soon and the schools prefer it not be done until summer break.

11. City Clerk's Report, *Mayor Kacsh* wanted to congratulate the team on a successful election. *City Clerk Bourgeois* thanked him and said it was appreciated, she continued that the Election Board is a professional group she is grateful that they say yes to helping each year. She reported that there were seven hundred ballots to count last night - some helpers came out of retirement to assist so the ballots could be split and counted in two separate rooms to speed the process along (*Barb Webber* and *Linnea Ronkar*). Approximately 145 ballots could be left to count - all depends on the absentee and the return of those timely. Thirty registrations were filled out and sent in to the state yesterday. She reported the results at the polls and said the rest would be counted on Wednesday March 9 - certification to follow at a Council special meeting on March 10. *Bailer* and *Burton* also commended the election workers - they heard from the public too on how well it was run.

K. Correspondence

12. 02-10-16 Letter from J. Greenwood in re Forest Heights culvert

13. 02-22-16 Letter from S. Parker supporting Seamans proposal

14. 02-22-16 Letter from M. O'Toole supporting Seamans proposal

Burton commented on the letter from *Greenwood* - Council said during the vote that they were not setting a precedent.

Ka. Moved item at approval of agenda

14b. ~~17.~~ Motion to rescind council action on disposal of Museum/Library building

M/Burton S/Beedle to rescind the motion that was approved at the February 17, 2016 meeting: to award the disposal to Facility Contractors for Lots 12-18 Block 6 Original Townsite and the improvements thereon.

Mayor Kacsh said he would like Council to stick to new information on this item and not to reiterate what has been said at previous meetings.

Burton said as evidenced with last night's election, Council decisions can be overturned by referendum petition. He thinks that not listening to the public is what got us into that position. He said there are more questions he has about the proposal Council chose that he'd like answered before he can support it. *Joyce* said he appreciates Mr. *Burton's* comments, but he based his scores on the criteria that were published in the RFP. He felt that Council never got to talk too much about the

Cannery Row proposal but either way, he is not willing to rescind at this time. **Bailer** said we heard plenty of public comment and the P & Z criteria used was the same as the Council's and both scored the Facility Contractor's proposal highest. **Hallquist** said he won't support a rescind motion but he will stay tough and ensure that he follows through on all of his developments. **Beedle** said we are an agent of the people. He is hesitant to put Mr. **Roemhildt** in a spot – there are too many other variables. **Carpenter** said she wasn't looking forward to discussing this again; she opined that the diversification that this proposal will offer will greatly benefit First Street and Cordova. She is still in support of the Pioneer Square proposal; to give small businesses a chance to flourish. **Burton** finished by saying this was the only way to get this discussed again, he didn't intend this to be a negative way to do this; after this he won't talk about it again.

Vote on the motion: 2 yeas, 4 nays, 1 absent. Joyce-no; Bailer-no; Burton-yes; Beedle-yes; Reggiani-absent; Hallquist-no and Carpenter-no. Motion fails.

L. Ordinances and Resolutions

15. Ordinance 1142 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the city manager to enter into a thirty year lease agreement with Facility Contractors, LLC, which includes an option to purchase, for city property described as Lots 12 through 18, Block 6, Original Townsite -1st reading

M/Bailer S/Carpenter to adopt Ordinance 1142 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the city manager to enter into a thirty year lease agreement with Facility Contractors, LLC, which includes an option to purchase, for city property described as Lots 12 through 18, Block 6, Original Townsite

Bailer said he supports this. **Carpenter** asked about section 20B of the lease on page 11 of 18 of the lease, she wants to understand the option to purchase, whether that can be done immediately or not. She went on to say that she believes that section 20D then says Exhibit B (attached) must be substantially completed as in 5B of the lease as a “condition to exercise option”. 5B gives the dates. **Carpenter** was bringing this up because people had mentioned it to her. She wondered if that meant he could purchase sooner than three years if he completes it sooner. **Greenwood** and **Robertson** both agreed. **Burton** said that he has heard people concerned about whether or not he'd be held to exactly what was proposed. **Joyce** said he is expecting to get what the proposal has said.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Carpenter-yes; Hallquist-yes; Bailer-yes; Beedle-yes; Burton-yes; Reggiani-absent and Joyce-yes. Motion approved.

16. Ordinance 1143 An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 15.20.010, repealing Cordova Municipal Code section 15.20.010 (E), and enacting Cordova Municipal Code section 15.20.015 to permit registered voters in Cordova, Alaska to serve on the Health Services Board -1st reading

M/Burton S/Carpenter to adopt Ordinance 1143 an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 15.20.010, repealing Cordova Municipal Code section 15.20.010 (E), and enacting Cordova Municipal Code section 15.20.015 to permit registered voters in Cordova, Alaska to serve on the Health Services Board

Burton said he can't wait until other people are doing this. **Joyce** said we are getting too far down in the weeds on this; things we are not ready for. He would propose this gets referred so we can have a work shop with the hospital administrator and council to get a better idea of where we want to go with this.

M/Joyce S/Bailer to refer this to staff.

Mayor Kacsh said this is just the in-between step. This wasn't intended to be the end product of an elected board.

Carpenter said she doesn't think this needs to be referred at this time. **Burton** said he doesn't support referring this now.

Bailer said we are making it like an appointed board but he thought we were working toward an elected board. **Hallquist** agreed that the resolution passed last time said to do exactly this. **Burton** said this is all about appointing a couple of members as a transition. **Hallquist** said he does agree that we should do this right, **Joyce** is correct, we should hear from the hospital administrator.

Vote on the motion to refer: 3 yeas, 3 nays, 1 absent. Beedle-no; Carpenter-no; Burton-no; Hallquist-yes; Bailer-yes; Reggiani-absent and Joyce-yes. Motion fails.

M/Joyce S/Bailer to amend 15.20.010 A. by replacing the two sentences beginning with and ending with, “each member shall...shall be overlapping” with “some members of the board shall be nominated by the mayor and confirmed by the council until such time that others can be elected.”

Joyce thought this would be better wording to hold us over until we choose to elect the board. **Carpenter** said we are focusing on the language that has been inserted but the real change is what has been crossed out – the big step we are taking is no longer requiring the council members to also be health services board members.

Vote on the motion to amend: 6 yeas, 0 nays, 1 absent. Joyce-yes; Burton-yes; Beedle-yes; Reggiani-absent; Carpenter-yes; Hallquist-yes and Bailer-yes. Motion approved.

Vote on the main motion as amended: 6 yeas, 0 nays, 1 absent. Hallquist-yes; Reggiani-absent; Beedle-yes; Carpenter-yes; Joyce-yes; Bailer-yes and Burton-yes. Motion approved.

M. Unfinished Business - none

N. New & Miscellaneous Business

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

Bailer has given the Mayor a memo which gives the State's policy on service animals and he'd like an agenda item to adopt that policy into City Code. That will be on the next agenda. **Mayor Kacsh** said he'd also have an item concerning the self-insurance pool per **Carpenter's** suggestion earlier. March 10 – noon meeting, HSB to follow.

O. Audience Participation

David Allison of 203 Whiskey Ridge Rd, said that he wanted to publicly express appreciation to the outgoing Mayor and Council members and thank them for their service, **Mayor Kacsh** and **Kristin Carpenter** as well as Mr. **Reggiani** who is not present.

Ken Jones of 4.5 mile CRH, also offered his appreciation to those who have served. He especially thanked **Mayor Kacsh** for his work toward the Tanner Crab fishery.

P. Council Comments

19. Council Comments

Joyce thanked all for their service. Also, thanked those who ran.

Beedle ditto to that appreciation, also thanks to **Dick & Joanie** and all of **Randy's** staff that worked on the oil spill exercise.

Carpenter said that the LIO would have the teleconference going from 1 – 4pm tomorrow for public input on the state budget. She thanked those who have served and who ran and those elected.

Bailer echoed all the thanks and he said that he spoke to **George** and **Carrie** with the **Salty Steer** and he said they will turn the other cheek and move on. They are good business people, they have other ventures going, unfortunately it won't be here in Cordova. They will be fine, they will still come up here and fish, they just won't be investing in Cordova; we missed out on a \$4.5M investment.

Hallquist thanked the voters and those who ran.

Burton echoed the comments and he thanked **Randy** for the self-insurance updates and for getting us into that. He asked for a round of applause for the outgoing Council and Mayor and everyone in the audience and at the table obliged.

Q. Executive Session - none

R. Adjournment

M/Burton S/Bailer to adjourn

Hearing no objections the meeting was adjourned at 8:40 pm.

Approved: April 6, 2016

Attest: _____
Susan Bourgeois, CMC, City Clerk

City Council Public Hearing
March 23, 2016 @ 6:45 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order

Acting Vice Mayor Tom Bailer called the Council public hearing to order at 6:45 pm on March 23, 2016, in the Cordova Center Community Rooms.

B. Roll call

Present for roll call were Council members **Tom Bailer, Josh Hallquist, David Allison** and **James Wiese**. Council member **Tim Joyce** was present via teleconference. **Mayor Clay Koplin** and Council members **James Burton** and **Robert Beedle** were absent. Also present were City Manager **Randy Robertson** and City Clerk **Susan Bourgeois**.

C. Public hearing

1. Ordinance 1142 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the city manager to enter into a thirty year lease agreement with Facility Contractors, LLC, which includes an option to purchase, for city property described as Lots 12 through 18, Block 6, Original Townsite

2. Ordinance 1143 An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 15.20.010, repealing Cordova Municipal Code section 15.20.010 (E), and enacting Cordova Municipal Code section 15.20.015 to permit registered voters in Cordova, Alaska to serve on the Health Services Board

Acting Vice Mayor Tom Bailer opened the hearing up for public comment on ordinances 1142 and/or 1143. **Acting Vice Mayor Tom Bailer** asked if there was any public comment and there was none.

M/Allison S/Hallquist to recess the public hearing at 6:50 pm until 6:58 pm.

Hearing no objection, the Public Hearing was recessed until 6:58 pm.

At 6:58 pm **Acting Vice Mayor Tom Bailer** called the public hearing back to order and asked again if there was any public comment. There was none.

Council member **Robert Beedle** arrived at 6:58 pm.

D. Adjournment

M/Allison S/Hallquist to adjourn the Public Hearing

Hearing no objection, the Public Hearing was adjourned at 6:58 pm

Approved: April 6, 2016

Attest: _____
Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting
March 23, 2016 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order

Acting Vice Mayor Tom Bailer called the Council Regular Meeting to order at 7:00 pm on March 23, 2016 in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance

Acting Vice Mayor Tom Bailer led the audience in the Pledge of Allegiance.

C. Roll call

Present for roll call were Council members **Tom Bailer, Robert Beedle, Josh Hallquist, David Allison** and **James Wiese**. Council member **Tim Joyce** was present via teleconference. **Mayor Clay Koplin** and Council member **James Burton** were absent. Also present were City Manager **Randy Robertson** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

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

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

E. Disclosures of Conflicts of Interest - none

F. Communications by and Petitions from Visitors

1. Guest Speakers - **Joanie Behrends**, the City's emergency management officer gave an update on the upcoming Alaska Shield exercise which will be on April 1 & 2.

Mayor Clay Koplin arrived at the meeting at 7:10 pm and at this time he took over as chair from **Vice Mayor Bailer**.

2. Audience comments regarding agenda items

Cindy Appleton Prince William Marina Road, she had her dog Harley on her lap, she spoke against the passage of any code provision regarding dogs being allowed in City buildings.

Jim Kacsh of 824 Woodland Drive, spoke to pets in the workplace. He has spoken to many people in the past few weeks about this topic and overwhelmingly he said most people didn't see it as a problem at all. He also addressed ATS 1004 - he hopes it doesn't end here with this particular interested party - it would be great for Cordova to have another processor and specifically one that might open before April 1 to increase fish tax for Cordova.

Mark Frohnafel of 828 Woodland Drive, spoke in support of moving forward ATS 1004 using the process in place. He also supported the continuance of use of the criteria at the Planning and Zoning level. He also said that the City has a code that is a leash law, he is against the idea of pets in City buildings.

Mary Ann Bishop of 700 Fourth Street, spoke against the disposal of ATS 1004.

Kristin Carpenter of 507 Fourth Street, spoke against the disposal of ATS 1004.

Jerry Blackler of 921 Center Drive, spoke in support of the disposal of ATS 1004 and the need for expansion at the shipyard.

James Thorne of 1400 Lakeshore Drive #34, spoke against the service dog code.

Joanie Behrends of 4.5 mile CRH, spoke against development in the Tsunami zone and she spoke against the service dog code.

Katherine Mead of 104 West Davis Avenue spoke against the service dog code.

Don Scutt of 204 Boardwalk Way, said he is in support of no dogs in City buildings.

3. Chairpersons and Representatives of Boards and Commissions

Harbor Commission - **Beedle** said they met about ATS 1004 and there was a lot of information that came out, more than everyone knows.

Allison said that the HSB met for CEO interviews Monday and Tuesday - 3 interviews and then they met tonight and elected new officers - he is the new chair - narrowed the list to 2 candidates who will come to Cordova for in person interviews. Also they are asking for some funds tonight.

Bailer said that P&Z had some issues on tonight's agenda.

4. Student Council Representative Report - not present

G. Approval of Consent Calendar

Mayor Koplin declared the consent calendar before Council.

5. Resolution 03-16-12 A resolution of the City Council of the City of Cordova, Alaska, approving the final plat of '2016 Cabin Lake SLUP Lots Subdivision'

~~6. Resolution 03-16-13 A resolution of the City Council of the City of Cordova, Alaska, approving the City of Cordova Planning & Zoning Commission's Resolution 16-02 and authorizing the vacation of a portion of the Davis Avenue right-of-way~~

7. Resolution 03-16-14 A resolution of the City Council of the City of Cordova, Alaska, approving the site plan from Northern Fish Products dba Prime Select to place modular bunkhouse units on Lot 9, Block 1, Cordova Industrial Park

~~8. Resolution 03-16-15 A resolution of the City Council of the City of Cordova, Alaska, authorizing a transfer of \$196,828.96 from the general fund reserve to Cordova Community Medical Center in order to fund short term operational expenses~~

Vote on the consent calendar: 6 yeas, 0 nays, 1 absent. Wiese-yes; Joyce-yes; Beedle-yes; Hallquist-yes; Allison-yes; Burton-absent and Bailer-yes. Consent Calendar was approved.

Items 6 & 8 were pulled from the consent calendar by **Allison** and placed after item 16, as items 16a and 16b.

H. Approval of Minutes - none

I. Consideration of Bids

9. Council action on ITB 16-02 - Baler Work Rooms & Safety Upgrades Project

M/Beedle S/Bailer to direct the City Manager to negotiate a contract with Eagle Contracting Corporation, Cordova, AK to provide design-build services per RFP#16-02 for a sum not to exceed one hundred thousand dollars and zero cents (\$100,000.00) for Base Bid and Alt 01 (repair main bay lighting), per the attached fiscal note.

Beedle asked if alternate 2 could be handled within a budget this year. **Robertson** said if we can get to it; it may not get done within this project cost. Public Works Director **Rogers** said it does need to get done, but the lights, which were alternate one, were obviously a higher priority. **Beedle** said he supports the motion. **Bailer** and **Hallquist** said they are in support as well.

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

J. Reports of Officers

10. Mayor's Report - **Mayor Koplin** said that his style will be to help facilitate Council's meetings, he hopes to keep them short and productive and ensure that the minority is heard and the majority prevails. **Mayor Koplin** said he would be more cautious in the future regarding comments to the media as recently they mentioned he was the incoming Mayor when he didn't intend his comments to be from the City but from Cordova Electric instead. He said he would wait a bit and meet with the chairs of boards and commissions in May and he will get with MTAB representative **Reggiani** to determine best the role of the AMHS committee and he'd get back to Council on that. **Bitney** has said that he should get down to Juneau - he'd like to run it past Council first and then get a good list of Council priorities. He has looked over Council's most recent list. **Mayor Koplin** said he would be meeting with all the interested parties regarding the Tanner Crab Fishery - as a follow up to **Mayor Kacsh's** work in that respect.

11. Manager's Report - **Robertson** said that **Bitney** did indicate that the Anchorage Mayor is making a push for the Harbor bond because of their \$275 million mega port. **Robertson** introduced **Sue Cogswell** and **Juanita** of the PWSEDD - the ARDORs are in trouble as far as funding. The Chugach Regional Energy Plan was in draft form now. Harbor roads should be ready to start in the next couple of weeks - he thanked **Mr. Rogers** and his team for that. LT2 is about done and it has been on the docket for over a decade, **Rich Rogers, Joel Felix**, Dawson, the contractor - have been great. He wanted to also recognize **Joanie Behrends** for her hard work; Alaska Shield is upcoming and that has been 2 years of work in the making.

12. City Clerk's Report, **Bourgeois** said she wrapped up the election - 833 ballots were cast, 44.76% voter turnout - our seven year average has been closer to 30%. Appeal period has a couple of more weeks - 14 appeals so far. BOE is scheduled for April 18.

K. Correspondence

13. Letter of 02-26-16 from Mary Little supporting Seamans proposal for Library/Museum building

14. Letter of 03-16-16 from Mary Anne Bishop regarding disposal of ATS 1004

L. Ordinances and Resolutions

15. Ordinance 1142 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the city manager to enter into a thirty year lease agreement with Facility Contractors, LLC, which includes an option to purchase, for city property described as Lots 12 through 18, Block 6, Original Townsite -2nd reading

M/Bailer S/Hallquist to adopt Ordinance 1142 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the city manager to enter into a thirty year lease agreement with Facility Contractors, LLC, which includes an option to purchase, for city property described as Lots 12 through 18, Block 6, Original Townsite

Joyce said we used the criteria that has been established in Code and this proposal received the highest ranking both at P&Z and at Council. **Bailer** reiterated that this project will bring in more value as far as property tax as well as over \$100k more in sale price - he strongly supports this.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Allison-yes; Hallquist-yes; Bailer-yes; Beedle-yes; Wiese-yes; Burton-absent and Joyce-yes. Motion approved.

16. Ordinance 1143 An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 15.20.010, repealing Cordova Municipal Code section 15.20.010 (E), and enacting Cordova Municipal Code section 15.20.015 to permit registered voters in Cordova, Alaska to serve on the Health Services Board -1st reading
M/Hallquist S/Bailer to adopt Ordinance 1143 an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 15.20.010, repealing Cordova Municipal Code section 15.20.010 (E), and enacting Cordova Municipal Code section 15.20.015 to permit registered voters in Cordova, Alaska to serve on the Health Services Board.

Bailer said that initially he did support this however he now believes we should back off from this a little bit and wait for the full time leadership at CCMC to be chosen and we should discuss this with him. **Joyce** said he tried to bring that up last time and he agrees with **Bailer** - he would like to wait until there is a full spectrum ordinance that changes it all at once. **Allison** agreed too that there are issues to be lined out still. He won't support this tonight however, he hopes it doesn't take three years to get it worked out. **Robertson** also said he would have suggested referral to staff.

M/Beedle S/Allison to refer this to staff.

Beedle and **Wiese** both opined that HSB is not a strength of theirs and they would like this solved as soon as possible so others are on that board instead of them.

Vote on the motion to refer: 6 yeas, 0 nays, 1 absent (Burton). Motion approved.

16a. 6. Resolution 03-16-13 A resolution of the City Council of the City of Cordova, Alaska, approving the City of Cordova Planning & Zoning Commission's Resolution 16-02 and authorizing the vacation of a portion of the Davis Avenue right-of-way

Allison said he pulled this because he had a question. Is the purchase of the land happening at the same time as the vacation, or will there be another item before Council? Assistant Planner **Leif Stavig** was in the audience and he said there will be another item - this is just the vacation.

M/Allison S/Beedle to approve Resolution 03-16-13 a resolution of the City Council of the City of Cordova, Alaska, approving the City of Cordova Planning & Zoning Commission's Resolution 16-02 and authorizing the vacation of a portion of the Davis Avenue right-of-way.

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

16b. 8. Resolution 03-16-15 A resolution of the City Council of the City of Cordova, Alaska, authorizing a transfer of \$196,828.96 from the general fund reserve to Cordova Community Medical Center in order to fund short term operational expenses

M/Allison S/Hallquist to approve Resolution 03-16-15 a resolution of the City Council of the City of Cordova, Alaska, authorizing a transfer of \$196,828.96 from the general fund reserve to Cordova Community Medical Center in order to fund short term operational expenses.

Allison said he pulled it in order to amend the amount per an email they received from **Mr. Rea**.

M/Allison S/Beedle to amend by changing the amount of the loan throughout the resolution to \$166,072.88.

Vote on the motion to amend: 6 yeas, 0 nays, 1 absent (Burton). Motion approved.

Allison said he would hope that this isn't a consistent practice and they can get caught up and get on the right track. Unfortunately, this will not be the last time but we are working toward that.

Vote on the main motion as amended: 6 yeas, 0 nays, 1 absent. Beedle-yes; Allison-yes; Wiese-yes; Hallquist-yes; Bailer-yes; Burton-absent and Joyce-yes. Motion approved.

M. Unfinished Business

17. Council acceptance of Planning & Zoning Commission Resolution 16-03 concerning land disposal criteria

M/Beedle S/Hallquist to accept Planning Commission Resolution 16-03.

Beedle said he agrees with these criteria for use by P&Z and he thinks Council should have its own mechanism for rating proposals. **Joyce** agreed with **Beedle** and thinks Council needs to come up with its own scoring for these proposals. Possibly that could make these decisions easier and more open and transparent. **Mayor Koplin** asked how best to ensure we get back to this as **Joyce** is suggesting. **Joyce** said putting on a pending agenda would help.

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

N. New & Miscellaneous Business

18. Council action on land disposal method – portion of ATS 1004

M/Beedle S/Bailer to dispose of a portion of ATS 1004 as depicted in the staff report for fair market value as outlined in Cordova Municipal Code 5.22.060 B by number 4) requesting sealed proposals to lease or purchase the property.

M/Beedle S/Bailer to amend the motion to ensure that the advertising of the RFP goes out for at least 60 days.

Bailer said that was discussed at P&Z also – I agree and there was concurrence of P&Z as well.

Vote on the motion to amend: 6 yeas, 0 nays, 1 absent (Burton). Motion approved.

Wiese completely agreed that this property needs to be developed; he said the shipyard is a great economic engine for the community but we need more of it.

Joyce thinks that P&Z might need some training because they didn't quite understand that they could have used any four of those methods as a recommendation to Council. He hopes if this comes back it should be looked at again by P&Z, Harbor Commission and the fishermen who use it. He wants to ensure that the Shipyard keeps a piece necessary for its expansion there.

M/Joyce to refer to go back to P&Z and for the Harbor to look at it again – motion dies for lack of a second.

Beedle said this did get referred from P&Z to Harbor Commission and this was discussed and that is where the 5 acre figure came from. **Joyce** said he thinks P&Z made no recommendation and he thinks they need to. **Allison** said this land needs to be developed; I am ready to see proposals. The RFP needs to be clear – so proposers are sure of what we want to keep. **Robertson** said staff is listening and they will be clear in the development of the RFP. **Joyce** commented on some of the public testimony mentioning the tsunami zone and he said really, when you are talking about activities on the waterfront, that need to be at the ocean, there is no way to avoid being in the tsunami zone; boat haul outs, canneries, etc.

Bailer asked Council whether they wanted to see the proposal. **Robertson** said that is not common practice – he'd prefer to get the guidance here and then have Council's trust to get it done; he does understand that this is a sensitive property. It won't be in 2 weeks as there will be a lot of coordination.

Vote on the main motion as amended: 6 yeas, 0 nays, 1 absent (Burton). Motion approved.

19. Council election of Vice Mayor

Beedle nominated **Bailer**, **Joyce** nominated **Burton**. Discussion ensued regarding the fact that **Burton** is often in attendance via teleconference, and perhaps **Bailer** is better suited as he is in town more often. Council concurred that it would just be more practical to have **Bailer**.

Upon Roll Call Vote to elect James Burton as Vice Mayor: 1 yeas, 5 nays, 1 absent. Wiese-no; Burton-absent; Beedle-no; Hallquist-no; Allison-no; Joyce-yes and Bailer-no.

Upon Roll Call Vote to elect Tom Bailer as Vice Mayor: 6 yeas, 0 nays, 1 absent. Beedle-yes; Joyce-yes; Hallquist-yes; Wiese-yes; Allison-yes; Bailer-yes and Burton-absent.

Tom Bailer was, therefore, elected as the Vice Mayor.

20. Council direction regarding City policy regarding service dogs

M/Bailer S/Hallquist that the City adopt the state policy on service animals.

Mayor Koplin asked for clarification on whether that would be a resolution or an ordinance. **Allison** said that the memo asked for clear direction to staff on a code change, which would be an ordinance. **Bourgeois** clarified that she wrote that memo based on the state policy being handed to her as an item at the request of **Mr. Bailer** – and with the hand written notes atop the memo that said, "to adopt by code this state policy". She assumed it was **Bailer's** agenda item and he would describe what he was intending. There was confusion on Council's part as to what the intent is – codification or not;

Allison wondered if state policy ruled if there was no policy on this per se. **Bailer** said that service animal policy is federal. **Bailer** said he sees at the LIO office a sign that says service animals only. His intent was a similar sign in City buildings.

Mayor Koplin said he cannot offer a legal opinion but he believes that home rule cities, which Cordova is, would not be bound by statute – could adopt their own ordinances. **Wiese** opined that we have 40-60 volunteers at the fire department

and if we could set policy that is building by building maybe that is something we could look into to allow the volunteers their dogs at the fire hall as there was support in public testimony for that. **Hallquist** said he would like to refer this to staff and have them look at this – he doesn't have a problem with dogs at the fire department. He doesn't like the idea of dogs in the new building where the general public is often – people have allergies, are afraid of dogs, etc. **Hallquist** also said employees driving City cars with dogs in their laps is probably unsafe. He'd like staff to look into where and when it is appropriate and bring that back for Council to look at (water sewer guys with their dogs for bear protection hiking up to the catchments, etc. would be allowable for example). **Allison** thinks that this whole item is just discussion where staff would be listening and could then come back with a solution. **Bailer** said his main intent of bringing this forward would be to see a sign on the door in this Cordova Center building that says service dogs only. He would agree that he doesn't care what is done down at the fire hall. Discussion ensued and **Bailer** said maybe also the chamber of commerce building too – it's small and there are a lot of people in and out of there. The outlying City buildings are of less concern he said. After listening, **Robertson** advised that this is a comprehensive policy or no policy, he said this will cost us money, there is much more to this than meets the eye. The hospital is a City facility, there will be union complaints over this when you get into a haves and have nots scenario. There is a therapy dog at the hospital. We are opening things up here when you say you can but you can't. We will either have a comprehensive policy written by the City Manager or we will ask people to use their discretion which is what we have done in the past. **Joyce** thought that looking at the State's policy might be a good place to start.

Burton joined the meeting via teleconference.

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

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

Council criteria for land disposal – **Joyce** said he would like Council to discuss these criteria and come up with a good list. Council opted to have an agenda item on the next meeting about these criteria. Council was directed to email criteria to the City Clerk and she would put them into an agenda item.

O. Audience Participation

David Roemhildt of 6mile CRH commented regarding land disposals. He believes that Council and P&Z should have the same criteria. Also, he agrees that maybe looking at financials, etc. of a proposer might be a good idea and maybe it should be included, people can make any numbers look good, things can be fudged, etc. More important is, for Council to look for the best ideas and have some justification. He opined that also maybe each proposal should get Council time – i.e. in reverse order discuss the merits of each proposal.

P. Council Comments

22. Council Comments

Bailer welcome to the new Mayor and new Council. Also, it is good to get feedback from someone who has gone through our process.

Hallquist thanked the FD, **Joanie (Behrends)** and the AK Shield group for all the hard work. He complimented the police department on good job at the school last week with a disturbance, it was handled very well by the officer. Streets department has been filling washouts and he appreciates their work. He thanked **Noel (Rea)** and the CCMC staff said he's feeling a lot better about CCMC than he has in the past.

Allison thanked the folks in town for their willingness to invest in Cordova – today you can invest anywhere – to invest here is good for Cordova – great to see all the proposals these last few years. Hope we can satisfy more of them in the future as we grow our economy. Thanked the voters for the good turnout. Thanked those who ran, **Clay & James** and especially **Jason Long** for putting his name in – for the love of our community. Thanked staff for valuable input.

Wiese thanked all of them who have done it before – he said this is a ton of work. He is excited to do it though. He thanked **Noel Rea** at CCMC and said because of what he has seen and heard of late he and his wife are going to start going to CCMC again – excited for the new doctor coming on, etc.

Joyce thanked **Joanie** for her work – congrats to new members and he appreciates their participation. He mentioned a property tax exemption concerning undeveloped lots. He thinks we need to do that and adopt that into code.

Beedle said the shipyard building is going up – you should all go see. He said he believes the Mayor should absolutely go to Juneau, should be mandatory. Thanked

Q. Executive Session

23. City's self-funded health insurance

M/Bailer S/Hallquist to enter executive session to discuss matters the immediate knowledge of which would clearly have an adverse effect on the finances of the government, specifically the City self-funded health insurance.
Vote on the motion: 6 yeas, 0 nays, 1 absent (Burton). Motion approved.

With no objection, Council recessed at 9:48 pm to clear the room for the executive session.
The meeting was reconvened at 10:00 pm.

Council entered the executive session at 10:01 pm and was out of the executive session at 10:15 pm.

R. Adjournment

M/Allison S/Bailer to adjourn

Hearing no objections the meeting was adjourned at 10:15 pm.

Approved: April 6, 2016

Attest: _____
Susan Bourgeois, CMC, City Clerk

CITY OF CORDOVA



March 30, 2016

Mayor's Report

I facilitated a video conference with Cordova fishermen and processors and Mayor Kacsh on one end and commissioner of ADF&G and director of commercial fisheries and Rep. Stutes and a representative of the Lt. Governor's office and Jerry McCune of CDFU (Cordova District Fishermen United) on the Juneau end last Friday. I plan to email a summary letter to ADF&G and participants by this Friday, April 1.

I am tentatively planning to go to Juneau next week, flying up Thursday afternoon and returning Saturday morning for introductions and meetings as Cordova mayor if my schedule allows. I plan to provide my own lodging and transportation, the airfare and per diem would be the only expenses to the mayor's budget. John Bitney strongly encouraged me to visit, key messages would be the importance of City harbor upgrade, the negative impact of pushing state PERS and TERS liability onto municipalities, and any follow-up on tanner crab test fishery.

AIGCO has asked to be on the May meeting agenda. I firming up details and should have these available by meeting time, but I believe they would like a noon meeting with council – a work session format to present information.

I will be on vacation out of country April 24-May 7, and will miss the May 4th. The meeting is personal vacation I had scheduled before I ran for Mayor.

Points North Heli-Adventures seeks to grow their Cordova business, and has asked for a resolution of support from the City council. I will work with Manager Robertson to draft a resolution for the April 20th regular council meeting agenda.



City of Cordova,
Office of the City Clerk
Cordova, AK 99574
601 First Street * PO Box 1210

Phone: 907.424.6248
Fax: 907.424.6000
Cell: 907.253.6248
E-mail: cityclerk@cityofcordova.net

CITY CLERK'S REPORT TO COUNCIL

April 6, 2016 Regular Council Meeting

Date of Report: Mar 28-31, 2016

Things the Clerk's Office would like Council feedback on:

- Refer to Pending Agenda page in the packet and the minutes of the March 23 regular meeting – Council should email me suggestions for City land proposal criteria for inclusion in an agenda item on an upcoming meeting

Things the Clerk's Office has been working on:

- Prepared agenda and packet for regular meeting on 04-06-16
- Prepared minutes of last 3 regular meetings catching up after busy election and assessment notice and appeal season
- Deputy Clerk and City Assessor's staff continue work on the 2016 appeals to assessed values – last day to appeal is April 8, 2016
- Processed voter registration applications
- Researched attorney opinions for HR staff
- Assisted with check signer resolution
- Signed City payroll and accounts payable checks
- Assisted property owners with appeal forms, copies of property record cards and informed them of the increases this year and consistency across the board
- Assisted citizen with petition process for referral of a Council adopted ordinance – explained rules, requirements, number of signatures required, timeline, etc.
- Explained the same to the would-be lessee of said City land now possibly being referred – as the petition circulates
- Answered other property related requests, i.e. foreclosures, sales, mortgage company financing requests of taxes paid/owed, etc.
- Assisted taxpayers with property tax paid information for previous years as they complete personal income tax returns

Memorandum

To: City Council
From: Planning Staff
Date: 3/29/2016
Re: Resolution 04-16-16

PART I – BACKGROUND

2/17/16 – David Mitchell from the Great Land Trust was a guest speaker at the City Council Regular Meeting. He gave a brief introduction of the Great Land Trust and explained that Lorna Stern was seeking to donate her property to the City of Cordova subject to a conservation easement held by the Great Land Trust.

PART II – GENERAL INFORMATION

Resolution 04-16-16 is a resolution supporting negotiations for the land donation and conservation easement. Once negotiations are completed, the council would have to pass another resolution after a public hearing to acquire the property.

Lorna Stern, the Great Land Trust, and staff have had several conversations about the project and the conservation easement will allow for some limited development for recreation, telecommunication towers, and water supply utilities.

Attached after the resolution is a letter from Lorna Stern and an information paper from the Great Land Trust that was presented in the City Council packet from 2/17/16.

PART III – SUGGESTED MOTION

“I move to approve Resolution 04-16-16.”

**CITY OF CORDOVA, ALASKA
RESOLUTION 04-16-16**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
SUPPORTING NEGOTIATIONS BETWEEN THE GREAT LAND TRUST, LORNA
STERN, AND THE CITY OF CORDOVA REGARDING PROPERTY DONATION TO THE
CITY OF CORDOVA SUBJECT TO A CONSERVATION EASEMENT HELD BY THE
GREAT LAND TRUST, AS WELL AS PERMITTING THE CITY TO CONDUCT DUE
DILIGENCE REGARDING THE PROPERTY TRANSFER**

WHEREAS, Great Land Trust presented a proposal to the Cordova City Council on February 17, 2016, regarding Lorna Stern's desire to donate her Shelter Cove Property (Property) to the City; and

WHEREAS, Ms. Stern desires the Property to be a community benefit and asset in perpetuity, while ensuring the Property remains free from development not otherwise agreed to by the parties; and

WHEREAS, to accomplish Ms. Stern's goals, she desires to convey the Property's title to the City and grant Great Land Trust a conservation easement on the Property; and

WHEREAS, Ms. Stern intends to donate the funds necessary for Great Land Trust to proceed with the Property transfer and to conduct annual Property monitoring; and

WHEREAS, the Property is adjacent to other City of Cordova lands; and

WHEREAS, the Property has significant conservation value including habitat for salmon, wildlife habitat, open space, and watershed conservation that provides public benefit; and

WHEREAS, additional due diligence is necessary for the City to make an informed decision about accepting the Property donation; and

WHEREAS, discussions between Lorna Stern, Great Land Trust, and the City of Cordova need to occur to draft a complete conservation easement; and

WHEREAS, in accordance with City Code Chapter 5.23 – ACQUISITION OF REAL PROPERTY, there needs to be a public hearing and resolution supporting the Property acquisition, which will be requested after due diligence and easement discussions are completed; and

WHEREAS, City support to enter into discussions with Lorna Stern and Great Land Trust and permission for the City to conduct its due diligence is requested, allowing the City to pursue, in good faith, the land acquisition without commitment until a future resolution is brought forth.

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Cordova, Alaska, supports negotiations between the Great Land Trust, Lorna Stern, and the City of Cordova regarding property donation to the City of Cordova subject to a conservation easement held by the Great Land Trust, as well as permitting the city to conduct due diligence regarding the property transfer.

PASSED AND APPROVED THIS 6th DAY OF APRIL, 2016

Clay Koplin, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

January 27, 2016

TO: Cordova City Council

FROM: Lorna A. Stern

RE: USMC 1061

Below is a brief history of my late husband, Jack Stern (John M. Stern, Jr.) and his relationship with Cordova and USMC 1061.

Jack frequently visited Cordova when he worked in the 1960's for Merle (Mudhole, or Smitty) Smith, owner of Cordova Airlines until its merger with Alaska Airlines in 1968. Throughout his years in Alaska, Jack always retained great interest in Cordova, and became friends with many of its citizens. Of interest here is Jack attended law school during his tenure with Cordova Airlines and passed the Alaska Bar Exam in 1959 as he wanted to become a more integral part of the airline's future and mail rate filings for the USPS within its authorized areas.

One of his special places in Cordova was Shelter Cove which was a primary reason for his acquiring the purchase in 1970 with two other partners. Over the years the partners either sold their interest to Jack or due to death. As the sole owner, Jack turned down multiple offers to sell the acreage due to concerns of property development of any type.

Due to some squatters who had built unauthorized buildings on the property, Jack, in cooperation with the City, the volunteer Fire Department and a construction company were able to rid the property of the squatters. This had to be done several times throughout the years.

Whenever Jack made a trip to Cordova he visited with his friends, made new acquaintances and during fishing season would bring home to Anchorage the fresh catch of the day!

With Jack's wishes to maintain the property in its natural state, I want to honor his vision to maintain the property in its natural state; to share the land with the Cordova community and visitors for recreational activities such as hiking and the great experience of enjoying the natural beauty and scenery of the property. With the property connected to Mt. Eyak, Jack's vision of USMC 1061 is even more important to fulfill.

I realize the property will have to be "cleaned up" due to natural weather and physical conditions over these past years. It would be wonderful if in cooperation with the US Coast Guard, US Forest Service (or state), the Cordova Volunteer Fire Department, and Cordova volunteers to perform these duties, it would be a great memorial for Jack and for me and our son and daughter.

I have a Conservation Agreement with Great Land Trust of South Central Alaska (GLT) to perform conservation duties on USMC 1061. Through due diligence to determine best method to conserve the property, I consulted with Kristin Carpenter, Executive Director of Cordova Watershed Project. With her recommendations I have had counsel from Cortney Kitchen, attorney, and Dave Mitchell of GLT. As a result of the foregoing, GLT and I are prepared to present our thoughts to the City Council.

I will convey title to the City of Cordova for USMC 1061. Prior to the conveyance of the property title to the City, I wish the Council will take into serious consideration my wishes for structure additions: construction of a catch basin at the bottom of the property; construction for a cell tower at the top part of the property, adjacent to the Mt. Ekels ski area. For both structures I want the Planning Department and the Council to make best use of smallest pieces of property required.



LORNA A. STERN

Great Land Trust Shelter Cove Project
Cordova City Council, February 3, 2016

Introduction to Great Land Trust

Great Land Trust is a nonprofit organization founded by Alaskans in 1995 to conserve lands and waters essential to our quality of life and the economic health of our communities. GLT works in voluntary partnership with landowners, agencies, communities and other partners throughout Southcentral Alaska with a focus on the Municipality of Anchorage, Mat-Su Borough, Prince William Sound and Kodiak. GLT's focus is on land conservation for community benefit – we work to protect wetlands that provide clean drinking water, conserve habitat for salmon and other wildlife, and to build trails and establish access to the outdoors and open space. Great Land Trust is proud to be recognized as a nationally accredited land trust. The first land trust in Alaska to achieve this mark of distinction in land conservation, GLT was awarded accreditation in February of 2012. Accredited land trusts meet national quality standards for protecting important natural places and working lands forever. These land trusts demonstrate their commitment to excellence by adopting standards and practices, ethical and technical guidelines for the responsible operation of a land trust, and meeting the accreditation requirements drawn from them.

Great Land Trust works in partnership with local and state government

Great Land Trust only works with willing landowners and has completed over thirty projects ranging in size from 3 acres to 36,000 acres. GLT works in partnership with local and state government and has completed projects with the Municipality of Anchorage, the Mat-Su Borough, and the State of Alaska. GLT also has two active projects with the Kodiak Island Borough.

The Shelter Cove project

Great Land Trust was contacted by the Stern Family in 2015 about conservation options for their 115-acre property on Fleming Creek near Shelter Cove in Cordova. Mr. Stern had recently passed away and his wife Lorna wanted to give back to the Cordova community that he loved while also conserving the habitat and open space the property afforded. This property contains hiking trails that are popular with the community.

Donation to the City of Cordova

After a site visit to the Shelter Cove property and consultation with City of Cordova staff and local non-profit partners, Great Land Trust and the Stern Family would like to propose donating the property to the City of Cordova for public use.

Conservation easement held by Great Land Trust

The Sterns have offered to donate the property to the City of Cordova subject to a conservation easement held by Great Land Trust. A conservation easement is a legal agreement between the landowner and a land trust that restricts the uses on the property to protect the conservation values. The details of the conservation easement would be determined together by the Stern Family, the City of Cordova and Great Land Trust. This scenario is one that has successfully led to projects with other local governments in Alaska and around the country.

Future uses

The Sterns recognize that the City might need to use the property to benefit the community for purposes in addition to recreation. A communications tower and water supply utilities are examples of uses that are consistent with the Sterns' intent.

After the property is transferred to the City of Cordova, Great Land Trust will monitor the property annually to assure that the conservation values are intact. In addition to donating the property to the City of Cordova, the Sterns have pledged to donate funds for annual monitoring. The Copper River Watershed Project has offered to help organize volunteer property clean up events.

Cordova planning documents

To begin discussions about how the property could benefit the community, below are excerpts from Cordova planning documents.

Excerpts from the City of Cordova 2008 Comprehensive Plan

F. VISITOR INDUSTRY IMPROVEMENT STRATEGIES

It is the intent of the City to develop a visitor industry in Cordova that fits the character of the community and retains the quality of life expected in the community by using the following strategies:

- Enhance recreational and outdoor opportunities by:
 - Developing recreation and sport fishing areas.
 - Establishing a state park.
 - Encourage the development of more campgrounds and trails.
 - Develop other visitor facilities.

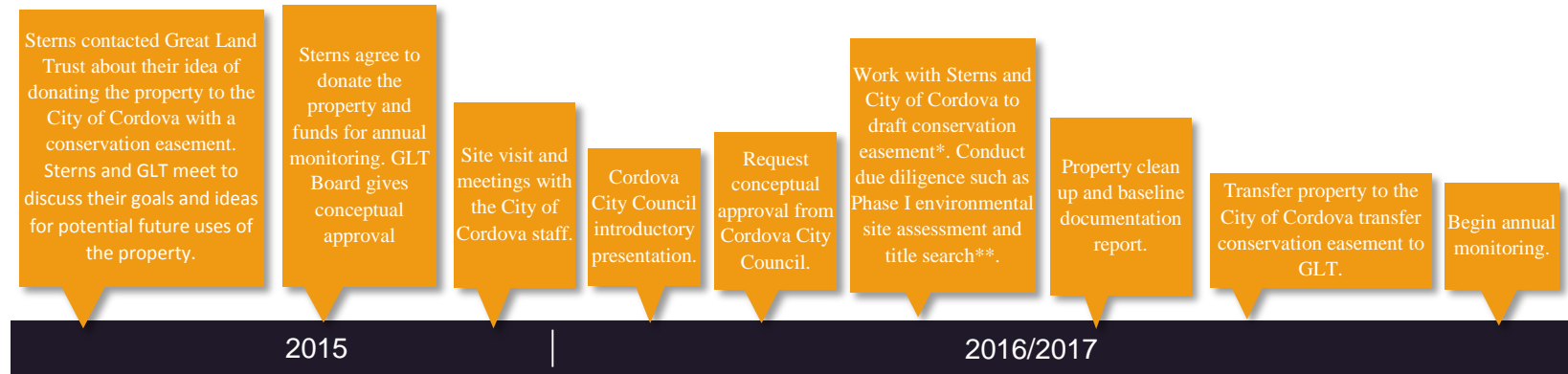
PARKS AND RECREATION

Goal: To provide and foster parks, programs, and facilities for all in pursuit of a healthy sustainable community.

Excerpts from the Cordova Community Tourism Plan

Attraction Enhancement, Strategy 6.
Improve “edge of town” attractions, including wildlife and bird viewing, glacier viewing, trails

Draft Timeline



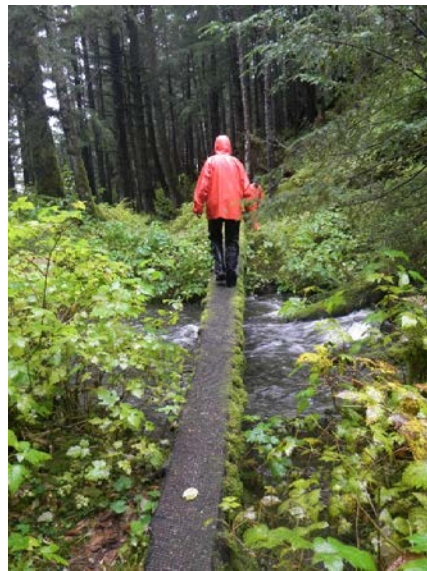
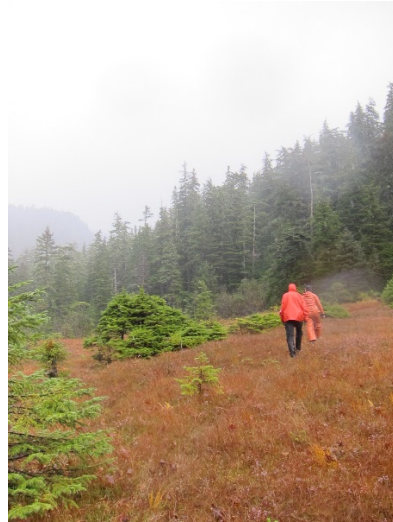
*Conservation easement

- Conservation easement language will establish future uses of the property. A conservation easement is a legal agreement between the landowner and a land trust that restricts the uses on the property to protect the conservation values. The details of the conservation easement will be determined together by the Stern Family, the City of Cordova and Great Land Trust.

**Due diligence activities

- Phase I environmental site assessment to determine the condition of the property and any potential environmental hazards.
- A Preliminary Title Commitment will be reviewed to assess the condition of the title of the property.
- A survey will be conducted if necessary.
- Volunteer work days will be organized to remove dilapidated structures.

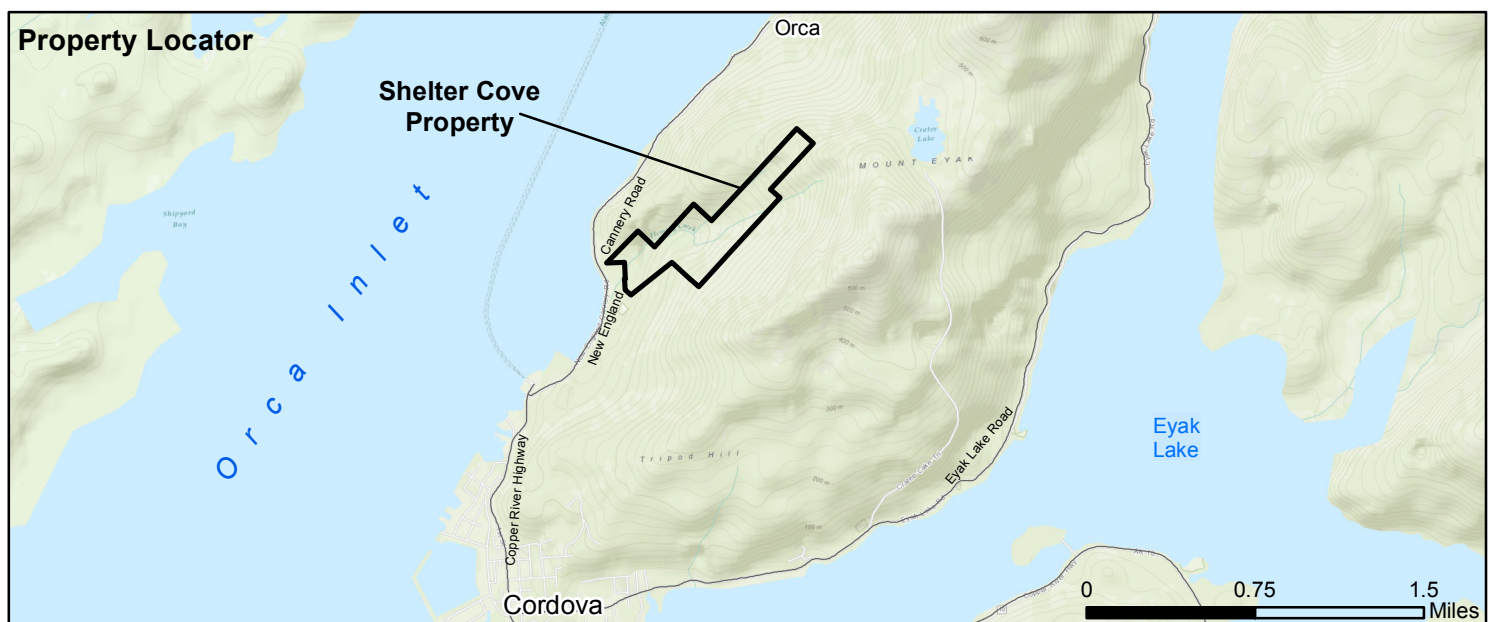
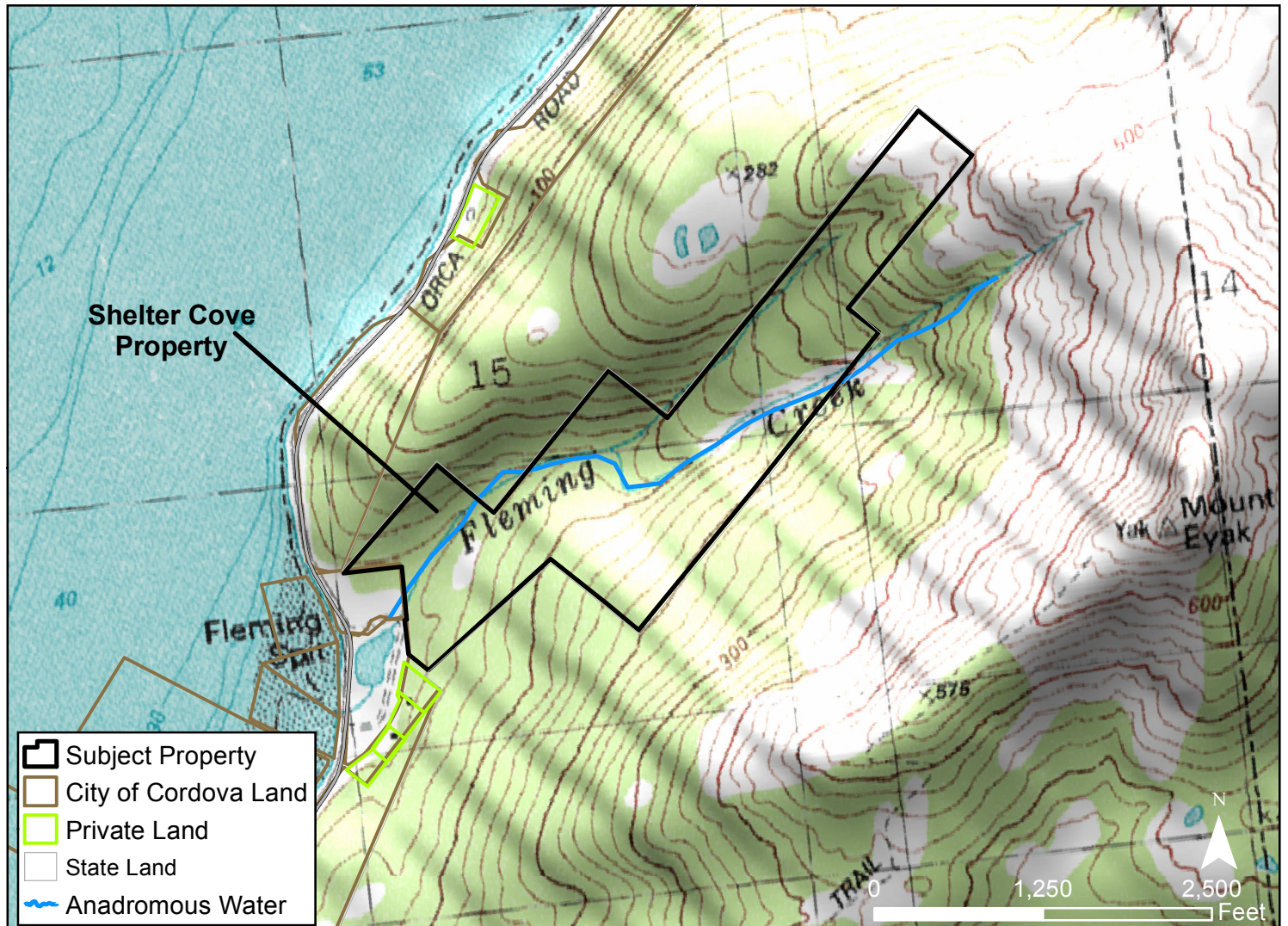
Property photos





SHELTER COVE - STERN PROPERTY

CORDOVA, AK - APPROX. 112 ACRES



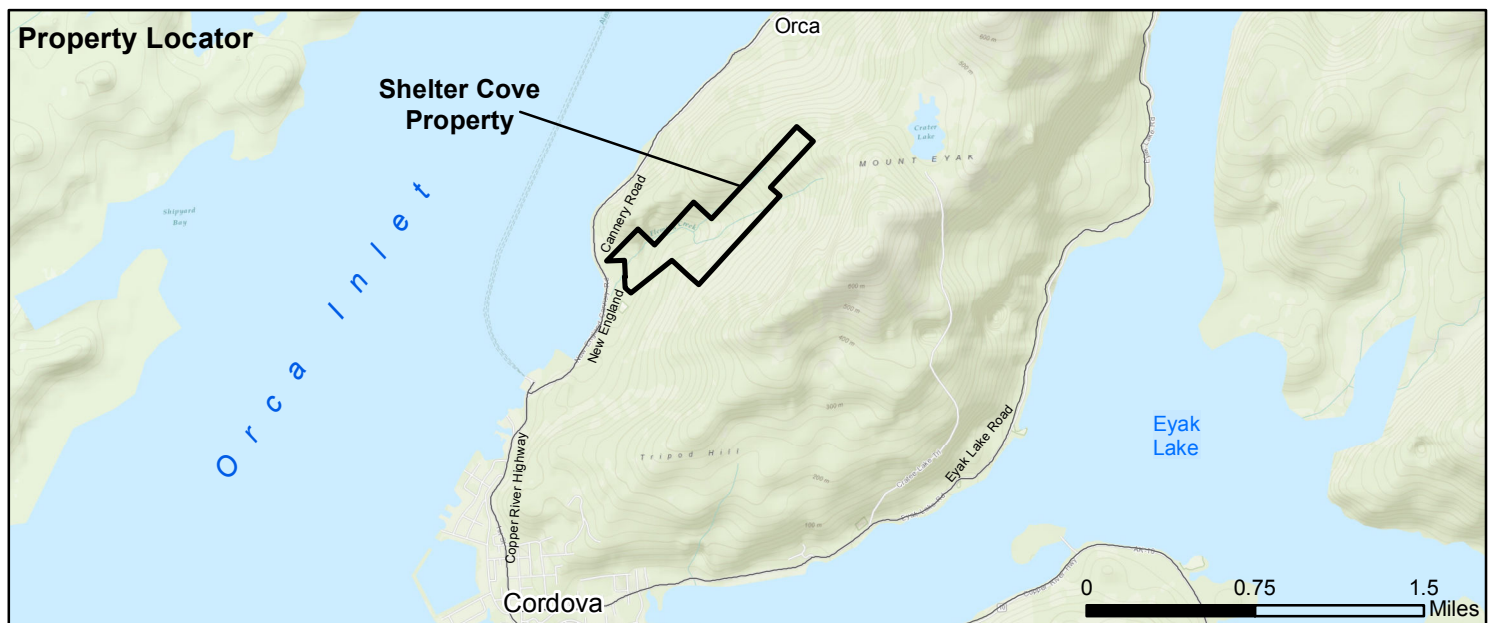
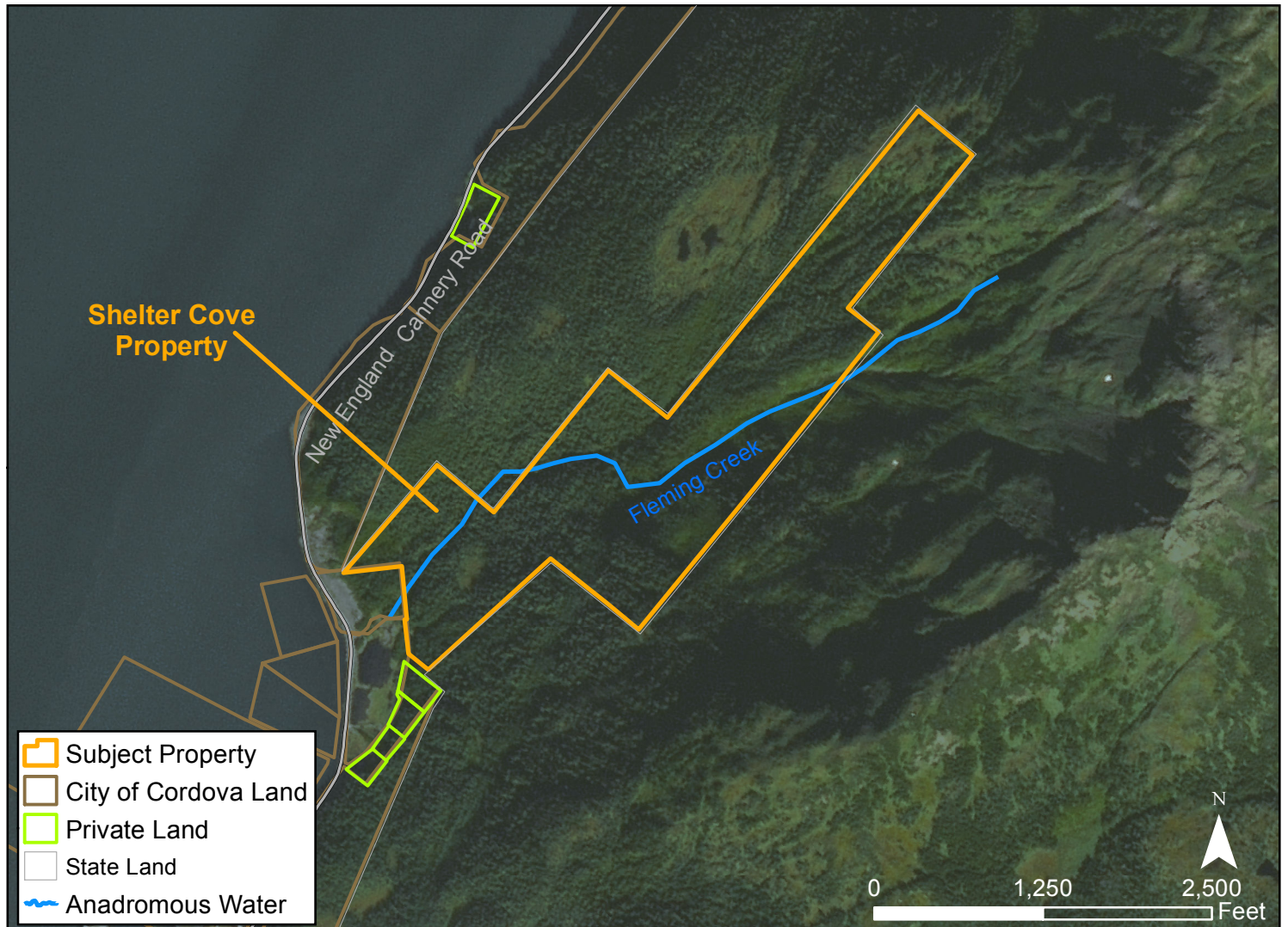
Data Sources:
ADNR (roads, ownership); ADFG (streams); ESRI (topo)
Projected Coordinate System:
NAD 1983 State Plane Alaska 4 FIPS 5004 Feet
Map Created: 1.25.2016

This map was produced using the best available data, but should not be used in place of plat and survey maps.



SHELTER COVE - STERN PROPERTY

CORDOVA, AK - APPROX. 112 ACRES



Data Sources:
ADNR (roads, ownership); ADFG (streams); AlaskaMapped (imagery); ESRI (topo)
Projected Coordinate System:
NAD 1983 State Plane Alaska 4 FIPS 5004 Feet
Map Created: 1.25.2016

This map was produced using the best available data, but should not be used in place of plat and survey records.

Pending agenda:

HSB Quarterly regular meetings **July 6, 2016; Oct 5, 2016; Jan 4, 2017; Apr 5, 2017**

Presently the board is meeting monthly – special meetings between the regular quarterly meetings

Staff quarterly reports in packets: **April 20, 2016; Jul 20, 2016; Oct 19, 2016; Jan 18, 2017**

April (tbd) – City Attorney to present a community forum on Marijuana regulations, etc.

Capital Priorities List Meeting **Jun 1, 2016; Sep 7, 2016; Dec 7, 2016; Mar 1, 2017** – on hold due to limited (none) capital budget at state level

Joint Work Session with the **Native Village of Eyak Tribal Council** – met 11-9-15 (no City Council quorum); to meet quarterly – next tba (**February?**)

Date TBD - discussion regarding water charges at the harbor

Formation of a **marijuana**-related committee

October 1, 2016 - effective date of substitute ordinance 1137 (plastic bag and polystyrene container ban) Council wants this on Pending Agenda so as to keep an eye on public opinion/effectiveness of the enactment of this ordinance

April 20? or other future agenda – **Council's criteria** to be used for **land disposal** – as of March 31, 2016 only Council member **Joyce** has submitted written criteria – I'll wait until several other council members submit ideas in an email to the Clerk to bring forward an agenda item

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

AMHS Committee: (9 member board) **1)** Steve Graves (chamber seat), **2)** Wendy Ranney (community seat), **3)** Mike Anderson (community seat), **4)** Pete Hoepfner (school seat), other seats to be filled in 2016 as names are brought forward.

Marijuana Committee: pending


Calendars:

3 months of calendars are attached hereto

Apr 2016; May 2016; June 2016


APRIL 2016

CALENDAR MONTH	APRIL
CALENDAR YEAR	2016
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1 Alaska Shield Exercise	2 Alaska Shield Exercise
			CSD parent/teacher conferences 3/30, 3/31, 4/1			
3	4	5	6 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	7	8	9 CSD ACT test
10	11	12 6:30 P&Z CCB	13 7:00 Sch Bd HSL 7:00 Harbor Cms CCB	14	15 CSD Inservice	16 Health Fair Dressed To Kill
17	18 7:00 Council as Board of Equalization CCAB	19	20 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	21	22	23 Cordova Clean- up 10am-noon  CHS Prom
24	25	26	27	28	29	30
1	2	Notes Legend: CCAB-Cordova Center Community Rms A&B HSL-High School Library CCA-Cordova Center Community Rm A CCB-Cordova Center Community Rm B CCM-Cordova Center Mayor's Conference Rm				

MAY 2016

CALENDAR MONTH	MAY
CALENDAR YEAR	2016
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	5 shorebird festival	6 shorebird festival	7 CSD SAT test
8  Mother's Day shorebird festival	9	10	11 7:00 Sch Bd HSL 7:00 Harbor Cms CCB	12	13	14 shorebird festival
15	16	17 6:30 P&Z CCB	18 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	19	20	21 CHS Graduation
22	23	24	25	26 CSD last day of School	27	28
29	30 Memorial Day-City Hall Offices Closed	31	1	2	3	4
5	6	Notes				




Legend:
CCAB-Cordova Center
Community Rms A&B
HSL-High School Library

CCA-Cordova Center
Community Rm A
CCB-Cordova Center
Community Rm B

CCM-Cordova Center Mayor's
Conference Rm

JUNE 2016

CALENDAR MONTH	JUNE
CALENDAR YEAR	2016
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29 	30 Little League Baseball in Cordova	31	1 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	2	3	4
5	6	7	8 7:00 Sch Bd HSL 7:00 Harbor Cms CCB	9	10	11
12	13	14 Flag Day  6:30 P&Z CCB	15 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	16	17	18
19	20	21 Summer Solstice 	22	23	24	25
26	27	28	29	30	1	2
3	4	Notes Legend: CCAB-Cordova Center Community Rms A&B HSL-High School Library CCA-Cordova Center Community Rm A CCB-Cordova Center Community Rm B CCM-Cordova Center Mayor's Conference Rm				

**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	Clay Koplin Mayor@cityofcordova.net	March 1, 2016	March-19
Council members:			
Seat A: 3 years	James Burton CouncilSeatA@cityofcordova.net	March 1, 2016 March 5, 2013	March-19
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, Vice Mayor 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	Josh Hallquist CouncilSeatE@cityofcordova.net	March 3, 2015	March-18
Seat F: 3 years	David Allison CouncilSeatF@cityofcordova.net	March 1, 2016	March-19
Seat G: 3 years	James Wiese CouncilSeatG@cityofcordova.net	March 1, 2016	March-19

SCHOOL BOARD - ELECTED

length of term		Date Elected	Term Expires
3 years	Bret Bradford	March 3, 2015	March-18
3 years	Tammy Altermott	March 1, 2016 March 5, 2013	March-19
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 1, 2016 March 5, 2013	March-19
3 years	Vacant (appointed, non-voting) City Council Rep		

LIBRARY BOARD - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Wendy Ranney	November-15 April-13	November-18
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	James Burton		with Council office
3 years	Tom Bailer		with Council office
3 years	Tim Joyce		with Council office
3 years	James Wiese		with Council office
3 years	Robert Beedle		with Council office
3 years	Josh Hallquist		with Council office
3 years	David Allison		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	November-15	November-18
		December-12	
3 years	Tom Bailer, chair	November-13	November-16
		December-11	
		November-08	
3 years	Tom McGann, vice chair	December-14	November-17
		December-11	
		April-11	
3 years	Heath Kocan	November-15	November-18
3 years	Mark Frohnapfel	February-15	November-17

HARBOR COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Robert Beedle, chair	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	Jacob Betts	November-15	November-18

PARKS AND RECREATION COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Kara Johnson	February-15	November-17
		December-12	
3 years	Miriam Dunbar	November-15	November-18
		August-14	
3 years	Wendy Ranney, Chair	November-15	November-18
		August-14	
3 years	Stephen Phillips	November-15	November-18
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	

seat up for re-election in 2017

termed out in 2017