

**Regular City Council Meeting
May 16, 2018 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes**

A. Call to order

Mayor Clay Koplín called the Council regular meeting to order at 7:06 pm on May 16, 2018, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance

Mayor Koplín led the audience in the Pledge of Allegiance.

C. Roll call

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

D. Approval of Regular Agenda

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

Bourgeois mentioned that the executive session would not be necessary.

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

E. Disclosures of Conflicts of Interest

Mayor Koplín said he will declare a conflict on agenda item 16 as the CEC Executive Director. He will also recuse himself from the communications by and petitions from visitors as he will speak on behalf of CEC during audience comments on agenda item.

F. Communications by and Petitions from Visitors

1. Guest Speakers - none

2. Audience comments regarding agenda items

Rob Brown Saddle Point Machine, Cordova, AK, spoke in favor of item 15.

Tom Bailer 304 Orca Inlet Drive spoke about item 16, which was the work session topic tonight as well. He thanked Council for asking good questions at the work session. His opinion is that they should get an outside consultant to give an opinion on this, to go over the electrical part, the hydro part, the dam part.

Rob Brown spoke in favor of the crater lake project, and these kinds of projects, Cordova should have a goal of 100% renewable energy.

Clay Koplín 100 Jensen Drive, on behalf of CEC, spoke in favor of item 16.

Wendy Ranney 2500 Orca Road spoke against item 16 because the City doesn't have the money and because of the danger to life and property of the dam.

3. Chairpersons and Representatives of Boards and Commissions

Alex Russin, Superintendent of Schools, 209 S. Second Street, reported that, 1) graduation is this Saturday at 5:30 pm at the High School, 2) the district is still involved in strategic planning - looking at core values and principles they want to examine as a district - there will be upcoming community forums and opportunities to weigh in on that, 3) budget process is in the works, May meeting there was a first reading, hope for final approval at the June 12 meeting - it includes a draw-down of the fund balance of about \$450k, 4) as far as facility needs - he's been discussing the gym floor with the City Manager - there is a new bubble in the HS gym floor, with 3 regional events being hosted next year, he really wants to see that addressed - the company out of Wasilla has an opportunity to do the work in August /September - he will be making the official request of Council at June meeting, the district has about \$135k set aside, project cost is approximately \$250k.

4. Student Council Representative Report - **Olivia Carroll** thanked the City and the Community for supporting the school district this school year. Twenty-two seniors will be off on their own paths after graduation Saturday. Tomorrow night, CHS Drama class will put on the play, *All I Ever Really Needed to Know I Learned in Kindergarten* - 7 pm at the North Star Theater - admission by donation.

G. Approval of Consent Calendar

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

5. Resolution 05-18-13 a resolution of the City Council of the City of Cordova, Alaska, adopting the updated local hazard mitigation plan

6. Amendment to 2018 Land Disposal Maps, for Lot 4A, Block 5 NFD

7. Council's right to protest application for a new liquor license for Baja Taco LLC
8. Record excused absences of **Mayor Koplín** and Council member **James Wiese** from the May 2, 2018 regular meeting
Vote on the consent calendar: 7 yeas, 0 nays. Meyer-yes; Jones-yes; Schaefer-yes; Wiese-yes; Allison-yes; Guard-yes and Burton-yes. Consent Calendar was approved.

H. Approval of Minutes

M/Schaefer S/Wiese to approve the minutes.

9. Minutes of the April 18, 2018 Council Regular Meeting

10. Minutes of the May 2, 2018 Council Regular Meeting

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

I. Consideration of Bids - none

J. Reports of Officers

11. Mayor's Report - **Mayor Koplín** presented this award to **Sam Greenwood** and **Leif Stavig** as representatives of the Public Works/Water Department.

- a. 2017 W.A.T.E.R.S. award (**Well-planned Affordable Transferable Efficient Resilient Sustainable**) presented to the City of Cordova LT2 Compliance Upgrades Project

12. Manager's Report - City Manager **Alan Lanning** reported 1) the comp plan is out to bid - due date is June 14 - he's been considering a Tiger Grant writer as part of this process; 2) RV expansion project - now concentrating on the Odiak site - 5 mile is off the table at this time; 3) Harbor building is back out to bid - gave a longer time this time, due date is July 12 - pared down some of the parts of that, to hopefully lower the price; 4) **Weston Bennett** has resigned, last day on May 25 - working on the job description, hope to have the first review of applications on June 18; 5) he explored the idea of summer chairlift operations and it doesn't really pencil out with the costs of operation, ADA accessibility, etc. 6) KTVA put out a news report which wasn't very accurate about CCMC allegedly closing in June, he emphatically declared that that information is not accurate, the City will put a press release out stating so - this is a federal regulatory agency funding issue, **Senator Murkowski** and our federal delegation are aware, unfortunate that it was portrayed in the media in this way. **Meyer** asked about props one and two on the special election - when will we stop collecting those and what is the impact to the budget. **Bourgeois** said we certify the election on May 24 - perhaps the tax collection ceases on the next business day, May 25. **Lanning** said that we are looking at having collected less than half of the anticipated for those, probably even well less considering the season. He still needs time to compile those numbers.

13. City Clerk's Report - **Bourgeois** reported 1) will be certifying the roll tonight, will set the mill rate at June 6 meeting, property tax bills go in the mail July 1 due dates are August 31 for first half, October 31 for second half; 2) **Bourgeois** commended the election board and her Deputy Clerk, who were all at the polls yesterday and then counted ballots for a total of seventeen or so hours on May 15. She said there are as many as 150 ballots left to be counted, between absentee, questioned and special needs ballots. That will be done on May 23. As far as vote differentials, props 2 and 3 are within 150 votes so they could go the other way but that isn't likely unless the absentee vote count is a landslide of "no" votes for both of those.

K. Correspondence

14. 05-09-18 email from **Carol & Lynn Potter** re support of **Rob Brown** land sale and project

L. Ordinances and Resolutions

15. Ordinance 1169 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a ten year lease agreement with Saddle Point Machine LLC, which includes an option to purchase, described as Lot 3, Block 5, North Fill Development Park - 1st reading

M/Meyer S/Wiese to approve Ordinance 1169 An ordinance of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a ten year lease agreement with Saddle Point Machine LLC, which includes an option to purchase, described as Lot 3, Block 5, North Fill Development Park.

Meyer spoke in favor, for the economy, the fishing industry, the shipyard. **Wiese** agreed.

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

Mayor Koplín left the Council table for his conflict on the next agenda item.

16. Resolution 05-18-12 A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment of the FY18 budget and authorizing the expenditure to be used for geotechnical assessment for the Crater Lake project

M/Guard S/Wiese to approve resolution 05-18-12 A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment of the FY18 budget and authorizing the expenditure to be used for geotechnical assessment for the Crater Lake project.

Lanning said he put 4 different funding levels in the resolution, anticipating that Council could choose the level they were comfortable with. He also said that this could come from the water department reserve account too.

Guard asked CEC Executive Director **Clay Koplín**, who was in the audience, how much the geotechnical survey was going to cost. **Koplín** replied that they were anticipating about \$500,000 for that. **Wiese** said he supports this kind of project he thinks the timing is tough right now with our recent revenue loss due to the special election. He wanted to know the balances of the sewer and water reserve accounts. **Lanning** said sewer has \$387,643 and water has \$372,236 in reserves. **Allison** said he doesn't believe the City, as an entity, needs this project for water. However, maybe the City as a community, would stand to benefit with this project for its reserve of water as well as the electrical. He doesn't think the risk can be known without doing the geotechnical study. He is in favor of supporting the geotechnical step, but maybe not at the \$100,000 level. **Schaefer** agrees that the results of the geotechnical work will give a lot of information and answers as far as risk. She also believes that \$100,000 is a big ask right now. **Burton** said first and foremost is that the **Ranney's**, the downstream property owners, are not on board with this project. He won't feel comfortable using any City funds for this until they are satisfied that it is safe. He also polled some citizens and thinks there is not a lot of public support. **Jones** said he feels the same as **Burton**, he thinks we don't need this project and he doesn't know that it will lower our electric rates. Also, he is not happy about the risk factor. **Meyer** said she can't support \$100,000 at this time but would consider a lower amount. She also understands the concerns of Orca Lodge.

M/Allison S/Guard to amend the resolution by picking the \$25,000 amount in the second to last whereas and changing the last whereas from "general fund reserve" to "water department reserve" and plug in the appropriate line item #.

Allison said he is in favor of this lesser amount and he prefers it coming from the water department reserve. **Guard** said he is in support of this, he thinks this isn't a full commitment it is just giving us more information. **Jones** opined that just doing the geotechnical work could destabilize the area, he believes that area is prone to landslides.

M/Guard S/Schaefer to refer this to staff until the next meeting.

Jones spoke against referring because all seven of us are here and we are getting into the busy time when quorums will be harder to come by.

Vote on the motion: 5 yeas, 2 nays. Meyer-yes; Jones-no; Schaefer-yes; Guard-yes; Allison-yes; Wiese-no and Burton-yes. Motion to refer was approved.

M. Unfinished Business

N. New & Miscellaneous Business

17. Certification of the 2017 Property Assessment Roll

M/Allison S/Schaefer to certify the 2018 property tax assessment roll as presented by the City Clerk's office.

Allison said this is straightforward - it is what it is.

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

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

Guard asked for an ordinance next time that raises the sales tax by a half a percent. **Bourgeois** clarified how pending agenda worked, it is appropriate for a council member to ask for an action item on the next agenda, but to confirm that it would be on the next agenda, either the **Mayor** or **Manager** could then put it on or a second council member could also confirm that he wanted that item on. Council member **Wiese** offered his concurrence to have that action item on the next Council agenda. Council decided that the work session on June 6 could be used to further explore revenue ideas/options.

Allison said he thought the school gym item should be on the next agenda as well per the superintendent's report.

Bourgeois mentioned the special meeting to certify the election would be next Thursday, May 24 at noon, also **Mayor Koplín** is having a lunch with board and commission chairs that same day at noon, perhaps it could be bumped to 12:15pm. Also mentioned were the 3 vacancies on boards and commissions, one each on P&Z, P&R and Library Board. There are hopes to make those appointments at the next meeting.

O. Audience Participation

Tom Bailer 304 Orca Inlet Drive said he wanted to clarify that he thinks the Council should get more information about the feasibility study, perhaps from someone who understands it better, from a third party, not a stakeholder (on the Crater Lake project). He said eventually, you'll have to convince citizens of this too, to pay for it, to bond it.

Wendy Ranney 2500 Orca Rd. appreciates Council looking at all the angles. She is in favor of alternative energy use but until fears are satisfied and their safety is assured, she can't be on board with this project.

P. Council Comments

Schaefer congratulated the water department and the seniors that are graduating.

Wiese said best of luck to the fishing fleet tomorrow and congrats to the water department for the award.

Allison thanked the council members for putting in the time. Thanks to the **Ranney's** for staying on top of this issue and

hopefully we can get answers for them.

Meyer same as far as thank you's, she said she is new to council and still catching up on the crater lake issue/project.

Q. Executive Session

~~18. Legal matter Beecher update~~

Earlier at approval of agenda this item was removed from tonight' agenda for lack of new information.

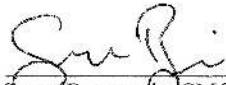
R. Adjournment

M/Guard S/Schaefer to adjourn the meeting.

Hearing no objection Mayor Koplín adjourned the meeting at 8:31 pm.

Approved: June 6, 2018

Attest:



Susan Bourgeois, CMC, City Clerk

