

Mayor

James Kallander

Council Members

Keith van den Broek

James Kacsh

David Allison

Bret Bradford

EJ Cheshier

David Reggiani

Robert Beedle

City Manager

Mark Lynch

City Clerk

Susan Bourgeois

Deputy Clerk

Robyn Kincaid

Student Council

Shyla Krukoff

REGULAR COUNCIL MEETING**MAY 20, 2011 @ 11:00 AM****LIBRARY MEETING ROOM****AMENDED (due to date & time) AGENDA****A. CALL TO ORDER****B. INVOCATION AND PLEDGE OF ALLEGIANCE**

I pledge allegiance to the Flag of the United States of America, and to the republic for which it stands, one Nation under God, indivisible with liberty and justice for all.

C. ROLL CALL

Mayor James Kallander, Council members Keith van den Broek, James Kacsh, David Allison, Bret Bradford, EJ Cheshier, David Reggiani and Robert Beedle

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)
a. Student Council Representative

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

4. Record excused absence of Council member David Allison from 4/20/11 Regular Council Meeting
5. Record excused absence of Council member EJ Cheshier from 4/20/11 & 05/04/11 Regular Meetings
6. Record unexcused absence of Council member Dave Reggiani from 5/04/11 Regular Council Meeting
7. Ordinance 1079..... (page 1)
An ordinance of the City Council of the City of Cordova, Alaska, waiving for good cause the failure of Guy Beedle, Sr. to make timely applications for senior citizen property tax exemptions for the 2009 & 2010 tax years
8. Resolution 05-11-23..... (page 4)
A resolution of the City Council of the City of Cordova, Alaska, supporting naming fourteen of the bridges along the Copper River Highway after veterans from Cordova who were killed in action in WWI, WWII and the Vietnam War and naming the Eyak River Bridge after Marie Smith Jones, the last full-blooded Eyak and the last native speaker of the Eyak language, who died in 2008
9. Resolution 05-11-24..... (page 9)
A resolution of the City Council of the City of Cordova, Alaska, requesting FY 12 Payment in Lieu of Taxes funding from the Department of Commerce, Community, and Economic Development
10. Resolution 05-11-26..... (page 12)
A resolution of the City Council of the City of Cordova, Alaska, authorizing supplemental appropriations in the total amount of \$38,750 in the general fund, and enterprise funds to pay a 2011 wage increase for all City employees; based on their rate of pay effective July 1, 2011; and amending the City of Cordova's 2011 budget accordingly
11. Approval of exceptional use permit for Historical Society Fish Follies..... (page 14)
Opening Reception June 3, 2011 from 5:00 pm – 8:00 pm

H. APPROVAL OF MINUTES..... (voice vote)

12. Minutes of March 10, 2011 Special Council Meeting..... (page 17)
13. Minutes of April 18, 2011 Board of Equalization Meeting..... (page 19)
14. Minutes of April 20, 2011 Regular Council Meeting..... (page 23)
15. Minutes of May 4, 2011 Regular Council Meeting..... (page 30)

I. CONSIDERATION OF BIDS

J. REPORTS OF OFFICERS

- 16. Mayor's Report
- 17. Manager's Report..... (page 38)
- 18. City Clerk's Report..... (page 39)
- 19. Staff Reports
 - a. Josh Hallquist, COR, Cordova Center Project
 - b. Cathy Sherman, Cordova Center Phase 2

K. CORRESPONDENCE

- 20. Approved minutes of PSBDC Mtg 01-27-11..... (page 40)
- 21. Approved minutes of PSBDC Mtg 02-28-11..... (page 45)
- 22. Letter from Mike Maxwell in re DMV/Dispatch questions..... (page 52)
- 23. Letter from Denny Weathers in re Harbor Long Term Parking..... (page 53)
- 24. Letter from Marv Van Den Broek in re Boat Trailer Parking..... (page 55)
- 25. Letter from April Beedle in re DMV service..... (page 56)
- 26. Letter from Cliff Ward in re Harbor Parking..... (page 58)

L. ORDINANCES AND RESOLUTIONS

- 27. Ordinance 1080..... (voice vote)(page 59)
An ordinance of the City Council of the City of Cordova, Alaska, authorizing the conveyance to Brian Wildrick of Lot Eight (8), Block Two (2) South Fill Development Park
- 28. Resolution 05-11-25..... (voice vote)(page 62)
A resolution of the City Council of the City of Cordova, Alaska, in support of giving contracting authority to Superintendent Jim Nygaard and the Cordova School District Board of Education for the ILP design/build construction project
- 29. Resolution 05-11-27..... (voice vote)(page 64)
A resolution of the Cordova City Council authorizing the City Manager to sign an amendment to the agreement with the State of Alaska concerning participation of City employees in the Public Employees Retirement System of Alaska

M. UNFINISHED BUSINESS

- 30. Brian Wildrick (dba Harborside Pizza) lease amendment..... (voice vote)(page 67)

N. NEW & MISCELLANEOUS BUSINESS

- 31. Clerk's certification of 2011 property tax roll..... (voice vote)(page 70)
- 32. Pending Agenda and Calendar..... (page 75)

O. AUDIENCE PARTICIPATION

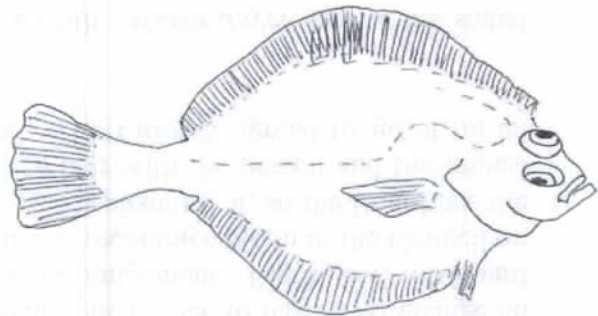
P. COUNCIL COMMENTS

- 33. Council Comments

Q. EXECUTIVE SESSION

- 34. Cordova Center budget update

R. ADJOURNMENT



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 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 disclosures.

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

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 6, 2011

TO: Mayor and City Council

CC: File

SUBJECT: Ordinance 1079

At the Regular Council Meeting of May 4, 2011, Council directed staff to bring forward an ordinance that would remedy the situation with Guy Beedle, Sr.'s property tax delinquency. Mr. Beedle never applied for this 2009 and 2010 Senior Citizen property tax exemption and now is delinquent to the City for two years of taxes plus penalties and interest. Council is interested in writing off the delinquent amount and allowing his late filings for these previous state mandated exemptions. The City Attorney had written a similar ordinance last year and the Clerk has reworded that one in order to effect the change that Council is seeking.

Recommended Motion: Move to approve the consent calendar

Required Action: Majority roll call vote on the consent calendar

**CITY OF CORDOVA, ALASKA
ORDINANCE 1079**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
WAIVING FOR GOOD CAUSE THE FAILURE OF GUY BEEDLE, SR. TO MAKE TIMELY
APPLICATIONS FOR SENIOR CITIZEN PROPERTY TAX EXEMPTIONS FOR THE 2009
& 2010 TAX YEARS**

WHEREAS, AS 29.45.030(e) and Cordova Municipal Code 5.36.035(A) exempt from real property taxation on the first \$150,000 of the assessed value of real property owned and occupied as the primary residence and permanent place of abode by a resident sixty-five years of age or older; and

WHEREAS, AS 29.45.030(f) requires the City, by ordinance, to establish procedures and deadlines for filing an application for this property tax exemption, and provides that the Council may waive the failure to make timely application for good cause shown; and

WHEREAS, Cordova Municipal Code 5.36.035(C) requires that an application for a senior citizen exemption from City real property tax must be filed no later than January 15 of each assessment year; and

WHEREAS, Cordova Municipal Code 5.36.035(C) also provides that the Council, for good cause shown, may authorize the assessor to accept as timely filed an application filed after January 15 and before May 1 of the assessment year for which the exemption is sought; and

WHEREAS, Guy Beedle, Sr. has requested that the Council waive his failure to make timely applications for senior citizen property tax exemptions for the 2009 and 2010 tax years, and pursuant to AS 29.45.030(f) the Council finds that good cause has been shown to waive the failure of Guy Beedle, Sr. to make timely application for senior citizen property tax exemptions for the 2009 and 2010 tax years; and

WHEREAS, Guy Beedle, Sr. did not pay his taxes in 2009 nor in 2010 and is therefore, delinquent to the City and has been put on the foreclosure list as delinquent in taxes due for the property that he should and could have been exempted from taxation for, and AS 29.45.030(f) provides that if an application for exemption is approved after taxes have been levied, that legally that delinquent amount can and should be written off.

BE IT ORDAINED by the City Council of the City of Cordova, Alaska, that:

Section 1: Pursuant to AS 29.45.030(f), the Council for good cause shown waives the failure of Guy Beedle, Sr. to make timely application for senior citizen property tax exemptions for the 2009 and 2010 tax years, and authorizes the assessor to accept such application as timely, notwithstanding anything in Cordova Municipal Code 5.36.035(C) to the contrary.

Section 2: Pursuant to AS 29.45.030(f), if the application for exemption referred to in Section 1 is approved, Guy Beedle, Sr.'s account shall be remedied and his name shall be removed as a delinquent property tax payer on Cordova's 2009 and 2010 foreclosure list.

Section 3. This ordinance shall be effective thirty (30) days after its passage and publication. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova,

Alaska and published in the Cordova Times, a newspaper of general circulation, within ten (10) days of its passage.

1st reading: May 18, 2011

2nd reading and public hearing:

PASSED AND APPROVED THIS ____ DAY OF ____, 2011

James Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 9, 2011
TO: Mayor and City Council
CC: File
SUBJECT: Resolution 05-11-23

Mayor Kallander asked me to work with Representative Bill Thomas and his staff to prepare a resolution for Council passage regarding renaming some of the bridges along the Copper River Highway as homage to Cordova's fallen veterans. Representative Thomas also suggested that we honor Marie Smith Jones with a bridge naming. Mayor Kallander thought it most appropriate to honor Marie Smith Jones by renaming the Eyak River Bridge after her. With the assistance of Cathy Sherman, the list of veterans was compiled. Amy Muma at DOT was able to forward me the bridge locations and current names of all of the bridges from Eyak River to the Copper River at 48.6 mile on the Copper River Highway (Million Dollar Bridge). I have interspersed the names throughout the list so as not to rename the few bridges which I thought had names that should remain in place (such as Alaganik Slough and the Million Dollar Bridge). Council can choose to amend my placement of any of the names. I have attached the list of veterans with their names and a few details such as date of birth date of death and family affiliation in Cordova.

Recommended Motion: Move to approve the consent calendar

Required Action: Majority roll call vote on the consent calendar

**CITY OF CORDOVA, ALASKA
RESOLUTION 05-11-23**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA, SUPPORTING NAMING FOURTEEN OF THE BRIDGES ALONG THE COPPER RIVER HIGHWAY AFTER VETERANS FROM CORDOVA WHO WERE KILLED IN ACTION IN WWI, WWII AND THE VIETNAM WAR AND NAMING THE EYAK RIVER BRIDGE AFTER MARIE SMITH JONES, THE LAST FULL-BLOODED EYAK AND THE LAST NATIVE SPEAKER OF THE EYAK LANGUAGE, WHO DIED IN 2008.

WHEREAS, the City of Cordova, wishes to support naming the following fourteen bridges recognized by their mile posts along the Copper River Highway after the 14 men whose names are listed beside each bridge mile post designation and naming the Eyak River Bridge at Mile 5.7 after Marie Smith Jones; and

BRIDGE NUMBER	NAME	MILE POST	HONORED PERSON TO BE NAMED AFTER
381	EYAK RIVER	5.7	Marie Smith Jones
348	SCOTT GLACIER NO. 1	7.5	Michael Dean Banta
349	SCOTT GLACIER NO. 2	7.6	
350	SCOTT GLACIER NO. 3	8.1	Warren Allen Paulsen
351	SCOTT GLACIER NO. 4	8.5	
352	SCOTT GLACIER NO. 5	9.2	David Alen Lape
406	SCOTT GLACIER NO. 6	9.5	
407	SCOTT GLACIER NO. 7	9.7	David Henry Elisovsky
408	SCOTT GLACIER NO. 8	10	
409	SCOTT GLACIER NO. 9	10.4	Leonard F. Olson
410	SCOTT GLACIER NO. 10	10.8	
411	SCOTT GLACIER NO. 11	11	Norman D. Osborne
230	SHERIDAN GLACIER NO. 3	14.8	
367	SHERIDAN GLACIER E CHANL	16.3	Patrick A. Burchett
395	ALGANIK SLOUGH	22.3	
4026	SALMON CREEK CULVERTS	23.9	
331	COPPER RIVER (FLAG PT WST)	26.7	John W. Jones
1187	COPPER RIVER (FLAG PT E)	26.9	W.H. Mumby
332	COPPER RIVER (RND ISLAND)	27.6	Matthew Anderson
333	COPPER DELTA	33.7	
334	COPPER DELTA	34.6	Lucian Platt
336	COPPER DELTA	35.6	
339	COPPER DELTA	36.2	Steve Green
340	COPPER DELTA	36.5	
342	COPPER DELTA	37	William M. Jones
344	COPPER DELTA	37.6	
345	COPPER DELTA	37.9	James Bennett
206	MILLION DOLLAR BRIDGE	48.6	

DRAFT

WHEREAS, the City of Cordova, wishes to honor these brave men for their honor, duty and loyalty to their City, State and Country; and

WHEREAS, the City of Cordova, in support of naming these bridges, wishes to immortalize these fine men, as inspirations to present and future Cordovans and Alaskans; and

WHEREAS, the City of Cordova, in support of naming the Eyak River Bridge after Marie Smith Jones, wishes to immortalize her and her invaluable impact on so many Alaska Natives, Cordovans and Alaskans by helping to preserve her heritage for future generations.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cordova, Alaska, does hereby support naming these above listed bridges after our honored Cordovan Veterans killed in action; and

BE IT FURTHER RESOLVED that the City Council of the City of Cordova, Alaska does hereby support appropriately naming the Eyak River Bridge after Marie Smith Jones a woman who left behind a comprehensive record of the now-extinct Eyak language; and

BE IT FURTHER RESOLVED that the City Council of the City of Cordova will forward this Resolution upon its passage to the Alaska State Legislature for final action in naming these bridges.

PASSED AND APPROVED THIS 18th DAY OF MAY, 2011.

Jim Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

World War I

James Bennett:

Born on April 7, 1892 in Canada – died on June 29, 1918, Company C, 18th Engineers Railway Regiment; formerly a Copper River and Northwest Railway Engineer.

William M. Jones:

Born on March 1, 1895 in Remsen, NY. Died on July 25, 1918
Buried in Remsen, NY Accidental death on troop train in France
Company C, Thirty first Engineers; formerly a Copper River and Northwest locomotive fireman

Steve Green:

Born on July 22, 1894 in Russia. Died October 22, 1918 at Camp Dodge
Died from Influenza at Camp Dodge, Iowa. Formerly a Copper River and Northwest Railway longshoreman. Company C, 14th infantry

Lucian Platt:

Born on January 28, 1892 in Baltimore Maryland
Died on October 9, 1918 in Camp Humphreys, VA from pneumonia
2nd Lt. US Army; formerly a shift boss at Coffey, Mine, Kennecott Copper Company

Matthew Anderson:

Born on March 18, 1892 in Denmark
Died on October 28, 1918; formerly a fisherman (no more detail)

W.H. Mumby:

Died in action in October/early November 1918 (no details)

John W. Jones:

Born on November 22, 1893 in Remsen NY
Died on November 3, 1918 at Argonne Forest, France in battle
Buried in Remsen NY. Marine Corps. Formerly a Copper River and Northwest Railway transportation checker

World War II

Patrick A. Burchett:

Born on December 19, 1921 in Cordova

Died in April 1945 accidental death in a motor vehicle accident in Asiatic Area.

Staff Sergeant; Army Air Force; Son of Jerry Allen

Norman D. Osborne:

Born on September 1, 1921 in Cordova

Died on April 13, 1945 in Okinawa; Private U.S. Army

Son of Ben and Andrine Osborne

Leonard F. Olson

Died April 25, 1945 in Luxembourg from wounds received in action on January 6, 1945

Sgt. 328th Regiment, 26th Yankee Division, Son of Leander Olson

Vietnam

David Henry Elisovsky:

Born on July 24, 1947.

Died January 23, 1966 in Vietnam from sniper fire.

Sergeant 101st Airborne Division; First Brigade

Military Merit Medal and Gallantry Cross with Palm Awarded posthumously

Son of Mrs. Olga Anderson

David Alen Lape:

Born on September 28, 1911

Died November 27, 1967 in Vietnam, mortar attack.

Warrant Officer, Army Reserve

Son of Kelly and Violet Lape

Warren Allen Paulsen:

Born on August 10, 1944; Died June 24, 1969 in Vietnam

Boatswain 'S Mate Navy; son of George and Lucy Paulsen (living in Valdez at the time of his death)

Michael Dean Banta

Born on October 5, 1949; Died October 2, 1970 in Vietnam

Private Company H. Infantry Rangers, 1st Calvary Division

Son of Robert and Joanne Banta

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 10, 2011
TO: Mayor and City Council
CC: File
SUBJECT: Resolution 05-11-24

The attached resolution requests payment in lieu of taxes from the Department of Commerce, Community, and Economic Development for FY12.

These funds are provided by the federal government to the state annually for distribution of payment in lieu of taxes income to cities in the Unorganized Borough that have federally owned lands within their jurisdictions. The PILT funds serve as compensation for lost revenues due to the fact that federal lands cannot be developed, thus restricting economic development.

The formula is based on price per acre, and the actual payment is calculated within the census areas and then divided among the communities within the census area based on population as certified by the commissioner of DCCED during the state fiscal year immediately preceding the state fiscal year in which the distribution to the city is to be made. However, in a census year, the Federal Census population determination is used instead of DCCED's population estimate. Cordova's population (2,239) gives us a PILT allocation for FY12 of \$385,515.09. In our census area (Cordova, Whittier and Valdez) Cordova accounts for 34.79% of the population. The checks will be mailed in July.

Recommended Motion: Move to approve the consent Calendar.

Required Action: Majority roll call vote on the Consent Calendar.



STATE OF ALASKA
DEPARTMENT OF
COMMERCE
COMMUNITY AND
ECONOMIC DEVELOPMENT

Division of Community and Regional Affairs

Sean Parnell, Governor
Susan K. Bell, Commissioner
Scott Ruby, Director

March 29, 2011

Dear Municipal Official:

RE: FY 12 PAYMENT IN LIEU OF TAXES PROGRAM
FOR CITIES IN THE UNORGANIZED BOROUGH

RECEIVED

APR 01 2011

City of Cordova

Enclosed is a sample resolution for the FY 12 Payment in Lieu of Taxes (PILT) Program for Cities in the Unorganized Borough. FY 12 PILT payments will be available for distribution in July, 2011. Funding for this program originates from the U.S. Department of the Interior and the CFDA number is 15.226.

Program regulations require that to receive a FY 12 PILT payment, a city must submit to the Department a resolution which requests payment and certifies that certain minimum standards have been met. Program regulations also require that a city submit to the Department a copy of its FY 12 approved budget (2011 budget for cities operating on a calendar fiscal year) and a copy of its FY 10 audit or certified financial statement. **However, if you have already submitted these documents to the Department, you do not have to submit them again.**

The adopted resolution, FY 12 budget, and FY 10 audit or certified financial statement should be submitted to:

Department of Commerce, Community, and Economic Development
Division of Community & Regional Affairs
Payment in Lieu of Taxes Program
P.O. Box 110809
Juneau, AK 99811

Under the Emergency Economic Stabilization Act of 2008 (Public Law 110-343), Congress authorized full funding of the PILT Program through FY 13. However, the level of funding beyond that date is uncertain and may decline substantially, so please plan accordingly.

Should you have any questions regarding the FY 12 PILT program, please feel free to call me in Juneau at 907-465-4751.

Sincerely,

Lawrence Blood
Local Government Specialist IV

Enclosure: Sample FY 12 PILT Resolution

**FY 12 PAYMENT IN LIEU OF TAXES
FUNDING RESOLUTION**

**CITY OF CORDOVA, ALASKA
RESOLUTION 05-11-24**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
REQUESTING FY 12 PAYMENT IN LIEU OF TAXES FUNDING FROM THE
DEPARTMENT OF COMMERCE, COMMUNITY, AND ECONOMIC
DEVELOPMENT.**

WHEREAS, 3 AAC 152.100 requires the governing body of a city to adopt a resolution requesting funding from the Payment in Lieu of Taxes Program for cities in the unorganized borough and to submit the resolution to the Department of Commerce, Community, and Economic Development; and,

WHEREAS, the City has conducted a regular election during the preceding state fiscal year and has reported the results of the election to the commissioner; and,

WHEREAS, regular meetings of the governing body are held in the city and a record of the proceedings is maintained; and,

WHEREAS, ordinances adopted by the city have been codified in accordance with AS 29.25.050;

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Cordova, Alaska, by this resolution hereby requests distribution from the FY 12 Payment in Lieu of Taxes Program by the Department of Commerce, Community, and Economic Development on the date required by law.

**PASSED AND APPROVED by a duly constituted quorum of the City Council
this 18th day of May, 2011.**

James Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk



City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6200
Fax: (907) 424-6000
Email: citymanager@cityofcordova.net
Web: www.cityofcordova.net

CITY OF CORDOVA

Office of City Manager

May 12, 2011

Memo to City Council
Re: 2011 Wage Increase

This resolution is for an increase of 2% to the wages of all City employees to take effect on July 1, 2011, and the budget amendment amount includes all associated costs including benefits.

Thank you,

Mark Lynch
City Manager

**CITY OF CORDOVA, ALASKA
RESOLUTION 05-11-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING SUPPLEMENTAL APPROPRIATIONS IN THE TOTAL AMOUNT OF
\$38,750 IN THE GENERAL FUND, AND ENTERPRISE FUNDS TO PAY A 2011 WAGE
INCREASE FOR ALL CITY EMPLOYEES; BASED ON THEIR RATE OF PAY
EFFECTIVE JULY 1, 2011; AND AMENDING THE CITY OF CORDOVA'S 2011
BUDGET ACCORDINGLY**

WHEREAS, I.B.E.W. Local Union No. 1547, requested a wage increase for bargaining unit employees; and

WHEREAS, The Cordova City Council approved a two percent (2%) wage increase to all bargaining unit employees, exempt employees, City Manager, and City Clerk based on their rate of pay effective July 1, 2011; and

WHEREAS, in order to pay the wage increase, which was not included in the 2011 budget as previously adopted, the following supplemental appropriations are necessary:

General Fund	\$28,771
Harbor Fund	\$3,635
Sewer Fund	\$1,664
Water Fund	\$1,664
Refuse Fund	\$2,876
Odiak Camper Park Fund	\$140
Total Appropriation all Funds	\$38,750

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Cordova, Alaska, hereby authorizes supplemental appropriations in the total amount of \$38,750 in the General Fund and Enterprise Funds to pay the 2011 wage increase for all City employees based on their rate of pay effective July 1, 2011, and such additional appropriation shall be recorded in the 2011 Operating Budget as amendments to all payroll related expense line items.

PASSED AND APPROVED THIS 18th DAY OF MAY, 2011

James Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 13, 2011
TO: Mayor and City Council
CC:
SUBJECT: Exceptional Use Permit

Attached is a request from the Historical Society to serve champagne at the opening reception of Fish Follies on Friday June 3, 2011 from 5pm to 8pm in the Library Meeting Room. Cathy Sherman researched the City Code and found where this is allowed if Council grants an exceptional use permit as described in CMC 6.12.040. Staff is requesting Council's approval of this at tonight's meeting.

STAFF RECOMMENDATION: Move to approve the Historical Society's request for an exceptional use permit per CMC 6.12.040.

REQUIRED ACTION: Majority voice vote.



*Preserving Cordova's past for the future...
A community museum and educational facility.*

PO Box 391, 622 First Street, Cordova Alaska 99574 www.cordovamuseum.org

**Mayor Kallander
City Council
City Manager**

The Cordova Historical Society would like to request an exceptional use permit to City Ordinance 6.12.030 regarding the allowance of alcoholic beverages within a municipal building for an annual event, the opening Reception of Fish Follies 2011.

This juried art show will feature works of art related to fishing or the sea and include works of art created around Alaska and the lower 48. This is the 9th year the Historical Society has sponsored Fish Follies. We would like to be able to offer champagne along with the cheesecakes and chocolates for the opening reception on Friday, June 3rd from 5 to 8.

The event will be manned by Cordova Historical Museum staff as well as Cordova Historical Society volunteers.

Thank you for considering our request.

Cordova Historical Society

6.12.030 - Alcoholic beverages—Consumption in public places.

- A. It is unlawful for any person to consume any alcoholic beverage on any public street, alley or highway within the city limits or in or upon the grounds of any city building or property, except as permitted by ordinance, use permit or regulation.
- B. It is unlawful for any person to possess any open bottle, can, or other receptacle, containing any alcoholic beverage on any public street, sidewalk or alley within the city limits or in or upon the grounds of any municipal building or property, except as permitted by ordinance, use permit or regulation.
- C. The city council is authorized to designate public areas and places within the city limits, in addition to those specified in subsection A and B of this section, in which the consumption of alcoholic beverages or possession of open alcoholic beverage containers is prohibited, and to cause signs to be posted in such areas or places advising members of the public of the prohibition.

(Ord. 835 (part), 1999).

6.12.040 - Exceptions.

The city council is authorized by use permit to except any public street, alley, highway, city building or city property from Section 6.12.030.

(Ord. 835 (part), 1999).

**CITY COUNCIL SPECIAL MEETING
MARCH 10, 2011 @ 7:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Vice-Mayor David Reggiani called the Council Special Meeting to order at 7:00 pm on March 10, 2011 in the Library Meeting Room.

B. ROLL CALL

Present for roll call were *Vice-Mayor David Reggiani* and Council members *Keith van den Broek*, *James Kacsh* and *David Allison*. Also present were City Manager *Mark Lynch* and City Clerk *Susan Bourgeois*.

C. APPROVAL OF AGENDA

M/Kacsh S/Allison to approve the agenda.

Vote on motion: 4 yeas, 0 nays, 3 absent. (Bradford, Cheshier, Beedle).

D. DISCLOSURES OF CONFLICTS OF INTEREST - None

E. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Audience comments regarding agenda items. – None.

F. NEW BUSINESS

2. Resolution 03-11-12

A resolution of the City Council of the City of Cordova, Alaska, certifying the official results of the March 1, 2011 general election

M/van den Broek S/Kacsh to approve Resolution 03-11-12, a resolution of the City Council of the City of Cordova, Alaska, certifying the official results of the March 1, 2011 general election.

Vote on motion: 4 yeas, 0 nays, 3 absent (Bradford, Cheshier, Beedle). Motion was approved.

3. Swearing in of Council members and School Board member

Vice-Mayor Reggiani proceeded to swear the newly elected into office. *Kate Alexander* as school board member and *James Kacsh* and *David Allison* as Council members.

4. Resolution 03-11-13

A resolution of the City Council of the City of Cordova, Alaska, supporting legislation that would amend the Alaska Little Davis Bacon Act to increase the minimum threshold of contracts subject to the Act and to define maintenance projects not subject to the Act

M/Kacsh S/van den Broek to approve Resolution 03-11-13 a resolution of the City Council of the City of Cordova, Alaska, supporting legislation that would amend the Alaska Little Davis Bacon Act to increase the minimum threshold of contracts subject to the Act and to define maintenance projects not subject to the Act.

Vote on motion: 4 yeas, 0 nays, 3 absent (Bradford, Cheshier, Beedle). Motion was approved.

5. Resolution 03-11-14

A resolution of the City Council of the City of Cordova, Alaska, supporting legislation that will provide for local government participation in ACMP planning and an extension of the ACMP beyond July 2011

M/Kacsh S/van den Broek to approve Resolution 03-11-14 a resolution of the City Council of the City of Cordova, Alaska, supporting legislation that will provide for local government participation in ACMP planning and an extension of the ACMP beyond July 2011.

Vote on motion: 4 yeas, 0 nays, 3 absent (Bradford, Cheshier, Beedle). Motion was approved.

G. AUDIENCE PARTICIPATION - None

H. COUNCIL COMMENTS

Allison mentioned that QHR (one of the companies that will be putting in a proposal for management services) will be coming to town for a preliminary look at the facility and if any Council members can meet with them that would be helpful (many of the HSB members will be out of town).

van den Broek said he would miss the March 16 meeting but there will be two school issues coming before Council - Forest receipts funding and a resolution giving the schools more money.

I. ADJOURNMENT

M/Allison S/Kacsh to adjourn the special meeting.

Hearing no objections the meeting was adjourned at 7:15 pm.

Approved:

Attest: _____
Susan Bourgeois, City Clerk

**CITY COUNCIL SITTING AS
BOARD OF EQUALIZATION
APRIL 18, 2011 @ 7:30 PM
MINUTES**

A. CALL TO ORDER

Mayor James Kallander called the City Council sitting as the Board of Equalization hearing to order at 7:30PM on April 18, 2011 in the Library Meeting Room.

B. ROLL CALL

Present were *Mayor James Kallander*, Board of Equalization Members *Keith van den Broek*, *James Kacsh*, *Bret Bradford*, *David Reggiani* and *Robert Beedle*. Also present was City Clerk *Susan Bourgeois*. Absent were Board members *EJ Cheshier* and *David Allison*.

C. NEW BUSINESS

Mayor Kallander said that Council was acting in a judicial manner tonight as the Board of Equalization. He said that *Arne Erickson* of Appraisal Company of Alaska would represent the Assessor's point of view and they would be hearing property owners who were appealing their assessed values. He said that any board member should disclose if they had been lobbied by any of the appellants.

Mayor Kallander then read aloud CMC 5.36.040: The assessor shall assess property at its full and true value as of January 1st of the assessment year, except as otherwise provided by law. The full and true value is the estimated price that the property would bring in an open market and under the then prevailing market conditions in a sale between a willing seller and a willing buyer both conversant with the property and with prevailing general price levels. The council by resolution shall adopt a systematic reevaluation of the property for assessment purposes.

1. 2010 Property Assessment Appeals

1) Appeal # 29 Boeckerman (02-099-210-A)

Mr. Boeckerman was not present, *Arne Erickson* said this was a question of percentage of completion and he has the building at 46% complete.

M/Reggiani S/van den Broek to concur with the assessor's value.

Vote on motion: 3 yeas 2 nays (Bradford, Beedle) 2 absent (Cheshier, Allison). Motion carried.

2) Appeal # 59 Johnson, John (02-373-603)

There was lengthy conversation and questions between the Board, the Assessor and *Mr. Johnson*. He said he had his home appraised and that value (three years ago) was \$225,000.

M/Reggiani S/Kacsh to concur with the assessor's value.

Vote on motion: 5 yeas 0 nays 2 absent (Cheshier, Allison). Motion carried.

3) Appeal # 88 Frohnapfel (02-086-317)

Board member *Beedle* recused himself due to a business relationship with *Mr. Frohnapfel*. The conflict of interest was agreed to by *Mayor Kallander*.

Mr. Frohnapfel said that on April 14 he learned of the mistake in his assessment. *Erickson* and *Bourgeois* explained that there had been an error in calculation a few years earlier and the amount for 2011 had been entered from the card into the computer incorrectly. This property was raised \$85K this year because of the error. It should have been raised to 100% complete two years previous – therefore,

it is as if there has been a two year tax break for the homeowner. *Arne Erickson* gave the values that the property should have had over the last 2 years which would have been gradual increases. He apologized again for the previous years' errors.

M/Reggiani S/Kacsh to concur with the assessor's assessment.

Vote on motion: 2 yeas 2 nays (van den Broek, Bradford) 2 absent (Cheshier, Allison) 1 conflict of interest (Beedle). Motion failed due to a tie.

M/Bradford S/Kacsh to accept the owner's estimate of value.

Reggiani said he appreciated that the owner has an estimate but there is more value in the assessor's estimate because he is the professional. He appreciates the error but he will be voting against this motion. *Van den Broek* said he thinks \$85K in one year is excessive and he will support this motion.

Vote on motion: 2 yeas 2 nays (Reggiani, Kacsh) 2 absent (Cheshier, Allison) 1 conflict of interest (Beedle). Motion failed due to a tie.

M/Kacsh S/Reggiani to concur with the assessor's value of the property.

Vote on motion: 4 yeas 0 nays 2 absent (Cheshier, Allison) 1 conflict of interest (Beedle). Motion carried.

4) Appeal # 14 Adams, Ken (02-473-464)

Mr. Adams gave his increases over the years including 2007, 2008, 2009, 2010 and now 2011.

M/Reggiani S/Bradford to concur with the assessor's assessment.

Vote on motion: 5 yeas 0 nays 2 absent (Cheshier, Allison). Motion carried.

5) Appeal # 71 Berceli (02-083-504)

Mr. Berceli was concerned not with the value of his home but with the degradation of the neighborhood.

M/Reggiani to concur with the assessor's assessment. There was no second.

Council feared setting a precedent of lowering an assessed value based on neighboring and possibly messy and/or noisy properties.

M/Bradford S/van den Broek to accept the assessor's value.

Vote on motion: 4 yeas 1 nay (Beedle) 2 absent (Cheshier, Allison). Motion carried.

6) Appeal # 65 Johnson, Ethel (02-084-597)

Ms. Johnson was not present to represent her appeal.

M/Reggiani S/Kacsh to concur with the assessor's assessment.

Vote on motion: 4 yeas 1 nay (Beedle) 2 absent (Cheshier, Allison). Motion carried.

7) Appeal # 27 Sanderson (02-070-110)

Mr. Sanderson was not present to represent his appeal.

M/Reggiani S/Kacsh to concur with the assessor's assessment.

Vote on motion: 4 yeas 1 nay (Beedle) 2 absent (Cheshier, Allison). Motion carried.

8) Appeal # 75 Thomas, Thane (02-070-115)

Mr. Thomas felt the value on his home was not out of line, but he felt it was unequal and excessive. He feels his house is at about 80% and he wished that the homes that are not at 80% could be brought up to 80% and then later all homes could move up again together.

M/Reggiani S/Bradford to concur with the assessor's assessment.

Vote on motion: 3 yeas 2 nays (Beedle, Bradford) 2 absent (Cheshier, Allison). Motion carried.

At 9:40 pm **Mayor Kallander** asked for a 5 minute recess. The Board of Equalization came back to order at 9:46 pm.

9) Appeal # 45 Gillespie (02-106-517)

Mr. Gillespie said he thought the raise in assessed value was excessive. \$57,000 over what he thinks.

Arne said that it is a 100% complete house and with the unit multiplier being changed to 1.6 this year, this is an accurate value – done like all other homes in Cordova.

M/Reggiani S/van den Broek to concur with the assessor's assessment.

Vote on motion: 3 yeas 2 nays (Beedle, Bradford) 2 absent (Cheshier, Allison). Motion carried.

10) Appeal # 2 LoForte (02-060-129)

M/Reggiani S/Kacsh to concur with the assessor's assessment.

Arne said that this is all about a communications tower being erected on his land. We valued that tower at \$100,000 which was the amount listed on the building permit. **Bradford** recused himself due to the fact that the tower is owned by the company he works for. **Mayor Kallander** agreed.

Vote on motion: 4 yeas 0 nays 1 conflict of interest (Bradford) 2 absent (Cheshier, Allison). Motion carried.

11) Appeal # 13 Johnson, Allan (03-055-270)

M/Reggiani S/Kacsh to concur with the assessor's assessment.

Vote on motion: 3 yeas 2 nays (Beedle, Bradford) 2 absent (Cheshier, Allison). Motion carried.

12) Appeal # 30 Smith, Robert (02-072-734)

Arne was not able to reach **Mr. Smith** with his adjusted value – when **Mr. Smith** heard the adjustment that the assessor made, he was in agreement. This appeal did not need to be before the Board.

13) Appeal # 57 Carlson, Erling (02-072-572)

M/Reggiani S/Kacsh to concur with the assessor's assessment.

Vote on motion: 5 yeas 0 nays 2 absent (Cheshier, Allison). Motion carried.

14) Appeal # 69 Wiese, John (03-070-660)

M/Bradford S/Kacsh to lower the value to \$285,700.

Ms. Wiese said that her land has been flooding since the chip sealing and she would like that remedied. Once it is fixed she would be ok with the \$5,000 increase in land value. Council was clear that the value they were adjusting was the land value (being lowered by \$5,000).

Vote on motion: 5 yeas 0 nays 2 absent (Cheshier, Allison). Motion carried.

15) Appeal # 64 Taylor, Bruce (02-273-392)

This appeal had been worked out between the assessor and the appellant just previous to the board meeting.

16) Appeal # 66 Songer, Brent (03-075-370)

M/Reggiani S/Bradford to concur with the assessor's assessment.

Vote on motion: 4 yeas 1 nay (Beedle) 2 absent (Cheshier, Allison). Motion carried.

17) Appeal # 67 Songer, Brent (03-070-610)

M/Reggiani S/Kacsh to concur with the assessor's assessment.

Vote on motion: 5 yeas 0 nays 2 absent (Cheshier, Allison). Motion carried.

18) Appeal # 55 Sjostedt, Dave (02-085-251)

This appeal had been worked out between the assessor and the appellant just previous to the board meeting.

19) Appeal # 56 Sjostedt, Dave (02-072-564)

This appeal had been worked out between the assessor and the appellant just previous to the board meeting.

There were two other property owners present. *Mr. Ladd* had not heard back from *Arne* on his appeal, but *Arne* said that he had assumed agreement to his new assessment – when *Mr. Ladd* heard that, he did agree. Therefore, there was no action necessary by the Board.

Rocky Stone was present and asked if the deadline for appeals had passed. *Mayor Kallander* said it was too late.

Ms. Jackson said she missed the deadline for appeals. However, in speaking to *Arne* they realized that the date built on her house was inaccurate in the card and therefore, it should be depreciated further. *Arne* did not believe that the Board would not hear late appeals so he did not work them up. He said he would get together with *Ms. Jackson* to work out a new value. The Board needed to take no action.

D. ADJOURNMENT

M/Reggiani S/Bradford to adjourn the meeting of the Board of Equalization at 10:40PM

Hearing no objection, the meeting was adjourned.

APPROVED:

Attest: _____
Susan Bourgeois, City Clerk

**CITY COUNCIL REGULAR MEETING
APRIL 20, 2011 @ 7:30 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kallander called the Council Regular Meeting to order at 7:30 pm on April 20, 2011, in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Corrine Erickson led the audience in an Invocation.

Mayor Kallander led the audience in the Pledge of Allegiance.

C. ROLL CALL

Present for roll call were *Mayor James Kallander*, Council members *Keith van den Broek*, *Jim Kacsh*, *Bret Bradford* and *David Reggiani*. Council Members *David Allison*, *EJ Cheshier* and *Robert Beedle* were absent. Also present were City Manager *Mark Lynch*, Deputy City Clerk *Robyn Kincaid* and Student Council representative *Shyla Krukoff*.

D. APPROVAL OF REGULAR AGENDA

M/Reggiani S/Kacsh to approve the Regular Agenda.

Vote on motion: 4 yeas, 0 nays. Motion was approved.

E. DISCLOSURES OF CONFLICTS OF INTEREST**F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Guest Speakers -None
2. Audience comments regarding agenda items - none
3. Chairpersons and Representatives of Boards and Commissions

Reggiani told Council that they had a P&Z meeting and talked mostly about sidewalks and site plans.

- a. Student Council Representative - *Shyla Krukoff* presented a slide show from the AASG meeting held here in Cordova. She reported that many have commented that this was the best conference they have had. The next conference is scheduled to be at Service and then Kodiak.

G. APPROVAL OF CONSENT CALENDAR

Mayor Kallander stated that the consent calendar was before Council.

Correction was made to the term ending date on item #8. *Mayor Kallander* read item #7 out loud. item #9 was pulled and put under Ordinances and Resolutions as item #19.5 on the Agenda.

4. Record unexcused absence of Council member Keith van den Broek from 4/6/11Regular Council Meeting
5. Record unexcused absence of Council member Robert Beedle from 4/6/11Regular Council Meeting
6. Record excused absence of Council member EJ Cheshier from 4/6/11Regular Council Meeting
7. Proclamation of Appreciation to Don Sjostedt
8. Mayor appointment and Council concurrence to fill vacant seat on Planning & Zoning Commission
9. Resolution 04-11-18

~~A resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a purchase and sale agreement of property legally described as Lot 8, Block 5, Tidewater Development Park of Cordova, aka Redden Marine~~

Vote on Consent Calendar: 4 yeas, 0 nays, 3 absent (Allison, Cheshier, and Beedle). van den Broek – yes; Kacsh – yes; Bradford – yes and Reggiani – yes. Consent Calendar was approved.

H. APPROVAL OF MINUTES

M/Reggiani S/Kacsh to approve the minutes.

10. Minutes of April 6, 2011 Regular Council Meeting

Vote on motion: 4 yeas, 0 nays, 3 absent (Allison, Cheshier, and Beedle). Motion was approved.

I. CONSIDERATION OF BIDS - None

J. REPORTS OF OFFICERS

11. Mayor's Report

Mayor Kallander reported that he had reviewed the RFP for a third party manager for the hospital. He commented that he had a really good meeting with several interested parties. As of right now there are three interested parties that will be submitting RFP's. He sent another letter to the redistricting board and will be on the local radio tomorrow informing the community on the redistricting issue. He announced that Cordova has a hearing with the Redistricting Board on 4-21-11 from 1:30-3:30 and asked that Cordovans let their voice be heard. He informed Council that **Cory Baggen**, from Samson Tug and Barge, was coming up to meet with him and **Sam**. It will be in front of Council soon. He stated that he had volunteered the City to pay for moving the utilities and light poles and possibly share the financial burden of renting a crane if need be. **Sam** spoke to the permitting that they will handle, saying that now is just the waiting period. The **Mayor** stated that things are in the works but they are being flexible with work schedules. **Kallander** stated that Council won't be involved until later on in the project if Council agrees with what the **Mayor** has volunteered. He stated that he is working with **Bitney** on the CIP list, they spoke about the hospital and the breakwater. He said that we are looking at getting 2 million for the hospital and 1.4-1.5 million for the break water. After some working out they have settled that the breakwater funds will be dual-purpose with the breakwater and the boat ramp. Fish and Game is looking into partnering in the boat ramp project. He did some research into the State Land Selection as some thought we still had some to select but he's hearing now that we may have selected too much so that's being looked into.

12. Manager's Report

Mark Lynch reported that he had helped out at AASG with gun safety out at the shooting range and let them do some skeet shooting. He stated that he had never been in contact with a more courteous group of young people. He told Council that **Tom Cohenour** is leaving Cordova but **Moe Zamarron** is taking his place as Director of Public Works and they are advertising for **Zamarron's** old position as Cordova Center Project Manager now. He informed Council that he has been working with **Cathy Sherman** on a plan for an Assistant City Manager and an Assistant for records management and grant preparation in a part-time capacity. He informed Council that records management currently is a need as City hall currently has no one to take care of them. The City Clerk's office has done some of it but it needs to be looked at more closely. He added that grant preparation has always fell to the department heads and they have done a great job but the need for grants is not going away and to have someone out there making sure we aren't missing any opportunities will be beneficial to City Hall. He mentioned to Council that Harborside Pizza is wishing to be on the next agenda to discuss the refund of some of their lease payments as was discussed in a previous meeting when the lot was sold to Harborside Pizza. Council said to add him to the agenda. **Mayor Kallander** asked that **Mark** work with Harborside on developing a proposal to be presented to Council at the next regular Council meeting. **Reggiani** asked that **Mark** look into a different format for the financial report. He said he's looking for more of a summary that's easier

to read. He then asked if the new part-time position would need to be a budget amendment. **Mark** replied that he anticipates the grant opportunities stemming from this position will make it a self-sustaining position.

13. City Clerk's Report - written report in the packet

Robyn Kincaid reported that the assessment and appeal process is complete and the BOE went well. The office is now wrapping up the final details for that process.

14. Staff Reports

a. Moe Zamarron, COR, Cordova Center Project

Zamarron reported that they have been working on the rock anchor casings. He announced that they were able to reduce the amount of concrete they will need to use which will result in less money thanks to the design team. He stated that they are starting to work on fill for the basement walls and floor walls. We are starting to see some significant vertical work being done. All the anchor pulls are complete. All the drilling for the west wall will be done tomorrow. Next week the man hole for grey water will be installed. They are still looking at completion around November to December. The 6th application for payment has been approved. Submittals are being made for roofing, windows, trim and siding. All the structural steel and concrete has been completed and signed off. We have received most of the steel.

Robert Beedle joined the meeting via teleconference at 8:15 pm

b. Cathy Sherman, Cordova Center Phase 2

Sherman reported that they are working through the design, working out the numbers. They have decided to do radiant floor heat and will utilize both oil and electric boilers in order to have options for back up and flexibility with rising costs. She stated that it has gone through P&Z for design review and talked a lot about parking spaces. The purchase of the Redden Marine building is before Council tonight. Once that is complete then they can start work on developing parking spaces. **Sherman** informed Council that she will be presenting a complete summary of phase 1&2 at the May 4, 2011 meeting, pending she does not get called for jury duty. **Kallander** asked if the radiant heat would be part of phase 1. **Sherman** responded that the beginning process for it will be in phase 1 but will mostly be in phase 2. **Kallander** stated that MRV had been behind in their drawings for phase 1 and asked if they were up to date on phase 2. **Sherman** responded in the affirmative. **Kallander** asked where we are at in the bid process. **Sherman** replied that they are 30 days beyond original expectations. He inquired about funding. She stated that they are close. Letters of intent are being drafted, and they are working on corporate packets. More details will be at the next meeting. **Reggiani** asked if the purchase of the Redden Marine building was part of phase 1 or 2. **Sherman** responded that it is budgeted into phase 1. She added that attendance for the Library/Museum is up.

First Quarterly 2011 – Reports

- a. Harbormaster, Dale Muma
- b. Director of Parks and Recreation, Susan Herschleb
- c. City Planner, Sam Greenwood
- d. Information Services Director, Cathy Sherman
- e. City Investments, Buck Adams, UBS Financial Services
- f. Cordova Volunteer Fire Department, Oscar Delpino
- g. Director of Public Works, Tom Cohenour
- h. Chief of Police, Robert Baty

- i. Financial Director, Ashley Royal

K. CORRESPONDENCE

- 15. Letter from Jim Nygaard in re snow removal
- 16. Resolution passed by NVE Tribal Council in re redistricting
- 17. Letter from Manager to Torgerson, Chair of Redistricting Board
- 18. Letter from Mayor to Torgerson, Chair of Redistricting Board
- 19. Letter from Robert Beedle in re Senior Exemption

Mayor Kallander asked Council if they had any questions on any of the correspondence. He brought to Council's attention the letter from **Robert Beedle** on page 8 of the packet. **Kacsh** stated he would like to look into a one-time filing of the senior exemptions. Council concurred. **Reggiani** stated that it has come up before but there was something holding us back. The **Mayor** asked the Clerk to look into details and put it on the agenda for the next meeting as a discussion item.

L. ORDINANCES AND RESOLUTIONS

- 19.5. Resolution 04-11-18

A resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a purchase and sale agreement of property legally described as Lot 8, Block 5, Tidewater Development Park of Cordova, aka Redden Marine

M/Reggiani S/Kacsh to approve Resolution 04-11-18, a resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a purchase and sale agreement of property legally described as Lot 8, Block 5, Tidewater Development Park of Cordova, aka Redden Marine

Van den Broek asked if the building can be reused or moved. **Lynch** responded that he had Eagle Construction look into it with that in mind but they said it could not be moved. It was structurally incapable but also too big. **Mayor Kallander** stated he knew the building has some issues. **Bradford** asked if the building is on a single piece concrete slab and could the slab be reused. **Cohenour** replied that it is a single slab. **Bradford** inquired as to if it could be used for a base for a skate park as parks and rec is thinking towards that end. **Lynch** stated that rebar might be an issue. **Cohenour** replied that in his experience when you try to reuse a slab you end up with a poor product. It would be a hazard at a skate park because of the built in joists and it is almost impossible to make reused slabs level.

Vote on Motion: 5 yeas, 0 nays, 2 absent (Allison, Cheshier). Kacsh – yes; Bradford – yes; Reggiani – yes; Beedle – yes and van den Broek – yes. Motion was approved.

M. UNFINISHED BUSINESS

- 20. Council's right to protest renewal of liquor licenses for the Cordova Hotel & Bar, licenses #277 & #278

M/Reggiani S/Kacsh to rescind motion made at the March 16, 2011 Regular Council Meeting that reads "Motion to protest the ABC board's approval of the application for renewal of the liquor licenses #227 & #278 due to the Cordova Hotel & Bar's sales tax and property tax delinquency"

Reggiani stated this is a parliamentary procedure to rescind this motion in order to make a follow up motion. **Kacsh** asked if they have made an effort. **Lynch** responded in the affirmative.

Vote on Motion: 5 yeas, 0 nays, 2 absent (Allison, Cheshier). Bradford – yes; Reggiani – yes; Beedle – yes; van den Broek – yes and Kacsh – yes. Motion was approved.

M/Reggiani S/Bradford to waive the right to protest the ABC Board's approval of the application for renewal of liquor licenses for the Cordova Hotel & Bar, licenses #277 & #278

Lynch stated that both Cordova Hotel & Bar and Anchor Bar & liquor store are making an effort. They are not current but they are up to date with the agreement the made with the finance department.

Vote on Motion: 5 yeas, 0 nays, 2 absent (Allison, Cheshier). Bradford – yes; Reggiani – yes; Beedle – yes; van den Broek – yes and Kacsh – yes. Motion was approved.

Mayor Kallander asked if this was Council's last opportunity to protest the liquor license. The answer was yes. He responded that he would like to monitor this at every meeting. **Lynch** stated that the Council can revoke their business license if they should fall into question again at any meeting as an administrator just not the liquor licenses. **Kallander** asked Council if they would like staff to monitor or have it before Council. It's very important that these two continue to communicate with the City and keep making an effort. **Kacsh** stated he didn't think it needed to be on every agenda unless there is an issue again. He would like to leave it to staff unless they fall back. **Bradford** stated he would like to see it on, maybe, every first meeting of the month for accountability. **Reggiani** stated that it is an administrative item now and recommended that the City Manager bring it forward in his report. **Van den Broek** agreed with **Reggiani**. **Kacsh** agreed but mentioned that he didn't want to keep a negative focus on these businesses. **Kallander** reminded Council that a considerable amount of City's money was collected and not turned over. This is not their money. It belongs to the people the Council represents. **Bradford** stated that it isn't a negative focus. He said it's monitoring in the best interest of the community. **Beedle** agreed with **Reggiani's** recommendation.

21. Council's right to protest renewal of liquor licenses for the Anchor Bar license #61 and the Anchor Liquor Store, license # 62

M/Reggiani S/Bradford to waive the right to protest the ABC Board's approval of the application for renewal of liquor licenses for the Anchor Bar license #61 and the Anchor Liquor Store, license #62

Vote on Motion: 5 yeas, 0 nays, 2 absent (Allison, Cheshier). Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes and Bradford – yes. Motion was approved.

N. NEW & MISCELLANEOUS BUSINESS

22. Letter from Prince William Sound Science Center re existing lease and new purchase

Mayor Kallander stated that the letter is asking things outside of what Code allows. **Lynch** stated that the request for a 50 year lease is unprecedented in Cordova. Code states that leases are not to exceed 30 years in renewals unless by Council action. It would have to be brought by Ordinance so people can submit a petition opposing the sale. The City had a commercial appraisal done on the property, it valued at \$5473 a month for market rental analysis. **Kallander** suggested Council discuss the letter in reference to item "A" and then "B" to keep the confusion down. Item "A" is a modification to the purchase agreement to the property adjacent to Ocean Beauty Seafoods. It was pointed out that they have missed deadlines. They were unable to secure funds or produce plans other than the elevation drawings. He also pointed out that with that in mind there is another party that is very interested in the property. **Kacsh** stated that he has seen the issue before where an entity was unable to secure funds because they did not

own the property. He would like to see what they want to do. We still could do a performance agreement on a sale. **Reggiani** stated that the PWSSC is important to the community but that he has an issue with extending the lease when they have not upheld the current agreement of producing plans. He has a hard time changing or adjusting an existing agreement. He said we should stick to our agreements and requirements. **Bradford** agreed with **Reggiani** that he has a hard time agreeing to a purchase when they are already having difficulties securing funds. He suggested that before they decide to sell it that it should be put out to proposal. **Kallander** said that PWSSC has had plenty of opportunity for this land with generous terms. **Bradford** reiterated that if it is to be sold than it should go to proposal. **Beedle** agreed with **Reggiani** that it is of value to the community but the asking for another extension is concerning. There may be a better piece of land that could suit their needs. Do they need to have that prime location? **Van den Broek** inquired as to when the lease is up. **Lynch** replied that they are to have substantial completion of the new building by July. **Van den Broek** suggested that if they don't uphold that agreement, then, at that point, put it up for proposal and they are welcome to bid. **Reggiani** agreed. **Kallander** stated that is a fair way to go. He suggested Council move on to consider item "B" in the letter, to purchase the building. **Lynch** inquired from Council what kind of action they are looking for from him on item "A". The response was to indicate to PWSSC that they are to continue with the current agreement. **Kallander** pointed out that the building they are in, and wishing to purchase, is leased and the lease has been up for several months. Their ten year lease requires they pay \$1.00 a year. This lease is requiring the community to subsidize PWSSC. They have done improvements on the building but there are things to repair. He posed the question to Council that if they are only paying \$1.00 a year in lease, why is the building being allowed to deteriorate? They have a pretty nice deal. **Bradford** suggested that since the old lease has run out that the new lease include in its wording that they must maintain the building. He has no problem with selling the building but would like some public input. **Reggiani** pointed out that the current lease is an amendment to the original lease. They have already been there for 20 years. The City Code indicates that the max lease is 30 years. He agreed with **Beedle** that maybe there is a better location available. That building is valuable and the location is valuable. He stated that he would like to explore options before we sell the building. **Kallander** agreed that the Council should ask for public input. **Kacsh** stated that he did not mind redoing the lease or them buying the building but would like to see their proposal. **Van den Broek** stated that he would entertain a sale but wants to see their proposal. He pointed out they do need salt water for their wet labs and have a vessel they tie up to their building. The PWSSC is very valuable to the community in research and tourism. He added that he'd hate to relocate them. **Beedle** inquired as to what the building purchase would encompass? **Reggiani** replied that it would be the building and tide-flats. **Beedle** further inquired as to if the lease has to be 10 years or could it be 5. He'd like to see their plans. He mentioned that he does see value to the community in keeping the Science Center and wants to see them keep succeeding. **Kallander** stated that the City is not being even handed with the non-profits in town if we continue to subsidize their operations. There is no doubt in their benefit to the community but so do other non-profits in town and they are paying rent. **Van den Broek** asked if they bought the building if they would pay property tax? The reply was that non-profits are exempt but they can choose to pay. **Reggiani** stated that the City is obligated to request proposals for the sale to stay consistent. What could the City do with the building? **Bradford** stated that he is good with the lease but not good with the sale. It's a valuable piece for the City to hold onto. **Kallander** asked Council "Do we then continue with no lease?" **Lynch** informed Council that he has not pursued the issue of the lease because he knew this discussion was coming. **Bradford** stated that he thinks everyone is in favor of a lease and not so much a sale. **Kallander** stated that he has an issue going forward without a full Council to deliberate. **Reggiani** pointed out that this was on the agenda as a discussion item and therefore does not require action. **Kacsh** stated that he doesn't think that Council is ready to give direction. **Kallander** said there is no rush. **Reggiani** agreed

that there is no rush and the Council must follow procedure. **Kacsh** stated that it could be in the Science Center's hands. **Kallander** agreed that they could follow regular procedures. **Van den Broek** suggested Council not pursue a sale until we can look at a lease or a proposal. As it stands the City is generating \$10 in revenue from this prime business over the next decade and that needs to be looked at closer. **Kallander** encouraged Council to continue to think about this and discuss it around the community. As it stands we will continue with the current agreement.

23. Pending Agenda and Calendar

Ribbon Cutting Ceremony on May 7th for the Copper River Highway Scenic Byway designation

There may be a work session on Phase II of the Cordova Center on May 4th if Cathy does not get called for Grand Jury Duty.

Public Safety Building Design Committee Meeting tomorrow to review floor plans at 7 pm

O. AUDIENCE PARTICIPATION

Jennifer Gibbins, wanted to make sure everyone is aware of the Redistricting Board hearing tomorrow from 1:30-3:30 here at the Library meeting room. She mentioned that she is concerned because of the SERVS drill that the hearing may be poorly attended and this is important to the community. She added that she has heard that Cordova is the best represented community in the state in the whole deal and much of that is owing to our **Mayor** and our lobbyist. **Gibbins** also added that she did some volunteering for the AASG and in all her years of activism it stands out as an amazing experience. She said it is a great reflection of the youth in Alaska and our Cordova kids did a great job in organizing it.

P. COUNCIL COMMENTS

24. Council Comments

Bradford gave kudos to **Jim Nygaard** for the archery program for the kids. It has been in discussion for years and it took him stepping forward to make this opportunity a reality for our kids. 30 people showed up for the 2 nights of training. The instructor said the largest group he had had previous to this was 19 so it blew him out of the water to have that many people come. He has got 70 schools currently doing this program with 90 schools waiting for the training and equipment.

Beedle thanked **Tom Cohenour** for everything he has done for Cordova. He added that he is out on the SERVS drill; they should be back before the redistricting hearing and would put something out so everyone will be aware of its time.

Q. ADJOURNMENT

M/Bradford S/van den Broek to adjourn the regular meeting at 9:27 pm

Hearing no objection, the meeting was adjourned.

Approved:

Attest: _____

Robyn Kincaid, Deputy City Clerk

**CITY COUNCIL REGULAR MEETING
MAY 4, 2011 @ 7:30 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kallander called the Council Regular Meeting to order at 7:30 pm on May 04, 2011, in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Corrine Erickson led the audience in an Invocation.

Mayor Kallander led the audience in the Pledge of Allegiance.

C. ROLL CALL

Present for roll call were *Mayor James Kallander*, Council members *Keith van den Broek*, *Jim Kacsh*, *David Allison* (present via teleconference), *Bret Bradford* and *Robert Beedle*. Council Members *EJ Cheshier* and *David Reggiani* were absent. Also present were City Manager *Mark Lynch*, City Clerk *Susan Bourgeois*, Deputy City Clerk *Robyn Kincaid* and Student Council representative *Shyla Krukoff*.

D. APPROVAL OF REGULAR AGENDA

M/Kacsh S/Bradford to approve the Regular Agenda.

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Reggiani). Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes and Bradford – yes. Motion was approved.

E. DISCLOSURES OF CONFLICTS OF INTEREST

Kacsh stated his wife is employed by the City of Cordova for item #20. *Mayor* ruled he had a conflict of interest and should recuse himself from that Executive Session. *Allison* stated he is employed by Trident Seafoods but has no financial gain from item #14. *Mayor* ruled no conflict.

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speakers -None
2. Audience comments regarding agenda items

James Mykland, 121 W Davis Ave, spoke in opposition to Resolution 05-11-21. He stated that he is not impressed, that the proclamation does not state accurately what happened May 4, 1911, and he is opposed to it. He stated that Alaska gets a lot of financial support from the Federal Government and this Resolution does not seem appreciative of that fact. He added that he is going to the DMV tomorrow. He's heard of there being 3-4 hour waits, so will get his personal view on the topic.

Rocky Stone, 200 First St, spoke in support of *Sanee Maxwell* and stated that she has known *Sandee* for 30 years and in her book she is golden. She said a friend had commented to her that when she went into the DMV and saw all the license plates on the wall and *Sandee's* smile she always felt welcome.

Mike Maxwell, 50 year resident of Cordova, 42 years in commercial fisheries, and involved in management at LFS Fisheries, so he is familiar with the handling of employees. He stated that the DMV issue is a personal and emotional issue for his family. He stated that he had several questions in relation to these issues to pose to Council, knowing the questions could not be answered today, but would like them to be answered soon. He told Council that the list of questions will be presented in petition form signed by Cordovans. He stated that he wants the questions answered and if things don't change they will enter into litigation with the City.

Tyee Lohse, 501 Chase Ave, thanked *Sandee* for her time at the DMV. She was always very helpful to him. He added that since she has been gone he has discovered the internet.

Sandee Maxwell, wished to address the allegations of money missing, she offered a personal testimony to recovering money to a customer. She asked how long the City Manager, *Mark Lynch*, and the Chief of Police, *Robert Baty*, have known each other.

3. Chairpersons and Representatives of Boards and Commissions

Robert Beedle reported on the Harbor Commissions last meeting. He reported on their findings in the possibility of adding a culvert on the South Fill for water circulation. He also reported that they are discussing the option of having the road by Ocean Beauty become a one-way street to avoid parking issues. *Lynch* added that they have asked the business owners for input and they are okay with the street being made one-way. *Kallander* suggested that the planning department and committee be involved. *Bradford* stated that it is creating a bottle neck issue. *Kacsh* informed the Council that this issue has arisen because a pedestrian was hit there not too long ago. *Bradford* suggested that a one-way may not solve that issue.

a. Student Council Representative

Shyla Krukoff reported that they are planning a movie night at the end of the month. They had planned on watching "Tangled" but they watched that at AASG so they may be choosing something different. It may be open to the public to attend. She added that they are planning a "Kids vs. Global Warming March" on May 10th or 11th. The question was asked why they can't do the walk on the highway. *Baty* responded that they had not planned enough in advance to get the state permit to walk down the Highway. *Kacsh* asked if they could walk on a City Street instead of the State highway. Would they still need a permit? *Baty* said he would have to look into it.

G. APPROVAL OF CONSENT CALENDAR - none

H. APPROVAL OF MINUTES

M/Bradford S/Kacsh to approve the minutes.

4. Minutes of March 16, 2011 Council Work Session

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Reggiani). Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes and Bradford – yes. Motion was approved.

I. CONSIDERATION OF BIDS - None

J. REPORTS OF OFFICERS

5. Mayor's Report

Mayor Kallander reported that the state operating budget has passed. There will be \$68K extra in revenue sharing, plus, \$20 mil more for school funding which Cordova will get a small part of. They are stalling on the capital budget. He had lots of meetings with *Lynch* which he will report on.

6. Manager's Report

Mark Lynch told Council that he will explain item #17a when they get to that part of the agenda. He said he spent a lot of time with DEC working on the waste water treatment plant issue. He reported that the final RFP for the hospital went out and the RFP's are due May 31st. Decisions will need to be made on how the responses will be handled. *Bradford* inquired about the hospital RFP. He stated that some decisions and discussions still need to happen. *Lynch* responded that the last joint council meeting asked him to send out an RFP to see who was interested. They also asked NVE to submit an RFP. There will be four proposals from four very different entities. *Kallander* said he met with *Kristin Smith* who reviews a lot of RFP's. He had her draft an evaluation form to use to evaluate the RFP's. *Lynch* added that the

responses are due by May 31st and it will be mid-June before any action can be taken and they have until September 1st to make any decisions. **Bradford** inquired as to the list of tasks that were assigned at the last joint meeting as the RFP was only one of the tasks assigned that night. **Kacsh** stated that it was his understanding that they would look at the RFP's to see what the options are and then make the decisions. **Lynch** informed Council that DEC has served papers on The Cordova Hotel & Bar, for notice of closure for operating without an annual permit; which may affect the ability to pay the sales tax they owe. **Kallander** stated that this should be monitored as it will make a difference when Council goes to set the mill rate. Lastly, **Lynch** announced that he hired **Josh Hallquist** to be the project manager for the Cordova Center.

7. City Clerk's Report

Bourgeois reported that the State Assessor, **Steve VanSant**, did an evaluation on the office which gave several suggestions. One was in regards to the senior exemptions one-time filing and senior delinquent direction that will require code to be reviewed. **Bourgeois** reminded Council that the last meeting had a letter in the packet in regards to **Guy Beedle's** delinquency in addition to the one-time filing. She informed Council that she will be looking for direction from them on those two issues. She informed the Council that **Erika Empey** has left the office and **Robyn Kincaid** is working full-time now. She stated that the next steps for the office are to certify the role and set the mill rate. Currently the office is working on minutes and cemetery records reorganization. She reported that she had worked with **Sam** and **Holly** on a planning and zoning code issue. She took some ethics training for APOC and did a quarterly report with **Bitney**. **Beedle** stated that if the Council is going to discuss senior filing delinquencies he may have a conflict. The **Mayor** decided to see where the discussion goes.

8. Staff Reports

- a. Moe Zamarron, COR, Cordova Center Project
- b. Cathy Sherman, Cordova Center Phase II

Sherman reported on the Cordova Center Project and Phase II. She stated that MRV was here last week and will be back next week. **Bradford** asked if **Hallquist** was making a good transition. **Sherman** replied that he was doing SERVUS this week but he and **Zamarron** will be back on Saturday full swing. **Sherman** passed out information, including a budget, for Phase II. She said they had to review the plans since Redden Marine came into the picture. She said she and **Zamarron** are looking into some funds available through the EDA that they think may be applicable to the Cordova Center. **Beedle** asked if the Redden Marine building will be going away in the middle of June. **Sherman** responded in the affirmative and added that papers are being signed and processed now for the purchase. She clarified for Council that Phase I will be the shell of the building and Phase II is the interior and the walls. Phase I will leave us with a beautiful shell but you'll open the doors and there will be nothing inside. **Bradford** asked what the City needs to do to clean up the ball field. **Sherman** responded that **Reggiani** had said the Little League would take care of it. **Kacsh** asked if they have considered going back to EVOS and asking for more money? **Sherman** responded they have not but they are considering going back to Exxon, BP and a number of the oil companies as corporate sponsors.

- c. John Bitney, Juneau update – written report in packet

K. CORRESPONDENCE

- 9. Invitation to the Ribbon cutting Ceremony for the Copper River Scenic Byway
- 10. Letter from Mike Maxwell in re DMV and dispatch issues

L. ORDINANCES AND RESOLUTIONS

- 11. Resolution 05-11-19

A resolution of the City Council of the City of Cordova, Alaska, approving the sale of Lot 13, Block 13 Original townsite to Joshua E. Hallquist and Karen S. Hallquist for \$8000.00

M/Kacsh S/Bradford to approve Resolution 05-11-19, a resolution of the City Council of the City of Cordova, Alaska, approving the sale of Lot 13, Block 13 Original townsite to Joshua E. Hallquist and Karen S. Hallquist for \$8000.00.

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Reggiani). Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes and Bradford – yes. Motion was approved.

12. Resolution 05-11-20

A resolution of the City Council of the City of Cordova, Alaska, authorizing the City to loan the Cordova School District up to \$500,000 to pay construction costs for the Cordova Jr/Sr High School ILP building until such time that a bond sale occurs and the amount loaned shall be repaid from the bond proceeds

M/Kacsh S/Bradford to approve Resolution 05-11-20, a resolution of the City Council of the City of Cordova, Alaska, authorizing the City to loan the Cordova School District up to \$500,000 to pay construction costs for the Cordova Jr./Sr. High School ILP building until such time that a bond sale occurs and the amount loaned shall be repaid from the bond proceeds.

Lynch reported that the proposals for the building are out and they hope to start construction within a month or so but the State is not going to be doing a bond sale until August so these funds will be paid back to the City after that sale. Council discussed the funds disbursement. **Bradford** inquired of the certainty of the bond sale as **Buck** had cautioned that bond sales are slowing down. **Kallander** responded that bond sales everywhere, other than Alaska, are slowing down. **Kacsh** agreed with **Kallander**.

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Reggiani). van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes and Beedle – yes. Motion was approved.

13. Resolution 05-11-21

A resolution of the City Council of the City of Cordova, Alaska, commemorating the Cordova Coal Party of May 4, 1911, focusing attention on the federal government's current stranglehold on Alaska, and calling on the president of the United States, U.S. Secretary of the Interior, U.S. Senate, and Congress to develop common sense policies that allow Alaska and the rest of the nation to utilize the nation's abundant resources in a safe, environmentally sound manner that serves the best interests of Americans

M/Kacsh S/Bradford to approve Resolution 05-11-21, a resolution of the City Council of the City of Cordova, Alaska, commemorating the Cordova Coal Party of May 4, 1911, focusing attention on the federal government's current stranglehold on Alaska, and calling on the president of the United States, U.S. Secretary of the Interior, U.S. Senate, and Congress to develop common sense policies that allow Alaska and the rest of the nation to utilize the nation's abundant resources in a safe, environmentally sound manner that serves the best interests of Americans

Beedle stated that he is at odds because on one hand it is what is best for America but not necessarily what is best for Alaska. **Kacsh** stated he doesn't necessarily have a problem with it but doesn't like that they are using a historical event to send a message to the Federal Government. **Kallander** reviewed for Council some of the history of the Resolution. **Beedle** stated he won't vote for the Resolution. **Bradford** stated he shares some of the same views and will vote in favor of the Resolution. **Kacsh** stated he still hates using a historical event with a negative slant to reach a political agenda. He said he feels like Cordova is being used as a pawn. **Bradford** stated that he feels it is a message to the Government to look inward at resources. **Beedle** stated that these are Alaskan issues not Federal issues and that this message needs to be sent to Juneau not D.C. **Allison** stated he is in support of the Resolution because he thinks the Government can be overbearing in lots of ways. **Bradford** stated that Juneau is not the one holding back

but D.C. *Van den Broek* stated that if the community wants to commemorate a local even then they should do it. There are more professional ways to reach the means this is aiming towards.

Vote on motion: 3 yeas, 2 nays, 2 absent (Cheshier, Reggiani). van den Broek – No; Kacsh – yes; Allison – yes; Bradford – yes and Beedle – No. Motion was approved.

14. Resolution 05-11-22

A resolution of the City Council of the City of Cordova, Alaska, approving a site plan for Trident Seafoods Inc. to construct a 1,200 square foot screen house on lot 7, block 1, Cordova Industrial Park

M/Bradford S/Kacsh to approve Resolution 05-11-22, a resolution of the City Council of the City of Cordova, Alaska, approving a site plan for Trident Seafoods Inc. to construct a 1,200 square foot screen house on lot 7, block 1, Cordova Industrial Park.

Kallander stated that this is very good environmentally. *Beedle* stated that it is already in process.

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Reggiani). Kacsh – yes; Allison – yes; Bradford – yes; Beedle – yes; van den Broek – yes. Motion was approved.

M. UNFINISHED BUSINESS- none

N. NEW & MISCELLANEOUS BUSINESS

15. Senior Exemption filing discussion

Bourgeois explained to Council that City Code is going against State Statute in disallowing delinquent seniors from applying for an exemption. This needs to be fixed in code. The State assessor has also recommended that we go to a one-time filing. *Kacsh* stated he has no problem with it. *Kallander* stated that he has been wondering for six years why the City was requiring an annual filing. Council concurred to direct staff to make it a one-time filing.

Bourgeois reminded Council of the issue of *Guy Beedle's* delinquency. *Kacsh* recommended the Council move forward on the forgiveness of delinquent property tax for *Guy Beedle*. Council concurred.

16. Harborside Pizza lease payments refund

Lynch introduced the item by reviewing the three options for repayment listed in the proposal from *Brain Wildrick* of Harborside Pizza. *Kallander* asked if a precedent had been set by a previous similar action. *Kacsh* informed Council that Alaska Power had a similar issue and he's sure there had been others. *Kallander* reminded Council that the decision today could be setting a precedent for the future. *Lynch* stated that there used to be a piece of code that allowed for lease repayments that no longer exists. *Kacsh* reminded Council that when Wildrick approached Council about purchasing the property we did not have a system set in place for selling those lots. He was not allowed to purchase, even though that was his intent, he was however, allowed to lease. Harborside Pizza had had many roadblocks along the way, many placed there by the City, and he has worked through them all and turned out a thriving business. *Bradford* agreed with *Kacsh* and reiterated that Harborside Pizza is a victim of the land sales not being set up right. He is concerned with setting a precedent though. *Kacsh* stated that *Wildrick* has had to jump through hoops from day 1. He had an idea, he had a vision, and he did what he needed to do to get the business up off the ground. *Kallander* stated that he thought the reason he couldn't purchase the property was because he didn't have the financing to do it. *Wildrick* reminded Council that the City wanted him to build on the land before they would sell to him but he could not get a loan to build on leased property. *Bradford* stated that other business owners were given the option to purchase just after this incident. *Wildrick* stated he is just asking the City to level the playing field with his neighbors so he can get the building built as quickly as possible. *Kallander* informed *Wildrick* that the standard performance agreement on City sold properties

is two years and asked him if he thought he could get a building up in that time. **Wildrick** responded that he did not. He was hoping for a 5-year performance agreement if the lease payments were refunded or up to a 9-year performance agreement if the payments were not refunded. **Kallander** stated that **Wildrick's** neighbors have signed a 2-year agreement. **Kacsh** stated that every case is unique, and he would like to right some of the wrongs. There have been other properties sold with different performance agreements for different reasons. **Wildrick** was put into a tough spot by Council and a small business owner does not have the same resources as a larger entity does. **Allison** stated that **Wildrick** was given a different kind of lease with different requirements because we didn't have our land disposal process in place yet. So he has no problem giving him a different kind of performance agreement. He is in favor but not sure of the full lease repayment. **Allison** clarified that the City is not refunding Property Tax just the lease payments. He stated that he has no problem giving **Wildrick** a 2 or 3-year performance agreement and he can extend if he needs to as long as some progress is being made. **Bradford** asked if **Wildrick** had plans. **Wildrick** responded that the foundation has been laid and he has architect plans already. **Bradford** stated he liked the suggestion from **Allison** that we give him a 3-year performance agreement and if he needs more time he can come back and ask for it. **Kallander** reminded Council they are considering two things; lease repayments and a performance agreement. **Lynch** told Council the total amount of his lease payments to date is \$21,718.64.

M/Kacsh S/Bradford to approve the refund of \$20,000 to Brian Wildrick contingent on his entering into a performance agreement for purchase.

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Reggiani). Allison – yes; Bradford – yes; Beedle – yes; van den Broek – yes and Kacsh – yes. Motion was approved.

Kallander asked Council if they should direct the City Manager with a performance agreement term. **Kacsh** suggested they direct the City Manager to negotiate and see **Wildrick's** plan. **Bradford** suggested **Wildrick** can build it in 3-years. **Van den Broek** stated he is fine with 5-years if there are significant milestones. He suggested a 3-year performance agreement with the option to extend to a 5-year if he needs it and substantial completion is achieved. **Kacsh** stated he is ok with 3-years as long as if when we get to the third year and he isn't completely finished we don't kick him out. **Beedle** told **Wildrick** that if he does need the extension to not wait till the last minute to request it. **Wildrick** agreed and stated that he wants to build the building as soon as possible and will work to get it done as soon as possible, with advance communication if he does need more time. **Wildrick** explained his concern with his having to be closed for a short period of time as the building will have to be framed around the oven and he can't use it in the old structure if they are framing it into the new one. This is something he will need to save up his money for in preparation. **Kallander** told **Wildrick** that he appreciates his efforts and added that the land around him is getting sold and developed; he doesn't want to be last or be left behind. **Lynch** clarified that the performance agreement should be 3-years with the option to extend an additional 2-years if substantially completed and he must give 6-months prior notice if he needs to extend. **Kacsh** stated for the record that this is a very unique situation and doesn't expect people to be using this as a precedent. **Kallander** reiterated to be clear that this situation arose because the City was in transition in our land disposal codes. **Mr. Wildrick** fell into a phase of our Code development that put him into this unusual situation. Council concurred.

17. North Fill Boat Launch Ramp Improvement discussion

Kallander reviewed for Council that he had the City Manager contact CH2MHill on starting on the design. They wanted to start it next year but he is pushing for this year. He stated that he is confident of the \$1.4M coming from the capital budget, to be used for the boat launch ramp and breakwater. He stated he is looking for Council's concurrence with allowing the City Manager to proceed with engineering for this project up to \$225K. Council discussed specifics of the docks construction. **Kallander** stated that if

we get started on it now than we can maybe have it done come fall. **Bradford** asked if the project was going to use up all of the \$1.4M. **Kallander** responded that it would take up to \$700-\$800K. He asked Council if they would concur to forego the geotechnical survey they are requesting. **Beedle** informed Council that the Harbor Commission was going to discuss this at the next meeting along the lines of options to use that money for a breakwater. He stated he has concerns with putting the money towards the boat ramp instead of the breakwater as the harbor is getting torn up. **Kallander** reminded Council that he had chosen to put the boat ramp in with the funding for the breakwater in funding because it is going to take a while to raise the funds needed to do the breakwater. He stated that the people he has talked to have said it would be more prudent to work on the boat ramp while we continue to raise money for the breakwater. **Beedle** stated he has talked to people that say the money may be enough to build the breakwater. If we don't do something with the breakwater soon we are looking at millions of dollars in harbor repairs. **Kacsh** stated he is not sure the \$1.4M will be enough to build a breakwater. **Kallander** stated that the corps will require a million dollars just for engineering before we can even start. The \$225K for the boat ramp is the complete project, minus the construction costs, that will be spent over a span of 6-months. **Beedle** reminded Council that the permit for the breakwater expires in 2013 and it is already engineered. He thinks the project can be done for a million dollars. If we don't do something we will have to replace the harbor. **Lynch** stated that the reason they had only asked for the \$1.4M to begin with was because they thought there was going to be some more funding available for the \$3.6M, but it turns out that won't go through this year. So we are looking at that funding coming available in 2012. He added that the permit and the engineering has been done for the breakwater they just don't have the construction money. The last construction estimate to cross his desk was \$6M if the corps did it and \$5M if we did it privately with our own money. **Kacsh** stated that as far as corps projects go the project just has to be started. **Beedle** requested the item be tabled till next meeting when he can be more informed about another option with the breakwater. Council chose to put this item on the next agenda for more discussion.

17a. Authorizing City Manager to sign a compliance order by consent with DEC

Lynch informed Council that there will be a \$100K fine up front then \$10K a day after that if the Compliance order is not signed. The City has till May 9th to get a signature.

M/Kacsh S/Bradford to authorize the City Manager to sign the compliance order by consent with DEC concerning the waste water treatment plant

Bradford clarified that the EPA told the City to remove the equipment and now the DEC wants it back in or they will fine the City. **Kallander** suggested that if Council has further questions to see **Lynch**.

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Reggiani). Bradford – yes; Beedle – yes; van den Broek – yes; Kacsh – yes and Allison – yes. Motion was approved.

18. Pending Agenda and Calendar

Ribbon Cutting Ceremony on May 7th for the Copper River Highway Scenic Byway designation

O. AUDIENCE PARTICIPATION

James Mykland agreed with **Beedle** that the City needs to take care of the fleet and can't wait for the North Fill to be developed because the South Fill is busy and a mess. He added that he is disappointed in the affirmative vote on Resolution 05-11-12

Jennifer Gibbins, Browning St, thanked **Mark Lynch** and the City employees for their hard work, she appreciates the time they put in. She requested of **Robert Beedle** that the Harbor Commission discuss the sheen in the harbor. She stated that the Resolution/Proclamation regarding the Coal party offended her that the community never heard anything about it. She added that it took a historical event out of context.

She stated that she is very pleased to see the progress with Harborside Pizza. Lastly she requested help from the community for the "Cordova Clean Up Day" on May 14th. Meet at the High School at 10:00 am.

P. COUNCIL COMMENTS

19. Council Comments

Beedle stated that the City crew has been hard at work. Both sides of the harbor look good and the streets are being swept so offered a "Good job" to them.

Kacsh stated that there is a community concern with the pot holes around town and wonders if there is something we can do to get them to reconsider repaving in 2011 instead of 2012 or 2013. **Kallander** stated that the funding for it is what the state is sitting on right now in the capitol budget. **Kacsh** said something needs to be done, letters written or phone calls made, because someone is going to get killed. Also, the City needs to work on consistent signage. If they City is going to be passing out parking tickets people need to know where they can and cannot park.

Council took a 5 minute break before entering the Executive Session at 10:10 pm

Q. EXECUTIVE SESSION

20. Employee Salary Review

Kacsh was recused from the discussion due to his conflict of interest.

M/Bradford S/Kacsh to move into executive session subjects which may be discussed are matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government specifically salary review.

Vote on motion: 4 yeas, 0 nays, 1 COI (Kacsh), 2 absent (Cheshier, Reggiani) Motion passed.

The Regular Council meeting was reconvened at 10:27 pm

M/Bradford S/van den Broek to direct the City Manager to take the actions discussed in executive session.

Vote on motion: 4 yeas, 0 nays, 1 COI (Kacsh), 2 absent (Cheshier, Reggiani) van den Broek – yes; Allison – yes; Bradford – yes and Beedle – yes. Motion passed.

City Manager left the meeting

21. City Clerk's Annual Evaluation

M/Bradford S/van den Broek to move into executive session subjects which may be discussed are subjects that tend prejudice the reputation and character of any person; providing that the person may request a public discussion specifically the City Clerks annual evaluation.

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Reggiani) Motion passed.

The Regular Council meeting was reconvened at 11:12 pm

R. ADJOURNMENT

M/Bradford S/van den Broek to adjourn the regular meeting at 11:12 pm

Hearing no objection, the meeting was adjourned.

Approved:

Attest: _____
Robyn Kincaid, Deputy City Clerk



City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6200
Fax: (907) 424-6000
Email: citymanager@cityofcordova.net
Web: www.cityofcordova.net

CITY OF CORDOVA

Office of City Manager

May 11, 2011 Manager's Report (for 05/18/11 Council meeting)

- 4/28, Work on code issues. Personnel issues. Go through bills.
- 4/29, Work on office housekeeping, filing, etc. Sign checks.
- 5/02, General office housekeeping. Work on legal issues.
- 5/03, Work on parking issues. Review job descriptions.
- 5/04, Teleconference with Alaska Department of Administration, PERS, and John Bitney. Cordova Center phase II worksession. Council meeting.
- 5/05, Trip to Anchorage. AMMA meeting in Anchorage.
- 5/06, Various shopping for City.
- 5/09, Picked up various items for City. Meeting at CH2MHILL. Picked up tractor for Parks & Rec.
- 5/10, Return from Anchorage. Unload items.
- 5/11, General office housekeeping. Go through bills. Personnel issues. Work on Council packet & Manager's report.

CITY CLERK'S REPORT TO COUNCIL

May 18, 2011 Regular Council Meeting

Date of Report: May 10, 2011

Council Matters: completed post-5/04/11 work session and regular meeting clean-up, printing, signing, scanning, advertising, distributing and posting on City website, minutes, ordinances, resolutions etc.; completed pre-05/18/11 regular meeting prep, compiling, writing, editing, minutes, resolutions, ordinances, other agenda items from different departments, attorney, manager, Mayor or Vice-Mayor and Council; post agendas and packets to City website

Property Tax Matters/Deputy Clerk: Robyn handled everyday responses to property tax requests from banks, mortgage companies, citizens, other departments; **Robyn** perfected the data for the 2011 tax roll and completed the reports for certification before you tonight; **Robyn** continued work on the 2009 and 2010 foreclosure process for real property owners – consulting with the attorney, publishing in the Cordova Times, speaking with interested parties as the EOR of 2009 is set for May 25; **Robyn** worked on minutes; **Robyn** sent monthly delinquent bills; **Erika** worked up all senior citizen and disabled veteran applications for 2011

Elections: sent an occasional voter registration form to Division of Elections

Records Requests: daily phone calls and/or drop-ins with Clerk's department questions, property tax questions and procedural matters; assisted with finding cemetery records

Invoices: coded, approved & submitted regular department bills for payment to accounts payable; signed City payroll and accounts payable checks

City Vehicles and Equipment: renewed registrations for City vehicles through online DMV service

Attorney Contact: worked with Holly on suggesting Code updates; worked with Holly on DMV/Maxwell letter/petition information request

General Office: researched and wrote resolution for CRH bridge naming; researched and wrote resolution in re PILT funding, filled out community revenue sharing application – both to be sent to DCRA after passage of said resolution; received electronic agenda packets from HSB and School Board and now post these to City Website each month

Other: began work to reorganize cemetery records; placed an office supply order; spoke with Steve VanSant concerning audit of Cordova's assessing functions; reviewed his audit and some changes are in process – one-time filing for seniors, passing a resolution that speaks to our cycle of reevaluation (will come before you next meeting), creation and maintenance of applications for other exemptions (native, non-profits, churches etc.), put new pictures on the agenda – if you noticed tell me and redeem your prize before the Council meeting starts

**CITY COUNCIL OF CORDOVA
PUBLIC SAFETY BUILDING DESIGN COMMITTEE MEETING
JANUARY 27, 2011 @ 7:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Chairman David Reggiani called the Public Safety Building Design committee meeting to order at 7:03 pm on January 27, 2011 in the Library Meeting Room.

B. ROLL CALL

Present were Chair *David Reggiani*, Committee Members *Robert Baty*, *Martin Moe*, *Jim Kacsh*, *Dick Groff*, *Mike Hicks*, and *Tom Bailer*. Also present was Deputy City Clerk *Robyn Kincaid*, Fire Marshal *Oscar Delpino*, CH2MHill representative *Monique Lussier* and several members of the volunteer fire department.

C. APPROVAL OF AGENDA

M/Groff S/Kacsh to approve the agenda
Vote on motion: 7 yeas, 0 nays. Motion carried.

D. APPROVAL OF MINUTES - none

E. NEW & MISCELLANEOUS BUSINESS

1. Historical review of committee work

Reggiani started the meeting by reviewing the packet of resources and giving a historical review of committee work to date on this topic. He stated that the City Council approved the Comprehensive Plan in 2008 but the process began in 1995. The long term goal in the comprehensive plan is that the Police and Fire departments need to be moved out of the flood zone. *Bailer* added that he was serving on P&Z when they started to work on the comprehensive plan and they took everything section by section. He stated that the plan was well thought out. *Oscar* stated that some equipment has been updated because of this plan. The committee reviewed the previous Director of Public Works, *Gary Squires*, November 2008 memo to Council, and then moved the discussions on to the City Buildings committee. *Reggiani* read aloud the City Buildings committee final report found in the packet. It was pointed out that this committee looked at each of the City owned buildings to evaluate their needs and possible replacements. The committee was confined to looking for land for the replacement buildings to only currently owned City properties. From that process came the three ideas found in the packet for a new site for a new police and fire facility. *Reggiani* read aloud the Police and Fire Facilities committee final report also found in the packet. The committee then reviewed the Police and Fire Facilities Committee's listed findings, including their list of pros and cons. *Monique Lussier* from CH2MHill asked if the Copper River highway (CRH) location would have avalanche threats. *Groff* responded that it would be required by the Eyak Lake AMSA Plan to look into and that it does happen on the road. *Bailer* stated that snow dump location and taking up retail space are hot issues with the downtown location and added that no

one is interested in keeping the Library/museum buildings. **Groff** mentioned that the CRH site is a mile further away from fires and would require longer response from the central business district and industrial property. **Lussier** asked if there is a map of the current snow dump locations. The answer was yes and that it will be included in the next packet. **Bailer** said the reason the snow dump is such a big deal is because it is so expensive to move the snow elsewhere. **Lussier** asked if the size of the snow dump could be reduced instead of eliminated. **Bailer** replied that the public works department would have to make that decision. **Reggiani** transitioned the meeting from the history of what has been done thus far to where we are trying to go. He stated that the committee's task from Council is to provide the City Council with a conceptual design for a new public safety building. The parameters are to work with CH2MHill, to review both locations and to encourage community input. This meeting is to help get everyone on the same page and start looking forward by creating a roadmap.

2. Road map to conceptual design

Lussier stated that CH2MHill is involved to help guide the process to a concept design. She would like to see a 2-day workshop to look at building requirements and to come up with a conceptual design with a cost sheet for both sites. The goal is to put data to ideas. Once a site is chosen, we will already have the information to take to the legislature and to start applying for grants to move to the next steps. **Reggiani** stated that the committee would be looking to have the police and fire departments as well as City staff (specifically the public works department) to help create the design. **Dan Jager** stated that he did not see avalanches being a problem with the CRH location and that it is accessible to water and sewer. **Lussier** stated that CH2MHill is here to listen and do some data mining so they will be asking many questions. She added that the agenda for the workshop is ambitious to get solid information to hand to the legislator. She pointed out that a conceptual design is just to work up a concept of what the building might be like. We can assign dollars to it but it can still be adjusted. **Lussier** also added that they would want to make the design compatible with the rest of the communities' esthetic. **Bailer** stated that in these kinds of meetings, the committees hear a lot of "no's" but he would like to hear some "why not's" let us start putting some solutions to the issues. **Reggiani** stated that this meeting will include **Cathy Sherman** who will give a historical view of Cordova, **Monique Lussier** will talk about what other communities have done similar to what Cordova is looking into, and the meeting will be opened up to dialogue.

Lussier presented a slide show of other buildings similar to what Cordova can expect from CH2MHill. **Bailer** requested the building not use stucco siding. **Lussier** agreed and said that they will be looking for a zero maintenance building. **Reggiani** asked what would be used to put a design into place. **Lussier** responded that historical context would be taken into consideration. The building will need to be built to the downtown district scale. She stated that they want this building to be a landmark. **Bailer** agreed the building does become part of the community.

Cathy Sherman presented a slide show showing a historical view of Cordova. The slide show featured historical pictures of the fire department, Main Street, and other notable landmark buildings important to the history of Cordova. **Sherman** mentioned that the highest population she can authenticate is close to six thousand during the construction of the railroad. **Lussier** inquired what the population is currently. **Sherman** responded that it is just shy of twenty-one hundred.

Reggiani opened the meeting up for discussion. **Dan Jager** stated that the CRH location does not get much sun. The library location facilitates walking access, however, the drainage and snow removal with the downtown site is a big issue. Main street currently dumps snow off the street by Wells Fargo Bank and that isn't City owned, if they ever ask us not to do that anymore there will be a real issue. **Jager** mentioned that if the state were to get involved with perhaps the highway it might cut down on the cost for road maintenance and easements. **Martin Moe** agreed that the chunk of property being used as a

snow dumped is privately owned. *Susan Bourgeois* pointed out that the downtown spot is a critical retail location. *Tom Carpenter* stated that he wants the departments to have a proper facility, however, to find a retail location on Main Street is hard. He is concerned that non-profits are taking up retail space on Main Street. He is concerned that Main street will become a business district instead of a retail district. He personally would love to move his business to Main Street. He added that the snow dump is an issue, in a good snow year it does get full, and it will be expensive to transport it elsewhere. He proposed that an option might be to sell the downtown location for retail space and use the profits for purchasing a more suitable piece of land. *Reggiani* asked *Carpenter* if he had a place in mind for the City to purchase. *Carpenter* replied that he did not have a site in mind as he did not know what the site would require. *Cathy Sherman* pointed out that properties have changed since the start of this process, years ago, maybe now would be a good time to start looking at what is available to purchase. *Bailer* stated that they did look at City and some non-City properties but they all would be expensive to develop. He also added that there are some places currently open and some opening up soon. *Oscar Delpino* asked how much in profits the City would earn if they should sell the property and will they be selling for the money. What if someone buys it and doesn't build a business. The reply was it would be the value of the property itself however; the amount of the building removal would have to be taken into consideration. Although the City will probably incur the expense even if they don't decide to build the Public Safety Building there. *Bailer* stated that any land purchase from the City comes with a performance agreement and they will have to have a good business plan, all of which would be verified through the negotiation process. *Kacsh* presented the idea that it may be too much going into a single building for the downtown location. Perhaps the Committee needs to consider dividing the departments to avoid having too massive of a structure. He also mentioned that emergency responders driving to the downtown location could be dangerous. *Bailer* stated that design could allow for parking in the alleyway. *Hicks* stated that traffic would fix with education. *Jager* mentioned that to split the departments disqualify the City from state funds. He also stated that if someone from the community wants to build a business at that site then the City should let them do it and not hold the land. *Delpino* asked if the Troopers would be incorporated into the building. *Baty* said he had looked into it but had not received a response yet. He asked when the library was built and how long the City had owned the property. *Sherman* responded that the Museum was built in 1967 on a grant from the state and the Library was added on in 1971. *Jager* offered that before the Library and Museum it was just a big vacant lot. *Hicks* offered that if the footprint of the new building is the same as the current building than parking would not be an issue. *Bailer* asked if the snow could be put against back of the building, using it as a retaining wall. *Lussier* replied that drainage would be an issue. It could be feasible. She would be concerned about circulation around the building. *Bailer* proposed that the downtown location could be used for the police and fire departments as well as a retail and snow dump location. *Carpenter* asked if it is important that the fire department be on the corner and the library side of the site is the most attractive piece for retail property. He also asked if the little house next to the museum side of the site be purchased and used along with the museum lot for the new building leaving the library lot for retail. *Reggiani* stated that those options could be explored now that we have an architect available. *Lussier* said that at this point no ideas are bad ideas. We can move stuff around and play with ideas on paper now. *Hicks* asked what was on the property before the Library and Museum. *Sherman* responded that it was a swamp and that they filled it to build the Library/Museum. *Delpino* asked how many lots the downtown site sits on. Response was three lots. *Bourgeois* responded that it could be re-platted and carved into a different size. *Bailer* stated that the next step is to get a footprint and then decide a location that meets the needs of the footprint after we see how much square footage and parking will be required. *Carolyn Roesbery* stated that she does not want another massive structure on Main Street and requested

that they not remove the cottonwood tree. *Moe* stated that the comprehensive plan states that the public safety building be a historical place for a landmark. He also stated he would like to see the idea of two sites looked into on different footprints for consideration. *Sherman* stated that she had a point of view she wanted to share just because she could not stand not sharing. If we take into consideration the divorce rate in Cordova and then consider putting Whiskey Ridge on one side of the street and then Net Loft of the other the arguments would be less because they would know where the other is. After the laughter subsided discussion followed regarding the buildings utilized in the past and their historical value. *Kacsh* mentioned that multiple levels are less cost effective with elevators. *Bailer* responded that the cost of an elevator and the cost of a spread out developed site might equal themselves out. *Groff* handed out a list of the space requirements for the Fire Department not connected to a Police Department. He highlighted a few items and also pointed out that the elevation of the building needs to be considered for tsunami threats. The current location is the low, the downtown site is the high, and the CRH location is in the middle. *Lussier* stated that this was all useful data. The numbers will be brought out in the workshop, which will include wish lists from both departments. She also inquired who would be using the building: Police, Fire, Troopers, Community etc. It needs to be determined for square footage needs.

Baty added that the Police Department has a wish list and much of it can be combined with the Fire Departments wish list. *Bailer* pointed out that Dispatchers are shared between the departments and that the dispatchers act as jailers too. A separate facility would leave the fire facility cold at night and open to vandalism. He stated that he thinks the Police and Fire departments need to go together but at this point everything else is open. *Hicks* said that we can look at separate locations. It will be more expensive to develop two sites but if we can't find a site to accommodate a combined building then maybe that will become the better option. *Delpino* stated that currently the Fire Department is just a volunteer department currently, they would like to develop into the future to have a Firefighter onsite at all times but currently it is just a volunteer department and the building sits empty.

Martin Moe left at 9:00 pm

The committee discussed what the two-day work session will involve and what the committee needs to bring. In the discussion it was decided that the committee is comfortable with a combined site and that currently what the committee is looking for is a conceptual design to take to the legislature to seek funds to continue the planning and designing process. The two-day workshop was scheduled for February 8-9 with morning and afternoon sessions.

F. AUDIENCE PARTICIPATION – none

G. COMMITTEE COMMENTS

Bailer thanked the community and Sam Greenwood the City Planner for coming to the meeting. He pointed out to Monique that he is not a fan of LEED and requested she focus more on efficiency. He encouraged the committee to bring questions for CH2MHill to the workshop.

Baty stated that getting this process started now for next year is great and that he really appreciated the public input.

Kacsh stated that he is okay with LEED if it is cost effective as it may be important for grant funding as long as the building is energy efficient.

Groff stated he was glad for the amount of public that came to the meeting but wished more had come.

Reggiani thanked the community and Monique for coming to the meeting with input and feedback.

H. ADJOURNMENT

M/Bailer S/Kacsh to adjourn the Public Safety Building Design Committee Meeting.

Vote on motion: 6 yeas, 0 nays. Motion carried.

The meeting adjourned at 9:40 pm.

Approved: April 21, 2011

Attest:


Robyn Kincaid, Deputy City Clerk



**CITY COUNCIL OF CORDOVA
PUBLIC SAFETY BUILDING DESIGN COMMITTEE MEETING
FEBRUARY 28, 2011 @ 7:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Chairman David Reggiani called the Public Safety Building Design committee meeting to order at 7:02 pm on February 28, 2011 in the Library Meeting Room.

B. ROLL CALL

Present were Chair *David Reggiani*, Committee Members *Martin Moe, Jim Kacsh, Dick Groff, Mike Hicks*, and *Tom Bailer*. Absent was *Robert Baty*. Also present were City Manager *Mark Lynch*, Deputy City Clerk *Robyn Kincaid* and Fire Marshal *Oscar Delpino*.

C. APPROVAL OF AGENDA

M/Bailer S/Kacsh to approve the agenda
Vote on motion: 6 yeas, 0 nays. Motion carried.

Baty arrived at 7:05 pm

D. AUDIENCE COMMENTS

David O'Brien, 701 Ninth St, owner of Cordova Drug/Radio Shack, stated he wanted to make a clarification on the parking issue. He read a letter into record specifically mentioning that the parking lot downtown was bought by several businesses and turned into a parking lot. He mentioned that the downtown location is prime real estate and he would hate to see the City pass up an opportunity for more parking. He gave several scenarios for which more parking would be wished for and/or needed near the Cordova Center on Main Street. He suggested the covered drop off area for the Cordova Center be put down at the larger parking lot instead of up on Main Street to encourage more parking down there. *Bailer* asked *O'Brien* if he would like the complete downtown site to be a parking lot. *O'Brien* responded in the affirmative. .

Jim Nygaard, superintendent of schools, thanked the committee members that had attended their last School Board meeting. He stated he has some comments for the committee from the School Board that he can provide to the committee.

Clay Koplin, Chamber of Commerce and CEC, stated that there are some rumors going around that CEC is interested in the downtown site for their new building. He wanted to let everyone know that is not true. CEC is looking to move to get out of the landlord/renter situation they are in but are not looking at the Main Street property. He stated that he does think there is a better site to consider for the Public Safety Building and he is taking *Mark Lynch* out to see the property tomorrow. *Bailer* asked *Koplin* as the President of the Chamber of Commerce what the businesses are wanting with this site. *Koplin*

responded that if you ask ten people you would get ten different answers. He stated that he thinks that the old buildings need to be removed. He added that to take up Main Street property with a non-sales based building would hurt the purpose of the retail/business district of Cordova. Retail space and parking on Main Street are real needs. Looking at getting rid of Bidarki might be a good place for retail or parking options as well.

Jennifer Gibbins, Browning Street, stated that as the past president of the Chamber of Commerce they have consistently held the same position. They want to encourage more business to the downtown district and take into consideration the parking concerns. She stated that she is not sold on the Copper River Highway Site (CRH) over the downtown site mostly because the cost is so high. She stated that the community has presented good concerns with the downtown site. CRH site development would however, enhance the esthetics of that area. **Gibbins** added that the community has a high regard for the departments and that they are not saying no to the building but to the site. **Reggiani** stated that the committee was tasked to build a design to both sites. The committee will not be selecting a site. They are looking currently at building costs and space needs not site preparations. **Gibbins** stated that when the process started it was viewed that a site had been selected. **Kacsh** stated that he does not feel that a full-scale look for a site has been done yet. The big picture of site selection still needs to be done. There are options outside of what has been considered thus far and nothing is off the table. This committee will nail down square footage and building needs so that a suitable location can be chosen. **Gibbins** added that bringing in CH2MHill was a great idea. **Bailer** stated that at one of the first meetings, years ago, they did look at the whole town. Things have changed though and there will be options in the end. There are elements in the downtown conceptual plan that will be good no matter where the new building is built. **Gibbins** suggested that this process might help motivate more business to come to town.

E. APPROVAL OF MINUTES – none

F. NEW & MISCELLANEOUS BUSINESS

1. Synthesis of Community Comments

Reggiani suggested the committee go through the letters in the packet, which had been presented by community members to the committee, and identify items to add and consider to the pros and cons list. The committee reviewed the Resolution from the School District first. It pointed out that the Departments are very active in youth programs. The concern was that if the new building were too far away from the school they would have to drive to it for student activities. **Bailer** stated he does not see this as a risk as driving is a concern everywhere and that many of the concerns have already been addressed with plans for sidewalks and crosswalks. **Baty** stated that there has been a recurring concern of the students contact with "bad guys". He wanted to point out that in the very design of the building every opportunity for escape or contact has been eliminated or mitigated. Everything to do with an undesirable is controlled. Even if they were somehow able to escape one control, they would be trapped inside another control designed into the building. **Reggiani** asked **Baty** to explain what a "Sally Port" is for clarification. **Baty** responded the Sally Port is a drive-in garage that is controlled by dispatch. The door shuts behind the car and there is no way out. The door into the jail facility is controlled also. If the person under arrest were to get away from the officer, they would still be trapped in that garage. The cells will not have windows either. He also added that the facility only holds people for hours not days. It is a temporary holding facility dealing with only short term and minor cases. Everything else is handled in Anchorage. **Reggiani** asked what would lead to holding a prisoner several days. **Baty** responded that it would have to be sentenced through the court and be at low risk. The only time the

Department would be dealing with a high risk would be if weather did not allow for transporting. **Moe** said to think of the Sally Port as a large mantrap and that this concern seems to be mitigated by design. **Bailer** asked if those on the abuse list have to check in at the department. **Hicks** responded that a new resident has to check in with the local Law Enforcement within 24 hours and once a year. He stated he was not sure if there was a proximity to schools rule but they can check in at the trooper station also. **Kacsh** stated that parking on Second Street for first responders is a concern to him. **Reggiani** replied that there is a spot designated by design for first responders to double park off the main street access way. He also added that the Department would implement rules that responders are not to respond from or through the Second or Adams Streets. **Groff** stated that training would mitigate many of the concerns with the responders. They had 200 calls last year, most were for medical transport. For a call to responders, the most you will get responding will be 15 volunteers. **Hicks** offered that some respond to the scene and not to the station. Usually only 7 respond to the fire hall with a total of about 15 to a call. Also not all responders respond all the time. They may have job responsibilities or be out of town. **Bailer** stated he is glad for the efforts to mitigate the concern with the responders and likes that they would not be using Second or Adams Streets. **Reggiani** stated that the Parks & Rec letter mostly addressed snow concerns. He posed the question of where the snow would be transported to if it could not be stored at the downtown location any longer. **Lynch** stated that the costs in the letter were generalized and could be narrowed down if a location was specified for the snow dump. **Kacsh** stated that even on the low end moving the snow would cost the City money. **Bailer** stated that **Rob Brown** suggested the downtown site have a temporary holding place for snow to be moved after the initial big snow clearing. **Reggiani** asked **Lynch** to look into the numbers. **Bailer** stated that engineers come into play with some of the snow dump planning. He also added that esthetics is important and snow dumps do not look good and no matter what goes into this site the snow dump is going to continue to be an issue. **Reggiani** stated that esthetic is important and maybe the parking concern is more of a P&Z issue. There are development needs with the downtown site beyond the design for the new Public Safety Building. **Bailer** stated that there is talk of developing site across from Plumline. The concern with any main street development is parking. A parking lot at the downtown site will still pose a concern with kids walking. **Reggiani** stated that Code does not require new businesses on Main Street to provide off street parking. This may need to be looked at and possibly written into a purchase agreement. He added that he also found in Code a Historical Preservation commission that was weaved into the Historical Society that was to be formed for a review annually. He said he does not know if it is current or if it is active but maybe we can look into starting that back up and they can submit their findings to P&Z. The committee started to go through the community presented letters. **Baty** stated that traffic patterns near the school are a concern. He asked **Nygaard** if he felt the need for more parking for the school. **Nygaard** responded that they can squeeze 8-10 parking spaces by the kitchen entrance but parking up top will always be an issue. **Lynch** asked how many staff and teachers he has at the school. **Nygaard** responded he has 12 teachers, 10 classified plus 4. He stated that they also have considered handicap parking and that will be at least 4 plus 4 visitor parking spaces. He figures that the school needs to have 30 parking spaces available. **Kacsh** stated that regardless of the site selection for the new Public Safety Building parking on Second Street should be considered. **Reggiani** pointed out the concern with walking hazards to off site school trips to the new library, museum, discovery room, and city hall. He stated that there is a need to develop a safe route between Second and Main Street to include sidewalks and crosswalks. **Bailer** added that the crosswalks should be lighted. **Hicks** mentioned that there should be signs posted to remind drivers to stop for pedestrians. **Reggiani** reminded the committee that they also want to set up some sort of an alarm to warn when responders are coming and the large vehicles will be rolling out. **Groff** said the warning is a good idea to warn people to get out of the way. **Baty** cautioned that they do

not want to have constant flashing lights, as people will learn to ignore them. The warnings should be for emergencies only. **Bailer** said that the teachers and aides do a good job corralling the kids. It has mostly been the adults that do not pay attention. **Hicks** stated that the design allows for extra parking on Second Street as the Police and Fire Departments would be utilizing about 7 spots during the day. **Baty** pointed out that the Police Department has some inside parking as well. **Bailer** said he feels the building should be built only as big as needed and not make another large structure. He also stated he does not want the drive through apparatus bays as it would require more maintenance and it would be much less efficient to have two doors instead of one. It would also give more wall space for hanging things. **Reggiani** stated that the volunteers are used to using spotters for backing the trucks in. An easy trade off for the drive-thru would be to have a larger apron. **Groff** stated that a letter suggests an alternate site over by the ball field but suggested that a site that was once a landfill would not provide a suitable foundation for a Public Safety Building. The committee discussed a concern in **Dick Shellhorns'** letter about the blind corner between the High School and the Troopers office. The committee decided that this concern would not be mitigated by site selection but could be considered at P&Z. **Groff** addressed the recurring speeding concern of first responders. He stated that the responders are professionals, volunteers, and community members. **Hicks** added that if a volunteer is breaking the law then they should be reported. Call the Police or the Troopers. They are not to violate traffic laws when responding. **Groff** stated that the vandalism issue with the current Library/Museum location would be mitigated with any development to that site although it is a big problem now. **Reggiani** stated that the tsunami concern is important and research is currently being done to find out the answers to the questions. **Bailer** stated that it would not be a quick answer. **Groff** stated that there is a map but it is old and outdated. He added that there was a verbal number given from Home Land Security of 50 feet but it has not been put on paper yet. The committee reviewed the petition, deciding that it was considered but there are no specific concerns to be reviewed. **Kacsh** stated that the alley way is available for business owners to have their trucks access their businesses. He pointed out that a sharp turn would be difficult for the larger trucks. This could be mitigated by design. **Robert Beedle** stated that the output by Bidarki is a sharp/blind turn off the alley. He also asked if the fire trucks would ever need to get down the alleyway. **Moe** stated that there already is an issue with big box trucks coming out on Council Avenue. **Baty** suggested the alley be made one way. **Reggiani** stated that the alley issue should be addressed regardless of the site selection.

2. Summary of Design Mitigation Elements

The committee reviewed their list of site issues to update with concerns and mitigations. **Lynch** stated that there is a concern with the CRH site with the responders being cut off from the business district. **Hicks** said it is a concern, however it would have to be a big emergency and it would have to wipe out both the CRH and Lefevre. **Groff** stated he is worried about the rock wall coming down on the building. **Bailer** added that we do not know what is under the Library/Museum either. The committee discussed some of the concerns and their mitigations while updating the worksheet for each site.

Copper River Highway Location

Site Disadvantages or Concerns	Design Mitigation Element(s)
Higher Site Development Costs (Est. \$2.3M - \$2.6M)	<ul style="list-style-type: none"> • None
Geotechnical Unknowns	<ul style="list-style-type: none"> • Consult with Adjacent Neighbor - Eagle Contracting. • Utilize Standard Civil Engineering Practices.

Permanent Shadow (Human Factor)	<ul style="list-style-type: none"> • Outdoors – None • Indoors – Provide Full-Spectrum Lighting
Potential Isolated in Earthquake/Tsunami Event	<ul style="list-style-type: none"> • None
Civic Presence Disconnected from Downtown Area	<ul style="list-style-type: none"> • None
Moss/Ice Building Deterioration	<ul style="list-style-type: none"> • Wise Building Material Choices • Preventative Maintenance Program
Increased Response Time From Station to Central Business District	<ul style="list-style-type: none"> • None
Public Traffic Uncertainty During Response Call	<ul style="list-style-type: none"> • Include Warning Light System to Alert Vehicle and Pedestrian Traffic.
Pedestrian Connectivity	<ul style="list-style-type: none"> • Include Sidewalks/Crosswalks from Downtown to CRH Location.
Frequent High Winds Parallel to CRH	<ul style="list-style-type: none"> • Orientate Apparatus Bay Perpendicular with CRH and Provide for Back-In Bays.

Library/Museum (Downtown) Location

Site Disadvantages or Concerns	Design Mitigation Element(s)
Snow Movement Cost	<ul style="list-style-type: none"> • Include Snow Storage Location On-site to Minimize Snow Movement Costs
Traffic Congestion (pedestrian safety, vehicles) Proximity to School (young pedestrians)	<ul style="list-style-type: none"> • Route and Focus Public Safety Vehicle Traffic to First Street • Modify Response Plan to Eliminate Response on 2nd and Adams Streets. • Include Uninterrupted Sidewalks on Adams Street from 2nd to 1st Street for pedestrian safety.
Public Traffic Uncertainty During Response Call	<ul style="list-style-type: none"> • Include Warning Light System to Alert Vehicle and Pedestrian Traffic.
Limited Future Expansion	<ul style="list-style-type: none"> • None Expected – 50yr Design Plan
Loss of Potential/Current Public Parking	<ul style="list-style-type: none"> • Include 22-Car Off-Street Parking Lot on 2nd Street Across from School District Office. • Include 10-Car Off-Street Parking Lot on the Corner of 2nd and Adams Street. • Allow Curbside Parking on Adams Street. • Include 10-Car Off-Street Parking Lot for Emergency Responders.
Police Detention Proximity to School	<ul style="list-style-type: none"> • Include Sally Port and Standard Security Elements in Building Design
Disruptive Effect of Sirens to School	<ul style="list-style-type: none"> • Condition Students to Emergency Services
Loss of Potential Tax Revenue	<ul style="list-style-type: none"> • Convert Existing City Hall/Police/Fire Complex into Business and Retail Lots
Vicinity Noise/Air Pollution of Emergency Vehicles	<ul style="list-style-type: none"> • Focus Airway and Sound Transmissions Toward 1st Street - Orca Inlet

Site Dictates Back-in Apparatus Maneuvers	<ul style="list-style-type: none"> • Include Large Apparatus Apron to Allow Off-Street Back-in Maneuvers
Lost Segment of Alleyway (redirect)	<ul style="list-style-type: none"> • Increase Size of Alleyway from 1st Street to Existing Alleyway to Increase Maneuverability to Allow for Delivery Trucks with 53' Van.
Geotechnical Unknowns	<ul style="list-style-type: none"> • Recent Geotechnical Report Conducted • Utilize Standard Civil Engineering Practices

Kacsh asked what are the committees next steps? Are we comfortable with the things going into the building? **Bailer** replied that the committee should revisit the design and space needs as whole group once the results come back from CH2MHill. **Moe** stated that the next step would be to look at a conceptual floor plan. **Bailer** added that the new building is a long way from its final design. Regardless of site, there is much more work to be put into design. **Reggiani** asked for consensus from the committee to come back together in a couple weeks to review the results from CH2MHill. **Kacsh** stated that the site selection is beyond the scope of this committee and so should be passed back to Council and wanted to make it clear that no site has been selected for the Public Safety Building. **Bailer** stated that the committee has done a great job at driving the process to site selection. **Kacsh** added that they have taken great steps to finding the right location. **Reggiani** informed the committee that the City Council has a work session on this topic Wednesday night.

G. AUDIENCE PARTICIPATION

Bill Gilbert, stated that he appreciates the hard work going on and enjoyed listening to the discussion. He said that the downtown site is limited and it is heavily used piece of Cordova. Parking and pedestrian issues have been discussed and he is glad they are being considered. He said it was good for him to be at the meeting tonight and that more information needs to be put out to discourage emotional rhetoric.

Mike Scott, Saddle Point, stated that he thinks it is kind of scary that this committee was put together to build a new building when there is another new building going up right now. He is concerned that it will eventually cost the citizens more money in the end. He said grant money may build the building but it will not maintain it.

Clay Koplin, said he appreciated the process of going through the concerns list. He stated that the tsunami issue needs to be defined and settled. An earthquake will cause more issue for our community than a Tsunami. He is concerned with parking on Main Street and that it may create issues with keeping the curbside parking cleared for truck maneuverability.

Jennifer Gibbins, stated that she appreciated walking through the pros and cons but it is not a very scientific process. She stated that to build a City building on the Library/Museum site would result in the loss of tax revenue. The community wants to maintain the retail corridor.

H. COMMITTEE COMMENTS

Baty stated that the pros and cons list was generated from input at the work session and the committee wanted to address the concerns. He stated that he appreciated the input.

Hicks thanked the community for the input. He stated that the committee was tasked with design for the Public Safety Building. The committee is now getting more/better input and we need to make sure it fits the committee as a whole. In his experience, Cordova has a great Emergency Services team.

Bailer stated that the committee has not touched on time span. The current Library/Museum building will be here for at least 3 or 4 more years and will have to go away no matter what. He specified that the tsunami consideration is strictly for grant opportunities. CH2MHill will work out the truck drive in. the radio show was great and encouraged great comments. The committee has done a great job and has gotten many responses. He stated that if they took a vote today he still is not sure where he would like the new building to go.

Moe stated that the committee has gone above what was asked of them to do. There are ideas and concerns that have been presented throughout the process that will make Cordova a better place.

Groff stated that the volunteers feel attacked about their driving and wants the community to know that if there is an issue they need to report it.

Reggiani stated that he appreciates the comments and community input and hopes it does not stop.

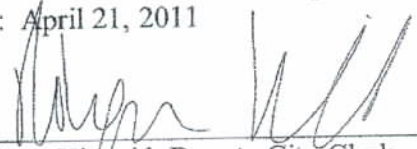
I. ADJOURNMENT

M/Bailer S/Moe to adjourn the Public Safety Building Design Committee Meeting at 9:55 pm.

Vote on motion: 7 yeas, 0 nays. Motion carried.

Approved: April 21, 2011

Attest:


Robyn Kincaid, Deputy City Clerk



To Susan Bourgeois, City Clerk and City Council members

1. Can all allegations on the past DMV agent (Sandee Maxwell) be looked into, audited or proved?
2. What are the past records of performance of Sandee Maxwell, both with the city and state?
3. The daily DMV transactions are audited by both the city and the state; can we compare audits from past reports?
4. How many complaints did Sandee have against her from the public?
5. How many complaints has the Chief had against him from the public?
6. How many complaints has the City Manager had against him from the public?
7. Have there been any DMV complaints with the new staffing issues?
8. What is the success rate with having the DMV/Dispatch combo position?
9. How much money has been spent on training the dispatch agents to be DMV agents?
10. What does it tell you when every time Sandee has gone to the DMV in the past 7 months, she has ended up helping the four agents with customers?
11. Were the dispatch agents asked to do DMV or were they told they had to do DMV?
12. How do the new DMV agents feel about their new positions?
13. If the new agents have an issue with their position, can they even feel comfortable speaking to their supervisor about it without fearing termination?
14. One of the accusations against Sandee was regarding missing money. Yet the Chief of Police wouldn't let her into a public building to gather her personal belongings, who really is the thief?
15. What is the proper process when a DMV agent is terminated for checking out inventory they are responsible for?
16. How many letters of thanks and recognition did the past DMV agent receive from community members and corporations?
17. Many residents of Cordova are taking their DMV business to other places to get their licensing needs fulfilled. How does this make the Cordova DMV viable?
18. Why is there only ONE day a month offered for driving tests?
19. Why is there not an option to get a motorcycle license and test in Cordova?
20. Are the present DMV agents certified to be a DMV agent and also are they certified in the Fraudulent Document course that is required for DMV agents?
21. How many calls a week does the Anchorage office receive from the new agents needing help?
22. Does the City comply with the Whistle Blower Act?
23. How many no-no slips had the state issued to Sandee? How many have they issued to the present agents?

There will be a petition written by local residents to have all these questions answered and the truth behind these allegations exposed.

If these issues are not dealt with in a reasonable manor, the Maxwell family is prepared to take matters to litigation. This is not the preferred action but we will not stop until things are right.

52

Respectfully Michael D. Maxwell 5-4-11

May 2, 2011

Cordova City Council Members,
Cordova Mayor,
City Manager and
City Clerk
c/o City of Cordova
P.O. Box 1210
Cordova, Alaska 99574

RE: City Harbor Long Term Permit Parking.

My name is, DENNY KAY WEATHERS and for those of you that do not know me...I reside on Hawkins Island just northwest of Cordova. For the past thirty years I and my husband have been parking in the Cordova Harbor South fill area. During those 30 years I and my husband have tried to rent, lease or buy property within the South fill for parking. So yes I am pleased that the council has taken the objective to try to deal with the Harbor long term parking issue.

I do have a paid year round stall for my boat so I requested and was issued a long term parking permit. Because we only have one stall my husband purchased a long term parking permit for his truck. Needless to say I am happy with being able to have long term permit parking for our vehicles.

But I foresee the same legal issues arising that ended the previous permit parking in 2002 or 2003 and cost the City quite a bit of money in legal fees, regulatory signs, printed permits and labor.

According to what I understand, the city council has decided to provide each harbor stall user (upon request) one parking permit and those without a stall could purchase a parking permit for \$20.00 a month.

FACTS: There are 511 stalls rented in the new harbor and 214 stalls rented in the old harbor plus 100 or more annual Transits that cannot get a permanent stall because the Harbor has no more to rent plus there are more temporary summer transits...these figures alone would be 825 parking permits without any summer transits or non-stall users (such as crewmen, sport fisherman & locals). I do not believe there are even 600 parking spots left in the new harbor after the city sold off the parking area behind the Lighthouse and all of the back trailer parking. The old harbor has even less than the necessary 214 parking spots. Last summer in the new harbor people were parked in the roadway and some even double parked during the July and August seining season.

The following are things I would like to bring to your attention because they might affect you're 2011 long term permit parking plan.

1. I believe the court in 2002 said that the City could not issue parking permits if the city could not provide parking spots for all the permits issued.

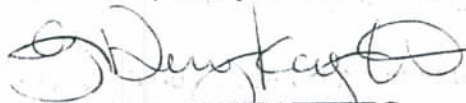
2. I do not believe the first come first serve will hold up in court either. First of all not all harbor users have not been notified of this new permit parking plan so they might not be one of the first serve and may file a legal challenge. The City could possibly be charged with discrimination of Harbor services.
3. I know personally that if I or my husband move one of our vehicles and than cannot find a spot to park I will be contacting the police. I believe that if I pay for a service I better have that service!
4. The cities long term permit parking plan is not reflected in either title 10 or title 11 of the city code.
5. The City of Cordova Harbor (PUBLIC) parking plans and designated parking areas are no longer out for the public to view.
6. I believe there are many legal issues that might arise from you're 2011 long term permit parking plan.

I do not want to lose the long term permit parking so I would like to make the following suggestion:

Go back to last years plan. Designate a parking area in the new harbor (20 – 60 spots), old harbor (20 – 40 spots) and issue parking permits at \$20.00 or less a month on a first come first serve basis for those areas only. The City will still make revenue but would be less likely to be sued. Any questions or problems please contact me by phone 424-3745, or by email at northerngirl@starband.net or write me at the address below. Thank you for your time.

Signed,

DENNY KAY WEATHERS



DENNY KAY WEATHERS

Third Judicial District

c/o P.O. Box 1791

Cordova, Alaska

Zip Exempt

Cc:

City Clerk, Susan Bourgeois
Mayor, Jim Kallander,
Councilman, Keith van den Broek,
Councilman, Jim Kaesh,
Councilman, David Allison,
Councilman, Bret Bradford,
Councilman, E.J. Cheshier,
Councilman, David Reggiani,
Councilman, Robert Beedle, and
City Manager, Mark Lynch

SUGGESTION

CITY IMPOUND LOT SHOULD BE USED
FOR TRAILER (BOAT) PARKING. TAKE
1 FENCE DOWN BY THE SOUTH END
SO BOAT TRAILERS COULD BACK IN.
THE IMPOUND LOT HAS BEEN EMPTY.
IT MUST BE USED.

THANKS
MARU

RECEIVED
MAY 09 2011
City of Cordova

TO: CITY MANAGER
CITY COUNCIL

May 11, 2011

Dear City Council Members and City Manager:

This letter concerns the declining service of our local DMV Dept. I was recently informed by the Chief of Police that taking a motorcycle road test in Cordova is no longer possible - that "the city is not set up for this". The road test for getting your M1 or M2 license has been available and performed in Cordova for at least fifteen years. I spent almost three weeks contacting our local DMV trying to schedule a road test for my 15 yr. old son. Finally, after being told the road test would have to be taken in Anchorage or Fairbanks, I met with the Chief of Police. His reasoning is that the ferry dock, where recent motorcycle road tests have been given, is not sufficient for testing. And that the training video is too difficult for our DMV clerks to understand, and therefore they are unable to administer the test. The road test demonstrates ones ability to use basic skills and show control of the scooter or motorcycle - not a test to show expertise in riding skills.

I feel this service should still be offered in our community, traveling outside Cordova to do this test would be upwards of \$800 or more. With the latest crack down on boat trailer lights, a reduction in harbor parking, and limited DMV hours, the last thing we need to cut is more services.

Continuing to offer the motorcycle road test is doable and valuable to our local citizens, especially considering the cost of fuel is at an all time high. I am asking that the Chief of Police re-evaluate his thoughts on this issue and continue to offer the motorcycle road test.

Thank you for your time,

April Beedle

Cdv City Council members,

5/11/11

Well, the last thing I wanna do is write up and bring to you a complaint about something plaguing mostly the fishing community that has to deal with parking in the harbor/industrial zones round town. So, I'll keep it brief. BUT I think it important enough to bring this to the council. AFTER saying that I can only imagine that most of you sitting on the council would rather be somewhere else too...and I appreciate the fact that each and everyone of you have made the commitment to take your post as a representative of this community.

Parking is the issue. A shrinking amount of parking space is a large problem, proper CLEAR and ACCURATE posting of restricted area is laughable, and strict enforcement of questionable and biased parking code is the main point.

Beyond that it seems we have Robocop on rampage here in Mayberry! I've heard of people getting tickets while driving defensively to avoid road hazards, potholes on the Copper River Hwy! I was treated like a bank-robber on the run last year after being pulled over for a U-turn. The officer pinned my vehicle into the diagonal parking space in front of the Prince William Sound Hotel lobby by parking right in back of my truck...his vehicle, with lights flashing blocking one of two lanes...like I was gonna make a run for it!

After my 1st parking ticket this year 5/2 for parking in front of the old harbor restroom (for 20min) and not getting a satisfactory answer from the chief when I confronted him about it some 30mins later, I went to the city clerk for clarification on who makes and or has the option of which city ordinances to enforce.

According to her...looks like the buck stops here with you.

I'm not alone in feeling that for the past coupla years it seems like enforcement of parking ordinances has been put on STEROIDS...and seems tending more towards public harassment than something that all can benefit from and live with. I mean, if it's someone's first offence in a newly posted area...maybe a verbal or written warning is a little more user friendly approach. Good public Relations is important!

There seems to be more roadside area wasted in the industrial area then not....while harbor users are burdened with the time and expense of playing musical chairs for parking spots...the looser getting a \$40 fine.

Personally, I'd like to see my tax dollars spent per suing other more harmful matters...like a sting on Meth production and use.
THANKS FOR YOUR TIME AND CONSIDERATION.

Cliff Ward



5/11/11

RECEIVED
MAY 11 2011
City of Cordova 58

Memorandum

To: City of Cordova Planning Commission
From: Sam Greenwood, City Planner
Date: 5/13/2011
Re: Ordinance authorizing to convey Lot 8, Block 2 to Brian Wildrick, DBA Harborside Pizza

PART I. GENERAL INFORMATION:

Brian Wildrick has been leasing Lot 8, Block 2 on the South Fill Development Park since 2007. At December 15, 2010 City Council it was determine that the city would sell Lot 8, Block 2 to Mr. Wildrick and city council directed Mark Lynch city manager to determine fair market value and come to an agreement with Mr. Wildrick.

At the May 4th, 2011 city council meeting the performance agreement was developed and these terms were agreed upon; In 3-years a building will be substantially completed with the option to extend an additional 2-years if there is substantial progress on the building and he must give 6-months prior notice if an extension is needed.

Recommended Motion

Motion for approval:

"I move to adopt the ordinance to convey Lot 8, Block 2 on the South Fill Development Park to Brian Wildrick DBA Harborside Pizza."

**CITY OF CORDOVA
ORDINANCE 1080**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING THE CONVEYANCE TO BRIAN R. WILDRICK OF LOT EIGHT (8),
BLOCK TWO (2), SOUTHFILL DEVELOPMENT PARK**

WHEREAS, pursuant to CMC 5.22.060(A)(1), the City Council directed the City Manager to negotiate directly the disposal of Lot Eight (8), Block Two (2), Southfill Development Park (the "Property") with Brian R. Waldrick (the "Purchaser"); and

WHEREAS, it is in the best interests of the City to sell the Property to the Purchaser for not less than its appraised fair market value, and the purchase price for the Property is not less than its appraised fair market value; and

WHEREAS, the Council has required the Purchaser to enter into a Performance Deed of Trust securing Purchaser's obligation to substantially complete the construction of improvements to the Property within three years, provided that upon the Purchaser's request the City may allow up to an additional two years for substantial completion if it finds that the Purchaser has made satisfactory progress toward substantial completion; and

WHEREAS, there have been presented to this meeting the forms of a Purchase and Sale Agreement, Warranty Deed and Performance Deed of Trust that are to be executed in connection with the disposal of the Property by the City, and it appears that such documents are in appropriate form and are appropriate instruments for the purposes intended.

BE IT ORDAINED by the City Council of the City of Cordova, that:

Section 1. The City Manager is authorized and directed to convey the Property to Brian R. Wildrick in accordance with the terms in the Purchase and Sale Agreement. The form and content of the Purchase and Sale Agreement, Warranty Deed and Performance Deed of Trust now before this meeting hereby are in all respects authorized, approved and confirmed, and the City Manager hereby is authorized, empowered and directed to execute and deliver such documents on behalf of the City, in substantially the form and content now before this meeting but with such changes, modifications, additions and deletions therein as he shall deem necessary, desirable or appropriate, the execution thereof to constitute conclusive evidence of approval of any and all changes, modifications, additions or deletions therein from the form and content of said documents now before this meeting, and from and after the execution and delivery of said documents, the City Manager hereby is authorized, empowered and directed to do all acts and things and to execute all documents as may be necessary to carry out and comply with the provisions of the documents as executed.

Section 2. The disposal of the Property authorized by this ordinance is subject to the requirements of City Charter Section 5-17. Therefore, if one or more referendum petitions with signatures are properly filed within one month after the passage and publication of this ordinance, this ordinance shall not go into effect until the petition or petitions are finally found to

be illegal and/or insufficient, or, if any such petition is found legal and sufficient, until the ordinance is approved at an election by a majority of the qualified voters voting on the question. If no referendum petition with signatures is filed, this ordinance shall go into effect one month after its passage and publication.

1st reading: May 18, 2011

2nd reading and public hearing:

PASSED AND APPROVED THIS ____ DAY OF ____ 2011.

ATTEST:

James Kallander, Mayor

Susan Bourgeois, City Clerk

Memo

TO: Mayor Kallander, City Council and City Manager
CC: Susan Bourgeois, City Clerk
FROM: Cathy Sherman, Information Services Director
RE: Cordova School District ILP Building
Date: May 11, 2011

The following Resolution is brought before City Council to further move the Cordova School District ILP Building project forward.

The ILP Building project will be the construction of a new 1,725 square foot detached single story classroom building for use by the Innovative Learning Program with the Cordova School District. This construction is following a Design/Build format. It is being funded through a Municipal Bond purchase. A Project Agreement with the State of Alaska Department of Education and Early Development makes it eligible for 60% reimbursement to the City of Cordova.

To meet EED requirements, the City Council must pass a resolution in support of the project being of the Design/Build format with additional support of giving contracting authority to Superintendent Jim Nygaard and the Cordova School District Board of Education. Moe Zamarron, Director of Public Works, will be the owner's Project Manager.

The bids will be opened on Monday, May 16th at 4:00 pm and the contract will be awarded on May 19th. Substantial Completion date is September 23, 2011. Final Completion date is October 21, 2011.

Happy to answer any additional questions.

**CITY OF CORDOVA, ALASKA
RESOLUTION 05-11-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
GRANTING CONTRACTING AUTHORITY TO SUPERINTENDENT JIM NYGAARD
AND THE CORDOVA SCHOOL DISTRICT BOARD OF EDUCATION FOR THE ILP
DESIGN/BUILD CONSTRUCTION PROJECT**

WHEREAS, the City Council realizes this project has a limited schedule in which to develop this project; and

WHEREAS, the City Council realizes a Design/Build alternate project delivery method is in the best interest of the state, the municipality and the school district; and

WHEREAS, the City Council realizes that due to budgetary restrictions, input from the selected contractor will be necessary for the completion of the design allowing the school district to make informed value engineering decisions; and

WHEREAS, the City Council realizes there is a need to organize the different bidding processes for the many resources that accompany these projects; and

WHEREAS, the City Council recognizes that appointing Superintendent Jim Nygaard with contract authority will be move the project forward as deemed necessary; and

WHEREAS, the City Council recognizes that even with such appointment there are still critical policies regarding this project that need to be followed and will expect regular updates from the superintendent to ensure compliance of all codes, policies and bidding requirements;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Cordova, Alaska grants contracting authority to Superintendent Jim Nygaard and Cordova School District Board of Education for the ILP building design/build construction project.

PASSED AND APPROVED THIS 18th DAY OF MAY, 2011.

Jim Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk



City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6200
Fax: (907) 424-6000
Email: citymanager@cityofcordova.net
Web: www.cityofcordova.net

CITY OF CORDOVA

Office of City Manager

May 12, 2011

Memo to City Council
Re: Removal of Chief of Police from PERS

The attached resolution authorizes removal of the Chief of Police position from our PERS agreement via amendment, and allows the City Manager to sign documents to accomplish that. Robert Baty is a retired Alaska State Trooper with over 20 years of service, and is currently receiving a pension from PERS. For him to continue working for the City it is necessary to remove his position from PERS and pay a past service payment of 22.48% of his salary. If this position were not removed from our PERS contract, the regular contribution rate would be 22%.

I am attaching some supporting information from Kathy Lea, Deputy Director of PERS, stating:

1. that when we want to place this position back into PERS the past service liability payments will stop, and;
2. that no termination study or extra termination costs will be required for removal of this position.

I believe this option is in the City's best interest at this time. If we go out for a search again for a Chief of Police there would be the additional expense of advertising and bringing candidates to Cordova, which could easily exceed the small additional cost of removing the position from PERS. Plus there would be no guarantee of finding a candidate that is as qualified as Chief Baty or that is a better fit for the community.

Thank you,

Mark Lynch
City Manager

**CITY OF CORDOVA, ALASKA
RESOLUTION 05-11-27**

**A RESOLUTION OF THE CORDOVA CITY COUNCIL AUTHORIZING THE CITY
MANAGER TO SIGN AN AMENDMENT TO THE AGREEMENT WITH THE STATE
OF ALASKA CONCERNING PARTICIPATION OF CITY EMPLOYEES IN THE
PUBLIC EMPLOYEES RETIREMENT SYSTEM OF ALASKA**

WHEREAS, the City of Cordova has been a member of the Public Employees Retirement System (PERS) since July 1, 1975; and

WHEREAS, Alaska Statute 39.35.615 authorizes a municipality to add or remove positions from inclusion in PERS by adoption of a resolution by the governing body.

NOW, THEREFORE, BE IT RESOLVED by the Cordova City Council that in consideration of the above facts, it is resolved by the City of Cordova, Alaska that:

Section 1. Pursuant to AS 39.35.615 the City of Cordova PERS Identification Number 148, hereby requests permission to remove the position of Chief of Police from participation in the Public Employees Retirement System of Alaska.

Section 2. The City of Cordova (148) further requests that the removal of the Chief of Police position from PERS be made effective June 1, 2011.

Section 3. The City Manager is authorized to amend the City's Participation Agreement with PERS to remove the position of Chief of Police and is directed to:

- a.** Take any and all steps necessary to remove the position of Chief of Police from PERS, and
- b.** Initiate and execute an amendment to the Participation Agreement between the City of Cordova and the State of Alaska, Department of Administration to accomplish the removal.

PASSED AND APPROVED THIS 18th DAY OF MAY, 2011

James Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

Sent: Wed 5/11/2011 1:53PM

I have pinged the actuary for confirmation that no termination study is needed today and he has responded that no study is needed.

The process for removing the Chief position is to

- contact your regional counselor, Judy Hall, for the appropriate amendment forms and the number that will be assigned to the new amendment;
- have a resolution passed by your governing body to remove the position from PERS coverage and the effective date (first of a month following passage of the resolution).
- file 2 original amendments with the original signature of the person authorized by the governing body to sign to the division.

Once the Administrator has approved the amendment, one original copy of the amendment will be returned to you for your records.

If you have other questions, please let me know.

Kathy Lea
Deputy Director
Division of Retirement and Benefits

Sent: Thur 5/12/2011 9:39AM

In regard to your question about payment of past service costs for a previously terminated position once the position is re-enrolled in PERS I would refer you to AS 39.35.625. The requirement for contributions towards the unfunded liability is only for terminated positions. Once a position has been added to PERS coverage, its status is considered to be active as it is filled by an active member. Contributions are then required under AS 39.35.255 and would cease to be required under AS 39.35.625.

See also the definition of "active member" in AS 39.35.680(1).

Let me know if you need further explanation.

Kathy Lea
Deputy Director
Division of Retirement and Benefits

Memorandum

To: City of Cordova Planning Commission
From: Sam Greenwood, City Planner
Date: 5/13/2011
Re: Amendment to Brian Wildrick, DBA Harborside Pizza Lease

PART I. GENERAL INFORMATION:

This will allow an amendment to be added to the current lease that is in place between the City of Cordova and Brian Wildrick. The amendment will provide Mr. Wildrick a \$20,000 credit for his lease payments as directed by city council at their May 4, 2011 meeting.

PART II. BACKGROUND:

Brian Wildrick has been leasing Lot 8, Block 2 on the Southfill Development parks since 2007. At December 15, 2010 City Council meeting it was determined that the city would sell Lot 8, Block 2 to Mr. Wildrick and city council directed Mark Lynch, City Manager to determine fair market value and come to an agreement with Mr. Wildrick. At this meeting it was also decided that once a price was agreed between the two that Mr. Wildrick could come to council to discuss the possibility of receiving some type of compensation for lease payments that had been made.

Recommended Motion

Motion for approval:

"I move to approve the first amendment to the amended and restated lease"

**FIRST AMENDMENT TO
AMENDED AND RESTATED LEASE**

THIS FIRST AMENDMENT TO AMENDED AND RESTATED LEASE (this "Amendment") is entered into as of May __, 2011 (the "Effective Date"), by and between the CITY OF CORDOVA, an Alaska municipal corporation ("City"), whose address is P.O. Box 1210, Cordova, Alaska 99574, and BRIAN R. WILDRICK, an individual doing business as Harborside Pizza ("Lessee"), whose address is P.O. Box 1606, Cordova, Alaska 99574.

WHEREAS, the parties entered into an Amended and Restated Lease as of _____, 200_, (the "Lease"), with respect to the property described legally described as follows:

Lot Eight (8), Block Two (2), SOUTH FILL DEVELOPMENT PARK, according to the official map and plat thereof, Plat No. 86-2, on file in the office of the recorder, Cordova Recording District, Third Judicial District, State of Alaska

(the "Premises"); and

WHEREAS, the parties desire to provide for a refund of base rent paid by Lessee under the Lease, in consideration of Lessee contracting to purchase the Premises.

NOW, THEREFORE, in consideration of the foregoing Recitals (which are incorporated herein by this reference), the mutual covenants and conditions hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Lessee hereby agree as follows:

1. Refund of Base Rent. The Lease is amended by adding Section 3.5 to read as follows:

3.5 Refund of Base Rent Payments. If, on or before August 1, 2011, Lessee and City execute a Purchase and Sale Agreement under which Lessee agrees to purchase the Premises from City, and Lessee is not then in default under this Lease, City shall pay to Lessee a refund of Base Rent under this Lease in the amount of Twenty Thousand Dollars (\$20,000).

2. Affirmation of Agreement. Except as expressly amended herein, all terms and conditions of the Agreement as originally executed shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused this First Amendment to Amended and Restated Lease to be executed by their duly authorized representatives as of the date first above written.

CITY: CITY OF CORDOVA

By _____
Mark Lynch, City Manager

LESSEE:

Brian R. Wildrick

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 11, 2011
TO: Mayor and City Council
CC: File
SUBJECT: 2011 Property Assessment Roll Certification

Attached is the Clerk's certification of the 2011 property assessment roll with the reports of total assessed value, taxable value and exempt value.

A "mill rate scenarios" worksheet has been provided to assist Council in establishing a mill rate for the 2011 tax year. The 2011 budget includes \$1.5 million for property tax revenues. The dollar amount in the column second from the right, inside the box, indicates the total that would be collected at the specified mill rates. Council needs to establish the mill rate by June 15, 2011. I will bring a resolution to the June 1, 2011 meeting for your approval with mill rates inserted. I have also included a chart of mill rates since 1975. I ask that you consider giving direction tonight as to what values to include in the resolution for the June 1, 2011 meeting – knowing that the resolution can be amended and different mill rates can be inserted at the time of the meeting. Please note the comment at the bottom of the mill rate scenarios worksheet. If mill rates are even numbers, there is less hassle for the Clerk (printing bills) and the Finance Department (receipting collected property taxes) because the even tax amounts can be divided equally for each half owing. Please consider this when setting the mill rates.

I have also included a list of mill rates by year from 1975 through 2010 for Council information.

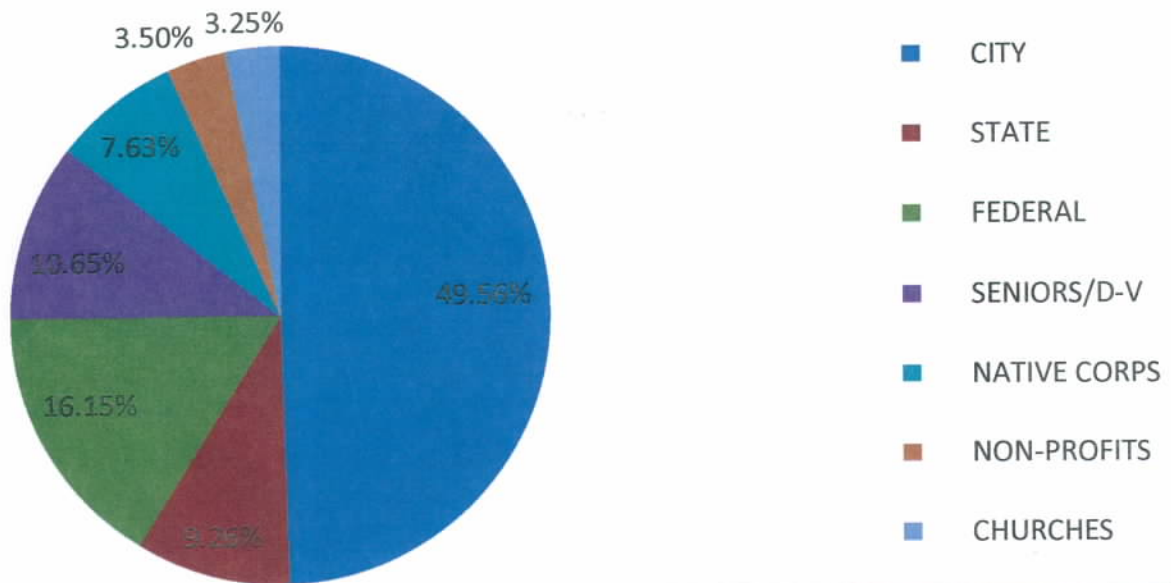
STAFF RECOMMENDATION: Adopt certification of the 2011 assessment roll.

REQUIRED ACTION: Majority voice vote.

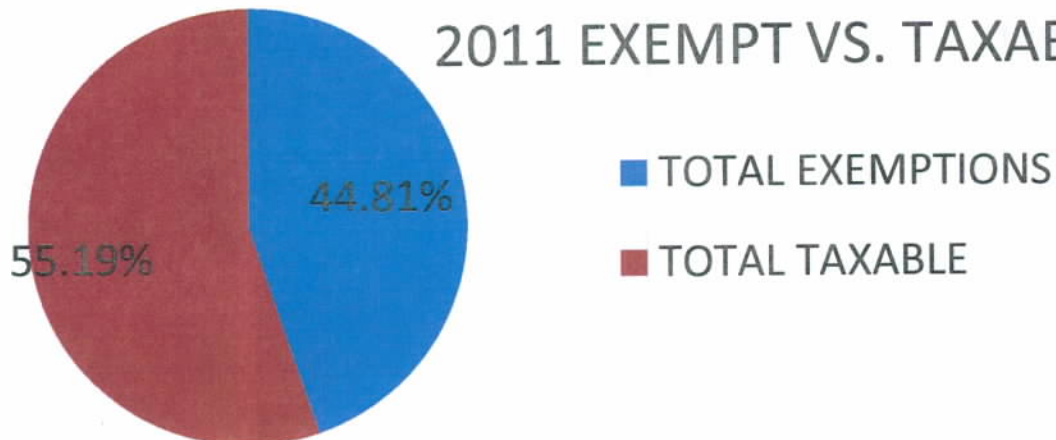
THREE YEARS COMPARISON OF EXEMPT VALUE TO TAXABLE VALUE

	2011	%	2010	%	2009	
TOTAL LAND	\$76,516,800		\$75,303,050		\$75,206,450	
TOTAL IMPROVEMENTS	\$210,199,947		\$195,354,440		\$185,906,960	
TOTAL ASSESSED VALUE	\$286,716,747		\$270,657,490		\$261,113,410	
TOTAL EXEMPTIONS	\$128,469,384	44.81%	\$124,237,950	45.90%	\$123,808,050	47.42%
TOTAL TAXABLE	\$158,247,363	55.19%	\$146,419,540	54.10%	\$137,305,360	52.58%
EXEMPTIONS:						
CITY	\$63,665,000	49.56%	\$62,011,200	49.91%	\$62,868,100	50.78%
STATE	\$11,895,600	9.26%	\$10,960,700	8.82%	\$10,678,400	8.62%
FEDERAL	\$20,752,500	16.15%	\$20,443,200	16.45%	\$20,391,300	16.47%
SENIORS/D-V	\$13,685,834	10.65%	\$12,326,200	9.92%	\$11,562,000	9.34%
NATIVE CORPS	\$9,798,850	7.63%	\$10,083,350	8.12%	\$9,991,850	8.07%
NON-PROFITS	\$4,494,400	3.50%	\$4,463,100	3.59%	\$4,463,700	3.61%
CHURCHES	\$4,177,200	3.25%	\$3,950,200	3.18%	\$3,852,700	3.11%
TOTAL EXEMPTIONS	\$128,469,384	100%	\$124,237,950	100%	\$123,808,050	100%

2011 EXEMPTION CATEGORIES



2011 EXEMPT VS. TAXABLE



CITY OF CORDOVA

TEN YEARS OF PROPERTY ASSESSMENTS COMPARISON

TAX YEAR	PROP TAX COLLECTED	MILL RATES	TAXABLE ASSESSMENT	EXEMPTED ASSESSMENT	TOTAL ASSESSMENT
2000	\$1,334,448	13.50 & 10.99	\$103,604,891	\$95,222,444	\$198,827,335
2001	\$1,380,837	13.50 & 10.99	\$106,648,368	\$96,542,662	\$203,191,030
2002	\$1,398,363	13.50 & 12.50	\$105,559,408	\$97,613,212	\$203,172,620
2003	\$1,455,977	13.50 & 12.50	\$109,433,718	\$97,741,372	\$207,175,090
2004	\$1,493,619	14.00 & 13.00	\$109,591,140	\$100,413,210	\$210,004,350
2005	\$1,584,360	14.00 & 13.00	\$114,867,647	\$106,751,693	\$221,619,340
2006	\$1,599,752	13.35 & 12.35	\$121,859,603	\$115,678,687	\$237,538,290
2007	\$1,621,154	13.35 & 12.35	\$123,424,858	\$114,058,652	\$237,483,510
2008	\$1,660,068	13.00 & 12.00	\$129,773,078	\$122,555,522	\$252,328,600
2009	\$1,756,300	14.50 & 13.50	\$137,305,360	\$123,808,050	\$261,113,410
2010	\$2,093,027	13.90 & 12.90	\$146,419,540	\$124,237,950	\$270,657,490
2011	unknown	not yet set	\$158,247,363	\$128,469,384	\$286,716,747
2011	tbd	ORIG CITY AREA	\$124,395,265	\$104,656,064	\$229,051,329
2011	tbd	ANNEXED AREA	\$33,852,098	\$23,813,320	\$57,665,418

IF MILL RATES STAY THE SAME AS LAST YEAR				
In Town Total Taxable in town mill rate	\$124,395,265.00	13.9	Total Tax Revenue by Area \$1,729,094.18	
Out of Town Total Taxable out of town mill rate	\$33,852,098.00	12.9	\$436,692.06	
total taxable	\$158,247,363.00		\$2,165,786.25	TOTAL PROPERTY TAXES
IF MILL RATES GO DOWN 2.9 MILLS FROM LAST YEAR (i.e. down more than 20%)				
In Town Total Taxable in town mill rate	\$124,395,265.00	11	Total Tax Revenue by Area \$1,368,347.92	
Out of Town Total Taxable out of town mill rate	\$33,852,098.00	10	\$338,520.98	
total taxable	\$158,247,363.00		\$1,706,868.90	TOTAL PROPERTY TAXES
IF MILL RATES GO DOWN 3.5 MILLS FROM LAST YEAR (i.e. down more than 25%)				
In Town Total Taxable in town mill rate	\$124,395,265.00	10.4	Total Tax Revenue by Area \$1,293,710.76	
Out of Town Total Taxable out of town mill rate	\$33,852,098.00	9.4	\$318,209.72	
total taxable	\$158,247,363.00		\$1,611,920.48	TOTAL PROPERTY TAXES
IF MILL RATES GO DOWN 3.9 MILLS FROM LAST YEAR (i.e. down more than 28%)				
In Town Total Taxable in town mill rate	\$124,395,265.00	10	Total Tax Revenue by Area \$1,243,952.65	
Out of Town Total Taxable out of town mill rate	\$33,852,098.00	9	\$304,668.88	
total taxable	\$158,247,363.00		\$1,548,621.53	TOTAL PROPERTY TAXES
IF MILL RATES GO DOWN 4.1 MILLS FROM LAST YEAR (i.e. down almost 30%)				
In Town Total Taxable in town mill rate	\$124,395,265.00	9.8	Total Tax Revenue by Area \$1,219,073.60	
Out of Town Total Taxable out of town mill rate	\$33,852,098.00	8.8	\$297,898.46	
total taxable	\$158,247,363.00		\$1,516,972.06	TOTAL PROPERTY TAXES
each mill is the equivalent of \$158,247.36				
Clerk & Finance prefer even mill rates				

Tax Year	Mill Rate	
	City	Annexed
1975	17	
1976	18.5	
1977	22	
1978	18	
1979	15	
1980	15	
1981	1	
1982	1	
1983	1	
1984	1	
1985	3	
1986	3	
1987	3	
1988	7.9	
1989	7.13	
1990	7.94	
1991	7.94	
1992	11	
1993	11	
1994	12.5	11.5
1995	13.25	10.74
1996	13.25	10.74
1997	14.48	11.97
1998	14.48	11.97
1999	14	11.49
2000	13.5	10.99
2001	13.5	10.99
2002	13.5	12.5
2003	13.5	12.5
2004	14	13
2005	14	13
2006	13.35	12.35
2007	13.35	12.35
2008	13	12
2009	14.5	13.5
2010	13.9	12.9
2011		

PENDING AGENDA

Capital Priorities List Meeting – **June 2011, September 2011, December 2011**

Redistricting Work Session – TBA

Committees:

Cordova Center Committee: Tim Joyce, Sylvia Lange, VACANCY, Darrel Olsen, Larue Barnes, VACANCY, Valerie Covell, David Roemhildt, Dan Logan, Nancy Bird, and Cathy Sherman

Fisheries Advisory Committee: David Reggiani, PWSAC; Ken Roemhildt, Seafood Sales; Jim Holley, AML; Torie Baker, Marine Advisory Program Coordinator; VACANCY; and Brian Marston, ADF&G

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

E911 RFP Committee: Dick Groff – Chairman, Gary Graham, Chief Baty, Mike Hicks, Oscar Delpino, Dave Allison, Bret Bradford

Public Services Building Design Committee: David Reggiani - Chairman, Chief Baty, Martin Moe, Jim Kacsh, Dick Groff, Mike Hicks, Tom Bailer

May 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 7:00 Wksn—Cdv Ctr 7:30 reg mtg LMR Clerk's eval	5	6	7
8	9	10 P&Z Commission Mtg 7pm CH	11 Hrbr Cms 7pm CH HSB 7pm LMR Sch Bd 7pm HSL	12	13	14
15	16	17	18 7:30 reg mtg LMR	19	20	21
22	23	24	25	26	27	28
29	30 Memorial Day City Hall offices closed	31	Location Legend CH—City Hall Confer- ence Room LMR—Library Meet- ing Room HSL—High Sch Lib			Location Legend CH—City Hall Confer- ence Room LMR—Library Meet- ing Room HSL—High Sch Lib
76						

June 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH—City Hall Conference Room LMR—Library Meeting Room HSL—High Sch Lib			1 7:15 pub hrg LMR 7:30 reg mtg LMR	2	3	4
5	6	7	8 Hrbr Cms 7pm CH HSB 7pm LMR Sch Bd 7pm HSL	9	10	11
12	13	14 P&Z Commission Mtg 7pm CH	15	16	17	18
19	20	21	22 7:15 pub hrg (maybe) LMR 7:30 reg mtg LMR	23	24	25
26	27	28	29	30		Location Legend CH—City Hall Conference Room LMR—Library Meeting Room HSL—High Sch Lib
77						

July 2011

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH—City Hall Conference Room LMR—Library Meeting Room HSL—High Sch Lib					1	2
3	4 Independence Day City Hall offices closed	5	6 7:15 pub hrg (maybe) LMR 7:30 reg mtg LMR	7	8	9
10	11	12 P&Z Commission Mtg 7pm CH	13 Hrbr Cms 7pm CH HSB 7pm LMR Sch Bd 7pm HSL	14	15	16
17	18	19	20 7:15 pub hrg (maybe) LMR 7:30 reg mtg LMR	21	22	23
24	25	26	27	28	29	30
31						
78					Location Legend CH—City Hall Conference Room LMR—Library Meeting Room HSL—High Sch Lib	