

Regular City Council Meeting
May 20, 2020 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order

Mayor Clay Koplín called the Council Regular Meeting to order at 7:00 pm on May 20, 2020, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance

Mayor Koplín led the audience in the Pledge of Allegiance.

C. Roll call

Present for roll call was **Mayor Clay Koplín**. Council members **Cathy Sherman, Jeff Guard, Melina Meyer, Anne Schaefer, David Allison** and **David Glasen** were present via teleconference. Council member **Tom Bailer** was absent. Also present were City Manager **Helen Howarth** and City Clerk **Susan Bourgeois**.

D. Approval of Regular Agenda

Hearing no objection to the regular agenda as amended by adding agenda item 22a. COVID-19 discussion, **Mayor Koplín** declared it approved.

E. Disclosures of Conflicts of Interest and ex parte communications

Council member **Sherman** said she received a text from **Tim Joyce, Sheridan Joyce's** father but she did not respond. **Glasen** said he was contacted by **Sheridan Joyce** and he said he should not talk to him about the item and suggested he call in for the meeting.

F. Communications by and Petitions from Visitors

1. Guest speaker

a. Incident Management Team, Covid-19 update – **Dr. Hannah Sanders**, Medical Team lead for the IMT emergency response reported that the Governor is looking ahead to entering Phase 3 and 4 on Friday but she and the med team would like to take some time to evaluate how Phase 2 works in our community and we will observe how the opening up affects the rest of the state. If things continue to look good, we do anticipate being able to move forward with a reopen plan. They would like to work with local businesses to assist in their plans so we can all learn how to get back to work with the Corona virus in our midst and adjust to the new normal. **Chief Mike Hicks**, Deputy of the ICT said the IMT discussed this today as well and they want to see how this works in the larger populations – we are in good shape now, our plans are in place and it would be wise to watch and see how this goes with the rest of the state now. The Medical Team has the ball on this one, they are the ones we are relying on as the experts.

2. Audience comments regarding agenda items:

Kristin Carpenter commented on the proposed land purchase, she expressed a concern about the drainage from that property which would go right into Odiak Pond; she'd ask that be considered in any sale.

Cathy Renfeldt representing the Cordova Chamber of Commerce said she is encouraging businesses to have a good plan in place and be prepared for reopening. She thinks most are erring on the side of caution about reopening. As far as face coverings she asked for an amendment so it coincides with the phase of reopening we are in.

Sheridan Joyce of 1001 Pipe Street spoke against item 22 the rescission of Resolution 02-20-09. He was never in agreement to the terms of the lease that Council approved via Resolution 02-20-09. He suggested the Council have another executive session to consider his new proposal. He is in favor of \$.71/sf not \$2.00/sf.

Wendy Ranney of 2500 Orca Rd. spoke about item 14 a letter from Alan and Katie Roemhildt, she thought it was very well-written. She is of the opinion that we should let the state take the lead and align with them.

Katrina Hoffman of 301 South Second Street spoke in support of Cordova Powersports.

Tim Joyce owns a home at 1001 Pipe Street and spoke about agenda item 22, he opined there was a flawed process for determining land value and he also thought it appeared on the agenda incorrectly and the public might not have been aware of what was being discussed.

Matt Adams of 103 Fisherman's Ave spoke in support of Cordova Powersports.

Barb Jewell spoke in reference to item 21; she spoke in support of the full request of the School District.

Chris Bolin of 607 Birch Street spoke in support of Sheridan Joyce and Cordova Powersports.

3. Chairpersons and Representatives of Boards and Commissions

Dr. Hannah Sanders, CCMCA CEO was present via teleconference and reported: 1) the hospital continues to prepare for and adjust to the emergency pandemic – it has been an excellent opportunity to collaborate and work with NVE and the Ilnka Clinic; 2) they have been busy looking for funding and grant opportunities – federal sources have been sought to prepare for the emergency response – **Eric Price** is our new CFO, joined us last week, will be very helpful in this arena. Council questions: **Meyer** thanked **Dr. Sanders** for coming on in that position and for the CFO, important step forward for CCMC.

Alex Russin, Superintendent reported: 1) today was the last day of school – acknowledged the families, parents, students and teachers for adjusting so quickly and getting through the year; 2) as far as facility use, the schools are going to take a pretty conservative approach; the buildings will remain closed to the public; 3) there will be some summer services for those with IEPs – there will be food service at least through July, maybe into August; 4) they still have plans to open for the 2020-2021 year – things may change – Alaska’s Smart Start for Public Schools is being worked on between the Department of Education and DHSS and school districts across the state.

4. Student Council representative – was not present

G. Approval of Consent Calendar - none

H. Approval of Minutes

5. Minutes of the 04-13-2020 Council Public Hearing

6. Minutes of the 05-06-2020 Regular Council Meeting

Mayor Koplín asked Council if there were any additions or deletions or comments on the minutes, hearing none, he declared that with no objection, the minutes were approved.

I. Consideration of Bids - none

J. Reports of Officers

7. Mayor’s Report – **Mayor Koplín** said that DoT will start construction work this year – Whished Rd – small crew will be in first or second week of June to work on that. Orca Road resurfacing will be out to bid in the next week or two, August – September timeframe. He continues to work as a PIO with the IMT.

8. Manager’s Report - City Manager **Helen Howarth** thanked the ICT that has been working hard for several months to get to this point – a community with one case and the fleet is here and fishing and we still have a functioning town. The plans are in place and we are prepared to respond to whatever may come up. NVE had given us Harbor Cams and those are now visible in the Harbor and she thanked NVE for that. State has accelerated their opening up and they will be basically at 100% open starting Friday. We are firmly committed to Phase 2 and we are moving toward a reopening of Cordova – we acknowledge the financial and economic hardships of families and the City and we are getting there. CARES money from the federal government has been sent to the state and \$3.4 million has been allocated to the City of Cordova. The State also just approved a \$290 million small business loan program.

Questions: **Allison** asked what our plan is for opening parks. **Howarth** said that the State has very specific protocols in place for parks and playgrounds and so we have work to do to our public facilities before they can meet those protocols, so we are working toward that. **Glaser** commented that he’s seen **Molly** and **Abby** handing out masks in the harbor and it’s positive and visible and it’s making a difference, he appreciates it. **Schaefer** asked if the CARES money can be used for small business loans or grants from the City. **Howarth** said we are still hearing the parameters of what we can and cannot do. She said there will be Council opportunity to weigh in on those expenditures.

9. City Clerk’s Report – **Bourgeois** appreciated the work of the Deputy Clerk who prepared the agenda item tonight certifying the property tax roll and next time Council will set the mill rate. **Schaefer** asked about the upcoming fall election – she wondered if we want to explore vote by mail options. **Bourgeois** said that the State Division of Elections runs the November state and federal election but the City doesn’t have another local election until March 2021. She’ll stay in touch with the Clerk’s across the state to see how they handle theirs, many of them run a fall election as well, in October.

10. Staff Reports

- a. First Quarter 2020 Museum Report, **Mimi Briggs**, Museum Director
- b. First Quarter 2020 Cordova Center Report, **Mimi Briggs**

K. Correspondence

11. 05-04-2020 Census Email

12. 05-06-2020 Email from L. Ronnegard

13. 05-06-2020 Letter from A. Horton

14. 05-07-2020 Letter from A. & K. Roemhildt
15. 05-12-2020 Agency review period for ADL233622 aquatic farmsite lease Sheep Bay – including development plan
16. 05-12-2020 Agency review period for ADL233624 aquatic farmsite lease Sheep Bay – including development plan
17. 05-12-2020 Agency review period for ADL233625 aquatic farmsite lease Sheep Bay – including development plan
18. 05-13-2020 Letter from S and W. Ranney
19. 05-15-2020 Public Review period through June 15, 2020 for ADL233596
20. 05-15-2020 Emails from W. Deaton

Allison commented on the agency review letters – he said he’d defer to the fishermen on that. He commented that the *Roemhildt* letter was very detailed and in depth – he appreciates all the letters written by citizens. *Sherman* echoed that comment – she reads all the correspondence and it is very helpful to read and she appreciates the time it takes to write these letters.

L. Ordinances and Resolutions

21. Resolution 05-20-21 A resolution of the Council of the City of Cordova, Alaska, establishing the level of local funding and approving the budget of the Cordova Public School District for its fiscal year ending June 30, 2021

M/Allison S/Schaefer to approve Resolution 05-20-21 A resolution of the Council of the City of Cordova, Alaska, establishing the level of local funding and approving the budget of the Cordova Public School District for its fiscal year ending June 30, 2021.

Allison said this resolution does not contain the additional \$70,000 and the little extra they asked for as in-kind. He supports this because we can adjust that later, he said we have heard several years in a row that this is needed so their fund balance doesn’t drop and then each year we see that somehow it winds up remaining the same. *Mayor Koplín* stated for the record that the amount in the resolution is \$1,876,000 consisting of \$1,750,000 in cash contribution and \$126,000 of in-kind contribution which in total would be the local contribution of the entire budget of \$6,802,888. *Schaefer* said she is also in support of the motion as in the packet. We will know more when we do the City’s budget come fall after we know more how the City is looking revenue wise in 2020. *Glaser* said he supports this as revenues for us will surely be down this year. *Sherman* asked if *Superintendent Russin* could respond to what the additional \$70,000 was needed for. *Russin* replied that part of that would help fund an additional teacher at the elementary school as they are anticipating an incoming kindergarten of 40 students. They have also been lacking a full time PE/Health teacher at the High School and they are striving to get that filled.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Sherman-yes; Guard-yes; Glaser-yes; Meyer-yes; Bailer-absent; Schaefer-yes and Allison-yes. Motion was approved.

M. Unfinished Business

22. Rescission of Resolution 02-20-09

M/Schaefer S/Sherman to rescind Resolution 02-20-09.

Schaefer asked if someone could walk us through the method used for coming up with the land value. *Howarth* asked City Planner *Leif Stavig* to respond. *Stavig* said that staff presented Council with figures on surrounding properties assessed values and recent sales of City property and Council arrived at a fair market value for the property of \$30,000. It was clear Council direction to staff that the \$30,000 fair market value was the negotiating point and if *Mr. Joyce* wanted to order an appraisal, Council would take the appraised value instead of the \$30,000. *Sherman* said she would really like to be able to support a growing business in Cordova and she feels like this is a difficult site. She would like to know what her options were at this time.

Stavig and *Bourgeois* both relayed that as far as process, the resolution had approved a lease/option that the buyer seems to now no longer be willing to sign/agree to. Therefore, when he wrote a letter asking for a very different consideration, staff needed Council direction so the letter was brought to the last Council meeting with options such as rescind the resolution. Council did vote to bring the resolution back to this meeting to be rescinded.

Mayor Koplín said that for chronology, Council opted for direct negotiation with *Mr. Joyce*, staff presented a comprehensive PowerPoint as to how they arrived at a value, Council considered that as a basis of value and then approved a resolution with a lease/option using that value.

Schaefer said the decision last time was to move ahead with a motion to rescind based on not wanting to set a precedent in land sales to re-negotiate an already agreed upon disposal. *Allison* suggested that Council might be ok with the \$30,000 but rescinding the resolution might just take us back one step where he would still have the ability to get the appraisal and we could go with that value. He was of the opinion that \$30,000 is the price unless an appraisal comes in with a different value, then he’d be ok with that. *Allison* also opined that Code gives us parameters under which we can dispose of property, we

can go less than fair market value for non-profits and the like, but for a regular disposal such as this, we use fair market value. There was further discussion regarding where a rescission of this resolution would take us to. It was determined that rescinding the resolution would take us back to one step previous which would be to when staff was directed to negotiate with **Mr. Joyce**, using the same parameters that Council had given as direction for the first attempt at negotiation.

Vote on the motion to rescind: 6 yeas, 0 nays, 1 absent. Allison-yes; Meyer-yes; Sherman-yes; Guard-yes; Glasen-yes; Bailer-absent and Schaefer-yes. Motion was approved.

N. New & Miscellaneous Business

22a. Discussion of COVID-19 Emergency Response

Sherman commented that as PIO for the IMT, she wanted to reiterate that what was put out today by the IMT was what we hope to be an opportunity for the community to weigh in, the medical team to weigh in and the IMT to weigh in and allow us a little bit of breathing room just as Anchorage is doing and other communities are doing before we follow the opening up State mandates. She suggested a May 27 special meeting to discuss the next phase. **Schaefer** said in addition, she'd like to hear from businesses either directly or through the chamber on what their plans might be with reopening. **Schaefer** also asked when the seine fleet captains and crew members start arriving in town; the consensus answer was mid-June. **Meyer** asked for clarification on the mask rule; there seems to be confusion in town about whether it went away as we aligned with State Phase 2 - she thinks it is useful and should continue in force, she doesn't see where it has gone away. **Howarth** clarified that the City has not repealed the City mask rule but it is in conflict with our desire to be aligned with the State Phase 2 - it will need rewording if it is going to remain in and we will bring it to council at the next special meeting. **Glasen** said he believes if you are not wearing a mask you are just not being considerate of other people in the community. You could be asymptomatic and spreading it - he thinks the majority of people are wearing them/are following the rule and its appreciated. **Allison** said he is still confused and he thinks we should be aligned with the State; he thinks that our decisions should be based on facts not fear. **Meyer** said she thinks it is clear that even though we aligned with State Phase 2, our rules are aside from that and the mask rule is still in effect.

23. Certification of the 2020 Property Assessment Roll

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

Sherman said she trusts the information provided by the Clerk's office and she thinks we are good to go.

Vote on the motion: 6 yeas, 0 nays, 1 absent. Sherman-yes; Guard-yes; Glasen-yes; Meyer-yes; Bailer-absent; Schaefer-yes and Allison-yes. Motion was approved.

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

Council opted for another noon Special Meeting next week on Wednesday May 27. Also, Council would also have the Regular Meeting on June 3, there would be a resolution to set the mill rate on that date.

O. Audience Participation

Molly Mulvaney is one of the ports of entry ambassadors and she has been giving the message to people that they will not be fined for not wearing a mask, but if that changes please inform her, she doesn't want to give conflicting information to citizens.

P. Council Comments

Schaefer thanked everyone for the clarification of rules discussion.

Allison show appreciation for all the dignitaries that visited and all the staff and IMT that put extra effort into that and he still thinks the quicker we align with the state the better. He thinks it's been more acting out of fear than anything else.

Glasen said he is in favor of following state mandates too because he has spoken to some business owners and they will open when they feel comfortable opening, not necessarily on the state's timeline, he just wants to give people the ability to get back to work. He's proud of Cordova and it's a good pat on the back to have Dr. Zink recognize us as doing so well through this.

Sherman echoed **Glasen's** comments about being proud of Cordova, she has also seen good compliance in the harbor. She agrees that businesses are biding their time, thinking hard about plans for opening. She said **Mr. Bailer** isn't with us tonight but she did a little follow up with Shoreside Petroleum and several other businesses have put in handwashing stations and she is encouraging shoreside to do the same thing - she doesn't necessarily believe that the City needs to fund that, we need to support businesses but if others are doing this on their own, she doesn't see why shoreside can't do the same. She also reached out to **Cathy Renfeldt** at the Chamber and they discussed the PWSAC move, **Cathy** has been in touch with CEO, **Tommy Sheridan** and they are looking at bringing operations back to Cordova. Alaska Wilderness Outfitters has

had no cancelations, they are waiting on what the Governor's will do with the interstate travel restriction, but most of their startup isn't until later in June.

Guard said he is in favor of getting everyone in Cordova back to work as quickly as possible but we get one shot at this, we can't get this wrong we've got to protect Cordovans health - a lot is yet to come - he says move ahead with caution, take advice of the medical team, help the businesses as much as we can with CARES money, help the businesses come up with their plans, advice from med team, let's be flexible and cautious.

Meyer echo those comments from **Guard** - she is also proud of the community and we've done well, but now is not the time to release everything all at once. She is in favor of aligning with the state as far as businesses opening but she likes the idea of Cordova local rules as well, particularly the mask rule. Change our culture with messaging, distancing, handwashing, masks, etc.

Q. Adjournment

M/Glasen S/Schaefer to adjourn the meeting.

Hearing no objection **Mayor Koplín** adjourned the meeting at 9:18 pm.

Approved: June 3, 2020

Attest: 
Susan Bourgeois, CMC, City Clerk

