

**CITY COUNCIL WORK SESSION  
JUNE 2, 2010 @ 6:15 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor Jim Kallander* called the Council work session to order at 6:15 pm on June 2, 2010 in the Library Meeting Room.

**B. ROLL CALL**

Present for roll call were *Mayor Jim Kallander*, Council members *Keith van den Broek*, *Jim Kacsh*, *David Allison*, *EJ Cheshier* and *David Reggiani*. Council members *Bret Bradford* and *Robert Beedle* were absent. Also present were City Manager *Mark Lynch* and City Clerk *Susan Bourgeois*.

**C. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Audience comments regarding agenda items - None

**D. WORK SESSION TOPIC**

2. Discussion of zoning Tidelands to Waterfront Industrial

*Mayor Kallander* said he would open the floor to public testimony at this time but he asked people to stay to within three minutes so that everyone who was interested in speaking had the opportunity to do so.

*Connie Bennell* 02-041-400 Orca Road said that she was here tonight on behalf of the people she has spoken to. She said the idea of industrial development north of the boat haul out is an incredibly unpopular idea. She said people are open to industrial development just not at this location.

*Dan Nichols* pays a lot of taxes in Cordova and makes his sole living in this town. He said there are 3 places where the City can expand – south of AC in the mud flat, north of the City boat ramp next to AML or north of the boat haul out. He wants Council to do this (i.e. make more industrial land) because town has to grow. He wants there to be jobs for “producers”.

*Mary Anne Bishop* of 406 Fourth Street spoke on behalf of PWS Audubon Society which strongly urges Council to reject the rezoning of ATS 1004 because filling in the tidelands would permanently destroy an ecologically important area for pink salmon, water fowl and sea otters. She said that alternatives should be explored such as Samson building and operating a marine repair warehouse.

*Jerry Blackler* of 921 Center Drive said that there is no place else to expand – we have to go that way because of the boat haul out – a budding industry in this town. He said the blue collar workers in town need this. This City Council has to think past tomorrow – you have to think 15 – 20 years down the road.

*Bruce Cain* mile 3.5 CRH and the Executive Director of NVE, a voting member of the Chamber of Commerce said that for the people who say they are speaking for the community they aren't speaking on my behalf because he supports this. He said those who say they support this just not in that location are just using diversionary tactics to sidetrack progress. He said we must do something to reduce our energy costs because that is the single biggest hindrance to development here.

*Tim Joyce* of 1001 Pipe Street said that you are simply putting restrictions on an unzoned piece of land. He said that we are out of industrial land right now and this is land needed to support the main industry of Cordova – fishing.

*RJ Kopchak* said that he came in celebration of our freedom to speak without retaliation from thugs in the street. He said we need to respect who people say they are here representing. He thought there were opportunities to meet our expansion needs by going west not north (i.e. the uplands).

*Belle Mickleson* said she wanted to speak for the fish and the natural area at Shelter Cove. She urged Council to keep it like it is and develop other places that are already filled.

*Rich Collins* of Mile 4.2 Whitshed Road spoke in favor of the rezone of a portion of this. His concern is for the need for the boat haul out – we’ve waited years for this to happen. He spoke favorably about the consistency with the comprehensive plan – he suggested a buffer strip along the waterway for sport fishing.

*Kristin Carpenter* of 507 Fourth Street also speaking as Director of the Copper River Watershed Project spoke again about the need for a comprehensive planning process for industrial land. *Mayor Kallander* asked *Carpenter* if she meant that the Council should throw out the comprehensive plan that was adopted less than a year ago which had taken three years to create. She said she meant a comprehensive planning process just on this issue – industrial land development.

*Don Sjostedt* 180 Eyak Drive said he was proud to hear the comprehensive plan brought up so often and said it was five years in the making. He said it must be good because both sides of the argument are using it as backup to their points. He was of the opinion that this location was the best for the creation of more waterfront industrial land.

*Kate Alexander* of 216A Orca Inlet Drive said that public meetings are always the most effective way to reach the broadest audience. She said she is not convinced that this location is the best place for waterfront industrial expansion.

*Tom Bailer* of 304 Orca Inlet Drive spoke in favor of the rezone. There will be plenty of input for the development, this is just the rezone. He said that CRWP and others will be helpful at the Planning meetings so that the development is done responsibly.

*Mark King* of 511 Fourth Street mentioned the people of the past that had the foresight to fill the North Fill and then the South Fill.

*Jennifer Gibbins* of the Prince William Sound keeper was concerned about the lack of dialogue.

**E. AUDIENCE PARTICIPATION**

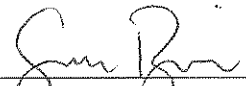
**F. COUNCIL COMMENTS**

**G. ADJOURNMENT**

*M/Reggiani S/Allison* to adjourn the work session.

Hearing no objection, *Mayor Kallander* adjourned the work session at 7:05 pm.

Approved: July 21, 2010

Attest:   
Susan Bourgeois, City Clerk

