

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

COUNCIL SPECIAL MEETING
JUNE 05, 2012 @ 7:00 PM
LIBRARY MEETING ROOM

AGENDA

A. CALL TO ORDER

B. ROLL CALL

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

C. APPROVAL OF AGENDA..... (voice vote)

D. DISCLOSURES OF CONFLICTS OF INTEREST

E. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speakers
2. Audience Comments regarding agenda items

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

3. Resolution 06-12-26..... (page 1)
A resolution of the City Council of the City of Cordova, Alaska, setting the mill rates for 2012

G. APPROVAL OF MINUTES

4. Minutes of 03-22-12 Work Session..... (page 4)
5. Minutes of 05-14-12 Special Meeting..... (page 8)

H. REPORTS OF OFFICERS

6. Mayor's Report
7. Manager's Report..... (page 14)
8. City Clerk's Report..... (page 15)
9. Staff reports
 - a. Moe Zamarron, Director of Public Works, LT2 Report..... (page 16)
 - b. Moe Zamarron, Director of Public Works, Chip Seal Report..... (page 17)

I. CORRESPONDENCE

10. Letter from Mayor in support of AIGCO..... (page 18)
11. Letter from City Manager to PWSSC May 24, 2012..... (page 19)
12. Press Release on Great Alaska Energy Challenge (Cordova HS one of four winners)..... (page 22)
13. Letter from Katrina Hoffman, PWSSC with additional attachments..... (page 25)
14. Letter of praise from Perkins Auto in re Refuse Department..... (page 36)

J. NEW BUSINESS

15. Substitute Resolution 05-12-25..... (voice vote)(page 37)
A resolution placing a ballot proposition before the voters at the Regular Election on March 5, 2013 amending Article IV, Section 4-3 to further define the restriction on employment of Council Member, City Manager, and Mayor family members by only prohibiting the aforementioned family members from attaining permanent offices or positions of profit in the City government
16. Resolution 06-12-27..... (voice vote)(page 39)
A resolution authorizing a 4% wage increase for all exempt (non-union) employees of the City of Cordova, except for the City Manager and the City Clerk, effective May 1, 2012
17. Resolution 06-12-28..... (voice vote)(page 41)
A resolution authorizing the transfer of \$39,482 to the Cordova School District, specifically to be spent for acquiring artwork, landscaping, signboard, sidewalks, and equipment for the ILP building
18. Resolution 06-12-29..... (voice vote)(page 43)

A resolution authorizing amendment to the 2012 budget, adding \$17,000 as anticipated insurance proceeds, adding \$8,000 inter fund transfer from the general reserve fund to the governmental capital projects fund, and appropriating \$25,000 for the purchase of a 2012 Ford F250 4X4 pickup

- 19. Ordinance 1094..... (voice vote)(page 45)**
An ordinance authorizing the transfer of \$953,677 from the general reserve fund as follows:
\$400,000 to the general fund; \$442,058 to the governmental capital projects fund; and
\$111,619 to the chip seal fund all three of which were appropriated in the adopted or
amended budget for fiscal year 2012 – 1st reading
- 20. Contract Approval – CH2MHILL Hospital Roof replacement..... (voice vote)(page 48)**
- 21. Council vote to fill vacancy in Council Seat B..... (voice vote)(page 51)**
- 22. Capital Improvement Projects/Priorities – quarterly discussion..... (page 52)**
- 23. Pending Agenda and Calendar..... (page 54)**

K. AUDIENCE PARTICIPATION

L. COUNCIL COMMENTS

M. EXECUTIVE SESSION

- 24. Discussion of Cordova School District/City-owned facilities (potential lease)**
- 25. Cordova Center financial update**
- 26. Lease negotiations with PWSSC**
- 27. City Manager Evaluation**

N. 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.

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you may contact 424-6200 for assistance.**

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A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 15, 2012
TO: Mayor and City Council
SUBJECT: Resolution 06-12-26

The 2012 Mill Rates need to be set by June 15, 2012. On May 14, 2012, Council certified the roll and saw mill rate scenarios presented by the City Clerk. Council directed the Clerk to insert the mill rates that would set the revenue at \$1.5M which was budgeted. The mill rates of 9.43 in the City and 8.43 in the rural area would put Cordova at property tax revenues of \$1,500,605.20. Attached is a mill rate scenarios worksheet that shows last year's mill rates as well as the \$1.5M scenario.

Recommended Motion: Move to approve Resolution 06-12-26.

Staff Recommendation: Majority voice vote or unanimous roll call vote on the Consent Calendar

**CITY OF CORDOVA, ALASKA
RESOLUTION 06-12-26**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
SETTING THE MILL RATES FOR 2012**

WHEREAS, Alaska Statute, Section 29.45.240 requires that the mill levy be established prior to June 15, 2012; and

WHEREAS, in accordance with Cordova Municipal Code Section 5.36.245, property in the Rural Zone shall be taxed at a mill rate that is 1.00 mills less than all other property in the City.

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Cordova, Alaska, hereby sets the mill rates for 2012 real property at **9.43** mills for the City and **8.43** mills for the Rural Zone.

PASSED AND APPROVED THIS 5th DAY OF JUNE, 2012.

James Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

MILL RATE SCENARIOS 2012

**TOTAL TAXABLE VALUE IS \$162,764,496, THEREFORE,
EACH MILL GAINS \$162,764.50 IN PROPERTY TAXES**

IF MILL RATES STAY THE SAME AS LAST YEAR

		Total Tax Revenue by Area	
In Town Total Taxable	\$128,500,496.00		\$1,246,454.81
in town mill rate		9.7	
Out of Town Total Taxable	\$34,264,000.00		\$298,096.80
out of town mill rate		8.7	
total taxable	\$162,764,496.00		
			\$1,544,551.61 TOTAL PROPERTY TAXES

CLOSEST TO BUDGETED REVENUE AMOUNT OF \$1.5M

mill rate decrease of .27 mills or 3%

		Total Tax Revenue by Area	
In Town Total Taxable	\$128,500,496.00		\$1,211,759.68
in town mill rate		9.43	
Out of Town Total Taxable	\$34,264,000.00		\$288,845.52
out of town mill rate		8.43	
total taxable	\$162,764,496.00		
			\$1,500,605.20 TOTAL PROPERTY TAXES

**CITY COUNCIL WORK SESSION
MARCH 22, 2012 @ 6:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor Kallander called the Council Work Session to order at 6:00 pm on March 22, 2012 in the Library Meeting Room.

B. ROLL CALL

Present for roll call were *Mayor James Kallander* and Council members *David Allison*, *Bret Bradford*, *David Reggiani* and *Robert Beedle*. Council members *Keith van den Broek*, *James Kacsh* and *EJ Cheshier* were absent. Also present was Deputy City Clerk *Robyn Kincaid*.

C. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Audience Comments regarding agenda items - None

D. WORK SESSION TOPIC

2. Discussion with Deputy Commissioner of AMHS, Captain Michael Neussl in re ferry service in Cordova

Mayor Kallander introduced *Captain Mike Neussl* who has come to discuss some challenges the AMHS had this year and is looking to mitigate going forward. *Captain Neussl* stated that this was a rough winter. Since October 1st there have been 14 canceled runs for weather, 4 for maintenance issues, 3 due to dock issues, and did 4 replacement runs. Mid-season this year he had a discussion with *Mayor Kallander* on the issues of stranded freight and ball teams. As a result of that they have initiated a new policy that if they cancel on Sunday they will add a run on Monday. They have three maritime unions to negotiate with; Masters Mates and Pilots Union, Marine Engineers Beneficial Associates and Inland Boatman's Union. All three of the contracts are extremely complex which makes any kind of change a challenge to negotiate. Masters are on a two weeks on two weeks off rotation. The Chief mate and Second Mate work a four day on three day off schedule. The schedule could change in union negotiations but it does present financial challenges. *Don Struthers* stated that the engineering department is manned all the time so they have no problem running on a Monday. *Captain Neussl* stated that last summer's schedule had boats chasing each other. This year they would like to eliminate some traffic with more direct service. Whittier is a challenge as it only has 1 dock unlike Cordova that has two. *Beedle* asked if they could work it out so people could go over; spend a few hours in Anchorage, then come back in the same day. *Captain Neussl* responded that he would look into it but the challenge would be the tides and the tunnel schedules. *Beedle* opined that it was doable in the summer. *Captain Neussl* pointed out that some of the days that were canceled this winter would have kept the Aurora in port too. He stated that the winter schedule is out for comments now. Individual, City Council or community comments should be voiced on the teleconference next Tuesday. *Captain Neussl* asked what people would think about having the Aurora all the time. *Mayor Kallander* responded that he felt the community was split on the issue. He asked if it is the AMHS intent to have the Aurora in Cordova permanently. *Captain Neussl* responded that they try not to use the fast ferries in the winter time because of their limitations. He would like to have some community feedback on the issue though. There was a federal overhaul for the Aurora and the LeConte this year. All three of the docks here are fast ferry compatible but a lot of the docks in the South East are not fast ferry compatible. He cautioned that with speed comes the risk of cancelations and crew issues. Crew quarters are not available on the fast ferry so they have to get housing in town 2-weeks on and 2-weeks off which has been a challenge.

He added that the Chenega is very expensive to run in terms of premium and travel costs. **Mayor Kallander** stated that when they brought the fast ferry to town he had hoped to crew it up from the community but that didn't happen. He asked if it was possible for the City to work with the AMHS to build housing for the crew here to reduce costs to keep the fast ferry here. **Captain Neussl** responded that it is a possible solution to one issue but with housing creates other issues. **Mayor Kallander** stated that the City would like to work with AMHS to work through the challenges as the AMHS is very important to Cordova. His concern is that the fast ferry is not cost effective. **Captain Neussl** replied that the fast ferry does carry their own unique challenges but those that service them really like them. They are not great for winter time operations though. **Reggiani** asked if the docks are a limiting factor in Whittier. **Captain Neussl** stated that the Whittier dock was not designed to service the fast ferry and is not ideal for mooring the fast ferry. Typically the sailing in open seas are the bigger challenge. Wind conditions are a limiting factor. **Bradford** stated that from what he can tell it's a 50/50 vote in the community as far as fast ferry versus slow ferry in the winter. **Captain Neussl** asked what they would think of a bigger ship in Prince William Sound that would be a 24/7 boat. Is consistency better than speed? More people can fit on a larger boat plus more cars at a time allowing for more freight too. **Mayor Kallander** asked if Cordova has enough business to warrant a larger boat. **Captain Neussl** responded that Cordova's ferry traffic has a much steeper climb than other places. **Reggiani** opined that speed as well as consistency is a big factor especially for kids traveling for sporting competitions. It's hard on them to travel overnight then have to compete. **Captain Neussl** stated that they like to accommodate school groups as best they can. A bigger boat would be slower, 14-16 knots, but it would be consistent. **Mayor Kallander** pointed out the importance of trucking fish for Cordova too. AML has a barge but we ferry as much as possible. More capacity, more trucking traffic could be a big boost. Trucking the fish won't stop. **Jim Holley** from AML stated that in the summer they make 3 runs a week but only once a week in the winter. They also use the ferry when they can. There would be a real advantage for processors to ship fish. **Mayor Kallander** the fish is a high value which is highly coordinated from catch, to boat, to Seattle. **Captain Neussl** stated that the AMHS is not considered a freight mover but we do move a lot of freight. **Beedle** stated that Cordova's highway is painted blue. He asked if the Alaska class vessel would have accommodations such as food and berths. **Captain Neussl** stated that it would be like the Aurora only on steroids. No cabins but there would be smaller alcoves designed to do day boat operations (350ft, 60 cars) and cars drive on without an elevator with a bow door on both sides. **Clay Koplin** opined that we can't underscore the importance of the ferry for Cordova. He has heard from hotels and restaurants that they used to spend half a million dollars a year in Seattle and that business is now going with the ferry to Anchorage. The spring when the Chenega was laid up for 3-weeks the fisheries lost \$1M because we were not able to get the fish out fresh and had to freeze the fish. He opined that this was a tough winter as far as weather goes. He wondered if they could look at adding a 5th day in winter; run 4 days with 1 flex day. A year round schedule with the Cordova Center coming soon the 250 ship capacity will be very advantageous. Attraction destinations are becoming the thing for conferences and with the Cordova Center's meeting rooms and facilities it would be ideal for the fast ferry to accommodate that traffic. **Captain Neussl** stated that the assumed average weight per passenger has gone up which has decreased the capacity to 223 passengers to maintain stability. **Koplin** Era is down to two runs in the winter and with the heli-skiing operation here in the spring there could be a lot of traffic. **Lodge Owner** stated that tourism traffic has gone up because we are going faster. People did not travel on the ferry when they had to get up at 4 am. How could fast ferry staffing be changed to run the way it intended? Cordovan's living here and working on the ferry. **Captain Neussl** replied that what worked in Juneau didn't work here. They would love to see a crew live here and work on the ferry. A lot of the issues they are discussing today would go away as would a great deal of the AMHS expenses to keep a ferry in Cordova. They have some work to do with the unions to

make it more compatible. He is open to ideas to make it work. **Koplin** stated that if they had a year round schedule where the crew could stay here year round that may encourage people to live here and work on the ferry. **Mayor Kallander** stated that competition for the ferry is speed. If it takes too long they will fly because time is money. **Bob Behrends** stated that from the Forest Service perspective they would use it more if there were more trips to Valdez from May to August, even if there were only 2 trips a week. The rate for Valdez to Whittier to Cordova is not rational in comparison to the rate between Whittier to Cordova. **Captain Neussl** responded that the tariff schedule needs some attention. He added that the numbers don't show much traffic between Valdez and Cordova. **Koplin** opined that it might be a better market to do a flat rider fee and eliminate the driver goes free to encourage a bus load of people and tourism. **Captain Neussl** responded that they do have a new reservations process that he hopes will fix incentives. **Bradford** suggested that if someone was to depart from a roadless community and return to the port could be classified as a round trip. **Jennifer Gibbens** stated that she thinks everyone likes the fast ferry. The tourists like the experience of going over, plus the convenience of it being only 3 hours. The issue with the cancelations was that they had to wait 3 or 4 days. The answer may be to accommodate those that get canceled as soon as possible. The fast ferry more often would be good considering the Cordova Center and the ferry was an integral part of the marketing. The local folks are more flexible but a tour package is a challenge. Just like someone trucking groceries. **Captain Neussl** stated that the question that needs to be answered is does the AMHS exist for tourist or for locals because the schedules could be changed accordingly. **Mayor Kallander** stated that he would like to see the boat get crewed up from the community and operations be turned over to the Captain. **Captain Neussl** stated that the fast ferry all the time may be the answer to the crew issue as the job would be year round and they could live in town year round. A **crew member** commented that the crew doesn't leave if it is critical. The regular crew is not commuting to their home. He used to work on a boat with quarters and to bid on the Chenega they don't get premium and are required he find living accommodations in town so it is actually a major pay cut. A small public housing facility like what the Coast Guard has, with a small kitchen and sleeping quarters would help subsidize the loss. **Mayor Kallander** stated that if we want to make the fast ferry work then we may need to make housing available. **Beedle** stated that recruitment and job security are challenges for those thinking about getting a job on the ferry. **Captain Neussl** responded that is a detractor for people to work for AMHS in that work might not be year round and you could lose your job to seniority. A solution may be to have a boat running here year round. If we run all winter would there still be the expectation to run 7-days a week in the summer. **Mayor Kallander** stated that the summer is when it will make money. **Toni Bocci** stated that the boat is filled with stand-by every day in the summer. A **Crew Member** stated that they could give a geographic pay difference when lodging and meals are not provided. That might eliminate people not wanting to bid. Perhaps the union contracts could show a preference for local hire? **Gibbens** pointed out that the crew member's families not wanting to move here is a factor as we want to accommodate families too. Because of the fast ferry we are getting more business in Alaska since people used to buy out of Seattle. That is huge for our economy! **Mayor Kallander** pointed out that with the fast ferry we attract more resident Alaska tourists. **Lodge Owner** stated that their business doubled with the fast ferry. A **Crew Member** stated that the challenge for hiring locally is that the hiring process is very complex and expensive. **Mayor Kallander** suggested the ferry system having a job fair. **Bocci** stated that it costs on average of about \$2K before you can get hired for an entry level job that you may or may not get. The fast ferry has a required week long training session they must go through in Juneau on their own dime. **Mayor Kallander** suggested that is probably the reason we can't crew the ship up ourselves. **Captain Neussl** stated that employment numbers are a roller-coaster all over the State because it is very seasonal. **Mayor Kallander** stated that Cordovan's are used to working seasonally it sounds more like the mountain to climb is just getting people through the application process. Perhaps the communities could

support their own people. How many to crew Chenega? **Captain Neussl** responded that there are 17 total per crew, two crews. **Mayor Kallander** confirmed that housing would be looking at housing 17 with a turnover/roommate type scenario. **Captain Neussl** agreed that it could work that way. **Bocci** stated that there is a teleconference next week, call in and give your opinion, they do listen. **Dan Nichols** stated that he likes and could work with the new schedule. He likes living in Cordova the way it is. It would be nice to get some small Cruise ships in town for tourism but not big cruise ships because we don't want to be over-run with tourists. He understands that there are challenges with unions. **Captain Neussl** affirmed that they want to help keep Cordova as it is. **Jim Holley** stated that the Aurora used to accommodate 40ft trucks but they cut back to 34ft trucks because of a damaged sprinkler. He asked that they look at reconfiguring the sprinkler to accommodate the 40ft trucks again.

E. AUDIENCE PARTICIPATION

F. COUNCIL COMMENTS

Council thanked **Captain Neussl** for coming to Cordova to meet with them.

Beedle furthered that the ferry system is a huge value in so many economic ways to Cordova.

Captain Neussl thanked Council, the community and the crew members for their comments. He will carry them back and see what he can do.

G. ADJOURNMENT

M/Reggiani S/Bradford to adjourn

Hearing no objection the meeting was adjourned at 7:35

Approved: June 5, 2012

Attest: _____
Robyn Kincaid, Deputy City Clerk

**CITY COUNCIL SPECIAL MEETING
MAY 14, 2012 @ 7:30 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kallander called the Council Special Meeting to order at 7:30 pm on May 14, 2012, in the Library Meeting Room.

B. ROLL CALL

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

C. APPROVAL OF REGULAR AGENDA

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

M/Allison S/Cheshier to insert under correspondence (13a) an email from Dave Reggiani.

Vote on motion: 5 yeas, 0 nays, 1 absent (van den Broek). Motion passes.

Vote on main motion: 5 yeas, 0 nays, 1 absent (van den Broek). Motion passes.

D. DISCLOSURES OF CONFLICTS OF INTEREST

Reggiani declared a conflict on items 13, 13a and 14. *Mayor Kallander* agreed and requested he refrain from comment during those items.

E. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

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

F. APPROVAL OF CONSENT CALENDAR

Mayor Kallander informed Council that the consent calendar was before them.

3. Approval of exception for Fish Follies Opening Reception June 8, 2012

Vote on Consent Calendar: 5 yeas, 0 nays, 1 absent (van den Broek) Cheshier – yes; Reggiani – yes; Beedle – yes; Allison – yes and Bradford – yes. Consent Calendar was approved.

G. APPROVAL OF MINUTES

M/Reggiani S/Bradford to approve the minutes.

4. Minutes of 05-02-12 Regular Meeting

Vote on motion: 5 yeas, 0 nays, 1 absent (van den Broek). Motion passes.

H. REPORTS OF OFFICERS

5. Manager's Report

Lynch stated that the pre-bid meeting for the hospital roof is tomorrow morning. Contractors will be visiting the site. The South Fill project from the capital list didn't get the funding from the State that we had requested. He asked Council if they want to proceed with getting quotes from consultants and start the public hearing process for that project anyway. *Mayor Kallander* added that they would also like to get a survey done of Sawmill Ave to tie into the South Fill. Council concurred to do this. *Lynch* informed Council that there is interest in leasing Lot 6 until the end of August. *Greenwood* does not feel that the sale of Lot 6 will not be finalized until after August. Redden would like to use it to store stuff. Council concurred to lease. *Beedle* voiced a concern with the scrap from the Sound Developer and the Spartan as it does make it difficult for the trailers to maneuver. *Lynch* stated that he is going to work

with **Zamarron** on parking. The barge that was going to come to pick up the scrap had some problems and had to go into dry dock. As a result of this they have agreed to pick up the scrap cars as long as they have been drained of all fluids. **Bradford** asked if there was a date set on the contract with them. **Lynch** replied that it was May 31st with no financial penalty if they didn't perform on time. They have been very good with their past agreements with the City but the barge issue has set them back. They hope to have it moved the middle of June but absolutely by the end of June. **Beedle** asked if where Harris Sand and Gravel was sitting their stuff was open for parking. **Lynch** replied that it is open and they are working on signage.

a. Memo in re exempt wage increases

Lynch asked for Council's direction on a resolution on exempt pay increases. **Mayor Kallander** asked what the increase was for non-exempt. **Lynch** responded that it was 3%. **Bradford** asked how it would hit the budget. **Lynch** stated that the exempts are a smaller portion and it would be about a 1% increase. **Reggiani** asked to see dollar amounts and how it would impact the budget when the resolution is brought back at the next meeting.

6. City Clerk's Report

a. Documentation explaining the fiscal effect of HB182 on school funding

Bourgeois reported that it comes down to be a net benefit to Cordova of \$149,026 for next year. They have changed the minimum that a City has to pay in a City funded School District such as Cordova. It is now 2.65 mills which is a misleading figure as that is based on the full value determination. **Reggiani** pointed out on page 25 it looks to him that the old maximum was \$1.886641M with a new maximum of \$1.742214M which is a decrease of \$149K. **Mayor Kallander** stated that we have been funding close to the cap. If we fund like we have been it will be about at \$120K-\$130K less. This has a direct effect on the Council's business on how we evaluate our funding and develop our budget. **Reggiani** stated that the school district will have to have its budget to the department of education by June 1st. **Bourgeois** pointed out that, based on the way the fiscal years are, we over funded so they will have to give that overage back. **Lynch** stated that they could do a budget amendment and just not give them the extra in the second half of the payment. **Mayor Kallander** stated that what we do not want to hurt the schools finances. The State is picking up \$149K. We want to make sure that happens before we hold back on our giving. **Reggiani** stated that they need to do a budget amendment to decrease the amount of the second payment and the School should show that the City's payment was lowered and that the State payment was increased. If they show that the City over paid we run the risk of the State not giving them the full amount they should. **Mayor Kallander** asked **Lynch** to contact Verna or Jim to make sure we have the same understanding. **Reggiani** stated that he is interested in funding to the new maximum.

7. Staff reports

a. Sam Greenwood, Heney Trailer Court update

Greenwood informed Council they are trying to get things off their to-do list. She is looking for Council's direction before she puts more time into it. Her recommendation is to lease the property that the trailers are on. **Mayor Kallander** asked if the adjacent properties are up for potential development. **Greenwood** stated that it is pretty much a rock base so she does not foresee any development. **Beedle** stated that it states "for the life of the trailer" he wants to make sure that the trailer goes away and that the City is not weighed down by having to do clean up. **Greenwood** stated she can be sure to add that to the contract. **Reggiani** asked if this property would be leased and disposed of for less than fair market value. **Greenwood** responded that it would be leased for fair market value. It has to go through Planning and Zoning to get an exception first as it is zoned as parks and open spaces. Then we could go through the process of asking Planning and Zoning to lease the property then it would go to Council. **Beedle** suggested a shorter term lease. Council gave consensus on moving forward.

b. Sam Greenwood, Cordova Kitchen update

Greenwood stated that it is just informational that Cordova Kitchen wants to terminate their lease.

c. Moe Zamarron, Paving wish list report

Bradford stated that he would like to see a cost comparison between chip sealing and asphalt for paving. He opined that with the unforeseen expenses of last winter it may not be wise to be spending the money on paving right now. **Beedle** stated that the pavers are in town so it's a good time to get it done. **Reggiani** stated he would also like a cost comparison between chip sealing and asphalt and would really like to take a look at our permanent fund balance and the general fund reserve balance.

d. Moe Zamarron, Snow Dump information/update

Mayor Kallander stated that this memo was in reference to the Wiese letter in correspondence. **Bradford** stated that if the City is piling snow on private parties land on handshake agreements the City should focus on removing that snow from the private property. **Lynch** stated that the operators were instructed to remove as much snow as they put there. Only Operations would know how much they put there. There were a lot of people moving snow this year so it is hard to tell who really is responsible for any given snow pile. **Mayor Kallander** stated that he did as much checking as he could and pointed out that other contractors were dumping snow there. He furthered that he asked two different year round residents about the snow in question and neither felt it was the City's responsibility.

e. Ashley Royal, Monthly Financials

Royal informed Council that the auditors will be in town in June for two weeks. **Beedle** asked where we are accounting for the expenses for the Sound Developer and Spartan removal. **Lynch** responded that so far all those expenses have been under "professional services" in the Harbor fund. S&R will not bill for the removal until it is actually removed. The City is now receiving payments for the Spartan, about \$500 a month for the next 10-15 years. We did get some money from the Sound Developer owner's bank account awhile back though.

I. CORRESPONDENCE

8. Email from Jim Kacsh, Council member resignation 04-17-12

9. Letter from PWSSC in re lease renewal request 04-26-12

10. Letter from Diane Wiese in re City snow removal 05-03-12

11. Letter from Office of History & Archaeology in re grant award for Pioneer Igloo 04-27-12

12. Letter from Department of Revenue notifying of TAPS appeal of 2007, 2008, 2009 supplemental assessment

13. Email from George Covell in re nepotism in Charter

Allison asked if they have the opportunity to accept or deny **Mr. Kacsh's** resignation. **Mayor Kallander** suggested discussing when we get to Resolution 05-12-25.

Reggiani recused himself from the discussion.

Lynch informed Council (in re #9) that **Hoffman** has requested renewal of the lease at the same terms as they had previously (\$1 a year for 10-years). He wanted to know if Council wants to continue that lease at that rate or if they want to look at different terms for that lease. **Mayor Kallander** stated that he thinks we should start a fair market value lease on the building. Any revenue we can generate means lower taxes for the community. **Reggiani** stated that he thought Council had directed **Lynch** to enter into negotiations for the lease. If we are in negotiations and **Lynch** needs some input he would feel more comfortable discussing that in executive session at this point. **Lynch** stated that he thought we were waiting in limbo until something was decided on the existing Lot 1 Block 1. **Mayor Kallander** stated

that it is his understanding that they intend to stay in the building for the foreseeable future so we need to renegotiate the lease.

J. NEW & MISCELLANEOUS BUSINESS

14. Resolution 05-12-25

A resolution placing a ballot proposition before the voters at the regular election on March 5, 2013 amending Article IV, Section 4-3 to remove the prohibition of employment of Council member, City Manager, and Mayor family members (Council may choose to discuss with City Attorney in executive session)

M/Bradford S/Allison to approve resolution 05-12-25, a resolution placing a ballot proposition before the voters at the regular election on March 5, 2013 amending Article IV, Section 4-3 to remove the prohibition of employment of Council member, City Manager, and Mayor family members

Mayor Kallander brought Council's attention to the memo from the attorney regarding this resolution. He recapped that they have in the packet a letter of resignation from **Mr. Kacsh** as his daughter was looking at applying for a temporary/summer hire position with the City. The attorney's opinion was that he did not need to resign unless his daughter has been offered the position. **Mr. Kacsh** sent his letter of resignation before his daughter had even applied for the position. **Chief Bob** confirmed for Council that the position has not yet been filled but it will in the next week. **Mayor Kallander** furthered that **Reggiani's** son has applied for a summer position as a camp counselor for the Parks and Rec Department. He feels Charter is a little vague on employment whether it includes summer/temporary hire or not. Council needs to decide if they feel **Reggiani** should resign as well. **Allison** said he'd like to take this in two separate steps. He thinks the resolution should be passed then Council should discuss the e-mail and letter as separate issues. Council agreed. **Cheshier** stated that in light of what has happened and according to the memo he thinks it is time for this charter change as we live in too small of a town to prohibit people from summer hire. **Beedle** stated that maybe part-time summer work would be okay just not full-time hire. He would like to see the resolution separate part-time, temporary and permanent hire. He sees no problem with summer hire but the full-time hire he is nervous about. **Bradford** agreed with **Beedle** and supported adding wording that the hire would be allowed for temporary/summer hire. He would like it to be more specific. **Beedle** used the example of hiring snow shovelers temporarily during Snowpocalypse. **Bourgeois** stated that it may be cleaner to remove all the wording from Charter and insert it as a Code provision so it is easier to change later after an election. **Allison** stated that perhaps a public hearing is in order to avoid incorrect perception or confusion. He would like this to be very clear for the community and future Council's. Discussion followed on the wording change.

M/Allison S/Cheshier to refer to staff for further modifications for allowing temporary hire
Vote on motion: 4 yeas, 0 nays, 1 absent (van den Broek), 1 conflict of interest (Reggiani) Motion passes.

M/Allison S/Cheshier that Council believes that the interpretation of Charter section 4.3 does not apply to temporary seasonal employment with the City by a person related to the Mayor or Council members.

Allison stated that he believes this motion will take care of both of the potential resignations before Council by stating that Council interprets Charter to not apply to temporary hire. This is much cleaner than the potential of a Council Member resigning and the relative not getting the job and then the Council member being appointed back to Council. This clearly states that Council does not feel there is an issue and will clarify at the ballot box in March. **Cheshier** stated that he will vote for this. **Bradford** stated that he supports the motion.

Vote on motion: 4 yeas, 0 nays, 1 absent (van den Broek), 1 conflict of interest (Reggiani) Motion passes.

M/Allison S/Cheshier to accept the resignation of Council Member Kacsh.

Allison stated that he will be voting against the motion. **Cheshier** also stated he will not be voting yes.

Vote on motion: 0 yeas, 4 nays, 1 absent (van den Broek), 1 conflict of interest (Reggiani) Beedle – no; Allison – no; Bradford – no and Cheshier – no. Motion fails.

Reggiani rejoined the meeting

15. Adoption of certified 2012 property tax roll

M/Allison S/Reggiani to adopt certification of the 2012 assessment roll.

Vote on motion: 5 yeas, 0 nays, 1 absent (van den Broek). Motion passes.

16. Contract approval for preliminary design for Harbor Boardwalks

Lynch informed Council that the memo and the dollar amounts in the memo are correct but the EXHIBIT A (scope of work) is not.

M/Allison S/Reggiani to direct the City Manager to enter into a contract (EXHIBIT B) with DHI Consulting Engineers for professional services to perform a preliminary design for harbor boardwalks.

Beedle stated that he would like to have workshops with the community. **Mayor Kallander** stated that this is just what we need to go out and find funding. We need to have some drawings and some conceptual ideas to start bringing in money. **Beedle** furthered that we want to make sure it will work with other developments going on in the community. **Bradford** stated that He agrees that we should have workshops but that this is just the first step. This doesn't mean the design can't be modified. **Allison** agreed saying that we need to do this first with workshops later after we have a plan to modify.

Vote on motion: 5 yeas, 0 nays, 1 absent (van den Broek). Motion passes.

17. Contract approval for Corps permitting for Shipyard Fill project

M/Allison S/Reggiani to direct the City Manager to enter into a contract (EXHIBIT B) with DHI Consulting Engineers for professional services to perform permitting for a tideland fill adjacent to the City's current shipyard.

Mayor Kallander stated that a permit like this could take a year or longer to obtain but the permits are good for 5-years and can be renewed. We really should get the permit to fill before we go looking for money for the project. **Bradford** stated that it makes sense to him to get this started now.

Vote on motion: 5 yeas, 0 nays, 1 absent (van den Broek). Motion passes.

18. Approval of City Addressing Policy

Reggiani asked if this would be policy and included in code. **Greenwood** responded that it would be policy but it could be included in code. **Reggiani** stated that he knows it has been reviewed by the E-911 committee and P&Z but he would like to have a public hearing on it before it is put into place. **Lynch** stated that if it is the direction of Council to codify it then it will get a public hearing. **Mayor Kallander** stated that this could be a big deal and he feels unqualified to give an opinion on it. **Bradford** opined that they did a great job on the policy and it seems pretty standard. The public hearing would be a good next step. **Allison** stated that he thinks it should be codified so it is not vague in application. Council concurred to codify the addressing policy.

19. Acceptance of Planning and Zoning Commission Resolution 12-03

M/Allison S/Reggiani to accept resolution 12-03 from the Planning and Zoning Commission.

Mayor Kallander informed Council that to approve this resolution will add to the cost of new construction. *Beedle* opined that if this is passed than 100% of Cordova is out of compliance. What happens when a person goes to sell their house? *Greenwood* replied that existing structures would be grandfathered in; this would be required on new structures. *Beedle* asked if this is passed tonight when it takes effect. Will those building currently have to adjust their plans to accommodate this change? *Greenwood* responded that this resolution is just asking for Council's support. It is not passing anything. It will have to be changed in code, which would be an ordinance, two readings, and then 30 days after that. Until it becomes code we are still at the old code. When a person gets their building permit they will be notified of the building requirements according to code at that point in time. *Bradford* stated that he has no problem with this he will support it. *Reggiani* stated that he is going to support this.

Vote on motion: 4 yeas, 1 nay (Beedle), 1 absent (van den Broek). Motion passes.

20. Pending Agenda and Calendar

Council chose to cancel the June 6th Regular Meeting and schedule a Special Meeting for June 5th.

Council also chose to cancel the July 4th Regular Meeting and schedule a Special Meeting for July 3rd.

Lynch evaluation will be at the June 5th meeting

K. AUDIENCE PARTICIPATION

Tim Joyce, 1001 Pipe St, stated that he was glad to see Council take action tonight to clear up Charter so it will read the way it probably was meant to be interpreted. He suggested having the attorney arrange the wording to say exactly what you mean in that resolution. He opined that Charter was never intended to restrict young people from employment in town, temporary or otherwise. He does believe it was meant to restrict nepotism in full-time employment with the City. The snow load issue could be resolved by setting an effective date into the future to give everyone plenty of warning.

Katrina Hoffman, 108 Forestry Way, clarified that it is PWSSC desire to stay in their current building.

L. COUNCIL COMMENTS

Allison stated that he is appreciative to the Planning Commission and the Planning Department as well to the rest of the City staff for the work they do. They get a lot done. Good luck fishing!

Bradford echoed the appreciation to Planning. They have done some major housecleaning.

M. EXECUTIVE SESSION

21. Attorney advice/information regarding agenda item 14 (if necessary) - Council did not use this executive session

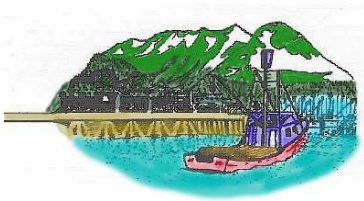
N. ADJOURNMENT

M/Allison S/Bradford to adjourn the regular meeting at 9:20 pm

Vote on motion: 5 yeas, 0 nays, 1 absent (van den Broek). Motion passes.

Approved: June 5, 2012

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

CITY OF CORDOVA

Office of City Manager

May 30, 2012 Manager's Report (for 06/05/12 Council meeting)

Personnel issues: The Refuse and Streets supervisory positions have been filled, and we will be advertising to fill an operator and laborer position. We are advertising for a police officer and a custodian.

Union Contract/Grievances: I attended mediation in Anchorage on May 25, 2012 which went for nearly 12 hours, but no settlement was reached.

Hospital Roof: I attended a bid opening at CH2MHILL's office in Anchorage on May 24, 2012. The bids came in below the engineer's estimate, with the low bid of \$900,062.24 from Alaska Interior Roofing of Fairbanks, Alaska. Approval to enter into a contract is in your packet.

Scrap Metal / Clean up Day: Clean-up day is being planned for early June and since S&R's barge has been delayed the City will be able to dispose of vehicles at the North Fill location. Individual owners will not be required to transport them to the landfill, but will still be required to certify that the vehicles have been drained of fluids and batteries removed. Violators will be cited, and charged for all costs associated with contamination clean-up. **All vehicle drop offs must be coordinated through the City's Refuse Division, and will ONLY be allowed when a City employee is present.**

Harbor Study & Boardwalks: Preliminary work underway by DHI Engineering.

Breakwater/Fill Project: Project underway.

Shipyard Fill: Preliminary permitting work underway by DHI Engineering.

North Fill Floating Dock: I am in value engineering with a contractor, and I am waiting on complete drawing and specifications to finalize the agreement. I hope to bring a contract for approval at an upcoming Council meeting.

Snow Emergency: All required paperwork has been submitted to the State. Insurance has had an adjuster on site. We are waiting on responses from both.



City of Cordova,
Office of the City Clerk
Cordova, AK 99574
602 Railroad Avenue * PO Box 1210

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

CITY CLERK'S REPORT TO COUNCIL

June 5, 2012 Special Council Meeting

Date of Report: May 31, 2012

Things I need feedback on:

- See Pending Agenda: need response in re June 20 meeting
- See Pending Agenda – need to schedule executive session for Clerk evaluation

Things I have been working on:

- Signed paychecks/other AP checks
- Prepared agendas and packets for special mtg meeting on June 05, 2012
- Deputy Clerk finished up 2010 property tax delinquencies – all owners paid by deadline
- Attended IIMC conference in Portland May 20 – 25
- Advanced academy courses in *Creating a Sustainable Community* and *Leading Meaningful Change*
- Other interesting sessions included: *Enterprise Content Management*; *Reinventing Leaders*; *Budgeting for Small Municipalities*
- Thank you for allowing me to attend the conference – very informative and I was able to do some excellent networking
- Attended iPad training at Mt. Eccles on May 31 and June 1 – it was a school district inservice and Mr. Nygaard graciously invited the Clerks – I would like to research Council iPad use and will discuss with you during budget

Memo

To: Cordova City Council and James Kallander, Mayor
From: Moe Zamarron, Director of Public Works
CC: Mark Lynch, City Manager
Date: 29 May, 2012
Re: LT2 compliance progress report

Cordova's efforts to accomplish LT2 drinking water regulation compliance continue as the 2104 deadline approaches. This report summarizes the most recent accomplishments and provides a comparison of options available for consideration.

The possibility of a waiver exempting our system from the LT2 rules has been explored and while it may be attainable it also is beginning to look cost prohibitive at the same time. Estimates provided by Kristin Ryan, Director of Environmental Health at the Alaska Department of Environmental Conservation, give an idea of the expense involved in testing the water sources in lieu of compliance. The fact that we use water from 4 separate sources means the same amount of testing would be required for each. The totals are on the order of \$410,000 initially and an annual bill of \$200,000 with no expiration. With all expenses included the water bills could increase by as much as 40%.

Compliance in some fashion seems to be the prevailing focus at this point and we are considering a number of options. The \$10,000,000 water treatment plant described in the study by CH2MHill has a design capacity of 4,880 gallons per minute (gpm). This plant, even with help in the form of grants, will increase water bills by 50%. For residential customers this means almost \$20 per month. Recently we began looking closely at the City's historical water usage data and for the last four years and our needs rarely reach 2,500 gpm, even at the peak of fishing season. For 9 months out of the year we use less than 1,300 gpm. This information has enabled us to consider a couple of hybrid water treatment systems that would allow operation of the existing plant to meet the bulk of our water needs. These systems represent a much more modest expenditure with a monthly increase of about 6-7%. DEC has been briefed on these ideas and has given approval via email to the concepts. Engineering design and cost estimates are being prepared to add specificity for the purposes of evaluation and official approval.

As these alternatives are finalized we will be presenting them to council for consideration but at the core of each scenario is the reduction in the amount of water wasted each day. The distribution system has leaks that need to be addressed but a significant amount of water is wasted within the homes and facilities the system services. If our water can be reduced by just 10% it could make the difference between a large scale operation and one that we can better afford.

Please consider this information and offer input as is seen fit.

Thank you,
Moe Zamarron
Director of Public Works
City of Cordova

Memo

To: Cordova City Council and James Kallander, Mayor
From: Moe Zamarron, Director of Public Works
CC: Mark Lynch, City Manager
Date: 30 May, 2012
Re: Chipseal/asphalt paving comparison

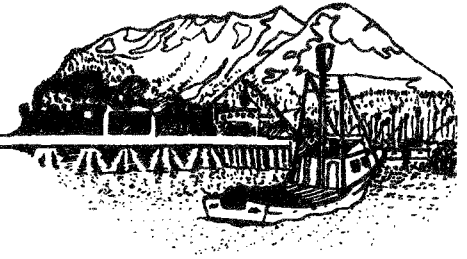
Harris Sand and Gravel provided a paving price of \$2.90 per square foot to apply 2" of asphalt to City owned streets and properties. A comparison to chipseal surfacing has to take into account the initial installation cost along with any subsequent repair work to match life expectancies. Paved surfaces here in Cordova last about 15 years between applications. Chipseal surfaces are good for about 4 years. At \$1.25 per square for the initial application and \$0.50 every 4 years that amounts to \$2.75 per square foot for chipseal over the same period of time.

One other note concerning chipseal work is that our local crews are able to perform the work on our schedule. Paving is more difficult to schedule since it is more cost effecting to combine City work with other paving projects.

I hope this information provides the answers necessary to address the issue of street deterioration in the most efficient manner.

Thank you,
Moe Zamarron
Director of Public Works
City of Cordova

CITY OF CORDOVA



May 15, 2012

Mark Davis
Alaska Industrial Development & Export Authority
813 West Northern Lights Boulevard
Anchorage, AK 99503-2495
mdavis@aidea.org

Mr. Davis,

On behalf of the City of Cordova, I write to express the City's strong interest in the prospect of having gas distribution infrastructure installed to support the residents of the City. The City has been approached by Alaska Intrastate Gas Company to provide this service. The City is strongly interested in the proposed reduction in energy costs that the proposed project could bring to the City and its residents. The City supports the use of clean, efficient, and environmentally friendly utility service, such as the proposed project.

Alaska Intrastate Gas Company has the necessary Certificate of Public Convenience and Necessity from the Regulatory Commission of Alaska to bring the proposed project to completion. Additionally, the Alaska Intrastate Gas Company would seek to employ citizens of the City in the development and operation of the utility.

Located at the southeastern end of Prince William Sound, Cordova has fewer than 2,500 residents. Cordova accessed by plane or boat, has one of the highest energy cost per citizen in Alaska. The community would significantly benefit from a long-term solution to reducing the energy cost for the residents.

Please contact me if you have any questions.

Sincerely,

Jim Kallander, Mayor
City of Cordova



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 23, 2012

Katrina Hoffman
President and CEO, Prince William Sound Science Center

Re: Lease Renewal, Fill Purchase, and Lot 1 Block 1 Cordova Industrial Park

Katrina,

I'd like to start by saying that the City of Cordova values the economic impact that PWSSC brings to town, and your research that has sought to improve the local fisheries. It is with these valuable impacts in mind that I write with hopes of maintaining and expanding the benefits that PWSSC bring to Cordova. I am confident that we can bring all the issues currently open for negotiation to positive fruition, and create a true win-win situation for PWSSC and the City. As City Manager, it is my obligation to negotiate in the best interest of the taxpayers of Cordova.

I would like to clarify the City's position and interests concerning the lease renewal on the current facility occupied by PWSSC, the soon to be filled lot next to your current location, and Lot 1 Block 1, Cordova Industrial Park. These three items are in need of resolution, and need to be resolved simultaneously. I would like to begin by laying out some history to establish a solid starting point for negotiations concerning the lease of your current building.

On the 21st of August 1991 the City Council of the City of Cordova passed Resolution #91-66, which forgave loans in the amount of \$100,000 to PWSSC. This was done in response to repairs that were made to the building and dock that PWSSC currently occupies. On August 2, 1991 a property lease from the City of Cordova was signed by then President of PWSSC, Pete G. Mickelson. The lease was for a term of 10 years commencing on November 1, 1990, at the rate of \$1.00 per year. In the terms of that lease was the following statement under Article IV, Section 4.2:

"Leesee shall keep the entire premises and the improvements thereon in a neat and orderly condition and in good repair at all times. Leesee shall maintain the leased premises at its sole expense."

On August 11, 1999 PWSSC entered into a second lease with the City, which was signed by PWSSC President Gary Thomas. That lease continues in effect today via its hold over clause in Section 10(d):

“If the Lessee shall hold over after the termination of this lease for any cause, such holding over shall be deemed a tenancy from month to month only, at the same rental per month, and upon the same terms, conditions, and provisions of this lease....”

The 1999 lease also continued the requirement for PWSSC to maintain the property, with the following clause in Section 4(b):

“The Lessee shall keep the entire premises and the improvements thereon in a neat and orderly condition and in good repair at all times....”

The City of Cordova had the subject property appraised in February 2011 by Alaska Appraisal & Consulting Group. During that appraisal a document was presented to the appraiser by the tenant (PWSSC) indicating nearly \$400,000 in needed repairs to the facility. Additionally, in a request to the State of Alaska Legislature for a FY2013 funding request of \$1,200,000, PWSSC indicated that the;

“facilities suffer from thermal inefficiencies, outdated lighting, electrical and safety issues. Some windows and siding are failing; parts of the roof leak. Structural pile cross bracing is beyond service life.”

Based on this information, provided to third parties by PWSSC, the only conclusion that I am able to reach is that PWSSC has not complied with the terms of their past leases which included a requirement to maintain the building. This will need to be addressed, with a proposal from PWSSC to rectify the lacking maintenance and repairs, before a new lease can be finalized.

As part of the February 2011 appraisal the City asked for a fair market lease analysis of the property. It should be noted that the appraiser reduced the final lease value based on the previously mentioned building repairs that were reported by the tenant. The final analysis called for fair market lease of \$1.40 per square foot, or \$5473 per month. This rate is based on lease requirements similar to those currently existing; that the tenant would maintain the premises. The City currently leases similar space at Cordova Community Medical Center to a non-profit entity, who provides many of the same benefits to Cordova as PWSSC does. The rate for that space is \$2.08 per square foot, and under that lease CCMC maintains the building and provides utilities. However, that lease is currently being reviewed and will soon be adjusted to account for higher costs.

Once the matter of necessary repairs to the building is addressed by PWSSC, I propose that the lease for the current building be renewed at fair market value. I would propose a term that would allow PWSSC to remain in the building for six months after your new building is constructed on the fill area adjacent to your current location. Since PWSSC would continue to be responsible for maintaining the building I would be willing to consider fair market value \$5473 per month.

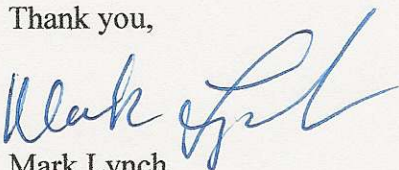
Since the proposed lease renewal will be tied to the performance on a new facility, I will discuss that next. At the regular City Council meeting on November 16, 2011 Council unanimously approved a motion for me to negotiate a potential sale of Lot 7A, Block 14, Tidewater Development Park to PWSSC. During the weeks immediately following this direction from Council I participated in several very positive meetings with then PWSSC Board member John Harvill. We discussed various ways to establish a value for the proposed fill area, and we finally agreed that an appropriate method would be for the City to ask for two separate project proposals: 1. Breakwater only; and 2. a breakwater and a fill area. The purpose of this was to establish a cost differential between the two potential projects, as a means of establishing a baseline for negotiating a sale price of the fill area. Since my meetings with Mr. Harvill, no one from PWSSC has contacted me concerning any further discussions for the purchase of Lot 7A.

Back to the proposals. The two proposals each contained a "not to exceed" cost. The proposal for the breakwater only (Option 1) was \$1,257,000, and the cost of the entire breakwater and fill project (Option 2) was \$2,011,000 (original proposal cost sheet attached). The difference is \$754,000, which is my proposed price for sale of the fill pad to PWSSC. I would also propose a three year performance requirement for construction of a new facility on that lot beginning January 1, 2013. As I mentioned before I would propose allowing PWSSC six months to move, so the building would need to be completed by December 31, 2015, and move out of the current facility by June 30, 2016. Final performance requirements would be established by City Council during final purchase negotiations and a site plan would need to be approved before a building permit could be issued and before any construction could begin.

The third and final item concerns the current lease purchase agreement that PWSSC has with the City on Lot 1, Block 1, Cordova Industrial Park. City Council approved a site plan on February 16, 2011 that requires substantial completion of a 7650 square foot building by March 31, 2013. At this point I have significant doubts that this can occur, since to date there have been no RFPs published for the construction of such a facility, and we are all aware of the realities of construction timeframes in Cordova, especially for a building of this size. I would be hesitant, as landowner, to sign off on a building permit at this late date, knowing the possibility of completion would be improbable. As a solution to this matter, and as part of the negotiations on the first two items discussed, I would like to add a prerequisite requirement that PWSSC terminate the contract concerning Lot 1, Block 1, Cordova Industrial Park.

I believe these terms provide a reasonable starting point for negotiations that will allow PWSSC to remain and prosper in Cordova, and equally provide a fair and equitable situation for the taxpayers of Cordova who ultimately own the building and property that we are discussing. I sincerely look forward to continued discussion these proposals.

Thank you,



Mark Lynch
City Manager

From: Shaina Kilcoyne <s.kilcoyne@realaska.org>
Date: May 24, 2012 3:39:06 PM PDT
To: mayor@cityofcordova.net
Subject: Cordova High School Wins Great Alaska Energy Challenge

Dear Mayor Kallander,

Attached is a press release announcing the four winners of the first Great Alaska Energy Challenge, a contest to see who can lower their energy usage most in a six month period of time. The Challenge was organized by Renewable Energy Alaska Project (REAP) and sponsored by Alaska Housing Finance Corporation (AHFC), and ran from October 2011 to March 2012. Due to their combined energy efficiency and conservation efforts, the participants saved over \$40,000 over the same period last year. Furthermore, almost all participants improved their energy usage over the last year. I met with the Science Club today for a pizza party to congratulate them on their efforts. As a reward, I am going to help raise some money towards an upcoming Science-led trip to Hawaii. Superintendent Nygaard has done a great job of retrofitting parts of the school and it is really paying off.

Winners of the four categories were:

- Biggest Change – Heat: **Alaska Energy Authority**
- Lowest Use – Heat: **Palmer Junior Middle School Energy Dawgs**
- Biggest Change – Electricity: **City of Homer Sewer**
- Lowest Use – Electricity: **Cordova High School**

Alaska Business Monthly will print an article for the August issue. We are very excited about the energy savings from the ten participants and are trying to raise awareness of the great potential of energy efficiency and conservation. I would love to discuss with you how the Mayor's office is interested in being involved in these efforts. One act of support would be to present a plaque of award to the Cordova High School or to post an announcement about the Challenge on the City's website. I will call your office early next week to see if there are any possibilities for support here. Please feel free to contact me in the meantime.

Best Regards,



For Immediate Release
May 23, 2012

For More Information Contact:
Shaina Kilcoyne (REAP): (907) 331-7409

Winners of First Ever Great Alaska Energy Challenge Announced

Palmer Junior Middle School, Homer Sewer among the biggest “energy losers”

Anchorage, AK - Four winners from Cordova, Homer, Palmer and Anchorage claimed victory during the first ever Great Alaska Energy Challenge, a contest which pitted teams from around the state against each other to see who could save the most energy. Ten teams participated in the six-month long inaugural Challenge. In the process, they saved an impressive amount of energy and money and educated students about energy.

Combined energy efficiency and conservation efforts helped participants shave over \$40,000 compared to last year¹, and avoided emitting over 500,000 lbs. of CO₂. The City of Homer’s sewer treatment plant alone cut their energy use by nearly a sixth over the last year, saving enough electricity to power more than eight homes for one year.

“There is no quicker, easier way for businesses, schools, and homeowners to save money than to use energy efficiency and conservation,” said Alaska Housing Finance Corporation Energy Specialist Scott Waterman. “By sparking a little friendly competition, we hope to get everyone thinking about ways to use less energy at work and home.”

“Alaskans pay some of the highest energy costs in the nation, and a large amount goes to pay to heat and light our buildings,” added Shaina Kilcoyne, Renewable Energy Alaska Project (REAP) Energy Efficiency Director. “Simple changes such as turning off appliances that are not in use, installing more energy efficient appliances, and building more efficiently to begin with can add up to huge savings.”

The Challenge was organized by Renewable Energy Alaska Project (REAP) and sponsored by Alaska Housing Finance Corporation (AHFC), and ran from October 2011 to March 2012. The Challenge also received support from Brown’s Electric and Alaska Business Monthly. It focused on public facilities, with the goal of raising awareness about energy efficiency and conservation, and saving the state and municipalities money. The Challenge is also part of a broader statewide effort to reduce energy costs by improving energy efficiency 15% by 2020 per capita and mandating energy efficiency retrofits on 25% of the state’s public buildings.

¹ Calculations based on local 2010 utility rates.

Winners were picked on the basis of four different categories: those who had the lowest heat and electricity use overall and those who showed the biggest change in heat and electricity use. Winners of the four categories were:

- Biggest Change – Heat: **Alaska Energy Authority**
- Lowest Use – Heat: **Palmer Junior Middle School Energy Dawgs**
- Biggest Change – Electricity: **City of Homer Sewer**
- Lowest Use – Electricity: **Cordova High School**

Throughout the contest period, participants were encouraged to identify leaders in the building to take charge of the campaign. Energy data was analyzed per square foot with heat energy normalized by heating degree days to account for differences in building size and climate.

Commercial building owners typically use energy mostly for heating, ventilation, lighting and office equipment. You can start making a difference in your building today by doing the following:

- Track your energy usage and costs
- Get an Investment Grade Energy Audit for your facility to identify real savings
- Ensure all building occupants and visitors are aware of energy saving efforts
- Turn off lights, office equipment and appliances when not in use and use natural daylight when possible
- Lower the building's thermostat when the building is not in use
- Let sunshine warm your office during colder months by opening blinds; close them at night to retain heat
- Clean and maintain equipment routinely for more efficient operation

Everyone wins by learning about energy efficiency and conservation. Find out more about the Great Alaska Energy Challenge (including 2012 Challenge details) and energy saving tips for home and work at www.akenergyefficiency.org/energychallenge.





PO Box 705
Cordova, Alaska
907-424-5800 x225

Mark Lynch, City Manager
602 Railroad Avenue
Cordova, Alaska 99574

May 29, 2012

Dear Mark,

This is regarding the Prince William Sound Science Center's lease renewal request of April 26, 2012. Thank you for your response dated May 23, 2012. I also appreciated our teleconference on May 7, where you and I spoke at length about a number of issues, including disposal of the new tideland fill property. In our April 26th correspondence, PWSSC requested renewal of the lease on our existing building. Your response raised a lot of issues that are disconnected from that request and beholden to separate public and legal processes. While they are all issues that must be addressed eventually, they are unrelated to the issue at hand, which is our lease.

PWSSC pays property tax on the facility our staff occupies. According to the 2012 assessment documents you sent us, the City of Cordova sets our property tax rate for the building we currently occupy at an assessed building value of \$79,100. The terms of our previous lease were for a rate of one dollar per year for ten consecutive years. In exchange, PWSSC has done more than maintain the formerly abandoned icehouse; we have improved it with approximately \$1,000,000 in upgrades over the past 23 years. This arrangement is not uncommon—see the accompanying letter from the CEO of the Alaska Sea Life Center, which occupies a building owned by the City of Seward for \$1 per year with a 53-year lease term.

Deferred maintenance is an issue for any building owner or occupant; I'm sure you are familiar with deficiencies in other city buildings, as they are numerous. Some local organizations even received capital improvement project funds from the state legislature this year to devote towards deferred maintenance—a common issue in a place where things like extreme weather and building age take their toll.

The new lease rate you suggest would be a 70,000% increase over our current rate and would be equivalent to 88% of the assessed building value upon which the city bases our property tax rate. You suggest a per-square-foot lease rate that does not reflect fair market value for the assessed value of the building, taxed at \$79,000. Such rent would penalize a non-profit, community-based organization for adding immense value to a

once abandoned site and for serving as a significant economic driver in Cordova. PWSSC employs about 25 individuals at any given time and extends \$100,000 per month in payroll. As one of the largest wintertime employers in Cordova, the impact of our presence is great and we hope to continue to have positive impacts. I'm not alone in stating that I'd prefer for those impacts to continue to occur primarily within the community of Cordova.

I inherited a fixed budget when I came aboard PWSSC mid-way through this budget cycle. The Science Center primarily runs off what we refer to as "soft money;" this means that our staff continually competes for funds to conduct their work. Our scientists have been successful at this over the years, but the research funds awarded to them are dedicated for specific staff members and tasks; these funds cannot be shifted to other purposes. Unfortunately, our education programs are one of the few areas with less restricted revenue in which I could make cuts. PWSSC's education programming is an integral part of this community, and Cordova would not be the same place without it.

Our Board will meet in June. They are planning to address PWSSC's total facility needs and I will be able to share the results of such deliberations with the City Council in the not too distant future. That would be a great time to initiate the working group of City Council members and North Harbor area stakeholders to consider community development issues, including PWSSC facilities development plans. For your convenience, I'm attaching a copy of resolution #2-95-13 designating the Tidewater Development Park as a Special Economic Development Zone; it dictates that development in this area shall be devoted to expanded Science Center facilities. Also attached is resolution #08-09-56, which supports expanded PWSSC capacity, as well as correspondence from the Alaska Sea Life Center referencing their \$1/year lease agreement.

In summary, we request that our lease be renewed at \$1/year.

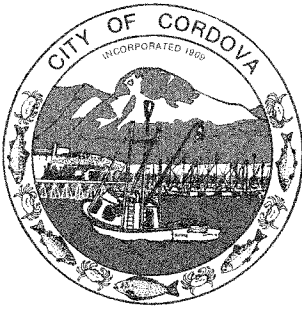
Regards,



Katrina Hoffman
President and CEO
Prince William Sound Science Center
khoffman@pwssc.org

Attachments: 1) Mark Lynch letter dated May 23, 2012; 2) Resolution 08-09-56; 3) Zoning overlay; 4) Alaska Sea Life Center letter

Cc: City Clerk; City Council members; Mayor Kallander; PWSSC Board



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

CITY OF CORDOVA

Office of City Manager

May 23, 2012

Katrina Hoffman
President and CEO, Prince William Sound Science Center

Re: Lease Renewal, Fill Purchase, and Lot 1 Block 1 Cordova Industrial Park

Katrina,

I'd like to start by saying that the City of Cordova values the economic impact that PWSSC brings to town, and your research that has sought to improve the local fisheries. It is with these valuable impacts in mind that I write with hopes of maintaining and expanding the benefits that PWSSC bring to Cordova. I am confident that we can bring all the issues currently open for negotiation to positive fruition, and create a true win-win situation for PWSSC and the City. As City Manager, it is my obligation to negotiate in the best interest of the taxpayers of Cordova.

I would like to clarify the City's position and interests concerning the lease renewal on the current facility occupied by PWSSC, the soon to be filled lot next to your current location, and Lot 1 Block 1, Cordova Industrial Park. These three items are in need of resolution, and need to be resolved simultaneously. I would like to begin by laying out some history to establish a solid starting point for negotiations concerning the lease of your current building.

On the 21st of August 1991 the City Council of the City of Cordova passed Resolution #91-66, which forgave loans in the amount of \$100,000 to PWSSC. This was done in response to repairs that were made to the building and dock that PWSSC currently occupies. On August 2, 1991 a property lease from the City of Cordova was signed by then President of PWSSC, Pete G. Mickelson. The lease was for a term of 10 years commencing on November 1, 1990, at the rate of \$1.00 per year. In the terms of that lease was the following statement under Article IV, Section 4.2:

"Leesee shall keep the entire premises and the improvements thereon in a neat and orderly condition and in good repair at all times. Leesee shall maintain the leased premises at its sole expense."

On August 11, 1999 PWSSC entered into a second lease with the City, which was signed by PWSSC President Gary Thomas. That lease continues in effect today via its hold over clause in Section 10(d):

“If the Lessee shall hold over after the termination of this lease for any cause, such holding over shall be deemed a tenancy from month to month only, at the same rental per month, and upon the same terms, conditions, and provisions of this lease....”

The 1999 lease also continued the requirement for PWSSC to maintain the property, with the following clause in Section 4(b):

“The Lessee shall keep the entire premises and the improvements thereon in a neat and orderly condition and in good repair at all times....”

The City of Cordova had the subject property appraised in February 2011 by Alaska Appraisal & Consulting Group. During that appraisal a document was presented to the appraiser by the tenant (PWSSC) indicating nearly \$400,000 in needed repairs to the facility. Additionally, in a request to the State of Alaska Legislature for a FY2013 funding request of \$1,200,000, PWSSC indicated that the;

“facilities suffer from thermal inefficiencies, outdated lighting, electrical and safety issues. Some windows and siding are failing; parts of the roof leak. Structural pile cross bracing is beyond service life.”

Based on this information, provided to third parties by PWSSC, the only conclusion that I am able to reach is that PWSSC has not complied with the terms of their past leases which included a requirement to maintain the building. This will need to be addressed, with a proposal from PWSSC to rectify the lacking maintenance and repairs, before a new lease can be finalized.

As part of the February 2011 appraisal the City asked for a fair market lease analysis of the property. It should be noted that the appraiser reduced the final lease value based on the previously mentioned building repairs that were reported by the tenant. The final analysis called for fair market lease of \$1.40 per square foot, or \$5473 per month. This rate is based on lease requirements similar to those currently existing; that the tenant would maintain the premises. The City currently leases similar space at Cordova Community Medical Center to a non-profit entity, who provides many of the same benefits to Cordova as PWSSC does. The rate for that space is \$2.08 per square foot, and under that lease CCMC maintains the building and provides utilities. However, that lease is currently being reviewed and will soon be adjusted to account for higher costs.

Once the matter of necessary repairs to the building is addressed by PWSSC, I propose that the lease for the current building be renewed at fair market value. I would propose a term that would allow PWSSC to remain in the building for six months after your new building is constructed on the fill area adjacent to your current location. Since PWSSC would continue to be responsible for maintaining the building I would be willing to consider fair market value \$5473 per month.

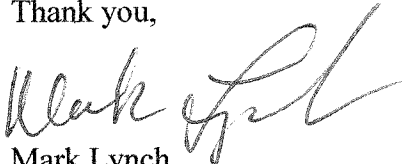
Since the proposed lease renewal will be tied to the performance on a new facility, I will discuss that next. At the regular City Council meeting on November 16, 2011 Council unanimously approved a motion for me to negotiate a potential sale of Lot 7A, Block 14, Tidewater Development Park to PWSSC. During the weeks immediately following this direction from Council I participated in several very positive meetings with then PWSSC Board member John Harvill. We discussed various ways to establish a value for the proposed fill area, and we finally agreed that an appropriate method would be for the City to ask for two separate project proposals: 1. Breakwater only; and 2. a breakwater and a fill area. The purpose of this was to establish a cost differential between the two potential projects, as a means of establishing a baseline for negotiating a sale price of the fill area. Since my meetings with Mr. Harvill, no one from PWSSC has contacted me concerning any further discussions for the purchase of Lot 7A.

Back to the proposals. The two proposals each contained a "not to exceed" cost. The proposal for the breakwater only (Option 1) was \$1,257,000, and the cost of the entire breakwater and fill project (Option 2) was \$2,011,000 (original proposal cost sheet attached). The difference is \$754,000, which is my proposed price for sale of the fill pad to PWSSC. I would also propose a three year performance requirement for construction of a new facility on that lot beginning January 1, 2013. As I mentioned before I would propose allowing PWSSC six months to move, so the building would need to be completed by December 31, 2015, and move out of the current facility by June 30, 2016. Final performance requirements would be established by City Council during final purchase negotiations and a site plan would need to be approved before a building permit could be issued and before any construction could begin.

The third and final item concerns the current lease purchase agreement that PWSSC has with the City on Lot 1, Block 1, Cordova Industrial Park. City Council approved a site plan on February 16, 2011 that requires substantial completion of a 7650 square foot building by March 31, 2013. At this point I have significant doubts that this can occur, since to date there have been no RFPs published for the construction of such a facility, and we are all aware of the realities of construction timeframes in Cordova, especially for a building of this size. I would be hesitant, as landowner, to sign off on a building permit at this late date, knowing the possibility of completion would be improbable. As a solution to this matter, and as part of the negotiations on the first two items discussed, I would like to add a prerequisite requirement that PWSSC terminate the contract concerning Lot 1, Block 1, Cordova Industrial Park.

I believe these terms provide a reasonable starting point for negotiations that will allow PWSSC to remain and prosper in Cordova, and equally provide a fair and equitable situation for the taxpayers of Cordova who ultimately own the building and property that we are discussing. I sincerely look forward to continued discussion these proposals.

Thank you,

A handwritten signature in black ink, appearing to read "Mark Lynch", written over a horizontal line.

Mark Lynch
City Manager

- (i) Proposer has received and reviewed the Owner's Corps of Engineers Permit for such Work, accepts such permit and its limitations, and acknowledges its responsibility to obtain at its expense, all further State, Federal and local permits which may be required for the Work or the means or methods by which he intends to prosecute the Work.

7.1.6 PROPOSER will complete the Work in accordance with the Contract Documents for the following price(s). (Owner will select either Option 1 (Proposer Price Form B-1) or Option 2 (Proposer Price Form B-2):

Progress payments shall be paid for in accordance with the unit and lump sum prices noted in the Contract Price Form; except that the total "Maximum Price" amount shall not be exceeded.

7.1.6.1 Contract Price Form B-1 (OPTION 1 NORTH BREAKWATER EXTENSION)

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1	Mobilization and Demobilization, complete	<u>1</u>	LS	\$ <u>100,000.00</u>	\$ <u>100,000.00</u>
2	Construct Breakwater "Bedding" Rock, complete	<u>2100</u>	CY	\$ <u>30.00</u>	\$ <u>63,000.00</u>
3	Construct Breakwater "Core" Rock, complete	<u>8400</u>	CY	\$ <u>30.00</u>	\$ <u>252,000.00</u>
4	Construct Breakwater "B" Rock, complete	<u>2200</u>	CY	\$ <u>55.00</u>	\$ <u>121,000.00</u>
5	Construct Breakwater "A" Rock, complete	<u>4800</u>	CY	\$ <u>55.00</u>	\$ <u>264,000.00</u>
6	Construct Navigation Marker Base, complete	<u>1</u>	LS	\$ <u>5,000.00</u>	\$ <u>5,000.00</u>
7	Demolish and Dispose of Existing Breakwater Head Armor and Core Stone, complete	<u>1</u>	LS	\$ <u>10,000.00</u>	\$ <u>10,000.00</u>
8	Provide Topographic/Hydrographic Surveys,(preconstruction) complete	<u>1</u>	LS	\$ <u>15,000.00</u>	\$ <u>15,000.00</u>
9	Provide Topographic/Hydrographic Surveys,(All interim surveys) complete	<u>1</u>	LS	\$ <u>30,000.00</u>	\$ <u>30,000.00</u>
10	Provide Topographic/Hydrographic Surveys,(post construction) complete	<u>1</u>	LS	\$ <u>15,000.00</u>	\$ <u>15,000.00</u>
Total for Option 1 (North Breakwater Extension)					\$ <u>875,000.00</u>
Total Guaranteed Not To Exceed Amount (Option 1)					\$ <u>1,257,000.00</u>

7.1.6.2 Contract Price Form B-2 (OPTION 2 TIDELAND FILL AREA)

Item No.	Description	Estimated Quantity	Unit	Unit Price	Amount
1	Mobilization and Demobilization, complete	<u>1</u>	LS	\$ <u>100,000.00</u>	\$ <u>100,000.00</u>
2	Construct Breakwater "Bedding" Rock, complete	<u>3700</u>	CY	\$ <u>30.00</u>	\$ <u>111,000.00</u>
3	Construct Breakwater "Core" Rock, complete	<u>20,500</u>	CY	\$ <u>30.00</u>	\$ <u>615,000.00</u>
4	Construct Breakwater "B" Rock, complete	<u>2800</u>	CY	\$ <u>55.00</u>	\$ <u>154,000.00</u>
5	Construct Breakwater "A" Rock, complete	<u>6100</u>	CY	\$ <u>55.00</u>	\$ <u>335,500.00</u>
6	Construct Classified Fill, complete	<u>3700</u>	CY	\$ <u>30.00</u>	\$ <u>111,000.00</u>
7	Construct Navigation Marker Base, complete	<u>1</u>	LS	\$ <u>5,000.00</u>	\$ <u>5,000.00</u>
8	Demolish and Dispose of Existing Breakwater Head Armor and Core Stone, complete	<u>1</u>	LS	\$ <u>10,000.00</u>	\$ <u>10,000.00</u>
9	Provide Topographic/Hydrographic Surveys,(preconstruction) complete	<u>1</u>	LS	\$ <u>15,000.00</u>	\$ <u>15,000.00</u>
10	Provide Topographic/Hydrographic Surveys,(all interim surveys) complete	<u>1</u>	LS	\$ <u>30,000.00</u>	\$ <u>30,000.00</u>
11	Provide Topographic/Hydrographic Surveys,(post construction) complete	<u>1</u>	LS	\$ <u>20,000.00</u>	\$ <u>20,000.00</u>
12	Geotextile Fabric, complete	<u>1</u>	LS	\$ <u>10,000.00</u>	\$ <u>10,000.00</u>
Total Of Option 2 (Tideland Fill Area)					\$ <u>1,516,500.00</u>
Total Guaranteed Not to Exceed Amount (Option 2)					\$ <u>2,011,000.00</u>

Unit Prices have been computed in accordance with paragraph 11.9.2 of the General Conditions.

PROPOSER acknowledges that quantities are not guaranteed and final payment will be based on actual quantities determined as provided in the Contract Documents.

**CITY OF CORDOVA, ALASKA
RESOLUTION 08-09-56**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
SUPPORTING THE PRINCE WILLIAM SOUND SCIENCE CENTER'S EFFORTS TO OBTAIN
FUNDS FOR RENOVATION OF THEIR CURRENT FACILITY AND TO CONSTRUCT A NEW
FACILITY**

WHEREAS, the Prince William Sound Science Center is an important community partner and economic driver whose research and education programs support 22 employees, providing important year round jobs; and

WHEREAS, over the past 20 years the PWS Science Center's financial contributions to the state, region and community include over \$40 million spent on regionally relevant research and education; and

WHEREAS, PWS Science Center research focuses on topics important to the community such as investigations of the herring collapse and linking it to the Exxon Valdez oil spill; developing spilled oil transport models; initiating the Ocean Observing Program in Prince William Sound as a pilot project of the Alaska Ocean Observing System; monitoring migratory birds for avian influenza; measuring impacts of seafood waste on Orca Inlet; focused pink salmon and herring research; establishing real-time weather and sea condition monitoring; and obtaining baseline information on the Copper River estuary system in case of a pipeline oil spill; and

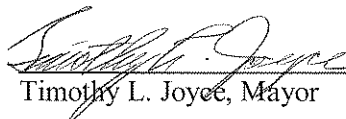
WHEREAS, the PWS Science Center has spent over \$21 million in Cordova, including \$17 million in local wages, almost \$2 million on locally purchased goods and services, \$1.3 million on local boat charters, and over \$1 million on regional and local education programs, including the award-winning Discovery Room; and

WHEREAS, the PWS Science Center is a partner in the NOAA Ocean Observing System and home to the Prince William Sound Oil Spill Recovery Institute, and because expanding missions related to climate shift, ocean acidification and marine pollution will require new and expanded programs; and

WHEREAS, the PWS Science Center's relevance depends on its capacity to provide infrastructure and services for new and evolving research and monitoring programs.

NOW, THEREFORE, BE IT RESOLVED that the City of Cordova supports the rehabilitation of existing PWS Science Center facilities and the construction of new facilities in Cordova that can provide the support and infrastructure needed to retain current research efforts and expand its capacity to meet new challenges and opportunities.

PASSED AND APPROVED THIS 5TH DAY OF AUGUST, 2009.


Timothy L. Joyce, Mayor



ATTEST:


Lila J. Koplin, CMC, City Clerk

CITY OF CORDOVA, ALASKA

RESOLUTION 2-95-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA

WHEREAS, the Prince William Sound Science Center is an integral part of the economy of Cordova and contributes to the base of knowledge needed to effectively manage the natural resources on which we depend; and

WHEREAS, the Science Center has outgrown its building and requires additional space for the expansion of its facilities to better meet its Mission; and

WHEREAS, the needs of the Science Center, and other needs of the community can best be met by a coordinated effort for facilities development; and

WHEREAS, the Harbor Commission, the Planning Commission, and the Port and Commerce Commission have reviewed the preliminary development proposals for the Science Center and found them to be responsive to the needs of the Science Center and the City of Cordova;

NOW, THEREFORE, BE IT RESOLVED that the City of Cordova set aside and designate the area located within the Tidewater Development Park, as shown on the attached map, as a special Economic Development Zone, and that this area be used to fulfill the needs of the Science Center and the City of Cordova for expanded facilities.

PASSED AND APPROVED THIS 16TH DAY OF FEBRUARY, 1995.


Neil Schultz, Vice-Mayor


Lynda Plant, City Clerk



Alaska SeaLife Center®

w i n d o w s t o t h e s e a

May 29, 2012

Katrina Hoffman
President and CEO
Prince William Sound Science Center
P.O. Box 705
Cordova, AK 99574

Dear Katrina,

As you requested, here are some details about the ownership and lease arrangement regarding the Alaska SeaLife Center.

The building known as the Alaska SeaLife Center is owned by the City of Seward and operated by the Seward Association for the Advancement of Marine Science (SAAMS), a 501(c)(3) non-profit. The name "Alaska SeaLife Center" is a registered DBA of SAAMS. The seven acre waterfront property where the building is located is also owned by the City of Seward.

The funding for the construction of the Alaska SeaLife Center was raised by SAAMS and included EVOS criminal fine appropriations from the State of Alaska, EVOS Trustee Council allocations, non-recourse revenue bonds sold by the City of Seward, and private contributions. The EVOS and revenue bond funding was routed through the City of Seward due to the requirements of the funding sources.

The lease and operation of the Center is governed by a "lease, operation and maintenance" agreement between the City of Seward and SAAMS. This agreement has been amended twice since 1995, most recently in January 2010. The lease has a term of 53 years or until the "end of the practical life," at a yearly rental of one dollar. Under the terms of the agreement, SAAMS is responsible for all utilities, insurance, and maintenance of the facility.

Please don't hesitate to contact me should you need any additional information about this arrangement.

Sincerely,

Tara Riemer Jones, Ph.D.
President and CEO

PERKINS AUTO REPAIR

PO BOX 1321

Cordova, AK 99574

RECEIVED
MAY 29 2012
City of Cordova

City of Cordova
Refuse Dept.

5/29/2012

To whom it may Concern,

Please accept this letter of support. Our business is committed to recycling responsibly. Perkins Auto Repair supports the city's efforts in improving its collection of waste antifreeze for processing and recycling. Our annual predicted volume of waste antifreeze is at least two 55 gallon drums.

Each and every interaction I've had with Charles Vaught is informative; He communicates well with the public. We feel we can count on him for answers and solutions. We appreciate his dedication to improving the baler facilities.

Sincerely,

Linée Perkins



A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 15, 2012
TO: Mayor and City Council
SUBJECT: Substitute Resolution 05-12-25

Resolution 05-12-25 was referred to staff at the May 14, 2012 Special Meeting. Council was in agreement with the idea of proposing a charter change to the people of Cordova via ballot proposition at the next regular election (March 5, 2013). However, Council concurred that the nepotism provision in the charter should remain in effect for family members of Council, Mayor and Manager who are seeking full-time employment and not for the family members seeking seasonal and/or temporary jobs. Staff has reworded the resolution to meet the goals as expressed by Council in discussion of the original resolution.

Recommended Motion: Move to approve Substitute Resolution 05-12-25.

Staff Recommendation: Majority voice vote.

**CITY OF CORDOVA, ALASKA
SUBSTITUTE RESOLUTION 05-12-25**

**A RESOLUTION PLACING A BALLOT PROPOSITION BEFORE THE VOTERS AT THE
REGULAR ELECTION ON MARCH 5, 2013 AMENDING ARTICLE IV, SECTION 4-3 TO MORE
NARROWLY DEFINE THE RESTRICTION ON EMPLOYMENT OF COUNCIL MEMBER, CITY
MANAGER, AND MAYOR FAMILY MEMBERS BY ONLY PROHIBITING THE
AFOREMENTIONED FAMILY MEMBERS FROM ATTAINING FULL-TIME OFFICES OR
POSITIONS OF PROFIT IN THE CITY GOVERNMENT**

WHEREAS, The City Council recognizes that the City of Cordova (“City”) is one of the largest employers in the City, especially of seasonal and/or temporary employees; and

WHEREAS, the City Council recognizes that a restriction upon the hiring of certain family members of City Council members, the Mayor, and the City Manager to seasonal and/or temporary jobs discourages members of the community from applying for such positions and leads to untimely resignations of duly elected City officials; and

WHEREAS, this restriction on Council member, Mayor and City Manager family member applicants limits the pool of qualified candidates for seasonal and/or temporary City positions; and

WHEREAS, Cordova Municipal Code Title 4, Chapter 4.60 defines **full-time employee** as an employee who has been retained in a full-time or permanent part-time position after the completion of a probationary period; and

WHEREAS, the City Council deems it in the best interest of the City of Cordova to amend Charter Section 4-3 to restrict employment of Council Member, Mayor, and City Manager family members only from **full-time** employment in City government for the above stated reasons.

NOW, THEREFORE BE IT RESOLVED that the voters of the City be presented with a charter amendment at the Regular Election of March 5, 2013 to amend Article IV, Section 4-3 as set out below [added language in bold]:

Charter Section 4-3. Nepotism, hold more than one office or position.

Neither the city manager, the council nor any other authority of the city government, may appoint or elect any person related to the mayor, to any councilman, to the city manager, or to himself, or, in the case of a plural authority, to one of its members, by affinity or consanguinity within the third degree, to any **full-time** office or position of profit in the city government; but this shall not prohibit an officer or employee from continuing in the service of the city.

Except as may be otherwise provided by this charter or by ordinance, a person may hold more than one office or position in the city government. The city manager may hold more than one such office or position through appointment by himself, by the council or by other city authority having power to fill the particular office or position, subject to any regulation which the council may make by ordinance. The city manager may not receive compensation for service in such other offices and positions. The council may, by ordinance, provide that the city manager shall hold ex-officio any designated administrative office or offices subordinate to the city manager as well as other designated compatible city offices, notwithstanding any other provision of this charter.

PASSED AND APPROVED THIS 5th DAY OF JUNE, 2012.

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 30, 2012

Memo to City Council
Re: Exempt Salary Increase (2)

I am reiterating the reasons from my previous memo, and am adding cost data.

Council recently approved a pay increase for union members, and asked that I bring back a proposal for an increase for exempt staff, other than the Clerk and Manager. I am recommending 4% for exempt staff based on the following:

- Exempt staff do not receive overtime.
- Exempt staff do not receive extra pay for holidays worked.
- Exempt staff often work evenings, weekends, and holidays to complete work on schedule.
- Exempt staff have a higher level of responsibility.
- Exempt staff are expected to fill in for subordinates who are out sick or on vacation, and do not receive extra pay for doing so.

The additional cost to the City of a 4% increase for exempt employees is approximately \$35,500. This is roughly \$33,000 in salary and \$2,500 in additional benefit cost. The benefit amount is relatively small due to the fact that most benefits are already included, and there are only minor additional costs.

For comparison, a 3% increase would cost approximately \$24,750 in salary and \$1,900 in additional benefits, for a rough total of \$26,650. The cost of each percent of increase is about \$8,800.

Thank you,

Mark Lynch
City Manager

**CITY OF CORDOVA, ALASKA
RESOLUTION 06-12-27**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING A 4% WAGE INCREASE FOR ALL EXEMPT (NON-UNION)
EMPLOYEES OF THE CITY OF CORDOVA, EXCEPT FOR THE CITY MANAGER
AND THE CITY CLERK, EFFECTIVE MAY 1, 2012**

WHEREAS, as of May 1, 2012 Council approved a three percent (3%) wage increase for Union employees of the City of Cordova; and

WHEREAS, the City Manager has provided reasons why Exempt employees are deserving of a greater compensation increase due primarily to greater workload and responsibilities; and

WHEREAS, this pay increase would become effective May 1, 2012.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Cordova, Alaska, hereby authorizes a Four Percent (4%) wage increase for all Exempt (Non-Union) employees of the City of Cordova, except for the City Manager and City Clerk, effective May 1, 2012.

PASSED AND APPROVED THIS 5th DAY OF JUNE, 2012

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 30, 2012

Memo to City Council

Re: ILP Building project budget close-out

At the onset of the ILP Building project bonds were sold and a budget was approved by the Alaska Department of Education in the amount of \$500,000. During construction bills were paid from that budget as needed. The primary construction is now complete and there is \$39,482 remaining in the ILP budget. The Superintendent has asked to have that amount transferred to the School District for the purpose of acquiring Artwork, Landscaping, Signboard, Sidewalk, and Equipment for the ILP Building. The accompanying resolution will complete the requested transfer and close out the ILP project. This is all within the approved bond amount and the DoE approved budget.

Thank you,

Mark Lynch
City Manager

**CITY OF CORDOVA, ALASKA
RESOLUTION 06-12-28**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA,
ALASKA, AUTHORIZING THE TRANSFER OF \$39,482 TO THE
CORDOVA SCHOOL DISTRICT, SPECIFICALLY TO BE SPENT
FOR ACQUIRING ARTWORK, LANDSCAPING, SIGNBOARD, SIDEWALKS
AND EQUIPMENT FOR THE ILP BUILDING**

WHEREAS, the total amount approved for the ILP Building Project, by the Alaska Department of Education & Early Development, is \$500,000; and

WHEREAS, there is \$39,482 remaining in the ILP Building budget; and

WHEREAS, the Cordova School Superintendent has requested \$39,482 specifically to be spent for acquiring Artwork, Landscaping, Signboard, Sidewalk, and Equipment for the ILP Building, which is within the amounts allowed by the Alaska Department of Education & Early Development.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cordova, Alaska, hereby authorizes the transfer of \$39,482 to the Cordova School District, specifically to be spent for acquiring Artwork, Landscaping, Signboard, Sidewalk, and Equipment for the ILP Building.

PASSED AND APPROVED THIS 5th DAY OF JUNE, 2012

James Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

MEMO, City of Cordova

FROM: Ashley Royal
Finance Director

TO: Mayor and City Council and City Manager

DATE: May 30, 2012

RE: Resolution 06-12-29 Budget Amendment.

This Resolution is to amend the FY 2012 budget to appropriate money (\$25,000) for the purchase of a 2012 Ford F250 4x4 Pickup. The Council has already authorized this purchase, which is to replace a truck that was totaled by accident. The Insurance proceeds are \$17,000. The additional money provided from the permanent fund is \$8,000.

The total expected price is approximately \$25,000, which includes options and transport to Cordova.

Ashley Royal
Finance Director

**CITY OF CORDOVA, ALASKA
RESOLUTION 06-12-29**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING AMENDMENT TO THE 2012 BUDGET, ADDING \$17,000 AS
ANTICIPATED INSURANCE PROCEEDS, ADDING \$8,000 INTERFUND TRANSFER
FROM THE GENERAL RESERVE FUND TO THE GOVERNMENTAL CAPITAL
PROJECTS FUND, AND APPROPRIATING \$25,000 FOR THE PURCHASE OF A
2012 FORD F250 4X4 PICKUP**

WHEREAS, the City Council of the City of Cordova, Alaska, has adopted the City Operating Budget and appropriated funds for FY12 for the period of January 1, 2012 to December 31, 2012; and

WHEREAS, insurance proceeds of approximately \$17,000 are anticipated, which will cover part of the cost to replace a streets department pickup; and

WHEREAS, the expected cost of the new Ford pickup, including accessories, options and transport to Cordova, is approximately \$25,000; and

WHEREAS, the difference between cost (\$25,000) and the insurance proceeds (\$17,000) is estimated to be \$8,000, which is included in inter fund transfer Ordinance 1094; and

WHEREAS, all appropriations which are neither encumbered nor payable, for all funds, shall expire at the close of the calendar year, and balances remaining in each fund as of January 1, 2013 shall be transferred to the unappropriated fund balance of the respective fund from which appropriated.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Cordova, Alaska, hereby authorizes amendment to the 2012 budget, adding \$17,000 as anticipated insurance proceeds, adding \$8,000 interfund transfer from the general reserve fund to the governmental capital projects fund, and appropriating \$25,000 for the purchase of a 2012 Ford F250 4X4 Pickup.

PASSED AND APPROVED THIS 5th DAY OF JUNE, 2012.

James Kallander, Mayor

ATTEST:

Susan Bourgeois, City Clerk

MEMO, City of Cordova

FROM: Ashley Royal
Finance Director

TO: Mayor and City Council and City Manager

DATE: May 21, 2012

RE: Ordinance to transfer money from the Permanent Fund to the General Fund, the General Capital Projects Fund and the Chip Seal Fund, to cover appropriations per the 2012 Adopted Budget.

The total transfer from the Permanent Fund is \$953,677.

Transfer to General Fund: (\$400,000)

Within the adopted budget for the General Fund, \$400,000 was shown as expenditure to CCMC for the Providence Management Contract and a corresponding interfund transfer from the Permanent fund to the General Fund.

Transfer to Governmental Capital Projects Fund: (\$442,058)

Within the adopted budget for 2012, the appropriation for Governmental capital project expenditures was \$504,808, of which \$434,058 was anticipated to be transferred from the Permanent Fund, and the balance to be provided by fund balance or grant revenue. Additionally, by Budget Amendment another \$8,000 is added to the transfer from the permanent Fund, giving a total of \$442,058 per the Ordinance.

Transfer to Chip Seal Fund: (\$111,619)

Also within the Chip Seal Fund, the anticipated City matching portion was \$111,619 to be provided by transfer from the Permanent Fund.

The appropriation to spend the money was done in the Budget Resolution, or amended Budget Resolution. Now, this Ordinance is authorization to transfer money from the Permanent Fund to the respective funds, to actually pay for the budgeted expenditures.

Ashley Royal
Finance Director

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 30, 2012

TO: Mayor and City Council

SUBJECT: Ordinance 1094 Applicable Charter and Code references

Charter:

ARTICLE V. - BUDGET, TAXATION AND FISCAL AFFAIRS

Section - 5-22.

There shall be established as a separate fund within the finances of the City of Cordova to be known as Cordova General Reserve Fund and administered by city code, charter and state laws. The purpose for establishment of the fund is to provide for a continuing source of funding for capital and operating expenses for the city. The council may not consider any revenue from the fund as anticipated revenue for the purpose of funding operating expenses when preparing and approving the budget. The establishment of the fund is intended to assist in minimizing the tax burden to the citizens of Cordova, and preserve in trust assets of the city for the benefit of present and future generations of Cordova residents. The council may, from time to time, make deposits to the fund in the same manner as it makes other appropriations. Any funds received by the city from any source may be deposited into the fund. **The fund principal, once established, shall be appropriated only by ordinance. An ordinance to appropriate funds from the principal of the Cordova General Reserve Fund shall require the favorable roll call vote of all seven city council members, or six city council members and the mayor, the results to be entered into the journal. The mayor shall be allowed to vote only if exactly six (6) council members vote in favor of any such ordinance.**

City Code:

Chapter 5.44 - CORDOVA GENERAL RESERVE FUND

5.44.060 - Principal.

A. Fund principal may be appropriated only by ordinance. A public hearing shall be held on the introduction and first reading of such ordinance. The procedure for **passage** of any such ordinance shall be governed by subsection B of this section.

B. No ordinance to appropriate principal from the fund shall be passed, except upon the favorable roll call of all seven city council members, or six city council members and the mayor, the results of which shall be entered in the minutes of the meeting. The mayor shall be allowed to vote only if exactly six of the city council members vote in favor of any such appropriation.

**CITY OF CORDOVA, ALASKA
ORDINANCE 1094**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA,
ALASKA, AUTHORIZING THE TRANSFER OF \$953,677 FROM THE GENERAL
RESERVE FUND AS FOLLOWS: \$400,000 TO THE GENERAL FUND; \$442,058 TO
THE GOVERNMENTAL CAPITAL PROJECTS FUND; AND \$111,619 TO THE
CHIP SEAL FUND ALL THREE OF WHICH WERE APPROPRIATED IN THE
ADOPTED OR AMENDED BUDGET FOR FISCAL YEAR 2012**

WHEREAS, the City Council of the City of Cordova, Alaska, has adopted the City Budget and appropriated funds for FY12 for the period of January 1, 2012 to December 31, 2012, and

WHEREAS, the inter fund transfers pursuant to this Ordinance are intended to provide a source of money to pay for the duly adopted budget appropriations as follows:

Fund #	Fund Title	Purpose	Amount
#101	General Fund	Providence Management Contract	\$400,000
#401	Governmental Capital Projects	Capital Projects and Equipment	\$442,058
#410	Chip Seal Fund	City Portion of Project	\$111,619
	Total		\$953,677

NOW, THEREFORE BE IT ORDAINED that the City Council of the City of Cordova, Alaska, hereby authorizes the transfer of \$953,677 from the General Reserve Fund as follows: \$400,000 to the general fund; \$442,058 to the Governmental Capital Projects Fund; and \$111,619 to the Chip Seal Fund, all three of which were appropriated in the adopted or amended budget for fiscal year 2012.

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 and Public Hearing: June 5, 2012

2nd reading and Public Hearing: June 20, 2012

PASSED AND APPROVED THIS 20th DAY OF JUNE, 2012

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 30, 2012

Memo to City Council
Re: CCMC Roof Replacement

CMC 5.12.040 “Council approval of contracts” says:

No contract for supplies, services or construction which obligates the city to pay more than fifteen thousand dollars may be executed unless the council has approved a memorandum setting forth the following essential terms of the contract:

- A. The identity of the contractor;*
- B. The contract price;*
- C. The nature and quantity of the performance that the city shall receive under the contract; and*
- D. The time for performance under the contract.*

I recommend the city enter into a contract with Interior Alaska Roofing, Inc., of Fairbanks, Alaska, to replace approximately 33,000 square feet of sloped metal roofing, and associated work as set forth in the attached recommendation letter from CH2MHILL (Exhibit A).

The contract price is not to exceed Nine Hundred Thousand Sixty Three dollars (\$900,063.00), plus unit pricing for additional sheathing and/or fascia repair beyond what was included in the base bid.

A summary of the nature and quantity of the performance the city shall receive is set forth in the attached recommendation letter from CH2MHILL (Exhibit A).

The time for performance is for all work to be completed is 18 weeks after notice to proceed is issued.

Recommended action: Voice Vote.

I move to direct the City Manager to enter into a contract with Interior Alaska Roofing, Inc., for roof replacement and associated work at CCMC for a sum of Nine Hundred Thousand Sixty Three dollars (\$900,063.00), plus unit pricing for additional sheathing and/or fascia repair beyond what was included in the base bid.

Thank you,
Mark Lynch
City Manager

EXHIBIT A



CH2MHILL

CH2M HILL
949 East 36th Avenue
Suite 500
Anchorage, Alaska 99508
Tel 907.762.1707
Fax 907.257.2018

May 24, 2012

Josh Hallquist, Project Administrator
City of Cordova
P.O. Box 1210
Cordova, Alaska 99574

Subject: Cordova Community Hospital Roof Replacement
Bid Opening and Tabulation

Dear Mr. Hallquist,

The City of Cordova received and opened sealed bids for the subject project on May 24, 2012. The project consists of the complete replacement of approximately 33,300 square feet of sloped metal roofing and associated work, including replacement of damaged roof sheathing and fascia plywood, cupola framing modifications, in-framing of skylight openings, and ancillary improvements to mechanical roof penetrations and appurtenances.

The following bids were received:

Bidder	Lump Sum Bid Price	Unit Price Roof Sheathing	Unit Price Fascia Plywood	Total Extended Unit Bid Price	Base Bid
Interior Alaska Roofing - Sealed Bid	\$1,300,000	\$5.25	\$4.45	\$9,932.80	\$1,309,932.80
- Bid Mod	(400,300)	\$0.90	\$0.72	(\$9,622.40)	(\$409,922)
	\$899,700	\$6.15	\$5.17	\$310.40 \$362.24 ¹	\$900,010.80 \$900,062.24 ¹
Rain Proof Roofing	\$969,870	\$5.80	\$4.70	\$16,800.00 \$336.00 ¹	\$986,670 \$970,206 ¹
Wolverine Construction	\$927,000	\$192.	\$160.	\$352.00 \$11,264 ¹	\$927,352 \$938,264 ¹
Engineer's Estimate					\$1,336,611

The unit prices were extended in accordance with the Instructions to Bidders paragraph 17.3.3 to reflect the correct Total Extended Unit Bid Price.

Interior Alaska Roofing did not submit a Certificate of Bidder Regarding Equal Opportunity. The City could waive this informality in accordance with Instructions to Bidder paragraph 23.2 as it does not involve price, time, or changes to the work.

According to the Instructions to Bidders, the two low Bidders are to submit Escrow Bid Documents within 24 hours of the bid opening.

Based on the findings of the bid evaluation, I recommend that the contract be awarded to the lowest responsive and responsible bidder, Interior Alaska Roofing, in the amount of \$900,062.24. Because of the inherent complexities and uncertainties involved with construction projects, I also recommend that the City maintain a 10 percent contingency in the budget for this project to allow for changes during construction.

Sincerely,

CH2M HILL

A handwritten signature in blue ink, appearing to read 'T. S. Wolf', is written over the printed name.

Thomas S. Wolf, P.E.
Project Manager

CH2M Project #419396

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 30, 2012

TO: Mayor and City Council

SUBJECT: Council Seat B vacancy

Please see the Charter reference below. Jim Kacsh resigned from the Council on April 17, 2012. Council should fill the vacancy. The charter section is somewhat vague as to the exact procedure but in the past, there has been a nomination from the floor (i.e. by a Council member) and then a second and then a vote is conducted. A majority voice vote of the remaining six (i.e. 4 yeas) will then be sufficient to fill the seat. The duly elected candidate will occupy seat B until the next regular election which is March 5, 2013. Then on March 5, 2013, seat B will be up for election for one year (which would be the remainder of the term).

Charter:

Section 2-10. - Mayor and Council: Vacancies.

The council, by majority vote of its remaining members, shall fill vacancies in the office of mayor and in its own membership, to serve for the unexpired terms or until the vacancies are filled at elections as provided herein; provided that, if the number of vacancies in the council is such that the council no longer has enough members to constitute a quorum, then the remaining members of the council shall appoint only the minimum number of council members required to enable the council to have a quorum.

If the office of mayor or council member becomes vacant prior to the filing period for the next regular election, and the unexpired term of such office extends beyond the time when the terms of the office to be filled at such election begin, then such vacancy shall be filled by the voters at such regular election for the unexpired term.

A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

DATE: May 31, 2012

TO: Mayor & City Council

SUBJECT: Quarterly Council review of CIP List

The Council has decided to revisit the Capital Improvements Projects Resolution and list at least quarterly. The most recent list is what appears in Resolution 01-12-02. If Council chooses to edit the list, Council should direct staff to bring back a new resolution or a new list for a vote at the June 20, 2012 meeting.

**CITY OF CORDOVA, ALASKA
RESOLUTION 01-12-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
DESIGNATING CAPITAL IMPROVEMENT PROJECTS.**

WHEREAS, the Cordova City Council has identified several Capital Improvement projects that will benefit the citizens of Cordova, and in several cases the entirety of Prince William Sound; and

WHEREAS, the City Council of the City of Cordova has identified the following Capital Improvement projects as being critical to the future well being and economy of Cordova and the surrounding area:

1. Hospital roof replacement & other minor exterior repairs
2. Electronic Health Records at CCMC
3. South Fill Expansion & Sawmill Avenue Extension
4. Shipyard Building
5. Shipyard Fill
6. G Float Replacement
7. Municipal Dock (Ocean Dock) Renovation
8. South Fill Sidewalks
9. Public Safety Building
10. Recreation Building
11. Water / Wastewater Plant upgrades
12. Ferry Trail

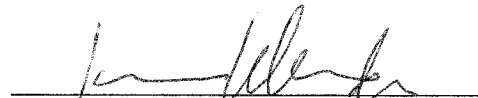
and;

WHEREAS, some or all of these projects will be submitted to State or Federal legislators and agencies as Capital Improvement projects in the City of Cordova, Alaska.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of Cordova, Alaska, hereby designates the above listed projects as Capital Improvement projects.

PASSED AND APPROVED THIS 4th DAY OF JANUARY, 2012




James Kallander, Mayor

ATTEST:


Susan Bourgeois, City Clerk

Pending agenda:

Capital Priorities List Meeting – **June 2012, September 2012, December 2012**

Resolution to set the 2012 Mill Rate – first meeting in June (**June 6, 2012**) – by Code must be set by June 15 of the tax year

Does June 20 meeting date work? Gillnetting seems to have moved to 36 hour openers? What should we do? Ordinance tonight needs seven votes at second reading? Let's discuss

Schedule executive session at upcoming meeting for Clerk evaluation

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; John Bocci; and Jeremy Botz, ADF&G

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

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

E-911 Committee: Chief Bob Griffiths – Chairman, Bret Bradford, Gray Graham, Dick Groff, Mike Hicks (and/or Paul Trumblee), David Allison, George Covell

Calendars: 3 months' of calendars are attached hereto

June 2012; July 2012; August 2012

June 2012

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	5 6:30 HSB LMR 6:45 PH LMR 7:00 reg mtg LMR	6 7:30 reg mtg LMR	7	8	9
10	11	12 P&Z Commission Mtg 7pm CH	13 Sch Bd 7pm HSL Hrbr Cms 7pm CH	14	15	16
17	18	19	20 7:15 pub hrg LMR 7:30 reg mtg LMR	21	22	23
24	25	26	27	28	29 2012 tax bills mailed	30

July 2012

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

August 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH—City Hall Confer- ence Room LMR—Library Meeting Room HSL—High Sch Lib			1 7:15 pub hrg (maybe) LMR 7:30 reg mtg LMR	2	3	4
5	6	7	8 Sch Bd 7pm HSL Hrbr Cms 7pm CH	9	10	11
12	13	14 P&Z Commission Mtg 7pm CH	15 7:15 pub hrg (maybe) LMR 7:30 reg mtg LMR	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31 2012 1st half prop taxes due	Location Legend CH—City Hall Confer- ence Room LMR—Library Meeting Room HSL—High Sch Lib