

**Mayor**  
James Kallander

**Council Members**  
Keith van den Broek  
James Kacsh  
David Allison  
Bret Bradford  
EJ Cheshier  
David Reggiani  
Robert Beedle

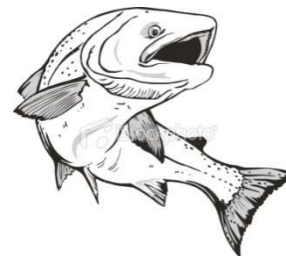
**City Manager**  
Mark Lynch

**City Clerk**  
Susan Bourgeois

**Deputy Clerk**  
Robyn Kincaid

**Student Council**

**REGULAR COUNCIL MEETING**  
**JUNE 20, 2012 @ 7:30PM**  
**LIBRARY MEETING ROOM**



**AGENDA**

**A. CALL TO ORDER**

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

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

**C. ROLL CALL**

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

**D. APPROVAL OF REGULAR AGENDA..... (voice vote)**

**E. DISCLOSURES OF CONFLICTS OF INTEREST**

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

1. Guest Speakers
2. Audience comments regarding agenda items..... (3 minutes per speaker)
3. Chairpersons and Representatives of Boards and Commissions  
(Harbor, HSB, Parks & Rec, P&Z, School Board)
  - a. Letter from Jim Nygaard, Superintendent of Schools..... (page 1)

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

4. Proclamation of Appreciation to Jim Poor..... (page 2)
5. Ordinance 1095..... (page 4)  
An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 16.15.2305(d) to increase the minimum basic design snow load from 100 pounds per square foot on the horizontal projection of the roof to 150 pounds per square foot ground snow load for building permits issued on or after September 1, 2012 – 1<sup>st</sup> reading
6. Resolution 06-12-30..... (page 7)  
A resolution of the City Council of the City of Cordova, Alaska, renaming Seafood Lane as Jim Poor Avenue in honor of and to show respect to a great Cordovan
7. Resolution 06-12-31..... (page 9)  
A resolution of the City Council of the City of Cordova, Alaska supporting the efforts of Alaska Intrastate Gas Company in obtaining financing to provide natural gas to the residents of Cordova

**H. APPROVAL OF MINUTES**

8. Minutes of 06-05-12 City Council Public Hearing..... (page 11)
9. Minutes of 06-05-12 City Council Special Meeting..... (page 12)

**I. CONSIDERATION OF BIDS - none**

**J. REPORTS OF OFFICERS**

10. Mayor's Report
11. Manager's Report..... (page 17)
12. City Clerk's Report..... (page 18)

### **13. Staff Reports**

- a. Ashley Royal, Finance Director, monthly financials..... (page 19)**

### **K. CORRESPONDENCE**

- 14. Letter from Mayor to Representative Thomas in re bridge naming..... (page 26)**

- 15. Letter from Mayor to Governor Parnell in re bridge naming ..... (page 27)**

### **L. ORDINANCES AND RESOLUTIONS**

- 17. Ordinance 1094..... (roll call vote)(page 28)**

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 – 2<sup>nd</sup> reading

### **M. UNFINISHED BUSINESS - none**

### **N. NEW & MISCELLANEOUS BUSINESS**

- 18. Acceptance of Planning & Zoning Commission Resolution 12-04..... (voice vote)(page 31)**

A resolution of the Planning and Zoning Commission of the City of Cordova, Alaska, recommending an additional land use type for use in land disposal maps to the City of Cordova's City Council

- 19. Council decision on property disposal, Lot 6, Block 2 South Fill DP..... (voice vote)(page 34)**

- 20. Pending Agenda and Calendar..... (page 38)**

### **O. AUDIENCE PARTICIPATION**

### **P. COUNCIL COMMENTS**

- 21. Council Comments**

### **Q. EXECUTIVE SESSION**

- 22. City Manager Evaluation**

### **R. ADJOURNMENT**

Executive Sessions: Subjects which may be discussed are: (1) Matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) Subjects that tend to 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 disclosure.

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

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# CORDOVA SCHOOL DISTRICT

PO Box 1330 \* 675 Second Street  
Cordova, Alaska 99574  
(907) 424-3265 \* FAX (907) 424-3271

Cordova Jr/Sr High School  
(907) 424-3266  
FAX (907) 424-5215

Mt. Eccles Elementary  
(907) 424-3236  
FAX (907) 424-3117

June 14, 2012

Greetings Cordova City Council,

I am writing to thank you for your support of our most recent electrical retrofit of our high school. The bid was awarded to local contractor Paul Cloyd of Northern Lights Electrical. The work will begin immediately and is scheduled to be completed well in advance of school beginning this fall. The extent of the retrofit will include new gym lighting, new shop lighting, new classroom/office lighting, as well as new exit lighting.

The lighting retrofit will provide better-lit classrooms and will generate less heat offering a better learning environment. For areas such as the gym, the lighting will provide more comfortable seating (less heat) during the many activities provided to the community. And the best part, this basic retrofit is projected to save a minimum of \$30,000 the first year.

Thank you for supporting the efforts of Cordova Schools. It is exciting times for education across America. It is very satisfying to see Cordova leading the way through these many challenges.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jim Appaard".

Superintendent of Schools  
Cordova School District

# CITY OF CORDOVA, ALASKA PROCLAMATION

## PROCLAMATION OF APPRECIATION TO JIM POOR

**I, Mayor James Kallander, on behalf of myself and the City Council of the City of Cordova, Alaska, do hereby issue this Proclamation of Appreciation to Jim Poor for his incredibly valuable contributions to the fishing industry in Alaska and to all of the citizens of Cordova past and present who have become successful due to his foresight, economic prowess and vision for future development and economic growth.**

**WHEREAS, Jim Poor** started his career in the seafood business as a young teen in 1948 icing and grading salmon in Westport, Washington and after graduating from high school bought an Alaska Steamship ticket and travelled to Ketchikan where he began butchering Dungeness crab eighteen hours a day, seven days a week; and

**WHEREAS,** with his second paycheck he bought a ticket for his high school sweetheart, **Ruth** to come to Ketchikan and work as a crab shaker before marrying her on August 12, 1950; and

**WHEREAS,** in 1953, **Jim Poor** took a barge named “Success” at Westport and installed a crab line and salmon line, the first of many canneries that **Jim Poor** would build in his career; and

**WHEREAS,** in 1955, **Jim Poor** built and operated Pt. Chehalis Packing Company at Westport, Washington and two years later built and operated Fufiord’s Crab Plant at Douglas, Alaska; and

**WHEREAS,** in 1958 **Jim Poor** set his sights on Cordova bringing the 87-foot power scow Josie to process crab and with fourteen shakers processed 50,000 to 60,000 Dungeness a day, seven days a week; and

**WHEREAS,** in 1959 **Jim Poor** bought what is now the Prince William Sound Science Center and turned it into Pt. Chehalis Packers, where he kept fifty shakers working; and

**WHEREAS**, in 1965, **Jim Poor** built a new Pt. Chehalis plant on shore which is now home to Trident North and then in 1966 expanded again by building another Pt. Chehalis plant in Kodiak, Alaska; and

**WHEREAS**, in 1969 he bought the Leschi, a ferry boat and turned it into a floating processing boat called St. Elias before turning it into a shore based plant which now houses Ocean Beauty Seafood; and

**WHEREAS**, **Jim Poor's** final cannery project was Peter Pan Seafoods in Valdez which produced 540 one pound cans a minute; but amidst all this, **Jim Poor** still found time for civic responsibilities; and

**WHEREAS**, **Jim Poor** was a tremendous volunteer in Cordova serving on the Planning Commission for two years, City Council for four years and as Cordova's Mayor for ten years; and

**WHEREAS**, while Mayor, **Jim Poor** brought Cordova a swimming pool, ski hill infrastructure and new harbor as well as investing and building many businesses like the Reluctant Fisherman Inn, the Frontier Building, the original Redden Net building and the Black Sheep not to mention many private houses; and

**WHEREAS**, **Jim and Ruth Poor** raised three children while treating and supporting many other youth, young fishermen and cannery workers in Cordova as members of their big Cordova family; and

**WHEREAS**, the obvious contributions to the long-term sustainability and success of the community of Cordova are due to the energy and ideas of this one man.

**NOW, THEREFORE BE, IT PROCLAIMED** that the Mayor, City Council members and citizens of Cordova do hereby express their most sincere appreciation to **Jim Poor** for the unbelievable contributions he has made and the indelible mark his life has had on the past, present and future of the fishing town that is Cordova, Alaska.

**SIGNED THIS 20<sup>th</sup> DAY OF JUNE, 2012**

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James Kallander, Mayor

# Memorandum

**To:** City Council  
**From:** Sam Greenwood, City Planner  
**Date:** 6/14/2012  
**Re:** Ground Snow Load Increase

## **PART I. BACKGROUND:**

The Planning and Zoning commissioners requested a review of the current ground snow load for Cordova.

4/10/2012 P&Z meeting information was provided about ground snow load, how it was calculated and determined. At this meeting it was decided that in order to determine if the snow load needed to be increased that an analysis of the snow pack data for Cordova needed to be done.

5/8/2012 Steve Witsoe (Hoots) the City's current avalanche expert provided snow pack information for the commission. At this meeting the Planning and Zoning Commission decided to increase the ground snow load to 150 pounds per square foot. P&Z also provided a resolution to City Council asking for support of this increase.

5/14/2012 the information provided by Steve Witsoe and the resolution from P&Z were presented to City Council. The resolution was accepted by Council.

## **PART II. GENERAL INFORMATION:**

The ordinance to increase the snow load has been reviewed by legal and is before you at this time.

## **PART III. SUGGESTED MOTION:**

"I move to adopt Ordinance 1095."

**CITY OF CORDOVA, ALASKA  
ORDINANCE 1095**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
AMENDING CORDOVA MUNICIPAL CODE SECTION 16.15.2305(d) TO INCREASE  
THE MINIMUM BASIC DESIGN SNOW LOAD FROM 100 POUNDS PER SQUARE  
FOOT ON THE HORIZONTAL PROJECTION OF THE ROOF TO 150 POUNDS PER  
SQUARE FOOT GROUND SNOW LOAD FOR BUILDING PERMITS ISSUED ON OR  
AFTER SEPTEMBER 1, 2012**

**WHEREAS**, the City of Cordova (“City”) experienced extremely heavy snow fall in the 2011-2012 winter season; and

**WHEREAS**, the increased snow fall damaged structures and created safety hazards; and

**WHEREAS**, the City has reviewed the ground snow load numbers from past years, code provisions throughout Alaska governing snow load requirements, historical snow accumulation totals, and the potential impact of increased snow load requirements on building costs in the City; and

**WHEREAS**, the City Council finds that it is in the City’s best interest, in light of the recent damages resulting from heavy snow fall and the results of the City’s research regarding snow load requirements, to increase such requirements for construction within the City.

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

Section 1. Cordova Municipal Code Chapter 16.15.2305(d) is amended to read as follows:

16.15.2305(d) - Snow loads.

Delete the last sentence in the second paragraph and substitute the following:

- (i) The minimum basic design snow load shall be 100 pounds per square foot on the horizontal projection of the roof for building permits issued or required prior to September 1, 2012.
- (ii) The minimum basic design snow load shall be 150 pounds per square foot ground snow load for construction requiring or issued a building permit on or after September 1, 2012

**ADDED LANGUAGE UNDERLINED/ DELETED LANGUAGE STRICKEN THROUGH**

Section 2. This ordinance shall be effective thirty (30) days after its passage and publication. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, and published in the Cordova Times, a newspaper of general circulation in the City, within ten (10) days after its passage.

1st reading: June 20, 2012

2nd reading and public hearing: July 3, 2012

**PASSED AND APPROVED THIS 3<sup>rd</sup> DAY OF JULY, 2012.**

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James Kallander, Mayor

ATTEST:

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Susan Bourgeois, City Clerk

**ADDED LANGUAGE UNDERLINED/ DELETED LANGUAGE STRICKEN THROUGH**

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## A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

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DATE: June 12, 2012  
TO: Mayor and City Council  
SUBJECT: Resolution 06-12-30

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Resolution 06-12-30 is before you tonight at the request of Mayor Kallander. The family and friends of Jim Poor were also consulted before making the decision as to which road to name in his honor. All were in agreement.

Recommended Motion: Move to approve Resolution 06-12-30.

Staff Recommendation: Majority voice vote or unanimous roll call vote on the consent calendar.

**CITY OF CORDOVA, ALASKA  
RESOLUTION 06-12-30**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,  
RENAMING SEAFOOD LANE AS JIM POOR AVENUE IN HONOR OF AND TO  
SHOW RESPECT TO A GREAT CORDOVAN**

**WHEREAS**, the City Council of the City of Cordova, Alaska, has honored Jim Poor with a proclamation of appreciation outlining his immense contributions to our fine City; and

**WHEREAS**, another form of appreciation that would ensure future generations would speak his name and forever remember his accomplishments, would be the naming of a street in his honor; and

**WHEREAS**, the most obvious street would seem to be the one which runs past two of the seafood processing plants that Jim Poor built on Cordova's oceanfront (presently Trident North and Ocean Beauty Seafoods); and

**WHEREAS**, the Mayor, the City Council and the citizens of Cordova are forever indebted to Jim Poor for the foresight he had to expand our fish processing capabilities thus contributing immensely to the past, present and future economy of Cordova.

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Cordova, Alaska, hereby honors the memory of Mr. Jim Poor by renaming Seafood Lane as **Jim Poor Avenue** in respect for his noteworthy accomplishments.

**PASSED AND APPROVED THIS 5<sup>th</sup> DAY OF JUNE, 2012**

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James Kallander, Mayor

ATTEST:

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Susan Bourgeois, City Clerk

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## A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

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DATE: June 13, 2012  
TO: Mayor and City Council  
SUBJECT: Resolution 06-12-31

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Resolution 06-12-31 is before you tonight at the request of AIGCO and Mayor Kallander. AIGCO is moving forward with their plans for a gas utility in Cordova and needs a City resolution of support for financing they are seeking through AIDEA.

Recommended Motion: Move to approve Resolution 06-12-31.

Staff Recommendation: Majority voice vote or unanimous roll call vote on the consent calendar.

**CITY OF CORDOVA  
RESOLUTION 06-12-31**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA,  
ALASKA SUPPORTING THE EFFORTS OF ALASKA INTRASTATE GAS  
COMPANY IN OBTAINING FINANCING TO PROVIDE NATURAL GAS TO  
THE RESIDENTS OF CORDOVA**

**WHEREAS**, the City of Cordova recognizes that high energy costs to its residents are over 275 percent of the national average; and

**WHEREAS**, the City of Cordova supports the use of clean, efficient and environmentally friendly utility service; and

**WHEREAS**, the City of Cordova has been presented with a proposed project by Alaska Intrastate Gas Company to provide an approximate 25-50% energy savings to consumers using clean, efficient and environmentally friendly gas utility service.

**NOW, THEREFORE, BE IT RESOLVED**, the City of Cordova supports the efforts of Alaska Intrastate Gas Company in obtaining financing for the proposed project from AIDEA (Alaska Industrial Development and Export Authority).

**PASSED AND APPROVED THIS 20<sup>th</sup> DAY OF JUNE, 2012**

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James Kallander, Mayor

ATTEST:

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Susan Bourgeois, City Clerk

**CITY COUNCIL PUBLIC HEARING  
JUNE 5, 2012 @ 6:45 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor Kallander* called the Council public hearing to order at 6:50 pm on June 5, 2012, in the Library Meeting Room.

**B. ROLL CALL**

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

**C. PUBLIC HEARING**

1. 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

*Mayor Kallander* opened the meeting up for public comment – there was no public comment

Council recessed the public hearing at 6:51 pm; then reconvened at 6:59 pm at which time *Mayor Kallander* reopened the meeting for public comment – there was still no public comment

**D. ADJOURNMENT**

*M/Reggiani S/Bradford* to adjourn the Public Hearing  
Hearing no objection, the Public Hearing was adjourned at 6:59 pm.

Approved: June 20, 2012

Attest: \_\_\_\_\_  
Susan Bourgeois, City Clerk

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

**A. CALL TO ORDER**

*Mayor James Kallander* called the Council Special Meeting to order at 7:00 pm on June 5, 2012, in the Library Meeting Room.

**B. ROLL CALL**

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

**C. APPROVAL OF REGULAR AGENDA**

*M/Allison S/Bradford* to approve the Agenda.

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

**D. DISCLOSURES OF CONFLICTS OF INTEREST - None****E. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Guest Speakers - None

2. Audience comments regarding agenda items

*Katrina Hoffman*, 108 Forestry Way, spoke in reference to the executive session on the PWSSC lease negotiations. She informed Council that they have a board meeting this week and will be working on their facilities development plan for the Science Center. It takes time, thought and consideration to work those things out. Like the Cordova Center project these things take years to come to fruition. Her new facility will be much smaller than the Cordova Center but asks that Council not place any stringent "move out" schedules on the current facility in consideration of the time the project will take. They have paid \$1 a year in rent in exchange for improvements they have made to the building. The proposed lease rate is almost equivalent to the value of the building that the City assesses for property tax. She opined that this rate is unreasonable. Her staff writes grant proposals that fund their work. The scientists are specifically funded to do specific projects. This leaves her with limited discretionary funds of which she can draw. These funds essentially are used in areas like education which is very important to this community. To assess a 70,000% increase in the lease rates against the Science Center this will force her to have to lay people off. She stated that *Lynch* mentioned in his letter a tax benefit to the citizens of Cordova by assessing such a lease fee. She encouraged Council to think of the multiplier of the time, energy and money her staff and the Science Center contribute to this community it will probably exceed any benefit the citizens would receive from the rate increase. She asked Council to consider the long term economic benefits of having the Science Center in Cordova. This includes a high quality of science education for kids in the 3-6 grade and 9-12 grades in enrichment programs and summer opportunities. They have extended hundreds of thousands of staff time in those efforts over the years. They have secured funding for and are administering two 5-year monitoring programs by the Exxon Valdez Oil Spill Trustees Council. They are the long term monitoring program and the herring research and monitoring program. These programs are funding dozens and dozens scientists from across the state. The Science Center is the one that brings all the scientists together to meet, and administer and coordinate their program over time. The Cordova Center is an amenity that they will be able to use that for over time. The business that those programs will bring to town will greatly benefit this community. The 5-year program is intended to be a 20-year program with the funds to be dispersed in 5-year increments. This is a long term arrangement. She informed Council that this type of an arrangement with a unique entity in a community is not uncommon. The City of Seward has a 53-year long lease at \$1 a year for the Sea Life Center. There is no other institution like the Science Center in Cordova so it really can't be compared to other organizations

with which the City does business. The long-term benefits of our relationship will far outweigh any costs recouped from an aggressive rent rate. She asked Council to consider the lease renewal request separate from other real estate decisions that need to be made and make a decision that is best for the community as a whole over the long term.

**Jennifer Gibbins** asked why **Kacsh** is listed as a Council member on the packet. **Bourgeois** clarified that it was a mistake.

## F. APPROVAL OF CONSENT CALENDAR

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

### 3. Resolution 06-12-26

A resolution of the City Council of the City of Cordova, Alaska, setting the mill rates for 2012

Vote on Consent Calendar: 5 yeas, 0 nays, 1 absent (Beedle). Cheshier – yes; Reggiani – yes; van den Broek – 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 March 22, 2012 Work Session

### 5. Minutes of May 14, 2012 City Council Special Meeting

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

## H. REPORTS OF OFFICERS

### 6. Mayor's Report

**Mayor Kallander** reported that he had multiple meetings with **Lynch** and **Zamarron** on a variety of items including LT2 and paving issues.

### 7. Manager's Report

**Lynch** reported that he spent some time in Anchorage in mediation over the contract negotiations. The other side did not intend to mediate and since then there has been another grievance filed.

### 8. City Clerk's Report – written report in packet

### 9. Staff Reports

#### a. Moe Zamarron, Director of Public Works, LT2 Report

#### b. Moe Zamarron, Director of Public Works, Chip Seal Report

**Zamarron** asked if the Council had any questions on the two reports he had put in the packet. **Reggiani** asked if the chip sealing report values listed are historic values. **Zamarron** responded that they are historic and the advantage to the chip sealing is something we can do ourselves. **Reggiani** stated that he has no problem going forward with the chip sealing for this year but a discussion on the comparison between chip sealing and asphalt might be a good idea at budget time. **Zamarron** stated that he has a meeting with **Kristin Ryan** again tomorrow and going over with DEC water the specifics of what we intend to do. Last year CH2MHill quoted us close to \$12M for a new plant. We are now looking at using what we have already operational. The Eyak water plant does qualify for LT2 operation. We do need to do some upgrades to our current system. There will be a new addition to the Orca water plant. Altogether the upgrades would be under \$3M compared to the original \$12M. DEC and EPA are in agreement. He is going to go talk to them this week to formalize these agreements. We will get DEC's final blessing before we do anything but does expect to meet the 2012 deadline. **Mayor Kallander** clarified that we have a \$3.8M grant with a 30% match. **Zamarron** affirmed furthering that with the \$3.8M 30% match we would be looking at coming up with \$1.6M in the match. However, he does not anticipate using the full \$3.8M which will decrease the matching required. **Mayor Kallander** opined that it would be great to have these numbers tight before budget time. **Zamarron** stated that he expects to have them firm within the month. **Lynch** added that **Zamarron** also has a \$1.5M loan available at a 1.5% interest rate. **Mayor Kallander** asked that they include those numbers in the reports at budget time. **Bradford** asked how the

baler facility project is going. **Zamarron** responded that it is going well. They are working to get it all down to grade, to mitigate the water runoff into the building that currently happens, before they pave. By fall he hopes to have the majority of the expansion completed.

## **I. CORRESPONDENCE**

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

## **J. NEW BUSINESS**

15. 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

**M/Allison S/Cheshier** to approve 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

**Cheshier** stated that it sounds like this is going to do what they want it to do.

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

16. 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

**M/Reggiani S/Bradford** to approve 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

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

17. 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

**M/Allison S/Reggiani** to approve 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

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

18. 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

**M/Bradford S/Reggiani** to approve resolution 06-12-29, a resolution of the City Council of the City of Cordova, 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

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

#### 19. Ordinance 1094

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 – 1<sup>st</sup> reading

**M/Reggiani S/Bradford** to approve ordinance 1094, an ordinance of the City Council of the City of Cordova, 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 – 1<sup>st</sup> reading

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

#### 20. Contract Approval – CH2MHILL Hospital Roof replacement

**M/Allison S/Reggiani** to direct the City Manager to enter into a contract with Interior Alaska Roofing, Inc., for the 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.

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

#### 21. Council vote to fill vacancy in Council Seat B

**Mayor Kallander** reviewed for Council the order of events that included staff drafting a Charter change and Council denying **Mr. Kacsh's** resignation from Council. He also pointed out that at a previous meeting Council unanimously discussed and came to the conclusion that their interpretation of Charter did not preclude temporary employment for a family member of a City Council member or the Mayor or Manager. Council determined that **Mr. Kacsh** was not in violation of City Charter when his daughter applied for a temporary job with the City. **Allison** stated that his interpretation of all those actions leads to his opinion that the City Council did not accept **Mr. Kacsh's** resignation so he remains a Council member unless Council declares his seat vacant. **Mayor Kallander** stated that Council feels that it is unnecessary for him to resign, so did chose not to recognize his resignation. He wishes to be reappointed, which would contradict Council's action at the last meeting. **Allison** further clarified that for Council to accept the resignation now would set a precedent of going against their interpretation of Charter. Council invited **Kacsh** to address them. **Kacsh** stated that unlike other discrepancies or disagreements that Council members may have, this is an ethics thing for him. In the past his children have not been allowed to take temporary City jobs because he was on Council and nothing has changed. If it is his ethical decision to step down then it is his ethical decision to step down. He is glad Council has chosen to fix Charter to make it clearer for the future but it will take a vote of the people to make what Council wants to happen, happen. Until the Charter has been changed the rule that is in front of them is the rule in front of them. **Mayor Kallander** stated that the interpretation **Kacsh** has taken is his interpretation. He stated that Council has cleared the path for **Kacsh** to take his seat back and if he does not take it then they may have to appoint someone else. **Kacsh** chose not to take the seat stating that Council will have to appoint someone else. **Allison** is still not willing to appoint anyone to that seat until it is declared vacant. **Bradford** stated Council and **Mr. Kacsh** have had a disagreement on the interpretation of Charter. Council has chosen to put a Charter change on the next ballot. He respects **Mr. Kacsh** for his view and ethics call. It is boiling down to semantics and it's a shame to lose a Council member over semantics. **Allison** agreed with **Bradford**.

**M/Reggiani S/Allison** to refer to staff

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

#### 22. Capital Improvement Projects/Priorities – quarterly discussion

**Mayor Kallander** stated that item #1 on their list is no longer there. He asked Council if they are prepared to move the whole list up one or would they like to reorder the items. **Bradford** stated that he would like to see if stay the order it is in now. **Mayor Kallander** suggested reviewing the list at the first meeting in September.

### 23. Pending Agenda and Calendar

June 9<sup>th</sup> - Bridge naming Ceremony, Bill Thomas will be in attendance; June 20<sup>th</sup> is the next Regular meeting; June 23<sup>rd</sup> is Cordova Clean-up day; Clerk's Evaluation at the June 20<sup>th</sup> meeting

### K. AUDIENCE PARTICIPATION - None

### L. COUNCIL COMMENTS

#### 23. Council Comments - None

**M/Allison S/Reggiani** to take a 5-minute recess at 7:47 pm

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

Council came back to order at 7:55 pm

### Q. EXECUTIVE SESSION

#### 24. Discussion of Cordova School District/City-owned facilities (potential lease)

**M/Allison S/Reggiani** to enter into executive session to discuss the Cordova School District/City-owned facilities (potential lease). Subjects that may be discussed are matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government.

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

Council entered executive session at 7:48 pm. **Jim Nygaard** was present in the executive session. Council came out of executive session at 8:22 pm. **Mayor Kallander** stated that no action was taken and they will revisit this at the June 20<sup>th</sup> meeting

#### 25. Cordova Center financial update

**M/Reggiani S/Bradford** to enter into executive session to hear a Cordova Center financial update. Subjects that may be discussed are matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government.

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

Council entered executive session at 8:22 pm. Council came out of executive session at 8:57 pm. **Mayor Kallander** stated that Council received a financial update and no action was taken

#### 26. Lease negotiations with PWSSC

**M/Reggiani S/Bradford** to enter into executive session to discuss lease negotiations with PWSSC. Subjects that may be discussed are matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government.

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

Council entered executive session at 9:00 pm. Council came out of executive session at 9:50 pm. **Mayor Kallander** stated that Council had a discussion with the City Manager in re PWSSC lease negotiations. The City Manager has been directed to continue the negotiations.

#### 27. City Manager Evaluation

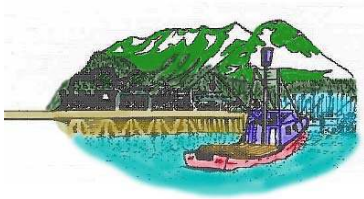
Council chose to have this executive session at the June 20<sup>th</sup> meeting.

### R. ADJOURNMENT

**M/Allison S/Reggiani** to adjourn the regular meeting at 9:55 pm; Vote on motion: 5 yeas, 0 nays, 1 absent (Beedle). Motion passes.

Approved: June 20, 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](mailto:citymanager@cityofcordova.net)

# CITY OF CORDOVA

## *Office of City Manager*

June 13, 2012 Manager's Report (for 06/20/12 Council meeting)

**Personnel issues:** We continue to work towards filling remaining PW positions and a police officer position.

**Union Contract/Grievances:** I continue to discuss settlement with the union, with no resolution to date. We are scheduled for arbitration on June 20.

**Hospital Roof:** The construction crew should be in town soon.

**Scrap Metal / Clean-up Day:** Clean-up day is being planned for Saturday, June 23<sup>rd</sup>. 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. Junk vehicle disposal forms are available at City Hall and on the City's website. Details will be in the newspaper, on the radio, and on the scanner. **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.

**Funding:** On May 30<sup>th</sup> I attended a Grant Symposium in Anchorage where I met with Senators Begich and Murkowski, as well as numerous State and Federal granting agencies. I discussed items on the City's Capital Projects list and potential funding for additional housing in Cordova.



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

Phone: 907.424.6248  
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E-mail: [cityclerk@cityofcordova.net](mailto:cityclerk@cityofcordova.net)

## CITY CLERK'S REPORT TO COUNCIL

*June 20, 2012 Regular Council Meeting*

**Date of Report:** June 13, 2012

### **Things I need feedback on:**

- See Pending Agenda – need to schedule executive session for Clerk evaluation (possibly July 3 Special Meeting?)

### **Things I have been working on:**

- Signed paychecks/other AP checks
- Prepared agendas and packets for public hearing and regular mtg meeting on June 20, 2012
- Deputy Clerk completed the work for the 2012 property tax roll since the mill rate was set – reports completed and on website and tax bills will be printed and mailed by June 29
- Wrote thank-you letters to Governor Parnell and Representative Thomas in re Bridge naming legislation
- Worked with Planner on agenda items for Planning and Zoning Meeting and for City Council meeting
- Worked with attorney on road renaming resolution
- Worked with AIGCO on support resolution
- Met with Planner and Public Works Director to discuss cemetery records and began updating the maps and corresponding spreadsheet to consolidate all into GIS (an ongoing process as time allows)
- Responded to varied requests from public, mortgage companies, banks, oil & gas assessor at State, Alyeska in re assessed values, mill rates, taxes owing, etc.
- Assisted State Division of Elections in re Election Board Training and absentee voting location for August Primary
- Renewed registrations for City owned vehicles/equipment
- Assisted auditors/finance department with ongoing 2011 Financial Audit
- Advertised 2 P & R Commission member vacancies; appointments scheduled for July 18 meeting

# **MEMO, City of Cordova**

FROM: Ashley Royal, Finance Director  
TO: City Manager, Mayor and City Council  
Date: June 13, 2012  
RE: Monthly Report

This is a Five page report, thru May 31, 2012.

- Cash and Investments report, all funds
- Revenue and Expenditure Report compared to Budget for General Fund
- Revenue and Expenditure Report compared to budget all funds except School Project and Cordova Center
- Cordova Center Project Report – summary
- School Project Report – summary

The Cash and Investments report shows comparison of 12/31/10 to 12/31/11 to 5/31/12. The report is divided in two parts – the top part showing the balances by general ledger account number, and where the money actually resides. The bottom part shows how the money is allocated between the various funds of the City. You will notice that a lot has changed since 2010 in the fund structure of the general ledger. Sewer and Water Fund has been divided into two separate funds, and the Enterprise funds now each have a corresponding separation of their respective capital projects and depreciation reserve, and in the case of Refuse the landfill reserve.

The financial statement for the General Fund is broken down by major categories for revenue, and by department. This report is a standard format for presentation to city councils, printed off the Caselle software. The first column is for the month of May, 2012. The second column is for 2012 year-to-date (YTD). The third column is the 2012 adopted budget. The fourth column is the difference in the YTD and the Budget, and the last column is the percent received or spent YTD.

The third page is a financial report laid out in the same format as described above, but for all funds, except the School Project and Cordova Center. The loss in May for the Permanent Fund is due to a decline of the value of investments with UBS, net of property sale.

The fourth page is a revised and simplified comprehensive report for the Cordova Center. It is designed to give an overview on one page. It's a pretty standard format, with the first column showing the comprehensive budget as known at this time. The second column is for all transactions recorded prior to 2012. The third column is for the remaining amounts known. And the fourth column is for actual transactions thus far in 2012.

The fifth page is designed to show the status of the School Project at the present time, for management purposes. The initial State Budget is shown in the first column, for reference and comparison to the second column, which is the total available per the general ledger. The third column is all the transactions actual prior to 2012. The fourth column is actual YTD for 2012.

Respectfully submitted by:  
Ashley Royal  
Finance Director, City of Cordova

City of Cordova				
Cash and Investments		12/31/2010	12/31/2011	5/30/2012
001-11000 FNB Checking		(\$40,990.83)	(\$117,035.34)	(\$535,677.10)
001-11001 FNB Sweep Acct.		\$2,715,894.15	\$361,693.23	\$234,888.59
001-11002 FNB Payroll Checking		(\$39,267.14)	(\$42,366.13)	(\$85,192.05)
001-11003 Cash XPB		N/A	\$0.00	\$26,239.72
001-11010 UBS - Central Treasury Investments		\$7,612,877.50	\$7,569,873.99	\$5,000,251.68
101-12015 AMLIP		\$2,610.30	\$2,616.68	\$2,625.00
104-12025 UBS - Permanent Fund Investments		\$8,033,064.58	\$8,836,765.81	\$8,991,079.92
420-12025 UBS School Capital Project		\$445,474.16	N/A	N/A
203-11000 Cash Savings Acct		\$6,861.99	\$6,887.94	\$6,889.00
502-11000 FNBA Credit Cards Acct		\$324,843.57	\$178,124.43	\$55,437.11
805-12000 FNBA Certificate of Deposits		\$479,725.10	\$480,442.09	\$480,575.00
		<u>\$19,541,093.38</u>	<u>\$17,277,002.70</u>	<u>\$14,177,116.87</u>

Fund #	Cash Allocation Reconciliation			
101	General Fund	\$4,433,851.07	\$5,255,710.89	\$3,868,909.80
104	Permanent Fund	\$8,534,668.01	\$8,929,994.81	\$9,298,308.92
203	Ambulance Replacment Fund	\$54,304.83	\$63,028.51	\$63,029.57
333	2012 Snowpocalypse	N/A	N/A	(\$875,692.87)
401	General Projects & Grant Admn	(\$103,585.88)	(\$168,774.59)	(\$353,280.63)
408	School ILP Building	N/A	\$105,242.89	\$49,151.32
410	Chip Seal C.I. P.	\$100,546.53	(\$61,634.45)	\$75,765.55
420	School Capital Project	\$2,552,396.89	\$834,553.54	\$120,632.55
426	Cordova Center Fund	\$1,456,881.79	\$288,501.97	\$189,590.17
430	Public Safety Building C.I. P.	N/A	(\$75,000.00)	(\$75,000.00)
435	Hospital Repair Project	N/A	(\$13,500.00)	(\$13,500.00)
442	Shipyards Building Project	N/A	(\$5,650.00)	(\$5,650.00)
444	Shipyards Fill Project	N/A	(\$5,000.00)	(\$5,000.00)
448	Sawmill Avenue Trail Project	N/A	(\$5,000.00)	(\$5,000.00)
502	Harbor Enterprise Fund	\$703,404.87	\$344,241.29	\$148,056.18
	Sewer/Water Enterprise Fund	\$543,643.91	N/A	N/A
503	Sewer Enterprise Fund	N/A	\$78,802.27	\$132,211.78
504	Water Enterprise Fund	N/A	\$199,704.11	\$109,882.04
505	Refuse Enterprise Fund	\$1,232,282.24	\$246,429.45	\$274,146.86
506	Odiak Camper Park Fund	\$32,699.12	\$23,943.31	\$16,819.83
602	Harbor & Port Projects	N/A	\$5,000.00	\$4,148.51
603	Sewer Projects	N/A	\$7,775.00	(\$23,674.53)
604	Water Projects	N/A	(\$237,937.56)	(\$300,280.06)
605	Solid Waste Projects	N/A	\$68,936.43	\$68,936.43
702	Harbor Fund Dep'n Reserve	N/A	\$350,532.98	\$350,532.98
703	Sewer Fund Dep'n Reserve	N/A	\$56,500.00	\$56,500.00
704	Water Fund Dep'n Reserve	N/A	\$100,000.00	\$100,000.00
705	Refuse Fund Dep'n Reserve	N/A	\$300,444.16	\$300,044.16
805	Landfill Fund	N/A	\$535,449.69	\$535,582.60
911	E-911 Special Revenue Fund	N/A	\$54,708.00	\$71,945.71
		<u>\$19,541,093.38</u>	<u>\$17,277,002.70</u>	<u>\$14,177,116.87</u>

CITY OF CORDOVA  
FUND SUMMARY  
FOR THE 5 MONTHS ENDING MAY 31, 2012

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TAXES	45,442.20	1,253,761.68	5,507,136.66	4,253,374.98	22.8
LICENSES & PERMITS	517.60	782.60	17,800.00	17,017.40	4.4
OTHER GOVERNMENTAL	.00	1,196,089.39	2,453,553.00	1,257,463.61	48.8
LEASES & RENTS	14,244.05	57,234.31	186,050.00	128,815.69	30.8
LAW ENFORCEMENT	22,253.72	105,484.99	307,234.00	201,749.01	34.3
D. M. V.	9,283.52	27,261.94	74,500.00	47,238.06	36.6
PLANNING DEPARTMENT REVENUE	4,291.75	6,608.50	14,500.00	7,891.50	45.6
RECREATION DEPT REVENUE	13,086.00	21,928.00	71,900.00	49,972.00	30.5
POOL REVENUE	1,273.00	3,778.00	23,200.00	19,422.00	16.3
SALE OF PROPERTY	700.00	2,815.00	9,600.00	6,785.00	29.3
INTERFUND TRANSFERS IN	.00	.00	852,083.84	852,083.84	.0
OTHER REVENUE	38,732.17	101,887.68	81,146.00	20,741.68	125.6
STATE DEBT SERVICE REIMBURSE	.00	643,961.00	975,707.41	331,746.41	66.0
	149,804.01	3,421,593.09	10,574,410.91	7,152,817.82	32.4
<u>EXPENDITURES</u>					
CITY COUNCIL	2,964.13	4,666.02	26,150.00	21,483.98	17.8
CITY CLERK	16,849.08	102,421.97	225,616.00	123,194.03	45.4
CITY MANAGER	19,590.23	101,317.62	384,638.00	283,320.38	26.3
FINANCE	27,786.09	148,801.86	358,832.00	210,030.14	41.5
PLANNING DEPARTMENT EXPENSE	20,850.17	87,538.35	193,564.00	106,025.65	45.2
DEPARTMENT OF MOTOR VEHICLE	3,694.99	21,227.54	67,072.00	45,844.46	31.7
LAW ENFORCEMENT	60,469.03	314,491.99	815,460.00	500,968.01	38.6
JAIL OPERATIONS	15,254.68	77,088.32	200,289.00	123,200.68	38.5
FIRE & EMS	19,715.26	132,398.49	308,606.00	176,207.51	42.9
DISASTER MANAGEMENT DEPT.	.00	.00	510.00	510.00	.0
INFORMATION SERVICES	25,845.14	147,881.76	371,526.00	223,644.24	39.8
FACILITY UTILITIES	20,113.22	84,733.71	145,500.00	60,766.29	58.2
PW ADMINISTRATION	8,968.89	48,944.21	105,746.00	56,801.79	46.3
FACILITY MAINTENANCE	14,511.15	55,957.54	197,522.00	141,564.46	28.3
STREET MAINTENANCE	39,749.39	195,701.38	572,912.00	377,210.62	34.2
SNOW REMOVAL	502.89	14,392.16	60,881.00	46,488.84	23.6
EQUIPMENT MAINTENANCE	12,844.68	107,586.75	274,998.00	167,411.25	39.1
PARKS MAINTENANCE	17,573.60	33,134.23	100,715.00	67,580.77	32.9
CEMETERY MAINTENANCE DEPT.	.00	.00	8,218.00	8,218.00	.0
RECREATION - BIDARKI	29,099.47	150,877.87	339,175.00	188,297.13	44.5
POOL	27,769.52	99,227.10	258,059.00	158,831.90	38.5
SKI HILL	5,775.88	34,979.40	58,400.00	23,420.60	59.9
NON-DEPARTMENTAL	7,249.50	136,832.62	342,830.00	205,997.38	39.9
LONG TERM DEBT SERVICE	1,662.50	1,018,130.58	1,699,076.18	680,945.60	59.9
INTERFUND TRANSFERS OUT	.00	.00	749,945.73	749,945.73	.0
TRANSFERS TO OTHER ENTITIES	145,833.35	1,362,500.00	2,328,170.00	965,670.00	58.5
	544,672.84	4,480,831.47	10,194,410.91	5,713,579.44	44.0
	( 394,868.83)	( 1,059,238.38)	380,000.00	1,439,238.38	

CITY OF CORDOVA  
FUND SUMMARY  
FOR THE 5 MONTHS ENDING MAY 31, 2012

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
101 GENERAL FUND	149,804.01	3,421,593.09	10,574,410.91	7,152,817.82	32.4
104 CITY PERMANENT FUND	( 53,083.01)	368,314.11	1,110,858.73	742,544.62	33.2
203 AMBULANCE REPLACEMENT FUND	.00	.00	7,050.00	7,050.00	.0
205 VEHICLE REMOVAL FUND	.00	.00	33,000.00	33,000.00	.0
401 GENERAL PROJ & GRANT ADMN	104,467.37	100,018.16	454,808.00	354,789.84	22.0
410 CHIP SEAL C.I.P.	.00	.00	261,618.57	261,618.57	.0
502 HARBOR ENTERPRISE FUND	54,935.43	149,744.97	1,010,956.14	861,211.17	14.8
503 SEWER ENTERPRISE FUND	56,862.88	260,478.00	627,210.00	366,732.00	41.5
504 WATER ENTERPRISE FUND	49,516.97	210,751.29	675,593.42	464,842.13	31.2
505 REFUSE ENTERPRISE FUND	72,858.38	300,861.97	852,300.00	551,438.03	35.3
506 ODIK CAMPER PARK	2,059.48	2,059.48	53,662.00	51,602.52	3.8
602 HARBOR & PORT PROJECTS	36,411.66	36,411.66	1,760,000.00	1,723,588.34	2.1
603 SEWER PROJECTS	.00	.00	113,500.00	113,500.00	.0
604 WATER PROJECTS	.00	.00	201,500.00	201,500.00	.0
605 SOLID WASTE PROJECTS	.00	.00	642,000.00	642,000.00	.0
702 HARBOR FUND DEP'N RESERVE	.00	.00	70,000.00	70,000.00	.0
703 SEWER FUND DEP'N RESERVE	.00	.00	50,000.00	50,000.00	.0
704 WATER FUND DEP'N RESERVE	.00	.00	4,236.25	4,236.25	.0
805 LANDFILL FUND	.00	129.60	50,000.00	49,870.40	.3
911 E-911 SPECIAL REVENUE FUND	212.00	17,237.71	50,000.00	32,762.29	34.5
	474,045.17	4,867,600.04	18,602,704.02	13,735,103.98	26.2
<u>EXPENDITURES</u>					
101 GENERAL FUND	544,672.84	4,480,831.47	10,194,410.91	5,713,579.44	44.0
104 CITY PERMANENT FUND	.00	.00	945,676.57	945,676.57	.0
333 2012 SNOWPOCALYPSE	111,176.83	875,692.87	.00	( 875,692.87)	.0
401 GENERAL PROJ & GRANT ADMN	31,196.46	234,038.49	504,808.00	270,769.51	46.4
408 SCHOOL ILP BUILDING	.00	30,441.33	.00	( 30,441.33)	.0
410 CHIP SEAL C.I.P.	.00	.00	200,000.00	200,000.00	.0
502 HARBOR ENTERPRISE FUND	71,666.37	331,132.26	1,010,956.14	679,823.88	32.8
503 SEWER ENTERPRISE FUND	39,089.67	191,065.11	627,210.00	436,144.89	30.5
504 WATER ENTERPRISE FUND	54,709.51	183,828.10	675,593.42	491,765.32	27.2
505 REFUSE ENTERPRISE FUND	39,240.50	243,828.86	831,325.00	587,496.14	29.3
506 ODIK CAMPER PARK	1,998.18	8,396.40	53,662.00	45,265.60	15.7
602 HARBOR & PORT PROJECTS	1,352.29	37,263.15	1,790,000.00	1,752,736.85	2.1
603 SEWER PROJECTS	.00	18,021.17	264,000.00	245,978.83	6.8
604 WATER PROJECTS	.00	3,050.80	252,000.00	248,949.20	1.2
605 SOLID WASTE PROJECTS	.00	.00	832,000.00	832,000.00	.0
	895,102.65	6,637,590.01	18,181,642.04	11,544,052.03	36.5
	( 421,057.48)	( 1,769,989.97)	421,061.98	2,191,051.95	

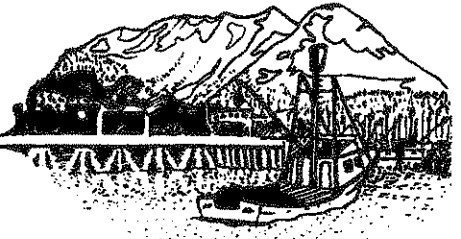
City of Cordova  
Cordova Center  
5/31/2012

Account Number	Account Title	Total Project Budget	Prior Years Actual	2012	2012
				Current year Budget	Current year Actual
426-300-40325	Investment Earnings	90,770.90	90,770.90	0.00	0.00
426-300-42195	Cordova Center Design	23,109.00	23,109.00	0.00	0.00
426-300-42200	Not Yet Known	0.00	0.00	0.00	0.00
426-300-43000	Deferred Revenue	0.00	(387,361.70)	387,361.70	387,361.70
426-310-42410	DOI FY03 S.2708	994,000.00	994,000.00	0.00	0.00
426-310-42420	HUD EDI B-04-SP-AK-0040	994,100.00	994,100.00	0.00	0.00
426-310-42430	DCCED 05-DC-039	25,000.00	25,000.00	0.00	0.00
426-310-42440	DCCED 06-DC-101	1,000,000.00	1,000,000.00	0.00	0.00
426-310-42450	DCCED 10-DC-011	1,000,000.00	1,000,000.00	0.00	0.00
426-310-42460	DCCED 11-DC-197	2,500,000.00	2,500,000.00	0.00	0.00
426-310-42470	DCCED 11-DC-626	2,000,000.00	2,000,000.00	0.00	0.00
426-310-45480	EVOSTC - Fed Grant	7,000,000.00	846,628.67	6,153,371.33	0.00
426-390-49998	Transfer from Permanent Fund	1,500,000.00	1,500,000.00	0.00	0.00
426-390-49999	Transfer from General Fund	0.00	0.00	0.00	0.00
<b>Total Revenue</b>		<b>17,126,979.90</b>	<b>10,586,246.87</b>	<b>6,540,733.03</b>	<b>387,361.70</b>
426-401-00000	Phse I - From City Money	1,515,100.00	446,499.98	1,068,600.02	71,221.39
426-402-00000	Phse II - From City Money	0.00	0.00	0.00	0.00
426-411-00000	Phse I - DOI FY03 S.2708	994,000.00	994,000.00	0.00	0.00
426-412-00000	Phse II - DOI FY03 S.2708	0.00	0.00	0.00	0.00
426-421-00000	Phse I - HUDEDI B04SP-AK-0040	994,100.00	994,100.00	0.00	0.00
426-422-00000	Phse II - HUDEDI B04SP-AK-0040	0.00	0.00	0.00	0.00
426-431-00000	Phse I - DCCED 05-DC-039	25,000.00	25,000.00	0.00	0.00
426-432-00000	Phse II - DCCED 05-DC-039	0.00	0.00	0.00	0.00
426-441-00000	Phse I - DCCED 06-DC-101	1,000,000.00	1,000,000.00	0.00	0.00
426-442-00000	Phse II DCCED 06-DC-101	0.00	0.00	0.00	0.00
426-451-00000	Phse I - DCCED 10-DC-011	1,000,000.00	1,000,000.00	0.00	0.00
426-452-00000	Phse II - DCCED 10-DC-011	0.00	0.00	0.00	0.00
426-461-00000	Phse I - DCCED 11-DC-197	2,500,000.00	2,500,000.00	0.00	0.00
426-462-00000	Phse II - DCCED 11-DC-197	0.00	0.00	0.00	0.00
426-471-00000	Phse I - DCCED 11-DC-626	2,000,000.00	2,000,000.00	0.00	0.00
426-472-00000	Phse II - DCCED 11-DC-626	0.00	0.00	0.00	0.00
426-481-00000	Phse I - EVOSTC	7,000,000.00	846,628.67	6,153,371.33	825,518.36
426-482-00000	Phse II - EVOSTC	0.00	0.00	0.00	0.00
426-901-00000	Interfund Transfers Out	0.00	0.00	0.00	0.00
<b>Total Expenditures</b>		<b>17,028,200.00</b>	<b>9,806,228.65</b>	<b>7,221,971.35</b>	<b>896,739.75</b>
<b>Net Totals</b>		<b>98,779.90</b>	<b>780,018.22</b>	<b>(681,238.32)</b>	<b>(509,378.05)</b>

Account Number	Account Title	State Budget	Per GL Total Available	Per GL 2008 - 2011	Per GL 2012
<b>School Capital Project</b>					
<b>Revenue</b>					
420-300-40100	Bond Issue Proceeds	16,610,704.59	16,610,704.59	16,610,704.59	.00
420-300-40325	Investment Earnings	.00	262,168.89	262,168.89	.00
420-300-43000	Deferred Revenue	.00	.00	823,948.04-	823,948.04
<b>Transfers</b>					
420-393-41005	Transfer to School Dist	.00	200,000.00-	200,000.00-	.00
Total Revenue:		16,610,704.59	16,672,873.48	15,848,925.44	823,948.04
<b>Mt Eccles Gym Addition</b>					
420-403-50220	CM (by consultant)	91,982.00	91,982.00	91,982.00	.00
420-403-52100	Land Purchase	205,759.91	205,759.91	205,759.91	.00
420-403-52110	Site Investigation	.00	.00	.00	.00
420-403-52140	Design Services	413,919.00	413,919.00	413,919.00	.00
420-403-52150	Construction	6,090,955.00	6,084,932.89	6,084,932.89	.00
420-403-52160	Equipment	151,222.00	151,222.00	151,222.00	.00
420-403-52170	District Admn Overhead	229,955.00	243,536.97	243,536.97	.00
420-403-52180	Art	22,996.00	22,996.00	22,996.00	.00
420-403-52190	Project Contingency	.00	.00	.00	.00
Total Mt Eccles Gym Addition:		7,206,788.91	7,214,348.77	7,214,348.77	.00
<b>Mt Eccles Renovation</b>					
420-405-50220	CM (by consultant)	166,730.00	166,730.00	166,730.00	.00
420-405-52140	Design Services	833,650.00	830,398.89	830,398.89	.00
420-405-52150	Construction	7,491,425.00	7,491,425.00	6,668,354.05	694,051.29
420-405-52160	Equipment	487,202.00	487,202.00	487,202.00	.00
420-405-52170	District Admn Overhead	416,825.00	441,085.82	440,208.73	12,769.80
420-405-52180	Art	41,683.00	41,683.00	41,683.00	390.00
420-405-52190	Project Contingency	.00	.00	.00	.00
Total Mt Eccles Renovation:		9,437,515.00	9,458,524.71	8,634,576.67	707,211.09
Total Expenditure:		16,644,303.91	16,672,873.48	15,848,925.44	707,211.09
Net Grand Totals:		33,599.32-	.00	.00	116,736.95

# CITY OF CORDOVA

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June 6, 2012

Representative Bill Thomas  
PO Box 993  
Haines, AK 99827

Representative Thomas:

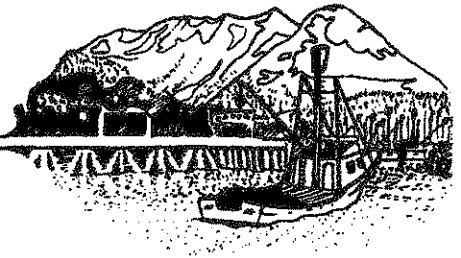
On behalf of the City of Cordova and her grateful citizens, I want to personally thank you for formulating and supporting passage of House Bill 246. Cordova has a long and proud history of military service in her citizenry. When you asked us to assist with some names and details of our fallen servicemen, the City graciously and eagerly offered help. We are now so proud that your project took hold, was swiftly and easily passed through the legislature and then signed and approved by Governor Parnell.

The City of Cordova anxiously awaits the Bridge Naming Ceremony which takes place at 9.7 mile on the Copper River Highway at 3:00 pm on Saturday June 9, 2012. We are honored that you will be here in person to participate in the ceremony. Once again, I thank you for initiating and then supporting this important and honorable piece of legislation.

Thank you,

Jim Kallander, Mayor  
City of Cordova

# CITY OF CORDOVA



June 6, 2012


Governor Sean Parnell  
Alaska State Capitol Building  
PO Box 110001  
Juneau, AK 99811-0001

Governor Parnell:

On behalf of the City of Cordova and her grateful citizens, I want to personally thank you for signing and approving House Bill 246. Cordova has a long and proud history of military service in her citizenry. When Representative Bill Thomas asked us to assist with some names and details of our fallen servicemen, the City graciously and eagerly offered him help. We are now so proud that his project took hold, was swiftly and easily passed through the legislature and then signed and approved by you.

The City of Cordova anxiously awaits the Bridge Naming Ceremony which takes place at 9.7 mile on the Copper River Highway at 3:00 pm on Saturday June 9, 2012. Once again, I thank you for supporting this important and honorable piece of legislation.

Thank you,



Jim Kallander, Mayor  
City of Cordova

# 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

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## A MEMO FROM SUSAN BOURGEOIS, CITY CLERK

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DATE: May 30, 2012

TO: Mayor and City Council

SUBJECT: Ordinance 1094 Applicable Charter and Code references

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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:

<b>Fund #</b>	<b>Fund Title</b>	<b>Purpose</b>	<b>Amount</b>
#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.

1<sup>st</sup> reading and Public Hearing: June 5, 2012

2<sup>nd</sup> reading and Public Hearing: June 20, 2012

**PASSED AND APPROVED THIS 20<sup>th</sup> DAY OF JUNE, 2012**

\_\_\_\_\_  
James Kallander, Mayor

ATTEST:

\_\_\_\_\_  
Susan Bourgeois, City Clerk

# Memorandum

**To:** City Council  
**From:** Sam Greenwood, City Planner  
**Date:** 6/14/2012  
**Re:** New Land Disposal Category

## **PART I. BACKGROUND:**

- March 8<sup>th</sup> 2011 P&Z Meeting land disposal maps reviewed by Commission
- April 12<sup>th</sup> 2011 P&Z Meeting review and update land disposal maps
- June 14<sup>th</sup> 2011 P&Z Meeting continue review and update of land disposal maps
- July 12<sup>th</sup> 2011 P&Z Meeting final review of land disposal maps, land disposal categories and annual review and update policy of land disposal maps
- November 8, 2011 P&Z Meeting Resolution to city council to approve the land disposal maps and annual update schedule
- November 16<sup>th</sup> 2011 City Council meeting the P&Z 2011 land disposal maps and annual update resolution was passed
- At the December 13<sup>th</sup> 2012 P&Z meeting the 2012 Land disposal maps update and resolution were approved and recommended to city council
- March 7<sup>th</sup> 2012 City Council meeting the Land disposal maps and updates were approved by city council
- June 12<sup>th</sup> 2012 P&Z discussion of Land disposal categories and updating land disposal maps

## **PART II. GENERAL INFORMATION:**

At the June 12, 2012 P&Z meeting the disposal of Lot 2 Block 3 Cordova Industrial Park was discussed. Due to the recommendation of the public works director to keep this lot as a snow dump and the letter of interest for potential seasonal use a new land disposal category was created for P&Z to consider at the meeting. After a discussion, P&Z believed that allowing seasonal use with conditions and providing for snow storage would be an additional category of land disposal which would provide for the highest use of city property. The new category defines and provides for this type of use.

**Snow dump/ Seasonal Use**—these types of lots will be used for snow dumps from 10/1-5/1. Uses will be considered during 5/2-9/30.  
Seasonal Use must be discontinued on or before by 9/30.

## **PART II. Planning and Zoning Action:**

**M/Pegau S/Greenwood** “I move to approve resolution 12-04 a resolution of the Planning and Zoning Commission of the City of Cordova, Alaska recommending an additional land use type for use in land disposal maps to the City of Cordova’s City Council.”

**M/Pegau S/Greenwood** I move to modify the language under “Snow dump/Seasonal use ~ these types of lots will be used for snow dumps from 10/1 – 5/1. Other uses will be considered from 5/2 – 9/30. Seasonal use must be discontinued on or before 9/30.”

Vote on amendment

Yeas: Bailer, Greenwood, McGann & Pegau

Nay: none

Absent: Reggiani, Srb & LoForte

Vote on main motion

Yeas: Bailer, Greenwood, McGann & Pegau

Nay: none

Absent: Reggiani, Srb & LoForte

**PART III. SUGGESTED MOTION:**

“I move city council accept resolution 12-04 from the Planning and Zoning Commission.”

**CITY OF CORDOVA, ALASKA  
PLANNING AND ZONING COMMISSION  
RESOLUTION 12-04**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING AN ADDITIONAL LAND USE TYPE FOR USE IN LAND DISPOSAL MAPS THE CITY OF CORDOVA'S CITY COUNCIL.**

**WHEREAS**, the City of Cordova's city manager and city planner are directed by the Cordova Municipal Code Section 5.22.040(C) – Application to lease or purchase the city manager shall refer an application from a qualified applicant to the city planner. If the city planner finds that the real property is available for lease or purchase, the city planner shall schedule the application for review by the planning commission not later than its next regular meeting; and City of Cordova's Planning and Zoning Commission directed by the Cordova Municipal Code Section 5.22.040(D) – Application to lease or purchase The planning commission shall review the application, and recommend to the city council whether the city should accept the application, offer the real property interest for disposal by one of the competitive procedures in Section 5.22.060, or decline to dispose of the real property interest.

**WHEREAS**, the City of Cordova's Planning and Zoning Commission has discussed and decided that an additional land disposal type is needed to provide clear and accurate descriptions of city land for disposal.

**WHEREAS**, the City of Cordova's Planning and Zoning Commission has identified an additional land disposal type as:

**Snow dump/ Seasonal Use**—these types of lots will be used for snow dumps from 10/1-5/1. Other uses will be considered during 5/2-9/30. Seasonal Use must be discontinued on or before by 9/30.

**WHEREAS**, having clearly defined disposal types and providing possible seasonal use for city property while providing snow storage in the winter is beneficial to the City of Cordova ; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the City of Cordova's Planning and Zoning Commission hereby recommends an additional land use type for use in land disposal maps to the City of Cordova's City Council

**PASSED AND APPROVED THIS 12<sup>th</sup> DAY OF JUNE, 2012**

\_\_\_\_\_  
Tom Bailer, Chairman

ATTEST:

\_\_\_\_\_  
Samantha Greenwood, City Planner

# Memorandum

To: City Council  
Thru: Samantha Greenwood, City Planner  
Date: June 13, 2012  
Re: **Recommendation from P&Z, Lot 6 Block 2 Southfill Development Park Land disposal**

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## PART I. BACKGROUND:

The timeline of the disposal of the Lot6, Block 2 Southfill development Park

1. 10/11/2011 Planning and Zoning meeting made recommendation to city council to dispose of the lot 6 Block 2 Southfill Development Park
2. 11/02/2011 City Council voted to sell the lots by proposal
3. 30 day period proposal period ended May 7<sup>th</sup> 2012
4. Planning and zoning reviewed proposal June 12<sup>th</sup>

## PART II. GENERAL INFORMATION:

### Planning Commission

At the Planning Commission meeting the proposal was discussed. The following motion was made and voted upon

**M/Greenwood S/ Pegau** “I move that the Planning Commission recommend to City Council that the proposal from Becky Chapek be accepted and that she be granted the award to negotiate with the City to purchase Lot 6, Block 2, South Fill Development Park and that the City Council direct the City Manager to begin disposing of the property in accordance with Chapter 5.22 of the Cordova Municipal Code”

Yeas: none

Nays: Bailer, Greenwood, McGann & Pegau

Absent: Reggiani, Srb & LoForte

### **0-4 motion fails**

At this time City Council needs to review the proposal, the recommendation from P&Z and do one of the following as described in 5.22.030.

### 5.22.030 - Council approval required.

B. If the city solicits bids or proposals for a disposal of an interest in city real property, the council either shall:

1. Award the disposal to the best bidder or proposer in accordance with the criteria in the invitation for bids or proposals, or
2. If the council finds it to be in the best interest of the city to do so, reject any or all bids or proposals.

## PART II. STAFF SUGGESTED MOTION:

“I move to (\*) on Lot 6 Block 2 Southfill Development Park.”

\*could be 1) award the disposal to the proposer or 2) reject the proposal

TO: City of Cordova – P & Z

FROM: Becky Chapek

DATE: May 6, 2012

RE: Lot 6, Block 2, South Fill

This lot would be purchased to facilitate the opening of a full service, family run, eating establishment. It will be open year round and will offer clients a pleasant dining option with regular operating hours.

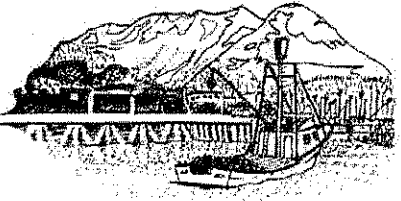
The building is approximately 1800 square feet, but a covered exterior deck that will be approximately 700 square feet to accommodate diners during the summer will be added. The design of the structure is that of a railroad car and it has been a landmark at the airport since it was constructed. It is not only an interesting building, but it is also very well built.

As a result of opening this business, Cordovan's will enjoy having an affordable, healthy place to dine that has dependable hours on a year round basis. It will provide a stable job for the family who owns & operates it and for their employees. In time the café will become a tradition for locals and visitors to the community. Jobs & sales tax revenue will benefit the City.

At the time it was built, this was a fully compliant DEC certified restaurant. An Architect and Structural Engineer were employed to create this unique building. Replacement cost is over \$540,000. The deck, move cost & site development places worth of the building at \$650,000. As time progresses, there are plans to for an additional 30' X 50' building to be constructed in the open area behind the restaurant. This will serve as an "Event Room". It will be used for parties, weddings, receptions, proms, banquets, meetings & other public and private catered events. It is not shown on the map, but you can see there is room for this structure behind the restaurant.

Before bidding on the lot, a contractor was consulted who said there would be no problem moving the building, so site development could begin upon completion of the sale. After a foundation is poured the building will be moved and placed on site. The restaurant could be open by fall 2012.

# CITY OF CORDOVA



## SEALED PROPOSAL FORM

**All proposals must be submitted by May 7, 2012 @ 5p.m in a sealed envelope.**

Property: Lot 6, Block 2, located in the South Fill Development Park. See attached map.

Name of Proposer Becky Chapak  
Name of Business moose Caboose

Address PO Box 1564  
Cordova, Alaska 99574

Phone Number 424-5356

**Note: All submitted proposals for this property will be reviewed by the Planning & Zoning Commission who will then recommend a proposal to City Council for final review and acceptance. The City Council reserves the right to reject any, part of any or all proposals, or to accept any proposal deemed most advantageous to the City of Cordova.**

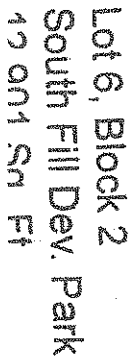
The chosen proposal will be required to provide a Site Plan and Architectural review per City of Cordova Municipal Code section 18.39.130 - Site Plan and Architectural review. This process shall be completed prior to a Building Permit being issued.

The minimum price that will be accepted for Lot 6, Block 2; South Fill Development Park is \$73,500. This is the Fair Market Value determined by a qualified Appraiser licensed by the State of Alaska. If the successful proposal amount is greater than the appraised value then that shall be the amount paid for the property. In no event shall the winning proposal amount be less than Fair Market Value.

Proposed Price \$73,500

The applicant shall be responsible for all fees and costs the City incurred to third-parties in the transaction, including without limitation costs of appraisal, attorney's fees and costs, surveying and platting fees and costs, closing costs and escrow fees as per City of Cordova Municipal Code section 5.22.100.

Please review the attached section of Code for the allowable uses within the Waterfront Commercial Park Zone District.



## **Pending agenda:**

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

Schedule executive session at upcoming meeting for Clerk evaluation (maybe July 3)

2 vacancies on Parks and Recreation Commission to be filled at July 18 regular meeting advertising now for letters of interest

## **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 spec mtg LMR	6 <del>7:30 reg mtg LMR</del>	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 Cordova Cleanup and junk car disposal day
24	25	26	27	28	29 2012 tax bills mailed	30 <div>39</div>

# July 2012

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3 6:30 HSB LMR 6:45 pub hrg 7pm Spec Mtg LMR	4 City Hall Offices Closed <del>7:30 reg mtg LMR</del>	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 <b>41</b>