

CITY COUNCIL WORK SESSION  
JUNE 23, 2010 @ 12:00 PM  
CITY HALL CONFERENCE ROOM  
MINUTES

**A. CALL TO ORDER**

*Mayor Jim Kallander* called the Council work session to order at 12:00 pm on June 23, 2010 in the City Hall Conference Room.

**B. ROLL CALL**

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

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

1. Audience comments regarding agenda items - None

**D. WORK SESSION TOPIC**

2. Boat Haul Out Update (current use, anticipated use fall 2010, etc.)

*Dale Muma* passed out a spreadsheet of activity to date of haul outs etc. *Muma* said that he thinks that we are doing better than was anticipated. Revenue collected so far is approximately \$40,000 and the revenue budgeted was \$75,000. *Muma* said that there will be a drop off in activity through the summer months while the seine fleet is working, and then there should be a jump in activity again come fall. Some will want to be hauled out for winter storage. We are optimistic that we will fill-up along the beach with winter-stored boats. *Reggiani* asked how many spaces there are. *Muma* said that for maintenance and working on boats – there are six spots available. Along the other beach there are many ways to configure boats but it is expected that 25 – 30 boats can fit there.

Haul outs require two people – launches only require one person (i.e. they are considerably easier). So far people should not be complaining about cost because they are getting a good amount of time in the sling. They are averaging 6 hrs – elsewhere they would be lucky to get one or two hours. *Muma* said this year is a big evaluation process – this spring they will have a better sense of rates, policies, etc. At our peak this year we had eight boats out of the water at once.

Discussion turned to the work that *Mayor Kallander* did contacting Samson about the prospect of buying some of their land. He said he thoroughly harassed the management at Samson and they are not interested in selling land. *Muma* agreed and *Kacsh* mentioned that he had questioned barge companies in general and learned that they need to retain large lots for their operation in case the need arises to offload entire barges in emergency circumstances.

3. Boat Storage Space (short-term/long-term)

4. Support Business Lots (location, number, size, etc.)

*Mayor Kallander* moved the meeting along to agenda item 4 and said that he thinks the thing that will drive this boatyard most is to have some shelter. He contacted R&M Steel to get some ideas on cost for a building that would be 200 feet long by 60 feet wide by 53 feet tall at the peak, no door (which would add hundreds of thousands of dollars to the quote), 3 inches of insulation in the roof, no insulation in the walls, a 4 foot concrete stem wall all the way around the building and a dirt floor and the quote was \$750,000. That would include some lights and high amp outlets. This building would have non-structural end-walls so it could be lengthened easily. He said this is a good starting

place. **Mayor Kallander** said that he recently met with the owner of Platypus Marine (who was in Cordova) and he was very interested in renting space from us if we built a building and he would ship a crew up here to run a fiberglass repair operation. **Mayor Kallander** didn't pursue it any further than that – he wanted to know where a building would come dollar-wise and whether some company in the ship repair business would be interested in coming here. He said he thinks the answer to that is clearly, yes. **Kacsh** said that down the road he would like to see a commercial district right across the street from the industrial district (i.e. the support businesses).

**Reggiani** said that the conversation was going exactly in the direction he was hoping it would go. He thinks Council should now describe a vision of Cordova's future shipyard before we kick it over to Planning and Zoning.

After further discussion, **Mayor Kallander** asked do we want a building and how big should it be? Should we kick that to Planning and Zoning? **Kacsh** wondered if Harbor Commission should be involved as well as Planning and Zoning. **Reggiani** agreed that Harbor Commission input is important. **Mayor Kallander** said as they get into discussion about leasing the building out – it doesn't have to be to one company – the building can be leased by the square foot to multiple sub-contractors. He said in his experience, people working on boats will go where the talent is. We will have to keep in mind that we'll need to create an environment that is good for business people to come here – so this building might not be a money-maker – but we want to attract the talent. **Muma** said that right now we are doing well because there is no competition in Prince William Sound – that might not be the case in the future. **Mayor Kallander** agreed but added that there are some people who may not have hauled their boats out at all in Cordova if **Jerry Blackler** were not here – they would not have known how to block their boat without the expert.

After further discussion a joint work session was scheduled for 6:30 PM on July 7, 2010 (this would be a Council work session and Planning and Zoning as well as Harbor Commission members would be invited).

**Mayor Kallander** asked **Blackler** if he could write down some of his thoughts for that meeting on July 7. **Blackler** said he would and he wanted to comment on the topic. He said that this will snowball – this is exciting and he fully anticipates that within two or three years Cordova will need a bigger lift. He said as far as talent – there are young kids coming up and they will work into these jobs. **Vicki Blackler** also spoke about the number of phone calls she has been getting – she thinks there is a great potential for this winter.

5. Recreational Trail, Fishing Platforms & Boardwalks (location, specs, number etc.)

6. Discussion with John White of ADF&G regarding planned improvements to Lots 2 & 5 ATS 1602

**John White** (facilities manager) was present as well as **Jeff Regnart** (regional supervisor for Commercial Fishing) both of ADF&G. **White** said they were here to answer questions about the proposed project. He gave a little history and said that when the harbor was turned over to Cordova from the State, the State (ADF&G) retained the small portion with their dock on it. They have had plans since about 2001 to build a small support building and secure parking. So, presently permitting is secured and money is available and they got a City building permit and they are ready to move forward. However, now the City seems to have concerns so he is here to work things out.

**Mayor Kallander** offered some information to **White** concerning the growth in Cordova and the congestion in that tight little spot where this project is happening. He also clarified that Cordova wants Fish & Game here – he said this has all come on strong but he wants them to have their dock and their facility he just wants a compromise on size and exact location because we have to accommodate commerce and the fishing fleet (540 of them) which drives our economy. After some discussion it became apparent that the best use of everyone's time would be to go walk over to the

site and take a tape measure and some paint and establish where the fences and buildings and docks would be going.

The meeting moved outside and **Mayor Kallander**, **Jeff Regnart** and others pulled the tape measure and marked the ground where the location of fences and jersey barriers would be. **Reggiani** asked **White** where the dock would be moved to. **White** said that they weren't moving the existing dock at all – they would just be taking the dog-leg portion that attaches to the 3-stage dock off and having it run straight up the bank toward the proposed 20' X 20' storage facility. **White** made some concessions and said he would reduce the overall size of the proposed parking lot – he also agreed to change some of the angles that would ease the negative effect on the Harbor Hydraulics building.

The meeting moved back into the City Hall Conference Room.

**Mayor Kallander** summarized what had occurred while the meeting was outside on site. He said that the Department (i.e. ADF&G) agreed that the Southeast corner of the parking area would be approximately 90 feet from the Northeast corner of the three stage dock. There is a dog-leg over by Harbor Hydraulics and the Department agreed to abbreviate that dog-leg if it conflicted with the flow of traffic around Harbor Hydraulics. He said that this was a handshake deal and that ADF&G would write it up and send it to Council. Council agreed that they would provide a variance if necessary for the setback of the Department's new fence to their new building. **Kacsh** said that we should not send the letter that had previously been discussed at a Council meeting. **Mayor Kallander** agreed that the letter should be held back.

#### E. AUDIENCE PARTICIPATION

#### F. COUNCIL COMMENTS

**Beedle** – good job today.

**Cheshier** said that we did a really important job today.

**Kacsh** agreed and said what Council accomplished today was fantastic.

**Van den Broek** said that the most pressing question for the upcoming work session is how much of ATS 1004 we want and need for the Boat Haul Out.

**Mayor Kallander** said that town is really heated up about this ADF&G thing and he told **Regnart** and **White** that Council would help mitigate this and advocate this change and help relieve some of the excitement that is out there on this. On the Boat Haul Out, the next work session will only be forty-five minutes long so it won't be highly productive but he wants Council to get out to the users and people and bring back ideas. He wants our vision to be aligned with how the community feels about this.

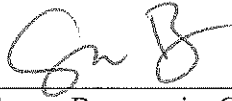
#### G. ADJOURNMENT

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

Hearing no objection, **Mayor Kallander** adjourned the work session at 1:55 pm.

Approved: July 7, 2010

Attest:

  
Susan Bourgeois, City Clerk

