

**CITY COUNCIL REGULAR MEETING
JULY 1, 2015 @ 7:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kacsh called the Council Regular Meeting to order at 7:00 pm on July 1, 2015, in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor James Kacsh led the audience in the Pledge of Allegiance.

C. ROLL CALL

Present for roll call were *Mayor Kacsh* and Council members *Kristin Carpenter, Tom Bailer, Robert Beedle* and *Dave Reggiani*. Council members *Josh Hallquist* and *James Burton* were present via teleconference. Council member *Tim Joyce* was absent. Also present were City Manager *Randy Robertson* and City Clerk *Susan Bourgeois*.

D. APPROVAL OF REGULAR AGENDA

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

Mayor Kacsh said he would be adding *John Bitney* as a guest speaker after the Future Problem Solvers.

Vote on motion: 6 yeas, 0 nays, 1 absent. Beedle-yes; Hallquist-yes; Burton-yes; Joyce-absent; Carpenter-yes; Bailer-yes and Reggiani-yes. Motion was approved.

E. DISCLOSURES OF CONFLICTS OF INTEREST - none

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speaker

a. *Robin Pegau* spoke for the Future Problem Solvers regarding plastic bag use in Cordova. She said Future Problem Solvers identify problems and come up with action plans. She said they have identified plastic shopping bags as a potential problem in Cordova because of how they get into our ocean, affect our environment, etc. There was a survey done in 2013 and 74% of respondents said they would support a ban on plastic bag use in Cordova. *Pegau* went on to say that there are hurdles to overcome and they would propose the discontinuance of the use of plastic bags from Oct – Mar with Oct being a transitional month. Other suggestions include: community organizations giving out reusable bags, cashiers being trained to ask first if you need a bag, people can be encouraged to make their own reusable bags, box sharing stations where full circle farm and/or amazon boxes can be stored and then reused instead of bags. After this trial period, Problem Solvers would like to see if the community would be in favor of a winter ban in 2016 being placed on the March ballot. Therefore, they are asking Council to pass a resolution discontinuing the use of plastic bags between Oct and Mar this year so people can become accustomed to not using the plastic bags.

b. *John Bitney* reported that the legislative session has ended and it was more of a game of trying to hang on to the things that we usually get it wasn't a game of trying to go out and get funds for projects, etc. There wasn't much of a capital budget passed at all. As far as AMHS, we ended up with usual service but that will be an ongoing conversation into the next session. By the end of next year he anticipates that the State will be done funding the contract jails. Approximately \$245k for Cordova. He believes that there will be discussions at the State regarding a new revenue source, could be state sales tax or state income tax or using some of the permanent fund. PERS employer contribution rates should be remaining the same, something we need to keep up on. Education funding – the BSA was fully funded but one-time funds which were outside the formula also look to be funded this time (a small increase to the BSA). Next session this will be a major item on the table. *Bitney* mentioned that his tasking for projects was the harbor and he said the state is not putting a bond package together yet, but he will look to the other communities around the state with big harbor needs to drive this and then try to ensure we get involved.

2. Audience comments regarding agenda items

Kara Johnson of 105 Bluff Trail said she would support a bagless Cordova. She also addressed the correspondence in tonight's packet and would like to see the land deed item opened up for Harbor Commission and public review.

Patrick Christovich of the Cordova Rose Lodge commented on the correspondence – he said he has been talking to the owner of the Rose Lodge (Gary) and they both support the Salty Steer. He commented that during the construction, the Rose Lodge as well as other B&B's and the lumber store, etc. could all benefit by the workers coming into town.

Amanda Wiese said she would like to address the sale of the waterfront lot to the Salty Steer – she has concerns about the method and the timeline but also she handed out copies of social media posts that she said the Salty Steer has been endorsing which includes vulgar language and it is very insulting to her.

Andria Platt spoke in support of the Salty Steer. She thanked Council for the due process.

Alyssa Kleissler encouraged the City Council to come up with a plan that involves not another burger joint in our town. She thought we could create a bigger vision than that.

Sylvia Lange said her husband really wanted to address Council but he was out of town and **Mary Little** also is out of town and wanted her to express that to Council. **Lange** opined that a step got skipped in the process. She apologized for not reading the City Council agendas every month; but she doesn't. She said that she and her husband approached the Science Center and told them that they are more important to Cordova, Alaska than the Reluctant Fisherman Bar and Restaurant, they have 30,000 square feet on the harbor, the lot down front is 19,000 square feet and so they have offered the Reluctant Fisherman to the PWSSC.

Mike Wilson spoke in support of the City Council's decision to sell the property to the Salty Steer.

Erika Clark of 302 Adams, said that clearly, Council should see from this turnout that Cordova is a community that cares about what is going on. She asked Council to reconsider the decision about the land sale and maybe hold a community forum to enlighten the rest of the community members who are gone (busy during their fishing season).

George Daskalos thanked Council for the votes at the last session. He has been in touch with his attorney, architect and engineer and as far as the two year wait time that he's heard several people mention that is not the case, the land can be built upon as soon as possible. He has put everything in motion and he hopes they see the vision that he and his wife do.

3. Chairpersons and Representatives of Boards and Commissions (Harbor, HSB, Parks & Rec, P&Z, School Board)

Beedle reported that Harbor Commission hasn't met recently.

Carpenter reported for the HSB, she said they just had their regularly scheduled quarterly meeting. They'll have May financials later this month. They are speaking with QHR about the proposal they put in for a management contract – they will make a site visit later in July. The administrator and medical director have a list of the ways they can see a third party helping us grow our business and improve the medical care offered.

Bailer said that P&Z has nothing new.

Beedle spoke about RCAC – the Governor signed a new tax on oil that will be used for cleanup – this had been on non-oil company issues. Now it will be for prevention and response regarding spills.

Mayor Kacsh said RCAC had been opposed to the USCG pulling some of its spill equipment from the communities around the region and so he wrote a letter to USCG and that's in the packet tonight. The comment period ended today so he got that in before it ended.

G. APPROVAL OF CONSENT CALENDAR – none

H. APPROVAL OF MINUTES

M/Bailer S/Reggiani to approve the minutes.

4. 06-17-15 Public Hearing Minutes

Vote on motion: 6 yeas, 0 nays, 1 absent. Carpenter-yes; Beedle-yes; Joyce-yes; Bailer-yes; Burton-yes; Reggiani-yes and Hallquist-yes. Motion was approved.

I. CONSIDERATION OF BIDS - none

J. REPORTS OF OFFICERS

5. Mayor's Report – **Mayor Kacsh** said he called DoT and with the help of **Chief Hicks** and some community members, they have accommodated us by allowing for 10 foot lanes instead of the planned eleven foot wide lanes which will allow for a little more pedestrian room. They have also included 2 seasonal recommended speed limit signs of 25 mph near the camper-park and new ball field. The City could also choose to budget for 2016 for the speed limit signs that tell you the speed you are going. DoT has said we could purchase and they would attach to state infrastructure.

6. Manager's Report – **Robertson** said chip sealing should start next week at the harbor intersection. **Robertson** handed out an update from **Rich Rogers** – just a briefing on several projects occurring now (LT2, SRTS, Chip sealing, etc.). The comment period is open regarding the AMHS schedule for fall winter 2015/2016. **Robertson** also handed out a draft for legal services; he asked for Council's input on this before he puts it out there. He has looked and there might be 6 – 8 additional firms to send this out to, besides our current contracted City Attorney.

a. Cordova Center update report – including financials

Robertson began by saying he is still looking into the EVOS funds at the state level. He said it might take some face time down in the State offices, **Bitney** has been helpful. **Rich Rogers** said 49 of 50 windows are installed – 14 completely caulked, another 20 partially caulked – going well. That should be completed in a week or so – there is one errant window due to be delivered in about three weeks. Elevator work finishing up, painting continues. Substantial completion should be in about early August. The commissioning of our mechanical systems – tests to prove out the systems – will be occurring next as well. 156 RFIs have been handled – 2 are open at this time, nothing critical, not holding anything up. **Hallquist** asked about the commissioning – he wondered who we would have getting the training to learn the systems of this facility. **Rogers** said that certainly **Weston Bennett** would be there for that but it might be worthwhile to get a few local contractors in on that as well. **Bailer** thought it might be worthwhile to also videotape all of that when the experts are here teaching the systems.

7. City Clerk's Report – **Bourgeois** said that property tax bills are in the mail today. She reported that **Deputy Clerk Hammer** also completed the state report for the State Assessor and unfortunately, our sales ratio is lower than it had been. Our contracted Assessor, **Mike Renfro** of Appraisal Company of Alaska, has said that he'd like to do a more thorough look through the property tax cards next year and make some adjustments. His contract will be before you in August. **Beedle** asked about foreclosures. **Bourgeois** reported that there were two taxpayers still delinquent for 2013 taxes – the last day to pay before the City seized those properties was July 1 and those have both been cleared by the property owners.

K. CORRESPONDENCE

8. R. McGuire email concerning breakwater fill lot 06-19-15
9. M. Berry email-letter concerning breakwater fill lot 06-19-15
10. C. Farris email concerning breakwater fill lot 06-21-15
11. S. Fritsch email concerning breakwater fill lot 06-21-15
12. S. Lange email concerning breakwater fill lot 06-21-15
13. S. VanDyck email concerning breakwater fill lot 06-21-15
14. D. Weibl email-letter concerning breakwater fill lot 06-23-15
15. C. Johnson email concerning breakwater fill lot 06-23-15
16. L. Padawer email concerning breakwater fill lot 06-23-15
17. E. Manzer & M. Mulvaney letter concerning breakwater fill lot 06-23-15
18. B. Thomson email concerning breakwater fill lot 06-23-15
19. D. Roemhildt letter concerning Nicholoff and Harbor Loop paving 06-23-15
20. K. Gorman email concerning breakwater fill lot 06-23-15
21. K. Jones email concerning breakwater fill lot 06-23-15
22. J. Sjostedt email concerning breakwater fill lot 06-23-15
23. C. Roesbury email concerning breakwater fill lot 06-24-15
24. J. Reynolds email concerning breakwater fill lot 06-24-15
25. M. Little email concerning breakwater fill lot 06-24-15
26. R. Rankin email concerning breakwater fill lot 06-24-15
27. D. Muma email concerning breakwater fill lot 06-24-15
28. D. Otness email concerning breakwater fill lot 06-24-15
29. A. Kleissler email concerning breakwater fill lot 06-24-15
30. G. Meyer email concerning breakwater fill lot 06-24-15
31. L. McFadden email concerning breakwater fill lot 06-24-15
32. M. and V. Anderson email concerning breakwater fill lot 06-24-15
33. B. Reynolds email concerning breakwater fill lot 06-24-15
34. Mayor letter to USCG regarding spill response equipment 06-25-15

Beedle said he is of the opinion that another bar/restaurant hotel is just splitting the pie. He also said there are other places. He opined that as a governing body, it's not up to us to decide what's best for us, we need to listen to the people. He doesn't see any new economy. **Beedle** said he'd like to slow down and take a look at this – a new economy is needed, to justify it more. **Hallquist** said that we are working on economic development and that's the Cordova Center, it's a convention center and this is a perfect complement to that – a hotel / bar / restaurant. He said that the conventions are going to come sometimes in the winter but other times when shorebirds are here or when silvers are here and that's when we'll need the extra rooms. **Mayor Kacsh** asked **Robertson** what the next step is in the process. **Robertson** said, negotiations are underway and then they will also be working with Planning and Zoning Commission on site plans, etc.

Greenwood will be the assigned point person. He said it is not necessarily an expeditious process. *Mayor Kacsh* said so there is still plenty of time for the community to get involved.

L. ORDINANCES AND RESOLUTIONS

35. Ordinance 1131 an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code subsection 16.15.2305(d) in order to reduce the ground snow load requirement from 150 pounds per square foot to 100 pounds per square foot – 2nd reading.

M/Bailer S/Hallquist to adopt Ordinance 1131 An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code subsection 16.15.2305(d) in order to reduce the ground snow load requirement from 150 pounds per square foot to 100 pounds per square foot.

Vote on motion: 5 yeas, 1 nay, 1 absent. Joyce-absent; Bailer-yes; Burton-yes; Beedle-yes; Reggiani-no; Hallquist-yes and Carpenter-yes. Motion was approved.

36. Ordinance 1132 an ordinance of the City Council of the City of Cordova, Alaska, authorizing a lease to Alpine Diesel, LLC of 15,000 square feet of the Southwest portion of Tract 1A, Ocean Dock Subdivision Addition #2 – 2nd reading

M/Carpenter S/Beedle to adopt Ordinance 1132 an ordinance of the City Council of the City of Cordova, Alaska, authorizing a lease to Alpine Diesel, LLC of 15,000 square feet of the Southwest portion of Tract 1A, Ocean Dock Subdivision Addition #2

Carpenter said she supports it, they've discussed it previously; the Planning Department has put together the lease with all the terms we have requested in it. *Hallquist* said he also supports this.

Vote on motion: 6 yeas, 0 nays, 1 absent. Carpenter-yes; Hallquist-yes Joyce-absent; Beedle-yes; Burton-yes Reggiani-yes and Bailer-yes. Motion was approved.

M. UNFINISHED BUSINESS – none

N. NEW & MISCELLANEOUS BUSINESS

37. Pending Agenda, Calendar, Elected & Appointed Officials lists

Carpenter said that *Anita Smyke* had wanted to show the movie, *Bag It*, as part of the presentation to Council and she would still like to maybe set up a work session to show that to Council. *Hallquist* said he just watched it the other night and he agrees that this is the way to go. Other Council members said maybe we could post a link or send a link for that so they could watch it on their own time.

Mayor Kacsh said to put the Future Problems Solver's request for a resolution on the Pending Agenda and we will keep it on our radar for a future meeting.

Carpenter asked for motion to rescind the Breakwater Fill lot decision of June 17 to be on next agenda. *Beedle* agreed to also ask for that item.

Robertson reminded Council that QHR will be in town July 20-22 and Council opted to schedule a work session for Wednesday July 22 at 6:30 pm. *Carpenter* also asked if Council could get the reference checks.

O. AUDIENCE PARTICIPATION

Linda Crider Eccles Lagoon – thanked the Council for their continued vigilance on Whitshed Road – although we didn't get paved shoulders, we did get the narrower lanes and signage and these things will help keep the road safer. She also would like to see the Council revisit the concept of crossing Odiak Slough with some kind of bicycle or pedestrian bridge. She was disappointed to learn she couldn't pay her property taxes with her frequent flyer visa card. She can do that in Florida and she is even willing to pay extra to cover the fee involved – she wishes that were offered in Cordova too.

Sylvia Lange she said some of the comments sound like a public discussion that we should be having on this topic. She wished Council members would have asked the hotel owners in the community about whether they had plans to expand for the Cordova Center. She said she had plans to expand. She said the breakdown between the City and the Science Center is something that is an unintended consequence of this. Council needs to see that their budget, their employees, mean something to this town. She said she is a big proponent of economic development. She said she doesn't know these people, she is sorry that they got caught up in the middle of this. *Lange* thanked Council members for serving, she understands all the time they put in and is appreciative.

Penelope Oswalt said she believes this is a very important decision and she is thankful that it will be looked at again. She wishes to hear from the community. If it is the will of the community to have it zoned for a hotel, then that is fine.

She just wants to ensure that everyone has the opportunity to speak and that plans are made – planning needs to be done. She urged Council to rescind the motion next time and then revisit it after the discussion take place.

P. COUNCIL COMMENTS

25. Council Comments

Hallquist said this is setting a bad precedent if the City puts it out, accepts the proposal and then goes back on that.

Bailer said he'd like to settle some misconceptions that are out there: 1) the lot is settled, ready to be built upon, 2) we didn't zone the lot so as not to limit the options for proposals – it could be waterfront industrial or waterfront commercial. The Science Center had the same terms/ same setup as the current proposer. He said there is a silent majority – he has heard from many supporters of this and he remains in support of Council's decision.

Beedle said it was nice to hear the report from *Bitney*. He thanked *Robertson* for the book on economic development that he shared. He has been thinking that the hospital should “grow or go”. The LTC, swing beds are the money makers – we might have to look at expanding that opportunity so the hospital can support itself or better. He would propose that the next big project could be hospital expansion.

Carpenter said that everyone thought the lot needed two years to settle but she thinks that it has been two years. She apologized that the *Daskalos*' got caught in the middle of this but it is a public asset and it's their job to do what is best with it and that is what she's trying to do.

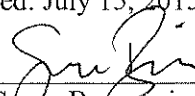
Q. EXECUTIVE SESSION

R. ADJOURNMENT

M/Beedle S/Bailer to adjourn. Hearing no objections the meeting was adjourned at 8:39 pm.

Approved: July 15, 2015

Attest:


Susan Bourgeois, CMC, City Clerk

