

Mayor

James Kacsh

Council Members

Kristin Carpenter

Tim Joyce

Tom Bailer

Robert Beedle

Josh Hallquist

David Reggiani

James Burton

City Manager

Randy Robertson

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

Student Council

summer vacation

REGULAR COUNCIL MEETING

JULY 15, 2015 @ 7:00 PM

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 Kaesh, Council members Kristin Carpenter, Tim Joyce, Tom Bailer, Robert Beedle, Josh Hallquist, David Reggiani and James Burton

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. Cordova Historical Society..... (page 1)

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

4. Resolution 07-15-33..... (page 3)

A resolution of the City Council of the City of Cordova, Alaska, establishing local government contribution of National Forest Receipts for the Cordova Public School District for the school fiscal year ending June 30, 2016

5. Record unexcused absence for Council member *Joyce* from the July 01, 2015 Regular Council meeting

H. APPROVAL OF MINUTES

6. 06-17-15 Regular Meeting Minutes..... (page 24)

7. 07-01-15 Public Hearing Minutes..... (page 30)

8. 07-01-15 Regular Meeting Minutes..... (page 31)

9. 07-01 & 02-15 Special Meeting Minutes..... (page 36)

I. CONSIDERATION OF BIDS

J. REPORTS OF OFFICERS

10. Mayor's Report

11. Manager's Report

a. Cordova Center report – including financials..... (page 38)

b. Cordova Center Phase 1 financial summary..... (page 41)

12. City Clerk's Report



K. CORRESPONDENCE

- 13. E. Clark email concerning breakwater fill lot 06-22-15..... (page 42)
- 14. D. Little email concerning breakwater fill lot 06-22-15..... (page 43)
- 15. K. Hoffman letter concerning PWSSC and breakwater fill lot 06-24-15..... (page 44)
- 16. P. Brumbley email concerning breakwater fill lot 06-24-15..... (page 48)
- 17. W. Ranney email concerning breakwater fill lot 06-24-15..... (page 49)
- 18. A. Low email concerning plastic bags 07-01-15..... (page 50)
- 19. M. Berry & W. Buscher letter concerning breakwater fill lot 07-06-15..... (page 51)
- 20. S. Fritsch email concerning plastic bags 07-07-15..... (page 52)
- 21. D. Sherman letter concerning breakwater fill lot 07-07-15..... (page 53)
- 22. S. Fritsch email concerning breakwater fill lot 07-07-15..... (page 54)
- 23. M. Bishop email concerning breakwater fill lot 07-07-15..... (page 56)
- 24. C. Ward email concerning breakwater fill lot 07-07-15..... (page 57)
- 25. C. Roesbery email concerning breakwater fill lot 07-07-15..... (page 58)
- 26. A. Kleissler letter concerning breakwater fill lot 07-08-15..... (page 59)
- 27. C. McKinstry email concerning breakwater fill lot 07-08-15..... (page 60)
- 28. P. Oswalt letter concerning breakwater fill lot 07-08-15..... (page 61)
- 29. K. Johnson letter concerning breakwater fill lot 07-08-15..... (page 62)
- 30. B. Kopchak letter concerning breakwater fill lot 07-08-15..... (page 64)
- 31. T. Bocci email concerning breakwater fill lot 07-08-15..... (page 65)
- 32. M. Mulvaney & E. Manzer email concerning breakwater fill lot 07-08-15..... (page 66)
- 33. R. Hoover email concerning breakwater fill lot 07-08-15..... (page 67)
- 34. S. Lange email concerning breakwater fill lot 07-08-15..... (page 68)

L. ORDINANCES AND RESOLUTIONS

M. UNFINISHED BUSINESS

- 35. Council direction to City Manager regarding Code updates for Titles 16, 17 & 18..... (voice vote)(page 69)
- 36. Motion to rescind Council decision from June 17, 2015 Regular Meeting..... (voice vote)(page 73)
disposal of Breakwater Fill Lot

N. NEW & MISCELLANEOUS BUSINESS

- 37. Pending Agenda, Calendar, Elected & Appointed Officials lists..... (page 76)

O. AUDIENCE PARTICIPATION

P. COUNCIL COMMENTS

- 38. Council Comments

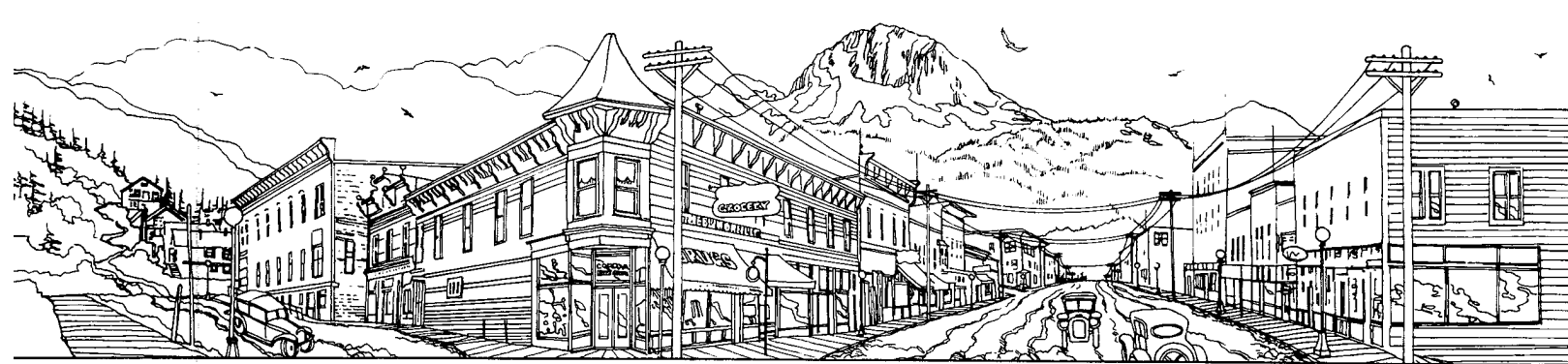
Q. EXECUTIVE SESSION

R. ADJOURNMENT

Pink Salmon Seining PWS 2015

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.
Full City Council agendas and packets available online at www.cityofcordova.net



Cordova Historical Museum

July 7, 2015

Captain John Falvey, Jr., General Manager
Alaska Marine Highway/Alaska Dept. of Transportation & Public Facilities
Sent via email: dot.amhs.comments@alaska.gov

Dear Capt. Falvey:

Thank you for the opportunity to comment on the proposed 2015-16 schedule for the Alaska Marine Highway. We request a modification to the proposed schedule to accommodate a large statewide conference being hosted by the Cordova Historical Society in late September and early October 2015.

The Joint Annual Meeting of the Alaska Historical Society and Museums Alaska is scheduled from Wednesday, Sept. 30 – Saturday, Oct. 3, 2015; it also includes several pre-conference activities beginning Sept. 28. We anticipate 175-200 participants who travel from all over Alaska will attend this annual meeting. More details about this conference are at www.cordova2015.org.

The scheduled service by the vessel *Fairweather* in September is great!

We request a modification on Sunday, October 4, 2015 in the route of the vessel Aurora. We ask that the Aurora leave Cordova that morning and travel directly to Whittier (instead of through Valdez). The scheduled Valdez stop could be made on the return voyage to Cordova.

This change will make it far more appealing to conference registrants coming from the Anchorage, Kenai and Mat-Su regions to travel by the marine highway. There will be a smaller number of registrants traveling from the Valdez and Copper River valley regions, and we believe they can more easily adjust to our proposed re-routing.

Please also add two items to your list of Community Events in Southwest Alaska:

1. Alaska Historical Society and Museums Alaska Joint Annual Meeting, at the Cordova Center, Sept. 30-Oct. 3 (with some pre-meeting activities)
2. Grand Opening Celebration of the Cordova Center, Nov. 6, 2015

Thank you for your consideration of this proposed modification for the vessel Aurora's service to Whittier on Oct. 4, 2015.

Sincerely,

Cathy R. Sherman
Cathy R. Sherman
Museum Director



*Preserving Cordova's past for the future...
A community museum and educational facility.*

PO Box 391, 622 First Street, Cordova Alaska 99574 www.cordovamuseum.org

Mayor Jim Kacsh
City Council Members
PO Box 1210
Cordova, AK 99574

July 8, 2015

Greetings,

As I am sure you are all aware, the Cordova Historical Society will be hosting the annual conference for Museums Alaska and the Alaska Historical Society in Cordova this fall, September 30-October 3. The local co-chairs – Barclay Kopchak and Page Brumbley are working diligently with the museum staff and other CHS volunteers to make this conference, the first to be held in the Cordova Center, a success!

One small issue has come to our attention and it involves the Fall Schedule of the Alaska Marine Highway System. While the scheduled service for the MV Fairweather in September is perfect, the Aurora's return on Sunday, October 4 is not the best route for returning conference goers.

There is an opportunity to comment on the proposed 2015-2016 schedule until September 21, 2015. The Cordova Historical Society has sent a letter (attached) asking for a slight modification on the October 4th date. We have also asked our respective partners – Museums Alaska and Alaska Historical Society to do the same. Now, we ask that as representatives of the City of Cordova, you might also write a letter of comment to AMHS by the September 21 deadline?

Our request is simple. **We are requesting a modification on Sunday, October 4, 2015 in the route of the vessel Aurora.** We have asked that the Aurora leave Cordova that morning and travel directly to Whittier (instead of going through Valdez). The scheduled Valdez stop could be made on the return voyage to Cordova. This change will certainly make it more appealing to conference registrants coming from the Anchorage, Kenai and Mat-Su regions to travel by the marine highway.

We thank you for your continued support of our undertaking the hosting of this conference and for your sincere consideration of our request.

Sincerely,

The Cordova Historical Society Conference Committee

MEMO, City of Cordova

To: Mayor and City Council

Through: Randy E Robertson, City Manager

From: Jon K. Stavig, Finance Director

Date: July 8, 2015

RE: Resolution National Forest Receipts

Each year the City of Cordova passes a resolution committing the National Forest Receipts Title 1 School payments to the Cordova Public School District and setting the City's local government contribution to the School District for their budget.

The Cordova School District provided their approved budget to the City 6-29-2015. The approved School budget for FY '16 is \$1,700,375.00 excluding in-kind of \$94,792.00.

The Secured Rural Schools Act was reauthorized for an additional two years earlier this spring.

**CITY OF CORDOVA, ALASKA
RESOLUTION 07-15-33**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
ESTABLISHING LOCAL GOVERNMENT CONTRIBUTION OF NATIONAL FOREST
RECEIPTS FOR THE CORDOVA PUBLIC SCHOOL DISTRICT FOR THE SCHOOL
FISCAL YEAR ENDING JUNE 30, 2016**

WHEREAS, the City of Cordova has received National Forest Receipts in the amount of \$715,074.36 for public schools; and

WHEREAS, payment made under the national forest receipts program for public schools must be used only for operation, maintenance, repair or construction of public schools and may be used as the local government contribution to public schools under AS 14.17.410; and

WHEREAS, \$1,700,375.00 has been committed as local funding for operations to the Cordova Public School District for the school fiscal year ending June 30, 2016, plus \$94,792.00 as in-kind contribution; and

WHEREAS, the total commitment of the City of Cordova as local government contribution to public schools for the School Fiscal year 2016 is \$1,700,375.00 excluding in-kind contributions and capital projects, payable one-half in the last six months of calendar year 2015 and the other half in the first six months of calendar year 2016; and

WHEREAS, the City of Cordova adopted budget shows \$873,584.00 appropriated to be paid to the public school for the last six months of calendar year 2015.

NOW, THEREFORE, BE IT RESOLVED THAT, the City of Cordova commits \$715,074.36 in forest receipts money to the public schools and at such time as adopted, the City of Cordova's calendar year 2016 budget and appropriation for Local Government Contribution for the Cordova Public School District, shall include \$826,791.00, payable in six installments, January through June 2016, unless adopted otherwise or amended by City Council.

PASSED AND APPROVED THIS 15th DAY OF JULY, 2015

James Kacsh, Mayor

Attest:

Susan Bourgeois, CMC, City Clerk

Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget
Signature Page

Page 1

School District Name: Cordova School District

Projected District ADM: 315

Prepared by:

 Business Manager
Signature/Title

6/24/2015
Date

Phone Number:

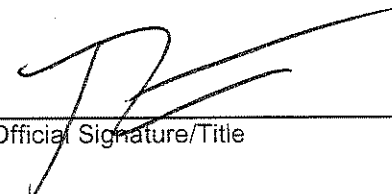
(907) 424-3265

Approved by:


Superintendent's Signature

6/24/15
Date

Approval of City/Borough Official of Local Contribution designated on Page 3:


Official Signature/Title

24 JUN 15
Date

**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Summary**

Cordova School District
District Name

Page 2

Beginning Fund Balance: July 1, 2015 (Subject to 10% Limit per AS 14.17.505(a))	<u>\$0</u>
(Excluded from the 10% Limit)	<u>\$0</u>
Total Beginning Fund Balance	<u>\$0</u>

Revenue

010 City/Borough Appropriations	(1) <u>\$1,795,167</u>	
030 Earnings on Investments	(2) <u>100</u>	
040 Other Local Revenues	(3) <u>18,491</u>	
041 Tuition from Students	(4) <u>15,000</u>	
042 Tuition - Other Districts	(5) <u>0</u>	
047 E-Rate Program	(6) <u>83,689</u>	
050 State Sources	(7) <u>4,970,238</u>	
100 Federal Sources - Direct	(8) <u>24,000</u>	
150 Federal Sources - Through the State	(9) <u>0</u>	
190 Federal Sources - Other Agencies	(10) <u>0</u>	
250 Transfers From Other Funds	(11) <u>0</u>	
Total Revenue		<u>\$6,906,685</u>

Expenditures

100 Instruction	(12) <u>\$3,064,568</u>	
200 Special Education Instruction	(13) <u>565,621</u>	
220 Special Education Support Services	(14) <u>9,820</u>	
300 Support Services - Students	(15) <u>175,929</u>	
350 Support Services - Instruction	(16) <u>432,956</u>	
400 School Administration	(17) <u>372,271</u>	
450 School Administration Support Services	(18) <u>165,558</u>	
510 District Administration	(19) <u>310,404</u>	
550 District Administration Support Services	(20) <u>295,820</u>	
600 Operations and Maintenance of Plant	(21) <u>902,161</u>	
700 Student Activities	(22) <u>258,887</u>	
780 Community Services	(23) <u>0</u>	
900 Other Financing Uses	(24) <u>50,000</u>	
Total Expenditures		<u>\$6,603,995</u>

Ending Fund Balance: June 30, 2016 (Subject to 10% Limit per AS 14.17.505(a))	<u>\$0 **</u>
(Excluded from the 10% Limit)	<u>\$0</u>
Total Ending Fund Balance	<u>\$0</u>

** Must be greater than or equal to zero

**Minimum Expenditure for Instruction Calculation
AS14.17.520 & 4 AAC 09.115**

Total Instructional Expenditures (Functions 100-400)	(a) <u>\$4,621,165</u>
Total Expenditure Codes (Functions 100-780)	(b) <u>\$6,553,995</u>
Total Instructional Expenditures (a) divided by Total Expenditures (b)	<u>71%</u>

**Alaska Department of Education and Early Development- School Finance
FY2016 School Operating Fund Budget Revenues**

Page 3

Cordova School District
District Name

010 City/Borough Appropriations

	Amount	
011 City/Borough Direct Appropriation	<u>1,700,375</u>	
012 City/Borough "In-Kind"		
(detail descriptions & dollar amts required for in-kind)		
In-Kind is a required code and must be presented separately		
or budget will be returned.		
Water, sewer, and garbage	<u>37,462</u>	
Building insurance	<u>57,330</u>	
Total City/Borough Appropriations		<u><u>\$1,795,167</u></u>
		Transferred to (1) on page 2

030 Earnings on Investments

030 Earnings on Investments	<u>100</u>	
Total Earnings on Investments		<u><u>\$100</u></u>
		Transferred to (2) on page 2

040 Other Local Revenues

040 Other Local Revenues - Identify:		
(provide detail descriptions & dollar amts for local revenues)		
Facilities rental	<u>5,500</u>	
Gate	<u>10,000</u>	
Miscellaneous	<u>2,991</u>	
Total Other Local Revenues		<u><u>\$18,491</u></u>
		Transferred to (3) on page 2

041 Tuition from Students

041 Tuition from Students	<u>15,000</u>	
Total Tuition from Students		<u><u>\$15,000</u></u>
		Transferred to (4) on page 2

042 Tuition - Other Districts

042 Tuition		
Total Tuition - Other Districts		<u><u>\$0</u></u>
		Transferred to (5) on page 2

047 E-Rate Program

047 E-Rate Program Revenue	<u>83,689</u>	
Total E-Rate Program		<u><u>\$83,689</u></u>
		Transferred to (6) on page 2

**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Revenues**

Page 4

Cordova School District
District Name

050 State Sources (051 includes quality schools grants)

051 Foundation Program	<u>3,645,324</u>
055 Supplemental Aid	<u> </u>
056 TRS On-Behalf Payments	<u>1,133,965</u>
057 PERS On-Behalf Payments	<u>190,949</u>
059 Tuition	<u> </u>
090 Other State Revenues - <u>Identify</u>	<u> </u>

Total State Sources

\$4,970,238

Transferred to (7) on page 2

100 Federal Sources - Direct

Amount

110 Impact Aid (Public Law 874 (100%))	<u>24,000</u>
140 Other Federal Revenue - <u>Identify</u>	<u> </u>

Total Federal Sources - Direct

\$24,000

Transferred to (8) on page 2

150 Federal Sources - Through the State of Alaska - Identify:

Total Federal Sources - Through the State

\$0

Transferred to (9) on page 2

190 Federal Sources - Other Agencies - Identify:

Total Federal Sources - Other Agencies

\$0

Transferred to (10) on page 2

250 Transfers From Other Funds - Identify:

Total Transfers From Other Funds

\$0

Transferred to (11) on page 2

Total Projected Revenues

\$6,906,685

**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

Page 5

Cordova School District
District Name

<i>Function 100 Instruction</i>	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>1,402,700</u>	<u>19.22</u>
320 Non-Certificated Salaries	<u>51,667</u>	<u>1.75</u>
Total Salaries	<u>\$1,454,367</u>	
Employee Benefits		
360 Employee Benefits	<u>1,415,165</u>	
380 Housing Allowance/Subsidy	<u></u>	
390 Transportation Allowance	<u></u>	
Total Employee Benefits	<u>\$1,415,165</u>	
Total Salaries & Employee Benefits	<u>\$2,869,532</u>	
Non-Personnel		
410 Professional and Technical Services	<u>60,000</u>	
419 Chief Administrator Contract Services	<u></u>	
420 Staff Travel	<u>0</u>	
425 Student Travel	<u>0</u>	
430 Utility Services	<u>0</u>	
435 Energy	<u>0</u>	
440 Other Purchased Services	<u>16,111</u>	
445 Insurance and Bond Premiums	<u>0</u>	
450 Supplies, Materials and Media	<u>65,785</u>	
480 Tuition and Stipends	<u>0</u>	
490 Other Expenses - Identify:		
	<u>700</u>	
	<u></u>	
	<u></u>	
510 Equipment	<u>52,440</u>	
Total Non-Personnel	<u>\$195,036</u>	
Total Salaries, Benefits, Non-Personnel	<u>\$3,064,568</u>	

Transferred to (12) on page 2

**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

Page 6

Cordova School District
District Name

Function 200 Special Education Instruction

	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	86,738	1.50
320 Non-Certificated Salaries	181,543	8.82
Total Salaries	\$268,281	
Employee Benefits		
360 Employee Benefits	267,080	
380 Housing Allowance/Subsidy		
390 Transportation Allowance		
Total Employee Benefits	\$267,080	
Total Salaries & Employee Benefits	\$535,361	

Non-Personnel

410 Professional and Technical Services	27,560	
420 Staff Travel	0	
425 Student Travel	0	
430 Utility Services	0	
435 Energy	0	
440 Other Purchased Services	0	
445 Insurance and Bond Premiums	0	
450 Supplies, Materials and Media	2,700	
480 Tuition and Stipends	0	
490 Other Expenses - Identify:		
_____	0	

510 Equipment	0	
Total Non-Personnel	\$30,260	

Total Salaries, Benefits, Non-Personnel

\$565,621

Transferred to (13) on page 2

**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

Page 7

Cordova School District
District Name

Function 220 Special Education Support Services - Students

	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>0</u>	<u>0.00</u>
320 Non-Certificated Salaries	<u>0</u>	<u>0.00</u>
Total Salaries	<u>\$0</u>	
Employee Benefits		
360 Employee Benefits	<u>9,820</u>	
380 Housing Allowance/Subsidy	<u></u>	
390 Transportation Allowance	<u></u>	
Total Employee Benefits	<u>\$9,820</u>	
Total Salaries & Employee Benefits	<u><u>\$9,820</u></u>	
Non-Personnel		
410 Professional and Technical Services	<u>0</u>	
419 Chief Administrator Contract Services	<u></u>	
420 Staff Travel	<u>0</u>	
425 Student Travel	<u>0</u>	
430 Utility Services	<u>0</u>	
435 Energy	<u>0</u>	
440 Other Purchased Services	<u>0</u>	
445 Insurance and Bond Premiums	<u>0</u>	
450 Supplies, Materials and Media	<u>0</u>	
480 Tuition and Stipends	<u>0</u>	
490 Other Expenses - Identify:		
<u></u>	<u>0</u>	
<u></u>	<u></u>	
<u></u>	<u></u>	
510 Equipment	<u>0</u>	
Total Non-Personnel	<u><u>\$0</u></u>	
Total Salaries, Benefits, Non-Personnel	<u><u>\$9,820</u></u>	

Transferred to (14) on page 2

**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

Page 8

Cordova School District
District Name

Function 300 Support Services - Students

	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>73,877</u>	<u>1.00</u>
320 Non-Certificated Salaries	<u>0</u>	<u>0.00</u>
Total Salaries	<u>\$73,877</u>	
Employee Benefits		
360 Employee Benefits	<u>101,302</u>	
380 Housing Allowance/Subsidy	<u></u>	
390 Transportation Allowance	<u></u>	
Total Employee Benefits	<u>\$101,302</u>	
Total Salaries & Employee Benefits	<u><u>\$175,179</u></u>	
Non-Personnel		
410 Professional and Technical Services	<u>0</u>	
420 Staff Travel	<u>0</u>	
425 Student Travel	<u>0</u>	
430 Utility Services	<u>0</u>	
435 Energy	<u>0</u>	
440 Other Purchased Services	<u>0</u>	
445 Insurance and Bond Premiums	<u>0</u>	
450 Supplies, Materials and Media	<u>750</u>	
480 Tuition and Stipends	<u>0</u>	
490 Other Expenses - Identify:		
_____	<u>0</u>	
_____	<u></u>	
_____	<u></u>	
510 Equipment	<u>0</u>	
Total Non-Personnel	<u><u>\$750</u></u>	
Total Salaries, Benefits, Non-Personnel	<u><u>\$175,929</u></u>	

Transferred to (15) on page 2

**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

Page 9

Cordova School District
District Name

Function 350 Support Services - Instruction	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>93,242</u>	<u>1.00</u>
320 Non-Certificated Salaries	<u>29,431</u>	<u>1.00</u>
Total Salaries	<u>\$122,673</u>	
Employee Benefits		
360 Employee Benefits	<u>124,061</u>	
380 Housing Allowance/Subsidy	<u> </u>	
390 Transportation Allowance	<u> </u>	
Total Employee Benefits	<u>\$124,061</u>	
Total Salaries & Employee Benefits	<u><u>\$246,734</u></u>	
Non-Personnel		
410 Professional and Technical Services	<u>34,565</u>	
420 Staff Travel	<u>0</u>	
425 Student Travel	<u>0</u>	
430 Utility Services	<u>103,964</u>	
435 Energy	<u>0</u>	
440 Other Purchased Services	<u>13,477</u>	
445 Insurance and Bond Premiums	<u>0</u>	
450 Supplies, Materials and Media	<u>34,216</u>	
480 Tuition and Stipends	<u>0</u>	
490 Other Expenses - Identify:	<u>0</u>	
<u> </u>	<u> </u>	
<u> </u>	<u> </u>	
<u> </u>	<u> </u>	
510 Equipment	<u>0</u>	
Total Non-Personnel	<u><u>\$186,222</u></u>	
Total Salaries, Benefits, Non-Personnel	<u><u>\$432,956</u></u>	

Transferred to (16) on page 2

**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

Page 10

Cordova School District
District Name

Function 400 School Administration

	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	171,374	2.00
Total Salaries	<u>\$171,374</u>	
Employee Benefits		
360 Employee Benefits	172,234	
380 Housing Allowance/Subsidy		
390 Transportation Allowance		
Total Employee Benefits	<u>\$172,234</u>	
Total Salaries & Employee Benefits	<u><u>\$343,608</u></u>	
Non-Personnel		
410 Professional and Technical Services	0	
419 Chief Administrator Contract Services		
420 Staff Travel	2,000	
425 Student Travel	0	
430 Utility Services	1,000	
435 Energy	0	
440 Other Purchased Services	19,100	
445 Insurance and Bond Premiums	0	
450 Supplies, Materials and Media	1,300	
480 Tuition and Stipends	0	
490 Other Expenses - Identify:		
	5,263	
510 Equipment	0	
Total Non-Personnel	<u>\$28,663</u>	
Total Salaries, Benefits, Non-Personnel	<u><u>\$372,271</u></u>	

Transferred to (17) on page 2

**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

Page 11

Cordova School District
District Name

Function 450 School Administration Support Services

Amount

Personnel FTE

Salaries

320 Non-Certificated Salaries

89,684

3.25

Total Salaries

\$89,684

Employee Benefits

360 Employee Benefits

74,074

380 Housing Allowance/Subsidy

390 Transportation Allowance

Total Employee Benefits

\$74,074

Total Salaries & Employee Benefits

\$163,758

Non-Personnel

410 Professional and Technical Services

800

420 Staff Travel

0

425 Student Travel

0

430 Utility Services

0

435 Energy

0

440 Other Purchased Services

0

445 Insurance and Bond Premiums

0

450 Supplies, Materials and Media

1,000

480 Tuition and Stipends

0

490 Other Expenses - Identify:

0

510 Equipment

0

Total Non-Personnel

\$1,800

Total Salaries, Benefits, Non-Personnel

\$165,558

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**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

Page 12

Cordova School District
District Name

Function 510 District Administration

	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	99,955	0.85
320 Non-Certificated Salaries	40,597	2.00
Total Salaries	\$140,552	
Employee Benefits		
360 Employee Benefits	132,623	
380 Housing Allowance/Subsidy		
390 Transportation Allowance		
Total Employee Benefits	\$132,623	
Total Salaries & Employee Benefits	\$273,175	
Non-Personnel		
410 Professional and Technical Services	4,150	
419 Chief Administrator Contract Services		
420 Staff Travel	21,000	
425 Student Travel	0	
430 Utility Services	0	
435 Energy	0	
440 Other Purchased Services	2,700	
445 Insurance and Bond Premiums	0	
450 Supplies, Materials and Media	1,750	
480 Tuition and Stipends	0	
490 Other Expenses - Identify:		
	7,629	
510 Equipment	0	
Total Non-Personnel	\$37,229	
Total Salaries, Benefits, Non-Personnel	\$310,404	

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**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

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Cordova School District

District Name

Function 550 District Administration Support Services

	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>0</u>	<u>0.00</u>
320 Non-Certificated Salaries	<u>136,919</u>	<u>2.00</u>
Total Salaries	<u>\$136,919</u>	
Employee Benefits		
360 Employee Benefits	<u>93,828</u>	
380 Housing Allowance/Subsidy	<u></u>	
390 Transportation Allowance	<u></u>	
Total Employee Benefits	<u>\$93,828</u>	
Total Salaries & Employee Benefits	<u><u>\$230,747</u></u>	
Non-Personnel		
410 Professional and Technical Services	<u>28,850</u>	
420 Staff Travel	<u>5,125</u>	
425 Student Travel	<u>0</u>	
430 Utility Services	<u>878</u>	
435 Energy	<u>0</u>	
440 Other Purchased Services	<u>5,350</u>	
445 Insurance and Bond Premiums	<u>16,600</u>	
450 Supplies, Materials and Media	<u>4,500</u>	
480 Tuition and Stipends	<u>0</u>	
490 Other Expenses - Identify:	<u>3,770</u>	
_____	<u></u>	
_____	<u></u>	
_____	<u></u>	
495 Indirect Costs	<u>0</u>	need indirect
510 Equipment	<u>0</u>	
Total Non-Personnel	<u><u>\$65,073</u></u>	
Total Salaries, Benefits, Non-Personnel	<u><u>\$295,820</u></u>	

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**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

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Cordova School District
District Name

Function 600 Operations and Maintenance of Plant

	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>0</u>	<u>0.00</u>
320 Non-Certificated Salaries	<u>240,650</u>	<u>5.00</u>
Total Salaries	<u>\$240,650</u>	
Employee Benefits		
360 Employee Benefits	<u>224,968</u>	
380 Housing Allowance/Subsidy	<u></u>	
390 Transportation Allowance	<u></u>	
Total Employee Benefits	<u>\$224,968</u>	
Total Salaries & Employee Benefits	<u><u>\$465,618</u></u>	
Non-Personnel		
410 Professional and Technical Services	<u>22,350</u>	
420 Staff Travel	<u>250</u>	
425 Student Travel	<u>0</u>	
430 Utility Services	<u>37,463</u>	
435 Energy	<u>270,000</u>	
440 Other Purchased Services	<u>23,000</u>	
445 Insurance and Bond Premiums	<u>60,530</u>	
450 Supplies, Materials and Media	<u>22,950</u>	
480 Tuition and Stipends	<u>0</u>	
490 Other Expenses - Identify:	<u>0</u>	
<u></u>	<u></u>	
<u></u>	<u></u>	
<u></u>	<u></u>	
510 Equipment	<u>0</u>	
Total Non-Personnel	<u><u>\$436,543</u></u>	
Total Salaries, Benefits, Non-Personnel	<u><u>\$902,161</u></u>	

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**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

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Cordova School District

District Name

Function 700 Student Activities	Amount	Personnel FTE
Salaries		
310 Certificated Salaries	<u>56,750</u>	<u>0.00</u>
320 Non-Certificated Salaries	<u>50,237</u>	<u>0.00</u>
Total Salaries	<u>\$106,987</u>	
Employee Benefits		
360 Employee Benefits	<u>47,528</u>	
380 Housing Allowance/Subsidy	<u></u>	
390 Transportation Allowance	<u></u>	
Total Employee Benefits	<u>\$47,528</u>	
Total Salaries & Employee Benefits	<u><u>\$154,515</u></u>	
Non-Personnel		
410 Professional and Technical Services	<u>20,000</u>	
420 Staff Travel	<u>0</u>	
425 Student Travel	<u>72,672</u>	
430 Utility Services	<u>0</u>	
435 Energy	<u>0</u>	
440 Other Purchased Services	<u>0</u>	
445 Insurance and Bond Premiums	<u>4,300</u>	
450 Supplies, Materials and Media	<u>4,400</u>	
480 Tuition and Stipends	<u>0</u>	
490 Other Expenses - Identify:		
	<u>3,000</u>	
	<u></u>	
	<u></u>	
510 Equipment	<u>0</u>	
Total Non-Personnel	<u><u>\$104,372</u></u>	
Total Salaries, Benefits, Non-Personnel	<u><u>\$258,887</u></u>	

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**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Expenditures**

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Cordova School District

District Name

Function 780 Community Services

Amount

Personnel FTE

Salaries

310 Certificated Salaries

320 Non-Certificated Salaries

Total Salaries

\$0

Employee Benefits

360 Employee Benefits

380 Housing Allowance/Subsidy

390 Transportation Allowance

Total Employee Benefits

\$0

Total Salaries & Employee Benefits

\$0

Non-Personnel

410 Professional and Technical Services

420 Staff Travel

425 Student Travel

430 Utility Services

435 Energy

440 Other Purchased Services

445 Insurance and Bond Premiums

450 Supplies, Materials and Media

480 Tuition and Stipends

490 Other Expenses - Identify:

510 Equipment

Total Non-Personnel

\$0

Total Salaries, Benefits, Non-Personnel

\$0

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**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget Other Financing Uses**

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Cordova School District

District Name

Function 900 Other Financing Uses

Amount

Transfers To:

550 Transfer to Other Funds

(Provide a detailed explanation for all transfers)

Food Service

50,000

Total Other Financing Uses

\$50,000

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**Alaska Department of Education and Early Development - School Finance
FY2016 School Operating Fund Budget TRS/PERS Functional Breakdown**

Page 18

Cordova School District
District Name

The department uses two required revenue object codes, 056 and 057, for the purpose of recording TRS and PERS on-behalf revenue. The full amount of the TRS and PERS on-behalf from all funds must be recorded in the operating fund. The district is to calculate the functional break-out in order to allocate the related on-behalf expenditure.

The district is to use the following allocation method for breaking out the TRS by function.

- 1) To calculate the TRS on-behalf amount take the difference between the Board Recommended Rate and the Effective Rate and multiply the difference by the total district wide TRS payroll from all funds. You will now have the total dollar amount of the TRS on-behalf for all funds.
- 2) Divide the (total district wide TRS payroll by function from all funds) by the (total district wide TRS payroll from all funds) to derive a percentage of total district wide TRS payroll by function.
- 3) The total district wide TRS payroll by function percentage is multiplied by the total TRS on-behalf to come up with the total TRS on-behalf by function to be recorded in the operating fund.

The district is to use the same methodology for recording total PERS on-behalf. The TRS and PERS on-behalf allocations are to be recorded in the schedule below and also included in the employee benefits in each function. The total on-behalf employee benefits by function should reconcile to the total on-behalf revenues recorded from page 4.

	TRS	PERS
Total On-Behalf Revenue from page 4	<u>1,133,965</u>	<u>190,949</u>
Function 100 On-Behalf Expenditures	<u>791,998</u>	<u>11,283</u>
Function 200 On-Behalf Expenditures	<u>47,628</u>	<u>37,057</u>
Function 220 On-Behalf Expenditures	<u>9,820</u>	<u>0</u>
Function 300 On-Behalf Expenditures	<u>42,430</u>	<u>26,397</u>
Function 350 On-Behalf Expenditures	<u>53,699</u>	<u>6,370</u>
Function 400 On-Behalf Expenditures	<u>99,723</u>	<u>0</u>
Function 450 On-Behalf Expenditures	<u>0</u>	<u>19,437</u>
Function 510 On-Behalf Expenditures	<u>55,644</u>	<u>8,830</u>
Function 550 On-Behalf Expenditures	<u>0</u>	<u>30,049</u>
Function 600 On-Behalf Expenditures	<u>0</u>	<u>50,419</u>
Function 700 On-Behalf Expenditures	<u>33,023</u>	<u>1,107</u>
Function 780 On-Behalf Expenditures	<u></u>	<u></u>
Total On-Behalf Employee Benefits by Function	<u>1,133,965</u>	<u>190,949</u>

Note: TRS and PERS on-behalf for Pupil Transportation and Food Service should be included in function 300 and TRS and PERS on-behalf for Construction & Facilities Acquisition should be included in function 600.

PROJECTED ADM For FY16

Projected ADM

158 High School

157 Mt. Eccles

315 Total Projected ADM

6 Sped Intensive

School Size Adjustment

226.74 High Schoo 150 to 250 students

225.66 Mt. Eccles 150 to 250 students

452.4 Total School Size Adjustment

1.234 District Cost Factor

558.26 Adjusted for Cost Factor (no hold harmless figured)

669.91 Special Needs Factor 1.20

679.96 Vocational & Technical Factor 1.015

6 Special Education Intensive

78 Adjust Intensive SPED x 13

757.96 Students + Intensive SPED

757.96 District Adjusted ADM

5880 BSA Amount

4,456,805 Basic Need

762,555 Required Local Effort

8,527 Deductible Impact (from Mindy on 5/13/14)

12,127 Quality Schools

3,697,851 Projected Total State Entitlement

changed 7/1/15

LOCAL EFFORT

287,756,470 Assessed Values

4,362,123 Prior Year Basic Need

4,456,805 Projected Basic Need

762,555 Assessed Values x .00265

1,962,955 45% PY Basic Need

575,513 F/V x .002 mills

1,054,765 23% of Basic Need

762,555 Required Local Effort (F6 or F7)

1,054,765 Additional Allowable (F8 or F9)

1,817,320 Maximum Local Contribution

**CITY COUNCIL REGULAR MEETING
JUNE 17, 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 June 17, 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, Josh Hallquist, Dave Reggiani* and *James Burton*. Council member *Tim Joyce* was present via teleconference. Also present were City Manager *Randy Robertson* and City Clerk *Susan Bourgeois*.

D. APPROVAL OF REGULAR AGENDA

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

Vote on motion: 7 yeas, 0 nays. Burton-yes; Joyce-yes; Beedle-yes; Hallquist-yes; Carpenter-yes; Reggiani-yes and Bailer-yes. Motion was approved.

E. DISCLOSURES OF CONFLICTS OF INTEREST - none

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speaker - none

2. Audience comments regarding agenda items

Penelope Oswalt spoke against the passage of agenda item 22.

Maryanne Bishop spoke against the passage of agenda item 22.

Jennifer Gibbens spoke against the passage of agenda item 22.

Mary Little spoke against the passage of agenda item 22.

Lennette Ronnegard spoke against the passage of agenda item 22.

Sylvia Lange spoke against the passage of agenda item 22.

George Daskalos urged Council to approve the land sale to him; agenda item 22.

Mikal Berry spoke against the passage of agenda item 22.

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 Council had a work session previous to this regular meeting tonight and the Providence proposed consulting agreement was discussed as well as the QHR response to the RFP for a management agreement at CCMC. Council decided to invite representatives from QHR to Cordova soon to meet with Council.

Bailer said that P&Z met and there were some items tonight before Council.

School Board President *Barb Jewell* reported that they have hired for the final teaching positions and the superintendent is in town but doesn't officially start until July 1.

G. APPROVAL OF CONSENT CALENDAR

Mayor James Kacsh informed Council that the consent calendar was before them.

~~4. Substitute Ordinance 1126 An ordinance of the City Council of the City of Cordova, Alaska, amending section 3.12.035 of the Cordova Municipal Code regarding meetings—agenda and 3.12.060 (C) meetings—order of business—2nd reading~~

5. Ordinance 1130 An ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code chapter 18.21 by repealing subsection 18.21.070(B) and amending section 18.21.080 in order to eliminate the minimum lot width requirement and reduce the yard requirements in the RR3 rural residential district – 2nd reading

~~6. 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 — 1st reading~~

7. Record excused absences for Council members *Hallquist* and *Burton* from the June 03, 2015 Regular Council meeting

Vote on Consent Calendar: 7 yeas, 0 nays. Beedle-yes; Joyce-yes; Hallquist-yes; Bailer-yes; Carpenter-yes; Burton-yes and Reggiani-yes. Consent calendar was approved.

Beedle pulled item 4 and it was placed as item 19a and *Joyce* pulled item 6 and it was placed as item 19b.

H. APPROVAL OF MINUTES

M/Burton S/Bailer to approve the minutes.

8. 06-03-15 Public Hearing Minutes

9. 06-03-15 Regular Meeting Minutes

Vote on motion: 7 yeas, 0 nays. Joyce-yes; Bailer-yes; Burton-yes; Beedle-yes; Reggiani-yes; Hallquist-yes and Carpenter-yes. Motion was approved.

I. CONSIDERATION OF BIDS

10. Bid award for Cordova City Streets Improvements Phase I

M/Carpenter S/Reggiani to direct the City Manager to negotiate a contract with Eagle Contracting Corporation to provide construction services per ITB #15-02 for a sum not to exceed one million five hundred sixty one thousand eight hundred thirty five dollars and zero cents (\$1,561,835).

Robertson said this amount was the only bid and it came in at a level substantially larger than what any of us anticipated when we bonded for this and put this all together six or seven or eight months ago. *Robertson* then deferred to *Rich Rogers* to walk Council through this – there may be other options for them tonight. *Rogers* reiterated that there was only one bid, it was from Eagle Contracting and he's had several conversations with *Don Sjostedt*. The asphalt number came in \$510K higher than our engineer's estimate. For the engineer's estimate we had used Harris' number from their Whiteshed Road DoT bid for asphalt. That project calls for 5500 tons of asphalt and ours, about 1600 tons and therefore, their number for ours was bid at \$475/ton whereas it was \$175/ton for DoT (Harris is a sub for Eagle in the bid). *Rogers* said he didn't get an answer from the contractor as to why Harris' number was so much higher for our project. Council therefore has some options. Either go forward with negotiations, or Council could take no action but we are getting pretty close to the end of paving season if we wait too long. Other options include getting away from paving; we are at a disadvantage because no one else has ever taken the opportunity to bid a paving project in Cordova except for Harris. *Rogers* said if we don't decide to do anything in the next week or 2, we could rebid in November, December, January timeframe and if the price comes down the summer of 16 we'll do Harbor Loop, Nicholoff, maybe Railroad and Second Street. It's Council's call as to whether you think waiting and bidding for next year will get us more bids both from other General Contractors as well as other Subs for the asphalt. *Robertson* said to complicate things we are 20% of our crew short in Public Works and after tomorrow we'll be 40% short. We are struggling to fill and retain those positions. *Joyce* asked what the time-frame of the bond funds is. *Stavig* and *Robertson* said they were unaware of a time constraint. *Bailer* thought that when we approved the bond there was some savings of \$100K or so included by having City employees do some of the catchment work, etc. he does understand the labor problems that now exist though. He also asked, if we hold off, what we can do now as a temporary fix. *Rogers* said we can put a little money towards it if we know we'll be driving on it for another year; possibly chip-seal that intersection of Harbor Loop and Nicholoff. *Carpenter* asked the cost of that. *Rogers* said our manpower and equipment would just be delegated to that instead of

other projects around town. She said if we hope to save a couple of hundred thousand and then spend a bunch temporarily then how much have we really saved. **Reggiani** said he prefers to reject the bid and rebid in December or January, and maybe potentially reducing some of the scope to get the most done we can with the bond funds. **Burton** agrees with **Reggiani**, what's in front of them is a bad use of the people's money. **Hallquist** said he is upset that we so undershot the costs – he asked who did our engineer's estimate. **Rogers** said we contracted with DOWL engineers for that. **Joyce** said he is also in favor of holding off until next year. **Hallquist** said when we put things out, people take time to put together bids and it doesn't look good when we then don't award. We were off on that estimate. He said we could perhaps save a little bit though due to the time of year. **Hallquist** said he is reluctant but if they can come in a couple of hundred thousand less, then that could get a little more of our streets paved – so he is for holding off too.

Vote on motion: 0 yeas, 7 nays. Carpenter-no; Hallquist-no; Bailer-no; Beedle-no; Burton- no; Reggiani- no and Joyce- no. Motion failed.

J. REPORTS OF OFFICERS

11. Mayor's Report – Mayor Kacsh said he met with Dr. Blackadar and Stephen Sundby regarding the agenda items coming before you.

12. Manager's Report –Robertson said there have been great comments from many people about the pump track. Timber receipts came in at about \$700K for schools and \$60-70K for roads which were the anticipated and budgeted amounts.

a. Cordova Center update report – including financial summary

Rich Rogers said 24 out of 50 windows are installed. Watch list: electric work ahead of us then 3 – 4 weeks of commissioning. Window bids came in – only one bid, Facility Contractors put in a bid of \$15K for the whole lot of windows. This will come before Council at a future meeting. **Sherman** reported that the Capital Campaign is one and a half theater seats away from breaking \$400K.

13. City Clerk's Report – Bourgeois said that **Deputy Clerk Tina Hammer** is working on preparing the roll; making it perfect, inserting the mill rate, ownership changes, etc. before tax bills get printed and sent – which will be on July 1. **Bourgeois** has been noticing and organizing for the recent flurry of meetings concerning the interviews, travel plans, etc., for Clerk applicants. She said it was all good, they are closer to filling the position of City Clerk.

14. CCMC Finance Director report – CCMC Financial Statements through April 2015 (to be brought to the meeting)

Tiffany Varnadoe, CFO of CCMC handed out the financials to City Council. She also explained that EMR is up and running but there has been a lot of trouble with billing since the system has been put in place. Therefore, they have a lot of outstanding bills. They will be asking Council for some money. **Varnadoe** and **Sundby** explained that there is also an amount owing to Tek-mate, as well as payroll next week. There is basically a learning curve to the new system and a small error starts the claim over again and that causes a 14 day wait for the money coming back to us. Council said they would discuss a special meeting if necessary at Pending Agenda.

15. City Attorney Holly Wells, flat fee for Attorney Services proposal

Wells presented the flat fee proposal to Council. The proposal was for a \$16,500 per month fee which **Robertson** said could amount to a cost-saving measure for the City. **Bailer** opined that he wished there was a lot less, "let's call Holly" at Planning and Zoning as well as at Council meetings. City Council concurred that before they decided on this they directed **Robertson** to work on an RFP for City Attorney so they at least had some comparisons to look at. Some mentioned that this would amount to due diligence on their part however, there is value in history with the current firm having been the City Attorney for such a long time.

K. CORRESPONDENCE

16. June 1, 2015 letter in re Alyeska Property final value for 2015

17. June 11, 2015 email from D. Riedel in re plastic bags

18. May 21, 2015 Notice from DNR in re Oil Exploration proposed in Gulf of Alaska

Carpenter said that the comment period of that DNR notice has been extended to August 3. **Bourgeois** commented that the Alyeska property in Cordova (item 16) has seen an increase in assessed value of a little over \$2 million. **Beedle** asked about the **Riedel** letter and what we could do. **Robertson** said that we had the Future Problem Solvers present to us a while back and they were supposed to follow up with Council. Council concurred to bring this up at Pending Agenda.

L. ORDINANCES AND RESOLUTIONS

19. 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 – 1st reading

M/Bailer S/Burton 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.

Blackler was in the audience and he said the only issue he could see is that on page 57, item 4A of the lease specifies maintenance and repairs of vessels and other marine equipment. **Blackler** said he might have an opportunity to paint a large piece of heavy equipment which isn't marine related. He believes that the Harbormaster and he can just work that out between themselves.

Joyce said he is concerned about section 7 – assignments and subletting. He would like to see where the property gets put back to the same condition it is in now if the lessee sells or sublets it.

Reggiani said he wonders why the term is 20 years. He would be ok if it said 20 years but review in five years.

Robertson said there have been several concerns mentioned by individual Council members. He'll have to work on some edits to this lease; he'll work with **City Attorney Holly Wells** as well as **Jerry and Vicki Blackler** and put it back before Council as soon as possible. **Mayor Kacsh, Hallquist** and **Burton** all were of the opinion that they do not want to slow this down; would prefer to move on this. **Bourgeois** said that Council could pass the first read of the ordinance; **Robertson** still has the flexibility to make edits to the lease.

Vote on motion: 7 yeas, 0 nays. Hallquist-yes; Reggiani-yes; Bailer-yes; Beedle-yes; Carpenter-yes; Joyce-yes and Burton-yes. Motion was approved.

19a. 4. Substitute Ordinance 1126 an ordinance of the City Council of the City of Cordova, Alaska, amending section 3.12.035 of the Cordova Municipal Code regarding meetings - agenda and 3.12.060 (C) meetings - order of business – 2nd reading

M/Beedle S/Bailer to amend the ordinance by removing the change to 3.12.060 (C) and only change 3.12.035.

Vote on motion to amend: 1 yea, 6 nays. Beedle-yes; Carpenter-no; Burton-no; Hallquist-no; Bailer-no; Reggiani-no and Joyce-no. Motion fails.

Vote on main motion: 7 yeas, 0 nays. Hallquist-yes; Reggiani-yes; Beedle-yes; Carpenter-yes; Joyce-yes; Bailer-yes and Burton-yes. Motion was approved.

19b. 6. 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 – 1st reading

M/Burton S/Bailer to approve 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.

Joyce said he pulled this because he wanted to discuss it. He said it was approved only a few years ago. He said it seems to be revolving around a cost. He said he has trouble bouncing around like this and changing the rules so quickly. **Joyce** doesn't like that everyone thought I was a great idea a few years ago but now it might add \$10,000 in cost to a building and they all want to change it back; he disagrees with that concept. **Bailer** said it was an overreaction by Planning and Zoning and now that there has been time to look into it further it appears as though the buildings that fell down were way under engineered. **Reggiani** said he was on Planning

and Zoning then and he said they did research and read reports and had a lot of data put in front of them; he believed in what they did. He does not believe it was an overreaction and he does not support this change. He sees no compelling reason to change it back. **Beedle** said he was in support of this change.

Vote on motion: 4 yeas, 3 nays. Joyce-no; Burton-yes Beedle-yes; Reggiani-no; Carpenter-no; Hallquist-yes and Bailer-yes. Motion was approved.

M. UNFINISHED BUSINESS

20. Providence Health & Services Alaska draft consulting agreement

21. QHR proposal for CCMC medical center management

M/Reggiani S/Burton to refer items 20 and 21 back to staff and address the timing of when these should come back at Pending Agenda.

Robertson asked Council what exactly they needed him to work on before bringing this back. **Mayor Kacsh** said that at the work session earlier, Council asked **Dr. Sundby** and **Dr. Blackadar** to come up with a good list of what they wanted in either a management or consulting agreement. **Carpenter** said also they were directed to check on some references.

Vote on motion: 7 yeas, 0 nays. Beedle-yes; Joyce-yes; Hallquist-yes; Burton-yes; Carpenter-yes; Bailer-yes and Reggiani-yes. Motion was approved.

22. Council action on disposal of breakwater fill lot

M/Bailer S/Reggiani to award the disposal to George and Carrie Daskalos of the Breakwater Fill Lot.

Bailer said he currently supports this but he is hoping for some discussion. If there is someone in the community ready to invest 3 or 4 or 5 million dollars he is supportive – that is a motivated person. **Reggiani** said he supports it also. He said he thinks of this as a good complement to our completion if the Cordova Center. He said the concept we had mentioned was “build it and they will come” (referring to the City building the Cordova Center), and here is a business coming in and looking at the potential of expansion into our local market with the Cordova Center and the visitors that will be coming to town; this is what we were looking forward to. **Joyce** said he also supports this disposal. He said much of the public testimony asked for it to go back to Planning and Zoning for more public discussion. He said for more than a year, we were in negotiations with the Science Center and there wasn’t any of this concern about that site. He is unsure why there is now so much. **Joyce** said the plan is for a full year business, not seasonal; will be a benefit to the community in many ways. **Carpenter** said that in response to **Joyce**, if there was no public comment then, it was because people were in support of the Science Center’s use of that lot. She went on to thank the Daskalos’ who seem to have put a lot of emotion and energy into this plan and she sees that. She said she is also supportive of waterfront planning. She believes this could warrant at least pausing for a little bit. **Beedle** agrees with pausing on this for a little bit. **Hallquist** said he supports this proposal; we need rooms, we’ve made commitments to the Cordova Center. He thinks this is a good fit. **Hallquist** believes that the Science Center had their fair chance at the lot and for whatever reason it didn’t work out. **Burton** said he supports this. He has heard from people on both sides of this. **Joyce** said we put this out for proposal, they met the criteria. **Burton** said we’ve talked about how “Cordova’s open for business” and this is what we have in front of us. He would be willing to pause and wait a month. **Reggiani** said we have used our process, we went out with an RFP, they are responsive and we have a responsibility to act. He said he doesn’t feel comfortable putting this off.

Vote on motion: 5 yeas, 2 nays. Carpenter-no; Beedle-no; Joyce-yes; Bailer-yes; Burton-yes; Reggiani-yes and Hallquist-yes. Motion was approved.

N. NEW & MISCELLANEOUS BUSINESS

23. Title 15 City Code concerning hospital

Joyce said he is of the opinion that for now, the Council needs to remain as the HSB. **Reggiani** said coming out of the work session earlier tonight and looking at the two proposals, he feels like this is a little premature.

Reggiani also said he does understand that maybe we have to do something with the charter change that was made at the recent special election. **Carpenter** said she is also ok with waiting as there are still many

unknowns. **Joyce** agrees that we are a little premature as far as an advisory board but since we did change the charter, we should work on an ordinance for the governing board since we stated that in the charter change, in order to be in compliance. **Mayor Kacsh** said he believes we are not out of compliance; **Bourgeois** agreed. **Reggiani** clarified, so with the charter change, Council can now change Code without being in conflict with charter. Council agreed.

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

Carpenter said she would speak to **Anita Smyke** and the Future Problem Solvers and maybe they could come speak to Council next time.

Mayor Kacsh said they would be conducting City Clerk interviews in the next week or so; it will be in the evening and Council should look at interview questions that **Cindy Appleton** will be emailing out.

Beedle asked **Mayor Kacsh** if he would put a resolution on concerning the USCG removal of oil spill equipment from Cordova. **Mayor Kacsh** said he would have it ready for next time.

O. AUDIENCE PARTICIPATION

Jennifer Gibbens spoke to the plastic bag issue, she said the chamber did have an effort ready concerning reusable bags but she needs to look into where that has gone. She said the feedback from retailers about simply eliminating the use of plastic bags was that would simply not work for them.

Dr. Charles Blackadar of LeFevre – said he thinks the Mayor is absolutely right, he encourages the creation of a Health Services Advisory group. He really needs such a resource so he can learn what the citizens really want.

Mark Frohnapfel of 828 Woodland Drive said he doesn't have an interest one way or another as far as the fill lot but he has an interest in the way we conduct business, we put that out to bid, there was a minimum bid, they put in, they met the deadline. It is not our job to determine whether or not someone's business plan works. The investors, banks, etc. will figure that out. He said the Blackler / Shipyard lot is kind of a similar deal when you look at what the City did to move Samson. He supports the need for more lodging in town. Thanks for approving it.

Mary Ann Bishop wants to talk about the process. She thought that fill area is zoned for Science and Education. She said it still hasn't been rezoned. She said there hasn't been time for the town to digest that the Science Center has pulled out. Most people don't even know that. She said Planning and Zoning keeps taking this piecemeal approach, rewarding their buddies. She said some deals go through overnight, she's watched it, she's been there enough. She said whatever you put there we will have to live with for one hundred years. She encouraged planning. We should look at aesthetics.

P. COUNCIL COMMENTS

25. Council Comments

Hallquist thanked staff for their time and for all the folks at the hospital for all their hard work as well.

Bailer said he would echo that and also asked Council if its ok to just get reports from **Barb Jewell** about School Board meetings as he has been unable to attend.

Reggiani said it was only 10:05, he said "good job" to the Mayor for that.

Carpenter said she would like to welcome the Daskalos' to the business community.

Q. EXECUTIVE SESSION - none

R. ADJOURNMENT

M/Bailer S/Beedle to adjourn. Hearing no objections the meeting was adjourned at 10:07 pm.

Approved: July 15, 2015

Attest: _____

Susan Bourgeois, CMC, City Clerk

**CITY COUNCIL PUBLIC HEARING
JULY 01, 2015 @ 6:45 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kacsh called the Council public hearing to order at 6:50 pm on July 01, 2015, in the Library Meeting Room.

B. ROLL CALL

Present for roll call were *Mayor James Kacsh* and Council members *Kristin Carpenter*, *Tom Bailer*, *Robert Beedle* and *Dave Reggiani*. Council member *Tim Joyce* was absent. Council members *Josh Hallquist* and *James Burton* arrived at 6:55 pm via teleconference. Also present were City Manager *Randy Robertson* and City Clerk *Susan Bourgeois*.

C. PUBLIC HEARING

1. 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

2. 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

Mayor Kacsh opened the hearing up for public comment; there was no public comment.

M/Reggiani S/Bailer to recess the public hearing at 6:51 pm until 6:58 pm.

Hearing no objection, the Public Hearing was recessed until 6:58 pm.

At 6:58 pm *Mayor Kacsh* called the public hearing back to order and asked if there was any further public comment. There was none.

D. ADJOURNMENT

M/Reggiani S/Bailer to adjourn the Public Hearing

Hearing no objection, the Public Hearing was adjourned at 6:58 pm

Approved: July 15, 2015

Attest: _____
Susan Bourgeois, City Clerk

**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

**CITY COUNCIL SPECIAL MEETING
JULY 01, 2015 IMMEDIATELY FOLLOWING
THE 7:00 PM REGULAR MEETING
THEN RECESSED AND RECONVENED @
12:00 PM ON JULY 02, 2015 IN THE
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kacsh called the Council Special Meeting to order at 8:40 pm on July 1, 2015 in the Library Meeting Room.

B. ROLL CALL

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

C. APPROVAL OF AGENDA

M/Reggiani S/Bailer to approve the agenda.

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

D. DISCLOSURES OF CONFLICTS OF INTEREST - none

E. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Audience Comments regarding agenda item - none

F. NEW BUSINESS

2. Council discussion/decision regarding City Clerk position (may be discussed in executive session)

Mayor Kacsh said that at the Special Meeting on June 29, there were only 4 Council members present and the new information given to the Council members on that day was that the candidate that was offered the position has withdrawn from the process and City Clerk *Susan Bourgeois* has told Council that she wishes to withdraw her resignation letter and remain on as City Clerk. The four members at the meeting on June 29 thought it best to have another special meeting tonight hoping that the other three Council members could then also weigh in on the decision that was now before them. After some discussion, on this night (i.e. July 1) Council opted to recess the meeting until the next day (July 2) at noon at which time they could ask the Human Resources Attorney, *Amy Limeres* questions regarding the process that would be best to handle this. Council wanted to insure legality and appropriateness considering there are still applicants for the position. *M/Reggiani S/Bailer* to recess until noon tomorrow, July 2, 2015.

Hearing no objection, the meeting was recessed at 8:50pm.

At noon on July 2, 2015, the special meeting was reconvened. *Mayor Kacsh* was present as were Council members *Carpenter, Bailer, Beedle* and *Reggiani*.

M/Reggiani S/Bailer to enter into an executive session to discuss matters the immediate knowledge of which would clearly have an adverse effect on the finance of the government, specifically the City Clerk position. Council entered executive session at 12:03 pm and the special meeting was reconvened at 12:19 pm.

M/Reggiani S/Bailer to accept the rescission of the City Clerk's resignation, to close the recruitment process for the City Clerk position, and further, to instruct the Mayor to execute a written ratification of restated employment agreement on behalf of the City Council.

Vote on motion: 4 yeas, 0 nays, 3 absent. Beedle-yes; Joyce-absent; Hallquist-absent; Bailer-yes; Carpenter-yes; Burton-absent and Reggiani-yes. Motion was approved.

G. AUDIENCE PARTICIPATION -none

H. EXECUTIVE SESSION – see item 2 above

I. COUNCIL COMMENTS

Bailer said he wondered if staff could ensure in the letter written to the applicants that this is what transpired, they didn't lose the job to anyone but the seated City Clerk.

J. ADJOURNMENT

M/Bailer S/Carpenter to adjourn.

Hearing no objection, the meeting was adjourned at 12:23 pm

Approved:

Attest: _____



8 July 2015

Cordova Center Progress Update

SCHEDULE

- Currently Windows Sealant, Casework / Window Trim, Lighting Install
- 20 July Museum Flooring Install
- 27 July Start Site Civil Work
- Aug / Sep Move In
- 30Sep-02Oct Host State Conference

CONSTRUCTION

- See Weston's Weekly Construction Update (emailed out every Thursday)
- To 08 July: 240 days / 270 days = 89% time spent.....~8.0\$M / \$10.13M = 80% spent
- Pay Request #7 (May) under review at \$1.1M
- Pay Request #8 (June) under review at \$1.2M
- Submittals are current. 156 RFIs submitted (no open)
- Watch List: civil site progress, electric progress, balancing, final commissioning

CAPITAL CAMPAIGN

As of July 8, 2015

2014-15 Cordova Center Capital Campaign

Total Cash Donations received 2014 & 2015	\$ 311,619
<i>Individuals (150+)</i>	135,164
<i>Businesses & Corporations (29)</i>	219,700
<i>Non-profits/groups (9)</i>	24,411
Total Pledges (21) to receive by 9/30/2015	\$ 67,656
Total in-kind donations	\$ 24,000
TOTAL Pledges, Cash & in-kind Donations 2014-15	\$ 403,276

CORDOVA CENTER COMMITTEE

- Grand Opening Date has been selected and is set for Friday, November 6th. A 'save-the-date' postcard has been created by the committee and will be sent out by July 31.
- The Committee reviewed the draft fee schedule for the Cordova Center and will be preparing that document for City Council's review and adoption in the future. The Committee intends to start with a 6-month trial period; a review of rates and expectations and then a full year trial period followed by again a review of rates and expectations.

Cordova Center Project - Financial Summary

Updated July 8, 2015

#1 Funding Sources

Economic Development Administration	\$200,000	2002 awarded
Federal Financial Assistance Grant	\$300,000	2002 awarded
EVOS Trustee Council	\$7,203,749	2008 awarded + interest
Congressional appropriation	\$2,488,100	2000-2004 awarded
Alaska Legislative appropriation	\$10,525,000	2004, 2009, 2011, 2014, 2015
Governor's Capital Budget	\$1,000,000	received 2005
City of Cordova land purchase	\$365,000	2005, 2009
City of Cordova appropriation	\$1,500,000	received 2005
City of Cordova match to EDA grant	\$85,000	2002 awarded
Local events and individuals	\$24,112	through 2009
Municipal Bond	\$3,000,000	awarded June 2015
Capital Campaign to date	\$311,619	7.8.15
TOTAL income through 2015	\$27,002,580	

#2 Funds - Secured and Pending

Secured Remaining		
EVOS Trustee Council	\$0	
Municipal Bond	\$2,480,400	
Capital Campaign To Date	\$311,619	
Total Secured Remaining	\$2,792,019	
Pending		
In-Kind	\$24,000	In-Kind
EVOS Trustee Council	\$1,500,000	awarded for construction
Rasmuson Foundation	\$750,000	Top Off Grant/Must match
Capital Campaign Pledges	\$67,656	To Be Received by 9/2015
Total Pending	\$2,341,656	
Total Income Secured & Pending	\$5,133,675	

#3 Funds - Anticipated Sources

Other Sources	
Capital Campaign	\$394,834
TOTAL	\$394,834

#4 Expenses - Actual Paid

Pre-Construction 2002-2009	\$1,040,456
Phase I	\$16,538,534
Phase II Project to Date	\$6,155,559
TOTAL expenses to date	\$23,734,549

#5 Expenses - Phase II Remaining

Phase II Construction	\$4,304,621
Design Team Consultation: Phase II	\$155,652
CoC Administration	\$68,905
Professional Services	\$4,827
Contingency 7% of construction costs	\$565,904
1% for Art	\$64,276
Furniture, Fixtures & Equipment	\$251,198
TOTAL Expenses Phase II	\$5,415,383

Summary as of July 8, 2015

Income now available for Phase II expenses	\$5,133,675
Income Anticipated	\$394,834
Total Revenues	\$5,528,509
Est. Expenses for Phase II construction	\$4,304,621
Est. Expenses for other items (listed above)	\$1,110,762
Total Expenses	\$5,415,383

Overage/Shortage

\$113,126



Cordova Center Project Addendum to Financial Summary

Update July 8, 2015

- Includes construction costs from DCI for Pay Aps #1-6; other associated costs; includes Capital Campaign updates. REA costs are all captured; legal costs for REA were not reimbursable and were paid by City funds. Staff reviewed all audits prior for 2002-2009 and used Detailed ledger reports from Casselle, the City's Finance software from 2009-2014.

Funds – Secured and Pending

- **EVOS Trustee Council:** Remainder of original \$7million plus interest.
- **DCCED FY15 Appropriation:** Remainder of FY15 \$4 million.
- **Municipal Bond:** Proceeds received June 4, 2015.
- **Lynden:** This is an in-kind donation for freight. Dawson will acknowledge once used.
- **EVOS Trustee Council:** Pending Governor's Signature of Budget.
- **Rasmuson Foundation:** Pending Successful Capital Campaign Match.
- **Capital Campaign Pledges:** Cash secured through Campaign to date.

Funds - Anticipated Sources

- **Foundations:** Rasmuson Foundation awarded November 20, 2014. MJ Murdock Charitable Trust proposal has now been submitted but is specifically for the museum exhibits. ***Neither the Murdock Trust request nor the museum exhibit costs are included in this financial summary.*** The museum exhibit work is being held within the Cordova Historical Society's realm. Continuing searches for additional foundation grants or awards for theaters and libraries.
- **Capital Campaign:** The Capital Campaign is under the auspices of the Cordova Center Committee which meets weekly in the library meeting room. Wednesdays at 3:00pm

Expenses- Phase II Remaining

- **CoC Administration:** This budget line includes costs incurred within the Capital Campaign and preparations for opening the facility.
- **Professional Services** represent Consultants, Publicity and Legal Services.
- **Project Consultation and Management** reflects remaining costs for Construction oversight to MRV.
- **Contingency** is the City's line item for potential changes in construction costs.
- **1% for Art** reflects the funds dedicated to placing art within the facility.
- **Furnishings, Fixtures & Equipment:** Staff is continuing to fine tune numbers for furnishings and equipment.

Overall Expense - Cordova Center Phase I		
Budget - Phase I	Estimated	Actual
Construction Contract	\$8,350,000.00	\$8,305,650.00
Construction Contingency	\$584,500.00	\$2,976,483.04
Construction Management Services	\$287,670.00	\$525,067.74
Construction Administration by City	\$167,000.00	\$275,788.94
1% for art	\$180,000.00	\$2,610.00
Overall Cost	\$9,569,170.00	\$12,085,599.72
Dokoozian Final Payment		\$2,365,000.00
Denny's Final Payment		\$900,000.00
Legal Fees Associated Only with Above		\$1,187,933.89
Total		\$4,452,933.89
Total Phase I 2010-2014		\$16,538,533.61

Susan Bourgeois

From: Erica Clark <nomadicmermaid@gmail.com>
Sent: Monday, June 22, 2015 12:38 AM
To: Susan Bourgeois
Cc: Kristin Carpenter; Tim Joyce; Tom Bailer; Robert Beedle; Joshua Hallquist; David Reggiani; James Burton
Subject: Disposal of Public Land to Private Buyer (Breakwater Fill)

Good Evening,

I would like to voice my displeasure at the recent announcement that the breakwater fill lot will be put into the hands of a private buyer in the near future. I feel that there has been little to no publicity regarding this possibility until quite recently. I would also like to note that the property has not been available for very long (lest you were an oystercatcher or sea star). I oppose the dispersal of said public land to a private party prior to the land being properly zoned, a lengthy public comment period being held (not during June, July, or August) and a special session for a public review of current bids and bids that have been entertained in the past with explanation as to what led past negotiations to fall through.

Additionally, since the breakwater fill lot must settle for another two years prior to construction of a building on it, I urge the planning and zoning commission to take action to properly zone it, and city council to delay entering in to any sale or long-term lease agreement for at least one year (June 2016).

Respectfully,
Erica Clark

I am trying to show through my actions that you can make a far better world if you just care enough. That's all you have to do. It's no big deal. One act of kindness a day can do it.

Erica C. Clark

Susan Bourgeois

From: David Little <tasdll@yahoo.com>
Sent: Monday, June 22, 2015 10:47 AM
To: Susan Bourgeois
Subject: Harbor entrance land sale

Hello

I would like to see more time/consideration spent on the best use for the land created at the harbor entrance (that was initially going to be for the Science Center)... I believe the sale of a prime piece of land at the harbor entrance requires more consideration than it seems to have been given... An over-all town benefitting operation (such as the harbormaster's office) seems a better fit than a private business. Cordova has multiple summer only eating places. Has any sort of study been done on the viability of another magnum opus eatery, even (and especially) with a hotel or the offering of rooms throughout the year? Cordova already has a few unfinished business & personal locations that have dragged out for years...

Thank you.

Sincerely,
David Little



PO Box 705
Cordova, AK 99574

907.424.5800
pwssc@pwssc.org

www.pwssc.org

June 23, 2015

MEMO

To: City of Cordova City Council, the Mayor of Cordova, and the community of Cordova
From: Katrina Hoffman, President and CEO, PWSSC

The Prince William Sound Science Center (PWSSC or “the Science Center”) has been steadily growing in the 26 years since our inception in 1989. That growth has benefitted the economy of Cordova: we currently generate over \$5 million annually in revenues; our employees have children in the school district; our research and education programs are directly relevant to the ecosystems we all depend on. We bring critical diversity to Cordova’s economy, especially in the wintertime. The office building we enjoy and occupy belongs to the City of Cordova; however, the Science Center has invested about one million dollars into the facility in updates over the term of our occupancy. Originally, it was a dilapidated processing structure that pre-dates the Good Friday earthquake. While the city once leased the building to us for \$1 per year in exchange for maintenance, we now do the maintenance and pay an annual lease to the city, as well as property taxes and sales tax on our transactions in Cordova.

I understand some questions have arisen in the community regarding our land use negotiations with the City of Cordova. To enhance everyone’s understanding of our dilemma, I’ll share some key points about the timeline of those negotiations in recent years.

In 1995, through Resolution 2-95-13, the City of Cordova declared how integral our organization is to the economy of this community and designated several parcels in Tidewater Development Park as a special Economic Development Zone whose purpose shall fulfill the needs of the Science Center. I have been at the helm at the Science Center for three and a half years. We have consistently made efforts to gain the rights to develop multiple parcels in this special Economic Development Zone, counting on what the community identified as a priority—seeing PWSSC expand at this end of the harbor.

In November of 2011, the City of Cordova submitted an application for an amended permit to the U.S. Army Corps of Engineers to add fill behind the new breakwater. The sole project purpose was to provide a building pad that will provide stability for the scientific instruments used by the Prince William Sound Science Center and our university partner to enable expanded research. PWSSC staff and board members collaborated with city staff to prepare the proposal and PWSSC paid over \$9,260 for the engineering required to complete the fill. The Army Corps of Engineers approved the amendment.

On October 16, 2012, we submitted an application to purchase four real properties from the city accompanied by \$4,000 in earnest money, in an area almost identical to the area designated in Resolution 2-95-13. Our proposal was consistent with the city's Comprehensive Plan, Chapter 4, Sections S, T, and U. Rather than view the proposal as a unit and consider our need for a campus, the city chose to treat each parcel separately and did not convey any of them to PWSSC.

Between February and December of 2014, PWSSC submitted four proposals to purchase the breakwater fill lot for the following amounts: \$165,000; \$187,500; \$300,000 cash; and again \$300,000 cash. We requested conditions such as a re-plat and re-survey, as well as the opportunity to base the purchase on the outcomes of an as-yet unperformed geotechnical review.

Our proposals were based on information we received from staff at the city, who stated that a grant from the State of Alaska paid for \$1.4 million of the breakwater fill project, and that the city's expenses over and above that amount were on the order of \$160,000.

The city rejected all four of our purchase offers. Meanwhile, they submitted to us a 25-year lease with option to buy, with an annual rate based on the appraised value of \$300,000. However, the lease stated that the purchase option price would not be disclosed until after we had completed construction of a building.

We are a nonprofit and rely on donors to fund a capital project such as a building. To run a capital campaign and raise funds, we must be able to guarantee that the funds received will be used for the stated purpose. According to capital campaign experts we consulted, no campaign in Alaska had ever been conducted on such terms as those offered to us by the city. City Council justified their rejections of our fee-simple purchase offers by saying sale with a performance deed of trust and first right of refusal did not guarantee them sufficient control to oversee the lot developed as proposed, even though other very recent land disposal transactions have been completed under such terms.

In March of 2014, the city gave us a different lease for the office building we occupy at the mouth of the Cordova harbor. The lease term will expire in 6.5 years. After our lease ends, the city has stated that it intends to use this tract of land for expansion of the Cordova small boat harbor. Therefore, the Science Center must move from our current facilities in six and a half years. In documents dating back to 1995, the site we currently occupy had always been a part of the vision of what we hoped to develop, but now we know we cannot pursue that vision.

Last December 2014, PWSSC submitted proposals for two lots made available for disposal on the North Fill—the “impound” Lot 4A Block 5 and the “mobile grid” Lot 2 Block 7. The Science Center was the highest bidder on both sites. A member of the Planning and Zoning Commission stated during the meeting that they only released the RFPs to seek interest from new marine related businesses in Cordova, not existing ones. Then P&Z recommended disposing of one lot to Trident Seafoods and not disposing of the second lot to any of the bidders. Obtaining one of these lots was key to developing our own warehouse, as we currently meet our warehouse, fabrication, and maintenance needs by renting six different facilities. Obtaining one of these lots was also key to our operations because we were unable to secure all the needed properties described in the aforementioned special Economic Development Zone.

In the latest version of the lease with option to buy, the city did increase the term of the long-term lease and stated the option to purchase price contingent upon completion of site development. Two key issues were the lynch pins in PWSSC’s decision to give up on the breakwater fill lease. First: the final version of the lease submitted to us assessed a \$30,000/year lease rate, yet it explicitly prohibited PWSSC from conducting our business on-site as a lessor. The language in the lease states “Lessee shall not use the Premises as a storage area for any property or item, including, but not limited to, boats, scientific equipment or tools, trailers, vehicles, or any other item besides actively used construction equipment.” We are unable to operate with such a restriction.

It takes years to conduct a capital campaign. New fill requires a couple of years to settle. Buildings take time to construct. Despite all this, we were given terms that did not allow us to conduct our usual waterfront dependent business on this waterfront lot if we were to become a lessee, and that lease would be at considerable expense to our organization.

Secondly, and more importantly, our board of directors had serious procedural concerns and view that the city does not have a fair and viable mechanism in place to administer these types of leases. The lease process puts the tenant in a very precarious position. When we needed to have a discussion with the city on the terms of the lease, we were told that negotiations could only occur through attorney-to-attorney communication. Neither the City Council nor the Science Center came away from the proceedings fully informed. In practice, the system set up by City Council went as follows: we would communicate with our attorney, who would communicate with the City’s attorney, who would communicate with the City Manager, who would brief the Council in executive session, who would make some kind of a decision, which would then travel back to the Science Center in it’s own time by the same multi-step route. This process went on for months and was expensive for both the Science Center and the city.



PO Box 705
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www.pwssc.org

Further, having all land use discussions about the Science Center occur in executive session forces us and the community to operate with a severe information deficit. We negotiated in good faith, but were met with layers of complexity, expense, secrecy, and burden. We were offered an expensive long-term tenancy with a lease that prohibited us from conducting any activity other than construction. We could not accept these terms and be a responsible nonprofit business. Incidentally, after withdrawing from negotiations with the city, we requested that the city refund the money we paid for the engineering of the breakwater fill. City Council denied us the refund, citing their attorney expenses as the reason.

Our board felt obliged to withdraw from the negotiations because the procedural obstacles were overly burdensome, the conditions were unreasonable, and it appeared that the Science Center was being treated differently from other businesses in the community. We are sorry that things turned out this way, but our obligations to carry out our mission and be a good steward of our donor funds now require us to look for other options.

Sincerely,

A handwritten signature in black ink, appearing to read "Katrina Hoffman", with a long, sweeping flourish extending to the right.

Katrina Hoffman
President and CEO
PWSSC

Page Brumbley
P.O. Box 1290
Cordova, AK 99574
907-424-3498
page@ak.net

June 23, 2015

Dear Mayor and Council Members,

I am writing regarding last council meeting's agenda item #22 regarding the disposal of the breakwater fill lot.

Before I continue, let me say that I'm not advocating for one thing over another, nor do I pretend to know all of the facts that led to the abandoning of plans with the Science Center, then for council to vote to sell to a private party. I can, however, tell you how I hear it perceived from the outside—a choreographed play.

The breakwater fill at the entrance to our harbor is an amazing piece of property which certainly caught the eye of John Harvill property developer. But it had been in the works for 10 years that the Science Center would expand onto the fill lot. Then a few years ago Harvill's good friend and business partner, Jim Kallander, runs for mayor, wins and immediately the council's relationship with the Science Center goes sideways leading to the fill lot being up for grabs. So it is put up for sale and who wins the right to purchase, but friends of Harvill.

While obviously not true, perhaps you can understand a bit more the public outcry.

Why is that the perception? The seeming haste in which council agreed to sell, as well as the fact that the public at large has been under the impression that the fill lot still belonged to the Science Center, had no idea that it had been advertised for sale--*even though* the city followed the public process in requesting and reviewing proposals, the amount of feedback council heard at last week's meeting demonstrates how much the public values that lot and how surprised we were by the sale.

I'd like to point out that the accepted proposal is for a restaurant and hotel when: the Alaskan Bar and Hotel is for sale, as is the Powder House; Ambrosia closed its doors and the Killer Whale Café is closing if it doesn't sell by the end of summer; the Reluctant Fisherman while not actively for sale, I'm told, would certainly entertain offers. Our population doesn't support what restaurants we have to stay open year round and staffing is a huge problem, wages are low and entry level at such jobs.

I concur with the City Manager's request. What could it hurt to allow more time for this amazing property to perhaps attract other proposals, it has certainly garnered a lot of attention now.

Respectfully,

Page Brumbley

Susan Bourgeois

From: Wendy Ranney <thewindyranny@gmail.com>
Sent: Wednesday, June 24, 2015 11:58 AM
To: Susan Bourgeois
Cc: Tina Hammer; Randy Robertson
Subject: Harbor Land Sale

Dear City Council, City Manager, and Mayor,

Let me start this letter off by saying that I am COMPLETELY behind new businesses coming to Cordova and see the need for more restaurants and hotels. This actually has nothing to do with the party that is currently looking at the harbor property for sale.

I am, however, having a problem with the method used in the sale of this particular property. I am asking that more time be put into the review of the land sale and that more time be aloud for public comment. Whether the Harbormaster puts an office there, a hotel builds there, or the Science Center builds there, this is a one of a kind piece of property and the only one like it that the city has. The process regarding how the proposed sale to the science center was handled with Planning and Zoning and City Council and how some of the concerns that were put forth regarding the parking are still in place with hotel on that lot and I don't see why those covenants have removed. Selling to a non-profit and a for-profit is mixing apples and oranges and the current asking price for a property of that caliber is roughly the same as the asking price of several of the home lots around Cordova. This is a premier, one of a kind, waterfront property and the City needs to seriously reevaluate the asking price of this property as it is quite likely worth many times what they currently propose.

The argument that I have is not that the lot should go to the Science Center. The Science Center was flawed by not putting in a second proposal. The City can do much better than what I feel is a lowball sale with this piece of property and the process needs to be reevaluated.

Thank you for your time and consideration.

Sincerely,
Wendy Ranney

--

I've learned that you shouldn't go through life with a catcher's mitt on both hands; you need to be able to throw something back.

Maya Angelou

smyke

From: Adam Low [adamvlow@gmail.com]
Sent: Wednesday, July 01, 2015 3:46 PM
To: smyke@ctcak.net
Subject: Thoughts on the cordova plastic bag winter ban

Aloha,

I would like to express my support for the proposal that the future problem solvers are sharing with regards to a winter plastic bag ban in Cordova. Living on the Big island of Hawaii has given me an opportunity to see first hand the effects of this kind of a change on the community. 2 years ago the county issued a plastic bag ban. Stores changed to paper bags and charged consumers 5 cents a bag. In some stores they absorbed the cost but offered a 5 cent bag credit for bringing your own reusable bag. Most stores provided reusable bags for purchase at the counter. Amongst the people I know the response was positive. There was a cultural shift that occurred within the population. Folks wanted to bring their bags! If they were caught without bags, it was a small price to buy paper bags, but the cost was enough to be a reminder. That gentle reminder proved in most cases to be the training that was needed. The big island of Hawaii is now a cleaner place with noticeably less debris on the beaches and alongside streets. Additionally, the children who grow up in this more environmentally responsible environment learn from their parents and the examples set by others in their community.

Thank you,

Adam Low

Mikal Berry
Wade Buscher
POB 1032
Cordova AK 99574
907-424-5251
koyuk@me.com
July 6, 2015

Dear City Council Members,

Thank you for reconsidering this issue and allowing Council Member Carpenter's motion to rescind the Breakwater Property decision.

We believe that this unique and irreplaceable piece of public property can be used to a better purpose than a privately owned hotel/restaurant.

The community surely needs more time and discussion to determine the future of the Breakwater's development.

Thank-you

Mikal Berry
Wade Buscher

Susan Bourgeois

From: Signe Fritsch <alaska.swan@gmail.com>
Sent: Tuesday, July 07, 2015 4:53 PM
To: Mayor & City Council; Susan Bourgeois
Subject: Plastic Bag Ban

Dear Mayor and City Council Members,

I attended the July 1 council meeting and heard Robin Pegau present on the Cordova Future Problem Solvers' proposal to initiate a seasonal ban on plastic grocery bags.

I am in full support of this and encourage the city council to consider moving forward with this idea.

Thank you,

Signe Fritsch

503 Third Street

To: City Council

7/2/15

I strongly encourage you to welcome public involvement in all issues that come before you.

In the long run, I feel it does the most to benefit Cordova as a whole.

This current debate concerning the future of the Breakwater Fill Lot is very important and deserves ample time for all to participate.

I understand what your legal obligations are but lets not limit ourselves to that.

Thank you for your time, energy and commitment

Sincerely

C. Wilson Sherman

Susan Bourgeois

From: Signe Fritsch <alaska.swan@gmail.com>
Sent: Tuesday, July 07, 2015 5:09 PM
To: Susan Bourgeois; Mayor & City Council
Subject: Breakwater Fill Lot

Dear Mayor and City Council Members,

I support Council Member Carpenter's motion to rescind the agreement for the Breakwater Fill Lot.

More time is needed for public input on the shared vision for this prime piece of property. The Harbor Commission should also have an opportunity to make a recommendation to the Council. Supporting the lone proposal submitted is not in the best interest of our community. This has all happened very quickly, unbeknownst to many residents of Cordova until recently.

I am not opposed to George and Carrie Daskalos building a new hotel and restaurant in Cordova. However, I feel the Breakwater Fill Lot is not the most suitable space for this type of establishment.

I have lived in Cordova, year-round for nearly 15 years. I have been employed by the Prince William Sound Science Center for all 15 of those years. (My statement does not reflect my desire for the PWSSC to acquire this land. I am of the opinion there are better land options in town for our vision of building a campus.) I let you know this, because I have spent the last 15 years commuting between my residence and the current home of the PWSSC, next door to the Breakwater Fill Lot.

The length of Breakwater Avenue has several disadvantages for pedestrians. Most notably, if this business is catering to out-of-town hotel guests, it is important to consider that there is not a safe walking path or shoulder along Breakwater Avenue.

The fill lot itself is very exposed to the elements and might be uncomfortable for overnight guests at the hotel. These include: the strong north wind in the winter months; sideways rain, sleet, and snow; the noise and smells of fishing boats coming and going at all hours of the day during the summer; and an abundance of nuisance gulls attracted to the fish waste from nearby fish processors.

There are more suitable locations for the Salty Steer establishment, such as the current site of our library and museum. It is located across the street from the Cordova Center, making it much more convenient for out-of-

town visitors attending conferences and events. It would be located in the heart of Cordova's business district and would get great views of Orca Inlet.

I encourage you to reconsider the vote to move forward with this proposal. Give the public an opportunity to provide their input at a planning session. There are other uses for this lot that would be more beneficial for all involved.

Thank you for your time,

Signe Fritsch

503 Third Street

Susan Bourgeois

From: mary bishop <bishopmary@yahoo.com>
Sent: Tuesday, July 07, 2015 8:13 PM
To: Susan Bourgeois
Subject: letter to city council

To Cordova City Council,

I am writing to you on behalf of the Prince William Sound Audubon Society. Specifically, this letter is to urge City Council members to vote to rescind the motion to dispose of the breakwater fill lot. Audubon outlined our reasons against the original motion to dispose of the lot in my oral and written public statement at the 17 June 2015 meeting of City Council.

In addition, in reviewing the public records we have noted that the Harbor Commission never provided input on the proposals received for the breakwater fill lot. This is important because Council voted on 15 April 2015 to "direct the City Manager to dispose of the Breakwater Fill Lot as an un-zoned lot by requesting sealed proposals to lease or purchase the property with the special conditions contained in the staff report." There were 4 special conditions in the Planner's staff report, including condition #3: "Harbor Commission will have input on proposals received."

According to the records, the last meeting of the Harbor Commission was 8 April 2015, one week before Council passed the motion that included the special conditions and more than two months before Council's 17 June motion to dispose of the property.

The fact that Council voted to dispose of the lot before meeting this condition is yet another important reason to rescind the motion.

Once again, we urge Council to rescind the motion to dispose of the breakwater fill lot. Condition #3 has not been met. And, there needs to be more public discussion around waterfront planning and specifically, what the highest and best use is for the breakwater fill lot.

Thank you very much.
Mary Anne Bishop, President
Prince William Sound Audubon Society

Susan Bourgeois

From: 853Salman . <cwsilverado@gmail.com>
Sent: Tuesday, July 07, 2015 10:53 PM
To: Susan Bourgeois
Subject: Pending harbor lot disposal. Please add this to the 7/8/15 council packet...

What's the RUSH? Is there some BIG City Plan that this development will be an integral part of? Or is it just the whim of the siting council...some that might directly benefit from such development? Why not leave it PUBLIC PROPERTY for a few more years (at least!)? It's a unique new place in our town that can be enjoyed now by anyone wishing to drive, walk, or ride to access. Whether it be for a picnic, see a loved one off to the grounds, or just reflect on the beauty all around, it should be available to all equally. Why build anything there? Just MONEY?

I believe that putting a hotel-bar (or any large building) on the site will cause a hazard to navigation; it would create a large BLIND SPOT to boats entering or exiting the harbor and DANGEROUS DISTRACTIONS ON SUCH A BUSY WATERWAY, LIGHT POLLUTION at the harbor entrance at night, not to mention OBSTRUCTION OF A GREAT VIEW from many parts of town.

And You know there's not much solace from the elements there. Has the prospective buyer been here long enough to experience 100mph blows or the weeks of driving rain for a place isolated w/no trees to share the brunt.

No, Land is too scarce and precious in this town to RUSH into anything without really thinking things thru. Is there a CITY PLAN? If so, how does this fit in? What other sites will be available for impromptu random development? Perhaps there's privately owned land that would be suitable for a hotel/bar...right 'downtown' or nearby w/great view potentials?

Thanks for taking a thought-full approach...and taking your time and much consideration on this. Let's wait and see what else is possible for this PUBLIC PROPERTY. I vote keep it public for the time being...I wonder what the town's kids think would go well there....?

Sincerely,

Cliff Ward

Susan Bourgeois

From: Carolyn Roesbery <akmediascope@yahoo.com>
Sent: Tuesday, July 07, 2015 11:30 PM
To: Susan Bourgeois

City Council:

Thank you so very much in doing the will of the people and making the best decision on the breakwater fill property. I very strongly agree with the motion to rescind the agreement to develop the Breakwater fill for private development.

Carolyn Roesbery
akmediascope@yahoo.com

No trees were knowingly harmed in any way during the production and transmission of this message. A rather large number of electrons were somewhat inconvenienced however.

Alyssa Kleissler
PO Box 2154
Cordova, Alaska 99574

Telephone (907) 424-3632

July 8, 2015

Dear Mayor and Council Members,

I am writing to say that I agree with the motion to rescind the agreement to develop the Breakwater fill for private development. I would also like to encourage the council to stand their ground and not succumb to any bully-like behavior as I witnessed at the last council meeting. Seek legal council if necessary and contemplate on a greater vision for our town.

Thank you for your consideration.

Respectfully,

Alyssa Kleissler

Susan Bourgeois

From: Caitlin McKinstry <caitlin.mckinstry@gmail.com>
Sent: Wednesday, July 08, 2015 10:03 AM
To: Kristin Carpenter; Tim Joyce; Tom Bailer; Robert Beedle; Joshua Hallquist; David Reggiani; James Burton; Jim Kacsh
Cc: Susan Bourgeois
Subject: Rescinding the Breakwater Fill Lot Vote

Dear Mayor Kacsh and City Council Members,

I respectfully request that you rescind your June 17, 2015 vote to dispose the breakwater fill lot to the Salty Steer. It seems the process to dispose of this land was rushed, and the proposal was not given the same scrutiny as other past land disposal plans such as Bayside Storage, Harborside Pizza, the Science Center, or even Alpine Diesel.

I hope this new business succeeds at a different location in town, but the breakwater fill lot is clearly a unique parcel of land. As evidenced by the 25 letters addressing city council in the July 1, 2015 and many members of the community commenting during regular City Council meetings on June 17 and July 1, this space is important to the community. Therefore, the future of this City owned lot should be discussed by the city as a whole.

I would also like to thank the city and the workers fixing Harbor Loop Road/Nichloff Way for their hard work. The intersection looks so much better and will hopefully improve the lifespan of all our cars' suspensions.

Sincerely,

Caitlin McKinstry

Penelope Oswalt
P.O. Box 1303
1400 Lakeshore Drive, #22
Cordova, Ak 99574

July 8, 2015

To The Cordova City Council Members;

Although I have given public comment on this subject at a prior meeting I am writing so that my comments are entered into the public record.

I support Council Member Carpenter's motion to rescind the agreement for the Breakwater fill property. that she requested to be on the agenda for the next City Council meeting on July 15, 2015.

I believe that the decision to award this RFP was done in great haste by several Council Members and that there has not been adequate input from the community on this piece of property. Your Planning and Zoning Commission has been divided on this proposal, yet the Council Member on the Commission booted it up to Council for a decision anyway. It has not been reviewed by the Harbor Commission as required and then judged against the approved Harbor plan that was developed several years ago. In all I believe proper due process did not occur.

I do not feel that this is a superior proposal. I have reviewed the plans and feel that they were mediocre and quickly done borrowing from a "hotel & restaurant" template. It uses all of any possible viewing area and does not allow adequate access to the navigational marker's that are there. It also looks like they are planning to extend over the property line out into the harbor entrance area.

There are many properties available that would make a wonderful addition to Cordova and have great access to the new Cordova Center. Across from the new Cordova Center where the current museum/library is located or down the street at the old "footsteps" lot, a beautiful 4 story 1st class hotel with a "Period" Façade and a restaurant on the top floor with a view would be incredible. This would help revitalize main street. People come to Cordova to see history and a real fishing town.

This proposed property is in an industrial district; far enough away that it will be difficult for guests to access the Cordova Center or any other businesses during our "rainy weather periods". I am in awe of their enthusiasm but have to wonder where they feel the extra revenue to support this business is going to come from. I see it taking more from existing businesses and making the pot smaller. Have they filed an adequate business plan as other's have had to do?? Also Liquor licenses are I believe filled up in Cordova.

It was stated by Councilman Bailer that he represents "The Silent Majority" and they have spoken in favor of the agreement for the Breakwater property. Who are "The Silent Majority"? 1 person, 5, 10, 25? 100?? I feel it is time for "The Silent Majority" to speak up publicly and be counted as well. One or two lines to the City Clerk to rescind or to not rescind the agreement.

I feel this Property needs to go through the Harbor commission review, be brought back to the table for a community discussion. It is public land and has not had an adequate opportunity for people to speak.

Thanks for all that you all do to serve our community!!

Sincerely;

Penelope Oswalt

July 8, 2015

Dear City Council,

I am writing regarding the proposed lease of the breakwater fill to the Salty Steer. The breakwater fill is the last piece of harbor-front property and is a focal point for the residents of Cordova. For many years, our citizens have believed the City would be leasing the property to the Prince William Sound Science Center and many were not aware that those negotiations have fallen through. A number of people were surprised by the rebidding of the property without any public input.

This piece of property sits at the entrance to our harbor and others have said that it cannot be built upon for another two years until the fill has properly settled (I have not verified with the Planning Department). The lot is currently used by numerous Cordovans as a “park” where they can enjoy watching the fishing fleet depart and return. This piece of property holds significant emotional value to our citizens and many would like to participate in an open discussion with the city about the disposal of the property.

I am aware that the owners of the Salty Steer have made every effort to be compliant with City Code in their bidding process to establish a restaurant/hotel. I am excited to see a new business in town (especially one that serves great food). I am also aware that Council followed all protocols in terms of advertising and notifications about the rebidding of the property. The timing of the bid packet, review of proposal, and committee review all happened at a time where the fishing fleet (and associated personnel) are busy prepping gear and boats for the fishing season; they are distracted and have not been able to follow city politics and come to the right place at the right time to have their voice heard. Yet, there were a number of people who voiced their concerns about the disposal of the property at the 6/17/15 and 7/1/15 Council meetings. Citizens can voice their opinion at a council meeting but there is no real opportunity to have a real discussion in that forum.

I believe that their proposal for the breakwater fill lot should be vetted thoroughly and be subject to public input. There is an undercurrent of distrust, betrayal, and disappointment that many citizens feel regarding Council’s quick turn-around of this property, especially after the lengthy, multi-year long negotiations with the Science Center. The new lease proposal has different conditions than the lease agreement with the Science Center. Why is the Salty Steer allowed to have storage on the lot but the Science Center was refused that in their lease? Why is the Salty Steer’s hand-drawn sketch of their proposed building acceptable but the Science Center’s architect-drawn multi-view designs were rejected? This proposal was not unanimously approved by Planning & Zoning and was never reviewed by the Harbor Commission even though the plot is at the front of the harbor and is harbor-front property. Nor was this proposal compared to the Harbor Master Plan which was finalized last year. The Harbor Master Plan was created through hundreds of hours of community and city personnel working together to develop a plan that the residents of Cordova felt vested in. By not comparing this proposal to that Master Plan, Council is negating all the hard work our citizens and city staff have invested in this town.

The Salty Steer proposal put forth to Council indicates they aim to “create a luxury destination that surpasses the standard fare of Cordova.” Though I love Cordova, I have a difficult time seeing this place being a “luxury destination” they are trying to create. With that kind of “luxury” our regular citizens (who are already struggling with cost of living expenses) may not be able to afford the venue (I hear already of the high costs to have dinner at the Reluctant Fisherman which is considered the most luxury restaurant in Cordova). I want a venue that is affordable to our local citizens and they won’t feel out of place going to dinner in their Extra-Tuffs and flannel shirts. I appreciate their vision to bring Cordova to those who are looking to “relax or recharge” but have concerns about adding another restaurant/hotel when we already cannot support the current number of hotels and restaurants. Yes, there are a few times throughout the year where we do not have enough housing and there is definitely a need for it (Salmon Festival, August sport fishing). And yes, we need ways to stimulate our tourist economy and this may be an avenue to do so. But if the year-round citizens cannot afford to go to the Salty Steer (especially in the off-season months) then the place might not

succeed financially. Then they, like so many other businesses that cannot afford to live here year-round, will become seasonal or potentially leave completely. If that is the case, how will the city deal with a large vacant building at the front of the harbor?

I also have concerns about the different plans the owners may have for the business. I have heard that the owners have shared that their goal is to become a non-profit that offers life-time adventures to sick children with cancer. These plans were not included in the bid proposal and I feel they are incongruent with what was submitted. I have not had a chance to speak with them if they still are aiming for that non-profit goal. I think many in this town are excited about a new business and look forward to the income from the new tax base. If indeed, the Salty Steer becomes a non-profit, then a portion of that tax base becomes null and void resulting in our year-round residents carrying their burden.

I believe that the process to dispose of the breakwater fill lot has been rushed and not subject to the full discussion this prime property deserves. I request that

- Council accepts the City Manager's request to hold off on the final approval of this bid for 30 days but preferably until the fishing season is over;
- Council ask the Salty Steer about their plans to become a non-profit business;
- the Harbor Commission be able to review the proposal and compare the bid to the Harbor Master Plan;
- Council holds a public forum for citizens to come forth and give their input about this special property (not to be held during a fishing opener);
- the city encourage the Salty Steer to investigate development of other potential properties that would be suitable for a hotel/restaurant such as the current library/museum lot or city hall lot;

Thank you for reading my concerns. I look forward to seeing you at the next City Council meeting.

Kara Johnson

105 Bluff View

Cordova AK 99574

July 8, 2015
Barclay Kopschak
Box 1126 - City

Cordova City Council
Cordova, Alaska

Dear Council members,

I write to support the motion
to rescind the Council's earlier
decision to dispose of city realty to
the Satyr Steer at this time.

I am not against the use of the
city fill area for private enterprise.

However, I am in favor of transparent
& equal treatment of potential buyers.

I believe that the recent Satyr Steer
decision was both hasty & prejudicial
to other interests.

Sincerely,
Barclay Kopschak

Susan Bourgeois

From: Toni Bocci <tbocci@ctcak.net>
Sent: Wednesday, July 08, 2015 11:05 AM
To: Susan Bourgeois
Subject: Cordova Harbor lot letter to the city council

Esteemed council members

Thank you for your time, energy, wisdom and community service to Cordova and its residents.

I am writing in favor of the city council to **rescind the vote** to sell the harbor fill lot at this time.

I ask that you please take more time before deciding the future of this piece of public property. This is obviously a hotly debated topic with good ideas and reasoning on both sides of the issue. I would hope you all agree that it should include more public comment and more involvement with the parks and recreation and harbor commissions.

Thank you for your service and time.

Respectfully
Toni I Bocci

From: Molly Mulvaney <mollymulvaney@gmail.com>
Sent: Wednesday, July 08, 2015 11:02 AM
To: Susan Bourgeois
Subject: For the council packet

Dear Council Members,

I am grateful our town has a process that allows the public to comment on council decisions, that part of our democratic process are mechanisms such as motions to rescind that allow decisions to change, and that we have a process where ordinances have to come before council twice before they are enacted. Part of the reason for all these process pieces is to allow for time to mull things over, consider more thoroughly, modify, revise and at times change decisions following deeper reflection, consideration of the implications of an action and public input.

In light of that process that we are in regarding the breakwater fill lot, I ask that you support the motion made at the previous council meeting to rescind the decision made regarding that lot. I believe the motion was made by Kristin Carpenter. I ask for the reasons stated in my letter printed in the previous council packet, for the reasons stated by the majority of the letters regarding this issue that were in the previous packet, for the reasons many concerned citizens have discussed with you on an individual basis and for the reasons made to you in writing by the City Manager.

Thank you for your time and effort,
Eric Manzer and Molly Mulvaney

Susan Bourgeois

From: Rachel Hoover <hoovadarling@gmail.com>
Sent: Wednesday, July 08, 2015 10:46 AM
To: Susan Bourgeois
Subject: Cordova city council

As a resident with a very long family history in the past & future generations to come, I would like to see this PUBLIC land be used as a park with picnic tables & a Mariners Memorial.

Not a place where the food isn't good to begin with, turned in to their own area. I heard its not even Zoned!. So they could build there home there!!.

Rachel Hoover

Sent from my iPhone

Susan Bourgeois

From: Sylvia Lange <sylvialr@me.com>
Sent: Wednesday, July 08, 2015 10:42 AM
To: Susan Bourgeois
Subject: Letter for Inclusion in Council packet, Wed. July 15, Breakwater Lot, Motion to Rescind

Dear Mr. Mayor and City Council Members,

I do believe there is much more to learn before making the decision to dispose of the Breakwater Lot lot to the one minimum bidder. I believe you have heard, during the last two Council meetings, from several community members that have expressed the desire for a more inclusive process for ideas for the future of this particular City property. The first meeting in which the Council met after the Planning and Zoning Commission passed the bid on to you, you heard from many in the audience, that the community needed more time. Our request was rebuffed. If fact, we were admonished by a Council member for even having brought the issue forward. I know you think you have been dealing with this for a long time, and without public interest. However, the lot has been, since it's inception, and before, always considered to be in negotiation with the Science Center. The negotiations broke down, and an RFP went out, during our very busiest season. The one minimum bid that came in did not go before the Harbor Commission, and seemed to sail through the PnZ Commission, and was approved by you at the very next Council meeting. By anyones reckoning who has tried to get a City Lot in the past, that was a fast track. During the first Council meeting in mid March, when the decision to dispose of this lot was discussed, and some Council members brought up the notion to send this for review to the Harbor Commission, one Council member stated, No, but ok to send only to staff and that he "doesn't want this hung up or slowed down". Again, there is a public perceived process that this seems to be getting the fast track. At the every least, it should have gone to the Harbor Commission. It is the last remaining lot actually in the harbor. It is the lot at the entrance of the harbor, and it has the harbor entrance navigation light on it.

I hope the Council moves to rescind the disposal of this lot, and slows the process down to get more public input after our fishing season on this important, and unique public lot.

Sylvia Lange
One Cannery Row
Cordova

907-903-3480 mobile
907-424-7119 land

Memorandum

To: City Council
From: Planning Staff and City Manager
Date: 6/24/2015
Re: Code revision request

PART I – BACKGROUND

4/3/2015 cost estimate and summary of services provided by Holly Wells for code updates for Chapters 16, 17 & 18

4/14/2015 P&Z Meeting
resolution presented and discussion of the potential cost estimates

5/6/2015 Council Meeting
review resolution during P&Z member report, direct staff to have P&Z justify need for code revision and for a resolution and budget amendment

6/04/2015 P&Z Meeting
need for code revision documented per City Council request

PART II – INFORMATION

The minutes below are from the P&Z meetings and the City Council meeting where the code updates were discussed.

4/14/2015 P&Z Meeting **code resolution requesting funds from City Council**

a. Resolution 15-07 – Code Updates Cost

A resolution of the Planning Commission of the City of Cordova, Alaska recommending to the City Council of the City of Cordova, Alaska to appropriate twenty-one thousand four hundred dollars for editing and updating Titles 16, 17, and 18 of the Cordova Municipal Code

S. Greenwood said that she needs a budget to do code work. She got a quote from **Holly Wells** (City attorney) for code work, but they need to read it closely because it is not what they just did with Waterfront Commercial Park District.

M/Bailer S/Frohnappfel to approve Resolution 15-07

Bailer asked if the changes to zoning code have to go to the lawyer. **S. Greenwood** said that especially issues with zoning need to go through the lawyer. **Pegau** said when they went through the code in the past they had made changes to zoning boundaries and requirements. **S. Greenwood** said that this quote does not include changes like that. **Frohnappfel** said that while it is expensive, they need to compete and let their quest be known to City Council. Unless they ask for it, they are never going to get it. **Pegau** said he really wants to do this, but he is worried that they are only doing a quarter of the step. The modifications that they made would really impact development in Cordova

if it does not involve rezoning. **Roemhildt** asked if they had to go to the lawyer. **Robertson** said that you would not want to touch this with a 10 foot pole without a legal review.

Upon voice vote, resolution passed 7-0.

Yea: **Greenwood, Bailer, McGann, Pegau, Baenen, Roemhildt, Frohnapfel**

5/6/2013 City Council Meeting

the P&Z resolution was presented to the council under the agenda item of chairpersons and representatives of boards and commissions

- a. Planning and Zoning Commission Resolution 15-07 – **Mayor Kacsh** asked **Bailer** to report on the Planning and Zoning Commission meeting, and this resolution they put forward to Council. **Bailer** said he doesn't support this resolution. **Bourgeois** said this was included as informational, a recommendation from P&Z which it is appropriate to bring forward to Council in Resolution form. She anticipated that it would be for Council to then direct staff to bring something to a future Council meeting regarding this recommendation. **Bailer** opined that he is in disagreement with needing to use a lawyer with all of this. He said the commission has done a lot of work and some of these code changes are small, easy changes – he doesn't see the need for a lawyer to do this. **Mayor Kacsh** said we had spent \$50K/ year for a couple of years to get major portions of code thoroughly looked at and reworded and simplified by the City Attorney and this is P&Z asking for out-of-cycle budgeting for more of that. He believes it should come back as a resolution with a budget amendment and a fiscal note so Council could take action on it. **Hallquist** wanted more clarification from P&Z on what exactly was necessary as far as code changes, why spend this money, what are we changing that doesn't work for us, are there things we are getting sued all the time over. **Bourgeois** said it is time, effort and standing in the way of development. Items have been denied, referred, meetings have been lengthy, items come before Council, get sent back to staff or back to P&Z and these are the issues that proper codes could remedy. **Bailer** said, if you could give an example of standing in the way of development...**Mayor Kacsh** and **Bourgeois** both said the **Roemhildt** development was referred and then he drastically reduced his development plan over that lost time. **Bailer** said he wanted to build something against code which is totally different. **Bourgeois** asked exactly what the direction was to staff, she expressed frustration at the fact that only 4 Council members were present and she feared wasted staff time developing this to present to Council and then Council might very well shoot this down – of course she did say that staff would bring this back if that was the direction. **Mayor Kacsh** said, yes, please bring a resolution amending the budget with a fiscal note to allow for this expenditure for code change. Further input from Council gave staff direction to get the exact reasons from the P&Z Commission.

6/15/2015 P&Z Meeting

the P&Z code resolution was discussed again

a. Discussion on Resolution 15-07

S. Greenwood explained that the resolution was brought to City Council and that Council Member **Josh Hallquist** asked the commission to justify why City Council should spend the money to update the codes. **McGann** said that back in April, **S. Greenwood** estimated it would take about five hours per chapter and that is just for her part. **McGann** said that his big issue with codes was Title 16 as they are not in compliance with state law. It is a mess and needs to be gone through. **Roemhildt** said it was hard to get a loan for a house if it is not up to code. **Bailer** said that there are other communities that have these codes that are up to date. They have done code edits before by looking up others' codes and copying it, which eliminates using lawyers. **McGann** said that **S. Greenwood** gave them local amendments from other municipalities in the past and she could do so again. He said that they

could cut-and-paste a lot of it. **S. Greenwood** said it's not just going out and doing that and that it takes a lot of research. She has brought amendments to the IBC and IRC to the commission multiple times and it is overwhelming. **McGann** said that he feels comfortable with the building codes, but they also have the plumbing, mechanical, and fire codes. **Bailer** said that there is not a lot of expendable money. **McGann** said he hasn't been on the commission very long, but they have been chewing on it the whole time and they have to get it done. **Bailer** said it might take **McGann** presenting their case and it is going to be a hard sell. **Frohnappfel** said that it needs to be done. The City has the staff to take some of this on and they need to have something to enforce. It is up to the commission to give those who are enforcing the right guidelines. **McGann** said that he thinks the 2009 IBC and IRC should be adopted. **S. Greenwood** said that the money that they would spend is a code update only. They just spend a lot of staff time on Chapter 18.39 and that was just one chapter. The money that they are requesting does not include 500 commission meetings to go over each section of code. **Baenen** said that he does not want to do that. **McGann** told the commission to look at the code online. He gave some examples of how dated Title 16 was. The commission discussed how a building inspector would factor into the adoption of codes. **S. Greenwood** said that the code update would just be fixing up the code and making it current along with adopting the necessary codes. **Pegau** said he keeps wondering how they could do it for less, but that he thinks it is already underbid as it is. **Frohnappfel** said that another reason for the update would be the amount of hours the commission and staff has already put into proposed changes. **Baenen** said another reason is that it hasn't been updated in over 30 years. Another reason would be that the codes need to be updated so that when the building inspector begins it is already done. **S. Greenwood** said that it wasn't just building codes, its subdivisions too. There is no process for a short plat. It is difficult to pull out what you need to require for some plats.

Summary of need for code updates from P&Z meeting as requested by City Council

General

- 1) there has been a substantial amount of time by the commission and staff already invested in the code revision for these chapters; these edits will be provided to the lawyer
- 2) these revisions would provide the future building inspector/code enforcement with a solid and clear code to enforce
- 3) the quote of \$21,400 is a good deal
- 4) these codes have not been updated in at least 30 years

Title 16 Building Codes

- 1) not in compliance with State law with adoption of the 2009 IBC code – mechanical, plumbing, electrical
- 2) the State does not adopt a residential code; if we want to adopt IRC, that needs to be done in our City Code
- 3) amendments to Uniform building code need to be updated -16.20-45 to current code sections

Title 17 Subdivisions

- 1) needs short plat section & re-plats section

Title 18 Zoning

- 1) permitted uses are outdated – for example - truck gardening, rooming house, curb line to measure yards
- 2) exception, variance and appeals and nonconforming section needs review and updating for clarity and strict interpretation as written

PART III – SUGGESTED MOTION

“I move to direct the City Manager to bring back a resolution amending the budget and a fiscal note to appropriate the \$21,400 needed to update Cordova Municipal Code Titles 16, 17 and 18”

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: July 08, 2015

TO: Mayor and City Council

SUBJECT: Rescinding the motion to award disposal to George and Carrie Daskalos

Council took action to award disposal of the Breakwater Fill Lot to George and Carrie Daskalos at the June 17, 2015 regular meeting. All seven Council members were present at that meeting and the vote on the motion was 5-2 with **Carpenter** and **Beedle** dissenting. At the July 1, 2015 meeting, during the Pending Agenda portion of the meeting, Council member **Carpenter** asked to have an item at the next regular meeting (i.e. July 15, 2015) that would be to rescind the motion from the June 17, 2015 meeting awarding the disposal. Council member **Beedle** agreed to that agenda item and therefore, this is before you tonight. Per Cordova Municipal Code 3.12.035 **Meetings – Agenda...** Two members of the council, the mayor, or the manager may submit items to the clerk to be placed on the agenda...

Recommended motion: Move to rescind the motion that was approved at the June 17, 2015 meeting: to award the disposal to George and Carrie Daskalos of the Breakwater Fill Lot.

Required action: majority voice vote

Effect of an affirmative vote on the motion to rescind: Council should now give staff direction on what they want as the next step regarding the Breakwater Fill Lot. Perhaps at Pending Agenda, one or more Council members should suggest that an action on next steps be taken at the next Council meeting (August 5, 2015). Another option is for Council to take no action at this time, the Breakwater Fill Lot remains an available City Lot on the Land Disposal Maps and an interested party could begin the process again by submitting a letter to the City Manager requesting to lease or purchase the lot.

Effect of a negative vote on the motion to rescind: Council action on disposal of the Breakwater Fill Lot at the June 17, 2015 meeting stands and the next steps are outlined in the following memo from the City Manager.

Memorandum

To: City Council
From: City Manager Randy Robertson and Planning staff
Date: 7/7/2015
Re: Steps involved in the Breakwater fill lot project

PART I – BACKGROUND

This outline is intended to provide a broad conceptual review of the steps/processes involved in the above. The actual time required will certainly vary depending on the decisions of and actions taken by the Planning and Zoning Commission and the City Council. Certainly action may be taken anywhere along the process to refer the matter to city staff for additional information or clarification. Conditions such as quorums, possible work sessions, legal review and public notification requirements will likely arise extending the timeline.

1. The start point will be negotiations between the City Manager and Mr. / Mrs. Daskalos for a lease with the option to purchase. All leases with option to purchase require the approval of the City Council. A template lease has already been provided in the proposal packet. The overall timeframe for this step is determined by the complexity of the negotiation.
2. Once the terms of the lease are agreed upon, an ordinance approving the lease will be presented to the City Council. Ordinances require two readings (must be presented and voted upon at two separate meetings). At the second meeting a public hearing is conducted prior to the meeting allowing extra notification for the public and an opportunity for further comment prior to the final vote. City Charter delineates that the effective date of an ordinance is 30 days after passage and publication.
3. Concurrent with the above or after passing the ordinance approving the lease a zoning action will need to occur. Zoning actions are also accomplished via ordinance of the City Council. The City's RFP reflected that the lot would be re-zoned to either Waterfront Commercial or Waterfront Industrial depending on the ultimate use of the property. A zoning change requires a report of findings from the Planning and Zoning Commission to City Council. A memo with the recommendations along with the P&Z's findings and a proposed ordinance is then presented to City Council at the earliest opportunity. At the required second Council meeting, a public hearing is conducted allowing public comments prior to the final vote on the zoning action ordinance. The effective date of an ordinance is 30 days after passage and publication.

4. Once the zoning is changed, a site plan review will occur. This requires the applicant to meet the code requirements in 18.42. (i.e., snow load plans, plot plans, drainage, etc.). The plan is reviewed by the Planning and Zoning commission who will make a recommendation to the City Council to accept the site plan. The recommendation will be presented to the City Council at its next regular scheduled meeting after the Planning and Zoning Commission meeting.
5. Successful navigation and passage of the above steps, plus an approved Fire, Life and Safety Plan Review, is required prior to a building permit being issued.

Pending agenda:

Fall 2015 / after fishing: Code change regarding HSB and/or creation of a Health Care Advisory Board

December 2015 or January 2016: Resolution placing a ballot proposition before the voters regarding plastic bag use in Cordova – Future Problem Solvers to report back to Council on different options

Capital Priorities List Meeting **Sep 2, 2015; Dec 2, 2015; Mar 2, 2016; Jun 1, 2016**

HSB Quarterly regular meetings **Oct 7, 2015; Jan 6, 2016; Apr 6, 2016; July 6, 2016**

Staff quarterly reports in packets: **Aug 5, 2015; Nov 5, 2015; Jan 20, 2016; April 20, 2016**

Committees:

Cordova Center Committee: Tim Joyce, Sylvia Lange, Randy Robertson, Kristin Carpenter, Native Village of Eyak Representative, Chamber of Commerce Representative, Business Community Representative, PWSSC Representative, Stage of the Tides Representative.

Fisheries Advisory Committee: David Reggiani, PWSAC; Ken Roemhildt, Seafood Sales; Jim Holley, AML; Torie Baker, Chair, Marine Advisory Program Coordinator; Chelsea Haisman; and Jeremy Botz, ADF&G

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

Calendars:

3 months of calendars are attached hereto
July 2015; Aug 2015; Sept 2015

July 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library			1 6:15 HSB LMR 6:45 pub hrg LMR 7:00 reg mtg LMR	2	3 Independence Day observed City Hall Offices Closed	4
5	6	7	8 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	9	10	11
12	13	14 6:30 P&Z LMR	15 7:00 reg mtg LMR	16	17 Salmon Jam & Copper River Wild Salmon Festival	18 Salmon Jam & Copper River Wild Salmon Festival
19	20	21	22 6:30 work session w/ QHR reps	23	24	25
26	27	28 6 pm Parks & Rec CH	29	30	31	Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library

August 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library						1
2	3	4	5 7:00 reg mtg LMR	6	7	8
9	10	11 6:30 P&Z LMR	12 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	13	14	15
16	17	18	19 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	20	21	22
23	24	25	26	27	28	29
30	31 First Day of School—CSD					

September 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library		1	2 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	3	4	5
6	7 Labor Day City Hall Offices Closed	8 6:30 P&Z LMR	9 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	10	11	12
13	14	15	16 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	17	18	19
20	21	22	23	24	25	26
27	28	29	30			Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library

**CITY OF CORDOVA, ALASKA – ELECTED OFFICIALS
& APPOINTED MEMBERS OF CITY BOARDS and COMMISSIONS**

MAYOR AND CITY COUNCIL - ELECTED

seat/length of term	email	Date Elected	Term Expires
Mayor: 3 years	James Kacsh Mayor@cityofcordova.net	March 5, 2013	March-16
Council members:			
Seat A: 3 years	Kristin Carpenter CouncilSeatA@cityofcordova.net	March 5, 2013	March-16
Seat B: 3 years	Timothy Joyce CouncilSeatB@cityofcordova.net	March 4, 2014 March 14, 2013 August 2, 2012	March-17 filled vacancy appt to A
Seat C: 3 years	Tom Bailer CouncilSeatC@cityofcordova.net	March 4, 2014	March-17
Seat D: 3 years	Robert Beedle CouncilSeatD@cityofcordova.net	March 3, 2015	March-18
Seat E: 3 years	Josh Hallquist CouncilSeatE@cityofcordova.net	March 3, 2015	March-18
Seat F: 3 years	David Reggiani CouncilSeatF@cityofcordova.net	March 5, 2013 March 2, 2010 March 3, 2009	March-16 1 yr trm
Seat G: 3 years	James Burton, Vice-Mayor CouncilSeatG@cityofcordova.net	March 5, 2013	March-16

SCHOOL BOARD - ELECTED

length of term		Date Elected	Term Expires
3 years	Bret Bradford	March 3, 2015	March-18
3 years	Tammy Altermott	March 5, 2013	March-16
3 years	Peter Hoepfner	March 3, 2015 March 6, 2012 March 3, 2009 March 7, 2006	March-18
3 years	Sheryl Glasen	March 4, 2014	March-17
3 years	Barb Jewell, President	March 5, 2013	March-16
3 years	Vacant (appointed, non-voting)		

LIBRARY BOARD - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Wendy Ranney	April-13	November-15
3 years	Shannon Mallory	November-13	November-16
3 years	Krysta Williams	December-14 November-11	November-17
3 years	Kay Groff	December-14 December-11 January-09	November-17
3 years	Mary Anne Bishop, Chair	November-13 November-10 November-06	November-16

CORDOVA COMMUNITY MEDICAL CENTER – HEALTH SERVICES BOARD - with Council election

length of term		Date Appointed	Term Expires
3 years	Kristin Carpenter, President		with Council office
3 years	Tom Bailer		with Council office
3 years	Tim Joyce		with Council office
3 years	James Burton		with Council office
3 years	Robert Beedle		with Council office
3 years	Josh Hallquist		with Council office
3 years	David Reggiani		with Council office

PLANNING AND ZONING COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Allen Roemhildt	January-14	November-16
3 years	Scott Pegau	December-14	November-17
		December-11	
3 years	John Baenen	December-12	November-15
3 years	Tom Bailer	November-13	November-16
		December-11	
		November-08	
3 years	Tom McGann	December-14	November-17
		December-11	
		April-11	
3 years	John Greenwood, Chair	December-12	November-15
		November-09	
3 years	Mark Frohnapfel	February-15	November-17

HARBOR COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Robert Beedle	January-14	November-17
3 years	Greg LoForte	February-13	November-16
		January-10	
		January-07	
3 years	Max Wiese	January-14	November-17
		March-11	
3 years	Ken Jones	February-13	November-16
3 years	James Burton, Chair	July-14	November-15
		April-13	

PARKS AND RECREATION COMMISSION - APPOINTED

length of term	chair vacant	Date Appointed	Term Expires
3 years	Kara Johnson	February-15	November-17
		December-12	
3 years	Miriam Dunbar	August-14	November-15
3 years	Wendy Ranney, Chair	August-14	November-15
3 years	Stephen Barnes	December-12	November-15
3 years	Marvin VanDenBroek	February-14	November-16
3 years	Karen Hallquist	November-13	November-16
3 years	Dave Zastrow	February-15	November-17
		September-14	