

**CITY COUNCIL REGULAR MEETING
AUGUST 5, 2015 @ 7:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Acting Vice-Mayor Dave Reggiani called the Council Regular Meeting to order at 7:00 pm on August 5, 2015 in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Acting Vice-Mayor Dave Reggiani led the audience in the Pledge of Allegiance.

C. ROLL CALL

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

D. APPROVAL OF REGULAR AGENDA

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

Vote on motion: 6 yeas, 0 nays, 1 absent. Burton-absent; 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

a. *Jackie Schaeffer*, WH Pacific Inc., Chugach Regional Energy Plan – *Jackie* introduced 2 others who were with her, *Jed Drolet* with AEA (Alaska Energy Authority) and *Sue Cogswell* with PWSEDD (Prince William Sound Economic Development District). She said they were in Cordova to have the community meeting that would provide input for the regional plan. The plan is being funded by the State of Alaska (by AEA). She is gathering information from Cordova residents about energy concerns/issues. She spoke of the three phases, 1) data collection, 2) community visits, 3) draft plan. She hopes to have the draft plan available by the end of the month and she is always taking input, corrections, etc.

b. *Clay Koplín*, Cordova Electric, Crater Lake update – *Koplín* gave Council an update on the Power & Water at Crater Lake feasibility study project. The RFP was issued and the proposals came in and were rated. Ten proposals were received. **McMillan Jacobs & Associates** was chosen – came in at \$99,849 and their completion was November 1, 2015. *Rogers* (City PWD) and *Koplín* teleconferenced with **McMillan Jacobs** and discussed scope, schedule, costs, deliverable expectations, information requests they'd be making of each entity, etc. The CEC Board will meet to approve the award on Friday August 7, 2015. He said some bathymetry work was done which confirmed Crater Lake is at least 63 feet deep and it was 62 degrees as far as temperature. He said now they will be applying for some funding opportunities now and then just be ahead of the feasibility study.

2. Audience comments regarding agenda items

Kara Johnson spoke against the proposed 15% increase in appraised value per the contract approval with Appraisal Company of Alaska for the City Assessing Contract. She wanted Council to be aware that 15% would be a lot for the year round people. She also said that *Donald* (ASLN) does a wonderful service by allowing people who can't be here to watch Council meetings so if there is any way we can assist with his equipment needs that would be great for the City to do so.

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

Beedle said he had no Harbor Commission report but said that as far as RCAC, they had suggested we write a letter regarding the USCG maintaining the oil spill response barges in Cordova. He said the USCG has decided to keep them here, so that is good news.

Carpenter said no HSB meeting recently but Council will be making a decision later about CCMC management contract options. She also said that *Varnadoe* presented the most recent financials in the packet tonight – through May 2015.

Kara Johnson was a Parks and Rec board member present at the meeting tonight and reported that they had met and they had discussed the Nirvana Park and Spit area and some safety concerns with boat traffic there. She said the Harbor and Parks and Rec departments would be working on some plans for that.

School Board President Barb Jewell deferred to new Cordova School District **Superintendent Alex Russin** who informed Council that they were busy gearing up for the first day of school which is coming up on August 31. He said there will be new-teacher in-service starting on August 19 for three days, then all staff start on August 24.

G. APPROVAL OF CONSENT CALENDAR

Acting Vice-Mayor Dave Reggiani informed Council that the Consent Calendar was before them – **Beedle** pulled item 5, **Bailer** pulled item 4 and **Reggiani** pulled item 7.

~~4. Resolution 08-15-34 a resolution of the city council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with Yukon Equipment for one Wittke 2001 pre-owned 40-yard front loader refuse truck and amending the FY15 refuse enterprise fund budget to fund the purchase~~

~~5. Resolution 08-15-35 a resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into an agreement with Appraisal Company of Alaska for tax year 2016 assessment services in the amount of Twenty thousand dollars (\$20,000)~~

~~6. Resolution 08-15-36 a resolution of the City Council of the City of Cordova, Alaska adopting and certifying the new official zoning map for Cordova, Alaska~~

~~7. Resolution 08-15-37 a resolution of the City Council of the City of Cordova, Alaska authorizing an appropriation from the general fund reserve in the amount of \$21,400 for the update of Cordova Municipal Code Titles 16, 17, and 18~~

~~8. Council's right to protest Liquor License transfer of location~~

~~9. Proclamation of Appreciation for **Kelsey Appleton**~~

~~10. Record unexcused absence for Council member **Joyce** from the July 15, 2015 Regular Council meeting~~

~~11. Record excused absence for Council member **Reggiani** from the July 15, 2015 Regular Council meeting~~

~~Vote on the consent calendar: 6 yeas, 0 nays, 1 absent. Beedle-yes; Joyce-yes; Hallquist-yes; Bailer-yes; Carpenter-yes;~~

~~Burton-absent and Reggiani-yes. Consent calendar was approved.~~

Acting Vice-Mayor Dave Reggiani read aloud the proclamation to **Kelsey Appleton** who was in attendance. He then placed items 4, 5 and 7 under L. Ordinances and Resolutions.

H. APPROVAL OF MINUTES

M/Beedle S/Bailer to approve the minutes.

12. 03-12-15 Special Meeting Minutes

13. 04-20-15 Special Meeting Minutes

14. 06-25-15 Special Meeting Minutes

15. 07-15-15 Regular Meeting Minutes

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

I. CONSIDERATION OF BIDS – none

J. REPORTS OF OFFICERS

16. Mayor's Report - none

17. Manager's Report - Robertson reported that this morning the Eyak Lake water pumps came on, there is no rain forecasted until Saturday or Sunday. The pumps will probably be running for the next three or four days. He said we have been given a membership, partnering with Homeland Defense and every major university and most states to be on the front end in case we have any cyber problems that are over our head – it will be nice to have the federal government to look to. This is in large part to **Joanie Behrends** work with assistance from **Jason Gabrielson**. Bidarki gym floor will be replaced in its entirety and for that he thanks **Susie Herschleb** for her persistence over three years to get this covered by insurance and our deductible has already been met. RFP for legal services is due in in about a week and a half. **Robertson** said that Code allows us to sell impounded vehicles by auction but surplus City items only by sealed bid which hasn't been very successful in the past, so we are looking at maybe a way to do them all by auction or even e-bid, an online auction.

Council questions for the manager: **Beedle** asked about addressing City Streets – **Robertson** replied that it is not a priority right now, dispatchers had been doing some of the work and now we are short dispatchers. **Bailer** asked about the LT2 project RFP. **Robertson** said he anticipates having that for the next meeting. **Bailer** said that for full disclosure, he might be subbing some of that work. **Bailer** asked about the process on that – were the plans reviewed by staff, by

an engineer. **Robertson** and **Rogers** said the Engineering firm on the project is GV Jones, they wrote and reviewed the RFP. **Robertson** said we can have GV Jones on the line next time.

a. Cordova Center update report – including financials

Weston Bennett mentioned the activities currently occurring on site such as entryway tiling, auditorium seating installation, decorative railing and site civil work is just underway. **Sherman** said the capital campaign is now at \$425,475 plus a very recent in-kind donation from **Harris Sand and Gravel** of \$100,000 which brings us to **\$525,475**, as we are rapidly getting closer to our goal. **Hallquist** asked about the civil work and whether or not we would be armoring the embankment. **Bennett** said it is an option that we will be looking at within a couple of weeks. **Rogers** said if there are Cordova Center funds available it will be done or else if not it will be done very soon after out of City funding because it does need to be done, it is a \$20k - \$30k item. **Reggiani** asked about the Phase I financials. **Robertson** said he is awaiting EVOS numbers for a more detailed analysis for Phase I. **Beedle** asked about the stairway along the side by the pool. **Sherman** said it is out for bid now. **Beedle** asked if it will be covered and the answer was, yes.

18. City Clerk's Report – Bourgeois said she had nothing further to report than that which was written in the packet.

K. CORRESPONDENCE

19. J. Reynolds email concerning breakwater fill lot 07-08-15

20. DNR letter to Mayor re Tidelands conveyance 07-08-15

21. ASLN, D. Kurz letter regarding equipment needs 07-14-15

22. M. Little email concerning quorum and telephonic attendance of Council 07-15-15

23. M. Bishop email concerning breakwater fill lot 07-29-15

Beedle asked about agenda item 22 – the letter concerning teleconferencing, and whether it was allowed for a Council member to call in just for a vote on one item. **Bourgeois** said she did research the matter after the letter came in and City Code is clear that teleconferencing into a meeting is allowed and no further distinction than that is made. **Beedle** seemed to not like the way it goes. **Bourgeois** said if a council member were interested in changing code they could propose an ordinance but she would ensure the legality of such an ordinance by putting it before the City Attorney. **Beedle** continued by saying, so I could do that, i.e. stay out on the flats, call into the meeting just for a vote. There was a consensus of **Reggiani, Bourgeois, Robertson** and some others of Council that this action is consistent with our City Code. **Bailer** said in this last instance, the person who did call in was present on the telephone for the entire debate on the item. He has no problem with this. **Reggiani** said this is a perfect example of the training that our City Attorney presented not long ago. Rather than discussing this as a correspondence item, this is the perfect opportunity for a Council member to work with the City Clerk or Attorney to sponsor some legislation if they want to see a change in Code.

L. ORDINANCES AND RESOLUTIONS

4. Resolution 08-15-34 a resolution of the city council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with Yukon Equipment for one Wittke 2001 pre-owned 40-yard front loader refuse truck and amending the FY15 refuse enterprise fund budget to fund the purchase

M/Bailer S/Hallquist to approve Resolution 08-15-34 a resolution of the city council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with Yukon Equipment for one Wittke 2001 pre-owned 40-yard front loader refuse truck and amending the FY15 refuse enterprise fund budget to fund the purchase.

Bailer supports this but he pulled it because he wants to tell staff that a lot of contractors are making purchases like this using auctions.

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

5. Resolution 08-15-35 a resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into an agreement with Appraisal Company of Alaska for tax year 2016 assessment services in the amount of Twenty thousand dollars (\$20,000)

M/Hallquist S/Bailer to approve Resolution 08-15-35 a resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into an agreement with Appraisal Company of Alaska for tax year 2016 assessment services in the amount of Twenty thousand dollars (\$20,000)

Hallquist said this is a service that we have to have. **Beedle** said he will vote no on this. Assessments have been going up annually and he already has it figured out, it's going to be a tough budget next year. **Joyce** said he understands **Beedle's** concerns but the State requires us to be at a certain level on our property assessments. **Joyce** said the only other way to go about this would be to do an RFP and he looked at the chart of what other communities pay and really

we are on the low end. **Reggiani** agreed with **Joyce**, he thanked the Clerk for including the comparables – he asked her how long it has been since we went out with an RFP. **Bourgeois** said it had been several years but Appraisal Company wins each time we go out; there aren't very many contract assessors in the state. **Joyce** wanted to clarify that increased assessed values do not necessarily equate to higher taxes. Taxation levels are decided when the mill rate is set.

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

7. Resolution 08-15-37 a resolution of the City Council of the City of Cordova, Alaska authorizing an appropriation from the general fund reserve in the amount of \$21,400 for the update of Cordova Municipal Code Titles 16, 17, and 18

M/Bailer S/Joyce to approve Resolution 08-15-37 a resolution of the City Council of the City of Cordova, Alaska authorizing an appropriation from the general fund reserve in the amount of \$21,400 for the update of Cordova Municipal Code Titles 16, 17, and 18

Reggiani said he understands the need for this; he supports the update, however, he doesn't like a budgetary request out of the normal budget process. **Joyce** agrees. **Bailer** also supports the need for the code edits but he agrees with **Reggiani's** budget concerns too.

Vote on motion: 0 yeas, 6 nays, 1 absent. Beedle-no; Carpenter-no; Burton-absent; Hallquist-no; Bailer-no; Reggiani-no and Joyce-no. Motion failed.

M. UNFINISHED BUSINESS

24. Decision regarding CCMC hospital management

M/Bailer S/Carpenter to direct the City Manager and the CCMC Acting Administrator to negotiate a contract with QHR for hospital management services at CCMC.

Carpenter said one of the things that stuck out to her was their expertise in personnel which she thinks CCMC will benefit from. Of the two, she is in agreement to move ahead with QHR's proposal. **Joyce** agreed and said he'd like to see a shorter term to start and see how they perform. He will look to the staff for input on how things are going. **Reggiani** also said he supports the motion, he is excited, liked their presentation, liked their references to working with the existing team and looking at a business plan, profit models, etc. looking at it more like a business. He is not naïve enough to think it could be a money generator but if we could get to break even status, it would relieve a huge burden from the taxpayers in Cordova.

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

N. NEW & MISCELLANEOUS BUSINESS

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

Bourgeois said next regular meeting on 8/19/15; **Duane Hoskins** of DoT will present about the STIP at the USFS on 8/17/15. **Bourgeois** mentioned that the Alaska Municipal League Conference is coming up in November and it's a good training opportunity for newer Council members. Nov 16-20 – please let her know if interested in attending. **Jon Stavig** mentioned that the 2014 audit has been completed and **Michelle Drew** of BDO is available to present the second meeting in September – i.e. September 16 meeting.

O. AUDIENCE PARTICIPATION

Donald Kurz of 1001 Lake Avenue handed out the CAYAC flag football schedule and told Council a little bit about the league – he was excited about it and there is a great level of participation so far.

P. COUNCIL COMMENTS

26. Council Comments

Tim Joyce said that he gets a lot of feedback from people who watch Council on TV/internet due to ASLN and he would like to see this discussed in the future. He knows it's out of budget but if we could purchase some equipment it could be City equipment. He'd like to look into this.

Kristin Carpenter said she echoed those comments from **Joyce**.

Robert Beedle said he would like to get more involved in economic development in the community.

Tom Bailer said that he would speak to the property tax concerns by saying that increasing assessed values, etc. are reasons why he supports selling a \$300k piece of City land for someone to build a \$4 million project on – that's how we alleviate some of that.

Acting Vice Mayor Reggiani said that without objection, the meeting would stand in recess for 3 minutes.

The meeting was recessed from 8:23 pm until 8:27 pm.

Q. EXECUTIVE SESSION

M/Bailer S/Hallquist to go into an executive session to discuss matters the immediate knowledge of which would clearly have an adverse effect on the finances of the government, specifically the QHR contract negotiations.

Hearing no objection, the Council entered executive session at 8:28 pm.

Council was out of the executive session at 8:39 pm and came back into the regular session. **Acting Vice-Mayor Reggiani** said that no action was taken but Council gave direction to the negotiating team within the executive session.

R. ADJOURNMENT

M/Beedle S/Hallquist to adjourn. Hearing no objections the meeting was adjourned at 8:40 pm.

Approved: August 19, 2015

Attest:


Susan Bourgeois, CMC, City Clerk

