

Chairman
Tom Bailer

Commissioners
David Reggiani
John Greenwood
Tom McGann
Scott Pegau
John Baenen
Roy Srb

City Planner
Samantha Greenwood
Assistant Planner
Shannon Joekav

**PLANNING COMMISSION REGULAR MEETING
AUGUST 13, 2013 @ 6:45 PM
LIBRARY MEETING ROOM**

AGENDA

1. CALL TO ORDER

2. ROLL CALL

Chairman Tom Bailer, Commissioners David Reggiani, John Greenwood, Tom McGann,
Scott Pegau, John Baenen and Roy Srb

3. APPROVAL OF REGULAR AGENDA (voice vote)

4. APPROVAL OF CONSENT CALENDAR

a. Minutes of 7-9-13 Planning Commission Regular Meeting.....Pages 1-4

5. DISCLOSURES OF CONFLICTS OF INTEREST

6. CORRESPONDENCE

a. Carmen Burducea, CFM re: FEMA Project Status Report.....Pages 5-6

7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers – None
- b. Audience comments regarding agenda items (3 minutes per speaker)
- c. Chairpersons and Representatives of Boards and Commissions

8. PLANNERS REPORT.....Page 7

9. NEW/MISCELLANEOUS BUSINESS

- a. Final Plat of Whitshed Road-Mile 4.1 SLUP Lot Subdivision:Pages 8-10
A Subdivision of Eyak Corporation Lands within USS 5103 containing 2 Tracts (voice vote)
- b. Preliminary Plat of Whitshed Road-Mile 5 SLUP Lot Subdivision:Pages 11-13
A Subdivision of Eyak Corporation Lands within USS 5103 containing 4 Tracts (voice vote)
- c. 2014 Capital Improvement List Recommendation to City Council (voice vote).....Pages 14-15
- d. Public Facility Improvement, Solid Waste Plan.....Pages 16-38
Recommendation to City Council (voice vote)
- e. Public Facility Improvement, LT2 Water Compliance Plan.....Pages 39-49
Recommendation to City Council (voice vote)

10. OLD BUSINESS

- a. ROW Discussion.....Pages 50-56
- b. Site Visit to Adams Avenue from 5th Street to 9th Street and Lake Avenue at 5th Street

11. PENDING CALENDAR

- a. August 2013 Calendar.....Page 57
- b. September 2013 Calendar.....Page 58

12. AUDIENCE PARTICIPATION

13. COMMISSION COMMENTS

14. ADJOURNMENT

PLANNING COMMISSION REGULAR MEETING
JULY 9, 2013 @ 6:30 PM
LIBRARY MEETING ROOM
MINUTES
DRAFT

1. Call to order

Acting Vice Chair **John Greenwood** called the Planning Commission Regular Meeting to order at 6:30 PM on July 9, 2013 in the Library Meeting Room.

2. Roll Call

Present for roll call were **Chairman Tom Bailer** and Commissioners **David Reggiani, John Greenwood, Tom McGann, Scott Pegau, Roy Srb** and **John Baenen**.

Also present was Planner, **Samantha Greenwood** and Assistant Planner, **Shannon Joekay**. There were 4 people in the audience.

3. Approval of Agenda

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

Upon voice vote, motion passed, 7-0

Yea: Bailer, McGann, Srb, Pegau, Reggiani, Greenwood, Baenen

Nay: None

4. Approval of Consent Calendar

Minutes of 6-11-13 Planning Commission Public Hearing

Minutes of 6-11-13 Planning Commission Regular Meeting

M/Srb S/McGann to approve the Consent Calendar

Upon voice vote, motion passed, 7-0

Yea: Bailer, McGann, Srb, Pegau, Reggiani, Greenwood, Baenen

Nay: None

5. Disclosure of Conflict of Interest

Baenen stated that Sue Johannessen's husband is his employee. **Greenwood** determined there was no conflict; the commission agreed there was no conflict.

6. Correspondence

1 additional letter was received from **Ocean Beauty Seafoods** dated 6/25/2013 regarding Lot 1, Block 1.

7. Communication by and Petitions from Visitors

1. Guest Speakers

None

2. Audience comments regarding items in the agenda

Jon Black, Ocean Beauty Representative from Seattle ~ is responsible for the Ocean Beauty Alaska operations and would like to develop Lot 1, Block 1 not use it as a storage yard. It is difficult to say exactly how they would utilize it at this point. **Black** gave examples of how they don't have enough space. **Pegau** brought up the fact that Ocean Beauty currently has trailers sticking out into the road way and wanted to know if a re-design would be in the future. **Black** said they would take a look at it and take that into consideration.

3. Chairpersons and Representatives of Boards and Commissions

None

8. Planners Report

McGann wanted to know how the Right of Way (ROW) encroachments were chosen.

Samantha Greenwood said that the industrial area was the place to start. There are ROWs being used as long-term storage. **McGann** reiterated that Ocean Beauty's trailers are in the roadway and would also like to know about the visit with **Dave Sjostedt**. **Samantha Greenwood** said that **Sjostedt** was considering getting a petition signed from his neighbors in support of the Lake Avenue driveway permit and will check in with him.

9. New Business

a. Chapter 19 Recommendation to City Council

M/Srb S/Pegau moved to approve Resolution 13-03 which would support Chapter 19 code updates.

Srb wanted to know how the insurance standard was set. **Samantha Greenwood** stated that 6 ½ mile is not in the flood map currently. It stops at the "Old City Limits". We adopt the minimum standards for FEMA which is your base floor elevation has to be at or above the base flood elevation which is set by FEMA. **Reggiani** just had a few minor formatting issues which he already spoke to **Sam** about.

Vote on motion: 7 yeas, 0 nays. Motion passes.

b. Final Plat of the Subdivision of Lot 32, U.S. Survey 3601 creating: Lots 32B and 32C, U.S. Survey 3601

M/Srb S/Bailer moved to approve the Final Plat of Lot 32B and Lot 32 C, U.S. Survey 3601.

M/McGann S/Bailer moved to amend the motion with the conditions set forth: "1. The applicant shall resolve the building encroachment onto Tract 1A (University land), Plat 88-51, Cordova Recording District through an agreement with the University of Alaska, Facilities and Land Management Office, 1815 Bragaw Street, Suite 101, Anchorage, AK 99508-3438, prior to Final Plat Approval and within twelve (12) months from July 9, 2013. 2. The applicant shall enter into an agreement, i.e. permit, grant of easement, etc., and shall pay the University of Alaska fair market value for the area of encroachment, per Board of Regents policy, prior to Final Plat Approval and within twelve (12) months from July 9, 2013."

Samantha Greenwood stated that the University of Alaska and **Johannessen** has already started the process to clear that piece of property otherwise the property would always have the encroachment issue.

Vote on amended motion: 7 yeas, 0 nays. Motion passes.

Vote on motion: 7 yeas, 0 nays. Motion passes.

c. Final Plat of Subdivision of ASLS 79-80, U.S. Survey 1765 creating: Lots 1 and 2, U.S. Survey 1765

M/Pegau S/McGann moved to approve the Final Plat of Subdivision of ASLS 79-80, U.S. Survey 1765 creating Lots 1 and 2, U.S. Survey 1765.

Vote on motion: 7 yeas, 0 nays. Motion passes.

d. Lot 1, Block 1 Disposal Status Recommendation to City Council

M/McGann S/Srb moved to approved Resolution 13-06.

McGann stated we have discussed this quite a bit and was in favor of having it available.

M/Pegau S/Bailer moved to amend the resolution to say "Available".

Reggiani agreed that we have talked about this (Lot 1 Block 1) for a while and supports that it be made available.

Vote on amended motion: 7 yeas, 0 nays. Motion passes.

Vote on motion: 7 yeas, 0 nays. Motion passes.

e. Lot 1, Block 1 Disposal Recommendation to City Council

M/Reggiani S/Pegau moved to recommend to City Council to dispose of Lot 1 Block 1, Cordova Industrial Park by method 4-proposals.

Reggiani and **Bailer** expressed that they supported this motion. **McGann** said he liked what **Ocean Beauty** had to say but was interested to see who else had interest in this property.

Vote on motion: 7 yeas, 0 nays. Motion passes.

f. Local Hazards Mitigation Plan Recommendation to City Council

M/McGann S/Srb moved to approve and recommend to City Council the updated Local Hazards Mitigation Plan.

Srb requested information about placement of a tsunami siren on Whitshed Road.

Samantha Greenwood stated that it is an ongoing project but the City doesn't own land past the Bailer on Whitshed Road. **McGann** stated there was a discrepancy in the earthquake risk in the Hazard Matrix. **Samantha Greenwood** stated she would look into it and would also look into the schedule for the new Flood Insurance Rate Maps. **Pegau** stated some discrepancies in tables and formatting. **Samantha Greenwood** said we would see how much we can fix since it's already been past the State and FEMA.

Vote on motion: 6 yeas, 1 nay. Bailer-yes; Reggiani-yes; Greenwood-yes; McGann-yes; Pegau-no; Baenen-yes; Srb-yes. Motion passes.

g. Adams Avenue (5th St through 9th St) Right of Way Discussion

Reggiani really likes the idea of this vacation of right of way and would like to look at this City-wide and it is good for the community. **McGann** wondered if Fifth Street would be vacated. **Samantha Greenwood** stated she would continue to look for vacation options. She also stated that not all of these would be "available"; some may be snow dumps or access. There are also encroachment issues along that ROW that need to be dealt with. **Baenen** said there are probably utility issues. **Greenwood** would like the idea of staff identifying other ROWs. **Reggiani** wondered why Adams Avenue hasn't been developed into a road way.

Tom Bailer thinks it's worth it to look into these other lots. **Srb** wanted to know the process. **Samantha Greenwood** explained that the vacation of ROW process is a long involved process. Then we would use the land disposal criteria to designate what they are and then it would move through the land disposal process. **McGann** would like a site visit before the snow falls. **Greenwood** suggested a site visit during the August meeting if the weather permits.

10. Old Business

a. Comp Plan Recommendation to City Council

M/Srb S/McGann moved to approve Resolution 13-07 recommending City Council support the update of the Cordova Comprehensive Plan.

Srb and **Baenen** supported the idea. **McGann** wanted to make sure the City had input on the final version and supports the project.

Vote on motion: 7 yeas, 0 nays. Motion passes.

11. Pending Calendar

a. July 2013 Calendar

b. August 2013 Calendar

Greenwood noted that the August meeting would have a site visit, weather permitting.

12. Audience Participation

Jon Black said he appreciated the time and will also look into the vans in the road.

13. Commission Comments

Bailer would have liked to see the amendment in writing for Johannessen Subdivision. He would like to see those not come to Planning and Zoning until all the problems are rectified.

Reggiani and **Baenen** told **Greenwood** that he did a great job with the meeting. **Greenwood** concurred that we should not have plat requests, if possible, until everything is taken care of.

14. Adjournment

M/McGann S/Pegau moved to adjourn the Regular Meeting at 7:40 PM; with no objection, the meeting was adjourned.

Approved:

Shannon Joekay, Assistant Planner

From: [Sam Greenwood](#)
To: [Shannon Joekay](#)
Subject: FW: FEMA Project Status Report - City of Cordova, AK - COASTAL DFIRM Update
Date: Monday, August 05, 2013 10:53:51 AM

We should put this in packet under correspondence.

From: Moe Zamarron **On Behalf Of** City Manager
Sent: Monday, July 22, 2013 7:55 AM
To: Sam Greenwood
Subject: FW: FEMA Project Status Report - City of Cordova, AK - COASTAL DFIRM Update

From: BURDUCEA, Carmen [<mailto:CBURDUCEA@greenhorne.com>]
Sent: Monday, July 22, 2013 7:08 AM
To: Sam Greenwood; City Manager
Cc: 'Perkins, Dwight'; 'Stone, Kelly'; David.Ratte@fema.dhs.gov; 'Franklin, Jerry (ECY)'; John Graves; 'Kevin Donnelly'; Martinenza, Joseph A; scott.mckinney@ecy.wa.gov; Kristen.Meyers@fema.dhs.gov; RSCX@starr-team.com; TUFTS, Tom
Subject: FEMA Project Status Report - City of Cordova, AK - COASTAL DFIRM Update

Hello,

My name is Carmen Burducea and I am a Project Manager with the Strategic Alliance for Risk Reduction (STARR), a mapping contractor for the Federal Emergency Management Agency (FEMA). My team and I have been contracted to complete the **coastal** flood Digital Flood Insurance Rate Map (DFIRM) project for City of Cordova, AK. This email is being sent to you as a status update for work completed on this project as of the end of the third quarter of the 2013 fiscal year: June 30, 2013. Detailed status updates like this are sent quarterly and include the overall project status, changes to the scope or schedule of the project and a detailed overview of the individual technical tasks associated with the project.

Status of Project

The scope for the DFIRM project includes the mapping of approximately 9.7 miles of shoreline utilizing new storm surge modeling and overland wave height analyses and approximately 7.7 miles of riverine areas in the City of Cordova. The DFIRM project for the City of Cordova is in the early stages of production. The following table illustrates where we are in the project and includes major milestones with dates:

Activity	Actual or Projected Date
Discovery Meeting	May 2011
Coastal / Riverine Analysis	December 2013*
DFIRM Preliminary Date	May 2014*
90-day Appeal Period Start Date	July 2014*
90-day Appeal Period End Date	October 2014*
Issue Letter of Final Determination	January 2015*
DFIRM Effective Date	July 2015*

**All projected dates are subject to revision as the project progresses.*

Recent Activity

The coastal hazard analysis and the field survey services for Eyak River are currently underway.

Next Steps

STARR will be working on the coastal and riverine analysis for the next several months. When the analysis is complete, the information will be transferred to work maps that will be presented to the communities. Additional information regarding the presentation of these work maps will be forthcoming.

If you have questions about your mapping project, policy changes, mitigation planning, training needs, floodplain compliance or general questions related to the National Flood Insurance Program, please contact the STARR Region X Help Desk. The Help Desk is your all-in-one resource for information related to flood hazard management. STARR staff will route and research your question, and respond promptly, usually the next business day, but are guaranteed within three business days. Submit your questions via email, the address is RegionXHelpDesk@starr-team.com.

If you want to keep up with what's happening around Region X, get project status updates, or learn about upcoming events and training opportunities, subscribe to the Region X monthly newsletter. For more information or to subscribe, email rxnewsletter@starr-team.com.

Current and past issues of the newsletter, project status updates, announcements, upcoming events and training opportunities are also available online at the STARR website, www.starr-team.com.

I hope you found this status update email helpful. If you have any questions, or if there is information that you would like to see in future updates, please feel free to contact me by phone or email. My contact information is below.

Sincerely,

Carmen Burducea, CFM

Project Manager

STARR - Strategic Alliance for Risk Reduction

6110 Frost Place | Laurel, MD 20707 | Phone: (301) 575-3153

Email: cburducea@starr-team.com | Web: www.starr-team.com

Planners Report

To: Planning Commission
From: Planning Department Staff
Date: 8/13/13
Re: Recent Activities and updates

- The following permits were issued:
022-2013 Kelly, Paul & Linda Roof replacement Lot 3, Block 7, North Fill Development Park
- Dave Sjostedt is still working with the AK DOT on the driveway permit. He has received Federal standards to build to and is having an engineer design the access for review by the State.
- South Fill Final Report is being edited by consultant
- Completed Title 4 (Personnel Handbook) group review and revision.
- Sealed Proposal Packets for Lot 1, Block 1 are due by 5:00 PM on Monday, August 26th. Any packets received after that time will not be accepted.
- Compiling and reviewing all leases on a new spreadsheet and adding review dates.
- Assisted Michael Page, the State Mechanical Investigator during his visit. He was in town looking at construction jobs and reviewing contractors.
- Assisted Fire Marshal Bob Plumb while he was in town doing inspections.
- Attended a teleconference with Copper River Seafoods and Bob Plumb regarding the piling project at their cannery.
- Did a site visit to Lot 2, Block 7 North Fill Development Park (Mobile Grid lease) and spoke with the Schulz' about a timeline and plan for removal of personal property in ROW
- Compiling current addressing information and identifying issues
- Working on formal response letter to DNR, Division of Parks and Rec about Land and Water Conservation fund grant. These conditions of these grants are in perpetuity and there were some issues/concerns at Nirvana, Tot Park and the Ski hill.
- Researching Adams ROW vacation
- Attended Bio-Swale meeting for the potential Bio-Swale meeting on Hospital property.
- Ski Hill contract signed!
- Emailed Leo Vargas at Trident regarding installation of snow stops on the new bunkhouses. Waiting to hear back.
- Chapter 19 has been sent to the State Flood Plain Coordinator for review after which there will be a lawyer review and then city council review.
- Talked with Michael Clutter from Ocean Beauty about the vans in the ROW. An engineer is looking at the loading dock design and Ocean Beauty will do as much as possible to make the area safe.
- Johannessen's are working with the State to secure the needed permits. Waiting for Maxwell's to receive mylar for signatures.
- Comprehensive plan resolution was discussed and approved by City Council.
- Worked with Scott Pegau and Tom McGann on cleaning up problems found (mainly with the tables and some formatting) in our "final" Local Hazard Mitigation Plan (Thanks guys!). Local Hazard Mitigation Plan was discussed and approved by City Council on 8/7/13.

Memorandum

To: Planning Commission

Thru: Planning Department Staff

Date: August 6, 2013

Re: Final Plat

PART I. GENERAL INFORMATION:

File No.: Whitshed Road-Mile 4.1 SLUP Lot Subdivision within USS 5103

Requested Action: Final Plat approval

Applicant: Eyak Corporation

Owner's Name: Eyak Corporation

Zoning: Unrestricted District (UR)

Applicable Regulations: Title 17, Subdivision Regulations

PART II. BACKGROUND:

The proposed subdivision is to divide the current lot into two tracts: Tract A (1.50 acres) and Tract B (1.5 acres). Both tracts will meet the Unrestricted District code requirements.

PART III. SUGGESTED FINDINGS:

1. The proposed subdivision conforms to the purposes and requirements of the Subdivision Ordinance; and the Comprehensive Plan policies and serves the public use, health and safety.
2. There are no known physical conditions present which may be hazardous to the future inhabitants with this Subdivision

PART IV. STAFF RECOMMENDATION:

Staff recommends that the request for Final Plat approval for Eyak Corporation, Whitshed Road-Mile 4.1 SLUP Lot Subdivision: A Subdivision of Eyak Corporation Lands within USS 5103, located in Sec. 1, T. 16 S., R.4 W., C.R.M., Alaska, be approved by the Planning Commission.

PART V. RECOMMENDED MOTION:

"I move to approve the Final Plat for Eyak Corporation, Whitshed Road-Mile 4.1 SLUP Lot Subdivision: A Subdivision of Eyak Corporation Lands within USS 5103, located in Sec. 1, T. 16 S., R.4 W., C.R.M., Alaska."

4.1 Mile SLUP Lot Location Map



This product is for planning purposes only.

Memorandum

To: Planning Commission
Thru: Planning Department Staff
Date: August 6, 2013
Re: Preliminary Plat

PART I. GENERAL INFORMATION:

File No.: Whitshed Road-Mile 5 SLUP Lot Subdivision within USS 5103

Requested Action: Preliminary Plat approval

Applicant: Eyak Corporation
Owner's Name: Eyak Corporation
Zoning: Unrestricted District (UR)
Applicable Regulations: Title 17, Subdivision Regulations

PART II. BACKGROUND:

The proposed subdivision is to divide the current lot into four tracts: Tract A (1.50 acres), Tract B (1.5 acres), Tract C (2.25 acres) and Tract D (1.5 acres). All tracts will meet the Unrestricted District code requirements. The hatched area shown on the plat is a private driveway easement granted by the Eyak Corporation and will not be maintained or accepted by the City of Cordova. This is described in Plat note 5.

PART III. SUGGESTED FINDINGS:

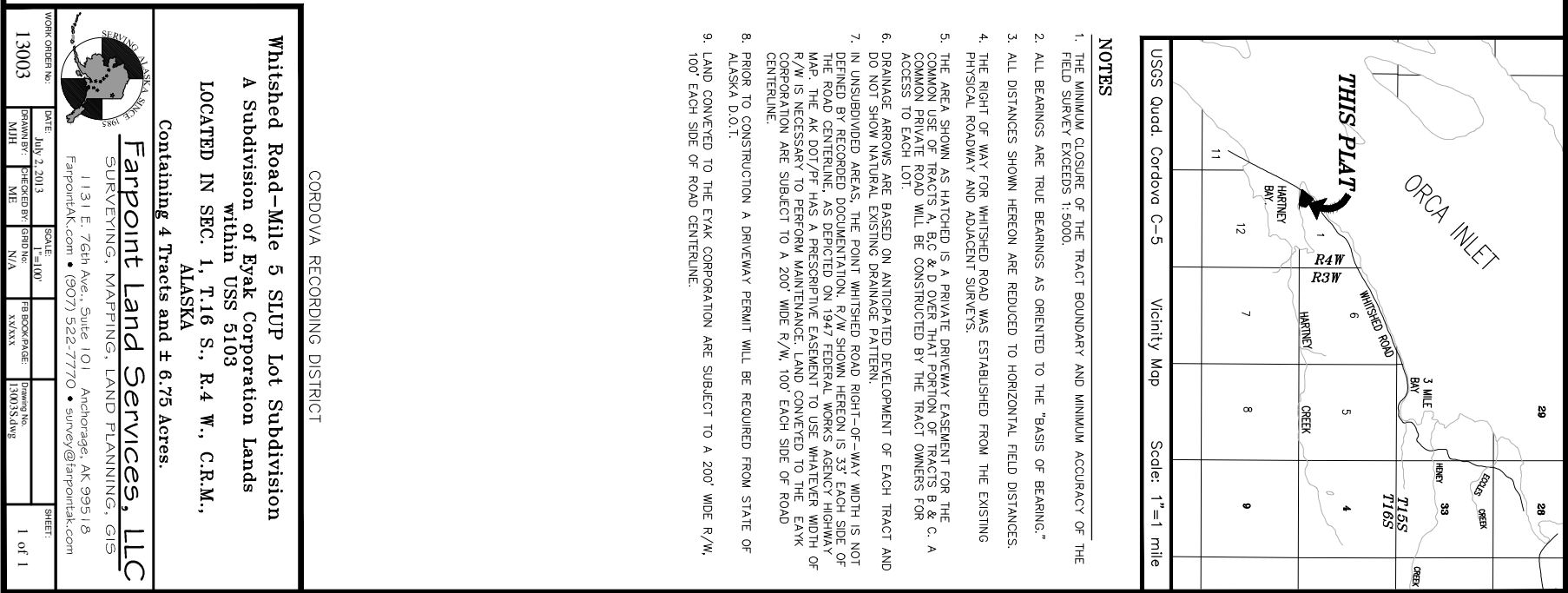
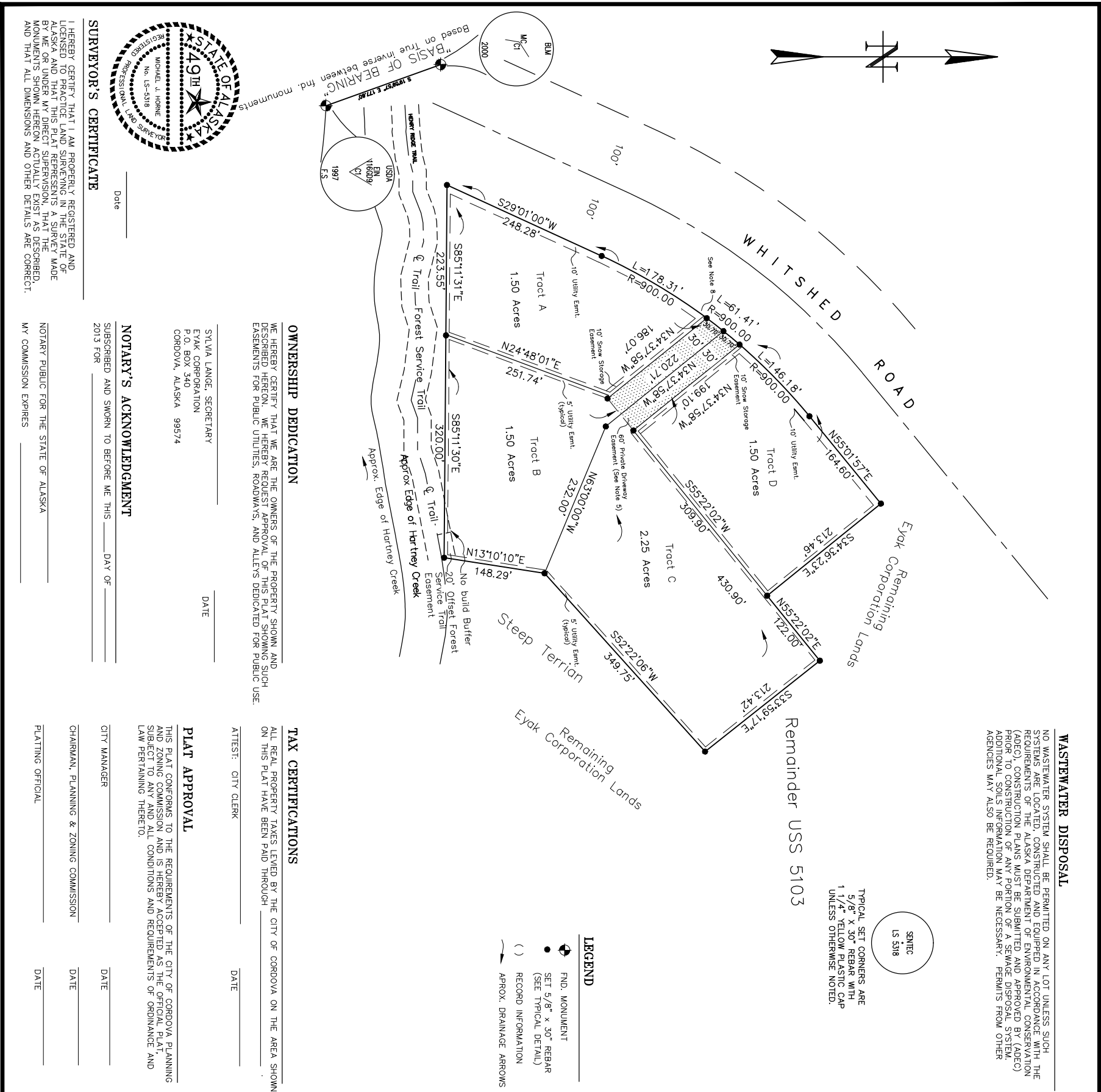
1. The proposed subdivision conforms to the purposes and requirements of the Subdivision Ordinance; and the Comprehensive Plan Policies and serves the public use, health and safety
2. There are no known physical conditions present which may be hazardous to the future inhabitants with this Subdivision

PART IV. STAFF RECOMMENDATION:

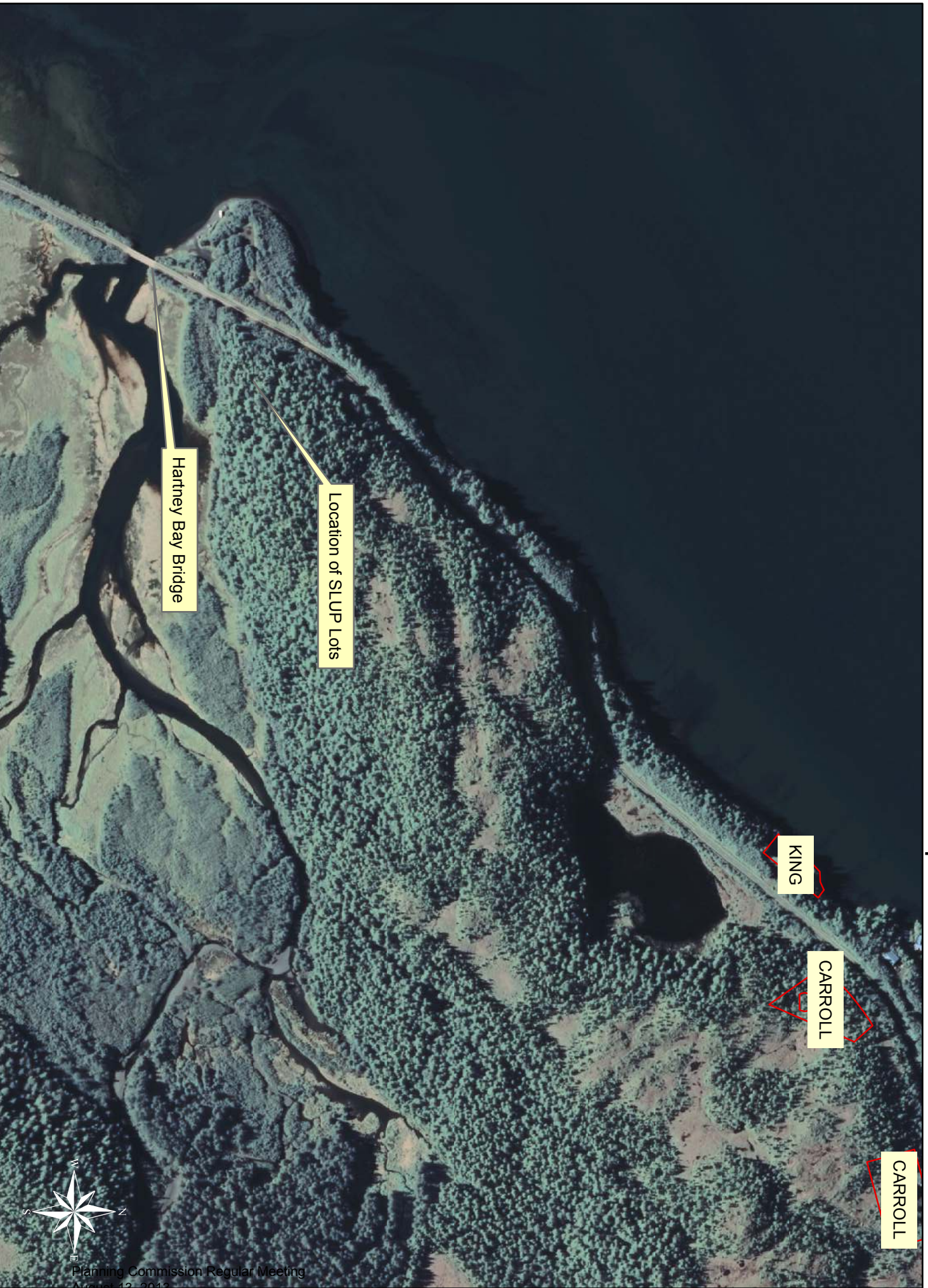
Staff recommends that the request for the Preliminary Plat approval for Eyak Corporation, Whitshed Road-Mile 5 SLUP Lot Subdivision: A Subdivision of Eyak Corporation Lands within USS 5103, located in Sec. 1, T. 16 S., R.4 W., C.R.M., Alaska, be approved by the Planning Commission.

PART V. RECOMMENDED MOTION:

“I move to approve the Preliminary Plat request for Eyak Corporation, Whitshed Road-Mile 5 SLUP Lot Subdivision: A Subdivision of Eyak Corporation Lands within USS 5103, located in Sec. 1, T. 16 S., R.4 W., C.R.M., Alaska.”



5 Mile SLUP Lot Location Map



This product is for planning purposes only.

Memorandum

To: Planning Commission
Thru: Planning Department Staff
Date: August 6, 2013
Re: Capital Projects for 2014

PART I. BACKGROUND:

The Planning and Zoning Commission are directed in the city code to develop a list of capital improvements (see below) to recommend to City Council. Last year the P&Z commission created and prioritized a list of capital projects to be forwarded to the City Council. At this meeting the commission should review and edit the list as so that it can be forwarded to city council.

E. Submit annually to the city council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year;

PART II. REVIEW OF APPLICABLE CRITERIA:

The list final from the previous meetings is below in order of priority:

1. Sawmill Trail Extension
2. Avalanche Area Phased Recreational Development
 - A. Summer Camp –Base Camp Development
 - B. Planning Other Recreational Opportunity
3. Chip Seal Angle Parking at the Harbor
4. Phased Development of Shelter Cove Campground
 - A. Water
 - B. Electric
 - C. Dump Station
5. Sidewalk/Trail Connection between town and the Ferry Office
6. Moving 2nd Street to the correct location

PART III. STAFF RECOMMENDATION:

The staff recommends that the Planning Commission approves resolution Resolution13-09 that describes and recommends the list of capital improvements to City Council.

PART IV. STAFF RECOMMENDATION:

“I move to approve resolution 13-10 a resolution of the City of Cordova’s Planning and Zoning Commission recommending a capital improvement list for FY 2014 to the City of Cordova’s City Council.”

**CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 13-10**

**A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF
CORDOVA, ALASKA, RECOMMENDING A CAPITAL IMPROVEMENT LIST TO THE
CITY OF CORDOVA'S CITY COUNCIL.**

WHEREAS, the City of Cordova's Planning and Zoning Commission is directed by the Cordova Municipal Code Section 3.40.080 - Planning commission—Powers and duties—Designated. E. Submit annually to the City Council, not less than ninety days prior to the beginning of the budget year, a list of recommended capital improvements which in the opinion of the commission are necessary or desirable to be constructed during the forthcoming three-year period. Such list shall be arranged in order of preference, with recommendations as to which projects shall be constructed in which year;

WHEREAS, the City of Cordova's Planning and Zoning Commission has identified and prioritized a Capital Improvement list that will benefit the citizens of Cordova, and

WHEREAS, the City of Cordova's Planning and Zoning Commission has identified the following Capital Improvement list as being critical to the future wellbeing and economy of Cordova and the surrounding area:

1. Sawmill Trail Extension
2. Avalanche Area Phased Recreational Development
 - A. Summer Camp –Base Camp Development
 - B. Planning Other Recreational Opportunity
3. Chip Seal Angle Parking at the Harbor
4. Phased Development of Shelter Cove Campground
 - A. Water
 - B. Electric
 - C. Dump Station
5. Sidewalk/Trail Connection between town and the Ferry Office
6. Realign South 2nd Street to the East lot line according to US Survey 2637 points 8 and 9 for the benefit of Parks and Recreation of City of Cordova

NOW, THEREFORE, BE IT RESOLVED THAT the City of Cordova's Planning and Zoning Commission hereby recommends the above listed projects as Capital Improvement to the City of Cordova's City Council.

PASSED AND APPROVED THIS 13 DAY OF AUGUST, 2013

Tom Bailer, Chairman

ATTEST:

Samantha Greenwood, City Planner

To: Planning and Zoning Commission, City of Cordova
Subject: Public Facility Improvement, Solid Waste Plan
Date: 5 August 2013
From: Moe Zamarron, Director of Public Works

Per Cordova Alaska Code 3.40.080.K all improvements made by the City's departments to public facilities must first be reviewed by the planning and zoning commission for recommendation to City Council. In accordance, the public works department is presenting for the commission's review the items included in the 2013 Solid Waste Upgrade Plan. Some of the items are mobile equipment purchases and do not classify as improvements but the remaining items require a recommendation to council for approval.

3.40.080 Planning commission – Powers and duties –Designated.

K. Make or cause to be made surveys, maps and plans relating to the location and design of any public building, dock, beach, ski ground, statue, memorial, park, parkway, boulevard, street, alley or playground. For the purpose of implementing this subsection, all departments of the city considering any such improvement are required, and all public agencies not a part of the city are requested, to inform the commission of the proposed improvement and submit such pertinent information to the commission and within such time as will enable the commission to recommend to city council whether the proposed improvement is consistent with the general plan and established planning principles. No public improvement shall be authorized by city council until the recommendation of the planning commission has been received and reviewed by the city council.

This list has been developed taking into account state and federal regulations, local disposal requirements, financial capacity of the community and total available funding. These improvements are working towards the strategies listed in the Comprehensive Plan under the solid waste chapter. The attached Solid Waste Plan allows for improved working conditions, modernization of equipment and will help extend the landfill life. Due to the size of the proposal and contract for the Baler upgrades a link to document is provided below.

<https://app.box.com/s/0bpsvu35c5wzi99891yq>

Additional items may be added as the actual costs come in but any significant variation will be brought back to P&Z for approval. In order to move forward with the listed projects, staff would ask that all projects that do not require additional information be approved and recommend to City Council at this meeting. Requests for additional information on specific items will be addressed at the next meeting or a special meeting.

The Public Works director will be present at the meeting to answer questions and provide additional information as needed. Attached is documentation on construction specification or information on complex projects.

The Public Works Department requests that the Planning and Zoning commission recommend to City Council these improvements to public facilities.

Recommended motion

“I move to accept resolution 13-08”

Thank you,
Moe Zamarron
Director of Public Works

PROPOSED SOLID WASTE SYSTEM UPGRADES

CHANGES INTENDED TO:

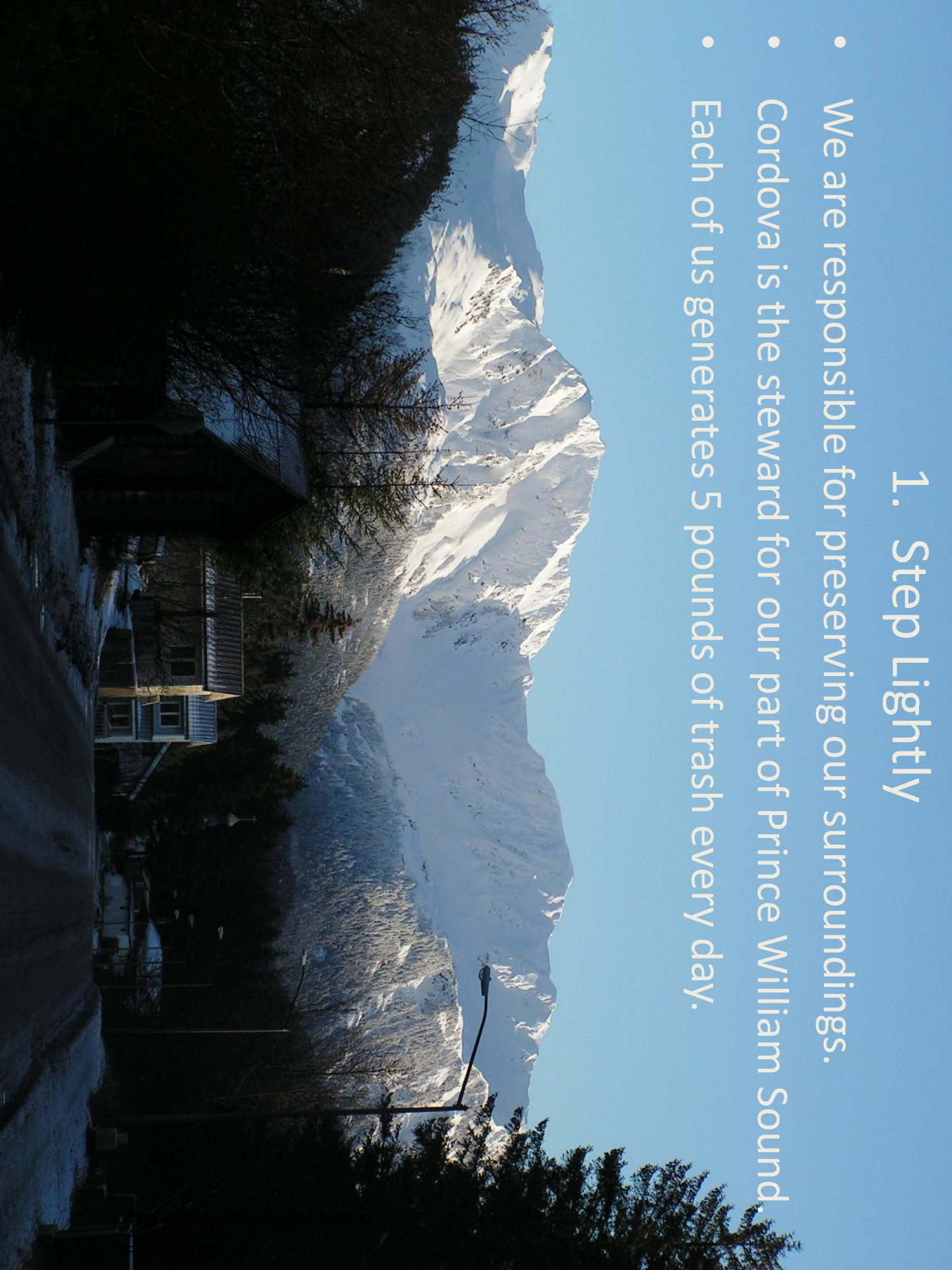
- PRESERVE LANDFILL SPACE**
- REPURPOSE ADDITIONAL WASTE MATERIALS**
- IMPROVE THE QUALITY OF LIFE IN THE CITY OF CORDOVA**

The background of the slide is a photograph of a sunset or sunrise. The sky is filled with vibrant orange and red clouds, with the sun low on the horizon. In the foreground, there is a dark, silhouetted shoreline with trees and a small building. The overall mood is serene and contemplative.

Remember These Two Points:

1. Step Lightly

- We are responsible for preserving our surroundings.
- Cordova is the steward for our part of Prince William Sound.
- Each of us generates 5 pounds of trash every day.



2. Get Involved

- Share your ideas and opinions.
- Make this your plan by offering input.



THE CITY-OWNED BURN PILE is not currently regulated and as a result, an assortment of non-acceptable materials are being left for improper disposal. Relocation due to quarry operation is a great opportunity to address problems that are inherent with an open burn site.



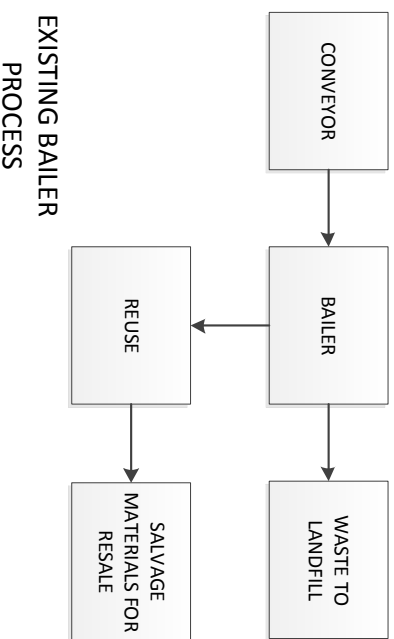
THE 17-MILE LANDFILL

has a 10 year life (at current disposal rates) that can be stretched to 28 years by implementing new waste management techniques



EXISTING BALER PROCESS

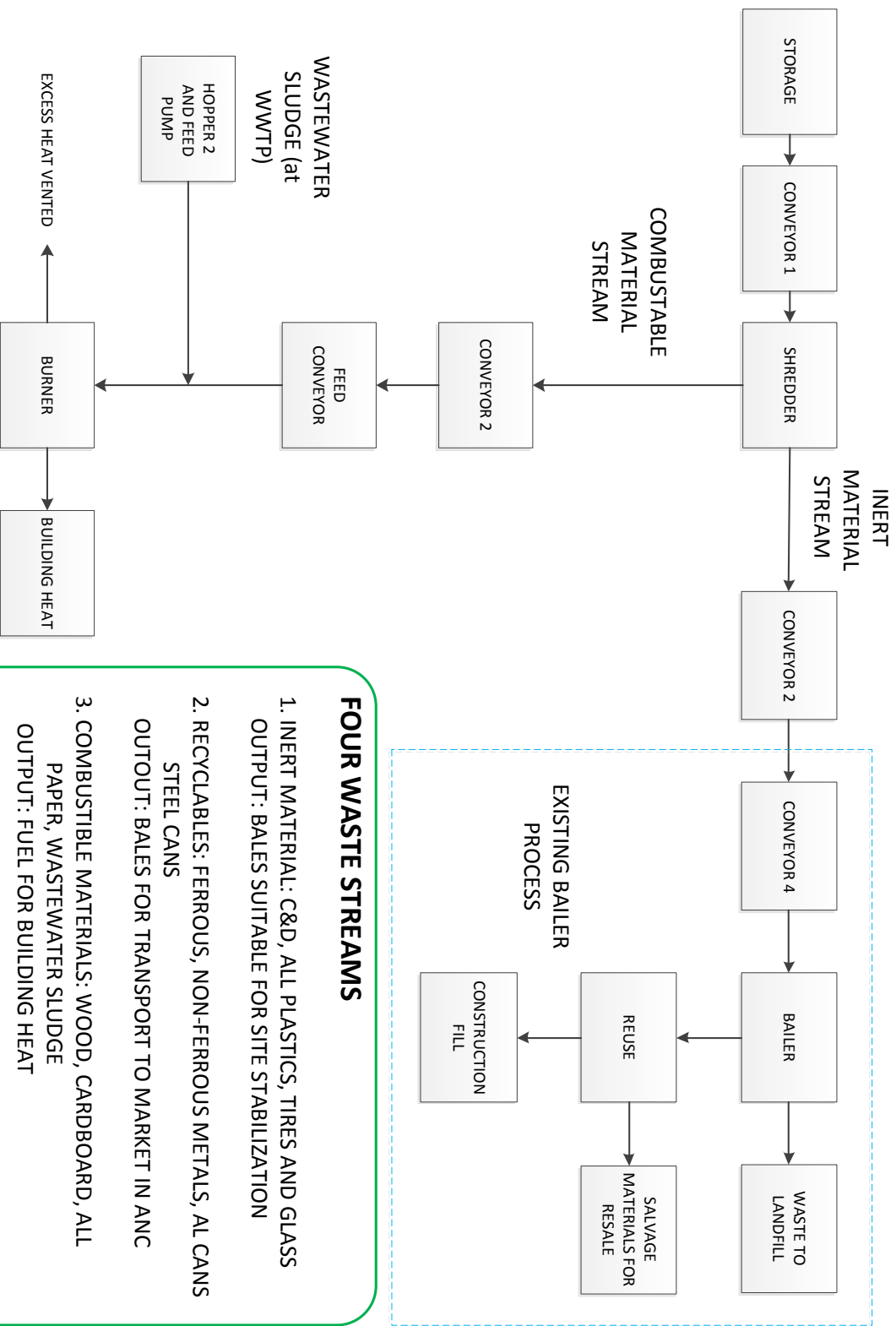
CURRENT
MATERIAL
STREAM



THREE WASTE STREAMS

1. INERT MATERIAL: C&D, TIRES AND MISC.
OUTPUT: MATERIAL SHIPPED LOOSE FOR DISPOSAL
2. RECYCLABLES: AL CANS AND PLASTIC BOTTLES
OUTPUT: BALES FOR TRANSPORT BY NVE, STEEL
ACCUMULATED FOR RECLAIMING LATER
3. MSW: ALL HOUSEHOLD WASTE
OUTPUT: BALED FOR DISPOSAL IN LANDFILL

PROPOSED BALER PROCESS

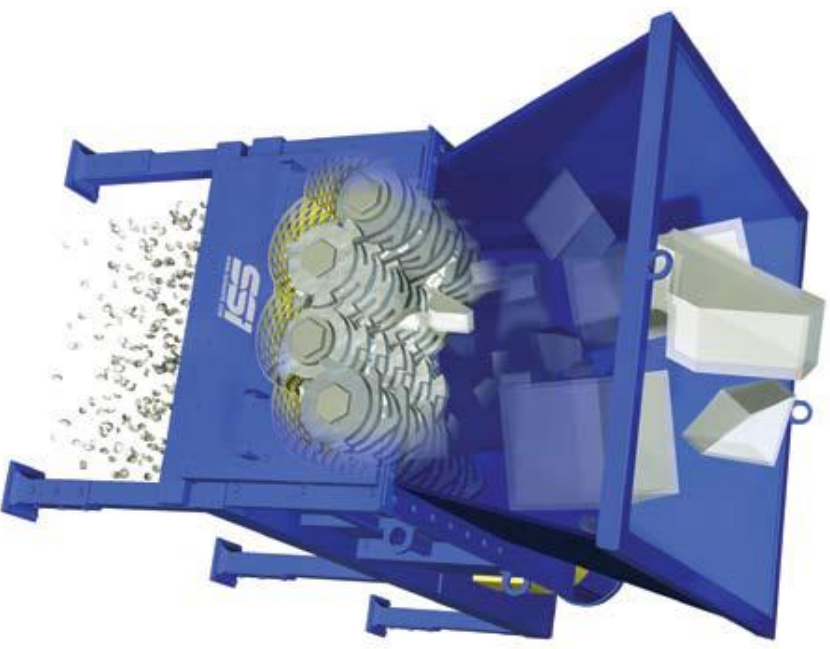


FOUR WASTE STREAMS

1. INERT MATERIAL: C&D, ALL PLASTICS, TIRES AND GLASS
OUTPUT: BALES SUITABLE FOR SITE STABILIZATION
2. RECYCLABLES: FERROUS, NON-FERROUS METALS, AL CANS
STEEL CANS
OUTPUT: BALES FOR TRANSPORT TO MARKET IN ANC
3. COMBUSTIBLE MATERIALS: WOOD, CARDBOARD, ALL PAPER, WASTEWATER SLUDGE
OUTPUT: FUEL FOR BUILDING HEAT
4. MSW: REDUCED VOLUME OF HOUSEHOLD WASTE
OUTPUT: BALED FOR DISPOSAL IN LANDFILL

NEW BALER EQUIPMENT

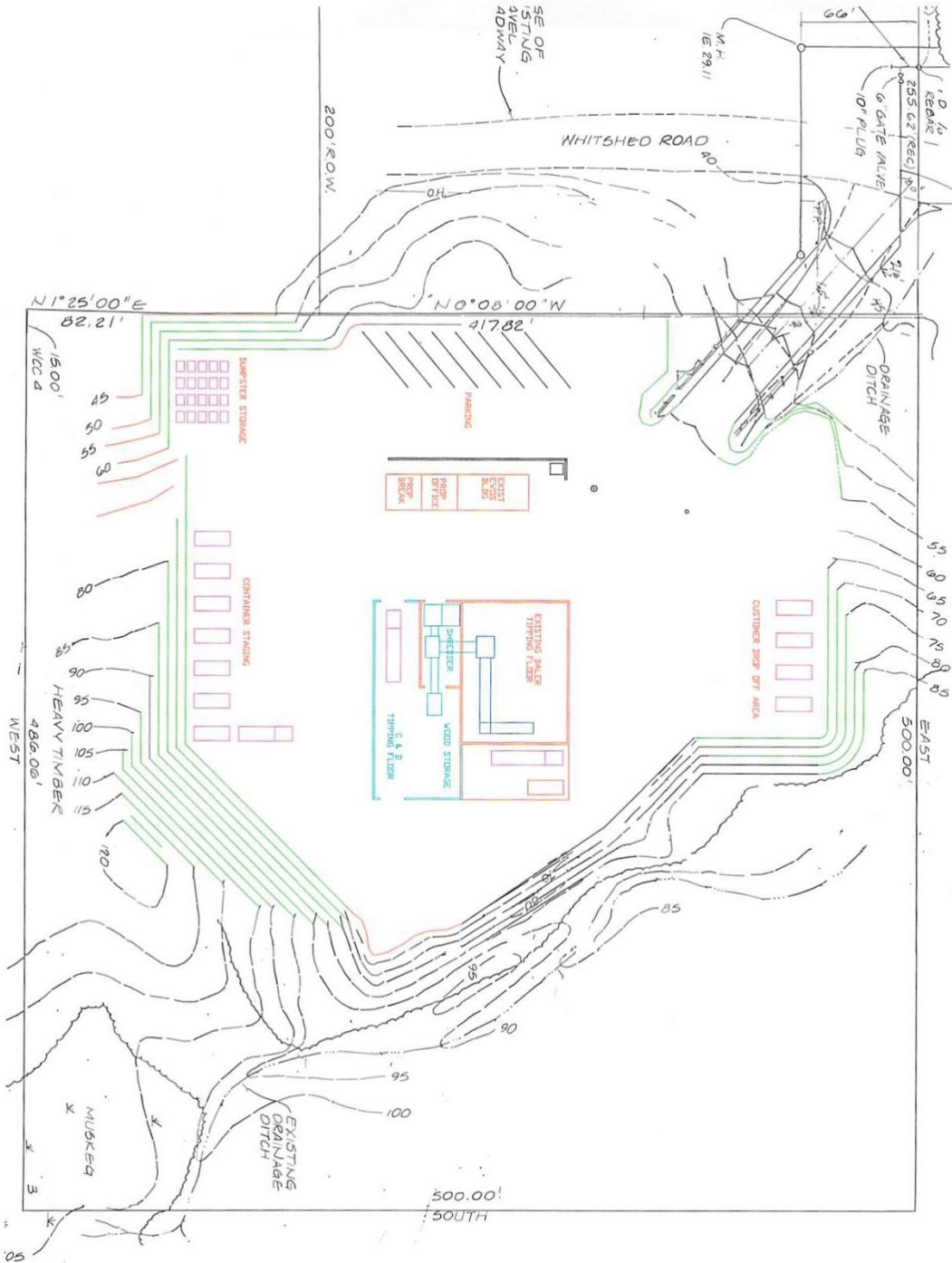
WOOD CHIP BURNER



SLOW SPEED SHREDDER

[illegible]

PROPOSED BALER SITE



INERT MATERIAL BALES

- Line the landfill perimeter with bales of inert material faced with rock. This provides additional airspace within the existing footprint as well as a new re-use of C&D material.



COSTS AND BENEFITS

- COSTS

- New construction
- New equipment
- Additional Operating and Maintenance costs

- BENEFITS

- Extended landfill life
- Fewer trips to the landfill
- New energy capture
- Fuel expense savings
- Organized recycling program
- New revenue stream
- Sludge redirect
- Increased reuse of materials

INITIAL COSTS - \$ 1,260,000

Construction	.	.	.	.
New Storage Building	.	.	.	\$175,000	
Upgrades to Baler Building	.	.	.	\$110,000	
Site Work	.	.	.	\$190,000	
New equipment	.	.	.	.	\$ 785,000
Conveyor 1	.	.	.	\$75,000	
Conveyor 2	.	.	.	\$35,000	
Feed Conveyors (2).	.	.	.	\$125,000	
Slow-Speed Shredder	.	.	.	\$290,000	
Hopper	.	.	.	\$45,000	
Hopper 2/Feed Pump	.	.	.	\$85,000	
Wood-fired Heater	.	.	.	\$200,000	

FUNDING SOURCES - \$ 1,278,000

Landfill Closure Loan *	.	.	.	.	\$ 850,000
Landfill Construction Grant *	.	.	.	.	\$ 300,000
Matching Funds	.	.	.	.	\$ 128,000

* Both the loan and the grant will expire this year if not used

NEW OPERATING COSTS

Electric	\$ 850
Loan and Match	\$ 4,720
Education	\$ 500
Facility Maint	\$ 750
Machinery Maint	\$ 400
Labor	<u>\$ 8,500</u>
Total	\$ 15,720/month

REVENUE and SAVINGS

Sale of Recyclables	\$ 2,250
Heating	\$ 1,200
Vehicle Operation	\$ 250
Equipment Operation	\$ 350
Landfill Construction	\$ 2,500
Labor	<u>\$ 1,500</u>
Total	\$ 8,050/month

NEW OPERATING COSTS	\$ 15,720
<u>REVENUE AND SAVINGS</u>	<u>\$ 8,050</u>
NET COST INCREASE	\$ 7,670
CURRENT MONTHLY EXPENSE	\$ 66,600
PROPOSED MONTHLY TOTAL	\$ 74,270

7,670 / 66,600 = 11.5% INCREASE

RESIDENTIAL BILLS INCREASE \$4.64 FROM \$38.72 TO \$43.36.

DETAIL OF BENEFITS

Extended landfill life

- Less material to dispose of
- Expanded landfill airspace
- Compaction of C&D

Fewer trips to the landfill

- Less material to transport
- Waste material densely packed

New energy capture

- Wood, cardboard and paper

- Sewage sludge

Fuel expense savings

- Lower transport costs
- Heating costs lower

Organized recycling program

- Tires, all plastics, metals

New revenue stream

- Metal sales in ANC

Sludge redirect

- Disposal volume reduced

Increased reuse of materials

- Landfill management

- Recycling

- Repurposed inert fill

Improved quality of life

- Air and water quality

- Sustainability of fishing

- Positive first impression

Improved quality of life
Air and water quality
Sustainability of fishing
Positive first impression

**You made 5 pounds of garbage
today.**

Where is it?

**You made 5 pounds of garbage
today.**

Where is it?

1. Step Lightly
2. Get Involved

**CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 13-08**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORDOVA, ALASKA, DETERMINING THAT THE IMPROVEMENTS IN THE SOLID WASTE PLAN WHICH ARE DESCRIBED IN ATTACHMENT A ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND ESTABLISHED PLANNING PRINCIPLES AND RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA AUTHORIZE THESE IMPROVEMENTS

WHEREAS, the improvements listed in Attachment A work toward the strategies listed in the Comprehensive Plan under the solid waste chapter; and

WHEREAS, these improvements were developed taking into account state and federal regulations, local disposal requirements, financial capacity of the community and total available funding; and

WHEREAS, these improvements allow for improved working conditions, modernization of equipment and will help extend the landfill life; and

WHEREAS, these improvements will improve the safety and welfare of the community; and

WHEREAS, the Community of Cordova has supported these improvements by passing a ballot measure allowing for a loan from DEC; and

WHEREAS, the Planning and Zoning Commission supports the efforts to improve, modernize and extend the life of the landfill.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning and Zoning Commission of the City of Cordova has determined that the improvements in the Solid Waste Plan which are described in Attachment A are consistent with the Comprehensive Plan and established Planning Principles and recommends to the City Council of the City of Cordova, Alaska authorize these improvements.

PASSED AND APPROVED THIS 13th DAY OF AUGUST, 2013

Tom Bailer, Chairman

ATTEST:

Samantha Greenwood, City Planner

Attachement A		
Item	Name	Description
1	Baler Rehab	Component replacement and refitting to increase bale density and improve bale fill efficiency
2	Baler Programming	Updated the baler software to establish communications between the machine and the manufacturer, improves baler operation
3	4, 8 and 20 CY Dumpsters	Replacing worn and damaged dumpsters for improved containment of liquids associated with solid waste collection
4	Purchase 6-Yard Packer Body	Small side loading fully-enclosed trash collection body to be placed on 4WD chassis for use on small streets, alleys in winter months, replaces open flatbed currently used
5	Purchase Attachments	Purchase equipment attachments that increase the productivity of the waste transfer process, this shortens the amount of time that the waste is exposed to the elements
6	Baler Site Paving	Leachate-capture surface treatment for runoff management
7	Building Roof Rehab	Existing roof leaks and 167" of rain annually generates a lot of contaminated runoff from within the building
8	Water Service Repair	The 1" water service line has ruptured under the building. Service has been turned off to control the leak until repairs can be made.
9	Concrete curb at perimeter	Concrete curb 12" to 4' high around the building perimeter to contain leachate and to prevent inflow of rainwater from the outside as snow and ice accumulates
10	Heat and insulation	Insulate and heat building to prevent future freezing of the water line, improve waste handling and equipment operations and preserve building fixtures
11	Canopy of main entrance	Install canopy over the main overhead door to eliminate the danger of falling snow and ice in high traffic area, also eliminates ice buildup at the door entrance
12	Rebuild office/break room	Existing interior space has deteriorated beyond usability, safety and health concerns dictate that conditions be improved for baler personnel
13	Improved electrical service	Deterioration of the electrical service, lighting and distribution equipment from the lack of heat requires replacement and upgrades
14	Drain line improvements	Existing drain line is undersized allowing it to plug often, the waste runoff liquid accumulates and exits the building while the drain is serviced with vacuum equipment
15	Exterior Siding	Replace all metal siding and purloins to retain solid waste inside building
16	Replace O/H Doors	Maintain heat and contain trash
17	Concrete Floor	Replace worn and cracked concrete floor to retain and control liquid waste inside facility
18	Pit Upgrade	Re-design and upgrade pit system to provide separation and treatment of waste before it enters the drain system
19	Inside Lighting	Upgrade lighting to meet current building codes

To: Planning and Zoning Commission, City of Cordova
Subject: Public Facility Improvement, LT2 Compliance Plan
Date: 7 August 2013
From: Moe Zamarron, Director of Public Works

Per Cordova Alaska Code 3.40.080.K all improvements made by the City's departments to public facilities must first be reviewed by the planning and zoning commission for recommendation to City Council. In accordance, the public works department is presenting for the commission's review the items included in the LT2 Compliance Plan. Some of the items are mobile equipment purchases and do not classify as improvements but the remaining items require a recommendation to council for approval.

3.40.080 Planning commission – Powers and duties –Designated.

K. Make or cause to be made surveys, maps and plans relating to the location and design of any public building, dock, beach, ski ground, statue, memorial, park, parkway, boulevard, street, alley or playground. For the purpose of implementing this subsection, all departments of the city considering any such improvement are required, and all public agencies not a part of the city are requested, to inform the commission of the proposed improvement and submit such pertinent information to the commission and within such time as will enable the commission to recommend to city council whether the proposed improvement is consistent with the general plan and established planning principles. No public improvement shall be authorized by city council until the recommendation of the planning commission has been received and reviewed by the city council.

This list has been developed taking into account state and federal regulations, local water treatment requirements, financial capacity of the community and total available funding. These improvements are working towards the strategies listed in the Comprehensive Plan under the water system, supply and treatment chapters. The attached LT2 Compliance Plan allows for improved source management, modernization of equipment and compliance with current water rules.

Additional items may be added as the actual costs come in but any significant variation will be brought back to P&Z for approval. In order to move forward with the listed projects, staff would ask that all projects that do not require additional information be approved and recommend to City Council at this meeting. Requests for additional information on specific items will be addressed at the next meeting or a special meeting.

The Public Works director will be present at the meeting to answer questions and provide additional information as needed. Attached is documentation on construction specification or information on complex projects.

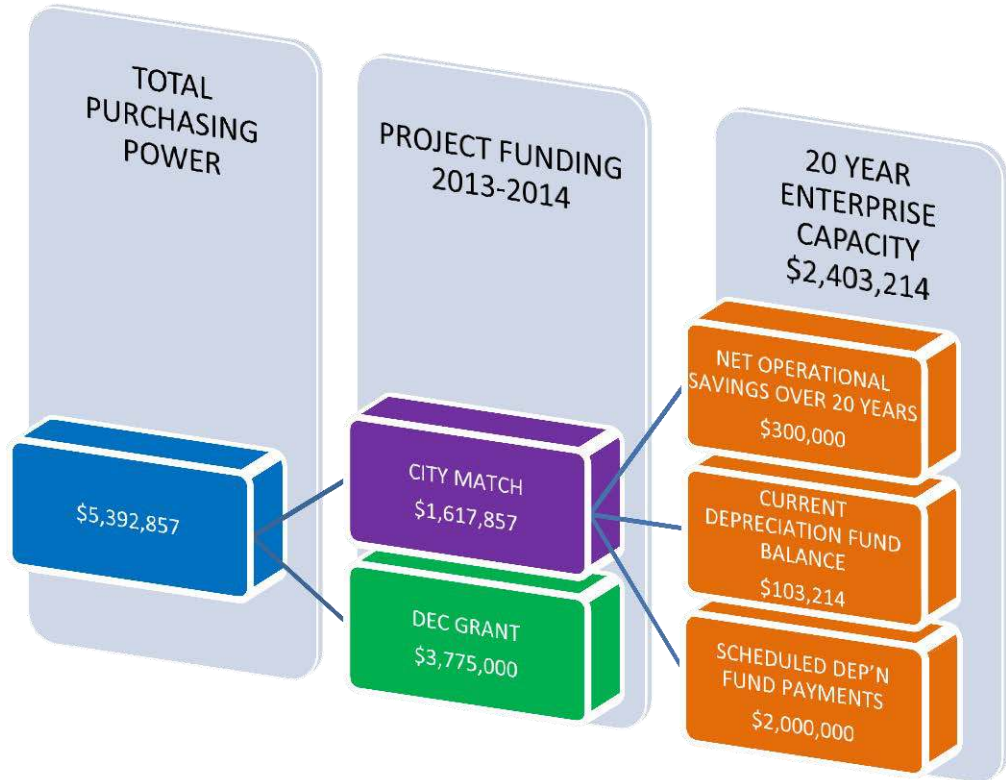
The Public Works Department requests that the Planning and Zoning commission recommend to City Council these improvements to public facilities.

Recommended motion

“I move to accept resolution 13-09”

Thank you,
Moe Zamarron
Director of Public Works

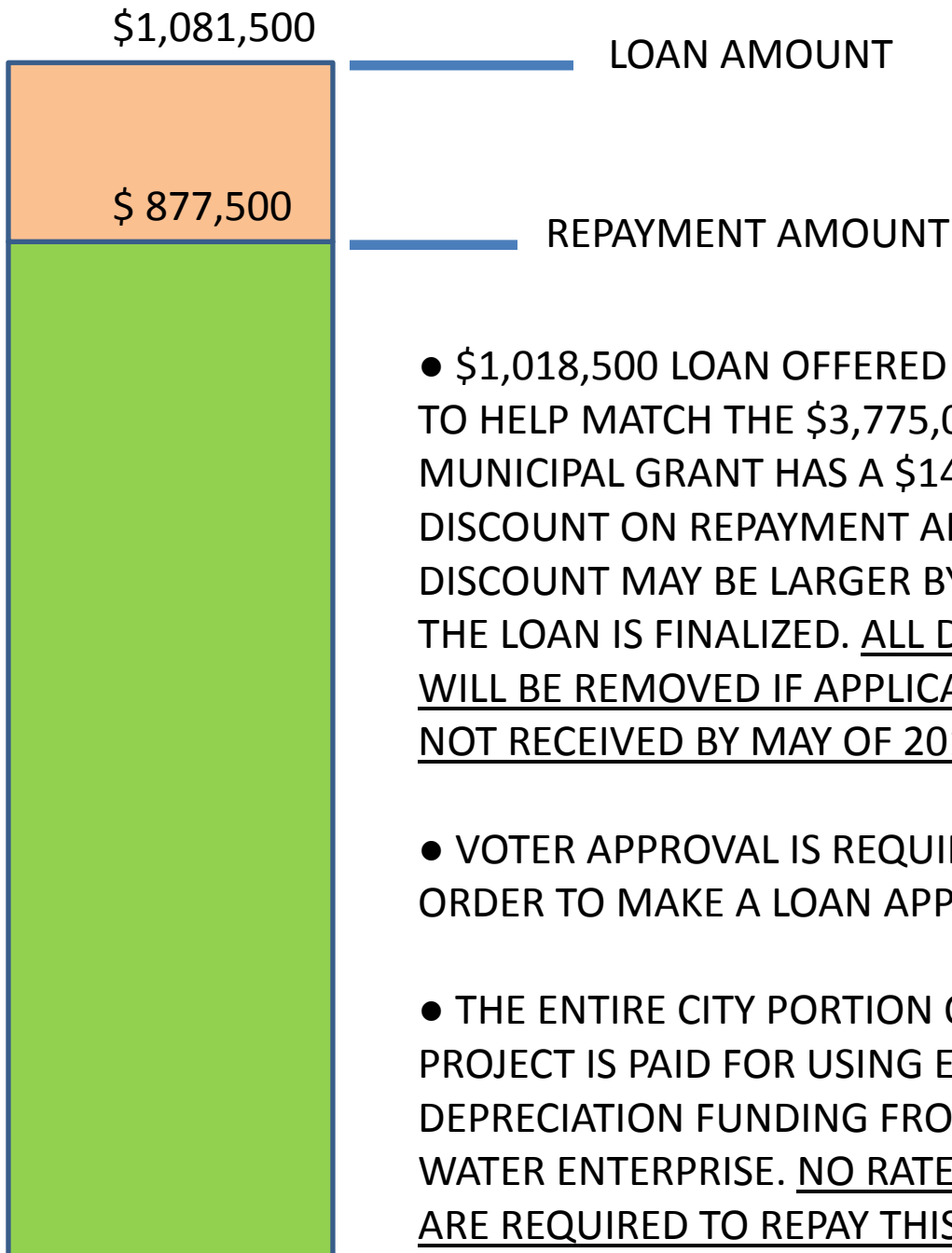
LT2 PROJECT FUNDING



City of Cordova's Primary Water System Upgrade for LT2 Compliance, Cost Estimate

Item	Description	Cost Estimate
1	Distribution System Leak Detection	12,500
2	New System Automation and SCADA	652,000
3	Community Conservation Education Program	145,900
4	Repair Morpac Tank	425,000
5	Improve Murcheson Catchment	325,000
6	Redirect Murcheson Flow to system Filters	59,200
7	Test Murcheson for E. Coli	N/C
8	Improve Orca Catchment	175,000
9	Install UV treatment at Orca	874,000
10	Clean Eyak Lake Intake Screen	158,000
11	Replace Filter Media and Valves	75,200
12	Upgrade Eyak Pumps, Controls, VFD's & Motors	850,000
13	Design and Engineering	320,300
14	Eyak WTP Roof and Column Repair	750,457
15	Water meter installations	185,300
16	Road Grader/winter condition facility access	385,000
	Total	5,392,857

LT2 LOAN DETAILS



- \$1,018,500 LOAN OFFERED FROM DEC TO HELP MATCH THE \$3,775,000 30/70 MUNICIPAL GRANT HAS A \$141,000 DISCOUNT ON REPAYMENT AND THE DISCOUNT MAY BE LARGER BY THE TIME THE LOAN IS FINALIZED. ALL DISCOUNTS WILL BE REMOVED IF APPLICATION IS NOT RECEIVED BY MAY OF 2013.
- VOTER APPROVAL IS REQUIRED IN ORDER TO MAKE A LOAN APPLICATION.
- THE ENTIRE CITY PORTION OF THE LT2 PROJECT IS PAID FOR USING EXISTING DEPRECIATION FUNDING FROM THE WATER ENTERPRISE. NO RATE INCREASES ARE REQUIRED TO REPAY THIS LOAN.

City of Cordova
Cordova, Alaska
Eyak Lake Water Treatment Plant
Request for Proposal # 07-13
Eyak Lake Water Treatment Plant EPDM Roofing and Flashing
REQUEST FOR PROPOSAL

The City of Cordova is requesting written proposals from qualified Contractors interested in providing the necessary labor and material to install an EPDM roof system on the City Of Cordova Eyak Lake Water Treatment Plant. Sealed proposals, plainly marked, "RFP #07-13 – Eyak Lake Water Treatment Plant EPDM Roofing and Flashing" addressed to the City Manager, City of Cordova, P.O. Box 1210, Cordova, AK 99574 will be accepted until 2:00 p.m. August 9, 2013. PROPOSALS RECEIVED AFTER 2:00 P.M. WILL NOT BE CONSIDERED.

Copies of this RFP may be obtained from Josh Hallquist at Cordova City Hall, or by calling 424-6280. A mandatory pre-bid meeting will be held at 10:00am on 8-02-13 at the Eyak Lake Water Treatment Plant. The City of Cordova reserves the right to reject any and all proposals, to waive technical or legal deficiencies, to accept any proposal that is in the best interest of the City, and to negotiate the terms and conditions of any proposal leading to acceptance and final execution of a contract for services.

If you have any questions pertaining to the submittal and review process of City bids please contact the City Manager at 907-424-6200.

The City welcomes potential Contractors to visit the Eyak Lake Water Treatment Plant to better understand the dynamics, operations, location and access throughout the facility. To arrange a visit or if you have any questions pertaining to the specifics of this RFP and the scope of services, please contact the City of Cordova Project Manager, Josh Hallquist, at 907-253-6232.

I. INTENT OF SOLICITATION

The City of Cordova (City) is soliciting competitive proposals from qualified contractors to provide the necessary labor and material to design and install an EPDM roof system and fascia flashing for the City of Cordova Eyak Lake Water Treatment Plant. Additional service requirements will be found in SECTION III, SCOPE OF WORK.

II. BACKGROUND

The Eyak Water Treatment Plant is a working water treatment facility constructed in the 1980's. It is used to supplement the city water supply system during high usage or dry conditions. The roofing membrane has been leaking into the roof framing assembly for many years and has resulted in the partial collapse of the roof system. The existing roof assembly is currently being demolished and replaced with new framing, vapor barrier, insulation, ¾" roof decking and a Grace Ice and Water Shield membrane under separate contract. This initial scope of work is schedule to be complete by 9-1-2013. The intent of this RFP is to provide for design and installation of a new, fully adhered EPDM roofing system and fascia flashing to complete the roof system. The plant will remain in operation during construction. The plant is a secure facility that must remain so during construction.

III. SCOPE OF WORK

Provide the necessary material, equipment, and labor to perform the following scope of work: The following work scope is provided as a minimum guideline and is not inclusive of all work activities that may be required to provide for the design and installation of a new fully adhered EPDM roofing system and fascia flashing. The original as-built record drawings have been included for reference.

- Performance requirements:
 - General: Provide installed roofing membrane and base flashing that remains watertight; do not permit the passage of water; resist specified uplift pressures, thermally induced movement, and exposure to weather without failure.
 - Material Compatibility: Provide roofing materials that are compatible with one another under conditions of service and application required, as demonstrated by roofing membrane manufacture based on testing and field experience.
 - Roofing system design: Provide a membrane roofing system that is identical to systems that have been successfully tested by a qualified testing and inspecting agency to resist uplift at corners, edges and field-of-roof calculated according to ASCE7 and the 2003 IBC based upon the following criteria
 - § Wind Speed, V=120 MPH, 3-second gust
 - § Exposure C
 - § Importance Factor, Iw:1.15
 - § Mean Roof Height: 21 feet
- Submittals
 - Product data for each type of material
 - Shop drawings for roofing system to include plans, elevations, sections, details, and attachments to other work
 - § Base flashing and membrane terminations
 - § Substrate board layout and fastening
 - § Fascia flashing and fastening details
 - § Roof penetration flashing
 - Installer certificates: signed by roofing system manufacture certifying that installer is approved, authorized, or licensed by manufacture to install roofing system.
 - Manufacture Certificates: Signed by roofing manufacture certifying that roofing system complies with requirements specified in "Performance Requirements" above.
 - Qualification data for installer and manufacture
 - Product test reports: based on evaluation of comprehensive tests performed by manufacture and witnessed by a qualified testing agency, for components of roofing system.
 - Maintenance data: for roofing system to include in maintenance manuals.
 - Warranties: Specific warranties specified below
 - Inspection Report: Copy of roofing system manufactures inspection report of completed roofing installation.
- Warranty
 - Special Warranty: Manufactures standard form, without monetary limitations, in which manufactures agrees to repair or replace components of membrane roofing system that fail in materials or workmanship within specified warranty period. Failure includes roof leaks.

- § Special warranty includes roofing membrane, base flashings, manufactured roof edging, roofing membrane accessories, fasteners, substrate board, and other components of membrane roofing system.
 - § Warranty period: 20 year water tight warranty and 20 year 120mph wind speed warranty.
- Products
 - EPDM Roofing Membrane:
 - § ASTM D 4637, Type II, scrim or fabric internally reinforced uniform, flexible sheet made from EPDM, as follows:
 - Thickness: 75 mils, nominal
 - Exposed Face Color: Black
 - Substrate Board:
 - § ASTM C 177/C 1177M, glass-mat, water resistant gypsum substrate, ½ inch thick (minimum). (Dens-Deck by Georgia-Pacific Corporation)
 - § Fasteners: Factory-coated steel fasteners and metal plates meeting corrosion-resistance provisions in FMG 4470, designed for fastening substrate panel to roof deck.
 - Fascia Flashing:
 - § Metallic-Coated Steel Sheet: Restricted flatness steel sheet, metallic coated by the hot-dip process and pre-painted by the coil coating process to comply with ASTM A 755/A 755M.
 - Aluminum-zinc alloy-coated sheet steel: ASTM A 792/A 792M, Class AZ50 Coating designation, Grade 40; structural quality.
 - Surface: Smooth, flat
 - Exposed coil-coated finish
 - Two-coat Fluoropolymer: AAMA 621. Fluoropolymer finish containing not less than 70% PVDF resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufactures written instructions.
 - Color as selected by owner from standard color chart
 - Concealed Finish: Pretreat with manufactures standard white or light colored acrylic or polyester backer finish, consisting of prime coat and wash coat with a minimum total dry film thickness of 0.5 mil.
- RFP documents:
 - Original Eyak Lake Water Treatment Plant contract drawings (1983 as-built)
 - SK1 ; Fascia details
- The site will be available to begin installation of the EPDM roofing system and flashing on 9-2-2013.
- If the site is not ready for installation of the EPDM roofing and flashing by 9-2-2013 the completion date/duration will be adjusted accordingly. If the weather conditions are not acceptable to preform the EPDM roofing work due to owner caused delays the project completion date can be moved to next spring, but it is our desire to have the project complete this fall.
- Material must be staged off site prior to the start of the project as the preceding contractor will be using the site.

- Project will be subject to Title 36 of the Alaska Statutes which requires payment of AKDOL Filing fees, filing of certified payroll with AKDOL, and related reporting. AKDOL LSS Portal can be found at <https://myalaska.state.ak.us/certpay/portal.aspx>.
- Project is also subject to current prevailing wage rates (found at www.labor.state.ak.us/lss/pamp600.htm (Pamphlet No. 600) and www.wdol.gov). The applicable wage rates are provided at Tab IV of the bid packet.

In accordance with 40 C.F.R. Part 33, this project is subject to a Disadvantaged Business Enterprise ("DBE") program. Each contractor with whom the City of Cordova enters into a contract for the completion of this Project is required to (1) complete the DBE forms found at Tab III of this Request for Proposals packet, and (2) comply with the wage rate requirements set out in Attachment 6 (Tab II) and the applicable wage rate determinations (Tab IV).

Contractor shall possess and keep in force all licenses, business permits and other permits required to perform the services of this Agreement. Work shall be completed no later than 60 days from notice to proceed.

IV. SUBMITTAL REQUIREMENTS

Each Vendor shall submit two (2) original signed copies of its proposal. The proposal shall be submitted in the following manner:

1. Contractor Description. Provide a description and history of the Contractor emphasizing the Contractor's resources and expertise in the area(s) relevant to this RFP. In addition, identify the person(s) who has decision-making authority for the Contractor; and who will be the Contractor's primary contact person(s) with the City.
2. Proposals
 - Clearly state the total cost to the City for completion of all work.
 - Provide description of proposed roofing system and statement of compliance with design requirements. This is to include a letter from the manufacture stating the proposed system comes with a 20 year watertight and 20 year 120mph wind speed warranty.
 - Provide evidence of liability insurance, and worker's compensation insurance if applicable

V. SELECTION CRITERIA

Each proposal shall be evaluated based on the following criteria based on the following sections of Cordova Municipal Code (CMC):

1. Total cost of Proposal to the City (CMC 5.12.120(A));
2. Contractor's qualifications and responsibility (CMC 5.12.170):
 - a. The skill and experience demonstrated by the bidder in performing contracts of a similar nature;
 - b. The bidder's record for honesty and integrity;
 - c. The bidder's capacity to perform in terms of facilities, equipment, personnel and financing;
 - d. The past and present compliance by the bidder with laws and ordinances related to its performance under the contract;
 - e. The bidder's past performance under city contracts. If the bidder has failed in any material way to perform its obligations under any contract with the city, the city manager may consider the bidder to be not responsible; and

- f. The bidder's past performance of financial obligations to the city. If at the time of award the bidder is delinquent, overdue or in default on the payment of any money, debt or liability to the city, the city manager shall consider the bidder not to be responsible.

Proposals will be opened at the front desk in City Hall on August 9, 2013 at approximately 2:05 P.M. A contract may be awarded by City Council on August 21, 2013 if recommended by City Manager. The City of Cordova reserves the right to reject any and all proposals, to waive technical or legal deficiencies, to make such investigation as it deems necessary to evaluate Contractor's qualifications, to accept any proposal that may be deemed in the best interest of the City and to negotiate terms and conditions of any proposal leading to acceptance and final execution of a contract for services.

**CITY OF CORDOVA, ALASKA
PLANNING AND ZONING COMMISSION
RESOLUTION 13-09**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF CORDOVA, ALASKA, DETERMINING THAT THE IMPROVEMENTS IN THE LT2 COMPLIANCE PLAN WHICH ARE DESCRIBED IN ATTACHMENT A ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND ESTABLISHED PLANNING PRINCIPLES AND RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA AUTHORIZE THESE IMPROVEMENTS

WHEREAS, the improvements listed in Attachment A work toward the strategies listed in the Comprehensive Plan under the water system, supply and treatment chapters; and

WHEREAS, these improvements were developed taking into account state and federal regulations, local water treatment requirements, financial capacity of the community and total available funding; and

WHEREAS, these improvements allow for improved source management, modernization of equipment and compliance with current water rules; and

WHEREAS, these improvements will improve the safety and welfare of the community; and

WHEREAS, the Community of Cordova has supported these improvements by passing a ballot measure allowing for a loan from DEC; and

WHEREAS, the Planning and Zoning Commission supports the efforts to improve, modernize and meet current water rules.

NOW, THEREFORE, BE IT RESOLVED THAT the Planning and Zoning Commission of the City of Cordova has determined that the improvements in the LT2 Compliance Plan which are described in Attachment A are consistent with the Comprehensive Plan and established Planning Principles and recommends to the City Council of the City of Cordova, Alaska authorize these improvements.

PASSED AND APPROVED THIS 13th DAY OF AUGUST, 2013

Tom Bailer, Chairman

ATTEST:

Samantha Greenwood, City Planner

Attachment A

City of Cordova's Primary Water System Upgrade for LT2 Compliance, Cost Estimate

Item	Description	Cost Estimate
1	Distribution System Leak Detection	12,500
2	New System Automation and SCADA	652,000
3	Community Conservation Education Program	145,900
4	Repair Morpac Tank	425,000
5	Improve Murcheson Catchment	325,000
6	Redirect Murcheson Flow to system Filters	59,200
7	Test Murcheson for E. Coli	N/C
8	Improve Orca Catchment	175,000
9	Install UV treatment at Orca	874,000
10	Clean Eyak Lake Intake Screen	158,000
11	Replace Filter Media and Valves	75,200
12	Upgrade Eyak Pumps, Controls, VFD's & Motors	850,000
13	Design and Engineering	320,300
14	Eyak WTP Roof and Column Repair	750,457
15	Water meter installations	185,300
16	Road Grader/winter condition facility access	385,000
	Total	5,392,857

Memo

To: Planning Commission
From: Planning Department Staff
Date: August 7, 2013
Re: Adams ROW Discussion

PART I. BACKGROUND:

Below is a review of the information concerning snow dumps, utilities, sewer and water services.

All Lots are labeled on attached Map for reference. The summaries below start at the end of Adams and Fifth and move east down the ROW.

Lot A

Currently used as a snow dump for the elementary school area, is crucial because of its closeness to school and allows the school area to be cleaned in a timely fashion. This lot is steep and would be difficult to build on. In the future the Streets department may be able to use more area if some type of barrier is created to protect property on the downhill side of Lot A.

Lot B

This area of the ROW currently has at least one existing structure and potentially parts of other structures. Staff will be working determine a solution to this area.

Lots C & D

This area of the ROW is currently being used as a road. It provides access to the US Coast Guard housing maintenance shop and is often used as an alternative access to seventh in icy/snowy conditions. It also has a water, sewer and utilizes in the ROW providing services to the USCG maintenance shop. It should remain a road.

Lots E, F & G

After a discussion with Public Works department there are a couple potential issues to be considered prior to determining the use for these lots. Currently Lots E and F are used as snow dumps and is the biggest flat and useable snow dump for that area. The idea of increasing the area by removing trees and vegetation on Lot E was discussed which may allow Lot F to be used as residential with access from 8th street. Although there is a sewer manhole (clean out), sewer and water mains on the east of Lot F and these run in the Adams ROW to the main on 7th street. There would need to be an easement and access the mains and manhole, without a survey and locate it is hard to determine the impact of the manhole and pipe to the lot F layout.

The other option would be to leave Lots E and F as snow dumps which could be accessed from both 7th and 8th street.

Lot G could be developed for residential use on Eight Street. Prior to any residential lots being sold the water line on 8th street would need to be upgraded a 6 or 8 inch main and the need for a fire hydrant evaluated. It is currently a 1 ¼ inch copper pipe. The sewer line that is an 8 inch main is adequate. This lot is fairly flat but does have a drainage ditch (low spots) running through it this would have to be addressed to allow the drainage from the hillside to continue to flow through to ninth street where it runs down to Lake.

Lots H & I

Lot I has the potential to be developed into two separate lots with a driveway/utility easement (average width 10-12 feet) running along the upper or lower portion of the front lot. Each lot would be 60 by 85 (5100 square feet). This would leave Lot H for a snow dump area. Currently there is not a main for sewer or water on 9th street so these improvements would need to be done prior to the lots being sold. This area is vegetated and flat, drainage would have to be addressed in the lot layout.

Lot J—Bottom of 5th Street

This is a potential lot but there are a variety of concerns. There would need to be a driveway easement for the houses on the east side of the ROW, there is an 8 inch water and sewer main running down the ROW to Lake, and there was some utilities that would have to be relocated. This would be a difficult and expensive lot to develop.

Here is a preliminary cost for the upgrades to 8th and 9th street. This does not include connecting the houses on 9th that have individual services. It does include fire hydrants for both streets.

Backhoe	6 days X \$120 = \$720
Air compressor	4 days X \$150 = \$600
D1 & road topping	140cu/ yd. X \$28 = \$3920
2 laborer & 1 equipment operator at \$72 X 3	= \$216 X 8hrs X 6 days = \$10,368
Compactor	4 days X \$60 = \$240

Labor & Equipment \$15,848.00

Materials—water& Sewer \$30,285.66

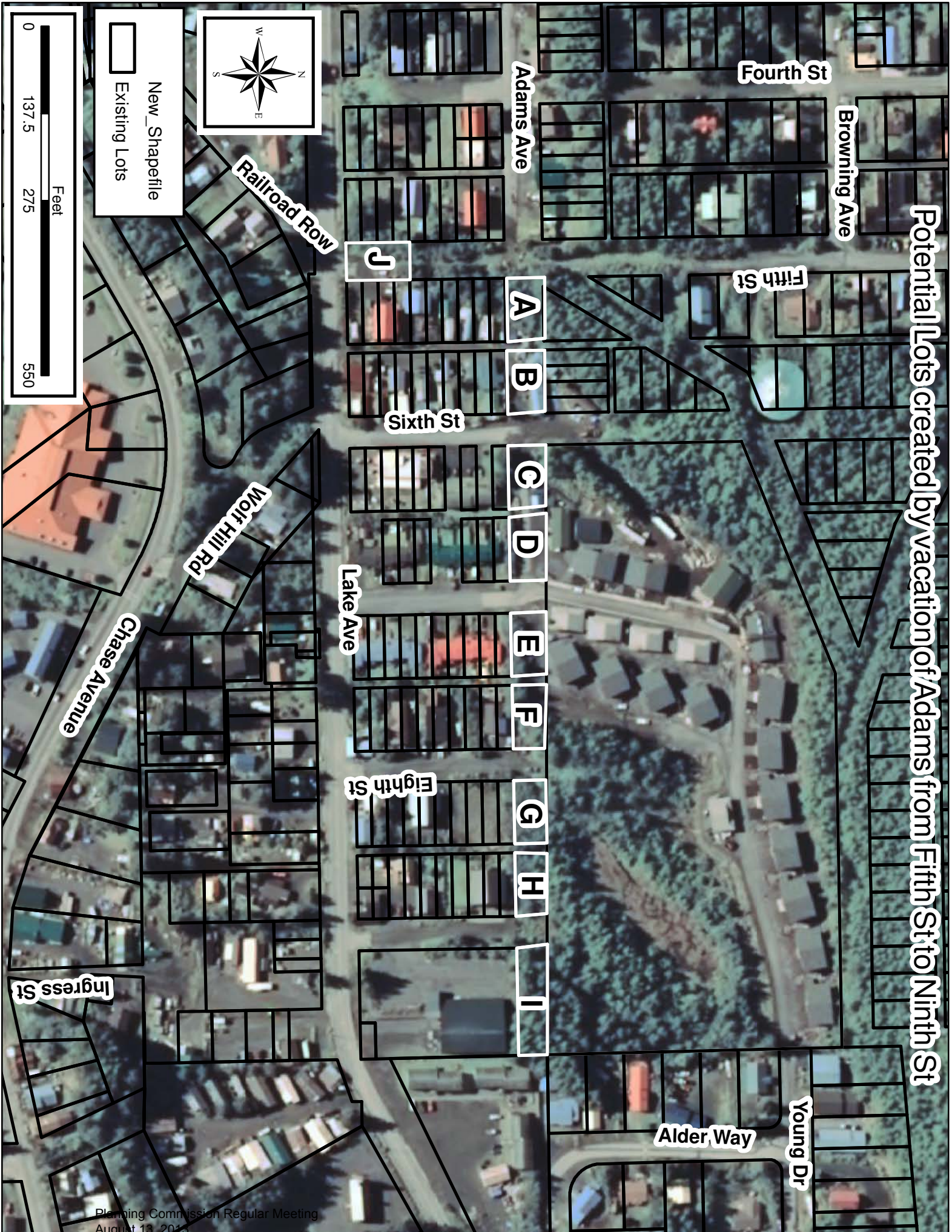
Grand total of \$46,133.00

Here is a list of questions thoughts that I came up with that may need to be discusses/prioritized.

1. Do we need to do a cost/benefit analysis?
2. Do we need to put a 2014 CIP request for the entire project? A portion?
3. Does the City want to invest the money in prepping the lots for building? Stub in water and Sewer to the potential lots?
4. Survey, easements and New Plat of Adams ROW from 5th to 9th —\$7,000 to \$10,000
5. Working through the Vacation and Plat Process

6. Cleaning up the House in ROW
7. Staff time-
8. What are the next steps and time line?

Potential Lots created by vacation of Adams from Fifth St to Ninth St



From: [Andy Gentry](#)
To: [Shannon Joekay](#)
Cc: ckoplin@cordovaelectric.com
Subject: RE: Potential Lots
Date: Monday, July 29, 2013 1:58:39 PM

Hi Shannon,

CEC does not have any electrical facilities running East & West on Adams but do cross on 5th and 7th St. It appears from your map that these crossings will not be in conflict, so CEC is not opposed to the vacation but somewhat concerned as to the size of the area impacted. It interferes with CEC's ability to shift electrical facilities away from the Lake Ave corridor with its numerous conflicts and eventual sidewalk rebuild being considered by the State.

Again CEC is not opposed but concerned with future unforeseen, at this time, construction impacts.

Thanks,

Andy Gentry

Engineering & Operations Manager

Cordova Electric Cooperative

From: Shannon Joekay [mailto:planning2@cityofcordova.net]
Sent: Monday, July 29, 2013 11:16 AM
To: agentry@cordovaelectric.com
Subject: FW: Potential Lots

Here ya go!

Shannon Joekay

Assistant Planner

City of Cordova

PO Box 1210

Cordova, AK 99574

907-424-6220 (direct)

907-424-6000 (fax)

From: Shannon Joekay
Sent: Friday, July 12, 2013 3:11 PM
To: 'agentry@cordovaelectric.com'; lee@ctcak.coop; bretbradford@ak.net
Subject: Potential Lots

Hi Guys,

On the July 9th P&Z meeting we discussed the possibility of the vacation of the Adams Avenue Right of Way (ROW) from 5th Street to 9th Street. There may be a possibility, we are in the very early stages of exploring it, of creating lots that the City could sell and also some lots the City could retain for snow dumps. The "potential lots" are shown in white, while the existing lots are shown in black.

Do you know of any utilities or other things that would be affected by the creation of these lots or the vacation of this ROW?

From: [Adrian Smith](#)
To: [Shannon Joekay](#)
Date: Monday, July 15, 2013 9:08:53 AM

Good Morning Shannon,

Lee informed me of your email and copied me on it. Please direct your inquiries to me in the future as I am now the Outside Plant Line Foreman for CTC.

I examined the plat and initially we do not have significant conflicts for about 2/3 of the buildout. We will have significant utility relocation between 6th and 7th streets. Nothing is impossible or impractical. It just takes preparation and resources.

Sincerely,

Adrian Smith

Cordova Telephone Cooperative

From: [Bret Bradford](#)
To: [Shannon Joekay](#)
Subject: RE: Potential Lots
Date: Wednesday, July 31, 2013 3:13:53 PM

GCI is unaffected and by a vacation of ROW .
Thanks,

Bret Bradford
GCI Cordova
System Tech II
Cordova, Alaska
907-424-7317 office
907-423-0300 mobile

From: Shannon Joekay [mailto:planning2@cityofcordova.net]
Sent: Wednesday, July 31, 2013 2:43 PM
To: Bret Bradford
Subject: FW: Potential Lots

Hey Bret,

Sorry about the email mix-up. Here are the potential lots we are considering and will possibly be doing a site visit on our August P&Z meeting. Thanks in advance for your input.

Shannon Joekay

Assistant Planner
City of Cordova
PO Box 1210
Cordova, AK 99574
907-424-6220 (direct)
907-424-6000 (fax)

From: Shannon Joekay
Sent: Friday, July 12, 2013 3:11 PM
To: 'agency@cordovaelectric.com'; lee@ctcak.coop; bretbradford@ak.net
Subject: Potential Lots

Hi Guys,

On the July 9th P&Z meeting we discussed the possibility of the vacation of the Adams Avenue Right of Way (ROW) from 5th Street to 9th Street. There may be a possibility, we are in the very early stages of exploring it, of creating lots that the City could sell and also some lots the City could retain for snow dumps. The "potential lots" are shown in white, while the existing lots are shown in black. Do you know of any utilities or other things that would be affected by the creation of these lots or the vacation of this ROW?

August 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7 City Council Regular Meeting Library Conference Room 730	8	9	10
11	12	13 P&Z Meeting Library Conference Room 6:30PM	14 Harbor Commission Meeting 7:00 PM City Hall	15	16	17
18	19	20	21 City Council Regular Meeting Library Conference Room 730	22	23	24
25	26	27	28 First Day of School	29	30	31

September 2013

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Labor Day City Closed	3	4 City Council Regular Meeting Library Conference Room 730	5	6	7
8	9	10 P&Z Meeting Library Conference Room 6:30PM	11 Harbor Commission Meeting 7:00 PM City Hall	12	13	14
15	16	17	18 City Council Regular Meeting Library Conference Room 730	19	20	21
22	23	24	25	26	27	28
29	30					