

CITY COUNCIL REGULAR MEETING  
SEPTEMBER 1, 2010 @ 7:30 PM  
LIBRARY MEETING ROOM  
MINUTES

**A. CALL TO ORDER**

*Mayor Jim Kallander* called the Council Regular Meeting to order at 7:30 pm on September 1, 2010 in the Library Meeting Room.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

*Corrine Erickson* led the audience in an invocation.

*Mayor Kallander* led the audience in the Pledge of Allegiance.

**C. ROLL CALL**

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

**D. APPROVAL OF REGULAR AGENDA**

*M/Reggiani S/Bradford* to approve the Regular Agenda.

*Reggiani* asked that a second guest speaker, *Deven Mitchell* be added to the agenda previous to Kristin Carpenter – the second agreed and Council concurred.

Vote on motion: 4 yeas, 0 nays, 3 absent (van den Broek, Cheshier, Beedle).

Council member *EJ Cheshier* arrived at 7:35 pm.

**E. DISCLOSURES OF CONFLICTS OF INTEREST**

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

1. Guest Speakers – *Deven Mitchell* was present via teleconference. Council member *Reggiani* reminded Council that we have been hearing about these RZEDBs (recovery zone economic development bonds) and Council had asked for more information about them. *Mitchell* was here to explain this to Council. *Mitchell* described the two types of bonds established by the Recovery Act of 2009 – the economic development bond and the facilities bond. He said that for practical purposes, the interest rates were lower than almost any other time in history – a recent bond sale with a 20 year amortization service was at an interest rate of 2.8%. Therefore, it is an extraordinary opportunity if 1) you are able to get an allocation – which wouldn't be that much of a problem and 2) you issue bonds in calendar year 2010 – therefore, by December 31, 2010. *Mitchell* opined that it would be irresponsible to jump into partial funding of a project if all of the requisite components of the project are not certain.

*Reggiani* asked if there was any talk of an extension of this bond allocation program. *Mitchell* said there is talk but that at this point they will just expire at year end. *Reggiani* also asked if the subsidy from the Treasury Department is guaranteed or does it have to be appropriated every year. *Mitchell* said it is not guaranteed but it would have to be affirmatively denied. He said the majority of the people in the United States have some exposure (because the States of California, NY, Florida, etc. have some of these bonds) and he could not imagine there being a failure to appropriate.

*Kallander* said we are still developing the scope of the project, he wondered if we still had time if the special election was in November. *Mitchell* said there is time but it would not be prudent if they did not have a project ready.

*Kristin Carpenter* told Council about the two meetings she had last week about the proposed shipyard development. She said the overall theme was that there was solid support for the Shipyard. The issues were scale, funding, timing etc. She thanked Dale Muma, Cathy Sherman, Planning and Zoning Commissioners and two fellows from the Corps of Engineers – these were some key people in attendance at the meetings. The Corps representatives said that they will need to see alternatives, they will require a mitigation plan and they might ask for an economic analysis and maybe an EIS. Two issues are 1) pursuing funding and 2) a project plan – a clear statement of goals, shipyard layout plan. She encouraged the use of these types of meetings – people feel included and people feel heard. Take the time to make the public feel included now or fight through the public comment period later (when the Corps puts it out for public comment).

*Reggiani* was glad to hear that there was such favorable support for this. He asked *Carpenter* if the CRWP would be willing to write a letter of support when it came time for us to seek funding. She said she would. *Carpenter* also said she could help to write some grants.

2. Audience comments regarding agenda items - None

3. Chairpersons and Representatives of Boards and Commissions

*Allison* stated that HSB met last week and approved their budget and it should come before Council at its next meeting. The budget asks for a \$440K contribution from the City – which includes a payment for the loan this past year. They also approved a lab agreement with Ilanka.

*Reggiani* stated that Planning and Zoning has been discussing the South Fill and sidewalks and the possibility of making Nicholoff and Harbor Loop one way roads to accommodate sidewalks.

*Bradford* said that Parks and Rec had an emergency meeting yesterday to discuss Mavis Island launch ramp. They discussed the City taking ownership of it to help with grant funding because DOT wants it moved from the end of the runway at the City airport. *Mayor Kallander* opined that the Mavis Island area is not conducive to traffic he wondered if near Skater's Cabin was thoroughly discussed as an option. *Kristin Carpenter* was in the audience to help answer and she said that the main issue with Skater's Cabin is the expense not the spawning grounds, because it is such a steep grade there and would need lots of fill and earthwork. Discussion ensued and *Kacsh* seemed really concerned about the Mavis Island area – not enough space for boat trailer parking and vehicle parking and dangerous near the highway. *Carpenter* encouraged people to go out and look at the site before this comes back to Council – there might need to be some brush cutting and a little fill into the Lake but it could work.

## **G. APPROVAL OF CONSENT CALENDAR**

*Mayor Kallander* stated that the consent calendar was before the Council.

4. Record excused absences for Mayor Kallander and Council member Cheshier from the 08-04-10 regular meeting Reason – work-related.

Vote on consent calendar: 5 yeas, 0 nays, 2 absent (van den Broek, Beedle). Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes and Reggiani – yes. Consent calendar was approved.

## **H. APPROVAL OF MINUTES**

*M/Allison S/Reggiani* to approve the minutes.

Vote on motion: 5 yeas, 0 nays, 2 absent (van den Broek, Beedle). Motion carried.

5. Minutes of April 1, 2010 Council Special Meeting

6. Minutes of August 4, 2010 Regular Council Meeting

7. Minutes of August 9, 2010 Council Special Meeting

## 8. Minutes of August 16, 2010 Council Special Meeting

### I. CONSIDERATION OF BIDS

#### J. REPORTS OF OFFICERS

9. Mayor's Report – *Mayor Kallander* reported that there was a terrific seine season and that next year's raw fish tax receipts should be outstanding. He also asked Harbormaster *Muma* to contact the EDA about funding opportunities (shipyard, boat launch ramps, etc.) – when he hears anything back he will pass it on to Council. He has not contacted Samson or Copper River but will do so in the next couple of days.

10. Manager's Report – *Sherman* mentioned CRWPs meeting that she attended. She thinks waterfront development as a whole is something P & Z should look at – or look at again. She mentioned that we have hired a City Planner – *Sam Greenwood* who will begin work on September 13 – she was at the CRWP meeting on Wednesday – she comes in with great GIS experience. She said we are comfortably and confidently moving ahead in re Cordova Center. The task force met Monday and the contractor as well as the architect was involved- we have a schedule of values, a construction schedule – we have been reviewing things and are happy with those involved now. They are close to hiring a project manager and *Tom* and *Cathy* will have a recommendation for *Mark* when he returns. She sent letters today to associated businesses, people in the neighborhood, etc. – just so everyone knows what to expect and when and who to contact with concerns. *Mayor Kallander* said he would recommend a Special Meeting if necessary to get a project manager here as quickly as possible.

11. City Clerk's Report – *Bourgeois* said there was a written report in the packet. *Kacsh* asked the Clerk how much time would be necessary to call a Special Election. *Bourgeois* said she was not certain but believed there may be a 60 day lead time necessary.

#### 12. Staff Reports

##### a. Tom Cohenour – COR, Director of Public Works – School Gym and Reno updates

*Cohenour* said he has been interviewing candidates for the Project Manager and has one picked who is an engineer, has a P.E. and lives in Anchorage. Council discussed this briefly and there was a concurrence to authorize the CCTF (Cordova Center Task Force) to hire a project manager as long as it is within the budget.

**Gym addition** – he said that Second Street is reopened and Browning has been turned back into a one way. Architect will be in on the weekend to inspect the project – a punch list is being generated – temporary classrooms have been setup in the gymnasium. Mechanical and electrical engineers will be in on September 7 to do their inspections. Overall they are 48 days behind – they missed the substantial completion date of July 15 – liquidated damages have been discussed but more in terms of pressure to get the project open before school starts. The gym floor and the music room floor (concrete) are the biggest glitches – they need to be heated and dried before they can be completed. As far as contingency spending goes – this project (Gym addition) began with \$230,000 budgeted contingency. So far \$152,000 has been spent and another \$54,000 is pending. Therefore, he estimates that the project will come in with \$23,000 remaining in contingency.

**Renovation** – Admin area is 90% complete – Kitchen is 85% complete. The renovation is about 3 weeks behind, substantial completion of Phase 1 & 2 was missed (August 15) and it should be met by September 6. Phase 3 isn't until January 15. *Cohenour* stated that both sides will be ready for students on September 9. As far as budget goes on the renovation side, beginning contingency was \$416,825 – estimated spent so far is \$242,000 – his best estimate of remaining contingency at the end of the project would be about \$100,000.

### K. CORRESPONDENCE

13. Letter from Gary Squires in re: "Cathy Sherman Community Center"
14. Letter from Brother Tom Patmor in re: Natural Gas in Alaska
15. Letter from Vicki Blackler in re: August 3, 2010 Health Services Board Meeting
16. Letter from Copper River Watershed Project in re: Eyak Lake Boat Launch relocation
17. Letter from ADOT&PF in re: Functional Classification Update Project

*Bradford* asked if we should be doing anything about the letter from *Vicki Blackler* – it causes him great concern. *Allison* as President of the HSB said that at this time the City Attorney is working on this issue and we should not get into it until the Attorney has done her thing.

*Cheshier* asked what item 17 was all about. *Mayor Kallander* asked *Cohenour* to call the State about this and figure out what it all means.

## L. ORDINANCES AND RESOLUTIONS

### M. UNFINISHED BUSINESS

### N. NEW & MISCELLANEOUS BUSINESS

18. Discussion of format for 2011 budget process

Council had a lengthy discussion concerning how to streamline the budget process. The main points they agreed upon were the following: The Manager is to meet with Department heads and will bring Council **his** budget. Council will not be involved in every line-item with every Department head. However, they would like to see Department heads if necessary (if the Department head and the Manager cannot agree on a budget item).

19. Copper River Watershed request for support to complete the Breakwater Trail

After a short discussion, Council concurred to direct the Manager to make available the \$3,500 that was requested by CRWP and to determine where it would come from.

20. Discussion of baler facility drainage concerns – options presented

*Tom Cohenour* spoke to Council about some options he described in a memo in the packet. *Mayor Kallander* mentioned that we could use some of the money in funded depreciation to cover the costs. Council agreed that *Cohenour* should get with the City Manager, solidify some of the cost estimates presented here, identify a funding source and come back to Council.

21. Discussion of additional boat launching options and/or improvements to existing boat launches

*Reggiani* told Council about some conversation that has been occurring at the Planning and Zoning Commission. He said that sidewalks in the South Fill have been mentioned and sidewalks would eat into the width of the road dramatically (the roads they talked about are Nicholoff Way and Harbor Loop). Therefore, the Commission brought up the idea of turning Nicholoff and Harbor Loop into one-way streets – he said this is a proposal that P&Z is just taking out there to the people and getting feedback. They also discussed the idea of moving the boat launch to between K float and the breakwater in order to ease the congestion near the Railroad Avenue, Nicholoff Way intersection.

*Kacsh* opined that one way streets are not good for retail businesses.

*Mayor Kallander* said there is not enough water at the end of the harbor near K float and the entire length near the breakwater would need to be dredged. He also thought there was already a shortage of parking on that end of the harbor and this would add to that. He likes the idea of working on connecting Saw Mill Avenue and allowing that to be the one way street **out** of the South Fill area.

*Bradford* thought that the Saw Mill Avenue idea could be dangerous because there is a playground and ball park there.

*Mayor Kallander* said he prefers that Council focus on putting a new boat launch in another site altogether to ease the congestion (i.e. North Fill). Mainly because Plumblin, Redden Net, a new grocery store will all be going in to the South Fill and NVE has plans to expand.

*Allison* said he is not a fan of one way streets.

*Mayor Kallander* summed up the conversation to say that he believes that Council wants to move forward with a new launch ramp on the North Fill – this discussion should continue during budget work sessions.

## 22. Pending Agenda and Calendar

Council opted to cancel the second meeting in September but also opted to call a Special Meeting on September 10 at noon (some topics will be – Baler improvements, Project Manager for Cordova Center).

## O. AUDIENCE PARTICIPATION

*Corinne Erickson* 412 First Street expressed her concern about the chip sealing this summer. She is afraid of potholes for the coming winter.

## P. COUNCIL COMMENTS

### 23. Council Comments

*Allison* mentioned that *EJ Cheshier's* term on the HSB expired in August and he should either be reappointed or we get someone new on there for the next meeting. On behalf of Trident Seafoods, he invited Council and Department Heads to attend the end of season party at the Reluctant on Friday at 7pm.

*Reggiani* said he is concerned about the sport fishing on the Ibek. He commended DOT for widening the shoulder to accommodate more parking. He would very much like to work with Kristin at the CRWP as well as the USFS on a plan to help mitigate the damage to the habitat there.

*Kacsh* stated that he agreed with *Reggiani* about the Ibek Creek issue. He also wanted to give kudos to the cemetery cleanup. He would like to see a budget line item for cemetery maintenance. *Sherman* mentioned that *Tom Cohenour* had been in charge of hiring that out and it was *Bill Bernard* who did the actual work at the cemetery. There are also plans to tackle the Pioneer Cemetery. There is also a chance at some grant money which would help with a cemetery renovation project.

*Mayor Kallander* thanked *Reggiani* for doing a great job while he has been gone – he keeps him very well-informed and he appreciates it.

## Q. ADJOURNMENT

*M/Allison S/Bradford* to adjourn the regular meeting at 9:50 pm.

Hearing no objection, the meeting was adjourned.

Approved: September 10, 2010

Attest:   
Susan Bourgeois, City Clerk

