

**CITY COUNCIL REGULAR MEETING
SEPTEMBER 2, 2015 @ 7:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kacsh called the Council Regular Meeting to order at 7:00 pm on September 2, 2015 in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

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

C. ROLL CALL

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

D. APPROVAL OF REGULAR AGENDA

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

Vote on motion: 5 yeas, 0 nays, 2 absent. Burton-absent; Joyce-yes; Beedle-yes; Hallquist-absent; Carpenter-yes; Reggiani-yes and Bailer-yes. Motion was approved.

E. DISCLOSURES OF CONFLICTS OF INTEREST

Reggiani said he is conflicted on agenda item 14 as he is the executive director of PWSAC. *Mayor Kacsh* agreed to that conflict. *Beedle* wondered if he had a conflict as he sits on the PWSAC Board of Directors. *Mayor Kacsh* believed *Beedle* was not conflicted and asked Council if they agreed; council members weighed in and agreed that *Beedle* did not have a conflict and could vote on the item.

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speaker - *Arni Thomson* of Alaska Salmon Alliance (ASA) on the McDowell Group study "The Economic Impact of the Seafood Industry in Southcentral Alaska". *Thomson* said that ASA is an organization consisting of seafood processors and commercial fishermen of the Cook Inlet area and they were supported by a couple of banks and transportation companies that helped finance this McDowell report. ASA has expanded its area from just Cook Inlet to also include the Mat-Su area, Anchorage and Prince William Sound. He pointed out that many groups have done reports such as this one but the difference is that the focus this time was the **secondary** impacts of the fishing industry. This was studied regionally, not in any one specific town. *Thomson* believes that a regional conversation is needed. He believes that the communities, i.e. the Mayors and/or City Councils should instigate the communication, not necessarily a trade group like ASA. He thinks the actual commercial fishing communities are themselves aware of the significance of the seafood industry but Anchorage and the Mat-Su Valley are not very versed in the value of the seafood industry to the regional economy. *Carpenter* thanked him for the great information and just wondered what we could now do with this; she imagined we should speak to Anchorage and Mat-Su legislators about this information, keep raising awareness, etc. *Thomson* agreed, he said the chambers of commerce in such places as Kenai, Soldotna, etc. are interested in the same thing – getting conversations regionally with Anchorage and Mat-Su. He said, informally, by the City Councils, etc. would most helpful because it indicates grassroots support.

2. Audience comments regarding agenda items - none

3. Chairpersons and Representatives of Boards and Commissions

Beedle said the Harbor Commission had a special meeting and discussed the breakwater fill sale. They understood it was not the Harbor Commission's decision to sell but instead they broke it down to three things: 1) continuity of the breakwater – they'd like to see the integrity of the breakwater in a contract; 2) the nav (navigational) light – they want that taken into account with the sale. The USFS lease renewal of the warehouse on the dock was discussed. *Beedle* said the Harbor Commission also discussed an engineer coming in to give potential designs for dock systems i.e. an assessment of it, \$8K or so needed for that.

Carpenter said HSB hasn't met but there is a cash flow concern at CCMC – there may need to be a special meeting scheduled before too long. She will bring this up at Pending Agenda. *Sundby* added that a female physician has been hired and she will start in March.

Planning & Zoning Commission – *Bailer* had nothing to report.

School Board - Barb Jewell mentioned that the Board meets next week and a couple of members will be attending the State School Board Association Training next weekend with a focus on social/emotional learning. Then the week after, the State School board liaison will be in town to help with the Board's evaluation and to help set goals for the coming year. **Alex Russin**, superintendent, said that school began Monday and right now numbers are at 365 students which is about 40 above the number that was anticipated. However, with some seasonal kids still here, he anticipates it might level out at more like 350 for enrollment which is good. He reported that there was a great weeklong in-service with returning teachers and support staff. He hopes people have noted the daily updates on the sign board, the high school principal is being attentive to that so as to update the community on events.

G. APPROVAL OF CONSENT CALENDAR

Mayor James Kacsh informed Council that the Consent Calendar was before them

~~4. Ordinance 1133 an ordinance of the City Council of the City of Cordova, Alaska exempting the sale of City-owned personal property from the sealed bid and advertising requirements of Title 5, Chapter 5.14 of the Cordova Municipal Code and permitting disposal via alternative forms of competitive bidding, including public auction, and declaring an emergency—only reading~~

5. Record excused absences for Council members Burton and Reggiani and the unexcused absence of Council member Hallquist from the August 19, 2015 Regular Council meeting

Beedle called out item four. **Mayor Kacsh** placed it under Ordinances and Resolutions, after item 12.

Vote on the consent calendar: 5 yeas, 0 nays, 2 absent. Beedle-yes; Joyce-yes; Hallquist-absent; Bailer-yes; Carpenter-yes; Burton-absent and Reggiani-yes. Consent calendar was approved.

H. APPROVAL OF MINUTES

M/Bailer S/Reggiani to approve the minutes.

6. 08-19-15 Regular Meeting Minutes

Vote on motion: 5 yeas, 0 nays, 2 absent. Joyce-yes; Bailer-yes; Burton-absent; Beedle-yes; Reggiani-yes; Hallquist-absent and Carpenter-yes. Motion was approved.

I. CONSIDERATION OF BIDS - none

J. REPORTS OF OFFICERS

7. Mayor's Report – **Mayor Kacsh** said he has had a conversation with **Kerin Kramer** of NVE and they would like to get the NVE Tribal Council and City Council together for a work session. **Mayor Kacsh** asked **Joanie Behrends** to speak to Council about some training opportunities that will be occurring in Cordova. She mentioned that she is in process of rewriting the oil spill part of the Emergency Operations Plan. She said there will be a major exercise in Cordova conducted by Shoreside (acting as the responsible party) and also later in March the sub-area plan will be in Cordova (first time anywhere but Valdez). **Robertson** said it would be well over 100 people coming here and using the Cordova Center. **Behrends** invited Council to participate in the drill on September 29 by coming down to City Hall at any time that day to learn about the process.

8. Manager's Report - **Robertson** praised **Behrends** for all of her work that has led to the USCG bringing the exercise to Cordova. **Robertson** mentioned the visit of **Senator Dan Sullivan** – he said that he, **Tony (Schinella)**, the senator and Alexis of CDFU walked the docks and the senator got the point, realized the condition. He has asked us for details. He and his office have said they will help, also we discussed LT2 with him and he wanted more information on that. Refuse truck is in, and he thanked Council – they made it happen. The City shop is being sided, weather dependent that will be completed this year. **Robertson** gave Council some feedback on the self-funded health insurance that we have pursued. Basically, he said that with three months of data so far, we are off to a reasonably good start.

Council questions: **Bailer** said he was happy to see them working on the City shop but he had a question about the decision to use 2 x 6 purlins, he said it seems like over (kill), you could use a 1 x 4 which would save you 50%. Or a 2 x 4 could save you 35%. He said it doesn't seem like a very cost-effective way to do things if budgets are tight. **Robertson** said he would have to look into that – he was not prepared to speak to that tonight. **Bailer** asked about the LT2 project and what we have done with that. **Robertson** said we put the suggestions out to the engineers and they would be getting back to us with change orders. **Bailer** said he wanted to discuss it a little further, he said he was upset that they got the answers to his questions handed out after the motion was on the table. Then he said the answers are full of misinformation which is given to Council to make decisions with. He said there is no building science that will speak to the use of pressure treated wood – they spec'd 100% of building materials to be pressure treated for no reason at all. He figured that to be \$12k for no reason, when we have tight budgets. **Bailer** also had comments regarding the choice of siding and the price differentials and the use of fasteners in how to attach the siding to the cement. He also

said that the answers to his question about snow load was referencing the wrong wall – he said it just doesn't make sense he wanted to know what are we paying the engineers for and he wondered whether staff was not looking at these and asking questions. **Bailer** said it is certainly not Council's purview, he can see at least \$20k being wasted on this project. He said this is all really discouraging. **Bailer** moved on to the proposal that is out for the Baler workroom and safety upgrades. He said anything over \$25k is Davis-Bacon wages so why not break this up. **Robertson** said an employee of the State labor and wages section has given guidance on exactly how to do this and it would be breaking federal law to intentionally break up the project. **Robertson** said that he is not a builder by any means but we have a world class engineer who graduated from West Point, has owned his own company, has been involved in billion dollar projects (**Rich Rogers**, PE – City of Cordova PWD). Collectively we hired an engineering firm that has the expertise in how to do this; he understands that there are some professional differences. **Robertson** said he has had private conversations with **Bailer** and has emailed him, has asked for details written down, he hasn't heard back from him, he asked **Bailer** to work with us, come in and talk to us. Don't use this forum, the council meeting time, because now is too late. **Bailer** said he did give him the questions 2 weeks ago. **Robertson** said he didn't give them to him, he gave them to **Bennett** – **Bennett** said, yes on the pricing. **Robertson** encouraged **Bailer** again, to come and sit down with them at City Hall. **Bailer** had another request; he said it was by happenstance that he found out about this proposal because he heard it from another contractor. He wants the City to contact the contractor's when something is out for bid. He said not everyone listens to the radio or gets the newspaper and it costs money to join the Plans Room. Staff mentioned that if Contractors get on the e-news list they would ensure hearing about such RFPs, otherwise the City complies with the advertising that is required per Code.

a. Cordova Center update report – **Robertson** said it's a mad rush to get it open for the conference. There are 125 people showing up at the end of the month for the conference. **Bennett** said a lot of the civil is going on now, Harris should be here after Labor Day weekend. Tomorrow a bunch of visitors will be in for substantial completion inspections (MRV, mechanical engineer, 2 reps from Dawson). Punch lists being created. Furniture delivery 9/14 and 9/15 – office equipment and conferencing equipment.

9. City Clerk's Report – **Bourgeois** said she has a written report in packet.

K. CORRESPONDENCE

10. Letter from USCG re oil spill response equipment 07-29-15

11. Letter from Robertson to Kramer of NVE in re Ilanka grant support 08-24-15

L. ORDINANCES AND RESOLUTIONS

12. Ordinance 1134 an ordinance of the City Council of the City of Cordova, Alaska, repealing and reenacting Cordova Municipal Code Chapter 18.08 and amending Chapter 18.39 to expand permitted uses and to generally update and consolidate the requirements of the Waterfront Commercial Park District – 1st reading

M/Bailer S/Reggiani to adopt Ordinance 1134 an ordinance of the City Council of the City of Cordova, Alaska, repealing and reenacting Cordova Municipal Code Chapter 18.08 and amending Chapter 18.39 to expand permitted uses and to generally update and consolidate the requirements of the Waterfront Commercial Park District

Joyce said this was forwarded from P&Z and it clarifies some issues and has been reviewed by attorney. There was some discussion about the changes in principal uses. **Carpenter** moved an amendment but after some discussion it was withdrawn when Council was able to understand more clearly the commission's intent. Basically, the addition of "retail sales" as a principal use captured the majority of the anticipated businesses there.

Vote on motion: 4 yeas, 1 nay, 2 absent. Carpenter-yes; Hallquist-absent; Bailer-yes; Beedle-yes; Burton-absent; Reggiani-no and Joyce-yes. Motion was approved.

12a. 4. Ordinance 1133 an ordinance of the City Council of the City of Cordova, Alaska exempting the sale of City owned personal property from the sealed bid and advertising requirements of Title 5, Chapter 5.14 of the Cordova Municipal Code and permitting disposal via alternative forms of competitive bidding, including public auction, and declaring an emergency – only reading

M/Carpenter S/Joyce to adopt Ordinance 1133 an ordinance of the City Council of the City of Cordova, Alaska exempting the sale of City owned personal property from the sealed bid and advertising requirements of Title 5, Chapter 5.14 of the Cordova Municipal Code and permitting disposal via alternative forms of competitive bidding, including public auction, and declaring an emergency.

Joyce said he thinks this is still a competitive bid process. We may be changing code soon, this is the way to handle an auction now, until we do that which takes some time. He thinks it's a valid way of getting rid of some equipment. His recommendation is to pass this allow staff to maybe have a live auction, at the same time direct staff to change the code on this.

Vote on motion: 5 yeas, 0 nays, 2 absent. Hallquist-absent; Reggiani-yes; Bailer-yes; Beedle-yes; Carpenter-yes; Joyce-yes and Burton-absent. Motion was approved.

M. UNFINISHED BUSINESS

13. CIP List/Resolution quarterly City Council item – direction to staff

Reggiani suggested that we keep the list until we are closer to the legislative session. Council concurred also that we should look maybe while we are looking at budget.

N. NEW & MISCELLANEOUS BUSINESS

14. Council confirmation of **Mayor Kacsh's** appointment of the City of Cordova representative to the PWSAC Board of Directors – *Reggiani* left the table and the room due to his conflict on this matter. Council contemplated this and no names had come to mind specifically, it was decided to find someone who was interested timely enough to vote on this at the next regular meeting.

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

Mayor Kacsh said they had to schedule a special for CCMC – it was set for noon on Tuesday, September 8, 2015 in the Library.

O. AUDIENCE PARTICIPATION - none

P. COUNCIL COMMENTS

16. Council Comments

Bailer said patience=profit, fear=loss – he heard this recently about the stock market – so he said, be patient, it will come around.

Beedle said as far as the proposal for these buildings – there was someone interested who didn't know anything about it. Every time he suggests alternative advertising it is shot down. He wished people would consider non-traditional advertising.

Carpenter said that she was at the baler the other day and she was very impressed with how great it looks, there were signs directing people where to go, it was well-maintained. She wants to commend Aaron Muma and his staff. She also mentioned a community meeting on Wednesday September 9 @ 7pm in Mt. Eccles on Elodea (invasive weed in the lake).

At 8:52 pm *Mayor Kacsh* called for a 3 minute recess; there was no objection.

Council was back in the regular session at 8:56 pm.

Q. EXECUTIVE SESSION

17. Breakwater Fill Lot negotiation

Robertson added an item under #4 – the Quorum Health contract

M/Carpenter S/Bailer 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 Breakwater Fill Lot negotiation and the hospital management contract with QHR

Vote on motion: 5 yeas, 0 nays, 2 absent. Beedle-yes; Carpenter-yes; Burton-absent; Hallquist-absent; Bailer-yes; Reggiani-yes and Joyce-yes. Motion was approved.


Council entered executive session at 8:57 pm and was back in regular session at 10:05 pm. *Mayor Kacsh* stated that direction was given to the City Manager regarding negotiations.

R. ADJOURNMENT

M/Reggiani S/Bailer to adjourn.

Hearing no objections the meeting was adjourned at 10:05 pm.

Approved: September 16, 2015

Attest: 
Susan Bourgeois, CMC, City Clerk

