AGENDA

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

I pledge allegiance to the Flag of the United States of America, and to the republic for which it stands, one Nation under God, indivisible with liberty and justice for all.

C. ROLL CALL

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

D. APPROVAL OF REGULAR AGENDA………………………………………………………………………….. (voice vote)

E. DISCLOSURES OF CONFLICTS OF INTEREST

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speakers – Arni Thomson of Alaska Salmon Alliance on the McDowell Group study……….. (page 1)
   “The Economic Impact of the Seafood Industry in Southcentral Alaska”

2. Audience comments regarding agenda items…………………………………………………………… (3 minutes per speaker)

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

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

4. Ordinance 1133……………………………………………………………………………………………….. (page 3)
   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

H. APPROVAL OF MINUTES

6. 08-19-15 Regular Meeting Minutes……………………………………………………………………….. (page 5)

I. CONSIDERATION OF BIDS

J. REPORTS OF OFFICERS

7. Mayor’s Report………………………………………………………………………………………………….. (page 9)

8. Manager’s Report
   a. Cordova Center report……………………………………………………………………………………. (page 10)

9. City Clerk’s Report……………………………………………………………………………………………… (page 11)
K. CORRESPONDENCE

10. Letter from USCG re oil spill response equipment 07-29-15 ....................................................... (page 12)
11. Letter from Robertson to Kramer of NVE in re Ilanka grant support 08-24-15 ............................. (page 13)

L. ORDINANCES AND RESOLUTIONS

12. Ordinance 1134 ......................................................................................................................... (voice vote)(page 14)
   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. UNFINISHED BUSINESS

13. CIP List/Resolution quarterly City Council item – direction to staff ........................................ (voice vote)(page 28)

N. NEW & MISCELLANEOUS BUSINESS

14. Council confirmation of Mayor Kacsh’s appointment of the City .............................................. (page 30)
    of Cordova representative to the PWSAC Board of Directors
15. Pending Agenda, Calendar, Elected & Appointed Officials lists ................................................ (page 32)

O. AUDIENCE PARTICIPATION

P. COUNCIL COMMENTS

16. Council Comments

Q. EXECUTIVE SESSION

17. Breakwater Fill Lot negotiation

R. ADJOURNMENT

Executive Sessions: Subjects which may be discussed are: (1) Matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) Subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) Matters which by law, municipal charter or code are required to be confidential; (4) Matters involving consideration of governmental records that by law are not subject to public disclosure.

If you have a disability that makes it difficult to attend city-sponsored functions, you may contact 424-6200 for assistance.
Full City Council agendas and packets available online at www.cityofcordova.net
The Seafood Industry is a Significant Economic Driver in Southcentral Alaska

The Alaska Salmon Alliance (ASA) is a trade organization comprised of regional seafood processors, namely Snug Harbor Seafoods, Pacific Star, Great Pacific, Icicle Seafoods, Fishhawk and commercial fishermen. Our mission is to promote science-based salmon management and policies in order to preserve the long-term opportunities for all salmon user groups in Cook Inlet. The ASA main office is located in Kenai. As Executive Director, I reside and maintain the ASA office in Anchorage to facilitate outreach, communication and public education about the impact of the Southcentral Alaska commercial fishing industry in not only Anchorage, but the Mat-Su Valley. The ASA also promotes collaboration amongst all user groups in the region to find solutions that will enable sustainable salmon harvests that all can share. Community outreach has included sponsorship of several events, not only in Kenai and Soldotna, but Anchorage and the Ma-Su Valley, including the Mat-Su Governor’s Ball in Wasilla, the Palmer 35th Anniversary Sister City celebratory dinner, and most recently, the Big Lake Lions Sockeye Fire Relief Fund. ASA knows the value to the community in having diversified industry sponsors to defray the costs of all-important community events.

Our organization selected the McDowell Group for this project specifically due to the firm’s overall credibility, expertise within the seafood industry, as well as their recent experience evaluating economic impacts of several other key Alaska sectors including oil, gas, visitor, and mining industries.

Southcentral is a well-known hub for oil, gas, and tourism. However, unbeknownst to many of the residents, the region also plays a critical role in maximizing the value of commercial fishery resources. This report clearly documents the importance of the seafood industry in Southcentral Alaska’s regional and local economies.

The seafood industry created $1.2 billion of economic output and accounted for 8,130 “full-time equivalent jobs” (FTEs) and over $400 million in labor income in Southcentral Alaska for Alaska residents during 2013. This includes multiplier effects. Approximately half of these jobs and income are in Anchorage, the Mat-Su Borough, and Kenai area. The study also explains the critical role seafood plays in Cordova, Homer, Seward, and Valdez. Nearly 11,000 Southcentral residents were directly employed in the industry at some point during 2013.

The first wholesale value of all seafood produced by Southcentral processors was $685 million (the basis for direct economic output, which includes ex-vessel value earned by fishermen and the value added by processors). Secondary impacts to finance,
transportation and logistics, fuel and equipment, added an estimated $501 million, which gives the industry a total of $1.2 billion in economic output.

Enumeration of the FTE jobs stimulated through secondary impacts, and the secondary labor income are at the core of what is new in the McDowell Report. For example, in the Anchorage Mat-Su Region, without a fishing coastal community port per se, a surprising total of 2,880 FTE direct commercial fishing, processing and indirect jobs were generated by the seafood industry along with a payroll of $149 million, (top line of the table on page 9). Wasilla has gross resident earnings of $20 million and it ranked as #10 amongst Alaska fishing communities in gross commercial fishing earnings in 2013.

Direct labor income just from commercial fishing earnings is enumerated community by community in the table on page 11, and Cordova is third in the region at $56.8 million. The Cordova section of the report shows community residents generate economic benefits at $46 million. Direct economic benefits plus an additional $26 million in indirect business and household spending in the community bring total impacts to $76.6 million (updated) and $1.6 million in local fish taxes. Indirect job benefits, as with other communities in the region is significant at 250. McDowell documents total FTE jobs at 1,550 (updated). Also, note that as a percentage of the total population of Cordova, 64% are dependent on commercial fishing and each of these represents a small business, supporting numerous other small businesses in the region. (Table, page 9). An overview table of the Commercial Fishing Sector in Cordova is found on page 38 and the table on page 43 lists 34 Seafood Industry Support Businesses and Facilities in Cordova.

A copy of the full report and additional information about ASA is available online: http://www.aksalmonalliance.org.

(FTEs: McDowell developed a “full-time equivalent” employment measure by dividing total labor income from fishing and processing for a particular area by the average wage/salary earnings for private sector workers in the region. McDowell Report, page 5.)
MEMORANDUM

ATTORNEY-CLIENT COMMUNICATION

TO: CITY OF CORDOVA CITY COUNCIL
    RANDY ROBERTSON, CITY MANAGER

FROM: HOLLY C. WELLS

RE: EMERGENCY ORDINANCE PERMITTING PUBLIC AUCTION FOR
    CITY OF CORDOVA SURPLUS PERSONAL PROPERTY

CLIENT: CITY OF CORDOVA

FILE NO.: 401,777

DATE: AUGUST 13, 2015

The City of Cordova administration requested that our firm identify potential ways in which the City of Cordova could lawfully dispose of surplus personal property via public auction within the next few weeks. After a careful review of the City of Cordova, Alaska Charter and Cordova Municipal Code, and a lengthy discussion with the City Manager regarding the urgent financial needs of the City, our firm determined that the use of an emergency ordinance to permit the use of an alternative competitive bidding process, namely a public auction, for the purpose of ensuring maximum financial benefit to the City was appropriate, especially in light of the current economic and financial climate within the City and statewide.

Pursuant to Section 2-14 of the Cordova Charter, an emergency ordinance is an ordinance that the Council determines is necessary for the preservation of the public peace, health or safety. The need for the City to maintain and maximize its financial health and the effects that the City’s finances have on all aspects of public peace, health, and safety seems to justify the use of an emergency ordinance to capitalize on financially beneficial opportunities for the City, especially in a situation where the City is simply choosing to use an alternative form of competitive bidding and is in no way bypassing the procurement principles underlying the Cordova Municipal Code. Conversely, any attempt by the administration to exempt a sale from any competitive bidding process would be unlawful under the Charter. See Section 5-16 of the Cordova Charter. For purposes of edification and convenient reference, I have attached the relevant Code and Charter provisions to this memorandum, which provide the local laws for disposal of surplus personal property by the City.
CITY OF CORDOVA, ALASKA
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

WHEREAS, there are additional options for the disposal of City of Cordova, Alaska
personal property now available, which include public auction; and

WHEREAS, in order to maximize potential bids and the presence of interested parties, the
City Manager needs to hold any public auction within the next few weeks and any further delay in
holding the auction would likely result in lost revenue to the City; and

WHEREAS, it is in the City’s best interest to dispose of City property using the
competitive bidding method that will result in the highest possible bid on City personal property; and

WHEREAS, the current economic climate both within the City and statewide makes
maximizing any potential revenue to the City an emergency situation requiring immediate action.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cordova, that:

Section 1. The City Council hereby authorizes the City Manager or his designee to sell
City of Cordova personal property by any means of competitive bidding, including but not limited
to public auction.

Section 2. This ordinance constitutes an emergency ordinance, is not permanent in nature,
and shall not be codified. This ordinance shall be effective immediately upon its passage in
accordance with Section 2.13 of the Charter of the City of Cordova, Alaska and published within
ten (10) days after its passage.

1st reading: September 2, 2015

PASSED AND APPROVED THIS 2nd DAY OF SEPTEMBER, 2015

_____________________________
James Kacsh, Mayor

ATTEST:

_____________________________
Susan Bourgeois, CMC, City Clerk
A. CALL TO ORDER
Mayor James Kacsh called the Council Regular Meeting to order at 7:00 pm on August 19, 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 and Robert Beedle. Council member Tim Joyce was present via teleconference. Council members Josh Hallquist, Dave Reggiani and James Burton were absent. Also present were City Clerk Susan Bourgeois and City Manager Randy Robertson was present via teleconference.

D. APPROVAL OF REGULAR AGENDA
M/Bailer S/Beedle to approve the Regular Agenda.
Mayor Kacsh said he would be removing Ordinance 1133 from the agenda because it requires a vote of five council members due to it being an emergency ordinance. Since there are only four, it is not necessary to even read it as it cannot be approved.
Vote on motion: 4 yeas, 0 nays, 3 absent. Burton-absent; Joyce-yes; Beedle-yes; Hallquist-absent; Carpenter-yes; Reggiani-absent and Bailer-yes. Motion was approved.

E. DISCLOSURES OF CONFLICTS OF INTEREST - none

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS
1. Guest Speaker - none
2. Audience comments regarding agenda items - none
3. Chairpersons and Representatives of Boards and Commissions – no reports were given

G. APPROVAL OF CONSENT CALENDAR
Mayor James Kacsh informed Council that the Consent Calendar was before them
1. 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. This item was pulled from the agenda due to there not being 5 council members present and an emergency ordinance needing 5 yeses for passage
2. Resolution 08-15-38 A resolution of the City Council of the City of Cordova, Alaska authorizing the City Manager to apply for an Alaska Clean Water Fund loan from the Alaska Department of Environmental Conservation to complete other LT2 compliance associated upgrades to the water treatment plants
3. Resolution 08-15-39 A resolution of the City Council of the City of Cordova, Alaska, authorizing the conveyance of a portion of Lot 15 Block 6 USS 2981 A&B
4. Council authorized exception per CMC 6.12.040
5. Record excused absences for Mayor Kacsh and Council member Burton from the August 5, 2015 Regular Council meeting
Beedle called out item four. Mayor Kacsh placed it under New Business.
Vote on the consent calendar: 4 yeas, 0 nays, 3 absent. Beedle-yes; Joyce-yes; Hallquist-absent; Bailer-yes; Carpenter-yes; Burton-absent and Reggiani-absent. Consent calendar was approved.

H. APPROVAL OF MINUTES
M/Beedle S/Bailer to approve the minutes.
6. 04-10-14 Special Meeting Minutes
7. 08-5-15 Regular Meeting Minutes.
Vote on motion: 4 yeas, 0 nays, 3 absent. Joyce-yes; Bailer-yes; Burton-absent; Beedle-yes; Reggiani-absent; Hallquist-absent and Carpenter-yes. Motion was approved.
I. CONSIDERATION OF BIDS

8. Contract approval with Dawson Construction, Inc. for water treatment system LT2 upgrades

M/Carpenter S/Bailer to direct the City Manager to negotiate a contract with Dawson Construction, Inc., to provide construction services per ITB #15-04 for a sum not to exceed two million five hundred thirty two thousand dollars and zero cents ($2,532,000.00), subject to available and approved bond funding.

Carpenter said she read the materials in the packet and she approved it for purposes of discussion, she said it seems pretty straightforward. Mayor Kacsh said this is the next step in us becoming LT2 compliant. Robertson said he would defer his time to Rogers who is most fluent on the project. Rogers said there is a fiscal note attached, this is from previously granted money to the City; this is what we’ve been working towards for a year or so. We opened bids, this number from Dawson fits in our overall project budget which is up around $5 million. Bailer said he had brought up some questions last time and wondered if those had been addressed. Rogers said that we did get those answered by the design team – the answers had been emailed to all of Council and he had hard copies here at the meeting, he also had Greg Jones on the line if there were specific questions he could answer. Bourgeois said she sent the responses via email. Joyce said he had them and said he thought there were a couple of questions regarding vapor barriers and the use of T-111. Rogers ensured that Greg Jones was on the line, he said that the Council had approved the City retain him and his firm for the project which entails the purchase and installation of 7 ultraviolet reactors at our three water plants and to design and supervise the mechanical, electrical and SCADA modifications that have to happen at those three plants. Rogers continued: there were 88 sheets of plans that went out to bid that Dawson and others put in proposals on. There were pipes and valves that needed pulling out and installation and modifications to the structures that go along with that. The Meals plant requires an 18’ X 20’ expansion of the building; the Eyak plant will require just interior modifications; the Orca plant will be raised a floor and a half and re-sided and re-roofed due to deterioration there (that will house 2 ultraviolet reactors). Rogers said that the plans and specs address all of that – this is what the contractors bid on. Bailer said he does not agree with the assumptions and the costs on the responses from the engineer to the questions he posed. He said he doesn’t know about the plumbing and the mechanical but he certainly knows about the structures. He had provided staff with comparisons and costs that prove that metal would be cheaper than the T1-11 but that is not what this gentleman is saying. Bailer did not agree with the use of treated studs. Bailer opined that metal siding is less expensive, less labor intensive, needs less maintenance and will last longer. He doesn’t agree with plywood soffiting, he said why not vinyl or metal soffitting. Bailer went on to speak to the vapor barrier. He said 4 mil is not to Alaska standards. Bailer’s overall concern was that if they are missing the little things then it raises a lot of concern about the more difficult stuff. He said if a customer came to him with this as the building he wanted to build, he said he would try to talk him out of it or else he would walk away from the project. Rogers asked Greg (Jones) if he could comment. Jones said that if the City wishes to make any changes to the contract documents, they are ready to make such changes assuming they are code compliant, no issues of safety or regulatory, etc. He said they are here to serve the City, they won’t dictate what they must have just because it’s their first choice. Joyce agreed with Bailer about T1-11 in Cordova’s climate. As far as the treated studs he is torn on that issue. He also agrees with Bailer on the 6 mil vapor barrier. Beedle agrees with Bailer’s points as well. Carpenter asked about the bid, asked whether it is based on the design that these comments are about. Rogers said yes it is, designs and specs were put together, then put out and bids came in accordingly. She wondered how we could make changes now. Rogers said we could now just issue changes to the contract. Jones agreed; he said yes, through the change order process. Rogers said that it is customary to have changes, sometimes economically to our advantage and sometimes changes are things we have to pay for. Mayor Kacsh said he would still suggest Council approval of this tonight and then the changes will be forthcoming as staff has heard the concerns tonight. Rogers thanked Council member Bailer for his input and he sees no problem putting a group together along with the design team to get these issues worked out.

Vote on motion: 3 yeas, 1 nay, 3 absent. Carpenter-yes; Hallquist-absent; Bailer-no; Beedle-yes; Burton-absent; Reggiani-absent and Joyce-yes. Motion was approved.

J. REPORTS OF OFFICERS

9. Mayor’s Report – Mayor Kacsh said he had some surgery which is why he missed last meeting.

10. Manager’s Report - Robertson reported that Senator Dan Sullivan will be in Cordova Friday, August 28. The chamber is organizing a luncheon for him and the City will have some time with him in the afternoon. Robertson asked Council to get in touch with him if they wanted any one-on-one time with the Senator, he said he would try to work that out if they wanted. Robertson said Bitney may come in for the visit and we will try to focus Senator Sullivan on the Harbor related projects, etc. Robertson said he and Joanie Behrends are in Valdez planning for an exercise in February (24 & 25) prep-ex which will be hosted in Cordova; a required oil spill exercise that has to be done every
three years and the second day will be the PWS sub-area meeting and this will be the first time that meeting is being held outside of Valdez. Anywhere from 50-100 people will be in Cordova for this over the two – three days. Robertson said that this morning he learned that Malvin Fajardo would be leaving the team. He’ll be leaving City employment on September 18 – that will be a big hit and we will have to work our way through that. He has done a tremendous job for us and has been with the City for 13 or 14 years.

a. Cordova Center update report – Joyce said that last time we had a worst case scenario handout and now the new information is that state is calculating the interest from the time they got the money from EVOS. So there is still interest we are owed that we might have to collect from EVOS for the time they held it before giving it to the state. Also, the capital campaign looks to be a couple of hundred thousand short and with the match that’s $400K. So, he is concerned about where do we come up with the shortage if we are just unable by a couple of hundred thousand to make the last payment to the contractor. He hoped Cathy (Sherman) or Randy (Robertson) could elaborate. He wondered if we could dip into the general fund reserve in the interim before any of these other revenues come in. Robertson said that the line of credit has been completely restored so that gives us access to $1.3 million which would have to be restored before year-end. Alternatively, we could use general fund reserve money as this time of year the cash flow in is healthy and out is not so egregious, so we are fairly robust in the general fund at this time. Jon Stavig was in the room and confirmed that the revenue stream this time of year is healthy and he opined that we could ask UBS for an extension on that line of credit which currently does sunset in December. Robertson added that with the anticipation of Timber Receipts not coming through this year, we have slowed down hiring on some vacant positions. Those vacancies have added to favorable savings within personnel budgets thereby also adding to the robust balance available in the general fund reserve. Joyce said he was just bringing this up to think about; he isn’t suggesting one or the other method to cover the shortfall yet.

11. City Clerk’s Report – Bourgeois said she had nothing further to report than that which was written in the packet. Bourgeois commented about the Assessor now working on the 2016 roll per her report. He said the Assessor was at his property recently and seemed unaware of the letter sent by Mike Renfro about how they intend to handle the changes for 2016. Bourgeois said that was an employee of Mike Renfro’s and she assured Council that they were handling things as per the letter, she would contact Renfro and staff to ensure that is true.

12. Quarterly Reports
   a. Public Safety – Chief of Police Mike Hicks
   b. Information Technology – Jason Gabrielson
   c. Port & Harbor – Harbormaster Tony Schinella
   d. Library Department – Director Miriam Dunbar
   e. Finance Department – Director Jon Stavig
   f. Parks and Recreation Department – Director Susie Herschleb
   g. Cordova Volunteer Fire Department – Fire Marshal Paul Trumblee
   h. Public Works Department – Director Rich Rogers

Mayor Kacsh asked if Council had any questions about quarterly reports. Beedle asked Rogers about the RFP for the Library/Museum building. He saw it on the City website and his opinion would be to sell it as the building on the lot, not as the building needing to be removed. Robertson asked City Planner Sam Greenwood to respond. Greenwood said that Planning and Zoning Commission recommended that City Council handle it this way: i.e. put out a proposal for the building to be moved, if that didn’t get proposals, a next step would be taken. City Council agreed with that recommendation and staff was directed accordingly; therefore, the RFP is out. Beedle said he would like to talk about it, he said that precluded proposals for the existing building on the lot. Carpenter said it seems as though we have already acted on this, she doesn’t recall the exact meeting date but he would have to see if he could get it back on the agenda if he has a different opinion. Bourgeois said it did in fact happen exactly the way Greenwood has stated, she said she would get the minutes to all Council members tomorrow morning. Beedle continued with his opinion on the matter and asked about the opportunity to change their minds. Joyce said he thinks there are still options as Council can accept or reject any proposals that come through and if no proposals come forward, they can move onto the next step.

K. CORRESPONDENCE - none
L. ORDINANCES AND RESOLUTIONS - none
M. UNFINISHED BUSINESS - none
N. NEW & MISCELLANEOUS BUSINESS
   M/ Joyce S/Bailer to approve City Staff’s request for an exceptional use permit per CMC 6.12.040 to allow the
consumption of beer/wine only at the the City ballfield on Whitshed on Friday August 21, 2015. 

Joyce said this comes up every now and again, we’ve done it for ski hill for salmon jam, I think we’ve done it for skaters cabin on occasion, he said he has no trouble with this at all. Bailer said he thinks this is a poor look for the City, he’s not going to support it. He said we have sobriety, we support the sobriety meetings, we have employees that may or may not have trouble with alcohol, he thinks it’s a bad look at a kid’s public park. Bailer said a Christmas party at an establishment for food, wine and beer, the employees buy it themselves mostly, and it’s not a liability for the City. Joyce said this is a summer BBQ and ball game, he does not have any issue regarding sobriety which is not a City function, it is the Native Village of Eyak’s event. In his opinion, one event in a year is not a big deal.

Vote on motion: 2 yeas, 2 nays, 3 absent. Hallquist-absent; Reggiani-absent; Bailer-no; Beedle-no; Carpenter-yes; Joyce-yes and Burton-absent. Motion failed.

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

Mayor Kacsh said he would like Council to look soon at the HSB code change as well as making the interim CCMC CEO a permanent employee, i.e. approving a contract for him.

O. AUDIENCE PARTICIPATION

Kerin Kramer of NVE had a request in with Robertson for a letter of support from the City for the Ilanka Community Health Center cycle of renewal for their grant. She is surprised she doesn’t see it on the agenda, because they were wondering if Council could approve the signing of such a letter of support. She may have misunderstood Robertson – she thought he said to come to this meeting because he would be bringing it to Council.

Donald Kurz of 1001 Lake Avenue said he appreciated Mr. Bailer’s stance on the alcohol consumption at the field of dreams. He also said that the multipurpose field over on Whitshed was hydroseded instead of having sod put on it. He said it has never really taken as that field is 40-50% moss. He appreciates Cordova’s support on the flag football.

P. COUNCIL COMMENTS

14. Council Comments

Joyce thanked staff for their quarterly reports, they were very informative and he appreciates them and hopes that gets passed along.

Bailer thanked Kurz for the flag football, he went and watched and he thanked those helping out. He said, as far as the water treatment plant building, it is obvious to him as a builder, that whoever typed up these replies has very little knowledge of building. It is disappointing and he is hearing some of the same things he heard with the Civic Center – it’s here, we’ve got to go, we’ll fix it later. He is disappointed that staff didn’t catch some of these issues. Council people shouldn’t be raising these issues. Don’t say, it’s whatever Council wants, you guys are the engineers, the buildings maintenance guys, you should be looking at this and say oh yeah, that’s an issue, let’s do it a better way. That is why he voted no one that, he hopes they will do better on the mechanical end of it.

Beedle thanked staff for their reports. Also he thanked Council for all the time they put in, hours that aren’t paid.

Carpenter echoed Tim’s comments about staff reports that were submitted, they are appreciated.

Q. EXECUTIVE SESSION

15. CCMC Hospital Management

16. Breakwater Fill Lot negotiation Greenwood reported that this executive session item was not necessary tonight.

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 CCMC Hospital Management. 

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

Hearing no objection, Mayor Kacsh called for a five minute recess at 8:00 pm.

Council re-entered the regular session at 8:03 pm; Council entered executive session at 8:03 pm and was back in regular session at 8:26 pm. Mayor Kacsh stated that direction was given to the City Manager regarding negotiations.

R. ADJOURNMENT

M/Bailer S/Carpenter to adjourn. Hearing no objections the meeting was adjourned at 8:27 pm.

Approved: September 2, 2015

Attest:

__________________________
Susan Bourgeois, CMC, City Clerk
Mayor’s Report for September 2 Council meeting

I met with Kerin Kramer of NVE and we think it would be a good opportunity to possibly meet in a joint work session with the NVE Tribal Council and City Council. We could have an informal discussion on planning and goals. I’m sure there are many things we could do to help each organization improve Cordova.

As I mentioned last meeting, it is time for Council/HSB to make a decision on hiring the CEO of CCMC. Now that a decision has been made on QHR, we need to keep moving forward. Since it code states the hiring of the CEO is done by HSB, I suggest Council direct City Manager to negotiate the contract between HSB and CEO. HSB is not able direct City Manager, and he is a valuable asset in matters such as this.

In the very near future, I will be asking QHR for guidance for governance, code changes, and HSB bylaws.

In another future meeting, would also like to propose a resolution for a Charter change to consider the concept of a two year operating budget cycle and annual capital budget. There are many reasons to look at this, and we can discuss the pros and cons at that time.
26 August 2015

Cordova Center Progress Update

**SCHEDULE**

- Currently: Continued Timout, Decorative Railing, Civil Site Work, Balancing
- 3 Sep: Mechanical and Architectural Inspections
- 9 Sep: Asphalt Paving
- 14 Sep: First Furniture Delivery and Set up
- 29 Sep - 02 Oct: Host State Conference

**CONSTRUCTION**

- See Weston’s Weekly Construction Update (e.mailed out every Thursday)
- Pay Request #9 (July) Approved $710,000
- Submittals are current. 160 RFPs submitted (1 open)
- Watch List: civil site progress, electric progress, balancing, final commissioning, AV work, IT work

**CAPITAL CAMPAIGN**

As of August 25, 2015

**2014-15 Cordova Center Capital Campaign**

<table>
<thead>
<tr>
<th>Total Cash Donations received</th>
<th>2014 &amp; 2015</th>
<th>$</th>
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<tr>
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<td><strong>Non-profits/groups (11)</strong></td>
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<tr>
<td><strong>Total in-kind donations</strong></td>
<td>$24,250</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL Pledges, Cash &amp; in-kind Donations 2014-15</strong></td>
<td><strong>$436,025</strong></td>
<td></td>
</tr>
</tbody>
</table>

*The Harris Sand and Gravel In-Kind Pledge is not completed yet so has been removed.

**CORDOVA CENTER COMMITTEE**

- Grand Opening Date has been selected and is set for Friday, November 6th. A ‘save-the-date’ postcard has been created by the committee and has been sent out. Program is being developed.
- The Committee reviewed the draft fee schedule for the Cordova Center and will be preparing that document for City Council’s review and adoption in the future. The Committee intends to start with a 6-month trial period; a review of rates and expectations and then a full year trial period followed by another review of rates and expectations.
- The Committee worked with staff to review a ‘move’ plan for the next three months of fun!
CITY CLERK’S REPORT TO COUNCIL

September 2, 2015 Regular Council Meeting

Date of Report: Aug 24-28, 2015

Things the Clerk’s Office would like Council feedback on:

- Please start thinking about the AML conference in Anchorage November 16-20; this was budgeted for 2 or 3 to attend; let me know as soon as possible if interested so I can book early
- Look at item 13 on tonight’s agenda – hopefully you have thought about it and have either considered volunteering yourself as the City rep on the PWSAC board (unless you already are a board member and/or are a permit holder) or you have thought of a name/person to put forward. If you do think of a person please, per my memo, have them present at the meeting or have them in some way declare that they are interested and will accept the nomination

Things the Clerk’s Office has been working on:

- Prepared agenda and packet for regular meeting on 09-02-15
- Prepared minutes of 08-19-15
- Assisted with ordinances (worked with planning staff on 1134) and other agenda items, updated pending agenda, calendar, elected officials agenda item
- Continue compiling information regarding a public records request
- Completed a public records request
- Began advertising for Board and Commission vacancies: Library Board, P&Z Commission, Harbor Commission and Parks and Rec Commission all have seats coming available – please encourage constituents, they can submit letters at any time – some letters have been received
- Deputy Clerk and City Assessor’s staff continue work on the 2016 tax roll
- Began investigation concerning code 5.36.035 per citizen question regarding application for this property tax exemption
- Referred a citizen request concerning property assessment for 2015 to the City Assessor
- Attended staff meeting of 8-25-15
- Confirmed guest speaker for tonight, conferred with CDFU executive director, received Council copies of the McDowell report that is the topic of the guest speaker’s comments
- Researched property tax cards for water department requesting “year built” information on several houses around town
- Processed voter registration applications
The Honorable Jim Kaesh
Mayor of Cordova
602 Railroad Avenue
Post Office Box 1210
Cordova, AK 99574

Dear Mayor Kaesh,

I am pleased to report there are no plans to remove any of our 52 oil spill response equipment caches located in 19 cities throughout the state, including those located in the cities of Cordova, Valdez, Whittier, and Chenega in Prince William Sound.

Budget constraints are impacting multiple programs in all branches of the federal government; the Coast Guard’s spill response programs are not excluded from this review. However, our service recognizes that Alaska has unique challenges not encountered in the lower 48 states and there is a critical need for our oil spill response equipment caches to protect Alaska’s maritime environment. Full funding for maintenance of the Coast Guard’s oil spill response equipment caches in Alaska was received for 2015 and 2016, and I do not anticipate loss of funding in the foreseeable future.

Thank you for taking the time to convey the value of our oil spill response equipment caches to the community and economy of Cordova.

Sincerely,

D. W. DURHAM
Captain, U. S. Coast Guard
Chief of Response
Mrs. Kerin Kramer
Executive Director
Native Village of Eyak
P.O. Box 1388
Cordova, Alaska 99574

Dear Mrs. Kramer:

This letter supports the Native Village of Eyak’s (NVE) request for renewal of a Health Resources and Services Administration’s (HRSA) Section 330 of the Public Health Services Act grant for the Illanka Community Health Center, located in Cordova, Alaska.

Illanka Health Clinic and the Cordova Community Medical Center (CCMC) are partners in providing the citizens and visitors of Cordova with the best medical care possible within the range of affordability. As a small rural coastal Alaskan city well off the highway system, caring, responsive, high quality medical services are absolutely crucial. With nearly 2,500 year-round 2,500 residents, Cordova doubles its size every Spring and Summer during the commercial fishing season. With no exit except by plane or boat, even minor medical procedures can become emergencies if not properly addressed. Thus, there is a real need for Illanka and the CCMC to continue exploring new, innovative means to serve the community while equitably sharing the financial and operational responsibilities. The City Council and leadership of the City of Cordova wants very much for the Illanka Clinic to be successful, but at the same time desires to ensure the community-wide commitments made in securing the 330 grant are fully met.

As the City Manager of Cordova, the City Council has asked me to voice their united support of NVE’s/Illanka’s request to renew its HRSA Section 330 grant for the community of Cordova. They are excited about the prospects of more cooperation and support between CCMC and Illanka in the coming days. If I can be of further assistance, my phone number is (907) 424-6224 and email address is:
citymanager@cityofcordova.net.

Most Respectfully,

Randy E. Robertson
City Manager

CF: Mayor and City Council
Memorandum

To: City Council
From: Planning Staff
Date: July 29, 2015
Re: Ordinance 1134 – Code Change for Waterfront Commercial Park District

PART I – GENERAL INFORMATION

3/31/2015 – At the Planning Commission Special Meeting, the commission reviewed prior edits to the Waterfront Commercial Park District (Chapter 18.39). The packet and minutes of the meeting are available online.

4/14/2015 – At the Planning Commission Regular Meeting, the commission made further edits to Chapter 18.39. The packet and minutes of the meeting are available online.

6/9/2015 – At the Planning Commission Regular Meeting, the commission passed Resolution 15-06 (attached), recommending that City Council amend Chapter 18.39. The packet and minutes of the meeting are available online.

The code edits have been reviewed by staff and the City Attorney.

PART II – STAFF RECOMMENDATION

Staff recommend approving Ordinance 1134

PART III – SUGGESTED MOTION

“I move to approve Ordinance 1134”
CITY OF CORDOVA, ALASKA
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

WHEREAS, the City of Cordova, Alaska (“City”) encourages development in the Waterfront
Commercial Park District; and

WHEREAS, it is in the City’s best interest to repeal and reenact Chapter 18.08 and amend Chapter
18.39.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Cordova, that:

Section 1. Cordova Municipal Code Chapter 18.08 entitled “Definitions” is hereby repealed and reenacted
to read as follows:

Chapter 18.08 – DEFINITIONS

18.08.010 – Definitions.

For the purpose of this title, the words and terms set forth in this chapter shall have the following
meanings.

"Alley" means a public way designed and intended to provide only a secondary means of access to
any property abutting thereon.

"Alteration" means any change, addition or modification in the construction, location or use
classification.

"Amateur radio antenna" means a structure or device designed to collect or radiate electromagnetic
waves for noncommercial amateur radio equipment including without limitation ham, citizen band
radio, VHF and single side-band antennas.

"Antenna" means a structure or device designed to collect or radiate electromagnetic waves,
including, without limitation, directional antennas such as panels, microwave dishes, satellite
dishes; and omni-directional antennas such as whip antennas.

"Automobile wrecking" means the dismantling of used motor vehicles or trailers or the storage or
sale of parts from dismantled or partially dismantled, obsolete or wrecked vehicles.

"Boardinghouse" means a building other than a hotel with not more than five sleeping rooms where
lodging, with or without meals, is provided for compensation for three or more persons, but not
exceeding fifteen persons, on other than day-to-day basis and which is not open to transient guests.
"Building" means any structure built for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

"Building, accessory" means a detached building, the use of which is appropriate, subordinate and customarily incidental to that of the main building or to the main use of the land and which is located on the same lot as the main building or use. An accessory building shall be considered to be a part of the main building when joined to the main building by a common wall not less than four feet long or when any accessory building and the main building are connected by a breezeway which shall not be less than eight feet in width.

"Building, agricultural" means a building located in the unclassified district and used to shelter farm implements, hay, grain, poultry, livestock or other farm produce, in which there is no human habitation and which is not used by the public.

"Building area" means the total of areas taken on a horizontal plane at the main grade level of the principal building and all accessory buildings, exclusive of steps.

"Building code" means the building code and/or other building regulations applicable to the city.

"Building, existing" means a building erected prior to the adoption of the ordinance codified in this chapter or one for which a legal building permit has been issued.

"Building height" means the vertical distance from the grade to the highest point of the roof.

"Building official" means the officer charged with the administration and enforcement of this title. The public works director shall act as building official until the city council otherwise designates.

"Building, principal" or "main building" means a building in which is conducted the principal or main use of the lot on which said building is situated.

"Children's nursery" means any home or institution used and maintained to provide day care for more than four children not more than seven years of age.

"Collocation" means the use of a telecommunication tower by more than one provider of telecommunication service.

"Coverage" means that percentage of the total lot area covered by the building area.

“Cultural center” means a building used for the promotion of culture, arts, science, education, and/or research.

"Dwelling" means a building or any portion thereof designed or used exclusively for residential occupancy including one-family, two-family and multiple-family dwellings, but not including any other building wherein human beings may be housed.

"Dwelling, multiple-family" means any building containing three or more dwelling units.

"Dwelling, one-family" means any detached building containing only one dwelling unit.
"Dwelling, two-family" means any building containing only two dwelling units.

"Dwelling unit" means one or more rooms and a single kitchen in a dwelling designed as a unit for occupancy by not more than one family for living or sleeping purposes, and in which not more than two persons are lodged for hire.

"Family" means any number of individuals related by blood or marriage or an unrelated group of not more than five persons living together as a single housekeeping unit in a dwelling unit.

"Fence height" means the vertical distance between the ground, either natural or filled, directly under the fence and the highest point of the fence.

"Floor area" means the total of each floor of a building within the surrounding outer walls but excluding vent shafts and courts.

"Frontage" means all the property fronting on one side a street between intersecting streets or between a street and right-of-way, end of street or city boundary.

"Garage, private" means an accessory building or any portion of a main building used in connection with residential purposes for the storage of passenger motor vehicles.

"Garage, public" means any garage, other than a private garage, available to the public, operated for gain, and which is used for storage, repair, rental, greasing, washing, servicing, or adjusting or equipping of automobiles or other vehicles.

"Garage, storage" means any building or portion thereof, other than a private garage, used for the storage of motor vehicles and the incidental service of vehicles stored therein.

"General maintenance" means the upkeep of property or equipment; to keep in an existing state of repair; preserve from failure or decline.

"Grade" or "ground level" means the average level of the finished ground at the center of all walls to a building. In case walls are parallel to and within five feet of a public sidewalk, the ground level shall be measured at the sidewalk.

"Guest room" means any room in a hotel, dormitory, boarding house or lodging house used and maintained to provide sleeping accommodations for not more than two persons. Each one hundred square feet or fraction thereof of floor area used for sleeping purposes shall be considered to be a separate guest room.

"Home occupation" means an accessory use of a service character customarily conducted within a dwelling by the residents thereof, which is clearly secondary to the use of the dwelling for living purposes and does not change the character thereof and does not involve more than one paid assistant.
"Hotel" means any building or group of buildings in which there are rooms used, designed or intended to be used for the purpose of offering to the general public food or lodging, or both, on a day-to-day basis.

"Junkyard" means any space one hundred square feet or more of any lot or parcel of land used for the storage, keeping or abandonment of junk or waste material including scrap metals or other scrap materials, or for the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or any parts thereof.

"Loading space" means an off-street space or berth on the same lot within a building or structure to be used for the temporary parking of commercial vehicles while loading or unloading merchandise or materials.

"Lot" means a parcel of land occupied or to be occupied by a use, building or unit group of buildings, and accessory buildings and uses, together with such yards, open spaces, lot widths and lot area as are required by this title and having frontage on a public street.

"Lot, corner" means a lot situated at the junction of, and bordering on, two intersecting streets.

"Lot depth" means the horizontal distance between the front and rear lot lines measured in the mean direction of the side lot lines.

"Lot line, corner lot front" means the shortest street line of a corner lot.

"Lot line, interior lot front" means a line separating the lot from the street.

"Lot line, rear" means the line that is opposite and most distant from the front lot line, and in the case of irregular, triangular or gore-shaped lot, a line not less than ten feet in length, within a lot, parallel to and at the maximum distance from the front lot line.

"Lot line, side" means any lot boundary line not a front lot line or a rear lot line.

"Lot width" means the mean horizontal distance separating the side lines of a lot and at right angles to its depth.

"Mobile home, double-wide" means two portable units designed and built to be towed on their own separate chassis and permanently combined on-site to form a single immobile dwelling unit.

"Mobile home, single-wide " means a transportable single-family dwelling which may be towed on its own running gear, and which may be temporarily or permanently affixed to real estate, used for nontransient residential purposes and constructed with the same or similar electrical, plumbing and sanitary facilities as immobile housing.

"Mobile home park" means a parcel of land under single ownership which has been planned and improved for the placement of two or more mobile homes for nontransient use.

"Mobile home subdivision" means a parcel of land planned and improved for the placement of two or more mobile homes on individually owned lots.
"Modular home" means a factory-built dwelling unit designed to be transported from factory to the site and set on a permanent foundation. The complete unit meets all the requirements of the Uniform Building Code as adopted by the city and is eligible for conventional bank financing.

"Monopole" means a support structure constructed of a single, self-supporting hollow metal tube securely anchored to a foundation.

"Nonconforming building" means any building or structure or any portion thereof, lawfully existing at the time the ordinance codified in this title became effective, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the zone in which it is located or a building or structure that does not conform to all the height and area regulations of the zone in which it is located.

"Person" means a natural person, his heirs, executors, administrators or assigns, and also including firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

"Private parking space" means any automobile parking space not less than ten feet wide and twenty feet long.

"Public parking space" means an area of not less than two hundred fifty square feet inclusive of drives or aisles giving access thereof, accessible from streets and alleys or from private driveways leading to streets and alleys and being designed and arranged so as to be usable, practicable and safe for the storage of passenger motor vehicles operated by individual drivers.

"Service station" means any building, structure, premises or other space used primarily for the retail sale and dispensing of motor fuels, tires, batteries and other small accessories; the installation and servicing of such lubricants, tires, batteries and other small accessories, and such other services which do not customarily or usually require the services of a qualified automotive mechanic. When the retail sale and dispensing of motor fuels, lubricants and accessories is incidental to the conduct of a public garage, the premises shall be classified as a public garage.

“Services, business” means services that support a business or commercial enterprise, including but not limited to accounting, consulting, legal, and management services.

“Services, retail” means the selling of goods, wares, or merchandise directly to the consumer or persons without a resale license.

"Sign" means any words, letters, parts of letters, figures, numerals, phrases, sentences, emblems, devices, trade names or trademarks by which anything is made known, such as are used to designate an individual, a firm, an association, a corporation, a profession, a business or a commodity or product, which are visible from any public street or highway and used to attract attention.

"State highway" means a right-of-way classified by the state as a Primary, Secondary A or Secondary B highway.
"Street" means a public right-of-way used as a thoroughfare and which is designed and intended to provide the primary means of access to property abutting thereon.

"Street line" means the line of demarcation between a street and the lot or land abutting thereon.

"Structure" means that which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

"Telecommunication" means the transmission and reception of messages, impressions, pictures, and signals by means of electricity, electromagnetic waves, and any other kind of energy, force variations, or impulses whether conveyed by cable, wire, radiated through space, or transmitted through other media within a specified area or between designated points.

"Telecommunication antenna" means an antenna used in telecommunication, and whose operation is subject to licensing by the Federal Communications Commission.

"Telecommunication tower" means a structure intended to support equipment used to transmit and/or receive telecommunication signals including monopoles, guyed and lattice steel structures. This definition does not include a tower that supports only one or more amateur radio antennas.

"Tower height" means the vertical distance from the grade to the top of the telecommunication tower, including any antenna or other equipment thereon.

"Trailer" means any vehicle used or intended to be used as living or sleeping quarters for humans and which may be driven, towed or propelled from one location to another without change in structure or design, whether or not the same is supported by wheels and including trailers, trailer coaches and house cars.

"Trailer camp," "trailer park" or "trailer lot" means any area or premises where space for two or more trailers is rented, held out for rent or for which free occupancy or camping for such number is permitted to trailers or users for the purpose of securing their trade, herein referred to as a trailer camp but not including automobile or trailer sales lots on which unoccupied house trailers are parked for inspection and sales.

"Use" means the purpose for which land or building is arranged, designed or intended, or for which either land or building is or may be occupied or maintained.

"Use, accessory" means a use customarily incidental and subordinate to the principal use of the land, building or structures and located on the same lot or parcel of land.

"Watchman or caretaker dwelling" means an accessory dwelling located within a commercial or industrial building for the purpose of housing a watchman or caretaker employed on the premises or the owner operator in conjunction with a permitted principal use. The maximum size of a watchman's dwelling shall be up to twenty percent of the total square footage of the building not to exceed seven hundred fifty square feet. Watchman's quarters will not be considered a residential use.
"Yard" means an open unoccupied space, other than a court, unobstructed from the ground to the sky, except where specifically provided by this title, on the same lot on which a building is situated.

"Yard, front" means a yard extending across the full width of a lot measured between the front lot line of the lot or a future street width line and the nearest exterior wall of the building, front of a bay window or the front of a covered porch or other similar projection, whichever is the nearest to the front lot line.

"Yard, rear" means a yard extending across the full width of the lot between the most rear main building and the rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot lines.

"Yard, side" means a yard on each side of a main building and extending from the front yard, or front lot line where no front yard is required, to the rear yard. The width of the required side yard shall be measured horizontally from the nearest point of a side lot line to the nearest part of the main building.

Section 2. Cordova Municipal Code Chapter 18.39 entitled “Waterfront Commercial Park District” is hereby amended as follows:

Chapter 18.39 - WATERFRONT COMMERCIAL PARK DISTRICT

18.39.010 - Purpose.

18.39.020 - Permitted principal uses and structures.

18.39.030 - Permitted accessory uses and structures.

18.39.040 - Conditional uses.

18.39.050 - Prohibited uses and structures.

18.39.060 - Minimum lot requirements.

18.39.070 - Minimum setback requirements.


18.39.090 - Required off-street parking and loading.

18.39.100 - Signs.

18.39.110 - Drainage.

18.39.120 - Minimum finished floor elevations.

18.39.130 - Site plan and architectural review.
18.39.010 - Purpose.

The following statement of intent and use regulations shall apply in the WCP district: The waterfront commercial park district is intended to be applied to land with direct access or close proximity to navigable tidal waters within the city. Structures within the WCP district are to be constructed in such a manner as to be aesthetically consistent with, and reflect the community’s marine-oriented lifestyle. The purpose of the Waterfront Commercial Park (WCP) district is to provide a mix of services, businesses and recreational activities to benefit the community. Uses within the WCP district are intended to be water-dependent or water-related, and primarily those uses that are particularly related to location, recreation or commercial enterprises that derive an economic or social benefit from a waterfront location.

18.39.020 - Permitted principal uses and structures.

The following are the permitted principal uses and structures in the WCP district:

A. Boat charter services; Business services;
B. Commercial and sport fishing supplies and services; Cultural centers;
C. Docks and harbor facilities;
D. Eating and drinking establishments;
E. Fish and seafood markets;
F. Fueling piers;
G. Gift shops;
H. Hotels;
I. Laundromats and laundries; Public service and municipal buildings;
J. Marine related retail and wholesale stores; Retail services;
K. Offices associated with permitted principal uses;
L. Recreational goods sales;
M. Travel agencies;
N. Visitor information center;
O. Waterfront parks, access paths, and boardwalks.

18.39.030 - Permitted accessory uses and structures.

The following are the permitted accessory uses and structures in the WCP district:

A. Accessory buildings;
B. Parking in conjunction with permitted principal uses and conditional uses; Office buildings associated with permitted principal uses;
C. Outside storage;
D. Processing of seafood where no more than two thousand square feet of gross floor space of structure is used for processing. The smoking of seafood is prohibited;
E. Watchman's quarters

18.39.040 - Conditional uses.

Subject to the requirements of the conditional use standards and procedures of this title, the following uses may be permitted in the WCP district:
A. Commercial outside storage;
B. Processing of seafood where no more than two thousand square feet of gross floor space of structure is used for processing;
C. Fueling pier.

18.39.050—Prohibited uses and structures.

Any use or structure not of a character as indicated under permitted principal uses and structures or permitted under conditional uses is prohibited.

18.39.060 - Minimum lot requirements.

The following are the minimum lot requirements in the WCP district:

A. Lot width, ninety feet
B. Lot area, nine thousand square feet.

18.39.070 - Minimum setback yard requirements.

The following are the minimum setback yard requirements in the WCP district:

A. Front yard, fifteen feet
B. Side yard, five feet
C. Rear yard, five feet.


The following are the maximum heights of buildings and structures in the WCP district:

A. Principal buildings and structures, 30 feet
B. Accessory buildings and structures, 20 feet.

18.39.090 - Required off-street parking and loading.

The requirements for off-street parking and loading in the WCP district shall be as set forth in Chapter 18.48 of this code. In addition the following parking requirements shall apply to property in the WCP district:
A. Parking areas in required front yards shall be separated from property lines to provide for the delineation and limitation of access drives.

18.39.100 - Signs.

Signs may be allowed in the WCP district subject to the supplementary district regulations, the Uniform Sign Code, and as set forth in Chapter 18.44 of this code.

18.39.110 - Drainage.
The developer wishing to develop land in the WCP district shall be required to submit a drainage plan. Such drainage plan shall address stormwater runoff from the unused portion of the lot, and roof runoff.

18.39.120 Minimum finished floor elevations.

In the WCP district, the minimum finished floor elevations as listed shall be adhered to:

<table>
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<th>Feet</th>
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<tr>
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<td>25.50</td>
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Note: Elevation datum based on the following: North Bolt fire hydrant at northwest corner of intersection of Nicholoff Way and Railroad Avenue: Elevation 29.84 feet above M.L.L.W.

18.39.130 Site plan and architectural review.

The development plan of any proposed development in the WCP district shall be subject to a site plan review conducted in accordance with Chapter 18.42 of this code, review by the planning commission. The architectural plans shall, in addition to requirements of Sections 18.39.010 through 18.39.120, include the following:
A. Exterior finish material;
B. Color scheme.
Exterior siding finish of structures shall be wood, stucco, brick or approved metal building material. Color scheme of exterior siding and roof finish shall consist of earth tones.

Section 3. This ordinance shall be effective thirty (30) days after its passage and publication. This ordinance shall be enacted in accordance with Section 2.13 of the Charter of the City of Cordova, Alaska, and published within ten (10) days after its passage.

1st reading: September 2, 2015
2nd reading and public hearing: October 7, 2015

PASSED AND APPROVED THIS 7th DAY OF OCTOBER, 2015

__________________________________
James Kacsh, Mayor

ATTEST:
__________________________________
Susan Bourgeois, CMC, City Clerk
CITY OF CORDOVA, ALASKA
PLANNING COMMISSION
RESOLUTION 15-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CORDOVA, ALASKA, RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA TO AMEND CORDOVA MUNICIPAL CODE CHAPTER 18.39 TO CHANGE THE REQUIREMENTS IN THE WATERFRONT COMMERCIAL PARK DISTRICT AND TO AMEND CHAPTER 18.08 TO CHANGE AND ADD DEFINITIONS TO TITLE 18

WHEREAS, the Planning Commission has determined that the existing code for the Waterfront Commercial Park District is outdated and that amending the code is a benefit to the City and the citizens of Cordova; and

WHEREAS, the Planning Commission has determined that the proposed amendments are in accordance with the purpose of Title 18; and

WHEREAS, the Planning Commission recommend to City Council to accept the proposed amendments.

NOW, THEREFORE BE IT RESOLVED THAT the Planning Commission of the City of Cordova, Alaska hereby recommend to the City Council of the City of Cordova, Alaska to amend Cordova Municipal Code Chapter 18.39 to change the requirements in the Waterfront Commercial Park District and to amend Chapter 18.08 to change and add definitions to Title 18.

PASSED AND APPROVED THIS 9TH DAY OF JUNE, 2015

John Greenwood, Chair

ATTEST:

Samantha Greenwood, City Planner
DATE: August 26, 2015

TO: Mayor & City Council

SUBJECT: CIP List update discussion

Council has decided to revisit the Capital Improvements Projects Resolution and list at least quarterly. The most recent list was approved as Resolution 12-14-55 at the December 17, 2014 regular council meeting. Council should give staff direction to bring this back at the September 16, 2015 meeting if Council wishes to reorder the list or change the resolution in any way and it will be brought back with a new resolution number at that time.

RECOMMENDED MOTION: Move to direct staff to…
Reorder in this way…
Bring back as a new resolution…
Other Council action could be appropriate

REQUIRED ACTION: Majority voice vote.
CITY OF CORDOVA, ALASKA
RESOLUTION 12-14-55

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
DESIGNATING CAPITAL IMPROVEMENT PROJECTS.

WHEREAS, the Cordova City Council has identified several Capital Improvement
projects that will benefit the citizens of Cordova, and in several cases the entirety of Prince William
Sound; and

WHEREAS, the City Council of the City of Cordova has identified the following Capital
Improvement projects as being critical to the future well being and economy of Cordova and the
surrounding area:

1. G Float Replacement
2. CCMC Technological Improvements
3. Water Tank Restoration
4. Public Safety Building
5. General Harbor Improvements
6. Shipyard Fill & Shipyard Building
7. South Fill Sidewalks
8. Sawmill Avenue Extension
9. Recreation Building
10. Ferry Trail

and;

WHEREAS, some or all of these projects will be submitted to State or Federal legislators
and agencies as Capital Improvement projects in the City of Cordova, Alaska.

NOW, THEREFORE, BE IT RESOLVED THAT the City Council of the City of
Cordova, Alaska, hereby designates the above listed projects as Capital Improvement projects.

PASSED AND APPROVED THIS 17th DAY OF DECEMBER, 2014

James Kacsch, Mayor

ATTEST:

Tina Hammer, Deputy City Clerk
Prince William Sound Aquaculture Corporation has a dedicated seat for a representative from the City of Cordova. John Greenwood has held that seat for the past three years and has let me know he is not interested in remaining on the board. Per the attached letter from Kate Jager, Executive Secretary at PWSAC, they are requesting an appointment by September 15, 2015 and require the appointee to attend the October 9, 2015 General Board Meeting. The letter says that the representative cannot be an area E salmon permit holder. Executive Director Dave Reggiani, further defined the representative by saying it should be someone who represents the City government. He said ideally someone from Council or one of its boards. At the time of the packet printing, Mayor Kacsh has not given me a name to put forward. I ask that each Council member considers whether he/she might be interested if he/she fits the requirements. I further ask Council to consider others who fit the requirements. If a council member intends to bring the name of a person to be considered to the table at the meeting, please ask that person to either be in attendance or in some way confirm to me that he/she is willing to comply with the appointment.

RECOMMENDED MOTION: Move to approve Mayor Kacsh’s appointment of [ ] to serve as the City of Cordova’s representative on the PWSAC Board of Directors for the term that runs October 2015 through September 2018.

REQUIRED ACTION: Majority voice vote.
August 12, 2015

City of Cordova Mayor and Council Members
City of Cordova
P.O. Box 1210
Cordova, Alaska 99574

Dear City of Cordova Mayor and Council:

It is time once again to designate the City of Cordova’s representative to the PWSAC Board of Directors. The PWSAC Board of Directors would like to invite the City of Cordova to appoint a representative to our Board to fill the 3-year seat starting October 2015 through September 2018.

John Greenwood has been your designated representative for the past term. The City of Cordova could name John Greenwood for the renewal or choose a different person altogether. The only limitation to observe when making this recommendation is that the person not be an Area E Salmon Permit holder.

Please provide us with a letter of Nomination by September 15, 2015. The representative would be expected to attend the General Board meetings in March and October each year. The next General Board meeting will be Friday, October 9, 2015.

Sincerely,

Kate Jager
Executive Secretary
Pending agenda:

Next meeting (Sept 16): Contract for CCMC administrator

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

December 2015 or January 2016: Resolution placing a ballot proposition before the voters regarding plastic bag use in Cordova – Future Problem Solvers to report back to Council on different options - Per Mayor Kacsh – possibly an ordinance for Council action or for Council to decide that it should go to voters instead

Capital Priorities List Meeting Dec 2, 2015; Mar 2, 2016; Jun 1, 2016; Sep 7, 2016

HSB Quarterly regular meetings Oct 1, 2015; Jan 6, 2016; Apr 6, 2016; July 6, 2016

Staff quarterly reports in packets: Oct 21, 2015; Jan 20, 2016; April 20, 2016; Jul 20, 2016

Committees:

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

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

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

Calendars:

3 months of calendars are attached hereto
Sept 2015; Oct 2015; Nov 2015
<table>
<thead>
<tr>
<th>Sun</th>
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Legend
CH-City Hall Conference Room
LMR-Library Mtg Rm
HSL-High School Library
CSD-Cdv Sch District

Legend
CH-City Hall Conference Room
LMR-Library Mtg Rm
HSL-High School Library
CSD-Cdv Sch District
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Legend
CH-City Hall Conference Room
LMR-Library Mtg Rm
HSL-High School Library
CSD-Cdv Sch District
# MAYOR AND CITY COUNCIL - ELECTED

<table>
<thead>
<tr>
<th>Mayor:</th>
<th>James Kacsh</th>
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<tr>
<td>Date Elected</td>
<td>March 5, 2013</td>
</tr>
<tr>
<td>Term Expires</td>
<td>March-16</td>
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- 3 years
- Mayor@cityofcordova.net

### Council members:

<table>
<thead>
<tr>
<th>Seat A:</th>
<th>Kristin Carpenter</th>
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<tbody>
<tr>
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<td>March 5, 2013</td>
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<tr>
<td>Term Expires</td>
<td>March-16</td>
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- 3 years
- CouncilSeatA@cityofcordova.net

<table>
<thead>
<tr>
<th>Seat B:</th>
<th>Timothy Joyce</th>
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<td>March 4, 2014</td>
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<tr>
<td>Term Expires</td>
<td>March-17</td>
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- 3 years
- CouncilSeatB@cityofcordova.net

<table>
<thead>
<tr>
<th>Seat C:</th>
<th>Tom Bailer</th>
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<tr>
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- 3 years
- CouncilSeatC@cityofcordova.net

<table>
<thead>
<tr>
<th>Seat D:</th>
<th>Robert Beedle</th>
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<tr>
<td>Term Expires</td>
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- 3 years
- CouncilSeatD@cityofcordova.net

<table>
<thead>
<tr>
<th>Seat E:</th>
<th>Josh Hallquist</th>
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</tbody>
</table>
- 3 years
- CouncilSeatE@cityofcordova.net

<table>
<thead>
<tr>
<th>Seat F:</th>
<th>David Reggiani</th>
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<tbody>
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<td>March 5, 2013</td>
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- 3 years
- CouncilSeatF@cityofcordova.net

<table>
<thead>
<tr>
<th>Seat G:</th>
<th>James Burton, Vice-Mayor</th>
</tr>
</thead>
<tbody>
<tr>
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- 3 years
- CouncilSeatG@cityofcordova.net

### SCHOOL BOARD - ELECTED

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<thead>
<tr>
<th>Bret Bradford</th>
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- 3 years

<table>
<thead>
<tr>
<th>Tammy Altermott</th>
<th>March 5, 2013</th>
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<td>Term Expires</td>
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- 3 years

<table>
<thead>
<tr>
<th>Peter Hoepfner</th>
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- 3 years

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<thead>
<tr>
<th>Sheryl Glasen</th>
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- 3 years

<table>
<thead>
<tr>
<th>Barb Jewell, President</th>
<th>March 5, 2013</th>
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<tbody>
<tr>
<td>Term Expires</td>
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- 3 years

| Vacant (appointed, non-voting) | |

### LIBRARY BOARD - APPOINTED

<table>
<thead>
<tr>
<th>Wendy Ranney</th>
<th>April-13</th>
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<tr>
<td>Term Expires</td>
<td>November-15</td>
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- 3 years

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<thead>
<tr>
<th>Shannon Mallory</th>
<th>November-13</th>
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- 3 years

<table>
<thead>
<tr>
<th>Krysta Williams</th>
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- 3 years

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<thead>
<tr>
<th>Kay Groff</th>
<th>December-14</th>
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<td>Term Expires</td>
<td>November-17</td>
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- 3 years

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<thead>
<tr>
<th>Mary Anne Bishop, Chair</th>
<th>November-13</th>
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<tbody>
<tr>
<td>Term Expires</td>
<td>November-16</td>
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- 3 years
**CORDOVA COMMUNITY MEDICAL CENTER – HEALTH SERVICES BOARD - with Council election**

<table>
<thead>
<tr>
<th>Length of Term</th>
<th>Date Appointed</th>
<th>Term Expires</th>
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<tbody>
<tr>
<td>3 years</td>
<td>Kristin Carpenter, President</td>
<td>with Council office</td>
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<tr>
<td>3 years</td>
<td>Tom Bailer</td>
<td>with Council office</td>
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<tr>
<td>3 years</td>
<td>Tim Joyce</td>
<td>with Council office</td>
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<tr>
<td>3 years</td>
<td>James Burton</td>
<td>with Council office</td>
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<td>3 years</td>
<td>Robert Beedle</td>
<td>with Council office</td>
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<tr>
<td>3 years</td>
<td>Josh Hallquist</td>
<td>with Council office</td>
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<tr>
<td>3 years</td>
<td>David Reggiani</td>
<td>with Council office</td>
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**PLANNING AND ZONING COMMISSION - APPOINTED**

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<tbody>
<tr>
<td>3 years</td>
<td>Allen Roemhildt</td>
<td>January-14 November-16</td>
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<td>Scott Pegau</td>
<td>December-14 November-17</td>
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<tr>
<td>3 years</td>
<td>John Baenen</td>
<td>December-12 November-15</td>
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<td>Tom Bailer</td>
<td>November-13 November-16</td>
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<td>Tom McGann</td>
<td>December-14 November-17</td>
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<td>3 years</td>
<td>John Greenwood, Chair</td>
<td>December-12 November-15</td>
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<tr>
<td>3 years</td>
<td>Mark Frohnapfel</td>
<td>February-15 November-17</td>
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**HARBOR COMMISSION - APPOINTED**

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<tbody>
<tr>
<td>3 years</td>
<td>Robert Beedle</td>
<td>January-14 November-17</td>
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<tr>
<td>3 years</td>
<td>Greg LoForte</td>
<td>February-13 November-16</td>
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<tr>
<td>3 years</td>
<td>Max Wiese</td>
<td>January-14 November-17</td>
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<tr>
<td>3 years</td>
<td>Ken Jones</td>
<td>March-11</td>
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<tr>
<td>3 years</td>
<td>James Burton, Chair</td>
<td>February-13 November-15</td>
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**PARKS AND RECREATION COMMISSION - APPOINTED**

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<tbody>
<tr>
<td>3 years</td>
<td>Kara Johnson</td>
<td>February-15 November-17</td>
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<tr>
<td>3 years</td>
<td>Miriam Dunbar</td>
<td>August-14 November-15</td>
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<tr>
<td>3 years</td>
<td>Wendy Ranney, Chair</td>
<td>August-14 November-15</td>
</tr>
<tr>
<td>3 years</td>
<td>Stephen Barnes</td>
<td>December-12 November-15</td>
</tr>
<tr>
<td>3 years</td>
<td>Marvin VanDenBroek</td>
<td>February-14 November-16</td>
</tr>
<tr>
<td>3 years</td>
<td>Karen Hallquist</td>
<td>November-13 November-16</td>
</tr>
<tr>
<td>3 years</td>
<td>Dave Zastrow</td>
<td>February-15 November-17</td>
</tr>
</tbody>
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