

Mayor

James Kacsh

Council Members

Kristin Carpenter

Tim Joyce

Tom Bailer

Robert Beedle

Josh Hallquist

David Reggiani

James Burton

City Manager

Randy Robertson

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

Student Council

summer vacation

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

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.

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Full City Council agendas and packets available online at www.cityofcordova.net

Cordova's kids are back in school



Alaska Salmon Alliance Presentation to the City of Cordova, on “The Economic Impact of the Seafood Industry in Southcentral Alaska”, prepared by the McDowell Group for the Alaska Salmon Alliance

Arni Thomson, Executive Director
September 2, 2015

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

**CITY COUNCIL REGULAR MEETING
AUGUST 19, 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 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 yeases 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 soffit, he said why not vinyl or metal soffit. **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. **Bailer** 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

Item 4. Moved here. 4. Council authorized exception per CMC 6.12.040

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 hydroseeded 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 things. 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 the 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 to 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, I 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 Setup
- 29 Sep-02 Oct Host State Conference

CONSTRUCTION

- See Weston's Weekly Construction Update (emailed out every Thursday)
- Pay Request #9 (July) Approved \$710,000
- Submittals are current. 160 RFIs 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

Total Cash Donations received 2014 & 2015	\$ 357,762
<i>Individuals (150+),</i>	<i>146,663</i>
<i>Businesses & Corporations (31)</i>	<i>238,700</i>
<i>Non-profits/groups (11)</i>	<i>26,411</i>
Total Pledges (12) to receive by 9/30/2015	\$ 54,013
Total in-kind donations	\$ 24,250
TOTAL Pledges, Cash & in-kind Donations 2014-15	\$ 436,025*
*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 again a review of rates and expectations.
- The Committee worked with staff to review a 'move' plan for the next three months of fun!



City of Cordova,
Office of the City Clerk
Cordova, AK 99574
602 Railroad Avenue * PO Box 1210

Phone: 907.424.6248
Fax: 907.424.6000
Cell: 907.253.6248
E-mail: cityclerk@cityofcordova.net

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

U.S. Department of
Homeland Security

United States
Coast Guard



Commander
United States Coast Guard
District Seventeen

PO Box 25517
Juneau, AK 99802-5517
Staff Symbol: dr
Phone: (907) 463-2243
Fax: (907) 463-2256

16465
July 29, 2015

The Honorable Jim Kacsh
Mayor of Cordova
602 Railroad Avenue
Post Office Box 1210
Cordova, AK 99574

Dear Mayor Kacsh,

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,

A handwritten signature in blue ink, appearing to read "D. W. Durham", with a large, stylized flourish at the end.

D. W. DURHAM
Captain, U. S. Coast Guard
Chief of Response

CITY OF CORDOVA



Mrs. Kerin Kramer
Executive Director
Native Village of Eyak
P.O. Box 1388
Cordova, Alaska 99574

24 August 2015

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”

Waterfront Commercial Park District



**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, it's 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.

18.39.080 - Maximum height of buildings and structures.

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~~ waterfront commercial park 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 ~~facilities~~ **establishments;**
- E. ~~Fish and seafood markets;~~
- F. ~~Fueling piers;~~
- G. ~~Gift shops;~~
- ~~E.H.~~ Hotels;
- ~~F.I.~~ Laundromats and laundries **Public service and municipal buildings;**
- ~~G.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;~~
- ~~H.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.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.~~
- ~~C.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.

18.39.080 - Maximum height of buildings and structures.

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:

South Fill Development Park	Feet
Block 1, Lot 2	24.00
3	24.00
5	24.00
6	24.25
7	25.00
8	25.50
10	25.75
Block 1, Lot 11	25.75
12	25.25
Block 2, Lot 2	25.00
Block 2, Lot 3	25.25
4	25.50
5	25.75
6	26.00
7	26.00
8	26.00
9	25.75
10	25.50

~~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

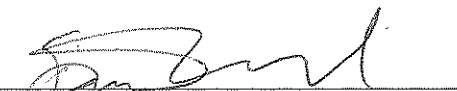
WHEREAS, the Planning Commission recommend to City Council to accept the proposed amendments.

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

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

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 Kacsh, Mayor

ATTEST:


Tina Hammer, Deputy City Clerk

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: August 26, 2015

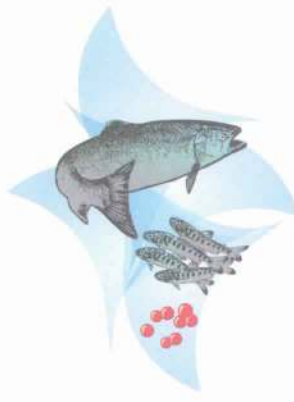
TO: Mayor and City Council

SUBJECT: PWSAC Board of Directors

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 [REDACTED] 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.



Prince William Sound
Aquaculture Corporation

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

DEVELOPING SUSTAINABLE SALMON FISHERIES
FOR ALASKA AND THE WORLD

P.O. Box 1110 • Cordova, Alaska 99574
P. 907 424 7511 • F. 907 424 7514

www.pwsac.com

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

September 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library CSD-Cdv Sch District		1 AK State Fair	2 7:00 reg mtg LMR AK State Fair	3 AK State Fair	4 AK State Fair	5 AK State Fair
6 AK State Fair	7 CSD holiday Labor Day City Hall Offices Closed AK State Fair	8 6:30 P&Z LMR	9 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	10 NFL opener	11	12
13 Week 1 NFL	14	15	16 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	17	18	19
20	21	22	23	24	25	26
27	28	29	30			Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library CSD-Cdv Sch District

October 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library CSD-Cdv Sch District				1 Fast Ferry Volleyball Tournament—CHS	2 Fast Ferry Volleyball Tournament—CHS	3 Fast Ferry Volleyball Tournament—CHS
4	5	6 MLB Postseason begins	7 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	8	9	10
11	12	13 6:30 P&Z LMR	14 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	15	16	17
18	19 Alaska Day observed City Hall Offices Closed	20	21 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	22	23	24
25	26	27 World Series Game 1	28 CSD end Q1	29 CSD in-service	30 CSD in-service	31

November 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	5	6	7
8	9	10 6:30 P&Z LMR	11 Veterans' Day City Hall Offices Closed 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	12	13	14
15	16	17	18 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	19	20	21
22	23	24	25	26 CSD holiday Thanksgiving City Hall Offices Closed	27 Thanksgiving City Hall Offices Closed	28
29	30					Legend CH-City Hall Confer- ence Room LMR-Library Mtg Rm HSL-High School Li- brary CSD-Cdv Sch District

**CITY OF CORDOVA, ALASKA – ELECTED OFFICIALS
& APPOINTED MEMBERS OF CITY BOARDS and COMMISSIONS**

MAYOR AND CITY COUNCIL - ELECTED

seat/length of term	email	Date Elected	Term Expires
Mayor: 3 years	James Kacsh Mayor@cityofcordova.net	March 5, 2013	March-16
Council members:			
Seat A: 3 years	Kristin Carpenter CouncilSeatA@cityofcordova.net	March 5, 2013	March-16
Seat B: 3 years	Timothy Joyce CouncilSeatB@cityofcordova.net	March 4, 2014 March 14, 2013 August 2, 2012	March-17 filled vacancy appt to A
Seat C: 3 years	Tom Bailer CouncilSeatC@cityofcordova.net	March 4, 2014	March-17
Seat D: 3 years	Robert Beedle CouncilSeatD@cityofcordova.net	March 3, 2015	March-18
Seat E: 3 years	Josh Hallquist CouncilSeatE@cityofcordova.net	March 3, 2015	March-18
Seat F: 3 years	David Reggiani CouncilSeatF@cityofcordova.net	March 5, 2013 March 2, 2010 March 3, 2009	March-16 1 yr trm
Seat G: 3 years	James Burton, Vice-Mayor CouncilSeatG@cityofcordova.net	March 5, 2013	March-16

SCHOOL BOARD - ELECTED

length of term		Date Elected	Term Expires
3 years	Bret Bradford	March 3, 2015	March-18
3 years	Tammy Altermott	March 5, 2013	March-16
3 years	Peter Hoepfner	March 3, 2015 March 6, 2012 March 3, 2009 March 7, 2006	March-18
3 years	Sheryl Glasen	March 4, 2014	March-17
3 years	Barb Jewell, President	March 5, 2013	March-16
3 years	Vacant (appointed, non-voting)		

LIBRARY BOARD - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Wendy Ranney	April-13	November-15
3 years	Shannon Mallory	November-13	November-16
3 years	Krysta Williams	December-14 November-11	November-17
3 years	Kay Groff	December-14 December-11 January-09	November-17
3 years	Mary Anne Bishop, Chair	November-13 November-10 November-06	November-16

CORDOVA COMMUNITY MEDICAL CENTER – HEALTH SERVICES BOARD - with Council election

length of term		Date Appointed	Term Expires
3 years	Kristin Carpenter, President		with Council office
3 years	Tom Bailer		with Council office
3 years	Tim Joyce		with Council office
3 years	James Burton		with Council office
3 years	Robert Beedle		with Council office
3 years	Josh Hallquist		with Council office
3 years	David Reggiani		with Council office

PLANNING AND ZONING COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Allen Roemhildt	January-14	November-16
3 years	Scott Pegau	December-14	November-17
		December-11	
3 years	John Baenen	December-12	November-15
3 years	Tom Bailer	November-13	November-16
		December-11	
		November-08	
3 years	Tom McGann	December-14	November-17
		December-11	
		April-11	
3 years	John Greenwood, Chair	December-12	November-15
		November-09	
3 years	Mark Frohnapfel	February-15	November-17

HARBOR COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Robert Beedle	January-14	November-17
3 years	Greg LoForte	February-13	November-16
		January-10	
		January-07	
3 years	Max Wiese	January-14	November-17
		March-11	
3 years	Ken Jones	February-13	November-16
3 years	James Burton, Chair	July-14	November-15
		April-13	

PARKS AND RECREATION COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Kara Johnson	February-15	November-17
		December-12	
3 years	Miriam Dunbar	August-14	November-15
3 years	Wendy Ranney, Chair	August-14	November-15
3 years	Stephen Barnes	December-12	November-15
3 years	Marvin VanDenBroek	February-14	November-16
3 years	Karen Hallquist	November-13	November-16
3 years	Dave Zastrow	February-15	November-17
		September-14	