

**CITY COUNCIL WORK SESSION  
SEPTEMBER 7, 2011 @ 6:30 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor James Kallander* called the Council Work Session to order at 6:35 am on September 7, 2011 in the Library Meeting Room.

**B. ROLL CALL**

Present for roll call were *Mayor James Kallander*, Council members, *James Kacsh*, *David Allison*, *EJ Cheshier* and *David Reggiani*. Absent were Council members *Keith van den Broek*, *Bret Bradford* and *Robert Beedle*. Also present were City Manager *Mark Lynch* and Deputy City Clerk *Robyn Kincaid*.

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

1. Audience Comments regarding agenda items

*Lynch* informed Council that *Kristin Carpenter* will be late but would like to address Council during the Work Session. Council agreed that she could speak and they would keep the meeting informal.

**D. WORK SESSION TOPIC**

2. Prioritization of Cordova's Capital Projects

*Mayor Kallander* overviewed for Council why they are going over the Capital Improvements Projects (CIP) list for the legislature. Stating that they want to have a good list with numbers they can get to their lobbyist and start the ball rolling early in the game. *Kacsh* suggested they remove from the current list what has already been taken care of.

**Starting list**

1. Hospital roof replacement & other minor exterior repairs
2. Breakwater Extension
3. North Fill Boat Ramp Improvements
4. Water / Wastewater plant upgrades
5. Shipyard Building
6. Public Safety Building
7. Shipyard Fill
8. Sawmill Ave Trail
9. South Fill Sidewalks
10. Recreation Building
11. High School Innovative Learning Program (ILP) Building

*Kallander* suggested removing items #2 and #3, these projects may be short on funds but are mostly funded and do not need to be on this list. *Lynch* offered that #11 has been funded through bond sales and does not need to be on the list either. *Kallander* asked if #4 could be removed since things are moving in a positive direction on the LT2. *Kacsh* suggested keeping it on the list just in case but it does not have to be very high. *Lynch* mentioned that in 2009 or 2010 Council passed a resolution that stated LT2 would be priority in 2012. *Kallander* asked the Clerk to look into it and get back to him with the resolution. *Kallander* suggested keeping the Hospital roof at #1. Council concurred.

*Kristin Carpenter* joined the meeting and informed Council that she worked last spring on getting a trail from the ferry terminal to town and thought it was going to be funded through grants, it was not;

however, she feels it is an important enough project to be on the CIP list. She mentioned that she had talked to DOT and they suggested that it could be a TRAK funding opportunity. She pointed out that they would have to decide who would be responsible for managing and maintaining the trail.

**Beedle** joined the meeting at 6:45 PM

**Lynch** suggested it could be added to the list in a similar fashion as the ILP building had been, keeping it on the priority list but seek other funding opportunities at the same time. **Carpenter** added that TRAK funding would require a resolution of support from Council that would also take responsibility of maintenance for the trail. **Kallander** asked if she would help with raising the funds for the project. **Carpenter** agreed. **Kallander** asked the City Manager to work with staff and **Carpenter** to draft the needed resolution to get the project going. **Carpenter** mentioned that there would have to be some talk with property owners along the route and that the City could move guard rails back and give the land as a contribution that could count towards match money. They would need design and survey money and would guess the project could be several hundred thousand dollars. **Lynch** asked if the new scenic byway designation could be a funding source option. **Carpenter** replied that she had looked into it last year and it is a possibility. **Kacsh** said he would like a ballpark figure before asking the legislature for money for it. **Kallander** asked **Carpenter** to figure an estimate and bring it back to them.

**Kallander** moved back to the waste water topic. **Lynch** stated he had talked to DEC and heard that Portland was successful. **Kallander** stated that they have been moving forward and does not think the City needs to be looking for big bucks for the project at this time. **Lynch** stated that **Moe Zamaron** had discovered a cheaper option and that if they can stay in compliance 11 out of 12 months the compliance order may be lifted. **Kallander** asked for consensus to move it lower on the list. Council concurred.

**Reggiani** clarified that the recreation building also included a new pool. **Beedle** stated he would like to see a harbor cost study for replacing the new harbor be added to the list. **Kacsh** stated he would like to suggest a south-fill expansion. **Kallander** suggested that may go hand in hand with the sawmill avenue extension. **Kacsh** pointed out they have promised the people that they would get rid of the current City Hall building and the only way to do that is to get a new Police and Fire building soon or they will be pouring money into the old building. **Reggiani** suggested they move sawmill extension and south-fill expansion up the list. **Kallander** stated that **Sam Greenwood** is already working on Sawmill Ave. The Council discussed which way the fill would have to go to expand. **Lynch** asked if the recreation building should go to P&Z and that if Council isn't sure on one or two buildings that maybe it would warrant another work session. **Kallander** suggested sending it to P&Z and that Council can prioritize it now. **Kallander** asked if they wanted sawmill above shipyard? One is a money maker and one is not but both are needed. **Lynch** stated that there is a huge cost differential. Legislation would fund a shipyard building before a fill expansion. He added that **Bitney** would like Council to keep their list to five or so items. **Beedle** suggested Council rank the top five then place the others. **Lynch** suggested the shipyard building be #2 and Sawmill expansion #3. **Beedle** stated he would like to see the Harbor be high on the list. **Reggiani** stated he would like the sawmill expansion be #2 and shipyard building #3. Council concurred.

**Beedle** again opined that the harbor should be high on the list. **Kallander** asked if there is an idea of the life of the harbor. **Beedle** stated that without that breakwater it is looking at 5-years but definitely not as far as 20-years out. **Kacsh** suggested that if it truly is that close then maybe it should be on the City's budget. **Kallander** asked for concurrence to make Harbor #4. **Allison** suggested doing the cost analysis ourselves then move it up the list. The removal of the Sound Developer and the breakwater extension will change things. **Beedle** stated that he is okay with that as long as it is a priority. **Lynch** clarified that Council would like a Harbor cost study to be on this year's City budget. Council concurred.

**Kacsh** suggested the Pool and the Rec center be split to two different things since he feels the State does not like to fund Pools. **Lynch** reminded Council that a Pool is eligible for funding if it is connected to a school building. **Reggiani** added that it would just have to be a combined program. He suggested that they keep them on the same line for this list and just use that we will get the pool side of the project bonded as a selling point. **Kacsh** stated that it is a high community priority but it doesn't need to be high on this list. He reminded Council that they promised the community they would get rid of the Bidarki building so there needs to be some action towards that end, he added that the current building is a money hole. **Kallander** stated that the south fill sidewalks are fundable if they are looking for small projects to fund. **Cheshier** asked how the shipyard fill will work with the Samson deal. **Kallander** stated that the Samson deal is a go but they are still unsure of space. **Beedle** suggested is should stay on the list for the future. **Kallander** asked Council where they wanted sidewalks. He added that it would be a much more modest project to appeal to the legislation next to the high dollar items. **Cheshier** suggested keeping it under the Sawmill Avenue expansion. **Lynch** reviewed the list.

### Ending list

1. Hospital roof replacement & other minor exterior repairs
2. Sawmill Ave Trail + South-fill Expansion
3. Shipyard Building
4. South Fill Sidewalks
5. Shipyard Fill
6. Public Safety Building
7. Recreation Building + Pool Replacement
8. Water / Wastewater plant upgrades (LT2)
9. Ferry Terminal to town Trail

**Kallander** asked **Cathy Sherman** if she felt the Civic Center will need more money and should be on this list. She replied that she is trying not to have to go back but maybe some small specific items can be funded easily through this route. **Kallander** asked **Sherman** to identify some specific items and get back to them. **Beedle** stated that they are in desperate need of sidewalks around the harbor. **Kallander** agreed. **Kacsh** stated that he is not sure it is a project that is ready to be on this list. He suggested a boardwalk over the rocks would give the cars more space for parking. **Cheshier** agreed that it is hard not to run people over out there especially when the cannery workers are on break. **Kallander** asked staff to look at sidewalk estimates. **Kacsh** suggested that it is something that can be put on the City's budget to start.

E. AUDIENCE PARTICIPATION - None

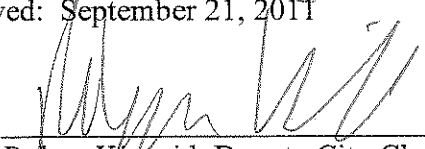
F. COUNCIL COMMENTS - None

### G. ADJOURNMENT

**M/Reggiani S/Kacsh** to adjourn the work session at 7:28 PM.

Hearing no objection, the meeting was adjourned.

Approved: September 21, 2011

Attest:   
Robyn Kincaid, Deputy City Clerk

