

**CITY COUNCIL REGULAR MEETING  
OCTOBER 6, 2010 @ 7:30 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor James Kallander* called the Regular Council Meeting to order at 7:30 pm on October 6, 2010 in the Library Meeting Room.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

*Corrine Erickson* gave the invocation. *Mayor Kallander* led the audience in the Pledge of Allegiance.

**C. ROLL CALL**

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

**D. APPROVAL OF REGULAR AGENDA**

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

Vote on motion: 7 yeas, 0 nays. Motion carried.

**E. DISCLOSURES OF CONFLICTS OF INTEREST**

*Cheshier* stated that his sister works for the Department of Motor Vehicles. *Mayor Kallander* stated that he did feel *Cheshier* had a conflict of interest and requested that if Council discussed the DMV hours that he refrain from commenting. *Bradford* stated that he works for a company that could have to implement a surcharge, item #24 E-911 surcharge, which Council will be discussing at this meeting, but does not feel he has a conflict personally. *Mayor Kallander* stated he does not feel he has a conflict of interest. If the surcharge gets passed it will affect everyone.

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

1. Guest Speaker – *Jerry McCune* representing CDFU.

*McCune* stated that the situation was that the DOT came down to look at dump trucks and then started writing up citations for boat trailers that are not in compliance. They negotiated with the Governor and there was a bill in legislation that would have given Cordova an exemption. *McCune* reported that the Director of DOT stated they will not pursue the compliance in Cordova right now but does not want to hear about any accidents. CDFU will continue to seek the exception after the elections. *McCune* requested that if the Chief wants to enforce lights on trailers, per state law, then a grace period be implemented to bring the trailers up to standard. *Mayor Kallander* asked *McCune* how long of a grace period he thought appropriate. *McCune* responded that being given the winter as a grace period to bring the boats up to standard would be appreciated. *Kacsh* presented the question that this current director is not pursuing the issue in Cordova, at present, but what happens if we get a new director? *McCune* responded that outside Cordova the compliance is being enforced and as of right now Cordova is being given the blind eye but we will have to come into compliance eventually. *Kacsh* stated that this should be a statewide exemption and we should continue to pursue that exemption through legislation. *McCune* responded that they are still looking to get the exemption and it has been put on hold until after the election but would appreciate the Council's support on this issue.

2. Audience comments regarding agenda items

*Mayor Kallander* spoke to the audience, stating he has made some mistakes in the past but will be quicker at stopping people if they use vulgar language or speak off task. He requested of the audience to keep it clean and respectful. He also reminded Council that they should not speak to personnel issues. He stated

that we value and protect the privacy of our employees. *Mayor Kallander* spoke to the audience stating the protocol to state their name and address before speaking and requested of them to keep their comments to the agenda items.

*Jason Borer*, 325 First St, spoke regarding the letter to the Corps of Engineers. He felt that the issue was addressed with some misapplied force. He mentioned that there is a chain of command and to skip the process set in place and go directly to the “big guns” may have shed some bad light on some relatively new employees.

*Jennifer Gibbins*, Browning St, on the letter to the Corps of Engineers. She suggested corrections, the letter stated that the Copper River Waterfront Project is an environmental group and that they are opposed to the fill projects. They are not an environmental group and are not opposed to the fill project as the letter states their concerns are based on process.

*Diane Weise*, 6.5 Mile, on the hours for the Cordova DMV office. She was handed letters to present to Council, a packet of letters in support of more DMV hours, and a packet with a letter of termination to the DMV employee. Packets were given to the Clerk to distribute. She states that she has 18 licenses in her family that she needs to get and so is in favor of more hours.

*Belen Cook*, 117 Mt. Eccles Estates, on the hours for the Cordova DMV office. Requests Council reconsider the DMV hours especially now that the boat trailers need to be registered. She shared how helpful Sandee was for her in a time of need.

*Marilyn Niemi*, Cordova Mews F2, on the hours for the Cordova DMV office. She stated that Sandee has always taken the time to explain things and be helpful but the hours are tough.

*Becky Chapek*, 608 Cedar, on the hours for the Cordova DMV office. Asked Council if Sandee has been fired and *Mayor Kallander* responded that she has not been fired. She responded that she could not help but take a personal interest because that is what Sandee has done with the DMV. *Chapek* states that she wants a DMV that can operate smoothly, that is user friendly, and has more accommodating hours.

*Steve Barnes*, 1403 Power Creek Rd, on the hours for the Cordova DMV office. He would like to see more DMV hours. Sandee once came to the office at 4 am to help him before he got on the ferry.

*Corrine Erickson*, 412 First St, on the hours for the Cordova DMV office. She states that the DMV is a wonderful place for service. She would like to see it continue as it has been because it was working and now it is all “topsy turvy”.

*Susanna Marquette*, Saddle Point, on item #25. She states that she is in favor of the city matching the funds with NVE for a multi-purpose walkway out Whitshed Rd. She states that currently it is not safe to walk, ride or drive in that area. It has lots of traffic, people live there, there is a church, a ball park, and the city has the recreational camping park. Walking is good for you, obesity is on the rise, and the multi-purpose walkway will help keep us safe.

*Diana Rubio*, Old Sawmill Rd, on the hours for the Cordova DMV office and item #25. She praises Sandee at the DMV and says she did a fantastic job but says the community needs more office hours. She agrees with *Marquette* that the multi-purpose walkway is needed.

*Mayor Kallander* stated Council is looking to cut costs and lower taxes; he asks the community to keep coming back and telling them what they think so they know which direction to go with utilizing our staff and the city spending.

*Nicky Cheshier*, 401 Second St, on the hours for the Cordova DMV office. She asked about the income the DMV brings into the community. It was determined that the income is about \$85K but the expenses

are about \$110K. She commented that the DMV could be outsourced and the income could go to another entity instead of to the City.

**Faith Barnes**, Whitshed Rd, on the DMV hours. **Barnes** questioned closing the DMV and Council responded that that is not their intention. She did propose that the DMV could be moved to the new civic center to cut down on the expense of the rent. She also offered that Sandee has always been very helpful.

**Karen Swartzbart**, on item #25. She would like to see the City match the grant funds with NVE for the needed multi-purpose walkway out Whitshed Road.

**Angela Arnold**, 403 Council Ave, states that NVE is willing to match funds up to 50K to put in the multi-purpose walkway out Whitshed road and spoke against the closure of the DMV office.

**Glenn Ujioka**, 4.5 Copper River Hwy, spoke against the cutting of DMV hours. He says Sandee is a very efficient employee and the DMV is the best it has been in 30 years.

**Karen Marchant**, 109 Sawmill Ave, spoke against the current hours at DMV and told a story of how Sandee had gone above and beyond in helping her family when her father had passed. She would hate to see that service stop in Cordova. Having hours on Saturday at the office would be very helpful.

**Mike Adams**, lives up on the hill, spoke in favor of a walkway to the ball field. He also spoke highly of Sandee at the DMV office and requested Council reconsider losing a bright spot in the community.

**Roxy Estes** stated that the DMV has operated smoothly, Sandee is a great employee and requested of Council to "not blow it" by losing Sandee.

**Shane Musgrave**, 3rd St, stated that the comments had gotten off focus and started talking about the employee and not the DMV office hours. He stated that many businesses in Cordova are seasonal and that we typically just work around those schedules as best we can. This change to the DMV hours will be different but we can be flexible.

**Per Nolan**, Heney trailer park D4, stated that he came to support Sandee. He also stated that the speed limits out Whitshed Rd are not being followed and is a danger to those living and traveling on that road.

**Jennifer Gibbins**, Browning St, wanted to mention that she hopes there is this much interest and participation in the strategic planning meetings for health care in Cordova.

### 3. Chairpersons and Representatives of Boards and commissions

**Reggiani**, Planning and Zoning Commission, stated that they have been working on several different projects: the Sawmill Avenue extension, shipyard expansion, and rerouting traffic at the South Fill. He presented Council with a draft of the sidewalks for the South Fill. **Mayor Kallander** requested an estimate for the improvements. **Kacsh** stated that he would like to see the sidewalks extend to Nicholoff Way. **Mayor Kallander** brought up the issue with crosswalks. **Beedle** asked about how the utilities would operate with the new plan. He pointed out that if we consider it now we will not have to tear it up again later. **Reggiani** said he would bring the thoughts back to the Commission.

**Allison**, President of the Health Services Board, stated that there is not much to report and that they are calling a special meeting.

**Beedle**, Harbor Commission, stated that the board is having quorum issues with the short notice of meetings and small number of members to attend. **Beedle** stated that there are many pressing issues but lack of quorum is keeping things from getting accomplished. **Kacsh** asked how many are on the board and **Beedle** responded that there are 5 members.

**Mayor Kallander** called on **Jim Nygaard** to report on the schools

*Jim Nygaard*, 601 Alder, reported that the school improvements have been met favorably by the kids. They love the playground and are excited to be able to drink the water. He presented to Council graphs of trends in the education, population, and graduations in our schools. There is a concern with a downward trend and *Nygaard* addressed these concerns stating they are working hard on professional development. *Nygaard* discussed with Council how the schools are becoming paperless and there are courses for the teachers to move towards this change. *Nygaard* stated that he feels a reading specialist and a curriculum person would help greatly. He explained how the "No Child Left Behind Act" works within the schools and how they are working to raise the scores to avoid the consequences. He is looking into getting localized data to find the specific areas that need to be addressed and is looking into several programs for this purpose. *Nygaard* spoke to the timber receipts and how he had been hoping for five times the amount they used to receive and feels this program is at risk. The renovation is underway, the teachers will be moving back into their regular classrooms over Christmas break and the kids should be back to a normal schedule when they return in January. He has a concerns not only with no walkway to the ball field but also that there is no sidewalk to the Elementary school. He says the next improvement needs to be elevated crosswalks to slow the traffic down and make them more visible for the kids.

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

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

Item number #8 was pulled, and placed after item #26 as #26a.

4. Record unexcused absence *Keith van den Broek* from the 09-01-10 regular meeting.
5. Record excused absence for *Robert Beedle* from the 09-01-10 regular meeting – work related
6. Resolution 10-10-54 A resolution of the City Council of the City of Cordova, Alaska, Authorizing the disposal of city records that have no legal or administrative value or historical interest
7. Resolution 10-10-54 A resolution of the City Council of the City of Cordova, Alaska, supporting the passage of Ballot Measure 1 in the November 2, 2010 State general election
8. ~~Resolution 10-10-55 A resolution of the City Council of the City of Cordova, Alaska, to designate the properties previously occupied by Children's Memorial Park and currently occupied by the Cordova Library and Museum as the future location of a new Cordova Police & Fire Station.~~
9. Resolution 10-10-57 A resolution of the city council of the City of Cordova, Alaska, authorizing amendment to the 2010 budget and supplemental appropriation in the amount of \$47,300 for the capital projects and grant administration fund #401, for the purchase of street lights, and increasing the budgeted grant revenue by \$62,300

Vote on consent calendar: 7 yeas, 0 nays. Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes. Consent calendar was approved.

#### **H. APPROVAL OF MINUTES**

*M/Reggiani S/Kacsh* to approve the minutes

Vote on motion: 7 yeas, 0 nays. Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes. Motion passed.

10. Minutes of February 24, 2010 Board of Adjustment Meeting
11. Minutes of September 10, 2010 Council Special Meeting
12. Minutes of September 23, 2010 Council Work Session

#### **I. CONSIDERATION OF BIDS – None.**

#### **J. REPORTS OF OFFICERS**

13. Mayor's Report – *Mayor Kallander* stated that he talked to Copper River Seafoods about purchasing the mud flat between the fisherman's camp and the mud fill. He is going to talk to the Manager to start the

negotiations. He will be bringing that recommendation to Council later. *Kate Tesar*, our lobbyist, is retiring and moving on to another job so we need to find a replacement for her. *Mayor Kallander* requested she draft an RFP, this will be e-mailed to the Council members and they can send in their comments. This will be on the agenda for the next meeting.

14. Manager's Report – *Mark Lynch*, City Managers report, stated that on 9/17 he spoke to the Coast Guard regarding the Sound Developer. The original plan was to move the vessel to Seward but some things have come up to slow that process down and he will be getting back to Council when he knows more on the issue. *Lynch* also stated that on 9/20 he had a meeting with the State regarding the lease on the ski hill. In order to comply with that lease there are some management things to be handled per the agreement. The Cordova Center is still underway. Council will meet *Moe Zamarron*, the project manager, later in the meeting. *Beedle* asked him if the City is still accepting junk cars. *Lynch* responded that there were more cars than anticipated so the company taking care of the junk cars will be back next year and has brought in a second truck to try to move as much as possible before snow falls. *Beedle* requested *Lynch* talk to the scrap car removers about putting a schedule for the removal of cars to avoid cars being moved to inconvenient places and keep people informed. *Reggiani* asked *Lynch* about the DMV hours. *Lynch* responded that the DMV was 8 am – 5 pm Monday – Friday then the DMV Clerk asked to be reduced to 32 hours instead of 40. The State suggested that 20 hours a week was sufficient for a community of our size. The hours were then adjusted to 20 hours a week, the office being open from 10 am – 2 pm, as a way to cut down on expenses. There has been talk of doing some hours on Saturday or some evening hours and he wants to hear what will work for the community and wants to remain flexible. *Bradford* asked for clarification on why we have to stay with just the 20 hours a week at the DMV. *Lynch* responded that that had been a Council decision for limiting the hours, if Council would like to have the office open more than the 20 hours he can definitely accommodate that. *Beedle* inquired on the numbers they used to come up with the State suggested 20 hours. *Chief Baty* responded with the inquiries he had made on the topic. Cordova was compared with other communities of like size and transaction amounts. It was determined that the transaction amount could support a single part-time employee as other communities of like size are currently operating.

15. City Clerk's Report – Written report in the packet. *Bourgeois* introduced the Deputy Clerk *Robyn Kincaid* to Council as it was the first time she has attended a Council meeting.

#### 16. Staff Reports

##### a. Tom Cohenour, COR, Director of Public Works

*Cohenour* made a comment that the junk removal company has impressed him. Day 1 they were already hard at work removing the junk metal.

##### \*School Gym & Reno updates

*Cohenour* stated that Certification of Substantial Completion for the gym was issued on September 8th. They have completed all the items except for a small punch list that has been given to the contractor to be addressed. *Cohenour* relayed the scheduled due dates and how they are calculating damages for being behind schedule. Best guess as of right now is a 16K balance remaining in the contingency funds. *Mayor Kallander* inquired as to how much we still owe the company for the contracting. *Cohenour* responded that the City has been withholding 3% of each pay request totaling about half a million. *Mayor Kallander* clarified that that amount is our leverage for completing the project on time. *Cohenour* stated that the other leverage is liquidated damages. *Bradford* asked if *Cohenour* has talked to the contractor in regards to the remaining items on the punch list. *Cohenour* stated that he has attempted to contact the contractor but they have been unresponsive. The renovation side of the project is underway. Phase 1&2 substantial completion was on September 8th, just in time for the first day of school. They are on schedule. Council discussed contingency money and how it is being spent. *Mayor Kallander* stated that he thinks our staff

has done a great job with this project. *Cohenour* stated that the primary issue left to be completed is the flooring installation in the commons and that will be completed during Christmas break. *Reggiani* stated that he had heard the windows leaked. *Cohenour* responded that the issues was investigated and found that the windows were not being shut properly. *Bradford* thanked *Cohenour* saying these projects have been very successful due to his diligence in overseeing them. *Beedle* commented that he was in the cafeteria today and it looks beautiful. *Bradford* commented that ever since the project started *Cohenour* has been doing a great job at keeping up with everything and he really appreciates the hard work he has put into it.

\* DOT Functional Classification update

*Cohenour* explained how this classification works to bring money into the community and how it is a result of the year 2000 Census. The roads will be reclassified again in three years.

*Cohenour* reported that Dokoozian held a pre-construction meeting. The excavating has started. *Cohenour* introduced *Moe Zamarron*, the Project Manager for the Cordova Center. *Zamarron* gave a quick recap of his qualifications and history then gave a report on "Phase 1" of the Cordova Center project. The wings of the building have been brought up to grade and the packing of the fill has begun. They are looking towards starting the rebar and concrete in November. Lines of communication groundwork has been laid, this will be a very important part of this project so is a priority for him. In two weeks blasting will be completed. The blasting will not be disrupting to the community. It is a very controlled event and every precaution is being taken to keep it as low key as possible. He has a blasting specialist team overseeing the blasting, and an inspector inspecting the blast company's plans and activities. Inspections of the sub soil and fill compaction should start tomorrow. Another inspector will be coming in and inspecting the fill as they compact it. *Zamarron* stated that he has three focuses: schedule, budget, and quality of the material and the workmanship that goes into the project. The rain is a concern with the fill compacting and the inspector will be watching that very carefully. *Bradford* asked about the mud that's being dumped down at the South Fill wanted to know what the plan or schedule for that was. *Zamarron* responded that there was more water being moved then he thought necessary so the mud sitting at the South Fill is draining and will be compacted once it is sufficiently drained. *Beedle* inquired of the material that has been uncovered in the project and what they will be doing with that stuff. *Zamarron* stated that it is not suitable fill and the stuff will be pulled out before it can be used as fill. *Bradford* pointed out that the area where the mud sets is a place for snow dump. *Zamarron* stated that it would be compacted and usable.

b. Ashley Royal, Finance director, presented Council with an update on the city financials.

*Royal* explained that he put into the packet two reports, one is the regular report the other is the cash investments report. He stated that the sales tax compared to last year is only down a point or two so it is comparable. We are ahead on revenue currently but as we are coming to the end of our busy season that will even out before the end of the year. *Mayor Kallander* inquired about the \$100k listed as extra revenue. *Royal* told Council he would look into it and get back to them, that category is usually used for grant revenue or the like. *Mayor Kallander* requested Council have the information before budget time. *Reggiani* pointed out that the Cordova cash and investments had a \$2.2 million in the sweep account so maybe there is a large check going out. *Reggiani* asked about the typical balance in the sweep account. *Royal* responded that he tries to keep \$600 or \$700 thousand available.

## K. CORRESPONDENCE

17. Letter from Heidi Babic in re DMV hours
18. Letter to Margy Johnson, former Mayor of Cordova
19. Letter to Martin Moe, director of Cordova Chamber of commerce
20. Letter to EDA, Denali Commission et al granting agencies for boat Haul Out project

21. Letter from Robert Henrichs, President, NVE in re Sobriety Celebration
22. Letter to Colonel Koenig of Corps of Engineers

*Beedle* stated that he was at the meeting the Corps of Engineers letter is referring to and he felt that the Corps of Engineers has some good information. *Mayor Kallander* stated that the reason for the letter was addressing the fact that they did show up to that meeting because they were in town but did not show up to a scheduled meeting. He stated that he is going to follow up with a phone call tomorrow to make sure he was not misunderstood.

*Allison* asked about the NVE Sobriety Celebration and whether the Council needed a motion to support the celebration financially. Council had concurrence for the City Manager to give a donation for the Celebration.

#### **L. ORDINANCES AND RESOLUTIONS**

##### **24. Resolution 08-10-49**

A resolution of the City Council of the City of Cordova Alaska directing the imposition of an E-911 surcharge – 1<sup>st</sup> reading

*Reggiani* restated Resolution 08-10-49 a resolution of the City Council of the City of Cordova, Alaska directing the imposition of an E-911 surcharge.

*Allison* stated that he supported the motion but wished it did not have to go out to everyone's bill. *Bradford* stated that he supports the motion and wants to hear from the public on their opinion. *Kacsh* wants to make sure there is a plan in place to review the surcharge so we are not over or under charging for this service. *Cheshier* asked if the numbers are the hard numbers and are we sure we are going to go with Procom? *Chief Baty* stated that the hard costs are close but somewhat variable depending on the add-on services we request. He did not get quotes for different vendors, as he wanted to get the ball rolling. The City currently has a Motorola system in place, Procom works with that system, and that was the thinking behind choosing that company. However, with this kind of expense, we will be going out to bid and we will see what options are presented to us. *Reggiani* stated he felt the system is rather expensive. He requested to know what we are going to get out of it. *Chief Baty* stated that this technology would put us ahead of the game for the requirements the Government will be implementing. *Oscar Delpino* pointed out that as far as maintenance goes, if we go with Procom we can get someone here to work on this system in 3 or 4 hours as opposed to getting someone out of Seattle. He stated that this system would only be able to point out a location if it is a smart phone but it will show who is calling. *Kacsh* stated that it is his understanding that this type of system will be required if we are to ask for additional funding and that is the reason behind the resolution. *Chief Baty* confirmed that to be his understanding as well. *Allison* stated that this \$2.00 figure is a ball park just to get things going and the program is set up to be reviewed annually so we will know if we are charging enough for this system or not. *Mayor Kallander* restated for clarification that for this E-911 system, the City will write the check to have it be put into place and this surcharge will be to replace those funds. *Lynch* pointed out that if the numbers are accurate the system will be paid for in about 5 years. *Chief Baty* pointed out that the proceeds from this surcharge will only be used for the E-911 system. *Mayor Kallander* asked Council if they are comfortable with making a motion today. *Allison* stated that no he would want to post-pone the motion if we cannot have a public hearing yet. *Cheshier* inquired whether the people have asked for this system. *Kacsh* inquired what would happen if we decided not to install the E-911 system. *Chief Baty* stated that we would have to continue to operate on an inadequate system. At this point, it takes more time for dispatchers to locate and identify those calling then necessary. *Chief Baty* stated that it is the City's responsibility to provide a 911 system to its people. *Bradford* stated that he does not feel comfortable passing this without community comment but does understand the need. *Reggiani* stated that it was his understanding that this was presented at a

previous Council meeting and was referred back to staff to gather more information. He asked *Chief Baty* if there is new data. *Chief Baty* responded that he had been in contact with the phone companies in the community and Copper Valley is looking into providing some money but the others are not in a position to offer any funds to aide in the implementation of this system. *Reggiani* stated he also supports the resolution on a first reading and would really like to hear from the public before we move forward with its implementation.

Vote on motion: 7 yeas, 0 nays. Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes; Reggiani – yes. Motion passed.

Public hearing was scheduled for the next regular meeting with advanced notice to the public.

#### 25. Resolution 10-10-53

A resolution of the City Council of the City of Cordova, Alaska, recommending that the State of Alaska Department of Transportation and Public Facilities accept the nomination of the “Whitshed Road Multiuse Pathway” to the 2012-2015 STIP, and recognize the City of Cordova’s willingness to partner on this project by contributing the required 9.3% local match for funding, and willingness to accept ownership of the pathway for future maintenance and operation, based upon an approved design plan

*M/Kacsh S/Bradford* to approve Resolution 10-10-53 a resolution of the City Council of the City of Cordova, Alaska, recommending that the State of Alaska Department of Transportation and Public Facilities accept the nomination of the “Whitshed Road Multiuse Pathway” to the 2012-2015 STIP, and recognize the City of Cordova’s willingness to partner on this project by contributing the required 9.3% local match for funding, and willingness to accept ownership of the pathway for future maintenance and operation, based upon an approved design plan.

*M/Reggiani S/Allison* to amend Resolution 10-10-53 to say, ...*one half of* the required 9.3% local match for funding...

Vote on amendment: 7 yeas, 0 nays. van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes; Reggiani – yes; Beedle – yes. Motion passed.

Vote on amended motion: 7 yeas, 0 nays. Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes. Motion passed.

#### 26. Resolution 10-10-56

A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the 2010 budget and supplemental appropriation for the capital projects and grant administration fund #401, for the purchase of a loader, at a cost not to exceed \$300,000

*M/Reggiani S/Kacsh* to approve Resolution 10-10-56, a resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the 2010 budget and supplemental appropriation for the capital projects and grant administration fund # 401, for the purchase of a loader, at a cost not to exceed \$300,000.

*Bradford* asked *Cohenour* if they would be purchasing a new loader or if they would be going to auction. *Cohenour* responded that they could purchase a new loader for this amount but want to purchase something a bit cheaper. They had the opportunity to purchase one cheaper but were not able to act quickly enough which is why we have the resolution before us. *Kacsh* asked if this new loader will be replacing a loader or if it will be adding to the fleet. *Cohenour* replied that this would be replacing an old loader. *Lynch* added that stated that the resolution allows for purchase of a new loader if nothing else is found but wanted to point out that this does not need to happen right away. If we take more time to look, we may be able to find a better deal. *Mayor Kallander* stated he felt confident in Rob Brown’s



discernment. If we give him enough time, he could save us a substantial amount of money. If the end of the year comes and we still have not found the loader for staff to continue the search. **Reggiani** clarified that that this loader would still be included in next year's budget so we really are just giving you an extra three months to shop and he has no problem with that as long as we are not getting a loader now and a loader later. **Lynch** stated that there is no intention of purchasing two loaders. **Bradford** stated that he agreed that the decision should be left to the department. **Mayor Kallander** stated Council feels safe with leaving the purchasing up to staff.

Vote on motion: 7 yeas, 0 nays. Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes. Motion passed.

#### 26a. Resolution 10-10-55

A resolution of the City Council of the City of Cordova, Alaska, to designate the properties previously occupied by Children's Memorial Park and currently occupied by the Cordova Library and Museum as the future location of a new Cordova Police & Fire Station

**M/Allison S/Reggiani** to approve Resolution 10-10-55, a resolution of the City Council of the City of Cordova, Alaska, to designate the properties previously occupied by Children's Memorial Park and currently occupied by the Cordova Library and Museum as the future location of a new Cordova Police & Fire Station.

**Kacsh** stated that this area is a major snow dump and it will cost a lot to have to move the snow somewhere else. This should be considered. **Bradford** stated that this property had been requested by the parks and rec department previously to have a children's park in this location and it was turned down for the sole reason of it being a snow dump. He stated he cannot support the resolution. **Beedle** stated people have talked to him several times about the expense and it being a snow dump. He said he agreed that we need to get the fire department and the police department out of the tsunami zone. But has concerns that downtown property is precious. There is a school zone there will there be warning lights or something? How will this effect tourism downtown? He preferred the option of having the building out the road. He thought there was better access in that location and plenty of room for expansion. **Reggiani** stated that he was the chair of the Police and Fire Facilities committee. He stated that there were advantages and disadvantages to both locations. The committee came to Council with a single recommendation based on the information they reviewed. The purpose of the resolution is that in order to get grant money for the next stage of facility design we have to have a parcel designated. The committee felt confident that the other concerns could be addressed after we get the grant money and have the design stage underway. We will walk away from grant money if we do not approve this resolution. What is needed to secure the grant funds is not to consider the size of it, snow dump, parking, design, just that a parcel to be designated. **Mayor Kallander** stated that this committee put in a lot of time and research for this resolution and if Council cannot approve it at this time that Council talk to the committee for clarification. **Bradford** said he would prefer to have the committee come in and present to Council so they can make a more informed decision. **Kacsh** stated he is not necessarily against it but wants to take into consideration the snow dump. In addition, that we received State funding for a Park in that location and that needs to be considered. **Reggiani** responded that the location for the Park has been moved and so is not a concern. He stated that the Committee wrote a report to Council and does not feel they could be clearer coming to Council and is not sure what the point would be. **Cheshier** says he is prepared to support the motion after the discussion today. He feels the concerns are valid but this does not need to be addressed as of yet but that can be dealt with at a later time. **Allison** stated he agreed with **Cheshier** that this resolution does not commit us to this location just opens the door for grant funding, which we need to move further, at which time the concerns can be addressed more carefully. **Delpino** pointed out that the advantages and disadvantages are listed out in the packet. One thing that was not addressed in the packet was insurance rates. The Police and Fire

facility must stay within a certain range of the residential parts of town or the homeowners insurance rates will go up. With the downtown location, nothing will have to change for our citizens.

Vote on the motion: 4 yeas, 3 nays. Beedle – no; van den Broek – no; Kacsh – yes; Allison – yes; Bradford – no; Cheshier – yes; Reggiani – yes. Motion passed.

#### **M. UNFINISHED BUSINESS – None**

*M/Reggiani S/Cheshier* to recess until 7 p.m. 10/07/2010.

*Bradford* stated that he will not be able to make it to the meeting.

*van den Broek* said he would be calling in again to the meeting.

Vote on motion: 7 yeas, 0 nays. Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes; Bradford – yes; Cheshier – yes. Motion passed.

Council Meeting Recessed at 11 p.m. 10/06/2010

Reconvened Regular Council Meeting in the Library Meeting room at 7 p.m. 10/07/2010

#### **ROLL CALL**

Present for roll call were *Mayor Jim Kallander*, Council members *Keith van den Broek* (present via teleconference), *James Kacsh*, *David Allison*, *EJ Cheshier*, *David Reggiani* and *Robert Beedle*. Council Member *Bret Bradford* was absent. Also present were City Manager *Mark Lynch* and City Clerk *Susan Bourgeois*.

*Mayor Kallander* requested Council revisit the Manager's report as he has some updated information.

#### **MANAGERS REPORT CONTINUED**

*Mark Lynch* updated Council on the conversations he has had with the Coast Guard regarding the Sound Developer. He stated that they would still like to move it to Seward but with it being so late in the season that it is not looking likely so there are two other options for its removal. 1) Leave it sit for one more winter. 2) Move the boat with a boom around it. The second is the preferred option but there is concern of the boat coming apart in the process of the move. *Mayor Kallander* stated that they have on the agenda the negotiations with AIGCO and P&Z is working on the expansion for the shipyard so suggested the boat not be moved over there. You never know when you park that much steel if it will ever move again so we do not want to move it where it will be an issue later. *Kacsh* suggested moving the boat around the backside of the South Fill. *Mayor Kallander* pointed out that the boat is not shallow enough to be put up there. *Beedle* mentioned that where the fill is at the end of the shipyard if it is sitting there all winter there could be an environmental problem. The northerly can be quite choppy and his concern is that it could be broken up. *Mayor Kallander* suggested moving the boat over by the fingers by the boatlift. The concern, again, was that the water can get choppy and the boat could break apart. The boats integrity is not good as it is coming apart from the inside. It would be a good idea to put it somewhere protected. *Cheshier* asked who owned the beach between the old Coast Guard dock and St Elias as that would be a protected place. Council thought it might be Ocean Beauty. Discussion about whether it was deep enough there that we could cut it apart there if we need to. *Mayor Kallander* pointed out that if the boat became a derelict having access to it will be important. He agreed that *Cheshier* had a good idea and that would be an easy access location if we could utilize it. *Lynch* pointed out that the Coast Guard is still planning to take it to Seward and the location to move it to would be temporary. *Kallander* stated that his concern is that if they get a change in command he wants to leave us options for disposing it ourselves if we need to. *Beedle* presented the case that if the boat deteriorated over the winter that it cannot be moved we want it to be in a place that is not going to be in the way. *Mayor Kallander* stated that the Council's preferred location is

the south side of the breakwater. *Lynch* stated that all he needs to tell Coast Guard is that we do have a place to put it should it go that route. *Mayor Kallander* stated that *Lynch* should tell them we have several locations in mind that will need to be drafted first but we can accommodate if we need to. Council instructed *Lynch* to tell U.S. Coast Guard to go ahead with the move preparations and Council will decide on the location when the time comes.

## N. NEW & MISCELLANEOUS BUSINESS

### 27. Health Services board membership

*M/Cheshier S/Reggiani* to remove *John Renner* from the Health Services Board.

*Cheshier* stated he felt this necessary decision due to *Renner's* hostility to employees and other board members. *Beedle* requested the Health Services Board President speak concerning the motion. *Allison*, Health Services Board President, stated that he agreed with most of what *Cheshier* said and wishes it had come up at a Health Services Board meeting instead but can see reasoning behind the motion. *Allison* stated that he would have preferred if *Renner* had stepped down when the conflict of interest arose to avoid this action. *Allison* said that for technical purposes, the action was to write a letter and *Renner* will be removed in 15 days. *Kacsh* stated that it was Council's responsibility and he does not see why it would have to start at the Health Services Board when the appointed person was appointed by this body.

Vote on motion: 6 yeas, 0 nays, 1 absent (Bradford). Cheshier – yes; Reggiani – yes; Beedle – yes; van den Broek – yes; Kacsh – yes; Allison – yes. Motion passed.

### 28. 2011 Budget discussion – preliminary revenues

*Lynch* stated that the numbers have been generated from this year's records and previous year's records. He got the property tax from the Clerk. He made a best guess estimate on the raw fish tax. Discussion followed on the gathering of numbers, how up to date they are, and where the estimates came from. *Mayor Kallander* stated that every business owner he has talked to say they had a good season. *Lynch* pointed out that we have many step increases in salary this year that we will need to off-set somewhere. *Reggiani* presented his research on the raw fish tax. He reported that the 2009 number is based on an \$84 million ex-vessel value, the 2010 number is based on a \$49 million ex-vessel value, estimated numbers for 2011 should be based on a \$130 million ex-vessel value. \$86 million of the \$130 million came from pinks. What was brought on-shore verses kept offshore will help us. Looking at the numbers his best guess estimate would be \$1.6 to \$1.7 million dollars. *Mayor Kallander* asked *Allison* for his opinion as he works for Trident Seafoods. *Allison* stated that his guess would be difficult as the enhancements to their facility at Trident brought in more fish than last year and the fishing was significantly better than last year, however, some of the fish they can report went to floaters and never entered Cordova. Value-wise the two Trident facilities did close to 50% over last year. *Mayor Kallander* pointed out that several of the canneries here in town were at capacity for many days. He felt this was a good sign. He felt Council should be conservative with *Reggiani's* numbers and more optimistic than *Lynch's* numbers for an estimate to build a budget off. Discussion was about \$1.5 million being a conservative number. Clarification was offered on why the budget must be conservative and built off estimates as opposed to hard numbers. *Allison* stated that he does not think the City will be much more than double last year and feels more comfortable with a \$1.4 million guess than \$1.5 million. *Lynch* pointed out that we will know more about sales tax before budget is completed. Consensus was reached that \$1.4 million was a conservative number Council was comfortable structuring a budget around for this upcoming year.

*Beedle* pointed out that licenses and permits considerable dropped in 2009. Are we losing businesses or gaining businesses back? *Lynch* stated that he could not explain the drop in that area but that it is projected to be back up for this year. In addition, that in looking at the licenses and permits the City is losing money so his recommendation for the budget would be to increase the fee for those items so we

can at least break even. **Mayor Kallander** pointed out that there are a lot more businesses than we see. Businesses can be opened for specific purposes and then closed when the need is no longer present. **Beedle** stated he felt it was an area of concern and should be watched. **Mayor Kallander** asked for **Lynch** and **Ashley** to look into the matter and present the findings at the next meeting. **Kacsh** stated he felt that the income from sales tax will be higher as inflation has been going up. **Reggiani** stated he felt **Lynch** has done a great job with the budget projection and would like to look at the Law Enforcement. He is hearing from a lot of people concern regarding the citations and can see a great variance in the years listed in this category. **Lynch** pointed out that the higher trends are relative to when the City has employed a Community Safety Officer. **Reggiani** requested the category of citations be broken down for their evaluation purposes. **Lynch** passed the recommendation on to **Chief Baty**. **Cheshier** stated that the summer camp did really well. **Lynch** stated he thought the pool would have done well too if it had not been closed for so long. **Beedle** said he was glad that Skaters Cabin was going up; it must be getting good use. **Mayor Kallander** stated that there was concurrence on the amount decided on for this year's budget.

#### 29. Discussion of Clerk and Manager Evaluations

**Mayor Kallander** spoke to upcoming evaluations. The Clerk has requested the 6 months evaluation be by-passed. He requested she write Council a letter absolving the Council of any liability. He is concerned with being sure Council does their due diligence to the Clerk in performing an evaluation but does not see a need for an evaluation now and can wait until her annual evaluation. **Cheshier** said he is very happy with the service they have received from the Clerk and is not worried about the evaluation. **Beedle** agreed with **Cheshier** that it is ok to wait another 6 months to do the Clerk's evaluation. **Reggiani** stated he agreed with the rest of Council and the evaluation can be by-passed. **Mayor Kallander** led discussion on the procedures for the City Managers Evaluation. **Lynch** pointed out a concern he has that there really is no job description for his duties. **Kacsh** stated that usually they have the Manager's self-evaluation when they do their evaluations. Discussion followed as to whether they want to continue the self-evaluations. It was decided that **Lynch** would provide Council a self-evaluation and that he will have it ready by the next meeting. At which time Council can do their evaluations of the City Manager.

#### 30. Pending Agenda and Calendar

**Bourgeois** reminded Council that there is a Joint Health Care Work Session at the Little Chapel at 6pm on Wednesday October 13<sup>th</sup>. There is a public hearing on the Resolution 08-10-49 before the next regular meeting at 7:15pm on the 20<sup>th</sup>. Council decided they would like to give the public more time to speak on the resolution so would start the Public Hearing at 7pm on the 20<sup>th</sup> before the regular Council meeting.

**Mayor Kallander** asked of **Lynch** when the rest of the budget would be presented before Council. **Lynch** stated he had date options for the budget meetings. His hope is to get it done quickly. **Mayor Kallander** requested that he have the whole thing completed and present it all in one meeting. **Lynch** had been thinking it would be presented in several segmented sessions. **Mayor Kallander** said he would like to not be long and drawn out this year but just sit down and get it worked out. The meeting would go till 11pm and then continue at the earliest available time if it is not completed. **Reggiani** stated he would like to see the whole thing in the first week of November and have it totally wrapped up before Thanksgiving. **Kacsh** stated he would like to see it divided up between operating budget and capital budget. **Cheshier** stated he agreed with **Reggiani's** time-frame. **Mayor Kallander** requested it not be on the night of a regular meeting. **Lynch** asked if Council wanted to start on November 4<sup>th</sup> or the 9<sup>th</sup>. It was decided that they would start on November 4<sup>th</sup> and plan to be done by November 11<sup>th</sup> and be voted on in the beginning of December.

**Reggiani** stated he would like to present the option of starting the meetings earlier than 7pm to get more accomplished. **Kacsh** stated that any earlier than 7pm is tough for him as he has family and work responsibilities.

**O. AUDIENCE PARTICIPATION**

*Jason Borer*, 325 First St, pointed out that yesterday the Mayor brought cookies and the room was packed and today there were no cookies and the room is not packed.

*Glenn Ujioka*, 4.5 Copper River Hwy, he is on the HSB and has no problem with the removal of one of the board members. He pointed out that this Council operates smoothly and is shocked at the lack of decorum at some of the HSB meetings. He stated he appreciates that Council "took the bull by the horns" and addressed the issue. He thinks that training is well worth the money in order to help meetings run more efficiently. He is sure no one appreciates the circumstance on which Council had to act. He hopes that HSB and the City Council will continue to have good communication. He appreciates the work the Council does and the way they keep order in their meetings.

**P. COUNCIL COMMENTS**

31. Council Comments

*Reggiani* commented that yesterday there was a lot of public comment on the DMV hours and they were mostly speaking for more hours than the 20 hours we are currently offering. He requested that *Lynch* present his flexibility options to add to next year's budget. He would like to see if we could address some of the needs of the community. Some clarification was offered by *Lynch* on the current hours.

*Kacsh* requested that perhaps we could place snow dumps as an agenda item to discuss options, look at maps of where the snow dumps are and where they need to be and possibly purchase property for that purpose. He also stated he would like to look at perhaps adding to the Harbor commission. *Mayor Kallander* requested the Clerk to look into procedures for adding members to the commission. *Reggiani* asked if it was true or in code if the commission only has 3 meetings a year. Response was that it has been that way but there was no absolute on the rules of number of meetings.

*Beedle* stated he would like to see the Harbor Commission be motivated to action.

*Allison* stated he would like to see if there is some way to fit into the budget a way to accommodate the wishes of the community for more DMV hours

**Q. EXECUTIVE SESSION**

32. AIGCO negotiations – update from Manager

*M/Reggiani S/Kacsh* to go into Executive Session for matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government, specifically, to discuss the AIGCO negotiations with an update from the City Manager.

Vote on motion: 5 yeas, 0 nays, 2 absent (Bradford, van den Broek). Reggiani – yes; Beedle – yes; Kacsh – yes; Allison – yes; Cheshier – yes. Motion carried.

*M/Cheshier S/Allison* to have a 5 min recess at 8:35 pm

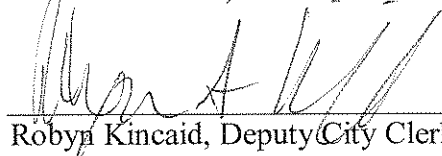
The Executive Session convened at 08:40 pm and the Regular Meeting reconvened at 09:10 pm.

**R. ADJOURNMENT**

*M/Allison S/Reggiani* to adjourn the regular meeting at 09:11 pm.

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

Approved: November 3, 2010

Attest:   
Robyn Kincaid, Deputy City Clerk

