

**Mayor**

Clay Koplin

**Council Members**

Tom Bailer

Cathy Sherman

Jeff Guard

Melina Meyer

Anne Schaefer

David Allison

David Glasen

**City Manager**

Helen Howarth

**City Clerk**

Susan Bourgeois

**Deputy Clerk**

Tina Hammer

**Student Council**

*vacant*

**Regular City Council Meeting  
November 18, 2020 @ 7:00 pm  
Cordova Center Community Rooms  
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 Clay Koplin, Council members Tom Bailer, Cathy Sherman, Jeff Guard, Melina Meyer, Anne Schaefer, David Allison, and David Glasen

**D. Approval of Regular Agenda..... (voice vote)**

**E. Disclosures of Conflicts of Interest and Ex Parte Communications**

- conflicts as defined in Cordova Municipal Code 3.10.010 should be declared, then Mayor rules on whether member should be recused, Council can appeal the Mayor's ruling
- ex parte should be declared here, the content of the ex parte should be explained when the item comes before Council, ex parte does not recuse a member, it is required that ex parte is declared and explained

**F. Communications by and Petitions from Visitors**

**1. Guest Speakers**

**a.** Incident Management Team, COVID-19 Update

**b.** 2019 Financial Audit presentation, BDO, USA, LLP, ***Bikky Shrestha***..... (available on City website)

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

**3. Chairpersons and Representatives of Boards and Commissions (CCMCA BoD, School Board Rep)**

**4. Student Council Representative Report – *awaiting contact from CHS***

**G. Approval of Consent Calendar**

**5. Resolution 11-20-41..... (page 1)**

A resolution of the Council of the City of Cordova, Alaska in support of full funding (\$14,049,988) for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2021 state capital budget

**6. Minutes of the 11-04-2020 Council Public Hearing..... (page 3)**

**7. Minutes of the 11-04-2020 Council Regular Meeting..... (page 4)**

**8. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absences of the following: Council members Cathy Sherman and Melina Meyer from the November 4, 2020 Regular Meeting**

**H. Approval of Minutes - in consent calendar**

**I. Consideration of Bids - none**

**J. Reports of Officers**

**9. Mayor's Report**

**10. City Manager's Report**

**11. City Clerk's Report**

## **K. Correspondence**

12. 10-31-20 Thank You note from Brian O'Leary of Ocean Beauty..... (page 7)

## **L. Ordinances and Resolutions - none**

## **M. Unfinished Business**

13. Disposal and method of disposal of ASLS 79-258 ..... (voice vote)(page 8)  
(referred on 09-16-20, may be discussed in executive session)

## **N. New & Miscellaneous Business**

14. Discussion of COVID-19 Emergency Response

15. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists..... (page 29)

## **O. Audience Participation**

## **P. Council Comments**

## **Q. Executive Session**

16. Disposal of ASLS 79-258 (see item 13) in executive session because it is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government

City Council is permitted to enter an executive session if an explicit motion is made to do so calling out the subject to be discussed and if that subject falls into one of the 4 categories noted below. Therefore, even if specific agenda items are not listed under the Executive Session header on the agenda, any item on the agenda may trigger discussion on that item that is appropriate for or legally requires an executive session. In the event executive session is appropriate or required, Council may make a motion to enter executive session right during debate on that agenda item or could move to do so later in the meeting.

## **R. Adjournment**

*Public Call-in number 907-253-6202, each call is placed on hold, then calls will ring through in the order received, please stay on the phone until you've been addressed or thanked by the Chair or Council, then hang up, comments limited to 3 minutes*

### **Executive Sessions per Cordova Municipal Code 3.14.030**

- **subjects which may be considered 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.
- **subjects may not be considered in the executive session except those mentioned in the motion calling for the executive session, unless they are auxiliary to the main question**
- **action may not be taken in an executive session except to give direction to an attorney or labor negotiator regarding the handling of a specific legal matter or pending labor negotiations**

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**CITY OF CORDOVA, ALASKA  
RESOLUTION 11-20-41**

**A RESOLUTION OF THE COUNCIL OF THE CITY OF CORDOVA, ALASKA IN SUPPORT  
OF FULL FUNDING (\$14,049,988) FOR THE STATE OF ALASKA MUNICIPAL HARBOR  
FACILITY GRANT PROGRAM IN THE FY 2021 STATE CAPITAL BUDGET**

**WHEREAS**, the City Council of the City of Cordova, Alaska, recognizes the majority of the public boat harbors in Alaska were constructed by the State during the 1960s and 1970s; and

**WHEREAS**, these harbor facilities represent critical transportation links and are the transportation hubs for waterfront commerce and economic development in Alaskan coastal communities; and

**WHEREAS**, these harbor facilities are ports of refuge and areas for protection for ocean-going vessels and fishermen throughout the State of Alaska, especially in coastal Alaskan communities; and

**WHEREAS**, the State of Alaska over the past nearly 30 years has transferred ownership of most of these State-owned harbors, many of which were at or near the end of their service life at the time of transfer, to local municipalities; and

**WHEREAS**, the municipalities took over this important responsibility even though they knew that these same harbor facilities were in poor condition at the time of transfer due to the state's failure to keep up with deferred maintenance; and

**WHEREAS**, consequently, when local municipal harbor masters formulated their annual harbor facility budgets, they inherited a major financial burden that their local municipal governments could not afford; and

**WHEREAS**, in response to this financial burden, the Governor and the Alaska Legislature passed legislation in 2006, supported by the Alaska Association of Harbormasters and Port Administrators, to create the Municipal Harbor Facility Grant program, AS 29.60.800; and

**WHEREAS**, the Council of the City of Cordova, Alaska, is pleased with the Department of Transportation and Public Facilities administrative process to review, score and rank applicants to the Municipal Harbor Facility Grant Program, since state funds may be limited; and

**WHEREAS**, for each harbor facility grant application, these municipalities have committed to invest 100% of the design and permitting costs and 50% of the construction cost; and

**WHEREAS**, the municipalities of the City of Cordova, City and Borough of Sitka, City and Borough of Juneau, City of Seward, and City of Sand Point have offered to contribute \$14,049,988 in local match funding for FY2022 towards five harbor projects of significant importance locally as required in the Harbor Facility Grant Program; and

**WHEREAS**, completion of these harbor facility projects is all dependent on the 50% match from the State of Alaska's Municipal Harbor Facility Grant Program; and

**WHEREAS**, during the last ten years the Municipal Harbor Facility Grant Program has only been fully funded twice; and

**WHEREAS**, a survey done by the Alaska Municipal League of Alaska's ports and harbors found that from the respondents, the backlog of projects necessary to repair and replace former State-owned harbors has increased to at least \$500 million; and

**WHEREAS**, over the last five years, municipal harbors have submitted \$58 million in capital project match requests, representing over \$116 million in shovel-ready capital projects that have received only \$16.6 million in funding through the Municipal Harbor Grant Program with zero funding in FY21.

**NOW THEREFORE BE IT RESOLVED** that the City Council of the City of Cordova, Alaska, urges full funding in the amount of \$14,049,988 by the Governor and the Alaska Legislature for the State of Alaska's Municipal Harbor Facility Grant Program in the FY 2022 State Capital Budget in order to ensure enhanced safety and economic prosperity among Alaskan coastal communities.

**PASSED AND APPROVED THIS 18<sup>th</sup> DAY OF NOVEMBER 2020.**

\_\_\_\_\_  
Clay R. Koplin, Mayor

Attest:

\_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk

City Council Public Hearing  
November 4, 2020 @ 6:45 pm  
Cordova Center Community Rooms A & B  
Minutes

**A. Call to order**

**Mayor Clay Koplín** called the Council public hearing to order at 6:50 pm on November 4, 2020, in the Cordova Center Community Rooms.

**B. Roll call**

Present for roll call were **Mayor Clay Koplín** and Council members **Tom Bailer**, **David Allison**, and **David Glasen**. Council members **Jeff Guard** and **David Glasen** were present via teleconference. Council members **Cathy Sherman** and **Melina Meyer** were absent. Also present were City Manager **Helen Howarth** and City Clerk **Susan Bourgeois**.

**C. Public hearing**

1. Ordinance 1192 An ordinance of the Council of the City of Cordova, Alaska, repealing and reenacting Cordova Municipal Code Title 2 "Elections" to update and clarify the City election process, add authority to modify voting requirements during an emergency, adopt an early voting process and expand the vote by-mail process to promote and support remote voting

**Mayor Koplín** opened the hearing up for public testimony on the ordinance. There was no public testimony. The public hearing was recessed at 6:53 and then brought back into session at 6:59 pm.

**D. Adjournment**

Hearing no objection **Mayor Koplín** adjourned the public hearing at 7:00 pm.

Approved: November 18, 2020

Attest: \_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk

**Regular City Council Meeting**  
**November 4, 2020 @ 7:00 pm**  
**Cordova Center Community Rooms A & B**  
**Minutes**

**A. Call to order**

**Mayor Clay Koplin** called the Council regular meeting to order at 7:05 pm on November 4, 2020, in the Cordova Center Community Rooms.

**B. Invocation and pledge of allegiance**

**Mayor Koplin** led the audience in the Pledge of Allegiance.

**C. Roll call**

Present for roll call were **Mayor Clay Koplin** and Council members **Tom Bailer**, **David Allison**, and **David Glasen**. Council members **Jeff Guard** and **David Glasen** were present via teleconference. Council members **Cathy Sherman** and **Melina Meyer** were absent. Also present were City Manager **Helen Howarth** and City Clerk **Susan Bourgeois**.

**D. Approval of Regular Agenda**

**M/Bailer S/Allison** to approve the agenda.

Vote on the motion: 5 yeas, 0 nays, 2 absent (Sherman, Meyer). Motion was approved.

**E. Disclosures of Conflicts of Interest and ex parte communications - none**

**F. Communications by and Petitions from Visitors**

**1. Guest speaker**

**a. Incident Management Team, Covid-19 update** - City Manager **Helen Howarth** reported: 1) we are actively continuing our response from a health perspective and a public communications perspective, there are 6 individuals on the IMT, we meet every 2 weeks, we are keeping things going; airport ambassadors, testing in town 6 days per week; we are at a place of careful participation in our community with most places are open and functioning.

**2. Audience comments regarding agenda items - none**

**3. Chairpersons and Representatives of Boards and Commissions**

**Tom Bailer**, City representative to the PWSAC Board reported that the executive director has resigned - it was on good terms and they are looking now for a new manager. Currently, **Tom Carpenter** is the president of the board and many of the executive committee are Cordovans which is always good.

**Greg Meyer**, CCMCA Board chair was present via teleconference and reported: 1) staff has been busy with Covid preparations and spending Covid funding: \$180,000 on a centralized monitoring system, a new 4WD wheelchair accessible van, an upgraded and updated nursing call system for \$150,000, new telephone system, digital X-ray machine, new HVAC system, there is about \$3 million in Covid money left to spend; 2) he spoke with NVE, **Bert Adams** today, they are still on board - they are dealing with Covid like everyone else, they have a few new board members, he figures we should give it a few months and maybe they'd get us something by March.

Council questions: **Schaefer** asked if there has been a completed 2019 audit yet. **Meyer** said yes, he will get that to **Howarth**.

**4. Student Council representative - vacant**

**G. Approval of Consent Calendar**

**5. Minutes of the 10-21-2020 Regular Council Meeting**

**6. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of the following: Council member Cathy Sherman from the October 21, 2020 Regular Meeting**

Vote on the consent calendar: 5 yeas, 0 nays, 2 absent. Bailer-yes; Sherman-absent; Guard-yes; Meyer-absent; Schaefer-yes; Allison-yes and Glasen-yes. Consent calendar was approved.

**H. Approval of Minutes - in Consent Calendar**

**I. Consideration of Bids - none**

**J. Reports of Officers**

**7. Mayor's Report** - **Mayor Koplin** reported: 1) he's been working with **Bitney** between now and December 15 they hope to get the Tier I Harbor grant into the Governor's budget; 2) he's working on an ADF&G letter - to support a grant proposal.

8. Manager's Report - City Manager **Helen Howarth** reported: 1) an update on the Cordova Cash program – launching this in the next couple of weeks – over 2,000 individual applicants, about 80 businesses have signed up as recipients – we're devoting about \$925,000 to that program – feeling really good about it, generated a lot of interest in the community, cards will be good for 1 year from date of issue.

9. City Clerk's Report – **Bourgeois** reported: 1) there are vacancies upcoming on Harbor Commission, Parks and Rec, Planning Commission, Historic Preservation Commission and Library Board – she asked Council members to talk those up with citizens, we will be appointing at the first December meeting.

#### K. Correspondence

10. 10-20-20 Mayor Koplin letter of support for PKS Ocean Plastic Recycling

11. 10-22-20 Mayor Koplin letter of support for Alaska Air Essential Air Service

12. 10-22-20 USDA News Release re Public Feedback on Outdoor Projects

12a. 10-22-20 Mayor Koplin letter to Governor re Fast Ferry Interest

12b. 10-29-20 PWSRCAC letter to DC delegation re deficiencies in PWS

#### L. Ordinances and Resolutions

13. Ordinance 1192 An ordinance of the Council of the City of Cordova, Alaska, repealing and reenacting Cordova Municipal Code Title 2 “Elections” to update and clarify the City election process, add authority to modify voting requirements during an emergency, adopt an early voting process and expand the vote by-mail process to promote and support remote voting – 2<sup>nd</sup> reading

**M/Allison S/Bailer** to adopt Ordinance 1192 An ordinance of the Council of the City of Cordova, Alaska, repealing and reenacting Cordova Municipal Code Title 2 “Elections” to update and clarify the City election process, add authority to modify voting requirements during an emergency, adopt an early voting process and expand the vote by-mail process to promote and support remote voting.

**M/Allison S/Bailer** to amend the ordinance proposed section 2.04.090 to delete the word ordinance and replace it with resolution subject to a public hearing.

Vote on the motion to amend: 5 yeas, 0 nays, 2 absent. Schaefer-yes; Sherman-absent; Bailer-yes; Meyer-absent; Allison-yes; Guard-yes and Glasen-yes. Motion was approved.

**Allison** and **Bailer** asked the City Clerk about section 2.24 Election Emergency Plan. **Bourgeois** was able to answer questions and they seemed comfortable with the section. **Schaefer**, **Guard** and **Glasen** said they would support the ordinance.

Vote on the main motion: 5 yeas, 0 nays, 2 absent. Meyer-absent; Allison-yes; Bailer-yes; Sherman-absent; Glasen-yes; Guard-yes and Schaefer-yes. Motion was approved.

14. Resolution 11-20-39 A resolution of the Council of the City of Cordova, Alaska, placing a ballot proposition before the voters at the Regular Election of March 2, 2021 amending Section 5-19 entitled “Personal Interest” to clarify the language and expand the city's ability to purchase, exchange, sell and contract with elected officials and the city manager without competitive procurement so long as council approves sales, purchases, exchanges or contracts of substantial value via ordinance and the city publicly discloses the essential terms of all such transactions

**M/Bailer S/Allison** to approve Resolution 11-20-39 A resolution of the Council of the City of Cordova, Alaska, placing a ballot proposition before the voters at the Regular Election of March 2, 2021 amending Section 5-19 entitled “Personal Interest” to clarify the language and expand the city's ability to purchase, exchange, sell and contract with elected officials and the city manager without competitive procurement so long as council approves sales, purchases, exchanges or contracts of substantial value via ordinance and the city publicly discloses the essential terms of all such transactions

**Allison** said this was discussed with the City Attorney and she has written this taking Council's comments into account in this language. He said we will have to explain this well to citizens that this isn't Council trying to pad anyone's pockets but instead we want the City to have the flexibility in a small community to get projects done. Glasen supports putting this in front of the voters. **Guard** and **Schaefer** also said they are in favor. **Schaefer** pointed out a small typo in the resolution which the Clerk said she could fix without a formal amendment.

Vote on the motion: 5 yeas, 0 nays, 2 absent. Sherman-absent; Schaefer-yes; Guard-yes; Meyer-absent; Allison-yes; Glasen-yes and Bailer-yes. Motion was approved.

15. Resolution 11-20-40 A resolution of the Council of the City of Cordova, Alaska, continuing the City's declaration of a local emergency arising from Covid-19

**M/Bailer S/Schaefer** to approve Resolution 11-20-40 A resolution of the Council of the City of Cordova, Alaska, continuing the City's declaration of a local emergency arising from Covid-19

**Schaefer** said she supports this; the pandemic is not over, and this will allow us to get federal and state assistance should it become available again. **Allison** said he doesn't support this; he doesn't believe we are in an emergency. **Guard** and **Glasen** spoke in favor of this.

Vote on the motion: 4 yeas, 1 nay, 2 absent. Glasen-yes; Bailer-yes; Meyer-absent; Guard-yes; Allison-no; Schaefer-yes and Sherman-absent. Motion was approved.

#### **M. Unfinished Business**

16. Overview of E-911 and City addressing, Council discussion – after some discussion and questions and answers, Council opted to direct the manager to report back to them – what they seemed most interested in doing was getting moving on updating City addressing. They discussed at Pending Agenda and came up with a report back after the first of the new year.

#### **N. New & Miscellaneous Business**

17. Discussion of COVID-19 Emergency Response

Bailer offered praise to City staff, hospital staff, NVE staff

18. Pending Agenda, Calendar and Elected & Appointed Officials lists

**Bailer** mentioned the City Manager's evaluation on the PA – listed as in October. **Mayor Koplin** said he'd get the packets out to Council. They also put addressing on Pending Agenda for a report back with a recommendation after January 2021.

**Glasen** mentioned the extremely unsafe conditions when roads are slick on the highway near Mavis Island. He wondered if the **Mayor** could somehow contact DoT, perhaps a guardrail there would be considered.

#### **O. Audience Participation - none**

#### **P. Council Comments**

**Guard** thanked staff, thanked **Paul Trumblee** for the E-911 report.

**Glasen** echoed the thanks to **Helen**, staff.

**Bailer** thanked the poll workers for the recent election. No place easier to vote than in Cordova.

#### **Q. Executive Session**

19. Disposal of ASLS 79-258 in executive session because it is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government

**M/Allison S/Glasen** to go into executive session to discuss disposal of ASLS 79-258 which is a topic for executive session because it is a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government

Vote on the motion: 5 yeas, 0 nays, 2 absent. Motion was approved.

**Mayor Koplin** recessed the meeting at 8:23 pm to clear the room.

Council entered the executive session at 8:25 pm and came back into open session at 8:57 pm.

**Mayor Koplin** said no decisions were made in the executive session.

#### **R. Adjournment**

**M/Glasen S/Allison** to adjourn the meeting.

Hearing no objection **Mayor Koplin** adjourned the meeting at 8:58 pm.

Approved: November 18, 2020

Attest: \_\_\_\_\_  
Susan Bourgeois, CMC, City Clerk



Dear Clay Koplin,

What a year! Appreciate your efforts and leadership during the Spring and Summer. Having the support from yourself, city manager, city council, and EMC during the introduction of Covid to Alaska was a fantastic support. It's not how you start, but how you finish. The pandemic has not stopped and I feel confident the Ocean Beauty's C-19 will only be better. Thank you again!

Sincerely,  
Bruce O'Leary



**AGENDA ITEM # 13**  
**City Council Meeting Date: 11/18/20**  
**CITY COUNCIL COMMUNICATION FORM**

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**FROM:** Planning Staff

**DATE:** 11/11/20

**ITEM:** Letter of Interest from Cannery Row, Inc. for ASLS 79-258

**NEXT STEP:** Direct City Manager on Disposal and Disposal Method

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☐ INFORMATION  
☒ MOTION  
☐ RESOLUTION

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**I. REQUEST OR ISSUE:**

Requested Actions: Direct City Manager on Disposal and Disposal Method  
Applicant: Cannery Row, Inc.  
Legal Description: ASLS 79-258  
Lot Area: 21.55 AC  
Zoning: Waterfront Industrial District  
Location Map: Location Map  
Plat  
Localized Zoning Map  
2019 Cordova Comprehensive Plan Future Land Use Map  
Letter of Interest from Cannery Row, Inc. with attachments

**II. RECOMMENDED ACTION / NEXT STEP:**

Staff suggest the following motion:

“I move to direct the city manager to dispose of ASLS 79-258 as outlined in Cordova Municipal Code 5.22.060 B by \*”

Choose one of the following to insert for the asterisk:

1. Negotiating an agreement with Cannery Row, Inc. to lease or purchase the property.
2. Requesting sealed proposals to lease or purchase the property.
3. Inviting sealed bids to lease or purchase the property.
4. Offering the property for lease or purchase at public auction.

### **III. FISCAL IMPACTS:**

Fiscal impacts include the potential purchase price of the property and future property tax revenue.

### **IV. BACKGROUND INFORMATION:**

This property is currently designated ‘Available – Requires Subdivision’ on the 2020 Land Disposal Maps. This designation has the following definition:

***Available - Requires Subdivision** – These parcels are considered ‘Available.’ These are large parcels of land which would most likely be developed as a subdivision. The disposal process for these parcels is complex and could take a significant amount of time. Many require some or all of the following: city acquiring title to the land from the state, an extensive amount of surveying, or subdivision development agreements. Many of these parcels include city improvements that would not be disposed, such as access roads, water infrastructure, trails, cemeteries, etc.*

This property is zoned in the Waterfront Industrial District, while neighboring properties are zoned Waterfront Commercial Park District, Low Density Residential, and Conservation (see attached map). Development of the subdivision would likely require rezoning or conditional use permitting for some or all of the property. The Future Land Use Map (attached) from the 2019 Cordova Comprehensive Plan has identified this property and the property to the north as “In-Town Mixed Use,” which was a land use category created primarily for undeveloped property where best use could be determined with further public engagement.

The property contains an old quarry site, which has been unused for decades. The city owns a significant amount of land along Orca Road which could be used as a future rock source as needed if this property was disposed of. This property also contains the burn pile, which could be relocated to a new negotiated location on the property or a different location altogether. The property is adjacent to Orca Road which is a State DOT road which requires driveway permits.

The City water main is located in Orca Road. A sewer main is being extended to the new Science Center facility located directly south of the project. For sewer to be available to this property, the sewer main would have to be extended and a sewer lift station would likely be required.

### **Applicable Code:**

#### **5.22.040 - Letter of interest to lease or purchase.**

*C. The planning commission shall review the letter of interest and recommend to the city council whether to offer the real property interest for disposal by one of the methods as described in*

5.22.060 - Methods of disposal.

*B. In approving a disposal of an interest in city real property, the city council shall select the method by which the city manager will conduct the disposal from among the following:*

- 1. Negotiate an agreement with the party who submitted a letter of interest to lease or purchase the property;*
- 2. Invite sealed bids to lease or purchase the property;*
- 3. Offer the property for lease or purchase at public auction;*
- 4. Request sealed proposals to lease or purchase the property.*

**9/2/20** – Received a letter of interest from Cannery Row, Inc. for the property.

**9/8/20** – At the Planning Commission Regular Meeting, the commission recommended that City Council directly negotiate with Cannery Row, Inc. From the unapproved meeting minutes:

M/Pegau S/Hall to recommend to City Council to dispose of ASLS 79-258 as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement with Cannery Row, Inc. to lease or purchase the property.

**Pegau** said this was one of the rare times where direct negotiation makes sense because of the land swap. The land swap may not be exactly for what is proposed and hopefully the city makes the decision that is best for the city in the long run. It is a good approach for dealing with the area and the water tank issue. **Hall** said it would save the city a lot in the long run.

**Baenen** said that the quarry was used to fill the north and south fills. There has been talk of expanding the harbor and he would like to know where the rock would come from. The city should make sure they still have an area that could be used as a future quarry that wouldn't require a lot investment to start. He agrees it is a great concept for a subdivision.

**Bird** said she agreed with **Pegau** about doing direct negotiation. **McGann** said that concerning the availability of rock, the city owns a significant amount of property along Orca Road that could be developed into a pit. The development of a new quarry isn't a big issue. The cost of rebuilding a tank would be very expensive and there is no obligation in the lease that it gets renewed.

**Pegau** asked **Stavig** if the motion on the table limits the city to only disposing the entire lot and not being able to negotiate only a portion of the property. **Stavig** said that negotiations could end up just being for a portion of the whole property. He also verified that the land swap could end up being different than what was included in the letter of interest.

**Stavig** said that the water tank is critical to the overall water system, particularly for seafood processing, as there is a large water main coming from the Orca Treatment Plant. **Baenen** said that it is difficult and expensive to develop a new pit, particularly if it is a vertical face right off of a road. **Hall** said he understood **Baenen's** comments and he is correct, but the land disposal maps show it as 'Available.' The subdivision should provide access to adjoining city land.

**McGann** said the letter of interest was just the beginning of the process. Subdivisions and possible rezonings would come before the commission for their review as they came up. The Comprehensive Plan is the result of public input, and one thing that came up at every meeting was

more land for residential or mixed-use. The letter of interest is in line with what the community wants.

Upon voice vote, motion passed 5-0.

Yea: **McGann, Pegau, Baenen, Bird, Hall**

Absent: **Bolin, Lohse**

**11/4/20** – At the City Council Regular Meeting, council made a motion to request sealed proposals and ultimately referred the item back to staff. From the meeting minutes:

**M/Allison S/Bailer** to dispose of ASLS 79-258 as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

**Allison** said one of the proposals we look at can be this one before us offering a swap, but he needs more information before he can consider that. **Bailer** said he agrees with **Allison**, he said this is basically a land swap, anyone can do a colored picture showing a subdivision, there's not really nuts and bolts to any of this. He thought Council should have an executive session so he could get legal answers to some questions about this. **Sherman** agrees with proposals and would also ask for the executive session. **Glaser** agrees. **Guard** agrees he needs more information and would like to enter executive session. **Schaefer** agreed also.

**M/Allison S/Bailer** to go into an executive session to consider a matter the immediate knowledge of which would clearly have an adverse effect upon the finances of the government specifically the disposal of ASLS 79-258.

Vote on the motion: 6 yeas, 0 nays, 1 conflict of interest. Guard-yes; Schaefer-yes; Meyer-coi; Allison-yes; Sherman-yes; Glaser-yes and Bailer-yes. Motion was approved.

Council entered the executive session at 9:34 pm and came back into open session at 10:14 pm.

After the executive session, the item that was back on the table before Council was this motion:

**M/Allison S/Bailer** to dispose of ASLS 79-258 as outlined in Cordova Municipal Code 5.22.060 B by requesting sealed proposals to lease or purchase the property.

**M/Bailer S/Glaser** to refer this motion back to staff.

**Mayor Koplin** said for further clarification that would be placed on Pending Agenda and a staff report would be back before Council before December 31, 2020. **Bailer** agreed, the purpose is to get more information before making a decision.

Vote on the motion to refer: 6 yeas, 0 nays, 1 conflict of interest. Schaefer-yes; Meyer-coi; Allison-yes; Sherman-yes; Bailer-yes; Guard-yes and Glaser-yes. Motion was approved.

## **VI. LEGAL ISSUES:**

Legal review of disposal documents is required.

## **VII. CONFLICTS OR ENVIRONMENTAL ISSUES:**

N/A

## **VIII. SUMMARY AND ALTERNATIVES:**

Council could take no action, which would result in the city retaining the property.

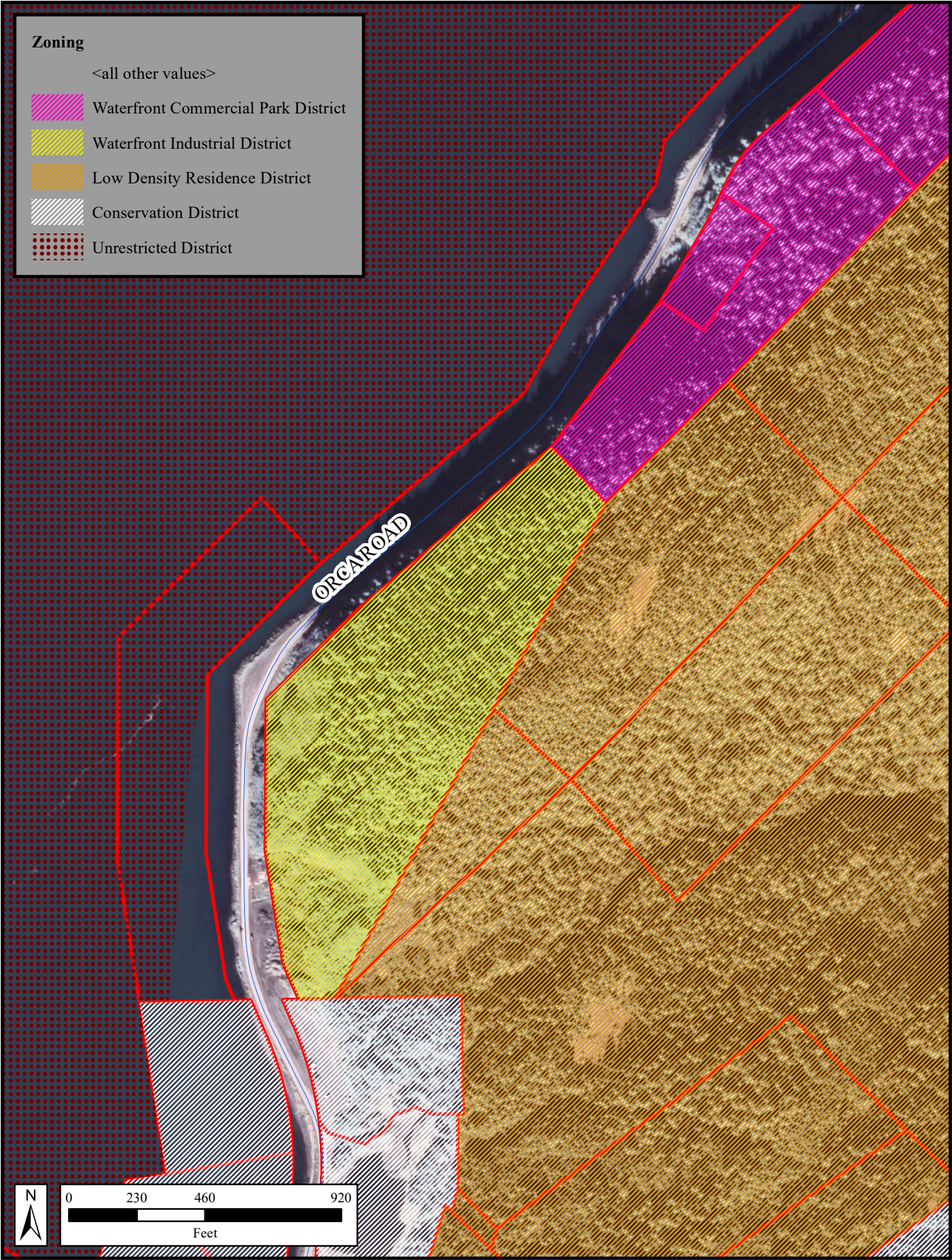


## Location Map









**Zoning**

<all other values>



Waterfront Commercial Park District



Waterfront Industrial District



Low Density Residence District

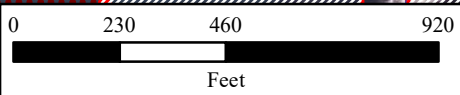


Conservation District



Unrestricted District

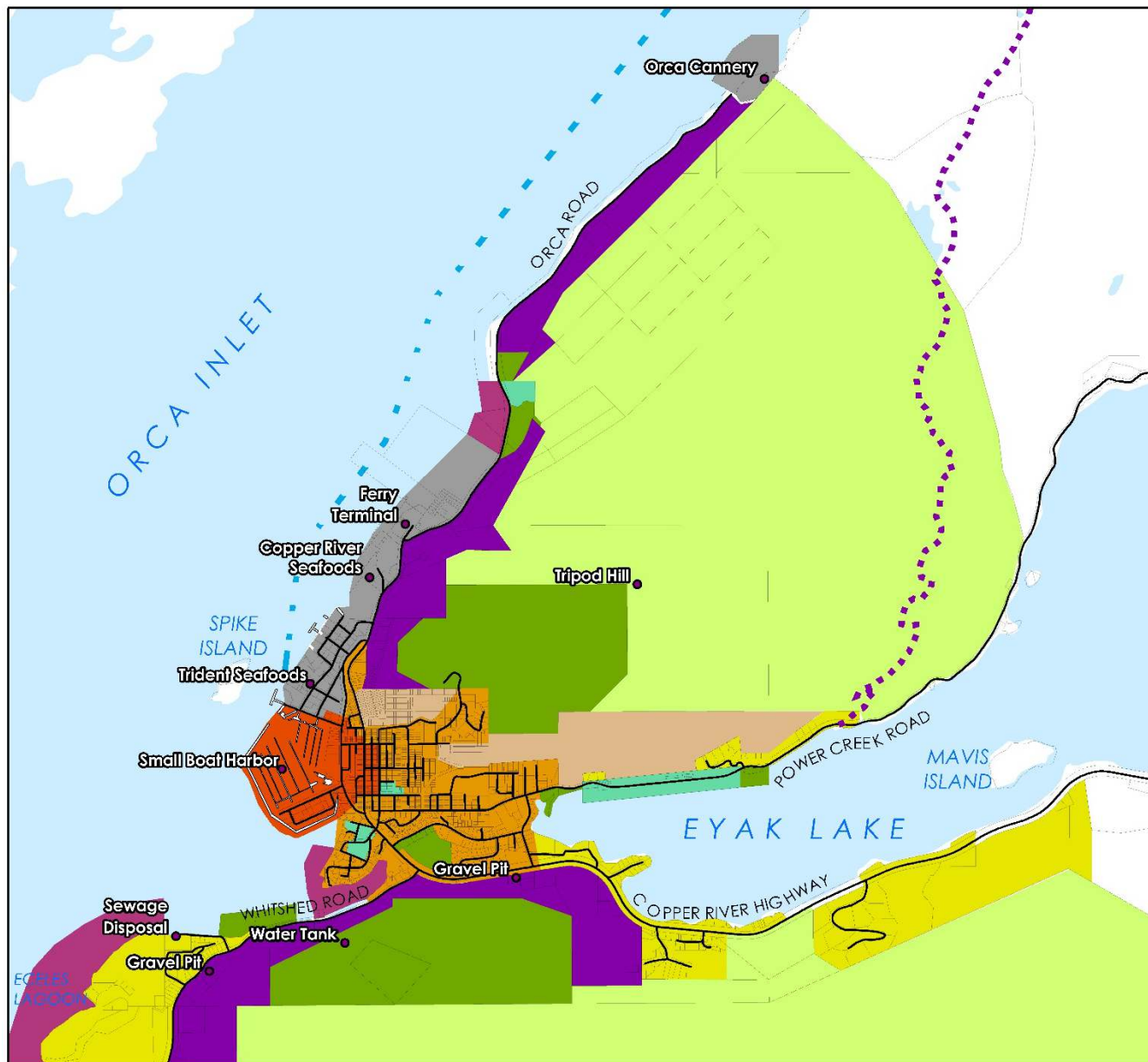
ORCA ROAD





## Future Land Use Map for Cordova

This future land use map identifies broad future intentions for the location and intensity of land use within the City of Cordova boundaries. The map aligns with existing or desired future use and is intended to support the community's vision. (NOTE: for a larger scale map showing the full extent of the City of Cordova, see the full plan).



— Roads    - - - Trails    ▭ Parcels    — Marine Highway    Water

### FUTURE LAND USE

- |                      |                                       |  |
|----------------------|---------------------------------------|--|
| Community Core       | In-Town Mixed Use                     | Community Facilities                         |
| In-Town Residential  | Industrial/Commercial Waterfront      | Parks & Developed Open Space                 |
| Outlying Residential | Low Intensity/Conservation Waterfront | Watershed, Dispersed Recreation & Open Space |
| Hillside Residential |                                       |  |
| Rural Mixed Use      |                                       |  |

Produced for the City of Cordova  
by Agnew::Beck and PDC Engineers, 2019

Data Sources: City of Cordova, State of Alaska, USFS

Cordova Comprehensive Plan FINAL Executive Summary, Adopted December 2019

Projection: NAD 1983,  
State Plane Alaska 3 FIPS 5003 Feet

0 1,500 3,000 6,000 Feet



## Future Land Use Map Categories

Land Use Category	Intended Land Uses	Application Area
<b>Community Core</b>	Areas for continuing infill and densification, with a focus on mixed use development, walkability, redevelopment and policies for compatibility between differing uses. This is the primary business district for Cordova.	Historic downtown, harbor, South Fill and waterfront
<b>In-Town Residential</b>	Predominately residential with compatible public, commercial uses; an area for infill and densification, including neighborhoods that currently have public water, sewer, and other utilities.	Neighborhoods within reasonable walking distance (approximately ½ mile) from the Community Core
<b>Outlying Residential</b>	Predominately residential uses although other uses allowed; generally applied in areas with limited public water and sewer service and mixed sewer and septic.	Existing residential and other use properties in areas adjacent to the Community Core and In-Town Residential
<b>Hillside Residential</b>	Undeveloped, physically-constrained property intended for future residential use, in locations requiring rigorous subdivision, road and utility development to respond to the area's physical constraints.	Properties with significant physical development constraints on predominantly city-owned tracts, in areas adjacent to the Community Core and In-Town Residential
<b>Rural Mixed Use</b>	Variety of uses including residential, commercial, lodging and industrial with minimal rules on allowed uses.	Low density areas outside current/anticipated utility service areas; generally, in areas on the outskirts of the city such as Whitshed Road, the airport, Six-Mile
<b>In-Town Mixed Use</b>	Areas that require further public engagement to determine best use, which could include residential, commercial or other developed uses.	City-owned and private land, typically in areas with strategic locations but significant physical development challenges
<b>Industrial/ Commercial Waterfront</b>	Industrial and commercial uses that benefit from or require a waterfront location.	Existing and proposed developed waterfront areas
<b>Low Intensity/ Conservation Waterfront</b>	Waterfront areas with identified conservation value, where development will be minimized.	Select locations that adjoin current or anticipated development areas including Shelter Cove, Odiak Slough
<b>Community Facilities</b>	Large parcels used for community and non-profit services and facilities.	Limited to larger tracts of land: community uses on smaller lots are not included
<b>Parks &amp; Developed Open Space</b>	Large parcels used for developed, active recreation.	Ski hill, larger city parks
<b>Watershed, Dispersed Recreation, Open Space</b>	Public lands intended to remain in a largely natural state, providing protection for watersheds, scenic viewsheds and other valuable open space functions; also includes dispersed recreation such as trails and parks and some low-density residential development.	City, state and USFS upland properties



Dear Cordova City Manager, Helen Howarth,

Please consider this a request to exchange a parcel of property adjacent to the Science Center lot identified by the City as "available" for development. The said property (identified as #02-041-999), also contains a little used gravel pit (commonly referred to as the Joslyn Quarry). We retain an ownership in this quarry for 65,000 yd<sup>3</sup> of rock. This ownership is part of a lease agreement with the City for the water tank on our property (attached hereto). The water tank sits on one parcel identified as (portion) Comet Lode, USMS 878 (#02-053-420). The lease on the water tank property runs out in 16 yrs.

Our preference would be an exchange of the property that the water tank sits on, including a sizable portion of the Comet Load.

The current value on the City Tax rolls of the vacant City Lot is \$19,100. The current value on the water tank land is \$944,600, excluding the rest of the Comet Lode. We would propose for exchange, a portion of the Comet load that includes the water tank, access road, and a new property line further up.

An exchange benefits both parties: The City will satisfy the land lease that will soon become due. The water tank is of obvious value to the City, and replacement, removal, or relocation, would be very expensive. It is accessible by a road directly from the Terminal Access Road. As undeveloped land, it does not return the highest and best property tax to the City. We also believe it fully fits well with the City's Current Comprehensive Plan.

We have looked at development of the Comet Load property ourselves. It is possible, but problematical. It would take a few years to develop. This City property is something we could proceed with quickly, and not have to go through access easements with adjoining properties or work around the water tank. Those development plans would likely preclude our extension of the water tank lease. Development of the City property would allow us to remove the rock owed to us, as well as get a subdivision of the parcel proceeding, which will return additional property tax, water & sewer fees to the City.

Thank you for your consideration.

Sincerely,

Greg Meyer  
Cannery Row, Inc



# New England Cannery Road

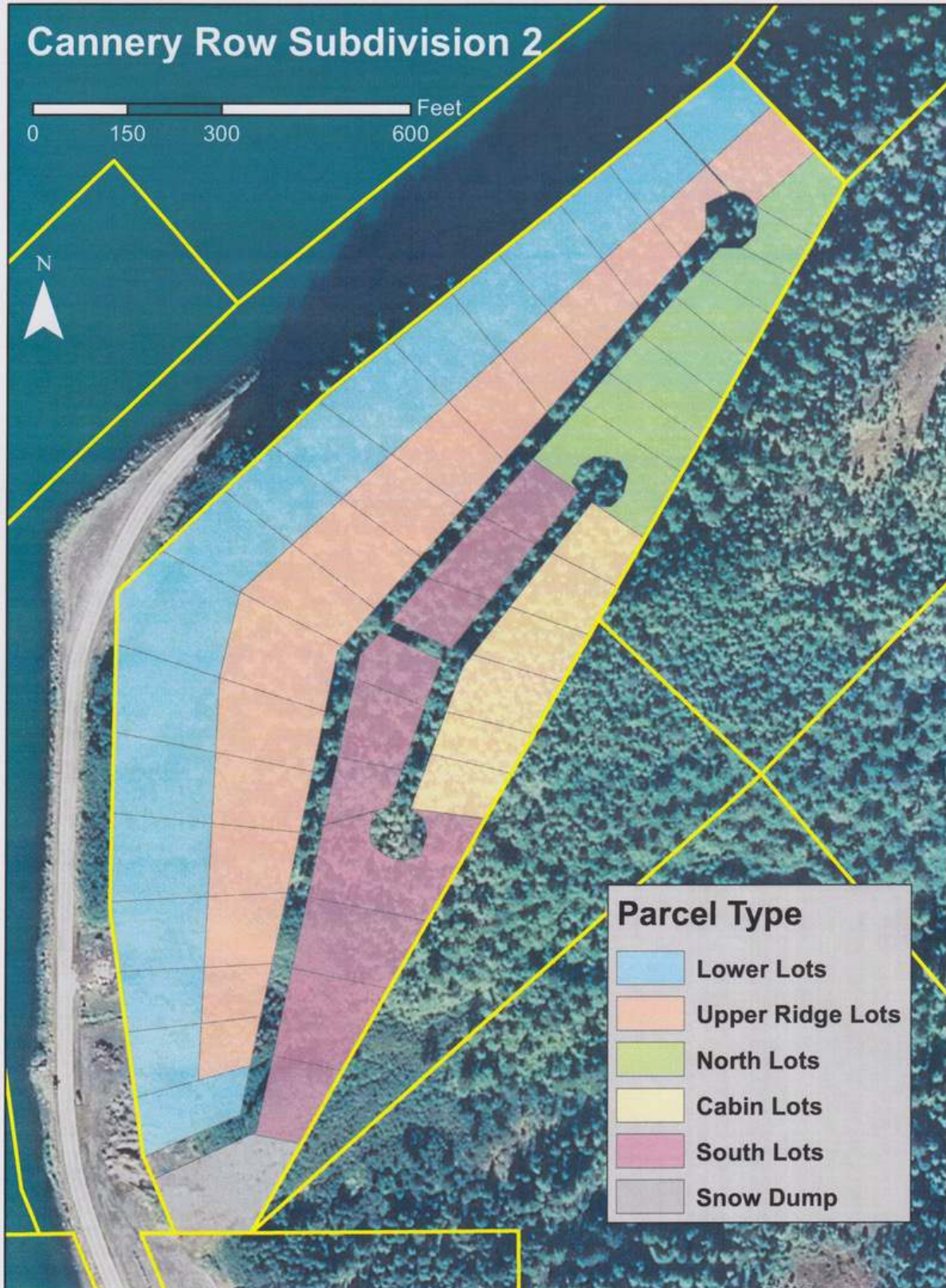






## Cannery Row Subdivision 2

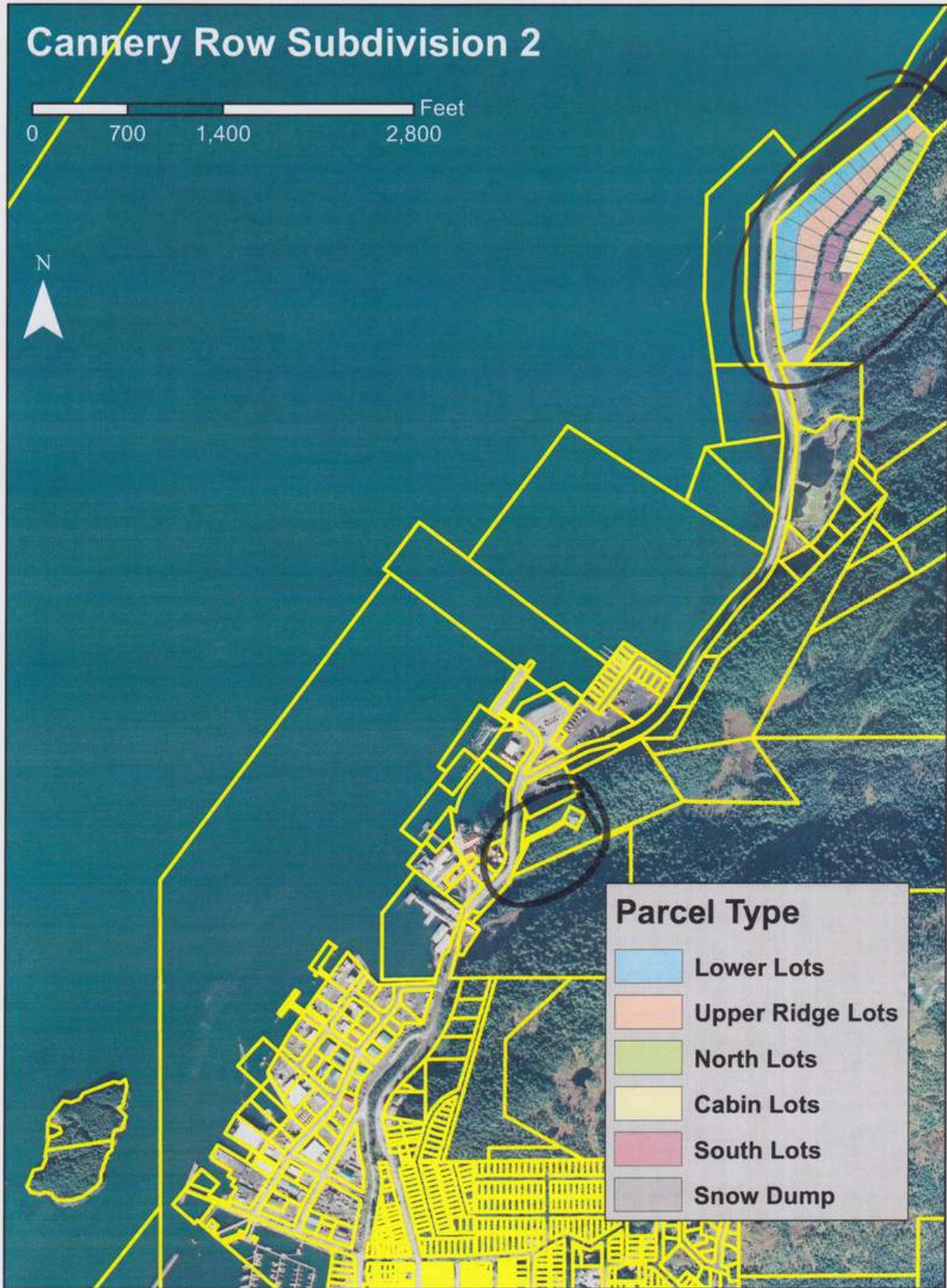
0 150 300 600 Feet





# Cannery Row Subdivision 2

0 700 1,400 2,800 Feet



## Parcel Type

- Lower Lots
- Upper Ridge Lots
- North Lots
- Cabin Lots
- South Lots
- Snow Dump







1981 LEASE FOR WATER STORAGE  
FACILITIES BETWEEN MORPAC, INC.  
AND THE CITY OF CORDOVA, ALASKA

This is a lease between Morpac, Inc., a Washington corporation, licensed to do business in the State of Alaska, as Lessor (herein called "Morpac"), and the City of Cordova, a home rule city of the State of Alaska, as Lessee (herein called "City").

1. The property. The property which is the subject of this lease is described as follows:

Commencing at U.S.G.S. "Bunco" Station;  
thence S26°07'40"E, 29.76 ft. to Cor.  
No. 6, ATS 220; thence S34°37'E, 42.72 ft.  
to Cor. No. 7, ATS 220; thence N72°23'E,  
63.09 ft. to Cor. No. 8, ATS 220; thence  
S34°03'E, 88.07 ft. to Cor. No. 9, ATS 220;  
thence S16°26'W, 83.51 ft. to Cor. No. 10,  
ATS 220; thence S33°11'E, 210.97 ft. to  
Cor. No. 11, ATS 220; thence S78°59'E,  
113.70 ft. to Cor. No. 12, ATS 220; thence  
S81°11'E, 51.44 ft. to Cor. No. 13, ATS 220;  
thence N22°28'50"E, 57.66 ft. to the true  
point of beginning; thence N27°45'57"E,  
150.15 ft.; thence N24°29'35"E, 122.72 ft.;  
thence N65°19'05"E, 182.18 ft.; thence  
N60°00'33"E, 118.51 ft.; thence S62°26'55"E,  
96.40 ft.; thence N27°33'05"E, 120.00 ft.;  
thence N62°26'55"W, 120.00 ft.; thence  
S27°33'05"W, 120.00 ft.; thence S60°00'33"W,  
104.00 ft.; thence S65°19'05"W, 189.63 ft.;  
thence S24°29'35"W, 84.85 ft.; thence  
S06°04'50"W, 16.15 ft.; thence S22°28'50"W,  
180.00 ft. to the true point of beginning.  
Described parcel contains 23,694 S.F.  
(0.54 AC.) more or less.

This property is shown on the map prepared September 20, 1981 by John L. Joslin and attached hereto and incorporated by reference as Exhibit "A".

2. Purpose of lease. The purpose of the lease is so that the City of Cordova may construct, erect, maintain and operate, during the period of the lease, a municipal water storage and supply facility of approximately .5 million gallon capacity.

3. Term of lease. This lease shall be in force and effect for a period of 55 years from the date of this lease.

4. Morpac to lease the property to City. Morpac does hereby lease and demise unto the City all and the whole of the above-described property for the purposes described herein.

5. Compensation. The total compensation for the lease by the City from Morpac of the above-described property shall be the following. The City grants as consideration for this lease the right to Morpac to remove, at Morpac's expense, not more than 65,000 cubic yards

LEASE/1

of rock in place from City-owned quarry site generally described and known as the Joslin Quarry, located in the City of Cordova. This right may be exercised at anytime during the term of this lease, unless the City, in its discretion, closes the quarry site or denotes it to a use inconsistent with removal of rock; but the City shall give MorPac two years notice of such closure if MorPac has not previously removed all of its 65,000 cubic yards of rock. Such removal by MorPac shall be subject to the following conditions: (a) measurement of the amount of rock removed shall be by truckload capacity count; (b) MorPac shall advise the City not less than ten (10) days prior to its intent to remove rock in any amount of its intent to remove the same, and may remove rock when requested unless such removal at that particular time shall be deemed to interfere with City operations in the quarry or operations of others in the quarry who have previously commitments for use of the quarry or removal of rock from the quarry. This limitation shall not, however, in any way limit the amount of rock that may be removed; (c) MorPac shall bear all and the whole of any expense from rock removal including blasting, use of loading equipment, or trucks, and shall be responsible for any cleanup to render the rock quarry safe after the removal operations by MorPac. All removal operations by MorPac, including blasting, shall be in accordance with governing City and State law, including all safety regulations, but such requirements shall not be deemed a limitation on the amount of rock that may be removed; (d) no warranty is given by the City as to suitability as to rock removed for any particular purpose nor does the City make any warranties as to the nature in which the rock will fracture upon blasting, nor to its quality; (e) Subject to the foregoing restrictions, MorPac shall have full responsibility for its own blasting and excavation operations; (f) MorPac hereby agrees to save the City harmless and indemnify the City from any claims which may arise from injury to persons or property resulting from MorPac's blasting, excavation, or removal or transportation of any rock or earth materials; (g) the exact location of such removal shall be designated by the City providing that such designation shall be reasonable, consistent with the efficient use of the quarry by others, so long as such designation does not create an unreasonable economic burden in the removal of the rock by MorPac; (h) within five days of its removal of rock, MorPac shall advise the City of its load count and the total yards removed, the City and MorPac may both maintain a cumulative running total of the amount removed by MorPac. Unless the City shall specifically object to the load count provided by MorPac within ten (10) days after advice of the load count by MorPac, such load count shall be final and conclusive upon the City and MorPac.

6. Use of leased property by the City. The City may take all necessary steps to construct, maintain and operate the water storage facility, including excavation of earth materials, removal and wasting of earth materials, removal of timber, construction of pipes, roadway, electrical facilities, fencing, gates, maintenance shelters or other structures necessary to the use of the property for water storage and supply. The City specifically agrees that it shall, within the six months of the completion of the facility itself, erect around the facility for safety purposes. The City will indemnify and hold MorPac harmless for any claims arising against MorPac from the construction or use of the water storage facility throughout the term of this lease.

7. Use of water facility for general municipal purposes. The water facility will be used for general municipal

purposes. This lease shall not entitle Morpac to any preferential rate treatment for use of water from such facility.

8. Disposal of excavated material and timber. The City shall have the sole rights to make whatever use it sees fit of excavated material from this site, and timber removed from this site.

9. No accessory uses. This lease shall not entitle the City to any additional or accessory uses to any property adjoining the leased property nor does this lease grant the City the right to commit waste upon or damage adjoining property.

10. City to have exclusive use of storage site, and preferential use of roadway access. The City shall have sole and exclusive use of the approximate 120' by 120' area enclosing the tanks, and shall have primary use of the access road. Primary use shall mean that the access road may be used by Morpac for itself or rights may be given to others provided, however, that no other such use shall interfere in any way with the City's use of the access road to erect or maintain the water facility, and in the event such use interferes with the use by the City of the access road, that accessory use, whether by Morpac itself or by Morpac's subsequent lessees or grantees, shall cease. In the event Morpac desires to utilize the access road for itself or to its subsequent lessees or grantees, it shall specifically advise the City in writing of such proposed use, the nature of such use, and the extent and duration of such use. Such notice shall be given at least 90 days before such proposed use. In the event such accessory use is permitted by the City, Morpac, for itself, its successors and assigns, hereby agrees to hold the City harmless from any claims for injury to persons or property arising from such accessory use, and will, at its own expense, repair any damages occurring to the access roadway from such accessory use.

11. Assignment. The City covenants that the property shall be used only for the purposes mentioned here, and that no assignment or sublease will be made to any private person, firm or individual without the prior consent of the lessor. However, such consent shall not be unreasonably withheld, so long as the purposes of the assignment shall be for the continuing use of the property for water storage and supply. In the event the City of Cordova shall transfer, sell or assign its water utility functions to a separate municipal entity or to a public utility which is duly authorized by law to operate all and the whole of the City of Cordova's water supply system, then such assignment, if such assignment is a part of the transfer or assignment of all and the whole of the City's water facility, may be made without consent of Morpac, provided such transfer shall be made in accordance with law and in accordance with all applicable regulations and with the approval of any state public utility commission whose approval may be required by law.

ble for the maintenance and repair of the water supply facility, and shall bear all costs necessary to such maintenance and supply including all costs of the maintenance of the roadway.

13. Waivers. Any failure of either Morpac or the City to insist upon strict observation of any of the provisions

LEASE/3

of this lease shall not constitute or be deemed a waiver at that time or thereafter of any such provision.

14. Successors bound. All the terms of this lease shall be binding upon and inure to the benefit of the heirs of the successors, administrators and assigns of Morpac and the City.

15. Warranty of title. Morpac warrants by the execution of this lease that it is the owner of the property which is the subject of this lease and it will forever defend and indemnify the City from any claims from others arising from the execution of this lease.

16. Ownership of improvements. If, upon expiration of this lease, the lease is not renegotiated, renewed or reinstated, all improvements placed there by the City, with the exception of earth fill materials, shall be and remain the property of the City and may be removed by the City without incurring liability, unless such removal shall cause damage to the adjoining property which is not the subject of this lease. If such improvements are not removed by the City of Cordova within six months of the expiration of this lease, the property shall be deemed abandoned, and Morpac may, by giving written notice to the City, declare the property to be deemed abandoned. Unless the City shall remove such property within sixty days from the date of such notice (following six months from the termination of the lease), the property shall be conclusively presumed to have been abandoned and shall become the property of Morpac or its successors or assigns.

DATED this 17 day of December, 1981, at Seattle, Washington.

Notary For State of Alaska

Commission Expires 5-4-85

Julia Nordman

MORPAC, INC

By: Robert F. Hoyer  
Its PRESIDENT

DATED this 22 day of December, 1981, at Cordova, Alaska.

CITY OF CORDOVA

By: [Signature]  
Its City Manager

ATTEST:

[Signature]

APPROVED AS TO FORM:  
JENSEN, HARRIS & ROTH

By: R. Everett Harris

PARKS CANNING CO.

NO. 878

CITY OF CORDOVA  
WATER STORAGE SITE

CITY OF CORDOVA

U.S.M.S.

20' ACCESS

56°17'W 99.32'

COR 12 AT 220 =  
COR 24.5 M.S. NO 878

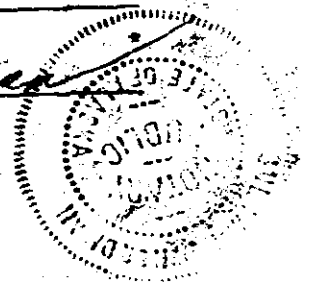
EXHIBIT A Map prepared by J Joslin  
9/20/81 Water Storage Lease

State of Alaska  
Judicial District

The foregoing instrument was acknowledged before me this 10th day  
of May, 1982, by Robt. F. Morgan of Morpac, Inc.  
                    , a Wash. corporation, on behalf of the corporation.

*Julia P. Nardone*  
Notary Public in and for The State of Alaska  
My Commission expires  
May 4, 1985

Seal



82-507

RECORDED-FILED 2300	
Cordova REC. DIST.	
DATE	5-17 1982
TIME	11:56 A.M.
Received by	City of Cordova
Address	Box 4210 Cordova, AK 99574



# City Council of the City of Cordova, Alaska

## Pending Agenda November 18, 2020 Regular Council Meeting

A.	Future agenda items - topics put on PA with no specific date for inclusion on an agenda	initially put on or revisited
	1) Investment firms - Manager to put together an Investment Committee to <b>report</b> back to Council	9/2/2020
	2) City land management (disposal etal) including <b>disposition of proceeds</b> into City funds	2/19/2020
	3) City Manager authority re: purchases/contracts and whether budgeted/unbudgeted - <b>new finance director</b>	2/19/2020
	4) Ordinance change ( <b>Title 4</b> ) before a new CBA gets negotiated - so Council has a role in approval process	2/19/2020
	5) Refuse - how we do it - i.e. residential vs. neighborhood dumpsters - worksession <b>June 2020</b>	2/19/2020
	6) Resolutions/actions regarding emergency, special meetings, throughout <b>COVID-19 emer/disaster</b> declaration	3/18/2020
	7) City impound lot - best place for this; can we move all the vehicles in front of public safety bldg	9/2/2020
	8) RFP for City Assessor - to discuss at <b>2021 budget</b> prep	9/16/2020
	9) Continuity of gov't/ succession of gov't discussion (Acting CM/Interim CM) - <b>budget 2021</b> discussion	9/16/2020
	10) City addressing - Manager to report back with a recommendation after <b>January 2021</b>	11/4/2020

B.	Resolutions, Ordinance, other items that have been referred to staff	
	1) <b>Disposal of ASLS 79-258</b> by "out to proposals" referred to staff for more information to return before <b>12/31/20</b>	9/16/2020
	2) <b>Res 05-20-18</b> re CCMC sale committee, referred to staff at <b>5/6/20</b>	5/6/2020
	3) <b>Res 12-18-36</b> re E-911, will be back when a plan has been made, referred <b>12/19/18</b>	2/19/2020

C.	Upcoming Meetings, agenda items and/or events: with specific dates	
	1) Capital Priorities List and Resolution to come before Council quarterly ( <b>included here</b> )	
	<div>12/2/2020</div> <div>3/3/2021</div> <div>6/2/2021</div> <div>9/15/2021</div>	
	3) Staff quarterly reports will be in the following packets:	
	<div>1/20/2021</div> <div>4/21/2021</div> <div>7/21/2021</div> <div>10/20/2021</div>	
	4) Joint City Council and School Board Meetings - twice per year, October & April	
	<div>6pm @ CHS before Sch Bd mtg <b>10/14/2020</b></div> <div>6pm before Council Mtg @ CC <b>4/7/2021</b></div>	
	5) Clerk's evaluation - each year in <b>Feb</b> or <b>Mar</b>	
	6) City Manager's evaluation - <b>October 2020</b> and each year in October or possibly <b>January 2021</b>	

D.	Council adds items to Pending Agenda in this way:	
	<div>item for action</div> <div>tasking which staff: Mgr/Clrk?</div> <div>proposed date</div>	
	1) ...	
	2) ...	
	3) ...	

Mayor Koplin or the City Manager can either agree to such an item and that will automatically place it on an agenda, or a second Council member can concur with the sponsoring Council member.



## City Council of the City of Cordova, Alaska

### Pending Agenda November 18, 2020 Regular Council Meeting

#### E. Membership of existing advisory committees of Council formed by resolution:

- 1) Fisheries Advisory Committee:**

re-auth res 01-20-04 approved Jan 15, 2020 auth res 04-03-45 approved Apr 16, 2003	1-John Williams (fisheries educ/Mar Adv Prgm) 3-vacant (processor rep) 5-Chelsea Haisman (fish union/CDFU)	2-Jeremy Botz (ADF&G) 4-Jim Holley (marine transportation/AML) 6-Tommy Sheridan (aquaculture/PWSAC)
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- 2) Cordova Trails Committee:**

re-auth res 11-18-29 app 11/7/18 auth res 11-09-65 app 12/2/09	1-Elizabeth Senear 3-Dave Zastrow 5-Wendy Ranney	2-Toni Godes 4-Ryan Schuetze 6-Michelle Hahn
---	--	--
  
- 3) Fisheries Development Committee:**

authorizing resolution 12-16-43 reauthotrization via Res 11-19-51 approved 11/20/2019	1-Warren Chappell 4-Gus Linville 7- Ron Blake	2-Andy Craig 5-vacant 8- John Whissel	3-Bobby Linville 6-Bob Smith
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#### F. City of Cordova appointed reps to various non-City Boards/Councils/Committees:

- 1) Prince William Sound Regional Citizens Advisory Council**

<b>Robert Beedle</b> re-appointed March 2020 re-appointed June 2018 re-appointed March 2016 re-appointed March 2014 appointed April 2013	2 year term until March 2022
---	------------------------------
  
- 2) Prince William Sound Aquaculture Corporation Board of Directors**

<b>Tom Bailer</b> re-appointed October 2018 appointed February 2017-filled a vacancy	3 year term until Sept 2021
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- 3) Southeast Conference AMHS Reform Project Steering Committee**

<b>Mike Anderson</b> <b>Sylvia Lange</b>	appointed April 2016 alternate	until completion of project
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**CITY OF CORDOVA, ALASKA  
RESOLUTION 05-20-17**

**A RESOLUTION OF THE 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 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:

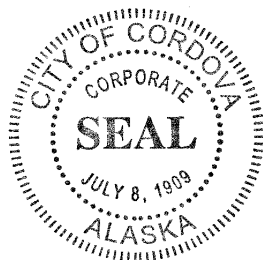
1. Port and Harbor Renovations
  - a. South Harbor replacement (G, H & J floats priority)
  - b. Harbor basin expansion
  - c. General upgrades (north harbor sidewalks, waste oil building, harbor crane)
2. Upgrade Community Water Supply
3. Large Vessel Maintenance Facility
  - a. Shipyard building
  - b. Shipyard expansion and improvements
4. Public Safety Building
5. Road Improvements / ADA Sidewalk Improvements
  - a. Second Street
  - b. 6<sup>th</sup> & 7<sup>th</sup> Streets sidewalk/drainage project
  - c. Ferry terminal sidewalk
  - d. General street and sidewalk improvements


and;

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


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

**PASSED AND APPROVED THIS 6<sup>th</sup> DAY OF MAY 2020**



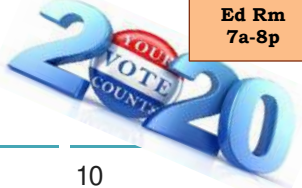

  
Clay R. Koplin, Mayor

**ATTEST:**

  
Susan Bourgeois, CMC, City Clerk

# November 2020








CALENDAR MONTH **NOVEMBER**  
CALENDAR YEAR **2020**  
1ST DAY OF WEEK **SUNDAY**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 absentee voting Cordova Center Atrium 8a-5p	3 voting Cordova Center Ed Rm 7a-8p 	4 6:00 Council work session 6:45 Council pub hrg CCAB 7:00 Council reg mtg CCAB	5	6	7
8	9	10 6:30 P&Z CCAB	11 Veterans Day Holiday-City Hall Offices Closed 6:00 Harbor Cms CCAB 7:00 Sch Bd HSL	12	13	14
15	16	17	18 5:30 CTC Board Meeting 6:00 Council work session 7:00 Council reg mtg CCAB	19	20	21
22	23	24	25	26 Thanksgiving Holiday-City Hall Offices Closed 11/ 26-27 6:00 CCMCAB HCR	27	28
29	30	1 6:00 P&R CCAB	2 6:00 CEC Board Meeting	3 	4 CSD Holiday no school 11/ 26-27	5

6	7	<p><b>Notes</b></p> <p><b>Legend:</b>  <u>CCAB</u>-Community Rms A&amp;B  <u>HSL</u>-High School Library  <u>CCA</u>-Community Rm A  <u>CCB</u>-Community Rm B  <u>CCM</u>-Mayor's Conf Rm  <u>CCER</u>-Education Room  <u>LN</u>-Library Fireplace Nook  <u>CRG</u>-Copper River Gallery  <u>HCR</u>-CCMC Conference Room            Cncl - 1st &amp; 3rd Wed            P&amp;Z - 2nd Tues            SchBd, Hrb Cms - 2nd Wed            CTC - 3rd Wed            P&amp;R - last Tues            CEC - 4th Wed            CCMCA Bd - last Thurs</p>				
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# December 2020

CALENDAR MONTH **DECEMBER**  
 CALENDAR YEAR **2020**  
 1ST DAY OF WEEK **SUNDAY**

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	1	2	3	4	
			6:00 Council work session 7:00 Council reg mtg CCAB		Holiday Bazaar/Moonlight Madness 5-9pm 12/4, 12/11, 12/18 and 10a-5p 12/5, 12/12, 12/19	
6	7	8	9	10	11	12
		6:30 P&Z CCAB	6:00 Harbor Cms CCAB 7:00 Sch Bd HSL		Holiday Bazaar/Moonlight Madness 5-9pm 12/4, 12/11, 12/18 and 10a-5p 12/5, 12/12, 12/19	
13	14	15	16	17	18	19
			5:30 CTC Board Meeting		CSD end 2Q	
			6:00 Council work session 6:45 Council pub hrg CCAB 7:00 Council reg mtg CCAB		Holiday Bazaar/Moonlight Madness 5-9pm 12/4, 12/11, 12/18 and 10a-5p 12/5, 12/12, 12/19	
20	21	22	23	24	25	26
	Solstice 	CSD Winter Break 12/ 21-1/ 3		6:00 CCMCAB HCR	City Hall Closed Christmas Holiday 12/ 25 	
27	28	29	30	31	1	2
			CSD Winter Break 12/ 21-1/ 3			

3

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## Notes

Legend:  
CCAB-Community Rms A&B  
HSL-High School Library

CCA-Community Rm A  
CCB-Community Rm B  
CCM-Mayor's Conf Rm  
CCER-Education Room

LN-Library Fireplace Nook  
CRG-Copper River Gallery  
HCR-CCMC Conference Room

Cncl - 1st & 3rd Wed  
 P&Z - 2nd Tues  
 SchBd, Hrb Cms - 2nd Wed  
 CTC - 3rd Wed  
 P&R - last Tues  
 CEC - 4th Wed  
 CCMCA Bd - last Thurs

# 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
<b>Mayor:</b>	<b>Clay Koplin</b>	Mar 1, 2016 Mar 5, 2019	March-22
3 years	<a href="mailto:Mayor@cityofcordova.net">Mayor@cityofcordova.net</a>		
Council members:			
Seat A:	<b>Tom Bailer</b>	March 5, 2019	March-22
3 years	<a href="mailto:CouncilSeatA@cityofcordova.net">CouncilSeatA@cityofcordova.net</a>		
Seat B:	<b>Cathy Sherman</b>	March 3, 2020	March-23
3 years	<a href="mailto:CouncilSeatB@cityofcordova.net">CouncilSeatB@cityofcordova.net</a>		
Seat C:	<b>Jeff Guard</b>	Mar 5, 2017 Mar 3, 2020	March-23
3 years	<a href="mailto:CouncilSeatC@cityofcordova.net">CouncilSeatC@cityofcordova.net</a>		
Seat D:	<b>Melina Meyer, Vice Mayor</b>	March 6, 2018	March-21
3 years	<a href="mailto:CouncilSeatD@cityofcordova.net">CouncilSeatD@cityofcordova.net</a>		
Seat E:	<b>Anne Schaefer</b>	Mar 6, 2018 Dec 6, 2017	March-21
3 years	<a href="mailto:CouncilSeatE@cityofcordova.net">CouncilSeatE@cityofcordova.net</a>		
Seat F:	<b>David Allison</b>	March 5, 2019 March 1, 2016	March-22
3 years	<a href="mailto:CouncilSeatF@cityofcordova.net">CouncilSeatF@cityofcordova.net</a>		
Seat G:	<b>David Glasen</b>	March 5, 2019	March-22
3 years	<a href="mailto:CouncilSeatG@cityofcordova.net">CouncilSeatG@cityofcordova.net</a>		

elected by cncl

## Cordova School District School Board - Elected

length of term		Date Elected	Term Expires
3 years	<b>Barb Jewell, President</b>	Mar 5, 2013, Mar 1, 2016, Mar 5, 2019	March-22
	<a href="mailto:bjewell@cordovasd.org">bjewell@cordovasd.org</a>		
3 years	<b>Bret Bradford</b>	Mar 3, 2015, Mar 6, 2018	March-21
	<a href="mailto:bbradford@cordovasd.org">bbradford@cordovasd.org</a>		
3 years	<b>Tammy Altermott</b>	Mar 5, 2013, Mar 1, 2016, Mar 5, 2019	March-22
	<a href="mailto:taltermott@cordovasd.org">taltermott@cordovasd.org</a>		
3 years	<b>Peter Hoepfner</b>	Mar 7, 2006, Mar 3, 2009, Mar 6, 2012, Mar 3, 2015, Mar 6, 2018	March-21
	<a href="mailto:phoepfner@cordovasd.org">phoepfner@cordovasd.org</a>		
3 years	<b>Sheryl Glasen</b>	Mar 4, 2014, Mar 7, 2017, Mar 3, 2020	March-23
	<a href="mailto:saglasen@cordovasd.org">saglasen@cordovasd.org</a>		

seat up for re-election in 2021 **vacant**

board/commission chair

seat up for re-appt in Nov 20

# City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

## CCMC Authority - Board of Directors - Elected

length of term		Date Elected	Term Expires
3 years	<b>Kelsey Appleton Hayden</b> <a href="mailto:CCMCBoardSeatE@cdvcmc.com">CCMCBoardSeatE@cdvcmc.com</a>	March 3, 2020	March-23
3 years	<b>Greg Meyer, Chair</b> <a href="mailto:CCMCBoardSeatA@cdvcmc.com">CCMCBoardSeatA@cdvcmc.com</a>	Jul 19, 2018, Mar 5, 2019	March-22
3 years	<b>Craig Kuntz, Vice Chair</b> <a href="mailto:CCMCBoardSeatB@cdvcmc.com">CCMCBoardSeatB@cdvcmc.com</a>	March 26, 2020	March-22
3 years	<b>Linnea Ronnegard</b> <a href="mailto:CCMCBoardSeatC@cdvcmc.com">CCMCBoardSeatC@cdvcmc.com</a>	March 6, 2018	March-21
3 years	<b>Gary Graham</b> <a href="mailto:CCMCBoardSeatD@cdvcmc.com">CCMCBoardSeatD@cdvcmc.com</a>	May 31, 2018, Mar 5, 2019	March-21

## Library Board - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Mary Anne Bishop, Chair</b>	Nov '06, '10, '13, '16 & '19	November-22
3 years	<b>Wendy Ranney</b>	Apr '13, Nov '15, Nov '18	November-21
3 years	<b>Sherman Powell</b>	June '18, Feb '20	November-22
3 years	<b>Sarah Trumblee</b>	February-18	November-20
3 years	<b>Krysta Williams</b>	February-18	November-20

## Planning Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Nancy Bird, Vice Chair</b>	Nov '16, '19	November-22
3 years	<b>Mark Hall</b>	Nov '19	November-22
3 years	<b>Scott Pegau</b>	Dec '11, Dec '14, Nov '17	November-20
3 years	<b>John Baenen</b>	Dec '12, Dec '15, Nov '18	November-21
3 years	<b>Tom McGann, Chair</b>	Apr '11, Dec '11, Dec '14, Nov '17	November-20
3 years	<b>Chris Bolin</b>	Sep '17, Nov '18	November-21
3 years	<b>Trae Lohse</b>	Nov '18	November-20

seat up for re-appt in Nov 20

seat up for re-election in 2021

***vacant***

**board/commission chair**

# City of Cordova, Alaska Elected Officials & Appointed Members of City Boards and Commissions

## Harbor Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Mike Babic</b>	Nov '17	November-20
3 years	<b>Andy Craig</b>	Nov '16, '19	November-22
3 years	<b>Max Wiese</b>	Mar '11, Jan '14, Nov '17	November-20
3 years	<b>Ken Jones</b>	Feb '13, Nov '16, Nov '19	November-22
3 years	<b>Jacob Betts, Chair</b>	Nov '15, '18	November-21

## Parks and Recreation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Wendy Ranney, Chair</b>	Aug '14, Nov '15, Nov '18	November-21
3 years	<b>Henk Kruithof</b>	Nov '19	November-22
3 years	<b>Ryan Schuetze</b>	Aug '18	November-21
3 years	<b>Kirsti Jurica</b>	Nov '18	November-21
3 years	<b>Marvin VanDenBroek</b>	Feb '14, Nov '16, Nov '19	November-22
3 years	<b>Karen Hallquist</b>	Nov '13, '16, '19	November-22
3 years	<b>Dave Zastrow</b>	Sept '14, Feb '15, Nov '17	November-20

## Historic Preservation Commission - Appointed

length of term		Date Appointed	Term Expires
3 years	<b>Cathy Sherman, Chair</b>	Aug '16, Nov '19	November-22
3 years	<b>Heather Hall</b>	Aug '16, Feb '20	November-22
3 years	<b>Sylvia Lange</b>	Nov '19	November-22
3 years	<b>John Wachtel</b>	Aug '16, Nov '18	November-21
3 years	<b>Wendy Ranney</b>	Nov '18	November-21
3 years	<b>Nancy Bird</b>	Nov '17, Nov '18	November-21
3 years	<b>Jim Casement</b>	Nov '17	November-20

seat up for re-election in 2021

board/commission chair

seat up for re-appt in Nov 20

**vacant**