

Regular City Council Meeting
November 20, 2019 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order

Acting Vice Mayor David Allison called the Council Regular Meeting to order at 7:00 pm on November 20, 2019, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance

Acting Vice Mayor Allison led the audience in the Pledge of Allegiance.

C. Roll call

Present for roll call were Council members *Tom Bailer, Ken Jones, Jeff Guard, Anne Schaefer, David Allison* and *David Glasen*. Council member *Melina Meyer* and City Manager *Helen Howarth* were present via teleconference. *Mayor Clay Koplin* was absent. Also present was Deputy Clerk *Tina Hammer*.

D. Approval of Regular Agenda

M/Bailer S/Schaefer to approve the Regular Agenda.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

E. Disclosures of Conflicts of Interest and ex parte communications

Council member *Jones* said he has a conflict on agenda item 19 as he is in the running for appointment to Harbor Commission and he would like to speak under audience comments on agenda items about it. Council member *Meyer* said she has a conflict on agenda item 16 because she has a retail marijuana license in Cordova. Both of those two conflicts were confirmed and each was asked to not discuss and vote when those items came before Council. Council member *Schaefer* said she is employed by the PWSSC but feels as though there is not a substantial financial interest for her in agenda item 22. *Acting Vice Mayor Allison* agreed that she was not conflicted, and Council concurred.

F. Communications by and Petitions from Visitors

1. Guest speakers - none

2. Audience comments regarding agenda items

Susan Harding representing PWSC - encouraged Council to continue to support the College and to include them in the 2020 budget.

Katrina Hoffman of 301 South Second Street was available to answer questions about the Old Sea Grant building lease when that comes before Council tonight. She also spoke in favor of Council supporting *Sheridan Joyce* and his business when considering agenda item 21.

Jim Kacsh of 824 Woodland Drive spoke in support of *Sheridan Joyce's* business and spoke against a split sales tax.

Lisa Docken representing the CRWP spoke about the letter she wrote which is in correspondence in tonight's packet. She was asking the City to consider assisting in a grant funded clean up of derelict vessels by allowing them to be brought to the landfill and contributing part of the cost associated with that.

Sheridan Joyce of 1001 Pipe Street spoke in favor of items 21 and 22. Asked council to uphold the planning commission recommendations.

Barb Jewell of Mile 2.2 Whitshed Rd. spoke about the budget and said costs go up - she appreciates Council's in-depth conversations about the budget and expenses and revenues. She supports the PWSC and hopes Council will keep that in the budget.

Council member's Jones and Meyer both had public comments to make - these comments were made as citizens not as Council members:

Ken Jones of 514 Sunnyside Drive spoke about appointment to the Harbor Commission - he wants to be back on and asked Council to reject *Mayor Koplin's* appointment and instead appoint him.

Melina Meyer of 500 Cannery Row, owner of the New Company Store spoke against a marijuana surtax.

3. Chairpersons and Representatives of Boards and Commissions

CCMCA Board - Chairman *Greg Meyer* reported: PERS has been paid in full we had asked for up to \$1.3 million and it turned out to be \$1,013,000. Talks with NVE are going well - they continue to work on assessments of the facility: mechanical, structural and financial. He and *Bert Adams* will both go to Anchorage on December 5 to talk to the financial

backers of NVE on this. **Meyer** wants it to be clear to all the employees that no one will lose their jobs, all the jobs will be available to those who want them.

School Board President **Barb Jewell** reported: she thanked Council again for the joint meeting where they got to discuss budgets, budget cycles, needs, etc. They've refined their board goals to these 4 priorities: 1) advocacy at the federal, state and local level; 2) working toward a better curriculum review and adoption process; 3) facility needs; 4) intentional communication. Activities fundraising has gone well - approximately \$45k so far - to close the \$100k gap for travel due to no ferry service.

a. Planning Commission Resolution 19-08 Capital Improvement List

4. Student Council representative - not present

G. Approval of Consent Calendar

5. Resolution 11-19-50 a resolution of the City Council of the City of Cordova, Alaska in support of full funding (\$12,145,312) for the State of Alaska Municipal Harbor Facility Grant Program in the FY 2021 State Capital Budget

6. Resolution 11-19-51 a resolution of the City Council of the City of Cordova, Alaska, re-authorizing the Cordova Fisheries Development Committee that had been created by Resolution 12-16-43 on December 23, 2016 and increasing the committee membership

7. Council Concurrence of Mayor's Appointments to Cordova Fisheries Development Committee

8. Council action to waive right to protest renewal of liquor license 3410 (package store) for The Northwest Company, dba AC #235

9. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council Member **Schaefer** from the Nov 6, 2019 Regular Meeting

Vote on the approval of the consent calendar: 7 yeas, 0 nays. Glasen-yes; Jones-yes; Meyer-yes; Schaefer-yes; Allison-yes; Bailer-yes and Guard-yes. Consent calendar was approved.

H. Approval of Minutes

M/Bailer S/Schaefer to approve the minutes.

10. Minutes of the 11-6-19 Council Regular Meeting

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

I. Consideration of Bids - none

J. Reports of Officers

11. Mayor's Report

a. Request from Anchorage **Assembly member Petersen** to co-sponsor an AML Resolution

Council member **Meyer** said that the Mayor was wondering if Council was ok with this resolution and was also ok with having Cordova listed as a co-sponsor of this resolution. **Allison** asked if there was any objection from Council to do that. There was concurrence of Council.

12. Manager's Report - City Manager **Helen Howarth** reported over teleconference from the municipal league conference and she said she wished she'd been able to get the knowledge and information she's getting now a couple of weeks ago as it has been extremely helpful.

13. City Clerk's Report - Deputy Clerk **Hammer** reported on Clerk's conference at AML in Anchorage.

K. Correspondence

14. 11-06-19 Letter from S. Harding, PWSC re City 2020 budget request

15. 11-13-19 Letter from CRWP re In-Kind request for landfill

15a. 12-11-19 Whitshed Rd & Pedestrian Improvements Project public meeting notice

Bailer commented on item 15 - he wondered if they had looked into shipping the scrap metal to Anchorage - could be more cost-effective. **Howarth** said this request came in really last minute so staff hasn't had a chance to really look into this. **Allison** spoke in support of the PWSC and said he thinks it is extremely beneficial to the School District and students.

L. Ordinances and Resolutions

16. Ordinance 1178 an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 5.40.012 to add marijuana, marijuana concentrates, marijuana products, cigarettes, tobacco products and alcoholic beverages to the list of sales subject to a six percent surtax and amending 5.40.020 to add definitions of each - 1st reading

M/Jones S/Glasen to adopt Ordinance 1178 an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 5.40.012 to add marijuana, marijuana concentrates, marijuana products, cigarettes,

tobacco products and alcoholic beverages to the list of sales subject to a six percent surtax and amending 5.40.020 to add definitions of each

Jones asked about the police and ambulance calls as well as fire calls and ER visits all related to alcohol and tobacco but a few years ago those numbers were given to Council and it was pretty astounding and for those reasons he will support this.

Glaser spoke in favor and **Bailer** echoed those comments and said this was first reading – he'd like to hear from the public before second reading.

Vote on the motion: 6 yeas, 0 nays, 1 conflict of interest (Meyer). Motion was approved.

17. Ordinance 1179 an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 5.40.010 to impose seasonal sales tax rates of five percent in winter and eight percent in summer of each year – 1st reading

M/Glaser S/Schaefer to approve Ordinance 1179 an ordinance of the City Council of the City of Cordova, Alaska, amending Cordova Municipal Code section 5.40.010 to impose seasonal sales tax rates of five percent in winter and eight percent in summer of each year

Glaser said he is in favor of this and in speaking to people in the community this is their preferred sales tax change of the two. In speaking to the concerns about the rate then switching to 8% year-round – he said that will not happen. **Schaefer** said the state budget accounts for a \$500 thousand-dollar loss to the City with the cut to School Bond debt reimbursement and so we are forced to find that money elsewhere. In speaking with citizens, she also heard that the seasonal split was more supported in the ability to get from the seasonal influx, those who don't live here year-round. **Bailer** said he will support both of these ordinances tonight in hopes of hearing more from the public before second readings. **Guard** agreed that we were hoping for community input – he prefers the split, but he can live with either one. He wants to know the more palatable one for the community. City Manager **Howarth** said that the revenue generation is pretty equal and said we will be able to have a balanced budget to Council before they decide which one of these to finally adopt. **Howarth** also opined that we should probably have second reading at a regular meeting and forego trying to rush through this in order to have it in effect by January 1. **Allison** agreed he'll support both tonight to get more input from the community and business owners before second reading. **Meyer** said she leans towards the seasonal but hopes to really explore gross receipts tax over the course of 2020. **Jones** said he wants more cuts, he wants to lower the hospital amount back to \$600 thousand. He thinks our staffing costs are too high, we need to be a more efficient organization. He will be voting no on both of these. **Jones** opined we could keep more of the unfilled positions unfilled, not fire anyone necessarily. **Howarth** said that she wouldn't know yet which cuts to make, she hasn't been here long enough. She will need time to hear what services Council is interested in maintaining for the community. She knows there will be revenue options to pursue, but she needs time. Impact taxes are being discussed – this is something she is interested in exploring – as well as gross receipts.

Vote on the motion: 6 yeas, 1 nay (Jones). Motion was approved.

18. Ordinance 1180 an ordinance of the City Council of the City of Cordova, Alaska, amending Chapter 5.40.010 to adopt a one percent increase to the general sales tax imposed by the City of Cordova – 1st reading

M/Glaser S/Bailer to approve Ordinance 1180 an ordinance of the City Council of the City of Cordova, Alaska, amending Chapter 5.40.010 to adopt a one percent increase to the general sales tax imposed by the City of Cordova

Glaser said the revenue is really similar. **Bailer** said let's get through first reading and hope for more public input. **Jones** said he will not be supporting this.

Vote on the motion: 6 yeas, 1 nay (Jones). Motion was approved.

M. Unfinished Business – none

N. New & Miscellaneous Business

19. Council Concurrence of Mayor's Appointments to fill vacancies on City Boards and Commission

M/Bailer/Glaser for council concurrence of Mayor's Appointments to fill vacancies on City Boards and Commission for the following: **Mary Anne Bishop**, to the Library Board for a term through November 2022; **Nancy Bird** and **Mark Hall**, to the Planning Commission for terms through November 2022; **Karen Hallquist**, **Marvin VanDenBroek** and **Henk Kruithof**, to the Parks & Rec Commission for terms through November 2022;

Bailer said he appreciates these appointments, **Mark Hall** – has survey experience to Planning Commission, **Henk Kruithof** with a recreation background to Parks and Rec – it really helps staff and the City when smart appointments like these are made. **Schaefer** said she has resigned from Parks and Rec because there were 2 vacant seats and 3 interested citizens and in the spirit of encouraging further input from a wider range of people, she resigned to give more of that opportunity. Often there is difficulty to fill seats but when we get the interest as we did, it's a good idea to reward the interest.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

M/Bailer/Glasen for council concurrence of appointments to fill vacancies on City Boards and Commission for **Andy Craig** and **Ken Jones**, to the Harbor Commission for terms through November 2022; and **Sylvia Lange** and **Cathy Sherman**, to the Historic Preservation Commission.

Bailer said he appreciates **Schaefer's** words, but the difference is that the Harbor is looking toward a multi-million-dollar project and to have insight into that from someone who uses it a lot and has been around since the inception of the project is important. Also, the Harbormaster, **Tony Schinella** specifically asked him to put **Ken** back on harbor commission.

Glasen said he agrees. **Guard** said **Jones** is a great asset on the Harbor Commission, but he thinks there could be a legal issue when a Council member is on Harbor Commission and Council; two bites as the apple so to speak. **Guard** said he'd prefer a Council member to be ex-officio. He asked the chair if he could ask **Jones** a question. **Jones** approached. **Guard** asked if he'd be willing to be an ex-officio member. **Jones** said if that is the way the Council opted to go, he would be ok with that; he said he preferred to be a voting member which is why he submitted an application for appointment to that effect. **Allison** said he will support. **Schaefer** echoed **Guard's** sentiments; **Jones** is involved in the harbor - encouraging other people to get involved - we shouldn't quash that. She supports the other's (Craig, Lange & Sherman) in this motion but would prefer **Cloward** for Harbor Commission.

Vote on the motion: 5 yeas, 1 nay (Schaefer), 1 conflict of interest (Jones). Motion was approved.

20. Council action to make a Portion of Copper River & Northwestern Co Terminal Ground B available on City Land Disposal Maps

M/Jones/Glasen to make a portion of Copper River & Northwestern Co Terminal Ground B available on City Land Disposal Maps.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

21. Council action on Disposal and Method of Disposal for a Portion of Copper River & Northwestern Company Terminal Ground B

M/Jones/Guard to dispose of a portion of Copper River & Northwestern Company, Terminal Ground B as outlined in Cordova Municipal Code 5.22.060 B by 1. negotiating an agreement with the Sheridan Joyce to lease or purchase the property.

Jones said he heard comments from the public tonight in support of this. He is pro-business and loves to see Cordova kids coming back to town to start businesses. He supports this. **Glasen** supports this. **Bailer** said he supports this, but he is concerned about the costs and wants to ensure that the applicant is aware of all of the detailed costs to this project. He asked the Planner to answer a few questions. **Stavig** said on a recent other direct negotiation, we ensured that part of the process was a detailed estimate of costs before we moved forward with the lease with purchase option. **Bailer** wants to ensure that similar guidelines are met before we pay for attorneys, surveys, etc. He hopes this will succeed, he wants the applicant to go in with eyes wide open. **Stavig** said that in listening to comments, that will give staff the guidelines to use during the negotiation. **Bailer** is trying to prevent all of the staff work, attorney work, survey - all has a cost. **Allison** opined that the manager and planner have heard the concerns, the proposer is in the audience - hopefully he is aware and has financing in place -it's all part of the plan. **Meyer** said she doesn't like the way we go from making it available straight to direct negotiation; she may bring this up again at pending agenda. **Schaefer** said she is in support of direct negotiation.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

22. Council action on Disposal and Method of Disposal for Old Sea Grant Building

M/Bailer/Jones to dispose of a portion of Copper River & Northwestern Company, Terminal Ground B as outlined in Cordova Municipal Code 5.22.060 B by 1. negotiating an agreement with the Prince William Sound Science Center to lease or purchase the property.

Jones said since they've taken it over, they have done quite a bit of work to it - he supports this - they have asked for a 3-year extension while they are building their new building - this is pretty much a storage building.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

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

Glasen said we should put impact taxes - per **Helen's** comments on the pending agenda. **Meyer** said she'd like a future agenda item concerning land disposal. **Allison** seconded that. **Bailer** asked if the City Manager could give an update on the water situation - he thinks staff has been working on a new water source, he'd like an update on that. He also said - what will we do when the burn pile goes away. He'd like an RFP for investment firms. He is also interested in an RFP for Attorney - Homer has moved on from Birch Horton Bittner. **Jones** asked to add Mirad grant and Build grant to pending agenda. **Allison** seconded that. First Alaskans update - **Meyer** said she'd get in touch. **Meyer** said she'd like to get refuse on the pending agenda - how we are doing it - neighborhood dumpsters, etc. **Jones** said NVE has expressed some interest in an inland ferry authority - they cannot form an authority - but we could - maybe we could talk with them about how we

could support that endeavor. *Howarth* said they meet every 2 weeks, that project has been discussed – so yes, they will continue to talk, she thinks there are excellent collaboration possibilities between our organizations.

O. Audience Participation - none

P. Council Comments

Meyer reported that the AML training is a good opportunity – she appreciates it, after having been on Council a bit makes this even better. Tomorrow morning, she has the ferry reform discussion. She encourages Council members to attend.

Jones thanked the community members for comments tonight and he thanked Council for the support on Harbor Commission.

Glaser thanked the public – he told the community that they are doing their best. Please come in to comment on the tax options.

Schaefer thanked everyone for sticking it out tonight – we are trying our best for options, we need new revenues though, cannot cut our way out of this.

Guard thanked the public for participation. He wants to hear from people on the sales tax options.

Bailer thanked the manager for her attendance on the phone tonight – he asked if she had time to discuss investment firms with some of the other managers – he'd be curious who they are investing with.

Allison echoed comments about citizen participation and that we need to hear opinions on sales tax options. He gave kudos to the School Board and the administration – he attended the leadership conference as a chaperone and it was great – our schools are doing lots of things that most of these other districts wished they could do or are trying to do.

Q. Executive Session - none

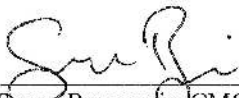
R. Adjournment

M/Bailer S/Glaser to adjourn the meeting.

Hearing no objection *Acting Vice Mayor Allison* adjourned the meeting at 9:26 pm.

Approved: December 18, 2019

Attest:



Susan Bourgeois, CMC, City Clerk

