Regular City Council Meeting  
December 2, 2015 @ 7:00 pm  
Cordova Center Community Rooms A & B 

Amended Agenda see item 8a.

A. Call to order

B. Invocation and pledge of allegiance

I pledge allegiance to the Flag of the United States of America, and to the republic for which it stands, one Nation under God, indivisible with liberty and justice for all.

C. Roll call

Mayor James Kacsh, Council members Kristin Carpenter, Tim Joyce, Tom Bailer, Robert Beedle, Josh Hallquist, David Reggiani and James Burton

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

E. Disclosures of Conflicts of Interest

F. Communications by and Petitions from Visitors

1. Guest Speakers
2. Audience comments regarding agenda items.................................................................................................................. (3 minutes per speaker)
3. Chairpersons and Representatives of Boards and Commissions  (Harbor, HSB, Parks & Rec, P&Z, School Board)
4. Student Council Representative Report

G. Approval of Consent Calendar.................................................................................................................................................... (roll call vote)

H. Approval of Minutes

I. Consideration of Bids

J. Reports of Officers

5. Mayor’s Report
6. Manager’s Report
7. City Clerk’s Report

K. Correspondence

8. 11-10-15 Mayor Kacsh letter to Senator Micciche.................................................................................................................. (page 1)

L. Ordinances and Resolutions

M. Unfinished Business

9. City Bonded Paving Project – Council action on scope of work................................................................. (voice vote)(page 2)

N. New & Miscellaneous Business

10. Disposal of Old City Hall Building.......................................................... (voice vote)(page 37)
11. Marijuana regulations - briefing by City Attorney Holly Wells
12. Pending Agenda, Calendar, Elected & Appointed Officials lists.............................................................................. (page 50)

O. Audience Participation

P. Council Comments

13. Council Comments

Q. Executive Session

R. Adjournment

Executive Sessions: Subjects which may be discussed are: (1) Matters the immediate knowledge of which would clearly have an adverse effect upon the finances of the government; (2) Subjects that tend to prejudice the reputation and character of any person; provided that the person may request a public discussion; (3) Matters which by law, municipal charter or code are required to be confidential; (4) Matters involving consideration of governmental records that by law are not subject to public disclosure.

If you have a disability that makes it difficult to attend city-sponsored functions, you may contact 424-6200 for assistance.

Full City Council agendas and packets available online at www.cityofcordova.net
A resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a sole source contract with Federal Signal, Inc., for the purpose of acquiring tsunami sirens for the City of Cordova.
The Honorable Peter Micciche  
Alaska State Senate  
145 Main Street Loop, Ste. 226  
Kenai, Alaska  99611

Dear Senator Micciche:

First, please let me express my appreciation for your conversations with coastal communities about the Alaska Marine Highway System (AMHS). The hearing in Sitka two weeks ago provided citizens with a much desired opportunity to speak about their concerns and need for reliable transportation services.

The purpose of this letter is to extend an invitation to you and the Senate Finance Subcommittee for the Department of Transportation & Public Facilities to visit Cordova. As Mayor, it would be an honor to have you and your subcommittee get a firsthand view of the community and better understand its challenges and opportunities.

Please contact Randy Robertson, Cordova City Manager, at (907) 424-6200 if we can be of assistance in helping facilitate a community meeting here. There is also the local Cordova LIO that works for the Legislative Affairs Agency.

I truly believe most every Alaskan is very conscious of the extraordinary budgetary challenges facing our state, but for Cordovans and many Alaskans the marine highway is absolutely critical to our sustainability and to the overall economic viability of this great state. We fully appreciate the fiscal environment you face as a State Senator, and we want to be a proactive participant in the conversation about how we can work together.

Thank you for considering this invitation. Please let us know how we can help.

Sincerely,

[Signature]  
James Kacsh, Mayor  
City of Cordova

CF:  
Cordova LIO  
City Manager
CITY OF CORDOVA, ALASKA
RESOLUTION 12-15-49

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA, AUTHORIZING THE CITY MANAGER TO ENTER INTO A SOLE SOURCE CONTRACT WITH FEDERAL SIGNAL, INC., FOR THE PURPOSE OF ACQUIRING TSUNAMI SIRENS FOR THE CITY OF CORDOVA

WHEREAS, the Alaska Department of Homeland Security, under the 2015 Tsunami Sirens Grant for Equipment and Installation, awarded the City of Cordova a $36,000.00 grant for to purchase and install a Tsunami siren, and

WHEREAS, Federal Signal, Inc. is a nationally recognized vendor of emergency sirens and has extensive experience working with the state and local officials; and

WHEREAS, Federal Signal, Inc., possesses both the equipment and trained personnel to install Tsunami sirens; and

WHEREAS, the City of Cordova has exclusively used Federal Signal, Inc., equipment, software and personnel to mount all previous emergency sirens within its jurisdiction; and

WHEREAS, the Federal Signal, Inc. Signal Encoder and its companion Eclipse8 Mechanical Siren is fully compatible and functionally seamless with Cordova’s emergency notification system; and

WHEREAS, no equipment will need to be purchased or installed by additional companies and no additional training will be necessary for full compatibility within our system; and

WHEREAS, this request meets the provisions of Section 5.12.150 of the Cordova Municipal Code in providing for sole source procurements for professional services.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cordova, Alaska hereby authorizes the City Manager to enter into a contract with Federal Signal, Inc., for purchasing an Eclipse8 Tsunami Sirens and associated equipment and materials for the City of Cordova in an amount not to exceed $36,000.00

PASSED AND APPROVED THIS 2nd DAY OF DECEMBER, 2015.

_______________________________________
Jim Kacsh, Mayor

ATTEST:

_______________________________________
Susan Bourgeois, CMC, City Clerk
Memorandum

To: City Manager, Mayor and City Council
From: Public Works Director
Date: 24Nov15
Re: $2M Bond Paving Project – Review by Council Prior to Second ITB

PART I – GENERAL INFORMATION

Requested Actions: Council reviews recent P&Z comments on Paving Plans
Original Bid by Eagle: Enclosed; one bid rec’d 11Jun15, with Wilson & Harris as subcontractors
Paving Plans: Enclosed; 16 plan sheets from DOWL, 05Nov15
P&Z Minutes: Enclosed; DRAFT minutes of 12Nov15 Work Session
Memo to Council: Enclosed; 18Dec15 from R. Rogers

PART II – BACKGROUND

15May15 Issued ITB #15-02
11Jun15 One bid rec’d from Eagle for $1.56M
17Jun15 Council votes to deny the contract award to Eagle
12Nov15 P&Z public work session to review plans for Nicholoff, Harbor Loop, and RR Ave
18Nov15 Memo to Council providing courses of action subsequent to P&Z comments
18Nov15 Councilpersons state to “have this come before Council” & to “see the plans”
02Dec15 Council reviews the P&Z comments, plans, etc
11Dec15T tentative; advertise the bid again
15Jan16T tentative; bids due, opened and read publicly
05Feb16 T tentative; award contract
02May16T tentative; contractor mobilizes

PART III – STAFF RECOMMENDATION

Choose to pursue the original Nicholoff/Harbor Loop Scope of Work per the 16 sheets of plans prepared by DOWL in November, 2015.

PART IV – RECOMMENDED MOTION

“I move to direct the City Manager to pursue the original Nicholoff/Harbor Loop Scope of Work.”

PART V – POSSIBLE ALTERNATE MOTION

“I move to direct the City Manager to modify the original Nicholoff/Harbor Loop Scope of Work, pursuant to considering the P&Z’s recommendations, as follows: (a)...........(b).........(c)........etc....”

.....end of memo......
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TOTAL BASE BID: $1,561,835.00

COMPANY NAME: Eagle Contracting Corp
$2M Paving Bond Project

Memo

To: Mayor & City Council
From: Rich Rogers
CC: City Manager
Date: November 18, 2015
Re: Paving Plans – Suggestions from P&Z Work Session of 12Nov15

ISSUE:

- P&Z members advise reducing scope of work to encourage more work on RR Ave
- Design Engr DOWL recommends not reducing scope of work on Nicholoff/Harbor Loop

BACKGROUND:

- One bid rec’d from Eagle on 11Jun15 for $1.56M for Nicholoff & Harbor Loop
- Goal is to re-bid this work in Nov-Dec, award in Jan 2016, and pave in Summer 2016
- Early Winter bidding often yields better results than May/June bidding
- Harris Inc last month demob’d their asphalt plant that was at 13 mile for ~5 years
- Please refer to Bill Howard’s letter to Council (attached)
- Base Bid includes paving and drainage at Nicholoff & Harbor Loop
- Additive Alternate #01 includes paving, drainage, & crosswalk on RR Ave at CRH
- New Crosswalk with Island at CRH / Railroad Ave intersection was well received by P&Z
- Scope reductions in Base Bid should reduce costs so that Alternate #01 can be funded
- Scope reductions also may lead to a less-durable, shorter-lived product
- P&Z suggestions are:
  - re-use existing base gravels @Nicholoff & Harbor Loop (1500CY)
  - eliminate valley gutters on Harbor Loop (2400’)
  - eliminate asphalt sidewalks on Harbor Loop (1200’)
  - re-use existing catch basins on Harbor Loop (10 ea)
  - re-use existing buried piping on Harbor Loop (~500’)

OPTION 1: Pursue Original Nicholoff/Harbor Loop Scope of Work

ADVANTAGES
- higher quality more durable product
- no re-design of bid package needed

DISADVANTAGES
- need more bidders or budget will limit
OPTION 2: Reduce Nicholoff/Harbor Loop Scope to Save Funds for Railroad Ave Scope

ADVANTAGES
- enough bids may allow funding of Railroad Ave work
- may save ~$380K to shift from original Bid to RR Ave

DISADVANTAGES
- owner accepts more risk
- re-design will take one week
- re-design will cost ~$5K

OPTION 3: Other Plan (TBD yet to be developed)

RECOMMENDATION: Choose Option 1 “Pursue Original Nicholoff/Harbor Loop Scope of Work” to provide a better draining and longer-lasting constructed product. Unless directed otherwise, this course of action will be pursued tomorrow.

---- End of Memo----
1. CALL TO ORDER

Co-Chairman Tom Bailer called the Planning Commission Work Session to order at 6:30 PM on November 12, 2015 in the Cordova Center Education Room.

2. ROLL CALL

Present for roll call were Co-Chairman Tom Bailer and Commissioners Tom McGann, Scott Pegau, and John Baenen. Commissioners John Greenwood and Allen Roemhildt were absent.

Also present was Assistant Planner, Leif Stavig.

2 people were in the audience.

3. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

a. Audience comments regarding agenda items

b. Guest Speakers

i. Ryan Stephens – DOWL Juneau

Rich Rogers, Public Works Director, said that they had advertised the meeting and put out packets with the draft plans. They are at a point where they wanted the commission to discuss the project. They are looking at the high priority roads Nicholoff and Harbor Loop, with Railroad Avenue from the highway to Nicholoff as additive alternate one. They are planning to go out to bid in a week to get bids in before Christmas. This is a better time to bid than when they did it in the spring. The one thing that has changed is that the Harris asphalt plant has de-mobed. Stephens has been the principal designer. The project that they bidded in the spring was for just Nicholoff and Harbor Loop with one bid from Eagle Contracting at $1.3-1.4 million (Note: actual bid was $1.56 million), with the Engineer’s Estimate at $0.9 million. The awarding of that contract was not authorized by City Council. The project is funded by the $2 million bond. Unfortunately the timing was late when they bid the first time. This time Rogers asked the engineers to give him Railroad Avenue as an additive alternate.

Stephens explained some of the features of the project. The typical cross section is 10 inches with two inches of asphalt. On the corners there are three inches. The streets are very flat and there are not a lot of places for the water to go so it sits and erodes the sub basin beneath the asphalt. To help with that they are putting in concrete valley gutters and new catch basins. Most of the catch basins are at existing locations. The road section includes six inches of coarse shot rock.

4. WORK SESSION TOPIC

a. Cordova City Streets Improvements

Bailer said he thought the whole South Fill was shot rock. Stephens said the specified shot rock was open graded and had no fines so it drains the water quickly. On top of that is one-two inches of D-1. Pegau asked since a lot of the businesses go right to the road, how will you manage water between the road and the business? Rogers replied that there is a valley gutter similar to what is currently on Council. Stephens said
that they graded the road to allow water to drain from the property over the sidewalk to the gutter. Pegau verified with Stephens that it was designed off of Cordova rainfall. Rogers said that Bill Howard, Streets Superintendent, was going to be at the meeting, but he had to leave due to a family emergency. He has had a lot of input into the plans.

Pegau asked about the function of the pedestrian island at the intersection of Railroad and the highway. Stephens said there are two reasons: the intersection is about 100 feet wide and the island is a safe haven for pedestrians, and to help guide traffic. Rogers said that another thing it does is widen out the curb as an existing problem is people turning right off the highway towards Railroad go too fast. McGann clarified that the fence would stay there and that the existing sidewalk would be removed. Stephens explained that the sidewalk is on the opposite side of the road ends before the Nicholoff intersection and doesn’t connect to the South Fill. He explained that the road was shifting east several feet because of property issues.

Baenen said when it went out to bid before he had talked to Eagle Contracting and was going to be a subcontractor. He ran all the numbers on the whole job. He doesn’t believe the bid will be any less because it will take $200,000 to get an asphalt plant to mobilize and demobilize. Costs won’t be less to barge asphalt to Cordova. The current plan is a Cadillac plan and the only way to get it within budget is to make cuts. The valley gutters alone are $200,000 and the storm drain system is $200,000, so you would save $400,000 by not doing either. You would save a whole bunch of money by not putting shot rock down. The South Fill is all shot rock. The existing road was paved 25 years ago and is still in pretty good shape in a lot of places. The idea of the bond was to keep it as simple as possible to get the most pavement down. The project is going to be beautiful and is going to be done right, but you are going to use up all the money on one job.

Frohnafpel asked if they needed gutters. The gutters are progress, but progress is expensive. Rogers asked if they don’t have gutters, how do they get the water to go where they want? Baenen said it would be like every road in Cordova. Rogers said most roads are on slope and that this area was flat. Baenen said the storm drain system down there is perforated. The ground drains very well. Frohnafpel said if they were to have a crowned road with runoff could they maintain the edges with fill and everyday maintenance? He wanted to know if you could do it without the valley gutters and get a product that will last 20 years. Baenen said that the storm drain system has to be completely fixed if they want to do the valley gutters.

Pegau asked if the project addressed the issues with the potholes around the boat ramp area on Nicholoff. Stephens said that the road was being elevated there. Frohnafpel said that the project was great and that they should put it out to bid. He asked what the worst case scenario would be. Rogers replied that if the bid was over what they budgeted they could redesign and rebid in January. Frohnafpel asked if the current project was realistic or unrealistic for the community. Stephens replied that it was realistic, but there are risks with maintenance costs. The cost savings from using the existing fill may be substantial enough to allow them to do the project. Baenen said that the shot rock gradient is already down there. The state doesn’t even replace the base course on a highway project. Most of their roads are paved over trees and other things, they just make sure there is a nice layer of D-1 on the surface. Bailer asked if what they are talking about is substantial savings. Baenen said that it was. Bailer asked how they would move forward with not having to excavate and not put new shot rock in. Baenen verified that the sidewalks were asphalt sidewalks. Frohnafpel said that he likes the idea, but they bonded the project and it went to the voters and it has already been a year. He said that if you look at what money they have put in the city’s infrastructure it has not been much for the last 25 years.

Baenen said that with the gutters and the storm drains out, the city will save $400,000. He is not saying to do that, he said to do it maybe after council decides to not award the project. Stephens said that if you got rid of valley gutters you can still grade and drain all the water into the catch basins. Since there is a sidewalk there has to be a swale. Frohnafpel asked if you could have an asphalt valley gutter. Stephens said you would have a seam at the bottom of the gutter which would cause it to deteriorate quickly. Baenen said on Nicholoff maybe you would want to keep the concrete valley gutter because it is so flat. Bailer asked if the asphalt could just end on either side of Harbor Loop and not have a swale or gutter. Baenen said you would have to have the drainage drain somewhere. Bailer said he would like to see enough cuts that they can get the work
on Railroad done. **Baenen** said that without gutters, the cost for storm drainage goes down. **Stephens** said that in the current design all of the catch basins are to be replaced with new concrete ones, so if they don’t do the valley gutter on Harbor Loop are they just going to leave the existing ones? **Bailer** said they would use the existing storm drainage unless it needed to be adjusted.

**Pegau** said that in his mind, Railroad trumps Harbor Loop in priority. **Stavig** said the reason it was an additive alternate was because on the Roads Priority Paving List the order was Harbor Loop, Nicholoff, Railroad. **Baenen** said that was because Harbor Loop was in worse shape than Railroad. **Rogers** said that the NAPA intersection likely influenced people’s opinion.

**Stephens** said the asphalt sidewalk on Railroad was a full curb with driveway cuts. **Rogers** said the island at the intersection of Railroad and the highway was one of the main reasons they decided to have a public meeting, because it’s a new concept. **Bailer** summarized that their advice was to save money by keeping Nicholoff as designed and to just pave Harbor Loop. **Baenen** verified that the design was for one lift at 2 ½ - 3 inches, instead of two lifts as originally designed. He likes that there has already been some money savings.

**Bailer** said that while they were talking about pavement, he wanted to say that the new pavement accessing the Cordova Center next to Shoreside has sharp edges with no fill on it so it won’t last.

5. **AUDIENCE PARTICIPATION**

6. **COMMISSION COMMENTS**

7. **ADJOURNMENT**

**M/McGann S/Frohnapfel** to adjourn the Work Session at 7:58 PM. With no objection, the meeting was adjourned.

Approved:

John Greenwood, Chair  
____________________________

Leif Stavig, Assistant Planner
Dear City of Cordova Leadership,

First I apologize for not attending the P&Z public hearing on November 12th concerning our paving project however with the death of my mother in law, I felt my place was with my wife.

It seems that during the hearing there was discussion by the P&Z commission to downgrade the project so more feet\miles of asphalt could be laid down. This I would like to speak on. The thoughts as I understand it was that the base course under the existing pavement and chip seal in the Nickoloff / Harbor loop area was sufficient, the drainage was adequate and why would we want gutters. We would save money and be able to pave more streets.

My thoughts are as follows: the reason these roads are in the shape they are is because of this same line of reasoning, there never was an adequate base course laid down, the roads were not sloped for runoff, there was no elevations built into the roads. In other words, the roads are flat so the water lays along the edge and puddles causing potholes and break off the asphalt edge. The drainage system in place now is in need of repair and if the roads are properly designed will need to be upgraded. Plus several new catch basins will need to be placed to drain off the storm water. The reason for the gutter is to protect the edge of the asphalt and give the water a place to run instead of sitting in the gravel and mud on the edges of the road.

If all we do is replace asphalt we will get a couple of years then will be faced with the same situation, this summer we did some repair work on the Napa intersection we hauled in 150 yards of material to get some slope so the water will run off the pavement. We have now gone three months without a pothole in the repaired area. I have found it doesn't matter whether you use Asphalt or Chip seal if you don't take care of the slope, drainage and edges, there will be failure. As the one responsible for the condition and upkeep of the City's streets, I feel we have been fighting an up hill battle due to years of neglect and slapping pavement down cheaply and by not addressing the core
issues of road base and drainage. In quality road construction the topping [Asphalt, chip seal] is there to protect the road base.

   My conclusions are we can think short term and be addressing the same issues in a few years or we can do it properly and have a product that will last and will work far into the future. My Parents taught me from my beginning years to do it right the first time and you will save many headaches down the road. We are now having many headaches down the road for this exact reason. Let us please, do what we are able the right way this time.

   Thank you for your time, these decisions are never without pressure, however we also have a responsibility to do our best!

Bill Howard
Public Works Streets Superintendent
City of Cordova
TYPICAL SECTION NOTES

1. ADDITIONAL EXCAVATION BEYOND THE MEASUREMENT GIVEN MAY BE REQUIRED IF ORGANIC OR OTHER UNSTABLE MATERIALS ARE FOUND AT OR NEAR THE PLANNED SUBCLAY LEVEL. AS DIRECTED BY THE ENGINEER, USE BULK MATERIAL FROM EXCAVATION TO FILL AREAS OF EXCAVATION BACKFILLING WITH USEABLE MATERIAL FROM EXCAVATION WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.

2. IF EXISTING SOILS WITHIN THE PLANNED SUBCLAY LAYER ARE FOUND TO BE UNSUITABLE, AS DETERMINED BY THE ENGINEER, THE DEPTH OF EXCAVATION AND BACKFILL MAY BE DECREASED.

3. SEE HORIZONTAL AND VERTICAL CONTROL, CURVE AND GUTTER LAYOUT FOR DETAILING.

4. UNDERGROUND ELECTRICAL AND WATER AND SEWER SERVICES NOT SHOWN. SEE PLAN SHEETS FOR LOCATION.

5. ALL TILT BACK RECESS SUBCLAY UNITS SHALL BE BACKFILLED WITH USEABLE MATERIAL FROM EXCAVATION AND GRADED TO DRAIN AS SHOWN ON THE PLAN VIEW DRAWN.

6. DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION WITH SUBGRADE REPLACED IN LAYERS TO MATCH THOSE REMOVED BELOW.

A) PAVED DRIVEWAYS AND SIDEWALKS SHALL BE SUBSURFACE 6 INCHES BELOW FRAME GRACE AND REFLIRED WITH 6 INCHES OF 2-INCH WASTE SHOT ROCK/CRUSHED BASE COURSE AND 2 INCHES OF AC PAVEMENT.

B) DRIVEWAYS UNDER WOOD OR METAL ELECTRICAL OR MECHANICAL MATERIALS ENCOUNTERED IN THE SUBGRADE DURING EXCAVATION OPERATIONS SHALL NOT BE REMOVED, BUT THEY SHALL BE COVERED UP TO THE APPROVED MINIMUM Thickness for the Required Subbase Layer with Useable Material from Excavation.

7. TOP OF A.C. PAVEMENT SHALL BE 1 INCH TO 2 INCH ABOVE THE TOP EDGE OF CONCRETE RUTTERS.

8. SANITARY SEWER AND STORM DRAIN SERVICE LOCATIONS ARE UNSTABLE AND THEREFORE NOT SHOWN ON THE PLANS. SERVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATIONS. THE CONTRACTOR SHALL TAKE DUE DILIGENCE TO DETERMINE THE EXACT LOCATION OF THE SERVICE LOCATIONS SHOWN ON THE PLANS. ANY SANITARY SEWER, STORM DRAIN SERVICE ENCOUNTERED IN THE SUBGRADE DURING EXCAVATION OPERATIONS SHALL BE RECOVERED UP TO THE APPROVED MINIMUM Thickness for the Required Subbase Layer with Useable Material from Excavation.

9. ALL BASE COURSE LAYER SHALL BE 4 INCHES THICK WASTE SHOT ROCK WITH 1/2 INCH TOP LAYER OF BASE COURSE GRADING 0-1 FOR A TOTAL THICKNESS OF 4 INCHES. BASE COURSE GRADES 0-1.

10. BASE COURSE, UPGRADE 5, MAY BE USED FOR THE FULL DEPTH OF THE BASE COURSE UNDER THE SIDEWALKS AND DRIVEWAYS AT NO COST SUBSTITUTION.

11. CATCH BASIN FOR CURB MATERIALS AND STOPLines WILL BE SUNK A MAXIMUM OF 2 INCHES BELOW OF THE LEVEL OF THE DRIVEWAYS AND SIDEWALKS AND SHALL DEE AT A 5% INCLINE TO A DRAINAGE TANK TO BE SIDED TO THE CATCH BASIN. SEE PLAN SHEETS FOR APPROPRIATE CATCH BASIN.

12. ASPHALT THICKNESS FOR DRIVEWAY APPROACHES AND DRIVEWAYS SHALL BE 2 IN.

13. LOCATION VARIOUS SEE PLAN SHEETS.


15. THE TOP LIFT SHALL BE PLACED IN A MANNER TO DRAIN LATTER ALL UNDRAINS BETWEEN THE TWO INTERSECTIONS WITH NICHOLOFF WAY, A COLD CEMENT MIX MAY BE PLACED AT THE INTERSECTIONS OF NICHOLOFF WAY AND HAMMER LOOP ROAD INTERSECTIONS SHALL BE PLACED IN A MANNER TO DRAIN LATTER THE TOP LIFT OF ASPHALT TO OVERLAP THE BOTTOM LIFT OF ASPHALT A MINIMUM OF 3 INCHES.

16. ONE TO TWO HORES OF BASE COURSE, GRADE 0-1, SHALL BE PLACED UNDER THE NON-DURABLE BATTERIES AS A COMPRESSING LAYER OVER THE 2-INCH WASTE SHOT ROCK.

TYPICAL SECTION NICHOLOFF WAY

STA "N" 10+49.45 TO STA "N" 12+17.89, STA "N" 13+31.91 TO STA "N" 20+60.87, & STA "N" 21+61.73 TO STA "N" 23+40.00

TYPICAL SECTION NICHOLOFF WAY

STA "N" 10+50 TO STA "N" 10+93.45, STA "N" 12+17.89 TO STA "N" 13+31.91, & STA "N" 20+60.87 TO STA "N" 21+61.73.
TYPICAL SECTION NOTES

1. ADDITIONAL EXCAVATION BELOW THE MEASURED SUBBASE LEVEL MAY BE REQUIRED IF UNSUITABLE MATERIAL OR OTHER UNSUITABLE MATERIALS ARE FOUND AT OR NEAR THE PLANNED SUBBASE LEVEL. AS DIRECTED BY THE ENGINEER. ALL HARD MATERIAL FROM EXCAVATION BACKFILLING WITH SUITABLE MATERIAL FROM EXCAVATION WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.

2. IF EXISTING SOILS WITHIN THE PLANNED SUBBASE LAYERS ARE NOT FOUND TO BE SUITABLE, AS DETERMINED BY THE ENGINEER, THE DEPTH OF EXCAVATION AND BACKFILL MAY BE INCREASED.

3. SEE HORIZONTAL AND VERTICAL CONTROL, CURB AND GUTTER LAYOUT AND GRADE DRAWINGS FOR CHAINAGE DETAILS.

4. UNDERGROUND ELECTRICAL, WATER AND SEWER SERVICES NOT SHOWN. SEE DRAWINGS FOR LOCATIONS.

5. ALL TURF AREA BETWEEN SUBBASE LIMITS SHALL BE REPLACED WITH SUITABLE MATERIAL FROM EXCAVATION AND GRADED TO DECK AS SHOWN ON THE PLAN VIEW DRAWINGS.

6. DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION WITH SUBGRADE REPLACED IN LAYERS TO MATCH THOSE REMOVED EXCEPT:
   A) PAVED DRIVEWAYS AND SIDEWALKS SHALL BE REPLACED TO 6 1/2 INCHES BELOW FINISH GRADE AND REPLACED WITH 6 INCHES OF 2-INCH MINUS SHOT ROCK OR BASE COURSE.
   B) INDIVIDUALS TYPICALLY USED FOR DRIVEWAY MODIFICATIONS WERE MANUFACTURED IN THE DRIVEWAYS DURING EXCAVATION OPERATIONS SHALL NOT BE REPLACED BUT SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE.

7. TOP OF A.C. PAVEMENT SHALL BE NO MORE THAN 1 1/2 INCHES OF CONCRETE, OVERLAYS.

8. SANITARY SEWER, WATER AND STORM DRAIN SERVICES ARE NOT SHOWN ON THE TYPICAL. SEE DRAWINGS FOR LOCATIONS.

9. THE BASE COURSE LAYER SHALL BE 4" x 6" OF 2-INCH MINUS SHOT ROCK WITH 1.5" TO 2.0" TOP LAYER OF BASE COURSE GRADING D-3 FOR A TOTAL THICKNESS OF 6.5". THE 2-INCH MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING THE BASE COURSE, GRADING D-3.

10. BASE COURSE, GRADING D-3 MAY BE USED FOR THE FULL DEPTH OF THE BASE COURSE UNDER THE SUBGRADE AND DRIVEWAYS AS A NO-COST INVESTMENT.

11. CATCH LANE FOR SUITABLE MATERIALS AND TOPSOIL WILL WEAR IN DISTANCE FROM RECONSTRUCTION, PLACED AND GRADED, SHALL BE REPLACED WITH A SMOOTH, ROLLING SURFACE FOR FUTURE USE DIRECTED BY THE ENGINEER. SEE DRAWINGS FOR APPROXIMATE CATCH LINES.

12. ASPHALT THICKNESS FOR DRIVEWAY APPROACHES AND DRIVEWAYS SHALL BE 2 1/4".

13. ONE TO TWO LAYERS OF BASE COURSE, GRADING D-3 SHALL BE PLACED UNDER THE NEW CURB AND GUTTERS AS A LEVELLING COURSE OVER THE 2-INCH MINUS SHOT ROCK.
6-INCH UNDERDRAIN

A. 6-INCH UNDERDRAIN IS A CONTINUOUS ITEM. THE ACTUAL LENGTHS AND LOCATIONS, IF USED, SHALL BE AS DETERMINED BY THE ENGINEER.

B. DRAIN CONNECTIONS WILL BE EITHER INTO CATCH BASINS OR DRY BOLLARD RECEIVERS.

C. UPSTREAM END OF PIPE SHALL BE CAPTED AND THE 25' TO 30' DOWNSTREAM AND UPSTREAM TO SEAL THE END. THE DRAIN PIPE SLOPE VARY AS DIRECTED BY THE ENGINEER.

D. VARYS FROM 12" TO 30", AS DETERMINED BY THE ENGINEER.

E. MAIN PIPE SLOPE SHALL BE 1E.
<table>
<thead>
<tr>
<th>STRUCTURE NAME</th>
<th>STRUCTURE DETAILS</th>
<th>STATION &amp; OFFSET</th>
<th>TYPE</th>
<th>FRAME &amp; GRADE</th>
<th>NOTES</th>
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**Nicholson Way Existing Sanitary Sewer Structure Table**

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**Nicholson Way Storm Drain Structure Table**

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**Cordova City Streets Improvements, Phase I**

**Structure & Pipe Summary Tables**

**NOTES**

1. Stations and offsets are given to the center of new storm drain and existing sanitary sewer manholes.

2. Pipe lengths are measured along the slope, from center to center of structures. Slopes are calculated to ends of pipe.
1. PROVIDE ALL ADAPTORS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DOMESTIC PIPE WELLS. MATERIALS AND DEPTHS, CONNECT TO CASTING.

2. PIPE LENGTHS ARE MEASURED ALONG THE SLOPE, FROM CENTER TO CENTER OF STRUCTURES. SLOPES ARE CALCULATED TO CENTER OF PIPE.

3. EXISTING LID WATER MAIN NOT SHOWN IN PROFILE VIEW. ASSUME APPROXIMATE BURY DEPTH OF 6 FEET FROM EXISTING GROUND SURFACE.
NOTES

1. STAKING, OFFSETS, ELEVATIONS AND CURVE INFORMATION ALONG CURVING ARE TO TOP BACK OF CURB (CT), UNLESS OTHERWISE NOTED. TOP OF ELEVATION ARE TO TOP OF SIDEWALK ARE.

2. SEE TYPICAL SECTIONS AND PROFILES FOR OTHER GRADING INFORMATION.

3. ESTABLISH VERTICAL CURVES AS NECESSARY FOR A SMOOTH ALIGNMENT (NO ANGLE POINTS) BY VISUALLY ALIGNING TOP OF GUTTER THROUGH VERTICAL CONTROL POINTS.

4. NO STRAIGHT FERNS SHALL BE USED IN ANY CURVED SEGMENT WITH A RADIUS OF LESS THAN 200. STRAIGHT FERNS USED FOR ANY CURVED SEGMENT WITH A RADIUS OF MORE THAN 200 SHALL NOT EXCEED 90 FT IN LENGTH.

5. SIDEWALK CROWN SLOPE ON HARBOR WAY SHALL BE 1.75% UNLESS OTHERWISE NOTED.

6. THE CONTRACTOR SHALL PERFORM A CLOSED LEVEL LOOP THROUGH TRUE AS LISTED TO VERIFY ELEVATIONS BEFORE BEGINNING ANY GRADING WORK.

7. CURBWORK ALONG THE CURVING AREALONG THE LIFT OF GUTTER.
CITY COUNCIL REGULAR MEETING  
JANUARY 07, 2015 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES

A. CALL TO ORDER  
Vice-Mayor David Reggiani called the Council Regular Meeting to order at 7:07 pm on January 7, 2015, in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE  
Vice-Mayor David Reggiani led the audience in the Pledge of Allegiance.

C. ROLL CALL  
Present for roll call were Vice-Mayor David Reggiani and Council members Kristin Carpenter and Hayley Hoover. Council members Tom Bailer and Tim Joyce were present via teleconference. Mayor Kacsh and Council members Bret Bradford and James Burton were absent. Also present were Student Council Representative Gabrielle Brown, City Manager Randy Robertson and Deputy City Clerk Tina Hammer.

D. APPROVAL OF REGULAR AGENDA  
M/Carpenter S/Hoover to approve the Regular Agenda.  
Reggiani added, at the request of Robertson, an executive session item 17.5 proposed settlement for Beecher.  
Vote on motion: 5 yeas, 0 nays, 2 absent (Bradford, Burton). Joyce-yes; Hoover-yes; Carpenter-yes; Reggiani-yes; Bailer-yes. Motion was approved.

E. DISCLOSURES OF CONFLICTS OF INTEREST  
Hoover disclosed she had a conflict with executive session item 18. Carpenter disclosed that at her day job at the Copper River Watershed they currently have a contract with DOWL HKM. Vice-Mayor David Reggiani agrees, as a direct employee of PWSSC, Hoover has a conflict. He does not see a direct conflict for Carpenter as she has no monetary advantage if DOWL HKM is selected for item 6. Council concurred.

F. COMMUNICATIONS BY AND AND PETITIONS FROM VISITORS  
1. Guest Speaker - none  
2. Audience comments regarding agenda items  
Katrina Hoffman of 301 South Second Street, she stated she is in attendance to answer any questions regarding the PWSSC Site Plan review or the lease review in the executive session. The PWSSC site plan material in the packet is informational only as it has not gone to the Planning and Zoning commission.
Carpenter said HSB will be picking a date to have a community workshop about the management relationship with Providence and CCMC.  
Robertson spoke about Parks & Rec’s survey to get customer feedback about the pool. To date there have been 96 responses and they plan to do a Bidarki survey also. They will provide council some data once it’s synthesized.
Jewell stated the School Board is currently in contract negotiations. The superintendent position closes on January 30th and applications will be reviewed February 3rd and 4th with the goal of making the final decision on February 28th.
4. Student Council Representative Gabrielle Brown reported that students have been out on break. Before the break the “deck the halls” competition was won by the junior class. Student Council terms run January to January, so this is her and Sarah Hoepfner’s last council meeting as their term is up. She’s enjoyed it and said it has been a tremendous help in running their own meetings. She will be back to help with the transition of new representative. Vice-Mayor David Reggiani spoke for council stating they have enjoyed having Gabrielle and Sarah and hopes they will come back.

G. APPROVAL OF CONSENT CALENDAR
**Vice-Mayor Reggiani** informed Council that the consent calendar was before them.

5. Resolution 01-15-01 a resolution of the City Council of the City of Cordova, Alaska adopting an alternative allocation method for the FY15 shared fisheries business tax program and certifying that this allocation method fairly represents the distribution of significant effects of fisheries business activity in FMA 15: Prince William Sound

Vote on Consent Calendar: 5 yeas, 0 nays, 2 absent (Bradford, Burton). Joyce-yes; Bailie-yes; Hoover-yes; Reggiani-yes; Carpenter-yes and Brown-yes. Consent calendar was approved.

**H. APPROVAL OF MINUTES** - none

**I. CONSIDERATION OF BIDS**

6. Council approval of Proposals/Bids for Design Engineering on Streets $2M Bond project – DOWL HKM M/Carpenter S/Joyce to direct the City Manager to negotiate a contract with DOWL HKM, Juneau, AK, to provide engineering services per RFP#06-14 for a total contract price not to exceed $259,000, subject to available and approved Bond funding.

**Rogers** stated there were three responses to the RFP and the committee of four evaluated per the scoring schedule. DOWL HKM’s references, projects listed and personal resumes of staff aligned with the Alaska coastal street reconstruction project we are doing. **Joyce** asked **Rogers** to explain DOWL HKM’s estimate of $123,000 with exclusion corrected to $259,000 as stated in the memo. **Rogers** clarified the corrected number was in line with the other responses in respect to the number of exclusions. The next step is to meet with DOWL HKM’s and discuss the scope and fine tune the price before a contract is signed. **Bailer** wondered what the engineering was for if we were just repaving and using the existing storm sewers and asked if we were extending the scope of the project. **Rogers** explained we are hiring a contractor to do the streets so he needs a specific set of instructions, plans and specs. This will include subsurface work and integrating sidewalks with drainage within the paving. To do a design in house, it will be difficult to prepare a fair package to go out to public bid. **Bailer** does not support this and believes it can be done in house, working with local contractors who know the streets. **Robertson** does not support doing this engineering in house as we do not have plans, elevations or the skill set. We need someone professional who deals with hydrology to remedy our drainage issues. **Vice-Mayor Reggiani** agreed with **Robertson** as he knows his staff. **Joyce** added that if we are going to spend two million on streets he wants them done right so they will last. He supported this and believed it is short sited not to have it engineered properly. **Vice-Mayor Reggiani** praised **Robertson** on his memo as it contained all the pertinent information for council.

Vote on approval of bid: 4 yeas, 1 nays, 2 absent (Bradford, Burton). Reggiani-yes; Bailie-no; Hoover-yes; Carpenter-yes and Joyce-yes. Bid was approved.

**J. REPORTS OF OFFICERS**


8. Manager’s Report – **Robertson** wanted to publicly thank Providence health care system for $75,000 which is going to our parks and rec program and to the hospital for wellness in our City. He addressed item 13 on the agenda as a collaborative effort with NVE for rehabilitation of the streetlight in front of their building. NVE wanted more visibility in our partnership and was looking for an action item tonight. Under the current framework **Robertson** is not able to pursue their request at this point in time but may come back to council later. **Robertson** said he is looking into refinancing two old bonds from 2005 and 2009. This would not extend the term out but could save us $75,000 to $100,000 annually.

a. Cordova Center update report – **Rogers** gave a construction update and said that Dawson is back on site after the holiday break. The architects will be on site next week to work on questions or modifications. **Robertson** added that it is possible the owner of Dawson, **Pete Dawson** will be here. **Sherman** stated the Cordova Center committee will meet tomorrow and they are working through design decisions and the capital campaign.
9. Clerk’s Report – Deputy Clerk Hammer informed council that in addition to performing the normal clerk duties she’s been working with the city assessor who is updating values for the 2015 property assessments. She’s happy to report the City Clerk, Susan Bourgeois, will return on January 12th. Robertson thanked her for filling in during Bourgeois absent.

K. CORRESPONDENCE

10. Letter from DoT re: Cordova runway safety area improvements and drainage
11. Letter from Trident Seafoods withdrawing bid to purchase Lot 2, Block 7
12. Letter from Dept. of Fish & Game, Boards Support Section, Board of Fisheries thank you
13. Communication regarding funding of rehabilitation of streetlights on Nicholoff Way

L. ORDINANCES AND RESOLUTIONS

14. Resolution 01-15-02 a resolution of the City Council of the City of Cordova, Alaska adopting a Cordova Center Phase I and II project budget as summarized pursuant to the following table

M/Hoover S/Carpenter to approve Resolution 01-15-02 a resolution of the City Council of the City of Cordova, Alaska adopting a Cordova Center Phase I and II project budget as summarized pursuant to the following table

Carpenter said she went over this budget at the Cordova Center meeting they had last week. The capital campaign is gaining momentum and she hopes that number will increase. The final balance is in the neighborhood of $3.7 million. They discussed the bond, value engineering and contingencies and felt that is a good number on what they need. Reggiani asked Carpenter if the bond of $3 million was enough or did it need to increase with the bottom number in the resolution. She felt they were comfortable with that number. He followed by asking if the total project cost of $31 million was a solid number. Robertson answered this is the best he’s felt about numbers and he feels comfortable with $3 million.

Vote on motion: 5 yeas, 0 nays, 2 absent (Bradford, Burton). Reggiani-yes; Hoover-yes; Carpenter-yes; Joyce-yes; and Bailer-yes. Motion was approved.

M. UNFINISHED BUSINESS

15. PWSSC Site Plan discussion

Robertson commented that this discussion is a follow up to council’s guidance to get engaged in a dialog with the PWSSC as it relates to their proposals. Reggiani ask Hoffman to join the table to field some questions from council. He appreciated the site plan and knows it’s been a long process. He asked Hoffman to walk council through the proposed building and give them the vision the science center has for the facility.

Hoffman explained that one of the reason they need water front property is so they can have running sea water and a wet lab, also for a seawater heat pump for a fuel free heating system. This will be located on the first floor along with warehousing, fabrication and maintenance. The first floor of the building is smaller than the second floor due to restrictive City Code requirements for parking. The second floor will be used for meeting space, classroom space, office area and document supply storage. Reggiani asked if there would be any public use of the building such as a destination for visitor to come to. Hoffman stated the classroom space will be a place where people can interact with educational staff and exhibits. The meeting room space can be used for a lot of different purposes some of which may be other organizations or public groups. Joyce asked about the alternate elevations with a peak of 50 feet and if they would need a variance for that height. Hoffman explains the four pages of elevations included in the packet. A 50 foot height would require a variance due to water front commercial district height requirements of 30 feet. Their plan with the split pitch roof is Hoffman’s preference but they will commit to either design. Bailer asked Greenwood to clarify the 30 foot height restriction. Greenwood stated in the water front industrial zone the 30 foot height restriction is based on the uniform building code. Bailer followed up that with the installation of a sprinkler system you can possibly bypass the height restriction. Carpenter stated that it’s great to see something on paper and she feels like progress is being made. She appreciates the attention given to some sustainable design considerations.

N. NEW & MISCELLANEOUS BUSINESS
16. Pending Agenda & Calendar
Council chose to add an HBS workshop on February 26th (move to February 24th) to discuss the medical center and the contractual arrangement with Providence. Robertson informed council several staff members will be attending an Incident Command System training the week of January 19th through a grant and will not be at the next regular council meeting. Greenwood announced that the P&Z meeting will move to January 16th at 6:00 pm.

O. AUDIENCE PARTICIPATION
Donald Kurz of 1001 Lake Avenue, thanked council for allowing ASLN to be part of the meetings. There’s been a positive response from the community with people stopping him on the street and thanking him for making the video available. He will be taping a show call Cordova 101 to talk about what’s going on around Cordova. Once a month, he will produce, a 5 to 8 minute update on the City Center.

P. COUNCIL COMMENTS
17. Council Comments
Joyce thanked Kurz for all his time and efforts in streaming the council meetings. Hoover thanked the student council rep Gabrielle Brown for doing a good job. She was excited they picked a date for the community meeting about Providence. Carpenter echoed the comments made and doesn’t have anything else to add. Vice-Mayor Reggiani called for a three minute recess before entering the executive session. With no objection, the meeting was recessed at 7:58 pm. At 8:04 pm Council was back in regular session. Carpenter stated that Brown pointed out a conflict with the fire department and the HSB workshop so it was decided to move the meeting to February 24th.

Q. EXECUTIVE SESSION
17.5. Proposed settlement for Beecher
M/Carpenter S/Hoover to enter into an executive session to discuss proposed settlement for Beecher, matters the immediate knowledge of which would clearly have an adverse effect on the finances of the government. With no objection, Council entered the executive session at 8:05 pm. The regular session was reconvened at 8:29 pm. No action was taken.
Hoover departed meeting at 8:29 pm

18. Attorney update regarding PWSSC land disposal negotiation
M/Carpenter S/Bailer to go into executive session to discuss negotiation regarding sale of city land, matters the immediate knowledge of which would clearly have an adverse effect upon the finance of the government. Council entered the executive session at 8:30 pm and reconvened the regular session at 9:31 pm.
Bailer commented about past purchasers of City land not having a realistic price for building. He would like, as part of the land disposal process, some requirement for a more accurate building cost.

R. ADJOURNMENT
M/Carpenter S/Joyce to adjourn. Hearing no objections the meeting was adjourned at 9:33 pm.

Approved: January 21, 2015

Attest: Tina Hammer, Deputy City Clerk
PROPOSITION NO. 1

GENERAL OBLIGATION DEBT FOR IMPROVEMENTS TO CORDOVA CITY STREETS

Shall the City of Cordova incur general obligation indebtedness in an amount not to exceed Two Million Dollars ($2,000,000) for the purpose of paying the cost of improvements to City streets?

Proposition No. 1

YES □

NO □
Memorandum

To: City Council
From: Planning Staff
Date: 11/24/2015
Re: Disposal of the Vacant Office Space in Old City Hall Building

PART I – GENERAL INFORMATION

Requested Actions: Disposal of the Vacant Office Space in Old City Hall Building
Address: 602 Railroad Ave.
Zoning: Public Lands and Institutions District
Location Map: Attached

PART II – BACKGROUND

10/13/2015 regular meeting the Planning and Zoning Commission recommended that City Council remove the existing office portion of the old city hall building.

M/Baenen S/McGann to recommend to City Council to remove the existing office portion of the old City Hall.

McGann said that he doesn’t see any demand for office space. One benefit would be additional parking spaces for the Cordova Center. Baenen said that if the City started to rent office space, there is a good chance they would take business from the private sector. The City could possibly take somebody from a location they are already renting. The original intent of the Cordova Center was to get rid of the old buildings. He overheard a conversation about the old City Hall building and heard someone say they were getting rid of it. It is better to just cut off half of the building and move the boiler over. It may cost a little, but at least they are not putting more money into it and they are not in direct competition with a local business. Roehlildt, Pegau, and Bailor said they agreed.

Upon voice vote, motion passed 5-0.
Yea: Bailor, McGann, Pegau, Baenen, Roehlildt
Absent: Greenwood, Frohnapfel

In accordance with the Cordova Municipal Code 5.22, the Planning and Zoning Commission will give a recommendation to City Council of how to dispose of the property. In this case, the Commission made the recommendation to remove the lower City Hall portion of the building instead of leasing the office space. This is not a budgeted item for 2016.
City Council should now act to either agree with the recommendation from the Planning and Zoning Commission or choose one of the four disposal methods from 5.22.060B.
PART III – SUGGESTED MOTION(s)

1) I move to remove the vacant office space in the existing City Hall building.

Or

2) I move to dispose of the vacant office space in the old City Hall building for not less than fair market value as outlined in City Code 5.22.060 B, * .

Choose one of the following to insert for the asterisk:
   1. Negotiate an agreement with the person who applied 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.
Mayor and Councilors:

Attached please find a position paper from Chief Hicks and Mr. Trumblee regarding the possibility of co-locating the Alaska Wildlife Troopers (AWT) with the Cordova Police Department (CPD) and Cordova Volunteer Fire Department (CVFD) within the old City Hall facility. An element we want to ensure you have complete visibility of is the AWT Commander, Colonel Bear, as well as leadership of Alaska’s Department of Administration (DOA), who are responsible for state leasing functions, have repeatedly stated it is the intent of the AWT to vacate their current Cordova facility with the termination of their lease NLT June, 2016. AWT personnel have already examined a facility off Whiteshed Road. Discussion with the AWT and AOD suggests they are interested in leasing the old City Hall for $2.5k per month, subject to the approval of City Council.

Also attached are recommendations from the 2009 City Buildings Committee addressing disposition of the old City Hall and a summary of the same by Mrs. Lila Koplin, then City Clerk. The building committee comments reflect Mr. Dave Roemhildt’s estimate of $100k to $200k to remove the administrative/finance unit of the facility . . . a figure that undoubtedly has increased over the last 7 years. Both documents make it fairly clear that the recommendation was to lease or take the building “cold”, and to not tear it down until all activities were vacated. Again, while these recommendations are now nearly seven (7) years old, they seem to convey essentially a comparable recommendation to what is on the table in 2015; long before there was any contemplation or discussion of the synergistic, economic and operational value in possibly leasing to the AWT.

v/r

R. Robertson
November 24, 2015

Mayor Kacsh and Council members,

In the not too distant future we may have a unique opportunity to consolidate various Cordova-based police and emergency services in a central location. The opportunity stems from the Alaska Wildlife Troopers (AWT) Commander approaching the city to discuss the possibility of relocating the Cordova Trooper Post to the old city hall office.

Our initial impression suggest this proposal could represent a tremendous operational and economic opportunity. Not only would it centralize Cordova’s first responders under a single roof, but also significantly enhance cooperative training as well as tactical and communication interoperability between all agencies.

Economically, we could also see the possible recoupment of funds recently lost from the state’s reduction in reimbursing Cordova for its jail operations contract.

Other elements of the concept plan includes relocation of the City’s Division of Motor Vehicles (DMV) Office, which is currently in a leased CEC facility, into space now occupied by the dispatch center.

The Fire Marshal’s office, which has 3 doors and is the only corridor to the Fire Department is used by all Volunteers and the General public visiting the department during business hours. This office would be relocated upstairs to secure private, HIPPA and confidential information that now can be viewed by any visitors during business hours.

The firefighter/medic would be moved to the Fire Marshal’s current office, allowing volunteers to have full, unobstructed use of the training room which they constructed several years ago.

A final note, the dispatch office, as outlined on the attached text below, is possibly located in the worst location from a safety and security perspective. As Chief I feel it is absolutely imperative to initiate action to relocate my dispatch team in 2016.
This action places the dispatch team in a secured upstairs location, providing staff with safety and security measures not now available. The attachment further outlines the advantages of this concept.

Thank you for your thoughtful consideration of this very important project.

Respectfully,

Michael Hicks  
Chief

Paul Trumblee  
Fire Marshal

Concept Plan
Consolidation of Cordova’s Emergency Services Activities

1. Dispatch at its current location is a huge safety problem. In an active shooter situation our dispatchers are vulnerable to attack. If the bad guy takes out dispatch for example and decided to go to the high school, the victims there can call 9-1-1 but no one will be there to answer. Most active shooter scenarios are over within a few minutes. Stop and think of how many people could be killed if there is no way to tell law enforcement that there is a problem. I am not aware of any other dispatch center in the state that is as vulnerable as ours in its current location. In this day and age this is unwise.

2. There have been cases in the past where people have walked into the lobby and pointed guns at our dispatchers and officers. There have also been instances where officers had to subdue violent individual’s right outside of the dispatch office. Had the officers not been present, the dispatcher would have been in immediate danger of injury, or worse.

3. It would be fiscally irresponsible to tear down a potential source of revenue and continue to pay rent for office space when the city has space available. Between city hall rental and DMV moving back to the police dept. it would save the city taxpayers approximately $42,000.00 annually.
4. The cost of teardown, hauling off the material, re-plumbing, installing a new heating system, and rewiring the facility would be very expensive. In 2009 it was estimated that the cost associated with such a project was estimated at $100k-$200k. I am awaiting a current estimate of the estimated cost in today’s climate.

5. Operations; it would make perfect sense operationally to have the Alaska State Troopers move in to the vacated space at city hall. They would be collocated with CPD, Dispatch, and CVFD, which is tremendous asset.

6. The Trooper boat dock is across the street.

7. 24 hours video surveillance for their vehicles. (2006 one of them was vandalized and a firearm was stolen while the vehicle was parked at the current Trooper Post).

8. Closer access to dispatch services.

9. Whoever moves in will offset the cost of heating the building for fire and police. Currently costs the city approximately $30,000.00 annually.

10. The DMV office would be moved to where the dispatch office is currently located saving the city $12,000.00 in rent annually.

11. Cross training of dispatchers could help lessen DMV service interruptions from time to time.

12. Moving two government entities into a government facility will free up space for the private sector to rent/purchase. (AWT/DMV).
The City Buildings Committee met during the months of December, January and February to discuss options to eliminate one City structure (the library/museum or city hall) after completion of the Cordova Center and the library museum and city hall employees have moved into the new building.

The Committee did select a preferred option and held public hearings on February 9th and 23rd. The recommended option is as follows:

1. Sell the Library/Museum Building;
2. Lease the City Hall Building once the staff has been moved into the Cordova Center or zone if cold;
3. Begin immediately searching for grants that can be secured to fund the relocation of the Police and Fire Departments; and
4. Demolish the City Hall Building once it is vacated in order to provide additional parking for the Cordova Center.

The Committee also selected relocation options for the Police and Fire Departments as follows:

1. Second Street, Memorial Park location
2. Copper River Highway near cemetery
3. LeFevre Street near old power plant

Advantages:
- Revenue generated from sales
- Police and Fire departments out of tsunami zone
- Second Street provides a downtown location for Fire and Police departments
- CRH lot has ample space
- LeFevre Street lot has good earthwork which will cost less to develop than the CRH lot
- Both LeFevre Street and CRH locations have multiple access routes in a less congested traffic area
Disadvantages:
- LeFevre Street lot is too small, adjacent property would need to be purchased
  CRH location would cost more to develop and is on the shady north side of the hill
CORDOVA CITY BUILDINGS COMMITTEE MEETING  
FEBRUARY 23, 2009  
LIBRARY MEETING ROOM  
MINUTES

A. CALL TO ORDER

Chairman David Reggiani called the Cordova City Buildings Committee meeting to order at 7:30 p.m. on February 23, 2009 in the Library Meeting Room.

B. ROLL CALL

Present were Chairman Reggiani, Committee members Dick Groff, Dan Logan via teleconference, Scott Hahn, Gary Squires, Cathy Sherman, and David Allison. Also present were City Clerk Lila Koplin and Deputy City Clerk Kimberly Escobedo.

C. APPROVAL OF AGENDA

M/Groff S/Sherman to approve the Agenda.  
Vote on motion: 6 yeas 0 nays. Motion carried.

D. AUDIENCE COMMENTS REGARDING AGENDA ITEMS - None.

E. APPROVAL OF MINUTES

1. Minutes of 2/9/09 public hearing  
1.A. Minutes of 2/9/09 meeting

M/Allison S/Squires to approve the minutes.

M/Groff S/Allison to add “roof” to the minutes of the 2/9/09 meeting.  
Vote on amendment: 6 yeas 0 nays. Motion carried.

Vote on main motion: 6 yeas 0 nays. Motion carried.

F. NEW & MISCELLANEOUS BUSINESS

2. Report from Squires in re: Demo of City Hall

Squires stated that David Roemhildt inspected the mechanical and electrical systems of the buildings and offered a ball park figure of how much it would cost to demolish portions of the building while leaving the fire and Police departments in their present location. He stated that it would cost no less than $100K and it could be as high as $200K. He stated that based on his experience, he felt that a project of that nature would require an engineer’s stamp as it is a public access building and would therefore he would add about 15% to 20% more to the costs. Squires stated that the boiler would have to be
moved. *Allison* stated the facility contractor with whom he met stated that the boiler from the pool would be adequate to handle the Police and Fire departments as well as the City Hall building. *Hahn* stated that the current budget allows for replacement of the boiler at City Hall, but they are thinking now that they may look at what it would take to get that heating capacity from the pool to City Hall and maybe use the money to purchase a boiler for Bidarki which was not funded, but requested. *Logan* asked if there was a market for renters of City Hall. *Hahn* stated that he felt there would be more of a market for renters at City Hall than for purchasers because of the economy. He continued by stating that he has had several people comment that they may have an interest in the future. *Logan* asked if there was no interest in renting, how much it would cost to keep the City Hall portion heated per year. *Hahn* stated that *Roehnildt* suggested that they could reduce the temperature of the boiler. *Hahn* asked *Squires* if there was a way to zone off that branch of City Hall so that it was a lower temperature. *Squires* stated that there was probably a way to move some of the plumbing around. Right now the zones go through the whole building, but he stated that it probably would not be too complicated to put in zones that could be controlled individually.

3. Wrap-up from the public hearing and prepare a recommendation to City Council regarding the old City Hall, Fire and Police, and Library/Museum Buildings

*Allison* stated that based on the public comment, he felt that the first order of business would be to try to sell or lease the Library/Museum building. With regard to the City Hall building, *Allison* stated he felt the City should lease the City Hall portion. If leasing the City Hall portion doesn’t go well, he stated he would like to have it zoned off in order to save some cost while they are looking for funds to relocate the Fire and Police Departments. *Sherman* stated that in planning for the Cordova Center, they did look at that City Hall space as eventually being all the parking they would ever need for that facility. She stated that she felt it made sense to lease the City Hall portion while the whole process is going on if there is a market for it. *Groff* stated that parking was a big issue during the public testimony and he felt that everybody agrees that the Library/Museum building was not the place for a parking lot as it was on Main Street. *Hahn* stated that he agreed with *Allison*, but felt that if parking was critical, then the City should not sell the City Hall building. *Squires* stated that as far as he can tell, the demand for commercial property has all been on the South Fill and as such, the parking is diminishing in that area especially during fishing season. *Hahn* stated that he was worried that the City Council and the Planning Commission are going to sell off too much land and then there will not be enough parking for the harbor and the businesses located in that area. *Groff* stated that in *Squires’* first report, he mentioned that one of the largest water mains in town is located directly under City Hall and then directly in front of the building is the largest storm drain in town. *Logan* asked if he understood that there needed to be a little bit more parking on Main Street and wondered if the five or six parking spaces on the right side of the Library/Museum building could be reserved for public parking and then sell the other two buildings. With regard to City Hall, he stated that the City Hall building was going to be demolished sooner or later based on the master plan for the Cordova Center. He stated that it was his concern that the City would spend $60K-$80K over the next five year period keeping it heated with nobody in it and
then spend the money to tear it down. He continued by stating that he felt that the City Hall building should be demolished. *Hahn* stated that it might be cheaper to tear the entire building down rather than tearing down half the building. *Chris Canaski* stated that it might be beneficial to begin looking for funding now to move the Police and Fire Departments.

*M/Sherman S/Allison* to recommend the preferred option which is to sell the Library/Museum Building; to lease or demolish the City Hall portion of the City Hall Building; leave the Police and Fire Departments in place until grant funding is secured for the relocation; encourage Council to task the Planning and Zoning Commission with a trails and pathways vision; and task the Chamber of Commerce with a downtown beautification plan.

*Hahn* stated that he didn’t agree with recommending the demolition of the City Hall building. He stated that he would rather recommend that they lease it or zone it cold and at the same time begin looking for money to move the Police and Fire Department facility elsewhere. *Reggiani* asked if it was *Hahn*’s intent to amend the motion so that the goal is to relocate the Police and Fire Department and after that occurrence, demolish the entire City Hall building. *Hahn* stated that he would recommend that grants to move the Police and Fire Departments be secured and then tear it down and keep it for parking.

The maker (*Sherman*) withdrew the motion with concurrence of the second (*Allison*).

*M/Allison S/Sherman* to recommend the following to Council: 1) sell the Library/Museum building; 2) lease the City Hall building once the staff has been moved into the Cordova Center or zone it cold; 3) begin immediately searching for grants that can be secured to fund the relocation of the Police and Fire Departments; and 4) demolish the City Hall building once it is vacated in order to provide additional parking for the Cordova Center.

**Vote on motion: 6 yeas 0 nays. Motion carried.**

*M/Sherman S/Allison* that the committee also recommends the expressed need from the public for a master plan for trails and pathways and a master plan for a vision of development for the downtown area.

**Vote on motion: 6 yeas 0 nays. Motion carried.**

*Allison* suggested passing the minutes from the meetings onto the Council for their information.

**G. AUDIENCE PARTICIPATION - None.**
H. COMMITTEE COMMENTS

4. Committee's comments

Allison stated that he wanted to pass on his appreciation to the committee for volunteering their time and thank the public for their input. He continued by thanking Reggiani for being the chairman of the committee.

Hahn stated that when the Cordova Center project is completed, he felt that it would make a positive impact on the City.

Groff expressed his hope that the process ends in a decision because the public was concerned and he was happy that the City had made a concrete step forward.

Reggiani stated that it has been a pleasure working with everyone on the committee.

I. ADJOURNMENT

M/Allison S/Sherman to adjourn the meeting.
Hearing no objections, Chairman Reggiani adjourned the meeting at 8:15 p.m.

APPROVED: March 18, 2009

ATTEST: Kimberly D. Escobedo, Deputy City Clerk
Pending agenda:

Fall 2015 / after fishing: Code change regarding HSB and/or creation of a Health Care Advisory Board – awaiting QHR input

Capital Priorities List Meeting Dec 2; Mar 2, 2016; Jun 1, 2016; Sep 7, 2016 – on hold due to limited (none) capital budget at state level

Early start time for December 16 meeting (to accommodate QHR reps who are flying out that evening) – discuss at December 2 meeting

HSB Quarterly regular meetings Jan 6, 2016; Apr 6, 2016; July 6, 2016; Oct 5, 2016
   Now to meet monthly – special meetings between the regular quarterly meetings

Staff quarterly reports in packets: Jan 20, 2016; April 20, 2016; Jul 20, 2016; Oct 19, 2016

Joint Work Session with the Native Village of Eyak Tribal Council – met 11-9-15 (no City Council quorum); to meet quarterly – next tba (January?)

Per City Attorney RFP, set up a schedule for the chosen firms to come present to City Council: Scheduled for Jan 20, 2015 meeting

Committees:

Cordova Center Committee: Tim Joyce, Sylvia Lange, Randy Robertson, Kristin Carpenter, Native Village of Eyak Representative, Chamber of Commerce Representative, Business Community Representative, PWSSC Representative, Stage of the Tides Representative.

Fisheries Advisory Committee: David Reggiani, PWSAC; Ken Roemhildt, Seafood Sales; Jim Holley, AML; Torie Baker, Chair, Marine Advisory Program Coordinator; Chelsea Haisman; and Jeremy Botz, ADF&G

Cordova Trails Committee: Elizabeth Senear, VACANCY, VACANCY, Toni Godes, and David Zastrow

Calendars:

3 months of calendars are attached hereto
Dec 2015; Jan 2016; Feb 2016
<table>
<thead>
<tr>
<th>Sun</th>
<th>Mon</th>
<th>Tue</th>
<th>Wed</th>
<th>Thu</th>
<th>Fri</th>
<th>Sat</th>
</tr>
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</table>
| Legend:  
CCAB—Cdv Ctr  
Comm Rms A&B  
CCA—Cdv Ctr Comm Rm A  
CCB—Cdv Ctr Comm Rm B  
HSL—High School Library  
CSD—Cdv Sch District  
CCER—Cdv Ctr Education Room |     |     |     |     |     |     |
|       | HSL—High School Library  
CCAB—Cdv Ctr Comm Rm A  
CCB—Cdv Ctr Comm Rm B  | 1   | 2   | 3   | 4   | 5   | 6   |
|       |     |     |     |     |     |     |
| 6    | 7   | 8   | 9   | 10  | 11  | 12  |
|       |     | 6:30 P&Z CCB  | 7:00 Sch Bd HSL  
7:00 Hrbr Cms CCB |     |     |     |
| 13   | 14  | 15  | 16  | 17  | 18  | 19  |
|       |     |     | 6:45 pub hrg on bdgt  
& fee sched  
CCAB  
7:00 reg mtg CCAB |     |     |     |
| 20   | 21  | 22  | 23  | 24  | 25  | 26  |
|       | CSD vacation  
6:00 Parks & Rec CCB | CSD vacation | CSD vacation | CSD vacation | CSD holiday  
Christmas City Hall Offices Closed |     |
| 27   | 28  | 29  | 30  | 31  |     |     |
|       | CSD vacation | CSD vacation | CSD vacation | CSD vacation |     |     |

**Legend**
- CCAB—Cdv Ctr Comm Rms A&B
- CCA—Cdv Ctr Comm Rm A
- CCB—Cdv Ctr Comm Rm B
- HSL—High School Library
- CSD—Cdv Sch District
- CCER—Cdv Ctr Education Room
- 6-10 Bidarki Holiday Bazaar @ Cordova Center
**JANUARY 2016**

**Monday, January 1st:**
- **CSD Holiday**
- New Year's Day-City Hall Offices Closed

**Tuesday, January 2nd:**
- Tipoff Basketball Tournament
  - CSD-CHS Gym

**Wednesday, January 3rd:**
- 6:45 Council pub hrg (maybe) CCAB
- 7:00 Council reg mtg CCAB

**Thursday, January 4th:**
- 6:45 Council pub hrg (maybe) CCAB
- 7:00 Council reg mtg CCAB

**Friday, January 5th:**
- Noon-Mayor Lunch with Bd & Cms reps CCB

**Legend:**
- CCAB-Cordova Center Community Rms A&B
- CCA-Cordova Center Community Rm A
- CCB-Cordova Center Community Rm B
- CCM-Cordova Center Mayor's Conference Rm
- CER-Cordova School District
- CSD-Cordova School District
- CSD-CHS Gym
- CSD-HSL High School Library
- CCER-Cordova Ctr Educ Rm
# MAYOR AND CITY COUNCIL - ELECTED

<table>
<thead>
<tr>
<th>seat/length of term</th>
<th>email</th>
<th>Date Elected</th>
<th>Term Expires</th>
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</thead>
<tbody>
<tr>
<td>Mayor</td>
<td>James Kacsh</td>
<td>March 5, 2013</td>
<td>March-16</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:Mayor@cityofcordova.net">Mayor@cityofcordova.net</a></td>
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<tr>
<td>3 years</td>
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<tr>
<td>Council members:</td>
<td></td>
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<tr>
<td>Seat A:</td>
<td>Kristin Carpenter</td>
<td>March 5, 2013</td>
<td>March-16</td>
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<tr>
<td></td>
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<tr>
<td>3 years</td>
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<tr>
<td>Seat B:</td>
<td>Timothy Joyce</td>
<td>March 4, 2014</td>
<td>March-17</td>
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<tr>
<td>3 years</td>
<td></td>
<td>March 14, 2013</td>
<td>August 2, 2012</td>
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<tr>
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<td>Tom Bailer</td>
<td>March 4, 2014</td>
<td>March-17</td>
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<tr>
<td>3 years</td>
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<tr>
<td>Seat D:</td>
<td>Robert Beedle</td>
<td>March 3, 2015</td>
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<tr>
<td>3 years</td>
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<tr>
<td>Seat E:</td>
<td>Josh Hallquist</td>
<td>March 3, 2015</td>
<td>March-18</td>
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<tr>
<td>Seat F:</td>
<td>David Reggiani</td>
<td>March 5, 2013</td>
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<td>March 2, 2010</td>
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<td>March 3, 2009</td>
<td>1 yr trm</td>
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<tr>
<td>Seat G:</td>
<td>James Burton, Vice-Mayor</td>
<td>March 5, 2013</td>
<td>March-16</td>
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<tr>
<td>3 years</td>
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# SCHOOL BOARD - ELECTED

<table>
<thead>
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<th>length of term</th>
<th>Date Elected</th>
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<tbody>
<tr>
<td>3 years</td>
<td>Bret Bradford</td>
<td>March 3, 2015</td>
</tr>
<tr>
<td>3 years</td>
<td>Tammy Altermott</td>
<td>March 5, 2013</td>
</tr>
<tr>
<td>3 years</td>
<td>Peter Hoepfner</td>
<td>March 3, 2015</td>
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<tr>
<td></td>
<td></td>
<td>March 6, 2012</td>
</tr>
<tr>
<td></td>
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<td>March 3, 2009</td>
</tr>
<tr>
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<td></td>
<td>March 7, 2006</td>
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<tr>
<td>3 years</td>
<td>Sheryl Glasen</td>
<td>March 4, 2014</td>
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<tr>
<td>3 years</td>
<td>Barb Jewell, President</td>
<td>March 5, 2013</td>
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<tr>
<td>3 years</td>
<td>Vacant (appointed, non-voting)</td>
<td>March 5, 2013</td>
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<td>City Council Rep</td>
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# LIBRARY BOARD - APPOINTED

<table>
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<th>length of term</th>
<th>Date Appointed</th>
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<tbody>
<tr>
<td>3 years</td>
<td>Wendy Ranney</td>
<td>November-15</td>
</tr>
<tr>
<td></td>
<td></td>
<td>April-13</td>
</tr>
<tr>
<td>3 years</td>
<td>Shannon Mallory</td>
<td>November-13</td>
</tr>
<tr>
<td>3 years</td>
<td>Krysta Williams</td>
<td>December-14</td>
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<td></td>
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<td>November-11</td>
</tr>
<tr>
<td>3 years</td>
<td>Kay Groff</td>
<td>December-14</td>
</tr>
<tr>
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<td>December-11</td>
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<tr>
<td></td>
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<td>January-09</td>
</tr>
<tr>
<td>3 years</td>
<td>Mary Anne Bishop, Chair</td>
<td>November-13</td>
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<tr>
<td></td>
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<td>November-10</td>
</tr>
<tr>
<td></td>
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<td>November-06</td>
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### CORDOVA COMMUNITY MEDICAL CENTER – HEALTH SERVICES BOARD - with Council election

<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>Kristin Carpenter, President</td>
<td></td>
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<tr>
<td>Tom Bailer</td>
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<tr>
<td>Tim Joyce</td>
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<tr>
<td>James Burton</td>
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<tr>
<td>Robert Beedle</td>
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<tr>
<td>Josh Hallquist</td>
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<tr>
<td>David Reggiani</td>
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### PLANNING AND ZONING COMMISSION - APPOINTED

<table>
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<th>Name</th>
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<tbody>
<tr>
<td>Allen Roemhildt</td>
<td>January-14</td>
<td>November-16</td>
</tr>
<tr>
<td>Scott Pegau</td>
<td>December-14</td>
<td>November-17</td>
</tr>
<tr>
<td>John Baenen</td>
<td>November-15</td>
<td>November-18</td>
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<tr>
<td>Tom Bailer</td>
<td>November-13</td>
<td>November-16</td>
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<tr>
<td>Tom McGann</td>
<td>December-14</td>
<td>November-17</td>
</tr>
<tr>
<td>Heath Kocan</td>
<td>November-15</td>
<td>November-18</td>
</tr>
<tr>
<td>Mark Frohnapfel</td>
<td>February-15</td>
<td>November-17</td>
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### HARBOR COMMISSION - APPOINTED

<table>
<thead>
<tr>
<th>Name</th>
<th>Date Appointed</th>
<th>Term Expires</th>
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<tbody>
<tr>
<td>Robert Beedle</td>
<td>January-14</td>
<td>November-17</td>
</tr>
<tr>
<td>Greg LoForté</td>
<td>February-13</td>
<td>November-16</td>
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<tr>
<td>Max Wiese</td>
<td>January-14</td>
<td>November-17</td>
</tr>
<tr>
<td>Ken Jones</td>
<td>February-13</td>
<td>November-16</td>
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<tr>
<td>Jacob Betts</td>
<td>November-15</td>
<td>November-18</td>
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### PARKS AND RECREATION COMMISSION - APPOINTED

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<tbody>
<tr>
<td>Kara Johnson</td>
<td>February-15</td>
<td>November-17</td>
</tr>
<tr>
<td>Miriam Dunbar</td>
<td>November-15</td>
<td>November-18</td>
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<tr>
<td>Wendy Ranney, Chair</td>
<td>November-15</td>
<td>November-18</td>
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<tr>
<td>Stephen Phillips</td>
<td>November-15</td>
<td>November-18</td>
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<tr>
<td>Marvin VanDenBroek</td>
<td>February-14</td>
<td>November-16</td>
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<tr>
<td>Karen Hallquist</td>
<td>November-13</td>
<td>November-16</td>
</tr>
<tr>
<td>Dave Zastrow</td>
<td>February-15</td>
<td>November-17</td>
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*seat up for re-election in 2016*
*termed out in 2016*