

Mayor

James Kacsh

Council Members

Kristin Carpenter

Tim Joyce

Tom Bailer

Robert Beedle

Josh Hallquist

David Reggiani

James Burton

City Manager

Randy Robertson

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

Student Council

Ashley Reece

Bhren Peña

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

A. Call to order

B. Invocation and pledge of allegiance

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

C. Roll call

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



☆ Bidarki Holiday Bazaar ☆

☆ December 4 & 5, 2015 ☆

@ the Cordova Center

☆ Friday 6pm until 10pm ☆

☆ Saturday 10am until 5pm ☆

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

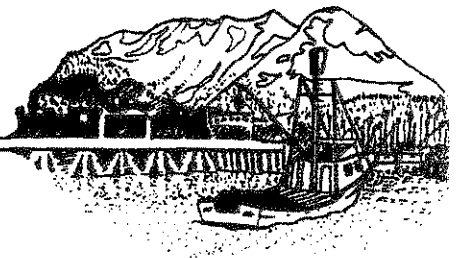
R. Adjournment

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

CITY OF CORDOVA



The Honorable Peter Micciche
Alaska State Senate
145 Main Street Loop, Ste. 226
Kenai, Alaska 99611

10 November 2015

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,



James Kacsh, Mayor
City of Cordova

CF:
Cordova LIO
City Manager

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.....

(CORDOVA ITB 15-02)
ADDENDUM 03

REVISED Bid Schedule

DATED 09 JUL 15

PAY ITEM NO.	PAY ITEM DESCRIPTION	PAY UNIT	APPROX. QUANTITY	UNIT PRICE		AMOUNT	
				DOLLARS	CENTS	DOLLARS	CENTS
10	1505.1 Mobilization	Lump Sum	All Req'd	LUMP	SUM	100,000	—
	1570.1 Erosion and Sediment Control	Lump Sum	All Req'd	LUMP	SUM	15,000	—
	2201.1 Clearing and Grubbing	Lump Sum	All Req'd	LUMP	SUM	5,000	—
2	2202.1 Excavation	CY	2,610	10		26,100	—
5	2204.1 2-Inch Minus Shot Rock w/Base Course	CY	1,540	50		77,000	—
	2402.1 Adjust Sanitary Manhole to Grade	Each	9	500		4,500	—
	2501.1 4 & 6-Inch PVC Pipe Culvert	LF	400	30		12,000	—
	2501.2 12-Inch CPP Pipe Culvert	LF	1,040	55		57,200	—
	2501.3 18-Inch CPP Pipe Culvert	LF	50	80		4,000	—
	2501.4 CPP Saddle Tee	Each	10	500		5,000	—
	2501.5 6-Inch Underdrain	LF	100	100		10,000	—
	2502.1 Catch Basin, Type III	Each	18	4,000		72,000	—
	2502.2 Catch Basin, Type IV	Each	7	5,000		35,000	—
	2602.1 Adjust Valve Box to Grade	Each	18	200		3,600	—
	2607.1 Pipe Insulation	Bds	15	200		3,000	—
	2702.1 Construction Surveying	Lump Sum	All Req'd	LUMP	SUM	40,000	—
	2716.1 Remove and Dispose of Culvert Pipe	Lump Sum	All Req'd	LUMP	SUM	20,000	—
	2717.1 Storm Structure Removal	Lump Sum	All Req'd	LUMP	SUM	10,000	—
	2722.1 Electrical Conductor Relocation	Each	10	1,000		10,000	—
	2801.1 A.C. Pavement, Type II-A, Class B	Ton	1,400	475		665,000	—
	2801.2 A.C. Pavement for Sidewalk and Driveways	Ton	230	550		126,500	—
#	2806.1 Remove Existing Asphalt Surfacing	SY	3,340	2		6,680	—
1	2807.1 Remove Existing Chip Seal Surfacing	SY	4,240	2		8,480	—
	3302.1 Concrete Area Drain	Each	2	10,000		20,000	—
	3303.1 Valley Gutter, Type III	LF	4,975	49		243,775	—

TOTAL BASE BID: 1,561,835.00

COMPANY NAME: Eagle Contracting Corp

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
- Hamis 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 RRAve

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----

**PLANNING COMMISSION WORK SESSION
NOVEMBER 12, 2015 AT 6:30 PM
CORDOVA CENTER EDUCATION ROOM
MINUTES**

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 \$.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.

Frohnappfel 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. **Frohnappfel** 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. **Frohnappfel** 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. **Frohnappfel** 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. **Frohnappfel** 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. **Frohnappfel** 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/Frohnepfel to adjourn the Work Session at 7:58 PM.
With no objection, the meeting was adjourned.

Approved:

John Greenwood, Chair

Leif Stavig, Assistant Planner

Susan Bourgeois

From: Rich Rogers
Sent: Wednesday, November 18, 2015 8:38 AM
To: Rich Rogers
Subject: FW: paving project

----- Forwarded message -----

From: Bill Howard <ccshop@cityofcordova.net>
Date: Nov 16, 2015 12:35 PM
Subject: Fwd: paving project
To: "publicworks@cityofcordova.com" <publicworks@cityofcordova.com>
Cc:

Here is a statement for city council. One thing I forgot to add is this design and engineering that DOWL has done directly reflects the direction I gave them and I concur with the design and let me know what else I can do.

----- Forwarded message -----

From: Bill Howard <bearpaw@ctcak.net>
Date: Nov 16, 2015 9:50 AM
Subject: paving project
To: Bill Howard <ccshop@cityofcordova.net>
Cc:

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

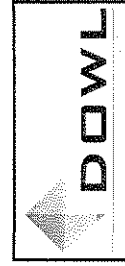
CORDOVA CITY STREETS IMPROVEMENTS, PHASE I CORDOVA, ALASKA ITB # 15-02

PREPARED FOR:
CITY OF CORDOVA
P.O. BOX 1210
CORDOVA, AK 99574

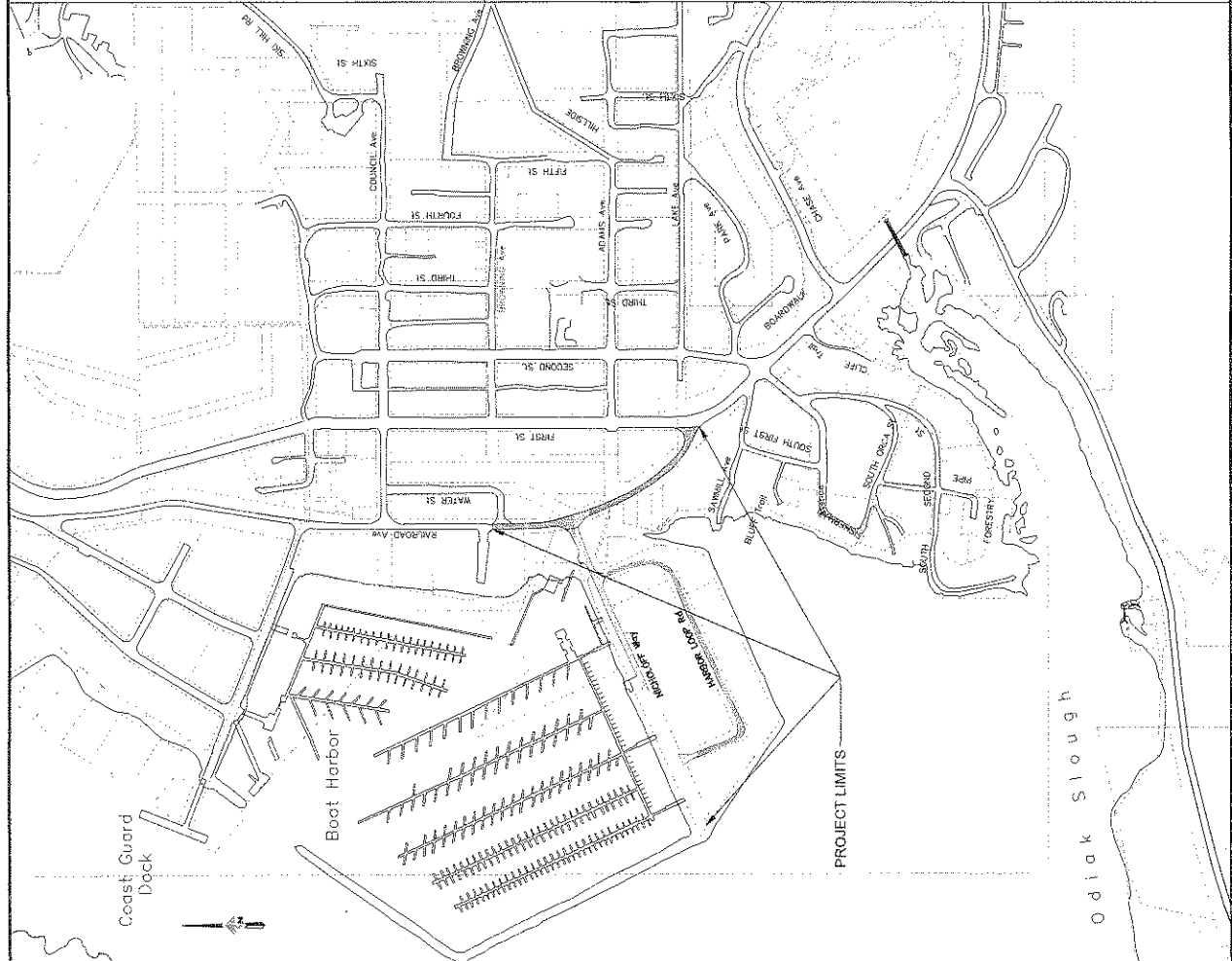
SHEET INDEX

SHEET NO.	TITLE
1	COVER SHEET
2	KEY MAP, LEGEND, ABBREVIATIONS, NOTES
3-4	TYPICAL SECTIONS
5	DETAILS
6	STRUCTURE & PIPE SUMMARY TABLES
7-14	PLAN & PROFILE DRAWINGS
15-16	INTERSECTION GRADING PLANS

PREPARED BY:

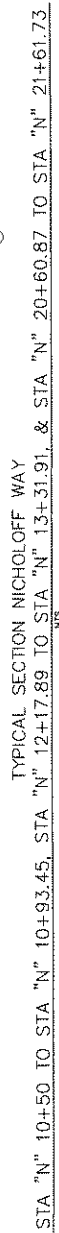
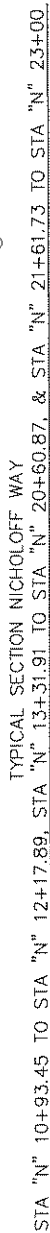


PROJECT	170501
DATE	11/20/2015
SHEET	1 of 16



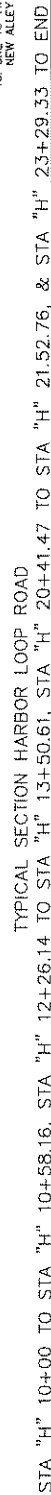
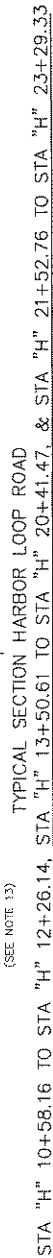
1. ADDITIONAL EXCAVATION BELOW THE NEARLINE SUBCUT LEVEL MAY BE REQUIRED, IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE FOUND AT OR NEAR THE PLANNED SUBCUT LEVEL, AS DIRECTED BY THE ENGINEER. USABLE MATERIAL FROM EXCAVATION SHALL BE USED TO BACKFILL THE ADDITIONAL AREAS OF EXCAVATION. THE BACKFILLING WITH USABLE MATERIAL FROM EXCAVATION WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.

2. IF EXISTING SOILS WITHIN THE PLANNED SUBCUT LAYERS ARE FOUND TO BE SUITABLE AS DETERMINED BY THE ENGINEER, THE DEPTH OF EXCAVATION AND BACKFILL MAY BE DECREASED.
3. SEE HORIZONTAL AND VERTICAL CONTROL, CURB AND GUTTER LAYOUT AND GRADE DRAWINGS FOR GRADING DETAILS.
4. UNDERGROUND ELECTRICAL AND WATER AND SEWER SERVICES NOT SHOWN. SEE PLAN SHEETS FOR LOCATIONS.
5. ALL FILL AREAS BEYOND SUBCUT LIMITS SHALL BE BACKFILLED WITH SUITABLE MATERIAL FROM EXCAVATION AND GRADED TO DRAIN AS SHOWN ON THE PLAN VIEW DRAWINGS.
6. DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO EQUAL OR BETTER CONDITION WITH SUBGRADE REPLACED IN LAYERS TO MATCH THOSE REMOVED EXCEPT:
 - A) FINISH DRIVEWAYS AND SIDEWALKS SHALL BE SUBCUT TO 9-1/2" INCHES BELOW W/ 6" FINISH GRADE AND REPLACED WITH 6 INCHES OF 2-INCH MINUS SHOT ROCK W/ 6" COURSE, AND 2-1/2 INCHES OF A.C. PAVEMENT.
 - B) RETAINING, ROOTS, WOOD OR OTHER DELETTERIOUS MATERIALS ENCOUNTERED IN THE DRIVEWAYS DURING EXCAVATION OPERATIONS SHALL NOT BE REPLACED, BUT SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITE. BACKFILL VOIDS BELOW THE REQUIRED SUBBASE LAYER WITH USABLE MATERIAL FROM EXCAVATION.
7. REQUIRED C.A. PAVEMENT SHALL BE 1/2 INCH TO 1/2 INCH ABOVE THE TOP EDGE OF CONCRETE CURBLET.
8. SANITARY SEWER AND STORM DRAIN SERVICE LOCATIONS ARE UNKNOWN AND THEREFORE NOT SHOWN ON THE PLANS. WATER SERVICE LOCATIONS SHOWN ON THE PLANS ARE ASSUMED TO BE CORRECT. CONSTRUCTION SHALL BE ACCORDING TO THE CONSTRUCTION TO AVOID DAMAGE TO THE EXISTING SEWER AND WATER SYSTEMS. ANY SANITARY SEWER, WATER OR STORM SERVICE ENCOUNTERED DURING CONSTRUCTION SHALL BE REFERENCED BY THE CONTRACTOR AND REPORTED TO THE ENGINEER IMMEDIATELY. CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND AS DIRECTED BY THE ENGINEER.
9. THE BASE COURSE LAYER SHALL BE 4" TO 3" OF 2-INCH MINUS SHOT ROCK WITH 1" TO 2" TOP LAYER OF BASE COURSE. GRADING D-1 FOR A TOTAL THICKNESS OF 6". THE 2" MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING THE BASE COURSE. GRADING D-1.
10. BASE COURSE, GRADING D-1, MAY BE USED FOR THE FULL DEPTH OF THE BASE COURSE UNDER THE SIDEWALKS AND DRIVEWAYS AS A NO COST SUBSTITUTION.
11. CATCH LINE FOR USABLE MATERIAL AND TOPSOIL WILL VARY IN DISTANCE FROM THE CATCH LINE TO THE EXISTING GRADE. THESE MATERIALS SHALL BE SMOOTHLY WELL DRAINED TRANSITION TO EXISTING GRADES, AS DIRECTED BY THE ENGINEER. SEE PLAN DRAWINGS FOR APPROXIMATE CATCH LINES.
12. ASPHALT THICKNESS FOR DRIVEWAY APPROACHES AND DRIVEWAYS SHALL BE 2 1/2".
13. LOCATION VARIES. SEE PLAN SHEETS.
14. PAVE BOTTOM LIFT FIRST IN THE AREAS INDICATED FOR THE TYPICAL SECTION. PROCEED WITH THE REMAINING LIFT(S) OF THE GRADE TO FINISH THE TYPICAL SECTION. THE SECTION OF PAVEMENT IN THE FIRST LIFT, PLACE TACK COAT ON THE FIRST PAVEMENT LIFT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS PRIOR TO PLACING THE FINAL LIFT.
15. THE TOP LIFT SHALL BE PLACED IN A MANNER TO ELIMINATE ALL COLD JOINTS BETWEEN THE TWO INTERSECTIONS WITH NIGHTGLOFF WAY. A COLD JOINT MAY BE PERMITTED AT THE INTERSECTIONS OF NIGHTGLOFF WAY AND HARBOR LOOP ROAD. THE TOP LIFT SHALL BE PLACED IN A MANNER TO ALLOW THE COLD JOINTS TO BE PLACED IN THE BOTTOM LIFT OF ASPHALT. A MINIMUM OF 5 FEET.
16. ONE TO TWO INCHES OF BASE COURSE, GRADING D-1 SHALL BE PLACED UNDER THE NEW ALLEY CHITTERS AS LEVELING COURSE. THE 2-INCH MINUS SHOT ROCK



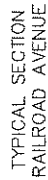
1. ADDITIONAL EXCAVATION BELOW THE NEARLINE SUBCUT LEVEL MAY BE REQUIRED, IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE FOUND AT OR NEAR THE PLANNED SUBCUT LEVEL, AS DIRECTED BY THE ENGINEER. USABLE MATERIAL FROM EXCAVATION SHALL BE USED TO BACKFILL THE ADDITIONAL AREAS OF EXCAVATION. THE BACKFILLING WITH USABLE MATERIAL FROM EXCAVATION WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.

2. IF EXISTING SOILS WITHIN THE PLANNED SUBROUT LAYER ARE FOUND TO BE SUITABLE AS DETERMINED BY THE ENGINEER, THE DEPTH OF EXCAVATION AND BACKFILL MAY BE DECREASED.
3. SEE HORIZONTAL AND VERTICAL CONTROL, CURB AND GUTTER LAYOUT AND GRADE DRAWINGS FOR GRADING DETAILS.
4. UNDERGROUND ELECTRICAL AND WATER AND SEWER SERVICES NOT SHOWN. SEE PLAN SHEETS FOR LOCATIONS.
5. ALL FILL AREAS BEYOND SUBROUT LIMITS SHALL BE BACKFILLED WITH SUITABLE MATERIAL FROM EXCAVATION AND GRADED TO DRAIN AS SHOWN ON THE PLAN VIEW DRAWINGS.
6. DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO EQUAL, OR BETTER CONDITION, WITH SUBGRADE REPLACED IN LAYERS TO MATCH THOSE REMOVED EXCEPT:
 - a) PAVED DRIVEWAYS AND SIDEWALKS SHALL BE SUBCUT TO 8-1/2" NOTCHES BELOW 6" FINISH GRADE AND REPLACED WITH 6 INCHES OF 2-INCH MINUS SHOT ROCK W/ 8% COURSE, AND 2-1/2 INCHES OF A.C. PAVEMENT.
 - b) ORGANICS, ROOTS, WOOD OR OTHER DELETERIOUS MATERIALS ENCOUNTERED IN THE DRIVEWAYS DURING EXCAVATION OPERATIONS SHALL NOT BE REPLACED, BUT SHALL BE DISPOSED OF AT AN APPROVED OPERATIONAL SITE. BACKFILL Voids BELOW THE REQUIRED SUBGRADE LAYER WITH USABLE MATERIAL FROM EXCAVATION.
7. TOP OF A.C. PAVEMENT SHALL BE 1/2 INCH TO 3/4 INCH ABOVE THE TOP EDGE OF CONCRETE CURBUTTER.
8. SANITARY SEWER AND STORM DRAIN SERVICE LOCATIONS ARE UNKNOWN AND SHALL NOT BE ASSUMED. THE ENGINEER SHALL DETERMINE THE EXISTING LOCATIONS ON THE PLANS AND APPROPRIATELY LOCATE THE CONTRACTOR SHALL TAKE CARE DURING CONSTRUCTION TO AVOID DAMAGE TO THE EXISTING SEWER AND WATER SYSTEMS. ANY SANITARY SEWER, WATER, OR STORM DRAIN SERVICE ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRS BY THE CONTRACTOR AND NOTED TO THE CONTRACTOR'S RECORD DRAWINGS. ANY STRUCTURES ENCOUNTERED DURING CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND AS DIRECTED BY THE ENGINEER.
9. THE BASE COURSE LAYER SHALL BE 4" TO 5" OF 2-INCH MINUS SHOT ROCK WITH 1" TO 2" TOP LAYER OF BASE COURSE, GRADING D-1 FOR A TOTAL THICKNESS OF 6". THE 2" MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING THE BASE COURSE, GRADING D-1.
10. BASE COURSE, GRADING D-1, MAY BE USED FOR THE FULL DEPTH OF THE BASE COURSE UNDER THE SIDEWALKS AND DRIVEWAYS AS A NO COST SUBSTITUTION.
11. CATCH LINE FOR USABLE MATERIAL AND TOPSOIL WILL VARY IN DISTANCE FROM RIGHT-OF-WAY LINES PLACE AND GRADE. THESE MATERIALS TO PROVIDE A SMOOTH, WELL DRAINED TRANSITION TO EXISTING GRADES AS DIRECTED BY THE ENGINEER. SEE PLAN DRAWINGS FOR APPROPRIATE CATCH LINES.
12. ASPHALT THICKNESS FOR DRIVEWAY APPROACHES AND DRIVEWAYS SHALL BE 2 1/2".
13. LOCATION VARIES. SEE PLAN SHEETS.
14. BRING BOTTOM LIFT FIRST IN THE AREAS INDICATED FOR THE TYPICAL SECTION. PLACE THE 2" MINUS SHOT ROCK W/ BASE COURSE TO GRADE, MATCHING THE EDGES OF THE SECTION OF PAVEMENT IN THE FIRST LIFT. PLACE "TACK COAT ON FIRST PAVEMENT LIFT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS PRIOR TO PLACING THE FINAL LIFT.
15. THE TOP LIFT SHALL BE PLACED IN A MANNER TO ELIMINATE ALL COLD JOINTS BETWEEN THE TWO INTERSECTIONS WITH NIGHTCLOFF. A COLD JOINT MAY BE PLACED AT THE NIGHTCLOFF. THE NIGHTCLOFF WAY AND HARDER LOOP ROAD INTERSECTIONS SHALL BE PLACED IN A MANNER TO ALLOW THE TOP LIFT OF ASPHALT TO OVERLAP THE BOTTOM LIFT OF ASPHALT A MINIMUM OF 5 FEET.
16. ONE TO TWO INCHES OF BASE COURSE, GRADING D-1 SHALL BE PLACED UNDER THE NEW ALLEY OUTLINES AS A LEAVING COURSE OVER THE 2-INCH MINUS SHOT ROCK.



1. ADDITIONAL EXCAVATION BELOW THE NEATLINE SUBSIST LEVEL MAY BE REQUIRED, IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE FOUND AT OR NEAR THE PLANNED SUBSIST LEVEL, AS DIRECTED BY THE ENGINEER. USABLE MATERIAL FROM EXCAVATION SHALL BE USED TO BACKFILL THE ADDITIONAL AREAS OF EXCAVATION. THE BACKFILLING WITH USABLE MATERIAL FROM EXCAVATION WILL BE CONSIDERED INCIDENTAL TO OTHER WORK.

1. ADDITIONAL EXCAVATION BEYOND THE NEUTRAL SUBCUT LEVEL MAY BE REQUIRED, IF ORGANIC OR OTHER UNSUITABLE MATERIALS ARE FOUND AT OR NEAR THE PLANNED SUBCUT LEVEL, AS DIRECTED BY THE ENGINEER. USABLE MATERIAL FROM EXCAVATION SHALL BE USED TO BACKFILL THE ADDITIONAL AREAS OF EXCAVATION. THE REMAINING MATERIAL FROM EXCAVATION SHALL BE CONSIDERED INCIDENTAL TO OTHER WORK.
2. IF EXISTING SOILS WITHIN THE PLANNED SUBCUT LAYER ARE FOUND TO BE SUITABLE, AS DETERMINED BY THE ENGINEER, THE DEPTH OF EXCAVATION AND BACKFILL MAY BE DECREASED.
3. SEE HORIZONTAL AND VERTICAL CONTROL, CURB AND GUTTER LAYOUT AND GRADE DRAWINGS FOR GRADING DETAILS.
4. UNDERGROUND ELECTRICAL AND WATER AND SEWER SERVICES NOT SHOWN. SEE PLAN SHEETS FOR LOCATIONS.
5. ALL FILL AREAS BEYOND SUBCUT LIMITS SHALL BE BACKFILLED WITH SUITABLE MATERIAL FROM EXCAVATION AND GRADED TO DRAIN AS SHOWN ON THE PLAN VIEW DRAWINGS.
6. DRIVEWAYS DISTURBED DURING CONSTRUCTION SHALL BE RECONSTRUCTED TO EQUAL, OR BETTER CONDITION WITH SUBGRADE REPLACED IN LAYERS TO MATCH THOSE REMOVED EXCEPT:
 - A) PAVED DRIVEWAYS AND SIDEWALKS SHALL BE SUBCUT TO 8-1/2" INCHES BELOW FINISH GRADE AND BACKFILLED WITH 2-INCH MINUS SHOT ROCK #7 OR 4" COURSE, AND 3 INCHES OF A.C. PAVEMENT.
 - B) ORGANICS, ROOTS, WOOD OR OTHER DELETERIOUS MATERIALS ENCOUNTERED IN THE EXCAVATION SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. BACKFILL YARDS BELOW THE REQUIRED SUBBASE LAYER WITH USABLE MATERIAL FROM EXCAVATION.
7. TOP OF A.C. PAVEMENT SHALL BE 1/2 INCH TO 1/2 INCH ABOVE THE TOP EDGE OF CONCRETE GUTTER.
8. SANITARY SEWER, WATER AND STORM DRAIN SERVICES ARE NOT SHOWN ON THE TYPICAL SECTION. SEE PLAN VIEW DRAWINGS FOR LOCATIONS.
9. THE BASE COURSE LAYER SHALL BE 4" TO 5" OF 2-INCH MINUS SHOT ROCK WITH 1.5" TO 2.5" TOP LAYER OF BASE COURSE. GRADING D-1 FOR A TOTAL THICKNESS OF 6.5". THE 2" MINUS SHOT ROCK SHALL BE WELL COMPACTED PRIOR TO PLACING THE BASE COURSE, GRADING D-1.
10. BASE COURSE, GRADING D-1, MAY BE USED FOR THE FULL DEPTH OF THE BASE COURSE UNDER THE SIDEWALKS AND DRIVEWAYS AS A NO COST SUBSTITUTION.
11. CATCH LINE FOR USABLE MATERIAL AND TOPSOIL WILL VARY IN DISTANCE FROM THE SUBCUT LAYER. THE DISTANCE AND GRADE THESE MATERIALS TO PROVIDE A SMOOTH, WELL DRAINED TRANSITION TO EXISTING GRADES, AS DIRECTED BY THE ENGINEER. SEE PLAN DRAWINGS FOR APPROXIMATE CATCH LINES.
12. ASPHALT THICKNESS FOR DRIVEWAY APPROACHES AND DRIVEWAYS SHALL BE:
 - 2-1/4"
 - 1-1/4"
13. ONE TO TWO INCHES OF BASE COURSE, GRADING D-1, SHALL BE PLACED UNDER THE CURB AND GUTTERS AS A LEVELING COURSE OVER THE 2-INCH MINUS SHOT ROCK.



515

DOWL

THE DOW CHEMICAL COMPANY

100 NORTH ZEEB ROAD, MIDLAND, TEXAS 79701

TELEPHONE (817) 336-2000

FAX (817) 336-2001

WWW.DOWCHEMICALS.COM

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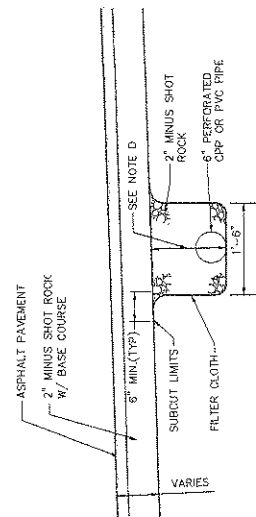
CORDOVA CITY STREETS IMPROVEMENTS, PHASE I

ITB # 15-02

TYPICAL SECTION
RAILROAD AVENUE

CORDOVA, ALASKA

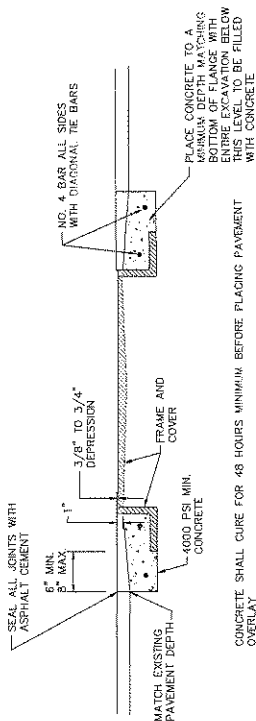
PROJECT 70736.01
DATE 11/05/2016
SHEET 4A OF 16



6-INCH UNDERDRAIN

NIS

- A. 6-INCH UNDERDRAIN IS A CONTINGENCY ITEM. THE ACTUAL LENGTHS AND LOCATIONS, IF USED SHALL BE AS DETERMINED BY THE ENGINEER.
- B. QUITALL CONNECTIONS WILL BE EITHER INTO CATCH BASINS, OR CRP SADDLE TEES.
- C. UPPER END OF PIPES SHALL BE CAPED AND THE FILTER CLOTH FOLDED AND OVERLAPPED TO SEAL END OF DRAINAGE. ROCK SECTION VARIES AS DIRECTED BY THE ENGINEER.
- D. VARIES 12" TO 30", AS DETERMINED BY THE ENGINEER.
- E. MINIMUM PIPE GRADIENT SHALL BE 1%.



CONCRETE SHALL CURE FOR 48 HOURS MINIMUM BEFORE PLACING PAVEMENT OVERLAY

* THIS TRANSITION SLAB WILL NOT BE REQUIRED IF DEPRESSION TO COVER EXISTING DEPRESSION IS NOT REQUIRED DEPRESSION RANGE FOLLOWING THE FINISH PAVING OPERATIONS

TRANSITION SLAB W/ ASPHALT PAVEMENT OVERLAY

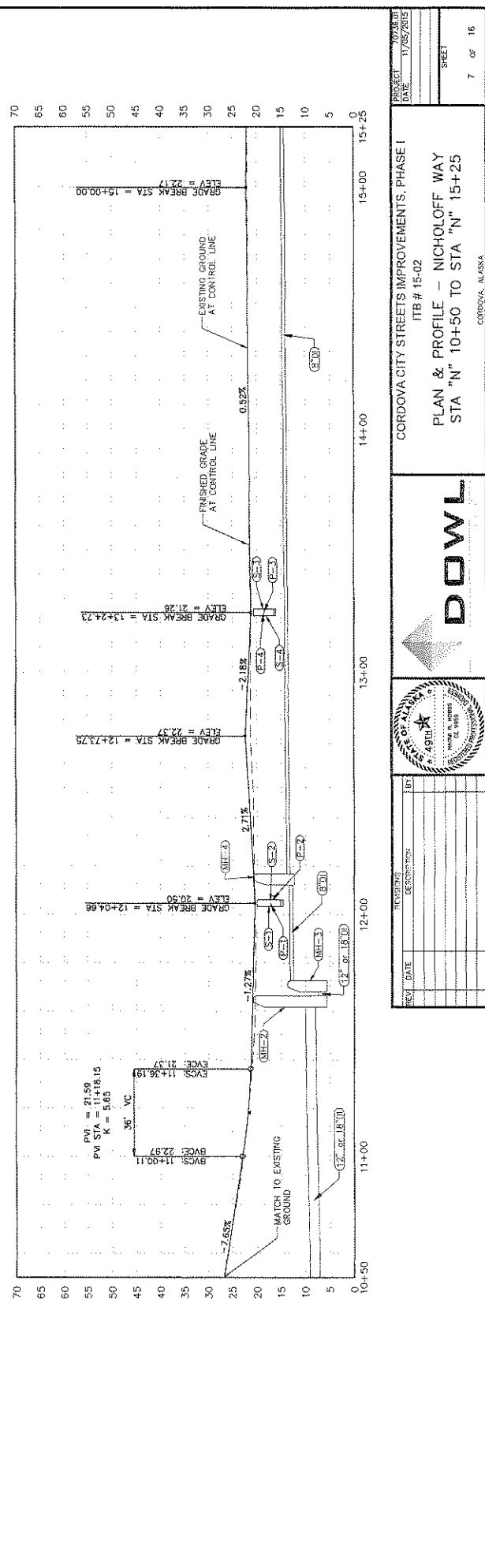
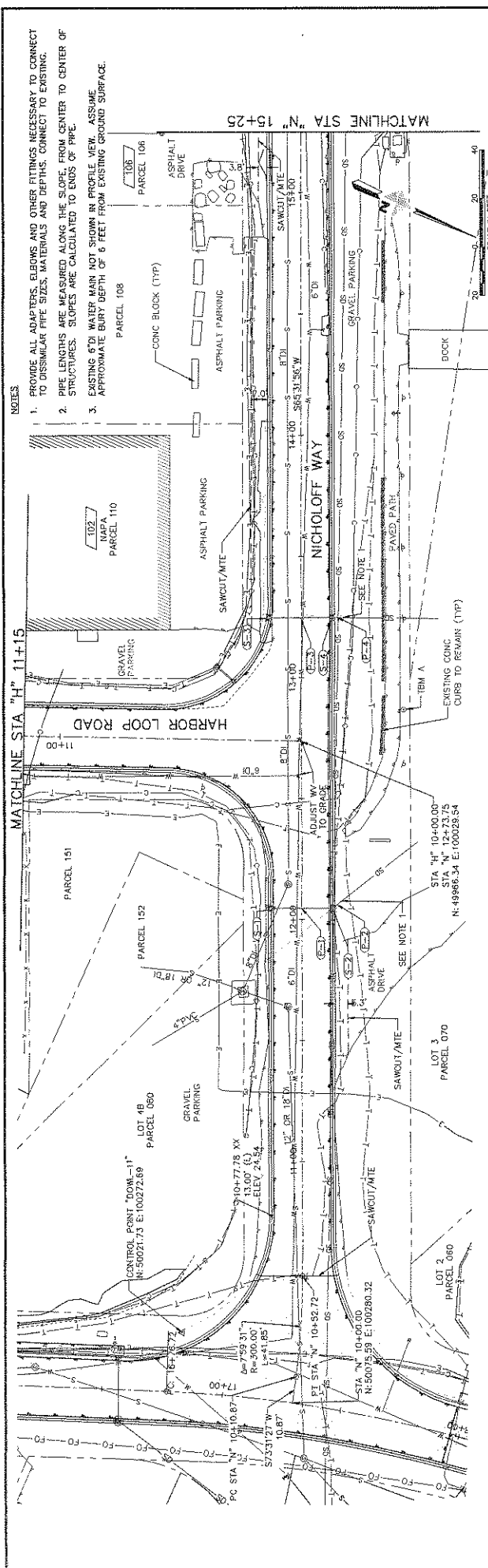
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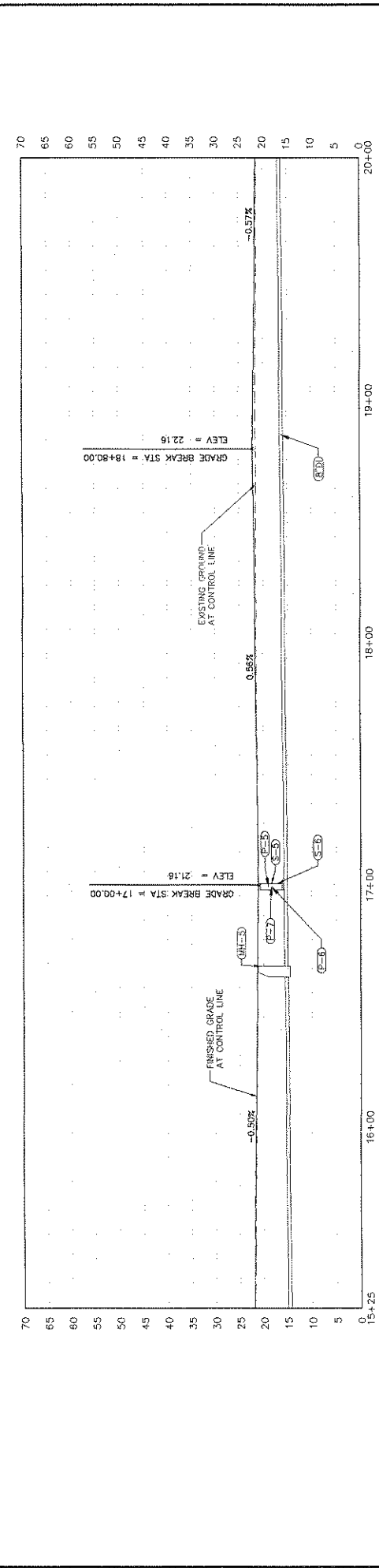
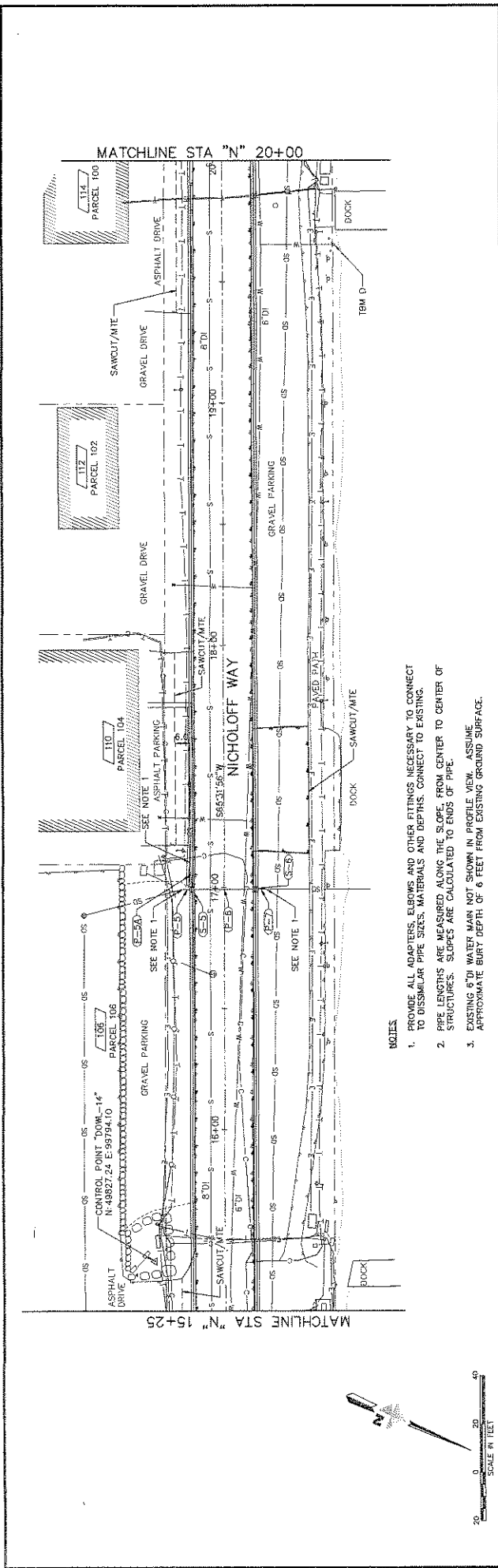
REV	DATE	DESCRIPTION	BY



CORDOVA CITY STREETS IMPROVEMENTS, PHASE I
ITB # 15-02
DETAILS

PROJECT	10726.01
DATE	11/05/2015
SHEET	5 of 16





CORDOVA CITY STREETS IMPROVEMENTS, PHASE I
ITB # 15-02

PLAN & PROFILE - NICHOLOFF WAY
STA "N" 15+25 TO STA "N" 20+00

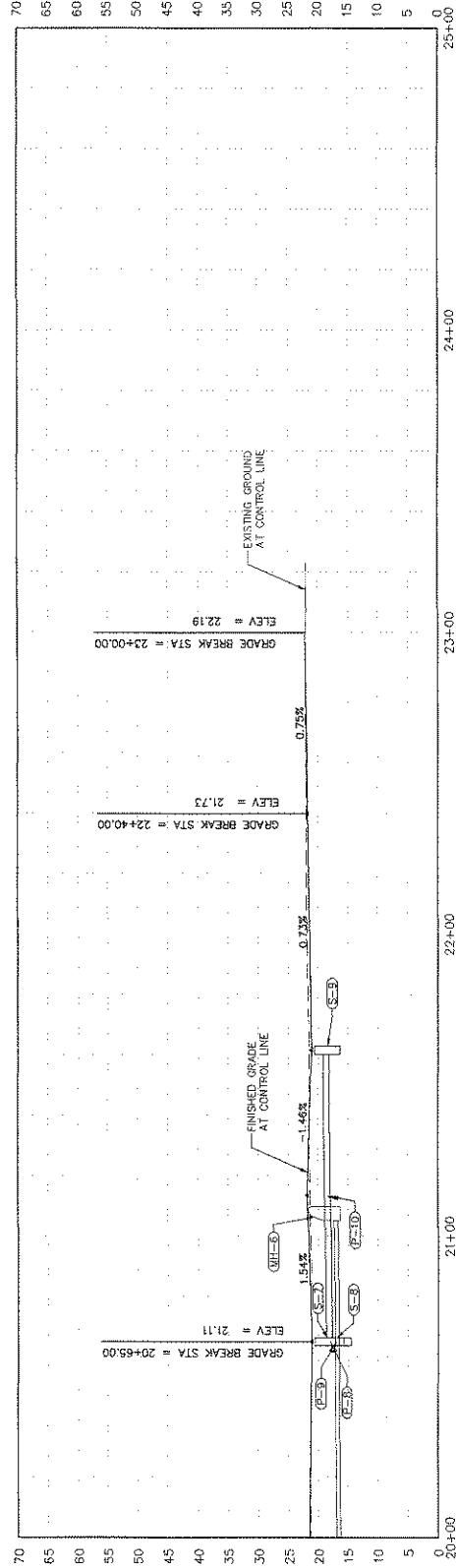
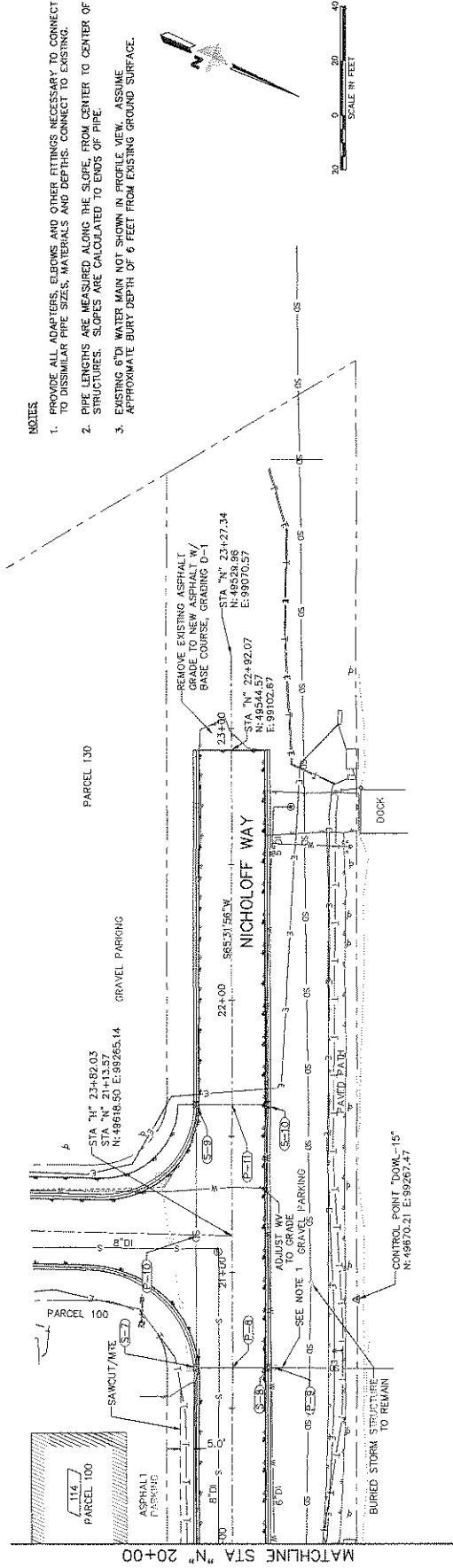
PROJECT 15750-01
DATE 11/05/2015

SHEET 8 OF 16

REV DATE DESCRIPTION BY

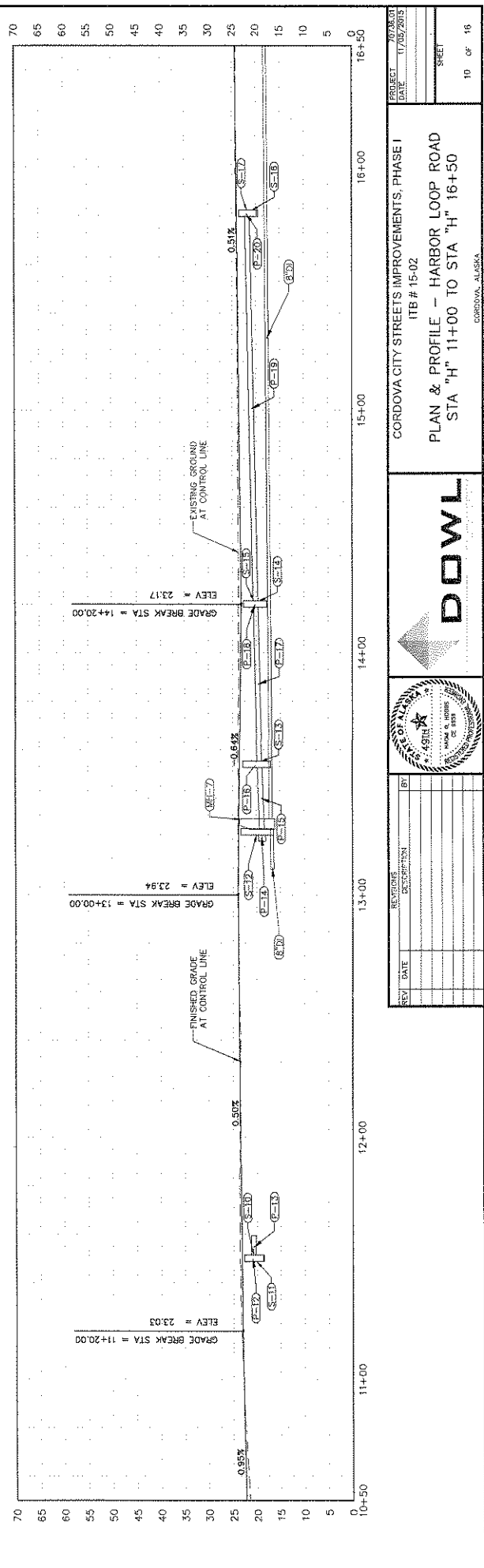
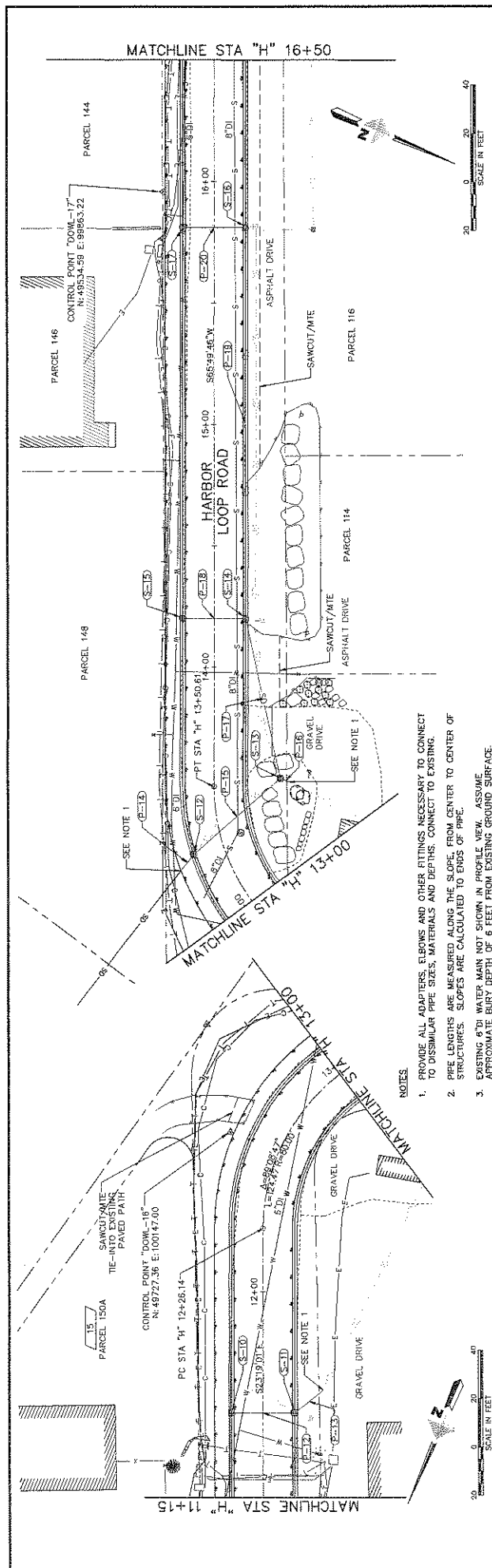
SEAL OF THE CITY OF CORDOVA, ALASKA
JAMES S. HARRIS
CITY ENGINEER
CE 3909

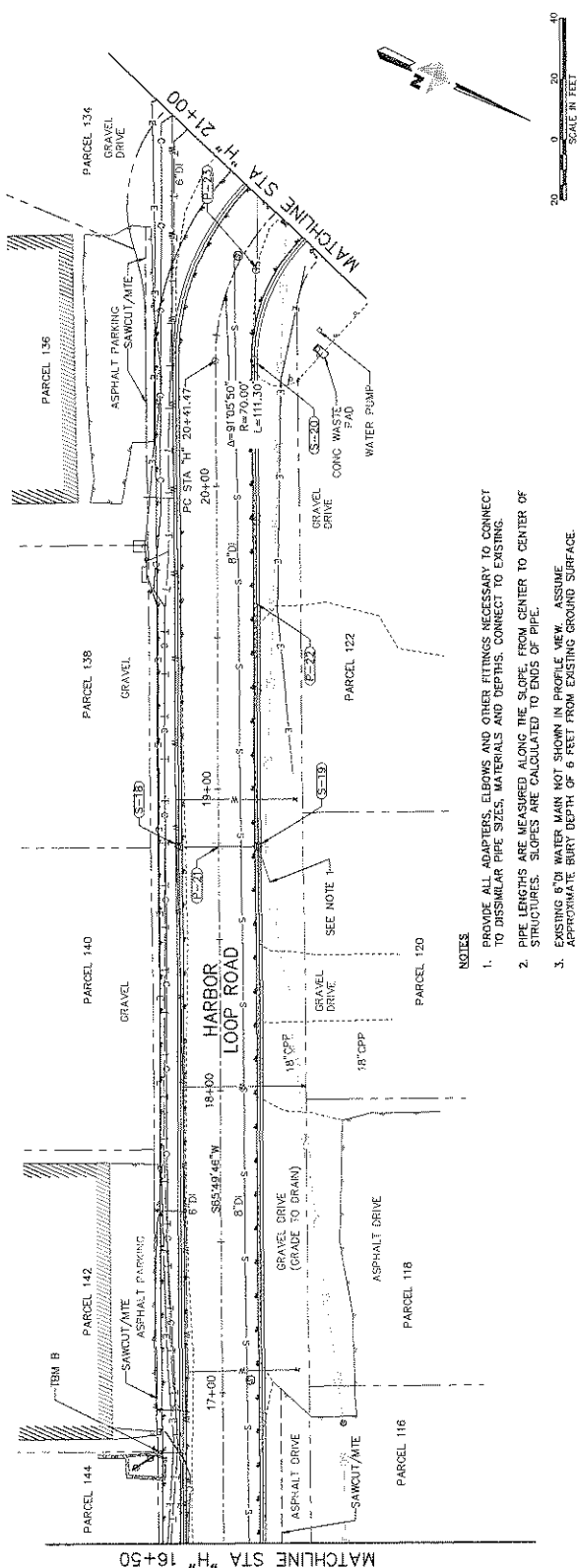
- NOTES**
1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES, MATERIALS AND DEPTHS. CONNECT TO EXISTING.
 2. PIPE LENGTHS ARE MEASURED ALONG THE SLOPE, FROM CENTER TO CENTER OF STRUCTURES. SLOPES ARE CALCULATED TO ENDS OF PIPE.
 3. EXISTING 6" DI WATER MAIN NOT SHOWN IN PROFILE VIEW. ASSUME APPROXIMATE BURY DEPTH OF 6 FEET FROM EXISTING GROUND SURFACE.



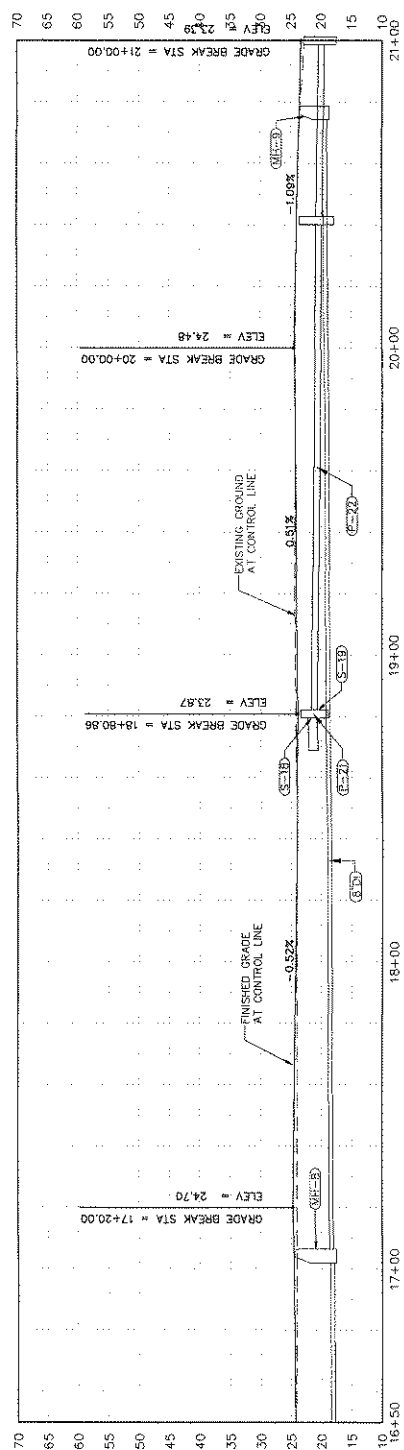
PROJECT NO. 170572015		SHEET 9 OF 15	
CORDOVA CITY STREETS IMPROVEMENTS, PHASE I			
ITB # 15-02			
PLAN & PROFILE - NICHOLLOFF WAY			
STA "N" 20+00 TO END			
CORDOVA, ALASKA			
REV. DATE		REVISIONS DESCRIPTION	
BY		DATE	







- NOTES**
1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISMISAL PIPE SIZES, MATERIALS AND DEPTHS, CONNECT TO EXISTING.
 2. PIPE LENGTHS ARE MEASURED ALONG THE SLOPE, FROM CENTER TO CENTER OF STRUCTURES. SLOPES ARE CALCULATED TO ENDS OF PIPE.
 3. EXISTING 8" WATER MAIN NOT SHOWN IN PROFILE VIEW. ASSUME APPROXIMATE BURY DEPTH OF 6 FEET FROM EXISTING GROUND SURFACE.

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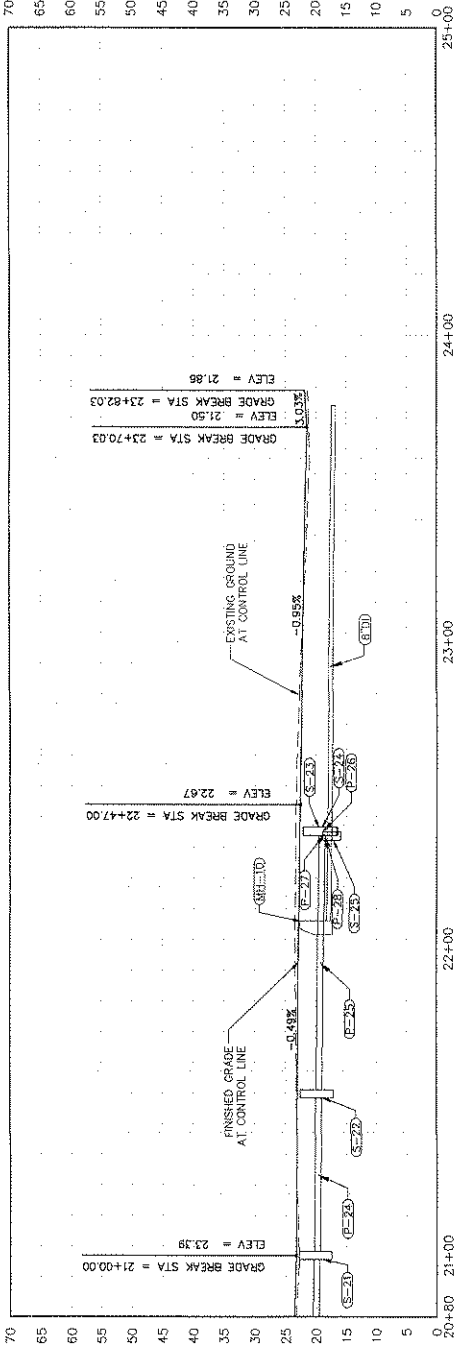
LOW

CORDOVA CITY STREETS IMPROVEMENTS, PHASE I
ITB # 15-02
PLAN & PROFILE - HARBOR LOOP ROAD
STA "H" 16+50 TO STA "H" 21+00

СЕРГЕЕВА АЛЕСКА

14 OF 16

- NOTES
1. PROVIDE ALL ADAPTERS, ELBOWS AND OTHER FITTINGS NECESSARY TO CONNECT TO DISSIMILAR PIPE SIZES. MATERIALS AND DEPTHS. CONNECT TO EXISTING.
 2. PIPE LENGTHS ARE MEASURED ALONG THE SLOPE FROM CENTER TO CENTER OF STRUCTURES. SLOPES ARE CALCULATED TO ENDS OF PIPE.
 3. EXISTING 6" DI WATER MAIN NOT SHOWN IN PROFILE VIEW. ASSUME APPROXIMATE BURY DEPTH OF 6 FEET FROM EXISTING GROUND SURFACE.
 4. SEE SHEET 14 FOR GRADING INFORMATION AT INTERSECTION



PROJECT: 70736.01
DATE: 11/25/2015

SHEET: 12 OF 16

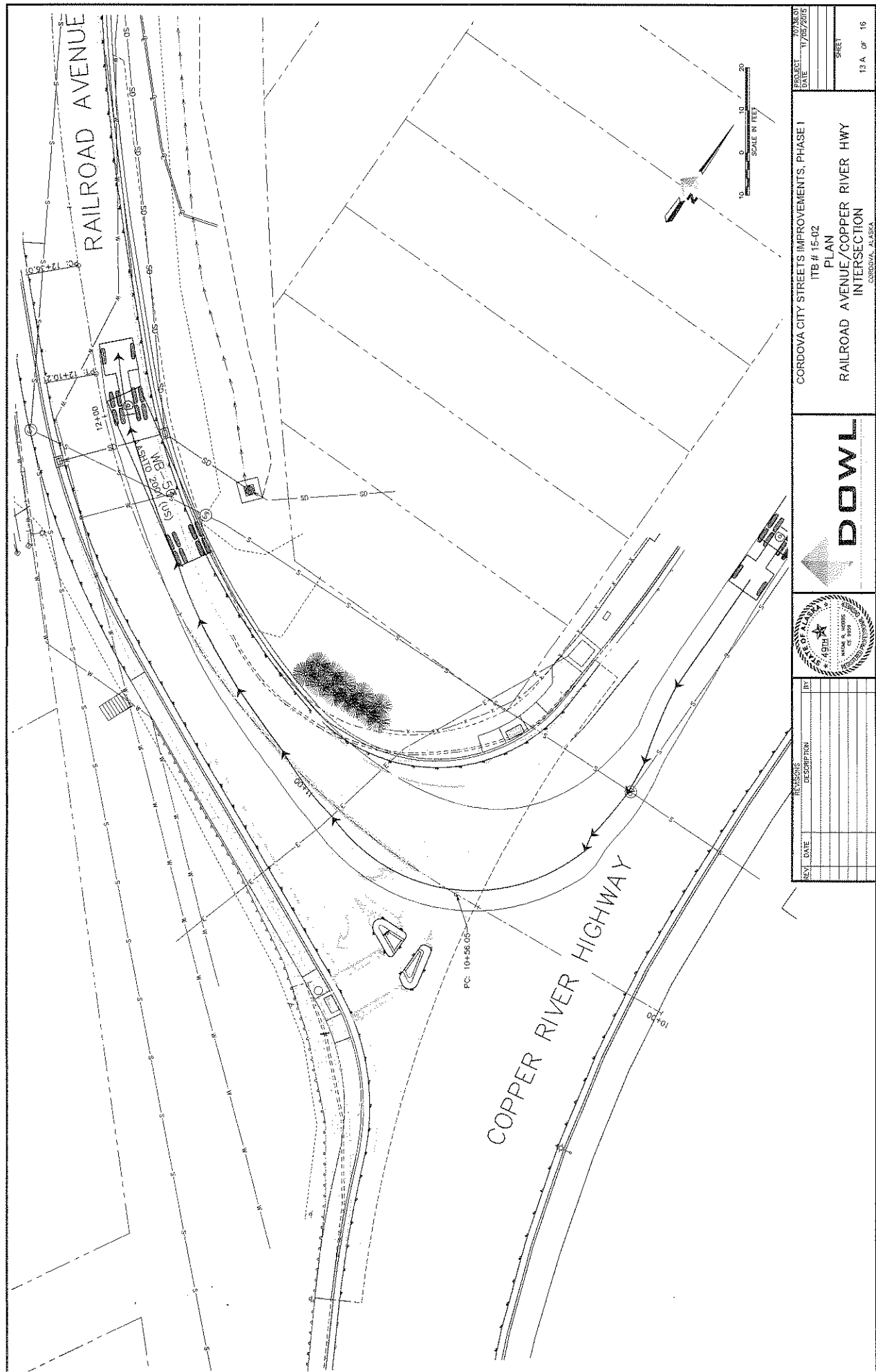
CORDOVA CITY STREETS IMPROVEMENTS, PHASE I
ITB # 15-02

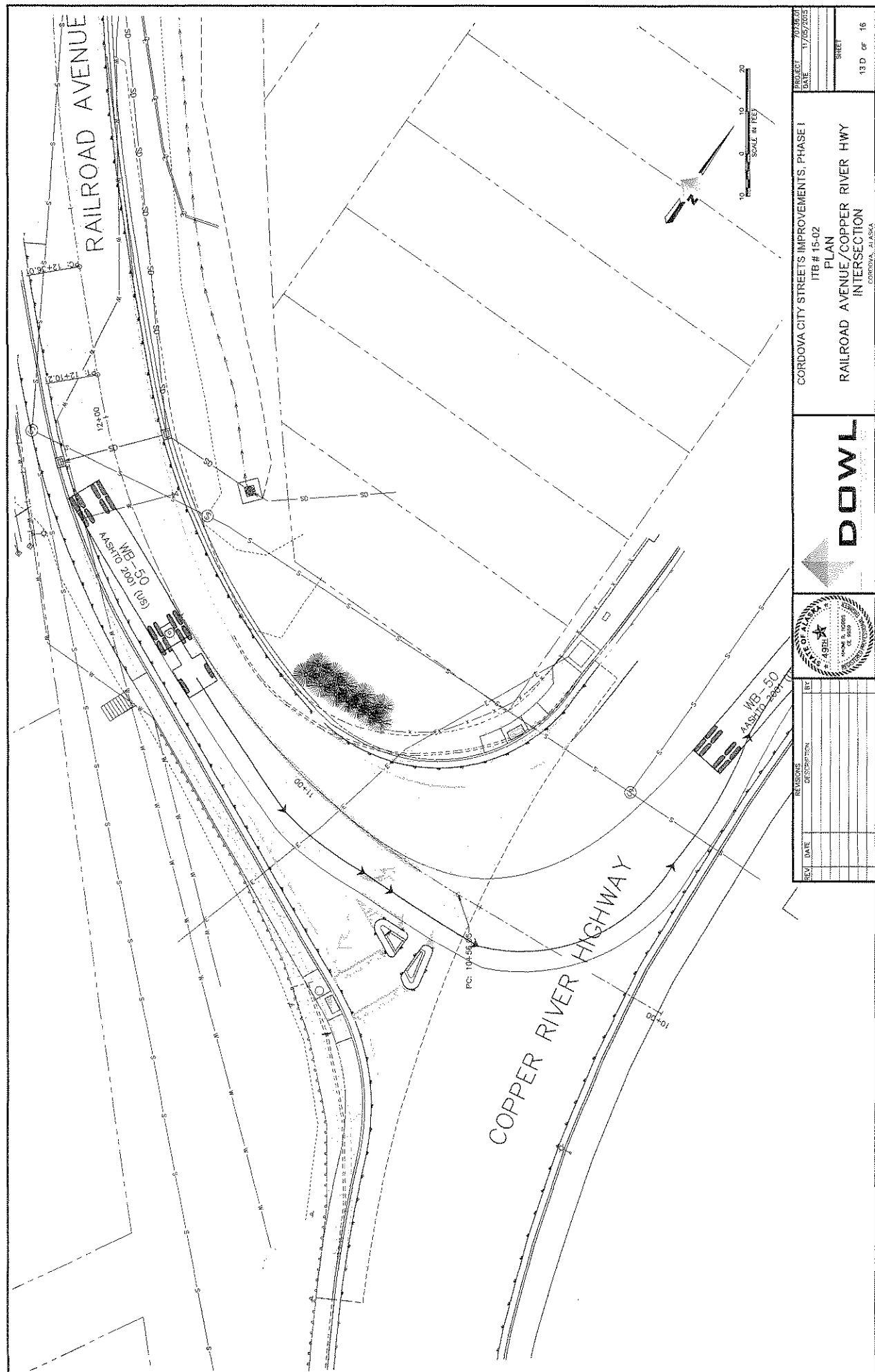
PLAN & PROFILE - HARBOR LOOP ROAD
STA "H" 21+00 TO NICHOLOFF WAY

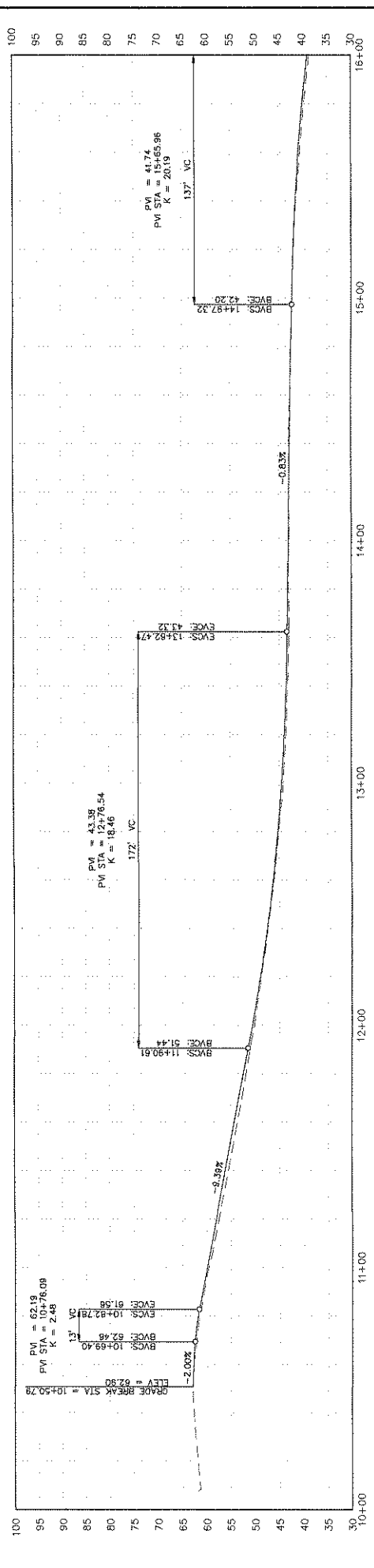
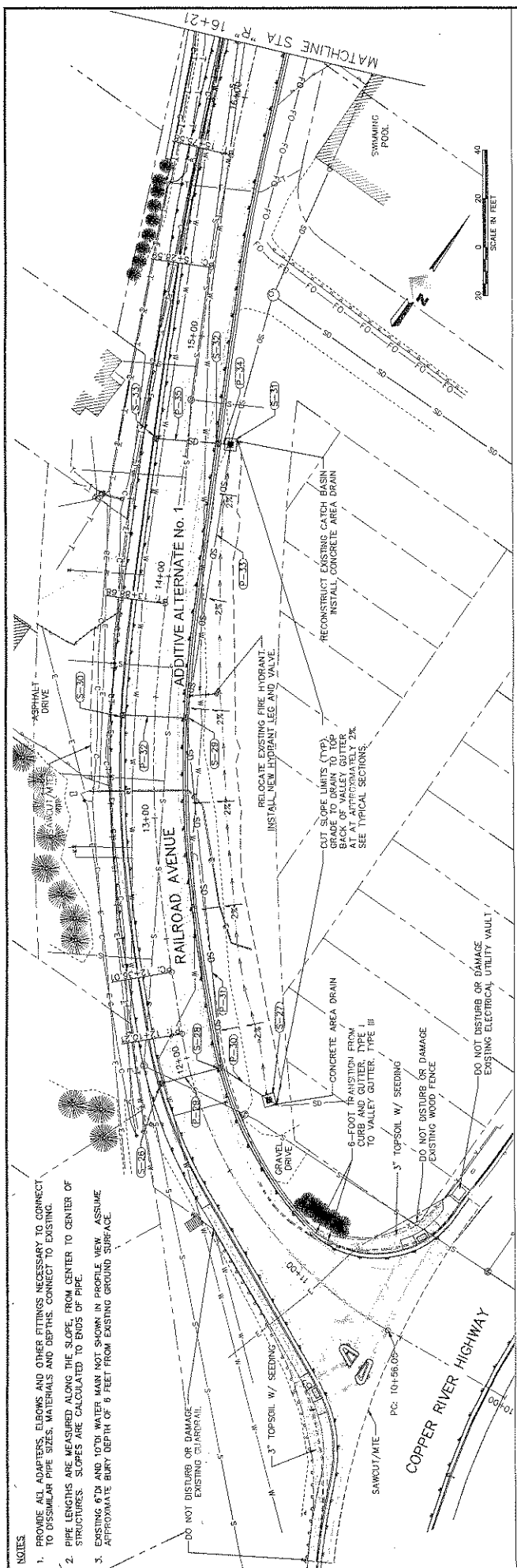
DOWL

ALASKA
JULY 19TH
MADE IN ALASKA
CE 1997

REV	DATE	REVISIONS	BY







PROJECT: CORDOVA CITY STREETS IMPROVEMENTS, PHASE I

DATE: 11/05/2015

ITB # 15-02

PLAN & PROFILE - RAILROAD AVENUE

STA "R" 10+00 TO STA "R" 16+00

13 OF 16

SHEET

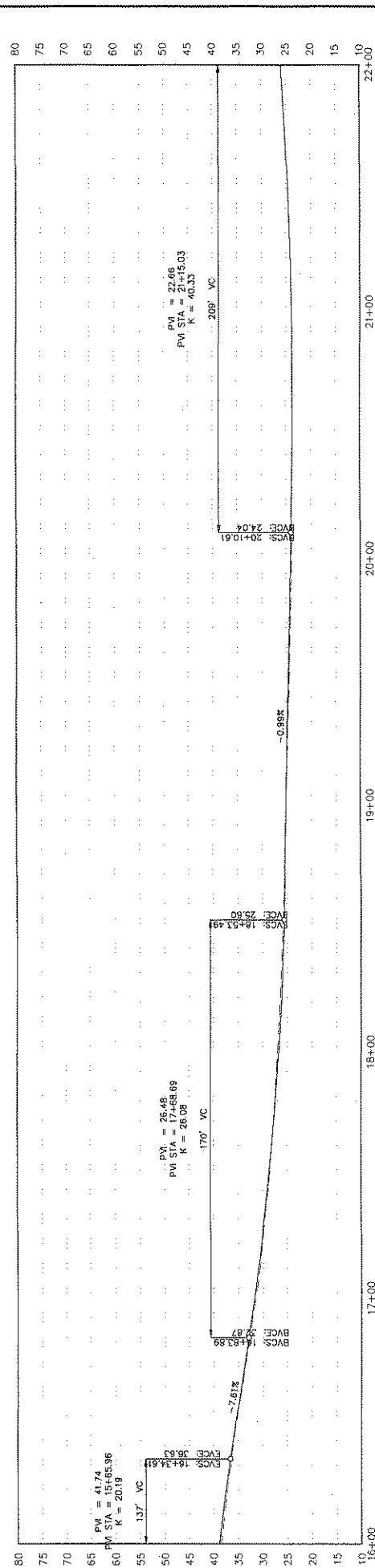
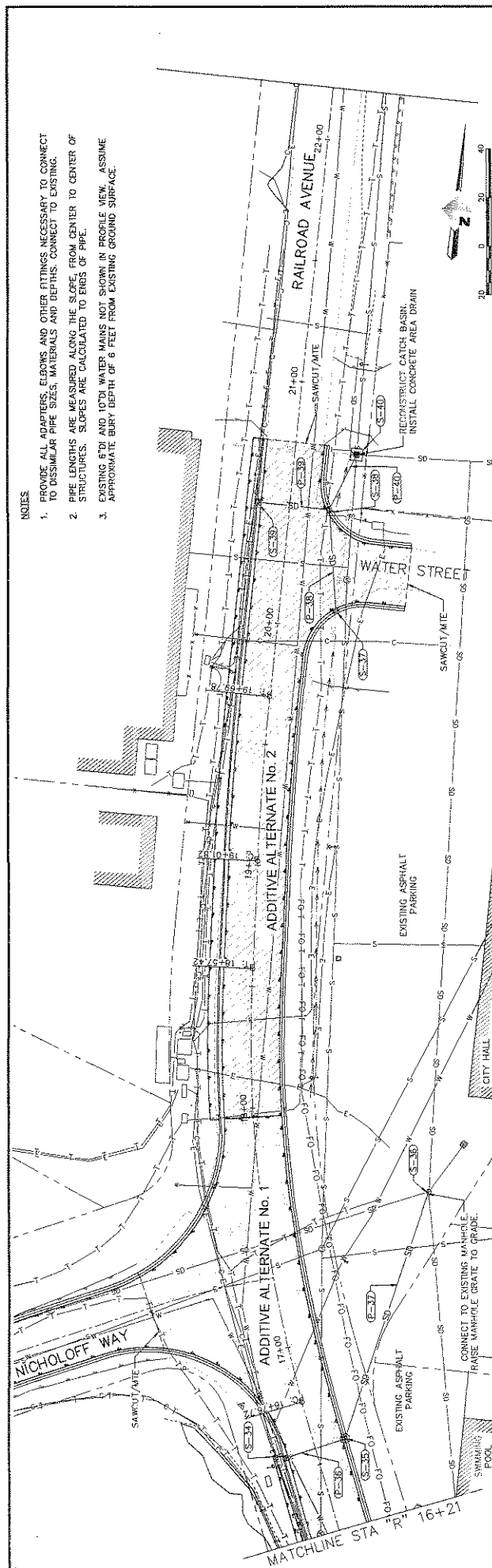
REV. DATE DESCRIPTION

REV.	DATE	DESCRIPTION

STATE OF ALASKA

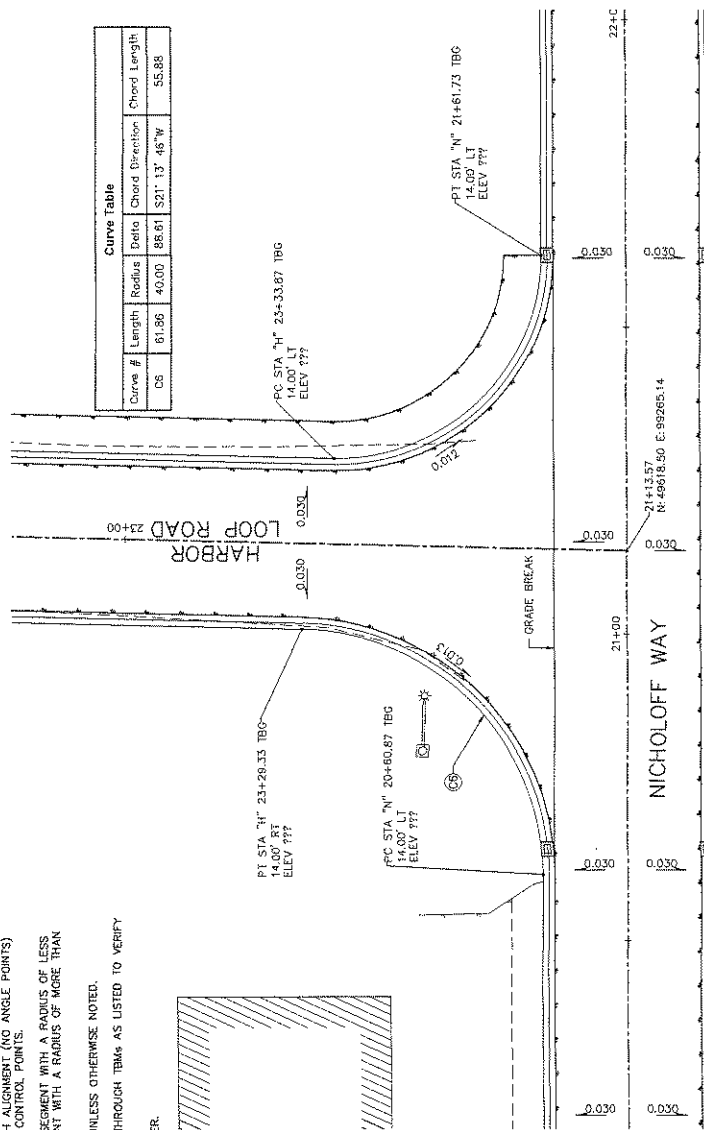
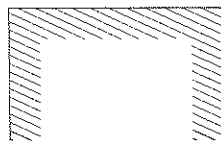
11/05/2015

11/05/2015



NOTES

1. STATIONS, OFFSETS, ELEVATIONS AND CURVE INFORMATION ALONG CURBING ARE TO TOP BACK OF CURB (TBC), UNLESS OTHERWISE NOTED. TOP OF PAVEMENT ARE TP, TOP OF SIDEWALK ARE TSW, TOP BACK OF VALLEY GUTTER ARE TBG.
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 FORMS SHALL BE USED WITHIN ANY CURVED SEGMENT WITH A RADIUS OF LESS THAN 200'. STRAIGHT FORMS USED FOR ANY ARCHED SEGMENT WITH A RADIUS OF MORE THAN 200' SHALL NOT EXCEED 10' IN LENGTH.
5. SIDEWALK CROSS SLOPE ON HARBOR WAY SHALL BE 1.7% UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL PERFORM A CLOSED LEVEL LOOP THROUGH TBMs AS LISTED TO VERIFY ELEVATIONS BEFORE BEGINNING ANY GRADING WORK.
7. SLOPES ALONG THE CURBING ARE ALONG THE TOP OF GUTTER.



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C8	61.96	40.00	88.61	S21°13'48"W	55.86

REV	DATE	DESCRIPTION	BY



PROJECT	CORDOVA CITY STREETS IMPROVEMENTS, PHASE I
DATE	11/07/2018
ITB #	15-02
SHEET	16 OF 16
INTERSECTION GRADING PLAN WEST HARBOR LOOP ROAD & NICHOLLOFF WAY CORDOVA, ALASKA	

**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 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.

3. Chairpersons and Representatives of Boards and Commissions - Harbor, HSB, Parks & Rec, P&Z, School Board

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; Bailer-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 sighted 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; Bailer-no; Hoover-yes; Carpenter-yes and Joyce-yes. Bid was approved.

J. REPORTS OF OFFICERS

7. Mayor's Report – none.

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 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*
Tina Hammer, Deputy City Clerk



Offical Ballot
Cordova Special Election
November 4, 2014

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. **Roemhildt**, **Pegau**, and **Bailer** said they agreed.

Upon voice vote, motion passed 5-0.

Yea: **Bailer, McGann, Pegau, Baenen, Roemhildt**

Absent: **Greenwood, Frohnepfel**

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.

Location Map



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



City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6100
Fax: (907) 253-6120
Email: policechief@cityofcordova.net
Web: www.cityofcordova.net

CITY OF CORDOVA

Office of Chief of Police

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.

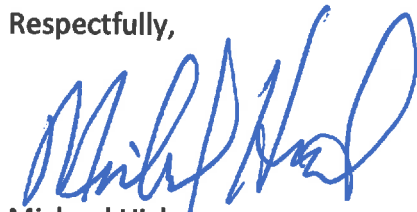
The firefighter/medic would be moved to the Fire Marshal's current office, allowing volunteers to have full, unobstructed use of the training room which they constructed several years ago.

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).

A MEMO FROM LILA KOPLIN, CITY CLERK

DATE: March 12, 2009

TO: Mayor and City Council

CC: File

SUBJECT: Recommendation to City Council regarding old City Buildings

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 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.

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 **Roemhildt** 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

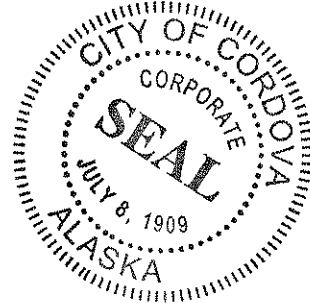
M/Allison S/Sherman to adjourn the meeting.

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

December 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Legend CCAB— Cdv Ctr Comm Rms A&B CCA-Cdv Ctr Comm Rm A CCB—Cdv Ctr Comm Rm B	HSL-High School Li- brary CSD-Cdv Sch District CCER—Cdv Ctr Edu- cation Room	1	2 6:00 bdgt wk session 7:00 reg mtg CCAB	3	4 Comm Christmas Tree Lighting-Main St 6-10 Bidarki Holiday Bazaar @ Cordova Center	5 10-5 Bidarki Holiday Bazaar @ Cordova Center
6	7	8 6:30 P&Z CCB	9 7:00 Sch Bd HSL 7:00 Hrbr Cms CCB	10	11	12
13	14	15	16 6:45 pub hrg on bdgt & fee sched CCAB 7:00 reg mtg CCAB	17	18	19
20	21 CSD vacation	22 CSD vacation 6:00 Parks & Rec CCB	23 CSD vacation	24 CSD vacation	25 CSD holiday Christmas City Hall Offices Closed	26
27	28 CSD vacation	29 CSD vacation	30 CSD vacation	31 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 Li- brary CSD-Cdv Sch District Office Conf Rm CCER—Cdv Ctr Edu- cation Room

JANUARY 2016

CALENDAR MONTH	JANUARY
CALENDAR YEAR	2016
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1 CSD Holiday New Year's Day-City Hall Offices Closed	2
3	4	5 declaration of candidacy period opens for 3/1/16 regular election	6 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	7	8	9
10	11	12 6:30 P&Z CCB	13 7:00 Sch Bd HSL 7:00 Harbor Cms CCB	14	15	16
17	18 Martin Luther King Jr.-City Hall Offices Closed	19	20 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	21 Tipoff Basketball Tournament CSD-CHS Gym	22 Tipoff Basketball Tournament CSD-CHS Gym CSD-inservice	23 Tipoff Basketball Tournament CSD-CHS Gym
24	25	26	27	28 Noon-Mayor Lunch with Bd & Cms reps CCB	29	30
31	1	Notes Legend: CCAB-Cordova Center Community Rms A&B HSL-High School Library	CCA-Cordova Center Community Rm A CCB-Cordova Center Community Rm B	CCM-Cordova Center Mayor's Conference Rm CSD-Cordova School District CCER-Cdv Ctr Educ Rm		

FEBRUARY 2016

CALENDAR MONTH	FEBRUARY
CALENDAR YEAR	2016
1ST DAY OF WEEK	SUNDAY

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2	3 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	4	5 iceworm festival	6 iceworm festival
7	8	9 6:30 P&Z CCB	10 7:00 Sch Bd HSL 7:00 Harbor Cms CCB	11	12	13
14 iceworm festival	15 CSD Holiday Presidents' Day-City Hall Offices Closed	16 absentee voting	17 absentee voting 6:45 Council pub hrg (maybe) CCAB 7:00 Council reg mtg CCAB	18 absentee voting	19 absentee voting	20 absentee voting
21	22 absentee voting	23 absentee voting	24 absentee voting	25 absentee voting	26 absentee voting	27 absentee voting
28	29 absentee voting	1	2	3	4	5
6	7	Notes Legend: CCAB-Cordova Center Community Rms A&B HSL-High School Library CCA-Cordova Center Community Rm A CCB-Cordova Center Community Rm B CCM-Cordova Center Mayor's Conference Rm				

**CITY OF CORDOVA, ALASKA – ELECTED OFFICIALS
& APPOINTED MEMBERS OF CITY BOARDS and COMMISSIONS**

MAYOR AND CITY COUNCIL - ELECTED

seat/length of term	email	Date Elected	Term Expires
Mayor: 3 years	James Kacsh Mayor@cityofcordova.net	March 5, 2013	March-16
Council members:			
Seat A: 3 years	Kristin Carpenter CouncilSeatA@cityofcordova.net	March 5, 2013	March-16
Seat B: 3 years	Timothy Joyce CouncilSeatB@cityofcordova.net	March 4, 2014 March 14, 2013 August 2, 2012	March-17 filled vacancy appt to A
Seat C: 3 years	Tom Bailer CouncilSeatC@cityofcordova.net	March 4, 2014	March-17
Seat D: 3 years	Robert Beedle CouncilSeatD@cityofcordova.net	March 3, 2015	March-18
Seat E: 3 years	Josh Hallquist CouncilSeatE@cityofcordova.net	March 3, 2015	March-18
Seat F: 3 years	David Reggiani CouncilSeatF@cityofcordova.net	March 5, 2013 March 2, 2010 March 3, 2009	March-16 1 yr trm
Seat G: 3 years	James Burton, Vice-Mayor CouncilSeatG@cityofcordova.net	March 5, 2013	March-16

SCHOOL BOARD - ELECTED

length of term		Date Elected	Term Expires
3 years	Bret Bradford	March 3, 2015	March-18
3 years	Tammy Altermott	March 5, 2013	March-16
3 years	Peter Hoepfner	March 3, 2015 March 6, 2012 March 3, 2009 March 7, 2006	March-18
3 years	Sheryl Glasen	March 4, 2014	March-17
3 years	Barb Jewell, President	March 5, 2013	March-16
3 years	Vacant (appointed, non-voting) City Council Rep		

LIBRARY BOARD - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Wendy Ranney	November-15 April-13	November-18
3 years	Shannon Mallory	November-13	November-16
3 years	Krysta Williams	December-14 November-11	November-17
3 years	Kay Groff	December-14 December-11 January-09	November-17
3 years	Mary Anne Bishop, Chair	November-13 November-10 November-06	November-16

CORDOVA COMMUNITY MEDICAL CENTER – HEALTH SERVICES BOARD - with Council election

length of term		Date Appointed	Term Expires
3 years	Kristin Carpenter, President		with Council office
3 years	Tom Bailer		with Council office
3 years	Tim Joyce		with Council office
3 years	James Burton		with Council office
3 years	Robert Beedle		with Council office
3 years	Josh Hallquist		with Council office
3 years	David Reggiani		with Council office

PLANNING AND ZONING COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Allen Roemhildt	January-14	November-16
3 years	Scott Pegau	December-14	November-17
		December-11	
3 years	John Baenen	November-15	November-18
		December-12	
3 years	Tom Bailer	November-13	November-16
		December-11	
		November-08	
3 years	Tom McGann	December-14	November-17
		December-11	
		April-11	
3 years	Heath Kocan	November-15	November-18
3 years	Mark Frohnapfel	February-15	November-17

HARBOR COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Robert Beedle	January-14	November-17
3 years	Greg LoForte	February-13	November-16
		January-10	
		January-07	
3 years	Max Wiese	January-14	November-17
		March-11	
3 years	Ken Jones	February-13	November-16
3 years	Jacob Betts	November-15	November-18

PARKS AND RECREATION COMMISSION - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Kara Johnson	February-15	November-17
		December-12	
3 years	Miriam Dunbar	November-15	November-18
		August-14	
3 years	Wendy Ranney, Chair	November-15	November-18
		August-14	
3 years	Stephen Phillips	November-15	November-18
3 years	Marvin VanDenBroek	February-14	November-16
3 years	Karen Hallquist	November-13	November-16
3 years	Dave Zastrow	February-15	November-17
		September-14	

seat up for re-election in 2016

termed out in 2016