

Mayor

James Kacsh

Council Members

Kristin Carpenter

Tim Joyce

Tom Bailer

Bret Bradford

Hayley Hoover

David Reggiani

James Burton

City Manager

Randy Robertson

City Clerk

Susan Bourgeois

Deputy Clerk

Tina Hammer

Student Council

Gabrielle Brown

Sarah Hoepfner

REGULAR COUNCIL MEETING

DECEMBER 3, 2014 @ 7:00 PM

LIBRARY MEETING ROOM

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
Bret Bradford, Hayley Hoover, 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

G. APPROVAL OF CONSENT CALENDAR..... (roll call vote)

5. Resolution 12-14-47..... (page 1)

A resolution of the City Council of the City of Cordova, Alaska, authorizing an amendment of the management agreement between Providence Health & Services Alaska and the City of Cordova

H. APPROVAL OF MINUTES

6. Special Meeting Minutes 3-13-14..... **(page 6)**
7. Public Hearing Minutes 11-5-14..... **(page 7)**
8. Regular Meeting Minutes 11-5-14..... **(page 8)**

I. CONSIDERATION OF BIDS

J. REPORTS OF OFFICERS

9. Mayor's Report

10. Manager's Report

- a. Cordova Center update report..... **(page 13)**
- b. PW Department presentation on recycling..... **(page 14)**

11. City Clerk's Report..... (page 29)

12. Staff Quarterly Reports – 3Q 2014

- a. Public Safety Department, **Police Chief Mike Hicks**..... **(page 30)**
- b. Planning Department, **City Planner Samantha Greenwood**..... **(page 33)**

K. CORRESPONDENCE

L. ORDINANCES AND RESOLUTIONS

- 13. Resolution 12-14-48..... (voice vote)(page 34)**
A resolution of the City Council of the City of Cordova, Alaska authorizing the City of Cordova to issue general obligation bonds in the principal amount of not to exceed \$3,000,000 to finance the Cordova Center project and to submit the question of the issuance of such debt to the qualified voters of the city at the regular city election in March 2015 and declaring the intent of the City of Cordova to reimburse original expenditures for the Cordova Center project started after the date of this resolution but prior to the issuance of the general obligation bonds
- 14. Resolution 12-14-49..... (voice vote)(page 38)**
A resolution of the City Council of the City of Cordova, Alaska, for a contract amendment with Dawson Construction for a notice to proceed for Phase II of the Cordova Center project for a cumulative sum of \$9,997,277
- 15. Resolution 12-14-50..... (roll call vote)(page 41)**
A resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to use \$1,300,000 from the UBS line of credit account to fund the completion of Phase 2 of the Cordova Center

M. UNFINISHED BUSINESS

N. NEW & MISCELLANEOUS BUSINESS

- 16. Council concurrence of Mayor Kacsh's appointments..... (voice vote)(page 43)**
to fill varied board and commission vacancies
- 17. Replacement of the Performance Deed of Trust with a Performance Bond..... (voice vote)(page 49)**
for Ocean Beauty Seafoods, Lot 1, Block 1 Cordova Industrial Park
(may be discussed in executive session)
- 18. CIP List Resolution discussion..... (page 58)**
- 19. Pending Agenda, Calendar, Elected & Appointed Officials lists..... (page 60)**

O. AUDIENCE PARTICIPATION

P. COUNCIL COMMENTS

- 20. Council Comments**

Q. EXECUTIVE SESSION

- 21. CCMC CEO employment agreement negotiation - discussion with City Manager**
- 22. Cordova Center finances – legal update**

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.

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Kristin Carpenter, Chair, Cordova Health Services Board
602 Railroad Ave
PO Box 1210
Cordova, AK 99574

October 23, 2014

Dear Ms. Carpenter:

Given the recent change in administrative leadership at Cordova Community Medical Center (CCMC) and subsequent hiring of a permanent administrator who is not employed by Providence (nor will be in the future), it is necessary to amend our Management Agreement (MA) to reflect such. Thus, please find appended to this letter a proposed amendment for your review and approval. Note that the amendment is effective as of September 1, 2014, in order to account for a portion of the time that has elapsed since Providence's administrator left CCMC.

Additionally, the aforementioned administrator change impacts Providence's ability to directly manage CCMC operations and fulfill all its commitments contained in the MA. Therefore, as soon as feasible, we propose that both parties agree to terminate the existing MA and replace it with a *retainer agreement* designed to provide consultative services to CCMC on an as needed basis. To this end, please consider the following recommended next steps:

- Terminate the existing MA and associated management fee effective on agreed upon date.
- The Health Services Board (HSB) will hire and employ the CCMC administrator.
- Establish a retainer agreement, as part of or in addition to the Master Services Agreement, in which Providence charges a fair market rate to provide administrative and leadership consultation as requested by CCMC and/or the HSB.
- Retain the existing contract between CCMC and Providence Alaska Medical Center for eICU services.
- CCMC may contract for additional Providence services at a fair market rate via a Master Services Agreement. Examples include, but are not limited to, Community Needs Assessment work, financial analysis and budgeting oversight, compliance auditing, strategic planning support, etc.
- For budgeting purposes, the CCMC administrator and HSB may establish annual threshold expense amounts for Providence consultative and support services.

Providence believes CCMC is sufficiently prepared and poised to operate independently and without direct oversight from a management company due to its successful recruitment for vital leadership positions; improved organizational culture and accountability; major process improvements in key

operational areas (i.e. finance and compliance); recent physician recruiting prospects; and balanced and enhanced governance oversight.

It has been, and will continue to be, our privilege to serve the community of Cordova. Our highest priority is to support and advocate for local healthcare that is high quality, sustainable and accessible for all Cordova residents. We look forward to continuing and strengthening our partnership, albeit in new ways.

Sincerely,



Sean McCallister
Operations Administrator
Critical Access Hospitals
Providence Health & Services Alaska

CC:

Randy Robertson, Cordova City Manager
Stephen Sundby, CCMC Administrator
Cindy Gough, PHSA Area Operations Administrator

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-14-47**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
AUTHORIZING AN AMENDMENT TO THE MANAGEMENT AGREEMENT BETWEEN
PROVIDENCE HEALTH & SERVICES ALASKA AND THE CITY OF CORDOVA**

WHEREAS, the City of Cordova (City) and Providence Health & Services Alaska (Providence) entered into that certain Management Agreement (Agreement) dated March 1, 2012; and

WHEREAS, the City and Providence are committed to a strong healthcare partnership; and

WHEREAS, under the Agreement, Providence has been engaged to provide certain management services related to Cordova Community Medical Center (CCMC), which is owned by the City, including to employ the Health Services Administrator at CCMC; and

WHEREAS, due to changed circumstances following execution of the Agreement, Providence no longer employs the Health Services Administrator at CCMC, as set forth in Article 2 of the Agreement; and

WHEREAS, as a result of the change in employment status of the Health Services Administrator, the City and Providence desire to amend the Agreement to reflect the services currently rendered by Providence related to CCMC under the Agreement, as the parties work in cooperation to further transition management control of CCMC to Cordova, and eventually to replace the current Agreement with a consulting services arrangement or modified Master Services Agreement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Cordova, Alaska that the City is authorized to agree with Providence to modify Article 2 of the Agreement (Services Provided by Providence), Article 3 of the Agreement (Fee for Management Services), and Article 10 of the Agreement (Independent Contractor), as set forth in the attached AMENDMENT NO.1.

PASSED AND APPROVED THIS 3rd DAY OF DECEMBER, 2014

James Kacsh, Mayor

Attest:

Susan Bourgeois, CMC, City Clerk

THIS AMENDMENT NO.1 TO THE MANAGEMENT AGREEMENT (“**Amendment No. 1**”) shall be effective as of September 1, 2014, and is entered into by and between Providence Health & Services- Washington d/b/a Providence Health & Services Alaska (“**Providence**”), and City of Cordova, Alaska (“**Cordova**” or “**City**”). Providence and Cordova may be referred to in this Amendment as a “**Party**” or, collectively, as the “**Parties.**”

RECITALS

A. Providence and Cordova entered into that certain Management Agreement dated March 1, 2012 (“**Agreement**”).

B. Under the Agreement, Providence has been engaged to provide certain management services related to the Cordova Community Medical Center (“CCMC”), which is owned by the City.

C. The Parties are working in cooperation to transition management control of CCMC to Cordova, and eventually desire to replace the current Agreement with a consulting services arrangement or modified Master Services Agreement, to reflect those consulting services Providence will provide to the City related to CCMC.

D. To facilitate transition of management control to the City, the Parties have agreed to modify Article 2 of the Agreement (Services Provided by Providence), as set forth below, while they continue to negotiate further modifications to their existing contractual relationships.

AMENDMENT

THE PARTIES AGREE AS FOLLOWS:

1. **Section 2.1.** Section 2.1 of the Agreement shall be replaced in its entirety as follows:

2.1. Health Services Administrator. Providence shall carry out its duties under this Agreement in coordination and consultation with the health services administrator hired by the City for CCMC (“the Administrator”). The Administrator shall have the duties, responsibilities, and authority set forth in Section 14.28.020.B of the Cordova Municipal Code, or such other additional duties as determined by the City Council, and shall act as the chief executive officer of CCMC. The Administrator will be an employee of the City assigned on a full-time basis to CCMC, and subject to the City’s direction and control, but shall be tasked to work with Providence to facilitate Providence’s provision of services under this Agreement. The Parties shall cooperate to ensure continuity of the management of CCMC should the Administrator not be available to provide services for any reason.

3. **Section 3.** Section 3 of the Agreement shall be replaced in its entirety as follows:

3. FEE FOR MANAGEMENT SERVICES. For the services set forth in paragraph 2, above, Cordova shall pay Providence a fee equal to the sum of the following: (i) the salary and benefit costs incurred by Providence associated with the health services administrator’s salary and benefits prior to the City’s engagement of the Administrator, if any, provided that such amount is included in a duly approved CCMC budget, and (ii) Two Hundred Fifty Thousand (\$250,000) per year. Cordova shall pay Providence as

follows: quarterly, with payments of equal amounts to be paid on January 1st, April 1st August 1st, and December 1st of each year. The \$250,000 annual fee shall be adjusted annually (with the first adjustment to be made effective January 1, 2013) by a percentage equal to the increase in the most recently available Urban Consumer Price Index for Anchorage, Alaska ("CPI-U"). For example, if as of January 1, 2013 the most current available CPI-U is for the year ending December 31, 2011, then as of January 1, 2013 the percentage increase in the fee will equal the percentage increase in the CPI-U from December 31, 2010 to December 31, 2011.

3. **Section 10.** Section 10 of the Agreement shall be replaced in its entirety as follows:

10. INDEPENDENT CONTRACTOR. Providence and Cordova shall not, by virtue of this Agreement, be deemed partners or joint ventures. Providence is and shall at all times remain an independent contractor when providing services to Cordova. Each Party will retain full control over the manner in which services are performed by their respective employees and agents under this Agreement. Cordova's employees and agents will not be entitled to workers' compensation, retirement, insurance or other benefits afforded to employees of Providence. Providence's employees and agents will not be entitled to workers' compensation, retirement, insurance or other benefits afforded to employees of Cordova.

4. **Capitalized Terms.** All capitalized terms in this Amendment shall have the same meaning given to such terms in the Agreement unless otherwise specified in this Amendment.

5. **Continuation of Agreement.** Except as specifically amended pursuant to the foregoing, the Agreement shall continue in full force and effect in accordance with the terms in existence as of the effective date of this Amendment. After the effective date of this Amendment, any reference to the Agreement shall mean the Agreement as amended by this Amendment.

This Amendment shall be effective on the date first above written.

**PROVIDENCE HEALTH & SERVICES-
WASHINGTON**

CITY OF CORDOVA, ALASKA

By: Bruce Lamoureux
Title: VP and Chief Executive Officer
Date: _____

By:
Title: City Manager
Date: _____

**CITY COUNCIL SPECIAL MEETING
MARCH 13, 2014 @ 12:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kacsh called the Council Special Meeting to order at 12:00 pm on March 13, 2014 in the Library Meeting Room.

B. ROLL CALL

Present for roll call were *Mayor James Kacsh* and Council members *Tim Joyce, Bret Bradford, EJ Cheshier* and *David Reggiani*. Council members *Kristen Carpenter, David Allison* and *James Burton* were absent. Also present were City Manager *Randy Robertson* and City Clerk *Susan Bourgeois*.

C. APPROVAL OF AGENDA

M/Reggiani S/Bradford to approve the agenda.

Vote on motion: 4 yeas, 0 nays, 3 absent (Carpenter, Allison & Burton). Motion passes.

D. DISCLOSURES OF CONFLICTS OF INTEREST - none

E. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Audience Comments regarding agenda item - none

F. NEW BUSINESS

2. Resolution 03-14-16 Certification of the official results of the March 4, 2014 General Election

M/Reggiani S/Cheshier to approve Resolution 03-14-16 Certification of the official results of the March 4, 2014 General Election

Vote on motion: 4 yeas, 0 nays, 3 absent (Carpenter, Allison & Burton). Motion passes.

3. Swearing in of elected Council members and School Board member

Mayor Kacsh swore in the winning candidates to office: Council member **Tim Joyce**, Council Member **Tom Bailer** and School Board Member **Sheryl Glasen**.

4. Council discussion regarding Regular Meeting times

Council discussed meeting earlier than the 7:30 pm start time and it was decided that they should have a discussion item on the March 19 meeting agenda regarding this and if there was concurrence of the Council members at that time, then on April 2 they will start with the new meeting time of 7:00 pm.

G. AUDIENCE PARTICIPATION - none

H. COUNCIL COMMENTS

Cheshier said thanks to everyone for stepping up to the plate.

Reggiani congratulated the new council and school board members.

Bradford echoed the congratulations.

J. ADJOURNMENT

M/Bradford S/Joyce to adjourn. Hearing no objection, the meeting was adjourned at 12:14 pm.

Approved: December 3, 2014

Attest: _____
Susan Bourgeois, CMC, City Clerk

**CITY COUNCIL PUBLIC HEARING
NOVEMBER 5, 2014 @ 6:45 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kacsh called the Council public hearing to order at 6:49 pm on November 5, 2014, in the Library Meeting Room.

B. ROLL CALL

Present for roll call were *Mayor James Kacsh* and Council members *Tom Bailer*, *Bret Bradford* and *Hayley Hoover*. Council member *Tim Joyce* was present via teleconference. Council members *Kristin Carpenter*, *James Burton* and *Dave Reggiani* were absent. Also present were City Manager *Randy Robertson* and City Clerk *Susan Bourgeois*.

C. PUBLIC HEARING

1. Ordinance 1119

An ordinance of the City Council of the City of Cordova, Alaska, authorizing a sublease for a 2,500 square foot portion of USS 1765 of Township 15 South, Range 3 West, Section 22, Copper River Meridian, Alaska, commonly identified as tripod hill, to Cordova Telephone Cooperative, Inc.

Mayor Kacsh opened the hearing up for public comment; there was no public comment.

M/Bradford S/Bailer to recess at 6:50 pm until 6:55 pm.

Vote on motion: 4 yeas, 0 nays. Motion passes.

At 6:59 pm *Mayor Kacsh* called the public hearing back to order and asked if there was any further public comment on the ordinance. There was none.

D. ADJOURNMENT

M/Bradford S/Bailer to adjourn the Public Hearing

Hearing no objection, the Public Hearing was adjourned at 6:59 pm.

Approved: December 3, 2014

Attest: _____
Susan Bourgeois, CMC, City Clerk

**CITY COUNCIL REGULAR MEETING
NOVEMBER 5, 2014 @ 7:00 PM
LIBRARY MEETING ROOM
MINUTES**

A. CALL TO ORDER

Mayor James Kacsh called the Council Regular Meeting to order at 7:00 pm on November 5, 2014, in the Library Meeting Room.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor James Kacsh led the audience in the Pledge of Allegiance.

C. ROLL CALL

Present for roll call were *Mayor James Kacsh* and Council members *Tom Bailer*, *Bret Bradford* and *Hayley Hoover*. Council members *Tim Joyce* and *Dave Reggiani* were present via teleconference. Council members *Kristin Carpenter* and *James Burton* were absent. Also present were Student Council Representative *Gabrielle Brown*, City Manager *Randy Robertson* and City Clerk *Susan Bourgeois*.

D. APPROVAL OF REGULAR AGENDA

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

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

E. DISCLOSURES OF CONFLICTS OF INTEREST

F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

1. Guest Speaker

a. Belen Cook, was present on behalf of the Native Village of Eyak, inviting Council members to the Sobriety Celebration which was coming up the weekend of November 13-15. She gave a brief overview of events and speakers that would be present this year.

b. Sean McCallister, of Providence Health and Services Alaska reported to the City Council that there have been 2 proposals presented to the HSB – a collaborative decision has been made regarding hiring **Dr. Stephen Sundby** as CEO and he is a non-Providence employee and this necessitates a change to the management agreement. An amendment will be forthcoming as soon as possible to remain in compliance. Secondly there may be a change regarding Providence no longer being a managing partner but instead a consulting partner. **Bradford** and **Joyce** both asked **McCallister** questions about Providence's future involvement with Health Care in Cordova. **Bradford** mentioned that the community weighed-in in the past regarding wanting Providence's involvement and he wanted to ensure it was still there – **Joyce** also asked if Providence's support of Health Care in Cordova would remain. **McCallister** assured them that Providence would remain fully committed in Cordova – a new, mutually beneficial arrangement will be next to tackle.

c. Buck Adams of UBS was present via teleconference to speak regarding his quarterly report in the packet and Council opted to hear from him as a guest speaker. He said we have positive rates of return this year which is a good thing. Consolidated rate of return is at 2.8 – 2.9% year to date. **Joyce** asked if **Buck** knew now or could get the answer to the following question: how much in dollars has the permanent fund earned over the past year. **Buck** could say this: ytd central treasury is up \$71,000 and the permanent fund is \$280,479.

2. Audience comments regarding agenda items – none

Mayor Kacsh asked to back track to conflicts of interest and he reminded *Hayley Hoover* that there was a vote on item 19 regarding a lease with the PWSSC and he thought she was conflicted on that due to her employment with the PWSSC. She agreed as did Council.

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

Robertson reported that Parks and Recreation Commission met a few weeks ago, they elected a new chair, they spoke about trails, recognized Providence's contributions, they have a special meeting this coming

Friday at 6pm to discuss budget. **Bradford** said School Board meets next week on the same day that we have a budget work session so he won't be able to attend.

4. Student Council Representative **Gabrielle Brown** mentioned that 2 weeks ago there was a pep assembly and spirit week for High School volleyball. There was a Sadie Hawkins dance on that same week, on Saturday, it was well-attended. On Halloween there was a costume competition and all-agreed **Mr. Carroll** was the winner – he was dressed as a superhero. There was a suicide prevention training last night put on by North Star Behavioral Health and 10 students (nine from Student Council) were in attendance. Volleyball is at regionals this weekend and wrestlers will be in Houston.

G. APPROVAL OF CONSENT CALENDAR

Mayor Kacsh informed Council that the consent calendar was before them.

5. Proclamation for Sobriety Celebration

6. Resolution 11-14-45 a resolution of the City Council of the City of Cordova, Alaska, approving Providence's selection of Dr. Stephen Sundby as Chief Executive Officer/administrator of the Cordova Community Medical Center (CCMC)

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

H. APPROVAL OF MINUTES

M/Bailer S/Bradford to approve the Minutes.

7. Public Hearing Minutes 10-15-14

8. Regular Meeting Minutes 10-15-14

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

I. CONSIDERATION OF BIDS

9. Approval of SRTS Third Street drainage and sidewalk installation contract

M/Bradford S/Bailer to direct the City Manager to enter into a contract with Wilson Construction of Cordova, Alaska, to perform drainage and sidewalk installation on 3rd Street for a sum of two hundred ninety-five thousand eight hundred forty-four dollars and fifty-five cents (\$295,844.55).

Bradford mentioned the lack of a fiscal note which helps to clarify the funding source. **Mayor Kacsh** agreed that he had looked for an accompanying fiscal note for this item as well. **Greenwood** spoke to the item and said it was a 100% grant-funded project. **Reggiani** understands that this is grant funded and reimbursable, he wondered if there was a maximum dollar amount or if it just covers the cost of the project. **Reggiani** also asked how many bids were received and how and why the winning bidder was chosen. **Rich Rogers** said there had been 2 bidders and the low dollar responsible bid was chosen. **Rogers** also said the entire cost of the project will be covered.

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

10. Approval of UV Equipment (LT2) contract

M/Bailer S/Bradford to direct the City Manager to enter into a contract with Trojan Technologies, Portland, OR, to provide UV supplies and services per RFP#05-14 for a sum not to exceed four hundred ninety-eight thousand dollars and zero cents (\$498,000.00).

Reggiani asked how many bids were received. **Robertson** said there were 2 bids this one was the low dollar bid. **Bradford** made the same comment as last item – a fiscal note would be helpful so as to understand the funding source(s). **Joyce** asked what the scope of this project entails; are the UV lights being installed at all three City water sources. **Rogers** said yes, all three, Eyak, Meals and Orca. **Joyce** was asking because in case we develop another potential water source, will we, within this contract be able to include that possibility as far as design. **Rogers** said absolutely, the design engineer is well-aware of the increased flow potential.

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

J. REPORTS OF OFFICERS

11. Mayor's Report – **Mayor Kacsh** said he has heard a lot of feedback from people about the Polar Bear issue.

12. Manager's Report – **Robertson** said as far as the Polar Bear, he has heard a lot about it too; he encourages people, whether pro or con, to make comments by 11/14 to Emily with the State of Alaska. **Robertson** introduced **Weston Bennett**, the City's new Superintendent of Facilities. On November 17 there will be a meeting of concerned citizens and all the appropriate entities, City, Police, NVE, Ilanka, CCMC, **Sylvia Lange** spearheaded this after the last fatality. A facilitator, **Mr. Hall** a professor from UAA will lead the discussion – time and location tba. Department Head presentations next week on budget Nov 10 & 12 – **Mr. Carlson** of the school district will be here on 11/12. **Clay Koplin** also asked for a little time – presenting about Crater Lake.

a. Planning memo in re: Tidelands Acquisition – **Robertson** asked for Council direction on where to go with this as it does not look like a particularly onerous task to get with the state and request these tidelands. **Hoover** asked the cost. **Robertson** said from what they have determined it is just given to us from the state. Council discussed the options as listed in the report, they gave direction to the City Manager as far as check with the state on purchase or deeding, etc., and then how much are they willing to deed over.

b. Cordova Center update report – **Rich Rogers** introduced **Weston Bennett** who has come from Anchorage with his wife Sally and 2 kids and he will help with the City facilities and of course will manage the Cordova Center Project. **Rogers** mentioned the design review forum tomorrow night at Mt. Eccles. **Rogers** also answered a question that **Bailer** had asked a few meetings ago regarding insulation; he said the insulation will be blown in at 18-19 inches thick and then after it settles it will be re-measured. **Mayor Kacsh** asked **Rogers** if the architect has been timely in responding to RFIs as they have been coming in. **Rogers** said they have been timely on RFIs and submittals and they have even asked which answers are needed before others so they can assure flow of information and continuation of movement on the project.

13. City Clerk's Report - **Bourgeois** reported on the Election of November 4. She said there were 716 ballots cast at the polls for the City Special Election. There were 455 yes votes on Prop 1 and 259 no votes which means that the absentee votes outstanding still (up to 173) cannot change the outcome. There will need to be a special meeting to certify the election next week and she anticipated having that on Wednesday, November 12 just before the work session that is already scheduled at 6 pm. She went on to praise the City Election Board as well as the State Election board who all worked well together to pull it off.

14. Staff Quarterly Reports – 3Q 2014

- a. Fire Department, **Paul Trumblee**
- b. UBS City Investments, **Buck Adams**
- c. Parks and Recreation Department, **Susie Herschleb**
- d. Public Works Department, **Rich Rogers**

K. CORRESPONDENCE

15. Letter from NVE requesting donation for Sobriety Celebration

There was council concurrence for a \$300 donation to NVE for the sobriety celebration.

16. Letter from MEWS apartments owner requesting letter of support

The Mayor said he would write this letter unless there was objection from Council. There was no objection.

17. Draft letter from Council to DNR regarding Polar Bear Moorage

Council had varying opinions but there was not consensus to send a letter such as this to be signed by all of Council.

L. ORDINANCES AND RESOLUTIONS

18. Ordinance 1119 an ordinance of the City Council of the City of Cordova, Alaska, authorizing a sublease for a 2,500 square foot portion of USS 1765 of Township 15 South, Range 3 West, Section 22, Copper River Meridian, Alaska, commonly identified as tripod hill, to Cordova Telephone Cooperative, Inc. – 2nd reading **M/Bailer S/Bradford** to adopt Ordinance 1119 an ordinance of the City Council of the City of Cordova, Alaska, authorizing a sublease for a 2,500 square foot portion of USS 1765 of Township 15 South, Range 3 West, Section 22, Copper River Meridian, Alaska, commonly identified as tripod hill, to Cordova Telephone Cooperative, Inc.

Reggiani asked who was currently co-located on this tower. **Greenwood** responded that NVE, USCG and CWC were. **Reggiani** asked how we feel about the enforcement aspect of this provision of the lease. **Greenwood** said that before any co-location, a conditional use permit would have to be granted. They also are supposed to notify the State and the City of any co-location, any improvements to the site, anything that is done up on the ski hill.

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

19. Resolution 07-14-28 a resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a five (5) year lease of the building locally known as the “Old Sea Grant Office” located on a portion of Lot 3, Block 7A, Tidewater Development Park with the Prince William Sound Science Center

M/Bradford S/Bailer to approve Resolution 07-14-28 a resolution of the City Council of the City of Cordova, Alaska, authorizing the City Manager to enter into a five (5) year lease of the building locally known as the “Old Sea Grant Office” located on a portion of Lot 3, Block 7A, Tidewater Development Park with the Prince William Sound Science Center.

Bradford asked if there have been any changes to this from last time. **Robertson** said just the concerns Council had about maintenance have been addressed. **Bailer** thanked staff for getting right on this and getting it back before them.

Vote on motion: 4 yeas, 0 nays, 1 conflict of interest (Hoover), 2 absent (Carpenter, Burton). Bradford-yes; Joyce-yes; Reggiani-yes; Bailer-yes and Brown-yes. Motion was approved.

M. UNFINISHED BUSINESS - none

N. NEW & MISCELLANEOUS BUSINESS

20. Approval of land disposal and method - portion of ATS 220 to OBSI

M/Bradford S/Bailer to direct the City Manager to dispose of a portion of ATS 220 which contains the area of encroachment only by direct negotiation with Ocean Beauty with the special condition that Ocean Beauty shall incorporate the additional land purchased from the City in the required re-plat of Lot 1 Block 1 and a re-plat of ATS 220 in that area.

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

21. Pending Agenda, Calendar, Elected & Appointed Officials lists

Mayor Kacsh mentioned that they have to schedule a lunch meeting with **Joanie Behrends** as a requirement of the EMO grant. He said he would get with her and report back to Council – maybe sometime during the first week of December.

Bourgeois mentioned the Design Forum for the Cordova Center tomorrow night at 7pm at Mt. Eccles. Next week budget work sessions on Monday and Wednesday at 6pm – in the Library and a 545 pm special meeting on Wednesday previous to the budget work session to quickly certify the election as required.

At this time Council also opted to cancel the meeting of November 19 due to 4 Council members being unavailable because of travel conflicts and AML conference attendance. If anything urgent arises, they could be available for a special meeting on November 23 or November 24.

Council opted to put the PWSSC December 1 deadline for a site plan on the agenda for the November 12 special meeting also.

O. AUDIENCE PARTICIPATION

Jim Holley a member of the Cordova Center committee sees the shortfall as an opportunity for all of the people in this community to come together and become a part of the project. He insisted that we have to take financial ownership in this thing. He said it is very important that we all make a commitment. He said there are pledge forms, money doesn't have to be given now. He said that the donors we are requesting funding from do not like to see that we aren't participating 100% in donating among ourselves.

P. COUNCIL COMMENTS

22. Council Comments

Reggiani said his comment goes back to **Buck Adams** presentation. He would ask **Randy** to give Council a dollar amount that is the exact amount earned by the City Permanent Fund from January 1, 2014 till October 31, 2014. He'd like that available for the next budget meeting.

Joyce commented regarding lease disposal and cited 5.22.090 B *The term of the lease may not exceed thirty years, including renewals, unless the city council approves a longer term upon finding that the longer term will be beneficial to the city or the citizens of Cordova in light of the purpose of the lease, the use of the premises and the nature of any improvements to be constructed thereon.*

Hoover thanked the Council members for bearing with her with the gaps in her knowledge, and thanked them for filling in some of the blanks.

Bailer said there are many gaps in his knowledge which have yet to be filled in.

Q. EXECUTIVE SESSION

23. Performance deed of trust report from Attorney – **Robertson** said there was no need for this item.

24. Chief of Police Council Briefing

M/Bailer S/Bradford to recess the meeting to clear the room before the executive session and then to go into executive session to discuss matters involving consideration of governmental records that by law are not subject to public disclosure specifically a briefing from the Chief of Police.

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

The meeting was recessed from 9:06 pm until 9:12 pm.

Council entered the executive session at 9:12 pm and reconvened the regular meeting at 9:44 pm.

25. City Manager evaluation summary and contract review

M/Bradford S/Bailer to go into executive session to discuss subjects that tend to prejudice the reputation and character of any person, provided that the person may request a public discussion, specifically, City Manager evaluation summary and contract review.

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

R. ADJOURNMENT

M/Joyce S/Bradford to adjourn. Hearing no objections the meeting was adjourned at 9:56 pm.

Approved: December 3, 2014

Attest: _____
Susan Bourgeois, CMC, City Clerk



Cordova Center Progress Update

Memo

To: Mayor and City Council
From: Rich Rogers, Cathy Sherman, Weston Bennett
CC: Randy Robertson
Date: November 25, 2014
Re: Cordova Center Phase II Update – 03 Dec Council Mtg

SCHEDULE

- Current work hours Monday- Saturday 7am – 5:30pm
- Christmas shutdown Dec. 20th – Jan. 5th

CONSTRUCTION

- Continue interior framing
- Continue rough-in mechanical
- Sheetrock hard lid & insulate exterior walls
- Corey Wall MRV & Chris Gilberto on site 04-05Dec working RFI's, etc.
- Window Replacement Plan due 17Dec (x > \$25,000)
- Schedule pressure is growing; 8 month plan, 53+ RFI's, etc.

BUDGET

- (verbal update, as appropriate)

CAPITAL CAMPAIGN 'Get 'Er Done'

- Of the \$750,000 local & corporate goal, approximately \$114,100 has been raised/pledged as of 11/21/2014.
- 100% of the Cordova Center Committee, Cordova Arts & Pageants, Cordova Historical Society and Cordova Public Library Board have all donated.
- Design Review Comments were evaluated from the 06 Nov meeting by the Cordova Center Committee. The following recommendations were made:
 - Replace wood flooring in library with tile or carpet; Keep museum wood flooring.
 - Keep propane fireplace as designed.
- The Cordova Center Committee will meet again on Thursday, December 4th at noon in the Library meeting room. All are welcome.

--- End of Memo---

Recycling Program A Recommendation

Samantha Greenwood – City Planner

Aaron Muma – Refuse Supervisor

What are the Goals of Cordova's Recycling Program?

- ▶ Reduce waste stream into landfill
 - ▶ More space in landfill/ longer landfill life
- ▶ Maintain a feasible, cost-effective program
 - ▶ Develop feasible work plan
 - ▶ Generate revenue to keep costs down
- ▶ Be environmentally responsible community



cordova
RECYCLES

How much is each recyclable worth?

- ▶ Aluminum = \$400/ bale
- ▶ Cardboard = \$24/ bale
- ▶ Plastic (sorted 1 & 2) = \$7/ bale
- ▶ Glass = \$0
- ▶ Electronics waste = \$0

Average Waste Stream

- ▶ Summer
 - ▶ 50 bales/ wk solid waste = 75 cu yd
- ▶ Winter
 - ▶ 25 bales/ wk solid waste = 37.5 cu yd
- ▶ Yearly
 - ▶ 1,600 bales/ yr solid waste
(3 mo. Summer, 9 mo. Winter)
 - ▶ 75 bales/ yr recycling
 - ▶ Total bales/ yr = 1,675



Recycled bales are 4.5% of total solid waste baled

Current Practices

- ▶ Aluminum and Tin Cans (3 bales/ yr)
- ▶ Glass and Plastic (12 bales/ yr)
- ▶ Cardboard and Paper (60 bales/ yr)

25 Garbage Bales (1 week)



Current Recycle Collection Methods

- ▶ Residential Pick-up (10%)
- ▶ Collection Sites (80%)
- ▶ Commercial Pick-up (10%)

One Plastic Bale (1 Month)

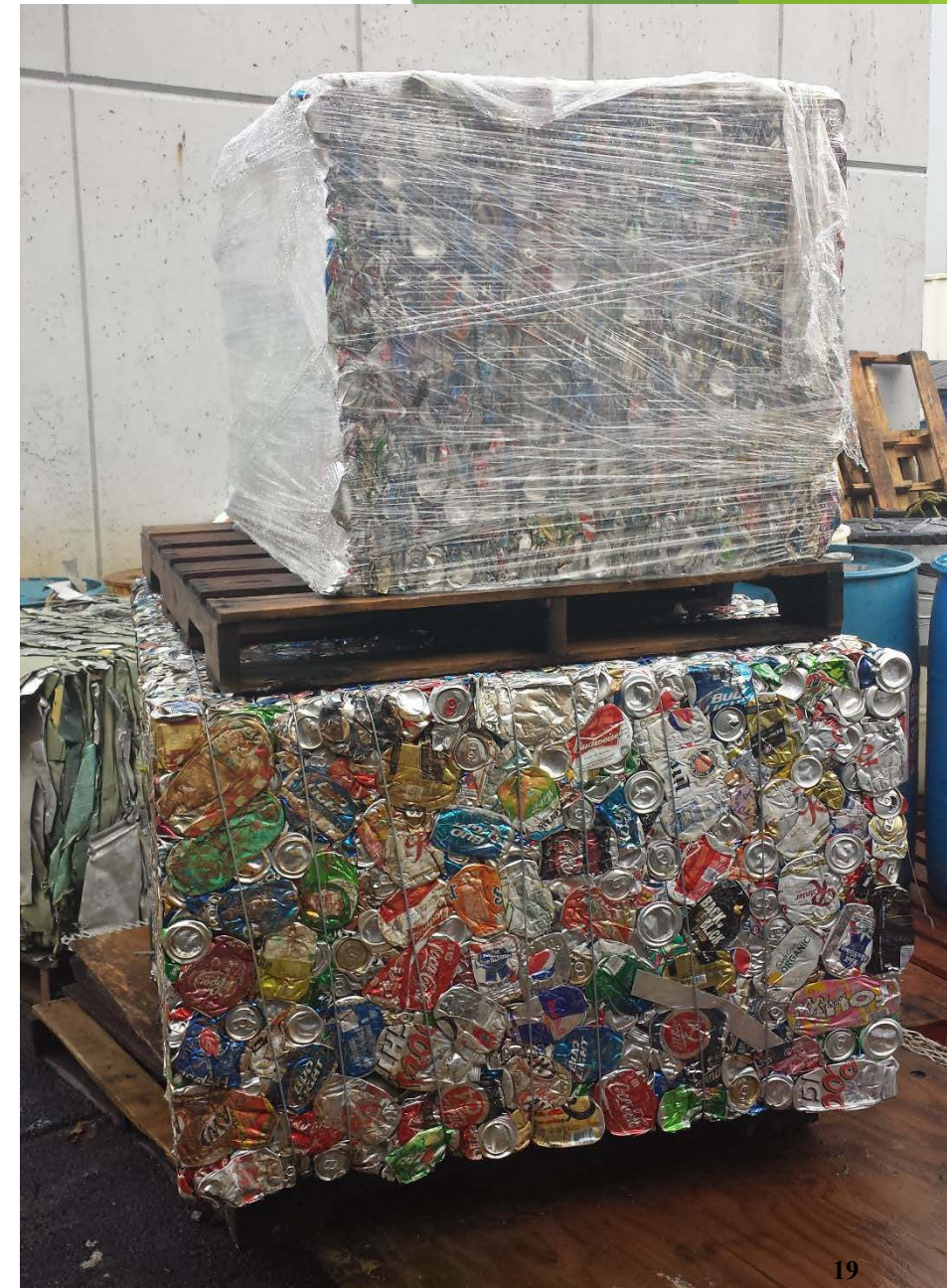
Aluminum and Tin Cans

Current Practice

- ▶ Tin cans are separated from aluminum manually; tin is dirty
- ▶ Tin put into scrap metal pile at landfill
- ▶ Aluminum is stored until enough for a bale
(10 dumpsters = 1 bale)
- ▶ 1 bale = \$400

Recommended Practice 2015

- ▶ Aluminum cans only –no tin
- ▶ Encourage commercial/ business aluminum recycling
- ▶ Educate public on benefits of aluminum recycling



Bales of Aluminum

Glass and Plastic

Current Practice

- ▶ Bale plastic and glass together
- ▶ Use bales in gabions
- ▶ 1 bale of plastic and glass
(1.5 cu yd)/ month = in landfill space
- ▶ Glass is destroying baler; Against manufacturer's recommended practices

Recommended Practice 2015

- ▶ Stop collection of glass
 - ▶ Research glass crushing equipment
- ▶ Stop collection of plastic
 - ▶ Research #1 and #2 plastic recycling



Bale of Plastic/ Glass



Glass/ Plastic Bales from 2012-2014

Cardboard and Paper

Current Practice

- ▶ Mixed cardboard and paper baled together.
- ▶ 60 bales/ yr
- ▶ \$24/ bale
 - ▶ 1 load = 14 bales = \$336
 - ▶ Expense for load = \$1,463 (shipping only)

Recommended Practice 2015

- ▶ Continue collecting cardboard and paper
 - ▶ Bale and ship when cost effective
 - ▶ Resume burning at 17 Mile (no baling, cost-effective, DEC approved practice)
- ▶ Encourage commercial separation and collection



26 Bales of Cardboard 39 cu. yds.



One Day of Residential Recycle
Pick-up

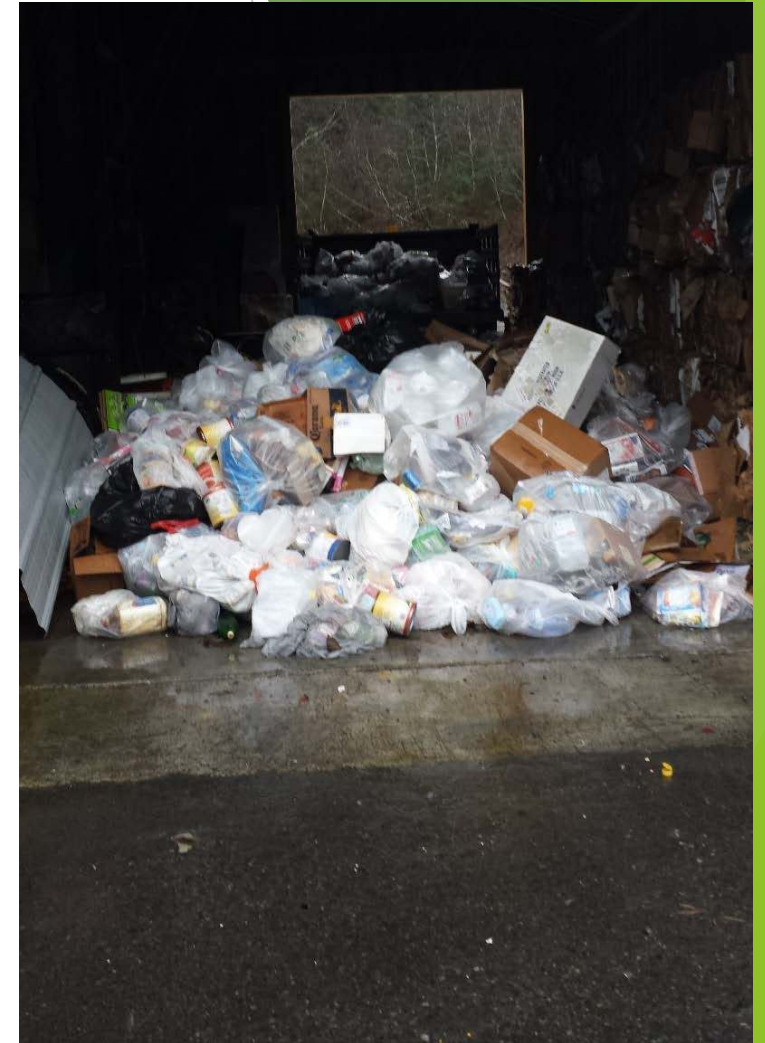
Residential Recycle Pick-up

Current Practice

- ▶ Weekly residential pick-up, separate route from solid waste pick-up
 - ▶ Avg. length of route = 3 hrs x 5 days/ wk
 - ▶ Avg. 2 cu. yds. non-compacted recycling collected per day
 - ▶ Bags = \$1,000/ month
- ▶ All recyclables are collected in individual plastic bags
 - ▶ All bags other than plastic must be manually opened and sorted
 - ▶ Recyclables are stored at baler until there is enough to make a bale
- ▶ Residential pick-up is 10% of total recyclables collected

Recommended Practice 2015

- ▶ End residential pick-up of recyclables
- ▶ Encourage drop-off at collection sites



Two Months of Residential Pick-up
Stored at Baler

Recycle Collection Sites

Current Practice

- ▶ Baler
 - ▶ Drop off for all recycling,
no charge for recyclables
 - ▶ M-W, F: 7AM – 3:30PM, Sat: 8AM – 3:30PM
- ▶ South Fill
 - ▶ Drop off for all recycling,
no charge for recyclables
 - ▶ 24 hour access

Recommended Practice 2015

- ▶ Continue & Improve current collection sites
- ▶ Budget purchasing more dumpsters



South Fill Collection Site

Commercial Recycle Pick-up

Current Practice

- ▶ 20 ft. containers for cardboard and paper at 4 canneries
- ▶ One 4 cu. yd. dumpster at hospital for cardboard and paper
- ▶ 90% of cardboard comes from commercial pick-up

Recommended Practice 2015

- ▶ Provide dumpsters to commercial users
 - ▶ Limited dumpsters available, need to purchase more
- ▶ Encourage commercial recycling
 - ▶ USFS, Schools, ADF&G, Science Center, etc.

Summary

- ▶ Current recycle program is expensive
- ▶ Residential pick-up is not feasible
 - ▶ 60 hrs/ month picking up residential
 - ▶ 10% of recycle collected
- ▶ Glass, tin and plastic recycling will stop
- ▶ Aluminum and Cardboard/ paper collection meet program goals
- ▶ Collection Sites provide economical way to recycle

Recommended Timeline

December 4

- Start publicizing changes in recycling program

December 22

- End Plastic/ Glass/ Tin Collection
- End Residential Pick-up for all recyclables

December 23

- Collection Site continues with Aluminum/ Paper/ Cardboard only



City of Cordova,
Office of the City Clerk
Cordova, AK 99574
602 Railroad Avenue * PO Box 1210

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E-mail: cityclerk@cityofcordova.net

CITY CLERK'S REPORT TO COUNCIL

December 03, 2014 Regular Council Meeting

Date of Report: November 6 – November 26, 2014

Things the Clerk's Office has been working on:

- Signed paychecks/other AP checks
- Advertised canceled 2nd meeting in November
- Planned and coordinated travel for 3 council members to NEO & AML conferences in Anchorage week of Nov 17 – 21
- Worked with Manager and Finance Director on Clerk, Council and Mayor 2015 budgets
- Prepared agenda and packet for budget work sessions on Nov 10 & 12 and regular meeting on 12-03-14
- Attended staff meetings on November 18 & 25, 2014
- Responded to property tax questions and requests
- Responded to cemetery questions and requests for burials
- Renewed City vehicle registrations with DMV employee assistance
- Began preparation for the March 2015 Regular City Election as advertisements begin in December 2014
- Council Seats D & E are up for election this time, as far as incumbents, Bradford has termed out and Hoover may run
- Deputy Clerk worked on entering penalties and interest for delinquent 2014 property tax accounts in preparation for foreclosure process which will begin after the first of the year
- Deputy Clerk sent first notice of delinquent accounts to taxpayers who missed a payment and has been handling phone calls etc. pertaining to that
- City Assessor staff have been in the office for a few weeks working on 2015 property tax roll updates, checking values and adjusting for recent sales as well as looking at plats and building permits
- Caught up on some older special meeting minutes
- Prepared agenda item regarding CIP list/resolution
- Advertised board and commission vacancies and compiled letters / worked with staff of boards and commissions to bring agenda item for Mayor appointments before Council at tonight's meeting
- Assisted with agenda items regarding bond prop, UBS funds and stage 4 of Cordova Center



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

To: Mayor and City Council
Through: Randy Robertson, Manager
From: Michael Hicks, Chief
Subject: 3rd Quarter 2014 Police Report
Date: October 3, 2014

PERSONNEL:

Officer Taylor successfully completed training through a grant from NVE for Sexual Assault Response Team (SART) training. Officer Johnson is scheduled to receive the same training in November which will add an additional officer to the team. Officer Torgerson successfully completed DARE Officer Training in Anchorage and Officer Rubio successfully completed Firearms Instructor Training at the DPS Academy in Sitka.

All of this training will have a positive impact on both the department and the community. It will provide cost savings in the future. These sessions are also a valuable tool in career development of our staff which will in turn help us provide more professional service.

PATROL

The Cordova Police Department received a total of 668 calls for service during the 3rd Quarter of 2014. Of those 668 calls, 83 were turned into investigative cases. At least 39 of those investigations have been cleared. The chart below shows you the difference in incidents over the past two years.

Quarter	2012	2013	2014
1st Quarter	6	45	37
2nd Quarter	107	72	56
3rd Quarter	125	82	83
4th Quarter	95	63	
Total	333	262	176

The number of citations given during the 3rd quarter has increased to 71, giving us a total of 153 citations for the year.

Quarter	2012	2013	2014
1st Quarter	1	21	21
2nd Quarter	73	52	61
3rd Quarter	36	39	71
4th Quarter	9	25	
Total	119	137	153

The department issued 31 warnings during the 3rd Quarter of 2014. The chart below is our comparison of warnings issued quarterly since 2012.

Quarter	2012	2013	2014
1st Quarter	0	59	22
2nd Quarter	53	38	41
3rd Quarter	23	80	31
4th Quarter	46	40	
Total	122	217	94

Dispatch:

The turnover in dispatch continues to be a problem as it has for many years, but seems to be in a somewhat stable mode right now. In the past, a large portion of our overtime including unbudgeted overtime has been used to fund dispatch operations. I have taken steps to alleviate the problem by revising the dispatch schedule which has drastically reduced the consumption of overtime that is sorely needed for Law Enforcement operations. Shortly after my arrival we had one dispatcher resign (on good terms) on the same day we hired a new replacement. The end result is that we are still short one dispatcher but we are currently looking at a potential replacement candidate.

JAIL:

Arrests were down prior to my arrival, but are starting to show a slight upward trend which I expect to continue in the short term.

Quarter	2012	2013	2014
1st Quarter	2	13	9
2nd Quarter	32	32	15
3rd Quarter	27	25	31
4th Quarter	14	14	
Total	75	84	55

TRAINING:

We are in the process of initiating inter department training which will cost virtually zero dollars. We have a lot of equipment but have several officers/dispatchers with very limited experience. I am working to change that and we should see some positive results during the upcoming year. We will be asking for more training dollars in FY15 in an effort to continue to move forward in the development of a highly trained, professional police force.

DMV:

The DMV office had 909 paid transactions this quarter by 1,660 customer's totaling \$45,913.00. \$13,279.70 of that was the city's share.

PROJECTS / EQUIPMENT:

We should be receiving a new police vehicle that was purchased by the NVE on a grant any day now. There have been some bumps in the road but it should be a nice addition to the department when it arrives.

I am looking at a surplus vehicle from the USFS to replace the 2004 Chevy pickup. The replacement vehicle will be fully equipped, 4 years newer in age, have much better gas mileage, and the cost will be offset by selling the current vehicle which should bring a pretty good price.

We are continuing to pursue revenue from unpaid traffic citations via garnishment of Permanent Fund Dividend checks. To date, the city has recovered roughly \$13,000.00 thanks to Natalie Webb's efforts.

Respectfully,
Mike Hicks
Chief

Planner's Report

To: City Council, City Manager
From: Planning Staff
Date: 11/24/14
Re: Quarterly Report, 3rd Quarter 2014

The following is a summary of the activities the Planning Department has been involved in during the 3rd quarter period.

- CTC Ski Hill sublease passed City Council by ordinance and will become effective January 1, 2015.
- Chamber of Commerce lease and Sea Grant Building lease passed Planning Commission and City Council.
- Proposal packets for two North Fill properties advertised. Proposals due Dec. 1st and will be at the 12/9/14 Planning Commission Regular Meeting.
- Anne and Ronald Winters land purchase for their encroachment onto City owned lands. Variance was denied by the Planning Commission.
- ROW clearing around town.
- Pursuing grant for refuse department with the Copper River Watershed Project.
- Had a conference call with First National Bank about potential retaining wall installation along Browning, where gabions are slowly beginning to fail.
- Ocean Beauty conversion of Performance Deed to bond.
- Leif attended FEMA Flooplain Management Training.
- Worked with FEMA on issues with preliminary floodmaps.

Memorandum

To: City Manager Randy Robertson
From: Cordova Center Project Team
Date: 11/25/14
Re: Proposal for Approval of NTP for Stage 4



City staff is providing an update to the City Council of the funding status for the Cordova Center. The latest development is approval by the Rasmuson Foundation of a “top off” grant (see below). With this additional funding, we’ve moved quite a bit closer to raising funds to reach our guaranteed maximum price of \$9.7 for completing the Cordova Center. We are now ready to consider the City Council’s earlier suggestion of putting a bond issue before Cordova voters.

City staff is proposing a sequence of steps that will provide the funds needed without causing costly delays in the construction that is now underway.

PART I – BACKGROUND

July 17, 2014	Dawson Construction Authorized Contract
July 17, 2014	Phase 2 Stage 1 Notice to Proceed
September 19, 2014	Phase 2 Stage 2 Notice to Proceed
October 1, 2014	Phase 3 Stage 3 Notice to Proceed

PART II – GENERAL INFORMATION

Rasmuson Foundation announces \$8.7 million in grants, awards

Anchorage, AK - The Rasmuson Foundation Board of Directors announced \$8.7 million in grants, program-related investments (PRIs) and initiative funding, bringing the total amount of funds awarded since 1955 to more than \$250 million.

Meeting Nov. 20 in Anchorage, the Directors approved 19 grants to nonprofit programs and activities around Alaska. The board also approved a PRI to expand The Philanthropy Hub in midtown Anchorage, and committed funds to continue the Recover Alaska and Community Asset Building Initiatives.

City of Cordova will receive \$750,000 for furnishings, fixtures and equipment for the theater in the Cordova Center.

Resolutions regarding UBS Line of Credit:

Resolution 03-12-21: A Resolution of the City of Cordova, Alaska, authorizing the establishment of a line of credit with UBS Bank USA in a principal amount of not to exceed \$2,793,918.60 for the purpose of borrowing in anticipation of the receipt of revenues of the city to finance part of the cost of the Cordova Center Project, and providing for related matters. (March 2012)

Resolution 12-13-65: A Resolution of the City of Cordova Alaska, authorizing the renewal of the line of credit with UBS Bank USA in a principal amount of not to exceed \$2,793,918.60 for the purpose of borrowing in anticipation of the receipt of revenues of the city to finance part of the cost of the Cordova Center Project and providing for related matters. (December 2013)

PART III – STAFF RECOMMENDATION

The staff recommends utilizing the UBS Line of Credit to accomplish a number of short term and long term goals:

- Immediate approval of a Notice to Proceed for Phase 2 Stage 4 without impacting the schedule for Dawson Construction.
- Provides City Council with time to discuss funding sources for repayment of the UBS loan.
- Provides City Council with time to discuss as was suggested earlier a general obligation bond.

PART IV – SUGGESTED ACTION

Staff recommends passage of Resolution 12-14-48 and Resolution 12-14-50

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-14-48**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA
AUTHORIZING THE CITY OF CORDOVA TO ISSUE GENERAL OBLIGATION
BONDS IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$3,000,000 TO
FINANCE THE CORDOVA CENTER PROJECT AND TO SUBMIT THE QUESTION
OF THE ISSUANCE OF SUCH DEBT TO THE QUALIFIED VOTERS OF THE CITY
AT THE REGULAR CITY ELECTION IN MARCH 2015 AND DECLARING THE
INTENT OF THE CITY OF CORDOVA TO REIMBURSE ORIGINAL
EXPENDITURES FOR THE CORDOVA CENTER PROJECT STARTED AFTER THE
DATE OF THIS RESOLUTION BUT PRIOR TO THE ISSUANCE OF THE GENERAL
OBLIGATION BONDS**

WHEREAS, the City is a home rule city and under Section II of Article X of the Alaska Constitution may exercise all legislative power not prohibited by law or charter of the City; and

WHEREAS, Section 6-1 of the Cordova City Charter authorizes the City to issue general obligation bonds or other such evidences of indebtedness, but only when authorized by the council for capital improvements and ratified by a majority of the qualified voters of the City; and

WHEREAS, it is in the City's best interest to provide for potential reimbursement of expenditures occurring before the issuance of such bonds given the need to complete the Cordova Center without a stoppage in construction work; and

WHEREAS, the Cordova Center remains on the City's Capital Improvement Project list as one of the Council's top priorities; and

WHEREAS, the Rasmuson Foundation "Top Off" grant includes stipulations for the City to contribute at least 10% of the total project cost for the Cordova Center; and

WHEREAS, the City views the capital project authorized herein as necessary and beneficial to the community; and

WHEREAS, §1.150-2 of the Income Tax Regulations requires that the City timely declare its intent to reimburse original expenditures for costs of capital improvements with proceeds of tax exempt bonds so that the reimbursement will qualify as an expenditure of proceeds of the bonds.

NOW THEREFORE, BE IT RESOLVED THAT:

Section 1. It is hereby determined to be for a public purpose and in the public interest of the City to incur general obligation bonded indebtedness in the amount not to exceed Three Million Dollars (\$3,000,000) for the purpose of paying the cost of completing the Cordova Center.

Section 2. The City is authorized to borrow the sum of Three Million Dollars (\$3,000,000) to finance the capital project described in Section 1, and the borrowing shall be evidenced by the issuance of general obligation bonds of the City. The full faith and credit of the City are pledged for payment of the principal of and interest on the bonds, and ad valorem taxes upon all taxable property in the City shall be levied without limitation as to rate or amount to pay the principal of and interest on the bonds when due.

Section 3. The City shall submit the following proposition to the qualified voters of the City at the March 2015 Regular City Election. The proposition must receive an affirmative vote from a majority of the qualified voters voting on the question to be approved.

PROPOSITION NO. 1
GENERAL OBLIGATION DEBT FOR CORDOVA CENTER PROJECT

Shall the City of Cordova incur general obligation indebtedness in an amount not to exceed Three Million Dollars (\$3,000,000) for the purpose of paying for the Cordova Center Project?

Section 4. The proposition, both for paper ballots and machine ballots, shall be printed on a ballot which may set forth other bond propositions, and the following words shall be added as appropriate and next to a space provided for marking the ballot for voting by hand or machine.

PROPOSITION NO. 1

YES ☐
NO ☐

Section 5. Sections 1 and 2 of this Resolution shall become effective only if the proposition described in Section 3 is approved by a majority of the qualified voters voting on the proposition at the March 2015 Regular City Election. The remaining sections of this Resolution shall become effective upon passage and approval.

PASSED AND APPROVED THIS 3rd DAY OF DECEMBER, 2014

James Kacsh, Mayor

Attest:

Susan Bourgeois, CMC, City Clerk



CITY OF CORDOVA

Office of City Manager

City of Cordova
602 Railroad Ave.
P.O. Box 1210
Cordova, Alaska 99574
Phone: (907) 424-6200
Fax: (907) 424-6000
Email: citymanager@cityofcordova.net
Web: www.cityofcordova.net

TO: Mayor, City Council
FROM: Randy Robertson, City Manager
Re: Phase II Stage 4 - Dawson Construction Cordova Center Phase II Notice to Proceed Contract Amendment

CMC 5.12.040 "Council approval of contracts" says:

No contract for supplies, services or construction which obligates the city to pay more than fifteen thousand dollars may be executed unless the council has approved a memorandum setting forth the following essential terms of the contract:

- A. The identity of the contractor;*
- C. The nature and quantity of the performance that the city shall receive under the contract; and*
- D. The time for performance under the contract.*

I recommend the City amend the current contract with Dawson Construction, Bellingham, Washington to authorize a Notice to Proceed for construction of the Cordova Center, Phase II.

The contract price is not to exceed a cumulative sum of Nine Million, Nine Hundred Ninety-Seven Thousand, Two Hundred and Seventy-Seven Dollars. (\$9,997,277). See attached Fiscal Note.

A summary of the nature and quantity of the performance the city shall receive includes full project interior and exterior scope to completion.

Recommended action: Voice Vote.
I move to approve Resolution 12-14-49.

Randy Robertson
City Manager

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-14-49**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
FOR A CONTRACT AMENDMENT WITH DAWSON CONSTRUCTION FOR A
NOTICE TO PROCEED FOR PHASE II OF THE CORDOVA CENTER PROJECT
FOR A CUMULATIVE SUM OF \$9,997,277**

WHEREAS, Dawson Construction is under contract with the City of Cordova for Phase II of the Cordova Center Project; and

WHEREAS, Dawson Construction has identified a scope of work for a Notice to Proceed (Stage #4) with a scope of work that includes Full Project Interior and Exterior Scope based upon 06-09-14 Budget presented to City Council during the June 11, 2014 Work Session; and

WHEREAS, funds (see fiscal note) have been identified for the costs of this Notice to Proceed (Stage 4) from the Cordova Center Project Budget in the line item 'Construction;' and additional funds are anticipated to be received through the Capital Campaign to become available as the project progresses; and through a short term loan from UBS.

NOW, THEREFORE BE IT RESOLVED THAT the City Council of the City of Cordova, Alaska, hereby approves a contract amendment with Dawson Construction for a Notice to Proceed (Stage #4) for Phase II of the Cordova Center Project for a cumulative sum of Nine Million, Nine Hundred Ninety-Seven Thousand, Two Hundred and Seventy-Seven Dollars. (\$9,997,277).

BE IT FURTHER RESOLVED that all remaining work within the Cordova Center Project Phase II will be brought forward to City Council for approval of appropriation before proceeding.

PASSED AND APPROVED THIS 3rd DAY OF DECEMBER, 2014

James Kacsh, Mayor

ATTEST:

Susan Bourgeois, CMC, City Clerk

**City of Cordova
Fiscal Note**

Date: November 25, 2014

Agenda Date: December 3, 2014

Amount: \$9,997,277	Subject: Cordova Center Notice to Proceed Stage #4
Fiscal Impact: Yes	
Budgeted: Yes	Resolution/Ordinance #12-14-49
From Account#: Cordova Center Fund Balance	
To Account#: 426-402-70130	
Prepared by: J. Stavig	

Expenditures	FY 2013	FY 2014	FY 2015
Contractual		\$9,997,277	
Supplies			
Equipment			
Travel			
Land/Structure			
Grants			
Contribution	FY 2013	FY 2014	FY 2015
Revenue			
Funding Source	FY 2013	FY 2014	FY 2015
General Fund			
State/ Federal Grants		\$8,701,057	
Other: Foundations, Capital Campaign		\$2,201,500	

Additional Information

<i>Appropriating funds for Notice to Proceed Stage #4</i>

**CITY OF CORDOVA, ALASKA
RESOLUTION 12-14-50**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA,
ALASKA, AUTHORIZING THE CITY MANAGER TO USE \$1,300,000 FROM THE
UBS LINE OF CREDIT ACCOUNT TO FUND THE COMPLETION OF PHASE 2 OF
THE CORDOVA CENTER**

WHEREAS, Dawson Construction is under contract with the City of Cordova for Phase II of the Cordova Center Project; and

WHEREAS, Dawson Construction has identified a scope of work for a Notice to Proceed (Stage #4) with a scope of work that includes Full Project Interior and Exterior Scope based upon 06-09-14 Budget presented to City Council during the June 11, 2014 Work Session; and

WHEREAS, the UBS Bank USA Line of Credit Account has available \$2,793,918.60 for the purpose of meeting the appropriation from grant funds to be received from the Exxon Valdez Oil Spill Trustee Council to pay costs of the Cordova Center project; and

WHEREAS, construction costs of the Cordova Center project are eligible for one-third matching funds from the Exxon Valdez Oil Spill Trustee's Council; and

WHEREAS, time is of the essence to fund Stage 4 so there are no delays in schedule; and

WHEREAS, the City Council may consider an appropriation to repay the Line of Credit advance from another funding source at a future meeting of the City Council.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Cordova, Alaska does hereby approve the use of \$1,300,000 from the UBS Bank USA Line of Credit Account to pay for the completion of Phase 2 of the Cordova Center.

PASSED AND APPROVED THIS 3rd DAY OF DECEMBER, 2014

James Kacsh, Mayor

Attest:

Susan Bourgeois, CMC, City Clerk

**City of Cordova
Fiscal Note**

Date: November 25, 2014

Agenda Date: December 3, 2014

Amount: \$1,300,000	Subject: UBS Line of Credit to Cordova Center Stage 4
Fiscal Impact: Yes	
Budgeted: Yes	Resolution/Ordinance #12-14-50
From Account#: UBS Line of Credit	
To Account#:Cordova Center Fund	
Prepared by: J. Stavig	

Expenditures	FY 2013	FY 2014	FY 2015
Contractual		\$9,997,277	
Supplies			
Equipment			
Travel			
Land/Structure			
Grants			
Contribution	FY 2013	FY 2014	FY 2015
Revenue			
Funding Source	FY 2013	FY 2014	FY 2015
General Fund			
State/ Federal Grants		\$8,701,057	
Other: UBS Line of Credit		\$1,300,000	

Additional Information

<i>Appropriating funds for Notice to Proceed Stage #4</i>

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: November 24, 2014

TO: Mayor and City Council

SUBJECT: Library Board, Planning & Zoning and Parks & Recreation Commission Appointments

There are **two** seats becoming vacant at the end of November on the Library Board, **two** seats becoming vacant at the end of November on the Planning & Zoning Commission and **two** seats becoming vacant at the end of November on the Parks and Recreation Commission. The Clerk's Office has been advertising these vacancies for 6 weeks or longer and has asked for letters to be submitted by November 26 for inclusion in tonight's packet. At the time of printing of this packet three letters have been received from **Kay Groff**, **Krysta Williams** and **Erica Clark** expressing interest in appointments to the Library Board, two letters have been received from **Scott Pegau** and **Tom McGann** expressing interest in appointments to the Planning and Zoning Commission and no letters of interest have been received expressing interest in appointment to the Parks and Recreation Commission. If there are other letters received by the Clerk up until the date of the meeting, I will bring them with me to the meeting for further consideration.

RECOMMENDED ACTION: **Mayor Kacsh** will consider the letters received and ask Council to concur with his appointments.

RECOMMENDED MOTION: Move to approve Mayor Kacsh's appointment(s):

to the Library Board of the following:

 & to seats to expire November 2017.

to the Planning & Zoning Commission of the following:

 & to seats to expire November 2017.

to the Parks and Recreation Commission of the following:

 & to seats to expire November 2017.

REQUIRED ACTION: Majority voice vote.

Kay A. Groff
P.O. Box 911
Cordova, Alaska 99574
October 20, 2014

Susan Bourgeois
City Clerk
City of Cordova
P.O. Box 1210
Cordova, Alaska 99574

To: Jim Kasch, Mayor of Cordova

Re: Library Board

Dear Mr. Kasch,

My term on the Library Board will terminate in November. I would like to continue to serve as a member of the Library Board. My background as an elementary school teacher as well as a trainer of teachers in the Slingerland method of teaching children with language disabilities provides me with a knowledge base for service on the Library Board. This is an exciting time as the Cordova Center enters its final phase of construction. I would like to be part of this transition.

Sincerely,


Kay A. Groff

3 October 2014

Dear Mayor Kacsh,

I have been honored to serve on the Cordova Library Board since 2008 and wish to continue for another term as a library board member. Please let me know additional information or support is necessary.

I look forward to continuing to work with this amazing community resource,

Krysta Williams

kryysta@hotmail.com

PO Box 1055

907-424-7772

To the Esteemed Mayor,

November 24, 2014

Upon my family's recent relocation back to Cordova, I was excited to see that two seats on the Library Board would be open during our first winter home. With the completion of the Cordova Center on the horizon, the Cordova Public Library will be undergoing major changes, both functionally and aesthetically. With this in mind, I feel that it's an exciting time to become more involved supporting a local resource that such a wide range of our community members utilize. I would like to be considered as a candidate to fill one of the vacant seats.

As a seasoned nomad, moving first between fishing seasons, then academic calendars, and most recently to active duty spouse, libraries across the West coast and the Midwest have provided a haven for me. As a child growing up in Kodiak, countless rainy afternoons and evenings were spent among the shelves. During the not-so-lucrative fishing seasons, the library catalogue of movies became my family's Blockbuster Video. And days upon days of my life as an undergraduate and graduate student were spent curled up in armchairs, hunkered over desks in personal-use work cubbies, and in front of computer screens in libraries from Alaska to Oregon to frigid northern Michigan.

Throughout my time as a military spouse, libraries have consistently provided clear pathways into the communities that my husband and I have moved to. Public events, such as book signings, evening presentations, and monthly book club gatherings have offered a way to interact with locals and to learn about our newest community. Libraries have often acted as a comforting space to migrate to during the early months of transition, when homesickness sets in. The smell of hundreds of old books and the quiet rustle of pages provides consistency among the chaos of frequent relocations.

I appreciate your time spent reading this letter, and thank you for your careful consideration. I hope that this letter reflects my excited willingness to volunteer my time towards the betterment of the Cordova community. I look forward to the opportunity to give back to a community that has given so much to my family and I.

With Respect,

Erica C. Clark

(907)-424-7629
P.O. Box 2453
Cordova, AK 99574

September 29, 2014

Dear Mr. Mayor,

I would like to be considered for continued service on the Planning and Zoning Commission. I have now lived in Cordova almost eight years. I have children in the high school and my wife has made it clear that we will remain in Cordova until they are out of school. It is clear that I will be here for a while and would like to help serve the community that I am part of. I believe that I have skills to bring to the Planning and Zoning Commission that make it an appropriate way for me to serve the community.

I have served on the Planning and Zoning commission for the past three years and feel I bring valuable skills and perspective to the commission. I am a strong believer in an open and transparent public process and feel planning is essential for setting the direction of growth of the community. Cordova's comprehensive plan is now becoming out of date and we need to update it so it reflects the desires of the community. This will require significant public input and a diverse set of views on the Planning and Zoning Commission.

As the Research Program Manager for the Oil Spill Recovery Institute it is my job to look to the long-term needs of the spill response community and find the short-term projects that allow us to achieve those long-term needs. Many times this requires several small projects that are connected in the appropriate manner to reach that goal. I believe that it is this ability to set long-term goals and see how short-term decisions allow us to achieve those goals that makes me suited for serving on the Planning and Zoning Commission.

I await your decision.



W. Scott Pegau
Box 2126
Cordova, AK
907-424-7785

17 October 2014

RECEIVED
OCT 20 2014
City of Cordova

To: Major Jim Kacsh
City Clerk Susan Bourgeois
From: Tom McGann

Dear Jim and Susan,

This letter is to express my interest to serve another term on the Planning Commission.

Thank you for your consideration.

Tom

Memorandum

To: City Council
From: Planning Staff
Date: 11/24/2014
Re: Replacement of Performance Deed of Trust with Performance Bond

PART I – GENERAL INFORMATION

Requested Action: Amendment to Purchase and Sale Agreement
Lot, Block, Survey: Lot 1 Block 1 Cordova Industrial Park
Zoning: Water Front Industrial
Attachments: Attachment A: Location Map
Attachment B: Purchase Agreement
Attachment C: Performance Bond

PART II – BACKGROUND

1. 07/09/2013 – P&Z Meeting: Planning and Zoning passed Resolution 13-06 recommending that Lot 1, Block 1, Cordova Industrial Park be listed as available.
2. 07/09/2013 – P&Z Meeting: Planning and Zoning made a recommendation to city council to dispose of Lot 1, Block 1 Cordova Industrial Park by method 4-proposals.
3. 07/17/2013 – City Council: City Council accepted Planning and Zoning Resolution 13-06 recommending Lot 1, Block 1, Cordova Industrial Park be listed as available.
4. 07/17/2013 – City Council: voted to sell the lot by proposal.
5. 08/26/2013 – 30 day period proposal period ended
6. 09/10/2013 – Planning and zoning reviewed proposals
7. 09/18/2013 – City Council awarded disposal of Lot 1 Block 1 CIP to Ocean Beauty
8. 11/06/2013 Performance Deed of trust, purchase agreement, and quit claim deed is passed by City Council
9. 1/27/2014 Sale records

The City of Cordova sold Lot 1 Block 1 to Ocean Beauty in January of 2014. At that time a performance deed of trust was approved by City Council. Ocean Beauty has requested to replace the performance deed of trust with a performance bond in order to facilitate financing requirements. In order to replace the performance deed of trust, the purchase and sale agreement had to be amended to add the terms of the performance deed of trust. Approving the amendment to the purchase and sale agreement will replace the performance deed of trust with the performance bond and remove the performance deed of trust lien on the property. All the terms of the performance deed of trust will remain the same as they were approved in January of 2014, but will now be in the purchase and sale agreement.

The bond enables Ocean Beauty to move forward with their building plans by allowing them to be in compliance with their method of financing. Ocean Beauty explains their need for the bond in this way:

“As for why we need to replace the Performance Deed of Trust with the Performance Bond, Ocean Beauty’s Cordova property, other than Lot 1, is financed by the National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NOAA). NOAA has agreed to extend additional financing to Ocean Beauty on the Cordova facility but a condition of the loan is for Ocean Beauty

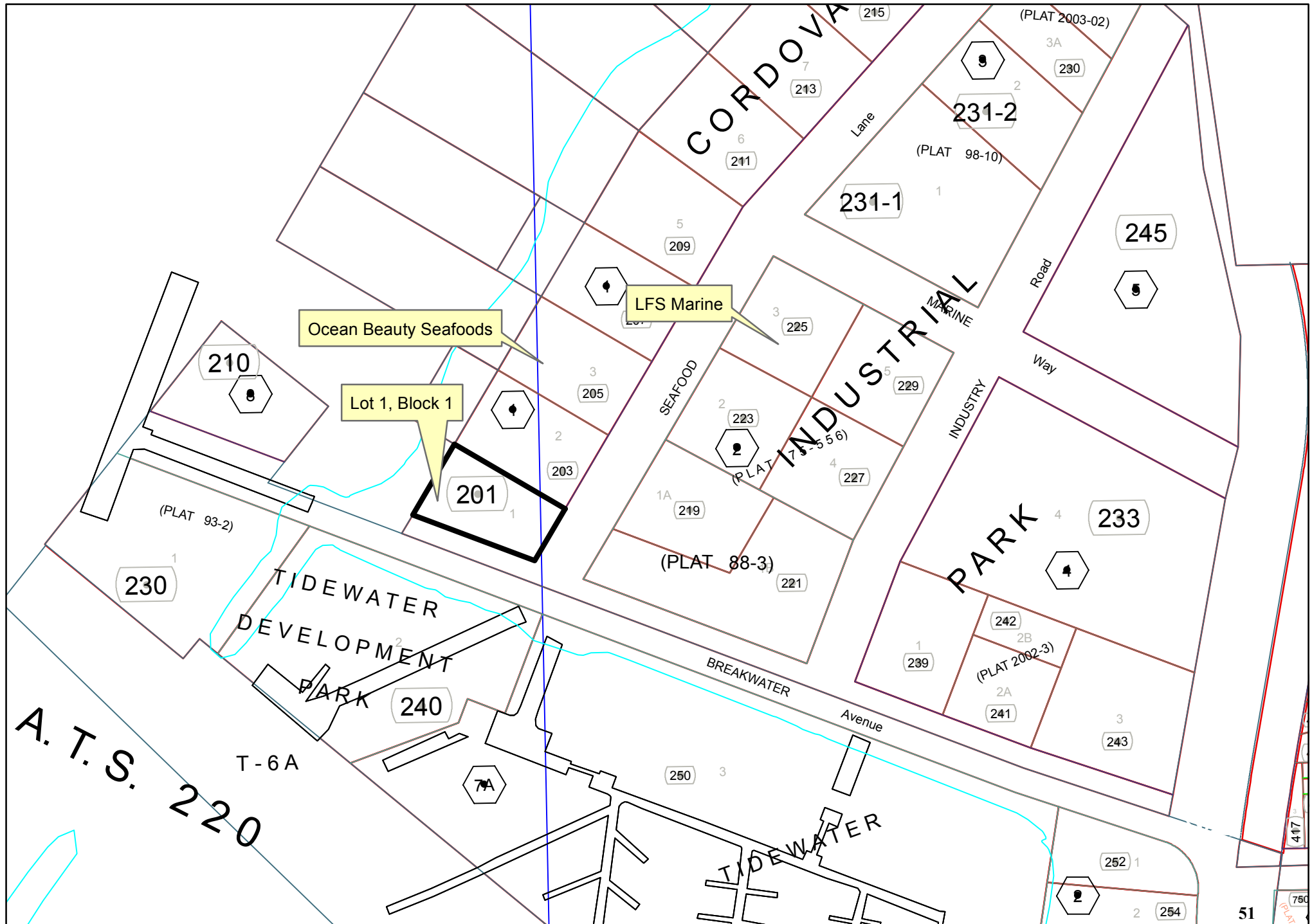
to pledge all of its Cordova property as security, including Lot 1. Per NOAA's regulations, on a new loan they can only accept security if they are in a first security position. Accordingly, NOAA is unable to fund this loan unless the Performance Deed of Trust is removed and replaced with the Performance Bond."

PART III – STAFF RECOMMENDATION

Staff recommends that City Council approve the amendment to Ocean Beauty's purchase and sale agreement.

PART IV – SUGGESTED MOTION

I move to approve the amendment to Ocean Beauty's purchase and sale agreement.



AMENDMENT TO PURCHASE AND SALE AGREEMENT

This Amendment to Purchase and Sale Agreement (this "Amendment") is dated November _____, 2014 and entered into by and between the CITY OF CORDOVA, an Alaska municipal corporation ("Seller"), and OCEAN BEAUTY SEAFOODS LLC, an Alaska limited liability company ("Purchaser"), with respect to that certain Purchase and Sale Agreement dated January 7, 2014 (the "Purchase and Sale Agreement").

RECITALS

WHEREAS, on or about January 7, 2014, Seller and Purchaser entered into the Purchase and Sale Agreement pursuant to which Seller agreed to sell, and Purchaser agreed to purchase, that certain real property located in the City of Cordova, Alaska, more particularly described and diagramed in Exhibit A attached to the Purchase and Sale Agreement; and

WHEREAS, pursuant to Section 3 of the Purchase and Sale Agreement Purchaser agreed to develop the Property (as defined in the Purchase and Sale Agreement) for commercial use, consistent with plans submitted to and approved by Seller;

WHEREAS, Purchaser's obligation to develop the Property is secured by that certain Performance Deed of Trust dated January 10, 2014 and recorded in the Cordova Recording District on January 27, 2014 under recording number 2014-000029-0 (the "Deed of Trust");

WHEREAS, in order to facilitate financing of the Property, Purchaser has proposed terminating the Deed of Trust and securing Purchaser's performance obligations with a Performance Bond in a form satisfactory to the Seller; and

WHEREAS, Seller is agreeable to replacing the security of the Deed of Trust with the Performance Bond subject to the terms and conditions of this Amendment;

Now, therefore, in consideration of the premises and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

AGREEMENT

1. Capitalized Terms. Unless otherwise defined herein, all capitalized terms shall have the meanings attributed to them in the Purchase and Sale Agreement.

2. Amendment to Section 3. Section 3 of the Purchase and Sale Agreement is hereby deleted and replaced with the following:

3. **Property Development and Security.** Purchaser shall develop the Property for commercial use, consistent with plans (the "Plans") submitted and approved by the Cordova City Council, attached hereto and incorporated herein as Exhibit B. On or before the date three (3) years after January 10, 2014 (the "Effective Date"), Purchaser shall substantially complete construction of a commercial building and any and all appurtenances and accessions thereto as required in the Plans (the "Project"). For purposes of this Section 3, the term "substantially complete" shall mean the stage of progress of construction when the Project, including without limitation its structure, facade and windows, roof, heating, plumbing and lighting, are sufficiently complete so that the Purchaser can occupy and use the Project for its intended purposes.

As security for Purchaser's obligations under this Section 3, Purchase shall post a Performance Bond in the amount of \$35,000. Such Performance Bond shall be in a form satisfactory to Seller. Upon Purchaser's satisfactory completion of its obligations under this Section 3 the Performance Bond shall be exonerated and discharged.

The provisions of this Section 3 shall survive closing.

3. Release of Deed of Trust. Upon execution of this Amendment and issuance of a duly executed Performance Bond satisfactory to Seller, Seller agrees to cancel the Deed of Trust and reconvey the Property. Such reconveyance shall be without satisfaction of the obligations secured by the Deed of Trust, which obligations shall thereafter be secured by the Performance Bond.

4. Remaining Terms Unchanged; Security; Conflicts. All other terms and conditions of the Purchase and Sale Agreement shall remain unchanged and in full force and effect. In the event of a conflict between the terms of the Purchase and Sale Agreement and this Amendment, the terms of this Amendment shall control.

5. Counterparts. The Amendment may be executed in counterparts, each of which shall constitute an original, but all of which when taken together shall constitute a single agreement. Delivery of a signature page of this Amendment by email or other electronic means shall be effective as delivery of a manually executed counterpart of such Amendment.

[Signature Page Follows]

[Signature Page to Amendment to Purchase and Sale Agreement]

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the day and year first above written.

SELLER

PURCHASER

CITY OF CORDOVA

OCEAN BEAUTY SEAFOODS LLC

By: _____

Name: Randy Robertson

Title: City Manager

By: _____

Name: _____

Title: _____

STATE OF ALASKA)
) ss
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by Randy Robertson, City Manager of the CITY OF CORDOVA, an Alaska municipal corporation, on behalf of the City.

(Seal or Stamp)

Notary Public in and for Alaska

My commission expires _____

STATE OF _____)
) ss
_____)

I certify that I know or have satisfactory evidence that _____ (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged to me that (he/she) executed the same in (his/her) authorized capacity, and that by (his/her) signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

Dated: _____

(Seal or Stamp)

(Signature)

(Title)

My appointment expires _____

PERFORMANCE BOND**TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**

Hartford, Connecticut 06183

Bond No. 106192727

COPY**KNOW ALL MEN BY THESE PRESENTS:**

That Ocean Beauty Seafoods, LLC, as Principal, hereinafter called Contractor, and, Travelers Casualty and Surety Company of America, a corporation duly organized under the laws of the State of Connecticut, as Surety, hereinafter called Surety, are held firmly bound unto City of Cordova, as Obligatee, hereafter called Owner, in the amount of Thirty-five Thousand and Zero/100 Dollars (\$35,000.00), for the payment whereof Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Contractor has by written agreement dated November _____, 2014, entered into a contract with Owner for Amendment to Purchase and Sale Agreement for Lot 1, Block 1, Cordova Industrial Park in accordance with Drawings and Specifications prepared by (See EXHIBIT B to the Purchase and Sale Agreement dated January 7th, 2014) which contract is by reference made a part hereof, and is hereinafter referred to as the Contract.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION is such that, if Contractor shall promptly and faithfully perform said Contract, then this obligation shall be null and void; otherwise it shall remain in full force and effect.

The Surety hereby waives notice of any alteration or extension of time made by the Owner.

Whenever Contractor shall be, and declared by Owner to be in default under the Contract, the Owner having performed Owner's obligations thereunder, the Surety may promptly remedy the default, or shall promptly

1) Complete the Contract in accordance with its terms and conditions, or

2) Obtain a bid or bids for completing the Contract in accordance with its terms and conditions, and upon determination by Surety of the lowest responsible bidder, or, if the Owner elects, upon determination by the Owner and the Surety jointly of the lowest responsible bidder, arrange for

Signed and sealed this _____ day of November, 2014.

a contract between such bidder and Owner, and make available as Work progresses (even though there should be a default or a succession of defaults under the contract or contracts of completion arranged under this paragraph) sufficient funds to pay the cost of completion less the balance of the contract price; but not exceeding, including other costs and damages for which the Surety may be liable hereunder, the amount set forth in the first paragraph hereof. The term "balance of the contract price", as used in this paragraph, shall mean the total amount payable by Owner to Contractor under the Contract and any amendments thereto, less the amount properly paid by Owner to Contractor.

Any suit under this bond must be instituted before the expiration of two (2) years from the date on which final payment under the Contract falls due.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators or successors of the Owner.

Ocean Beauty Seafoods, LLC

Witness

Principal

Travelers Casualty and Surety Company of America

Jana M. Roy

Witness

Elizabeth R. Hahn

Attorney-in-Fact

Travelers Casualty and Surety Company of America vouches that this document conforms to American Institute of Architects Document A311, February 1970 edition.



POWER OF ATTORNEY

Farmington Casualty Company
 Fidelity and Guaranty Insurance Company
 Fidelity and Guaranty Insurance Underwriters, Inc.
 St. Paul Fire and Marine Insurance Company
 St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
 Travelers Casualty and Surety Company
 Travelers Casualty and Surety Company of America
 United States Fidelity and Guaranty Company

Attorney-In Fact No. 226934

Certificate No. 005686801

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Deanna M. French, Jill A. Boyle, Stuart A. O'Farrell, Susan B. Larson, Scott Fisher, Elizabeth R. Hahn, Jana M. Roy, Scott McGilvray, Mindee Rankin, and Ellen Bell

of the City of Bellevue, State of Washington, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 31st day of October, 2013.

Farmington Casualty Company
 Fidelity and Guaranty Insurance Company
 Fidelity and Guaranty Insurance Underwriters, Inc.
 St. Paul Fire and Marine Insurance Company
 St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
 Travelers Casualty and Surety Company
 Travelers Casualty and Surety Company of America
 United States Fidelity and Guaranty Company



State of Connecticut
 City of Hartford ss.

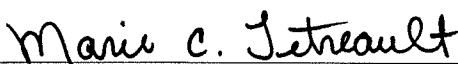
By: 

Robert L. Raney, Senior Vice President

On this the 31st day of October, 2013, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
 My Commission expires the 30th day of June, 2016.




 Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is


FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this _____ day of _____, 20 ____.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER


Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

A MEMO FROM SUSAN BOURGEOIS, CMC, CITY CLERK

DATE: November 21, 2014

TO: Mayor & City Council

SUBJECT: Resolution 09-14-34 CIP List/Resolution

Council has decided to revisit the Capital Improvements Projects Resolution and list at least quarterly. The most recent list was approved as Resolution 9-14-34 at the September 3, 2014 regular council meeting. At tonight's meeting Council can discuss the list and determine a new order or determine new projects to add to the list and/or projects which they may choose to delete from the list. Staff is looking for direction as to whether or not Council would like to edit the list at all and if so, staff would like direction to bring a draft resolution before Council at the next regular meeting or at some other time.

Recommended action: Council concurrence to bring a draft resolution to a future meeting for Council reordering, etc.

**CITY OF CORDOVA, ALASKA
RESOLUTION 09-14-34**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORDOVA, ALASKA,
DESIGNATING CAPITAL IMPROVEMENT PROJECTS.**

WHEREAS, the Cordova City Council has identified several Capital Improvement projects that will benefit the citizens of Cordova, and in several cases the entirety of Prince William Sound; and

WHEREAS, the City Council of the City of Cordova has identified the following Capital Improvement projects as being critical to the future well being and economy of Cordova and the surrounding area:

1. Cordova Center
2. G Float Replacement
3. CCMC Technological Improvements
4. Public Safety Building
5. General Harbor Improvements
6. Shipyard Fill & Shipyard Building
7. South Fill Sidewalks
8. Sawmill Avenue Extension
9. Recreation Building
10. Ferry Trail

and;

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

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

PASSED AND APPROVED THIS 3rd DAY OF SEPTEMBER, 2014




James Kacsh, Mayor

ATTEST:


Susan Bourgeois, CMC, City Clerk

Pending agenda:

Capital Priorities List Meeting **Dec 3, 2014; Mar 4, 2015; June 3, 2015; Sep 2, 2015**

HSB Quarterly regular meetings **Jan 7, 2015; Apr 1, 2015; July 1, 2015; Oct 7, 2015**

Staff quarterly reports in packets: **Jan 21, 2015; April 15, 2015; Aug 5, 2015; Nov 5, 2015**

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
December 2014; January 2015; February 2015

December 2014

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library	1	2	3 8:30 Board of Fish—Mt. Eccles 6:00 bdgt wrk session LMR 7:00 reg mtg LMR	4 8:30 Board of Fish—Mt. Eccles	5 8:30 Board of Fish—Mt. Eccles	6 8:30 Board of Fish—Mt. Eccles
7 8:30 Board of Fish—Mt. Eccles	8 8:30 Board of Fish—Mt. Eccles	9 6:30 P&Z LMR	10 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	11	12 Chamber Christmas tree lighting & open hse 5-6pm Bidarki Bazaar 6-9pm Mt. Eccles Basketball vs. Homer CHS	13 Bidarki Bazaar 10am-5pm Mt. Eccles Basketball vs. Homer CHS
14	15	16	17 6:30 pub hrg LMR 7:00 reg mtg LMR	18	19	20
21	22 —School Break—	23 _____	24 —School Break—	25 Christmas City Hall Offices Closed _____	26 —School Break—	27
28	29 _____	30 —School Break—	31 _____			Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library

January 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Location Legend CH-City Hall Conference Room LMR-Library Mtg Rm HSL-High School Library				1 New Years Day City Hall Offices Closed —School Break—	2 _____	3
4	5 School back in session	6	7 HSB time tba 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	8	9	10
11	12	13 6:30 P&Z LMR	14 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	15	16	17
18	19 Martin Luther King Day—City Hall Offices Closed	20	21 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	22 CHS Basketball Tipoff Tourney	23 CHS Basketball Tipoff Tourney	24 CHS Basketball Tipoff Tourney
25	26	27	28	29	30 Basketball vs. Sitka CHS	31 Basketball vs. Sitka CHS

February 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Ice Worm Week	3 Ice Worm Week	4 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	5 Ice Worm Week	6 Ice Worm Week	7 Ice Worm Week
8 Ice Worm Week	9	10 6:30 P&Z LMR	11 7:00 Sch Bd HSL 7:00 Hrbr Cms CH	12	13	14
15	16 Presidents' Day City Hall Offices Closed	17 —Absentee CH 8-5—	18 —Absentee CH 8-5— 6:45 pub hrg (maybe) LMR 7:00 reg mtg LMR	19 —Absentee CH 8-5—	20 —Absentee CH 8-5—	21
22	23 —Absentee CH 8-5—	24 —Absentee CH 8-5—	25 —Absentee CH 8-5—	26 —Absentee CH 8-5—	27 —Absentee CH 8-5—	28
Location Legend CH-City Hall Confer- ence Room LMR-Library Mtg Rm HSL-High School Li- brary						Location Legend CH-City Hall Confer- ence Room LMR-Library Mtg Rm HSL-High School Li- brary

**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	Bret Bradford CouncilSeatD@cityofcordova.net	March 6, 2012 March 3, 2009	March-15
Seat E: 3 years	Hayley Hoover CouncilSeatE@cityofcordova.net	October 1, 2014	March-15 filled vacancy elcted by cncl
Seat F: 3 years	David Reggiani, Vice Mayor CouncilSeatF@cityofcordova.net	March 5, 2013 March 2, 2010 March 3, 2009	March-16 1 yr trm
Seat G: 3 years	James Burton CouncilSeatG@cityofcordova.net	March 5, 2013	March-16

SCHOOL BOARD - ELECTED

length of term		Date Elected	Term Expires
3 years	Daniel Reum	March 6, 2012	March-15
3 years	Tammy Altermott	March 5, 2013	March-16
3 years	Peter Hoepfner	March 6, 2012 March 3, 2009 March 7, 2006	March-15
3 years	Sheryl Glasen	March 4, 2014	March-17
3 years	Barb Jewell, President	March 5, 2013	March-16
3 years	Bret Bradford (appointed, non-voting)	April-14 April-13 August-12	March-15

LIBRARY BOARD - APPOINTED

length of term		Date Appointed	Term Expires
3 years	Wendy Ranney	April-13	November-15
3 years	Shannon Mallory	November-13	November-16
3 years	Krysta Williams	November-11	November-14
3 years	Kay Groff	December-11 January-09	November-14
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	Bret Bradford		with Council office
3 years	Hayley Hoover		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-11	November-14
3 years	John Baenen	December-12	November-15
3 years	Tom Bailer, Chair	November-13	November-16
		December-11	
		November-08	
3 years	Tom McGann	December-11	November-14
		April-11	
3 years	John Greenwood	December-12	November-15
		November-09	
3 years	David Reggiani	April-13	March-14
		April-12	
		April-11	
		April-10	

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	James Burton, Chair	July-14	November-15
		April-13	

PARKS AND RECREATION COMMISSION - APPOINTED

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