

**CITY COUNCIL REGULAR MEETING  
APRIL 17, 2013 @ 7:30 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor James Kacsh* called the Council Regular Meeting to order at 7:30 pm on April 17, 2013, 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 *Kristin Carpenter, David Allison, Bret Bradford, EJ Cheshier, David Reggiani* and *James Burton*. Council member *Tim Joyce* was present via teleconference. Also present were Interim City Manager *Don Moore*, City Clerk *Susan Bourgeois* and Student Council Representative *Sarah Hoepfner*.

**D. APPROVAL OF REGULAR AGENDA**

*M/Reggiani S/Bradford* to approve the Regular Agenda.

*M/Reggiani S/Bradford* to amend the Regular Agenda by placing item 24 to just before item 19.

Vote on motion to amend: 7 yeas, 0 nays. Motion passes.

Vote on main motion: 7 yeas, 0 nays. Motion passes.

**E. DISCLOSURES OF CONFLICTS OF INTEREST** – none were declared

**F. COMMUNICATIONS BY AND PETITIONS FROM VISITORS**

1. Guest Speaker – none

2. Audience comments regarding agenda items

*Robert Beedle* of 609 Spruce asked Council to really look at the North Fill lot, agenda item 22. He asked Council to vote in favor of keeping it as unavailable for sale.

*Marvin Van Den Broek* 118 South Second Street spoke in favor of the harbor commission's recommendation to Council in item 22 – which was to keep the lot as unavailable for sale.

*Alexis Cooper* speaking as a representative of CDFU spoke in favor of what the Harbor Commission found and their recommendation to Council concerning keeping Lot 3A as unavailable for sale.

*Paul Kelly* Bayside Storage Box 265 spoke in favor of Council making lot 3A available for sale – he is interested in expanding his business by purchasing it on the North Fill.

3. Chairpersons and Representatives of Boards and Commissions

*HSB* representative *Allison* suggested removing this report from the agenda in the future as Council sits as HSB now.

*P&R* representative *Mayor Kacsh* reported that he was unable to attend.

*P&Z* representative *Reggiani* reported that P&Z had a meeting as well as the South Fill Community forum which was last night and it was very well attended – more than 40 people and some good ideas were discussed. There is one more in that series – on April 30.

School Board representative *Bret Bradford* said there was a meeting on Monday night which was productive and he will let the superintendent give the details on that. The Close-up kids gave an impressive slide show. We are working on hiring a principal.

4. Superintendent's Report - *Theresa Keel* said that 500 kids are coming for the music event – 250 are on ferry coming today – 250 more tomorrow – boys are at high school, girls at Mt. Eccles. Should be a great event she encourages all to attend the concert Saturday night. This is a precursor to next year when Cordova will host basketball regionals. ASAA (AK school activities association) board visiting next week as well – open forum on Monday. We are deep into interviewing for K-12 counselor position, principal's hiring committee is interviewing 5 candidates (1 local and 4 from Alaska). April 27 the strategic planning will do

the line-item budget – i.e. for discretionary funds. The board has a budget workshop on April 30 and then May 8.

#### 5. Student Council Representative's Report

*Hoepfner* band festival – 500 students – performance Saturday at 7pm at the high school. AASG (AK association of student government) – 5 of our Student Council members went to Healy for this meeting along with 300 other students from across the state. . Oscar talent night – May 10.

#### G. APPROVAL OF CONSENT CALENDAR

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

6. Resolution 04-13-20 A resolution of the City Council of the City of Cordova, Alaska, authorizing the City of Cordova to renew a lease for housing of a city employee and appropriating \$15,600 to line item #101-824-52350 to pay for monthly lease payments

7. Approval of exception for Fish Follies Opening Reception June 13, 2013

8. Council approval of Mayor's appointment of Council reps to boards and commissions

9. Record excused absence of Tim Joyce from the March 20 Regular Meeting

Vote on Consent Calendar: 7 yeas, 0 nays. Cheshier-yes; Carpenter-yes; Burton-yes; Bradford-yes; Allison-yes; Reggiani-yes and Joyce-yes and Hoepfner-yes. Consent Calendar was approved.

#### H. APPROVAL OF MINUTES

*M/Reggiani S/Bradford* to approve the Minutes.

10. Work Session Minutes 01-23-13

11. Public Hearing Minutes 03-20-13

12. Regular Meeting Minutes 03-20-13

Vote on motion: 7 yeas, 0 nays. Motion passes.

#### I. CONSIDERATION OF BIDS - none

#### J. REPORTS OF OFFICERS

##### 13. Mayor's Report

*Mayor Kacsh* said that we only made the state capital budget for \$1M for Cordova Center. Tough choices will be coming up very soon – we will have a few options, bond, go after legislature again next year. *Cheshier* asked the *Mayor* about his meeting with Providence and hospital administrator – did anything come of that. *Mayor Kacsh* said it was informal and just a “check-up” type meeting – and everything's good. *Moore* said there is a follow-up to that meeting; we discussed a loan repayment agreement. CCMC loan repayment agreement (total of \$1.5M) loans are fine but a repayment agreement needs to be drafted. We met with *Mr. McAllister, Theresa Carte, Stavig* and I and we will bring to the next council meeting such a repayment plan.

##### 14. Manager's Report

Superintendent said the budget was submitted – under new business – we will bring forth at the next Council meeting the resolution necessary to make the City's contribution to the schools. City Manager Assessment Committee had their last meeting Thursday – the review of 28 or 29 is completed and 13 have been forwarded to the Council. We continue to advertise so any new applicants will be forwarded to Council. Auditors will be in next week – busy time for finance staff. Last week and this week we have been testing Cordova Center windows – the contractor even found leaks in the windows. We had our forensic window testers in this week and we have yet to find one that doesn't leak. This is a major problem that needs to be dealt with. The Mayor mentioned the \$1M that is in the legislative budget for Cordova Center – one way to leverage that to complete the building would be bonding. The Manager offered the idea that the City could opt to bond to complete the project – but he clarified that he is not promoting that just now. He said that the priority now is to remedy the leaky windows and settle the REA from the contractor for Phase I. *Reggiani* said he understands that the Manager has been busy with lots of different things especially

Cordova Center but he wonders where negotiations with the PWSSC are presently – can you provide an update. **Moore** said the appraisal came in at \$300K, the difference in price of the filled and unfilled came in at \$700K. **Moore** said he had wished to spend some time on this but he hasn't. He said he hopes to bring a plan to Council within the next couple of weeks.

15. City Clerk's Report was written in the packet.

16. Quarterly Reports – 1Q, 2013

- a. UBS Financial, City Investments
- b. Parks and Recreation Department
- c. Planning Department
- d. Finance Department
- e. Police Department
- f. Harbor Department
- g. Cordova Volunteer Fire Department
- h. Museum Department
- i. Information Services Department
- j. Cordova Center
- k. Library Department

#### K. CORRESPONDENCE

17. Rasmuson Foundation letter to Mayor in re Cdv Ctr grant 03-28-13

18. Paul Kelly letter to Council et al in re Lot 3A 04-01-13

#### L. ORDINANCES AND RESOLUTIONS

24. Council election of a vice-mayor

**Bradford** nominated **Reggiani** to be Vice-mayor. **Cheshier** moved to close nominations. Upon voice vote, **Reggiani** was elected Vice-mayor by a margin of 6-1 (**Reggiani** dissenting).

19. Resolution 04-13-18 A resolution of the City Council of the City of Cordova, Alaska, authorizing Don Moore, Interim City Manager; Cathy Sherman, Acting City Manager; Susan Bourgeois, City Clerk; James Kacsh, Mayor; David Reggiani, Vice-mayor; and Samantha Greenwood, City Planner, to sign checks, vouchers, notes, other documents and have access to the safe deposit box as authorized by the city council  
**M/Cheshier S/Burton** to approve Resolution 04-13-18 a resolution of the City Council of the City of Cordova, Alaska, authorizing Don Moore, Interim City Manager; Cathy Sherman, Acting City Manager; Susan Bourgeois, City Clerk; James Kacsh, Mayor; David Reggiani, Vice-mayor; and Samantha Greenwood, City Planner, to sign checks, vouchers, notes, other documents and have access to the safe deposit box as authorized by the city council.

Vote on motion: 7 yeas, 0 nays. Motion passes.

20. Resolution 04-13-19 a resolution of the City Council of the City of Cordova, Alaska approving the expenditure of \$28,407 from the FY 2013 budget resolution 12-12-48 line item hospital equipment for professional design services for the necessary building modifications to accommodate the future purchase and installation of a CT scanner and awarding a professional services contract to Spark Alaska, to provide the concept design documents for the CT scanner project

**M/Bradford S/Reggiani** to approve Resolution 04-13-19 a resolution of the City Council of the City of Cordova, Alaska approving the expenditure of \$28,407 from the FY 2013 budget resolution 12-12-48 line item hospital equipment for professional design services for the necessary building modifications to accommodate the future purchase and installation of a CT scanner and awarding a professional services contract to Spark Alaska, to provide the concept design documents for the CT scanner project.

**Allison** had questions about the contract being for a lesser amount and the resolution mentioning a higher amount (\$28,407 and \$25,407). He offered an amendment.

**M/Allison S/Bradford** to amend the resolution by deleting the "be it further resolved" last paragraph.

After some discussion it was determined that that paragraph was necessary so *Allison* withdrew his amendment with the concurrence of the second.

*M/Allison S/Bradford* to amend the resolution by inserting “up to” between of and \$28,407 in the last line of the resolution.

Vote on motion to amend: 7 yeas, 0 nays. Motion passes.

Vote on main motion: 7 yeas, 0 nays. Cheshier-yes; Joyce-yes; Bradford-yes; Burton-yes; Carpenter-yes; Allison-yes and Reggiani-yes and Hoepfner-yes. Motion passes.

21. Resolution 04-13-21 a resolution of the City Council of the City of Cordova, Alaska, adopting a Cordova Center Phase II preparatory budget as summarized pursuant to the following table

*M/Bradford S/Allison* to approve Resolution 04-13-21 a resolution of the City Council of the City of Cordova, Alaska, adopting a Cordova Center Phase II preparatory budget as summarized pursuant to the following table.

*Carpenter* was concerned that this marketing plan amount is too small. She is afraid to “cheap-out” on the marketing. *Laura Cloward* came to the table to discuss with Council. After lengthy discussion it became clear that this was not the full-on marketing budget for the Cordova Center. This was a very preliminary step. *Joyce* reminded Council that this is the update of the business plan and we looked at that the second February Council meeting – he recalled that we had spoken then about \$15K and that is where the \$15K in this resolution is coming from.

Vote on motion: 7 yeas, 0 nays. Carpenter-yes; Bradford-yes; Joyce-yes; Cheshier-yes; Burton-yes; Reggiani-yes and Allison-yes and Hoepfner-yes. Motion passes.

#### **M. UNFINISHED BUSINESS**

22. Council decision regarding Lot 3A Block 8 North Fill

*M/Allison S/Carpenter* to direct the City Manager to negotiate an agreement with Bayside Storage for the sale of Lot 3A Block 8 North Fill Development Park.

*Allison* said that he made this motion because we promised Bayside a couple of times that we would get back with them – we owe them a yes or a no. *Allison* said the issue has been back and forth between the Harbor Commission and the Planning and Zoning Commission and the last directive was to try to make it work for all parties involved. The Harbor Commission meeting that he was at, that did not occur – he said they as a whole were not willing to listen to any other options other than that they need that land. He thinks there is plenty of room and that we should sell the land. *Bradford* said he attended meetings where this item alone took up a great deal of time – the commissions mulled it over and really looked at options and he will go with P&Z’s recommendation. *Joyce* said he appreciates Planning and Zoning but he thinks it is Council’s prerogative to look over the options and he thinks option 4 is intriguing. It would increase the size of the lot which would make it available for anyone who wanted to buy it if we made it available for sale later. *Bradford* appreciates *Joyce’s* opinion but he said giving one summer to see what the usage is is not really realistic. *Cheshier* also said he would like to see what the usage is down there.

Vote on motion: 1 yea (Allison), 6 nays. Motion fails.

*M/Joyce S/Allison* to refer to staff and replat or start the re-platting process and see how much use it gets.

*Bradford* and *Carpenter* spoke against the replat idea – they were especially concerned about not giving credence to all the staff and commission time that has gone into this over the past 10 months.

Vote on motion: 1 yea (Joyce), 6 nays. Motion fails.

*M/Cheshier S/Reggiani* to agree with the Harbor Commission’s and the Planning and Zoning Commission’s recommendation to leave Lot 3A, Block 8, North Fill Development Park as **not available** on the land disposal maps.

Vote on motion: 5 yeas, 2 nays (Allison, Joyce). Motion passes.

#### **N. NEW & MISCELLANEOUS BUSINESS**

23. Cordova School District Budget – a discussion item

*Theresa Keel* said that by statute the school district must present their budget to the City by May 1 and now the Council has 30 days to act as to their local contribution. There were questions about in-kind and the school district staff and City staff are both working on figuring that out. *Allison* said he could just as easily be done with this tonight – he believes in funding to the cap.

~~24. Council election of a vice-mayor moved to before item 19~~

25. Council concurrence of Mayor's appointment to fill vacancy of the City representative to PWSRCAC *M/Cheshier S/Carpenter* to concur with *Mayor Kacsh's* appointment of *Robert Beedle* as the City of Cordova representative on the PWSRCAC Board of Directors.

Vote on motion: 7 yeas, 0 nays. Motion passes.

26. Discussion of Cordova's three year short term plan

*Mayor Kacsh* went around the table and asked Council members to mention two or three projects/things that they think need to be accomplished in the next few years.

*Carpenter*: Cordova Center; South Fill; Comprehensive Plan

*Bradford*: Cordova Center; North Fill – Harbor plan, floating breakwater, harbor expansion in that direction; South Fill

*Reggiani*: said we have a lot of irons in the fire right now – feeling overwhelmed – he would like to start checking things off; we just passed the water and refuse loans – he wouldn't really want to add anything new in right now. A good idea that came from the South Fill meeting last night – a new harbor master office, two or three stories – put harbor offices on top and rent the space below to expand some business opportunities down on the South Fill.

*Allison*: what to do with museum/library and City Hall buildings – disposal of these; parking garage on Main Street with a second level – between Seaman's and children's Pallas

*Cheshier*: he agrees that our load is pretty full – *Josh's* plate is overflowing – money for Cordova Center is his priority

*Burton*: Cordova Center first and foremost, harbor and some roads around town need some love as well

*Joyce*: we have to finish Cordova Center, fill plan for North area, City Hall disposal will depend on a new Police and Fire Bldg. to allow us to get rid of the old building

*Mayor Kacsh*: mentioned a masonry wall at the cemetery

27. Pending Agenda and Calendar

*Bourgeois* mentioned that tomorrow night (April 18) we are back in here for a training session with City Attorney *Holly Wells* from 5-8pm. Two special meetings need to be set – for Clerk's eval and City Manager applicant review. These were set for Monday April 22 (City Mgr) at 7pm and May 7, noon (Clerk eval).

*Bradford* asked if we could get *John Bitney* as a guest speaker to give a follow up to the session report – 1<sup>st</sup> or second May meeting.

## O. AUDIENCE PARTICIPATION

*Greg LoForte* of 319 First Street thanked *Mr. Moore* and wanted Council to know that the staff has done an awful lot of work on this harbor plan – *Moe* with CAD drawings, *Sam* – P&Z – they really put a lot of effort into it. He said it will be a big shift to the other side of the harbor – we are trying to eliminate the AC problem. The entire fleet is aluminum now and they like to pull their boats – hopefully we will see a shift. All in an attempt to avoid a catastrophe in front of AC.

*Robert Beedle* of 609 Spruce thanked Council for their vote on the North Fill.

## P. COUNCIL COMMENTS

28. Council Comments

*Joyce* appreciates participation at the meetings – and appreciates the long hard work of P&Z and the Harbor Commissions and staffs.

*Burton* agrees with *Beedle* and doesn't want to see the land yanked out from under the harbor. Hopefully it gets utilized.

*Allison* said that tonight Council acted to “give it a chance”. He fully hopes that it works – he may have voted against it but it passed and he supports the decision. Sometime before fall he would like Council to reconsider the location of the impound lot – he thinks a great place would be the sewer treatment plant.

*Reggiani* excavated fill from Cordova Center on the South Fill – we thought it might get used for Saw Mill Ave extension, which isn’t likely – so where’s it going now? He wondered if he could get a concurrence of Council to direct *Moore* to bring some options back to them. Council concurred.

*Carpenter* said she really wants to see some effort put into the marketing plan for the Cordova Center. She wants to see an inclusive community effort on the marketing plan too.

*Mayor Kacsh* said his thoughts and prayers go out to the families of the victims of the Boston terrorist incident - makes us grateful for living in our little paradise.

#### **Q. EXECUTIVE SESSION**

**29. Cordova Center Finances – Attorney advice**

*M/Reggiani S/Bradford* to enter into executive session to discuss Cordova Center attorney advice which is a matter the immediate knowledge of would clearly have an adverse effect upon the finances of the City government.

Vote on motion: 7 yeas, 0 nays. Motion passes.

With no objection, Council recessed for 5 minutes at 10:03.

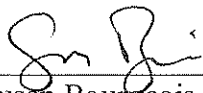
Council entered executive session at 10:07 pm; Council came out of executive session at 11:00 pm. *Mayor Kacsh* said they discussed privileged information with the City Attorney and no action was taken. Council said they would have a special meeting on Monday April 22.

#### **R. ADJOURNMENT**

*M/Reggiani S/Bradford* to adjourn the regular meeting at 11:00 pm; with no objection, the meeting was adjourned.

Approved: June 5, 2013

Attest:



Susan Bourgeois, City Clerk

