

**CITY COUNCIL REGULAR MEETING  
JULY 02, 2014 @ 7:00 PM  
LIBRARY MEETING ROOM  
MINUTES**

**A. CALL TO ORDER**

*Mayor James Kacsh* called the Council Regular Meeting to order at 7:20 pm on July 02, 2014, in the Library Meeting Room.

**B. INVOCATION AND PLEDGE OF ALLEGIANCE**

*Mayor 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, Tim Joyce, Tom Bailer, Bret Bradford* and *Dave Reggiani*. Council members *EJ Cheshier* and *James Burton* were absent. Also present were City Manager *Randy Robertson* and City Clerk *Susan Bourgeois*.

**D. APPROVAL OF REGULAR AGENDA**

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

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Burton). Motion passes.

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

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

1. Guest Speaker – **Candace Winkler**, CEO Alaska Community Foundation spoke to Council about her meeting with the Cordova Center Committee and they had asked her to meet with Council as well to describe some of the things she might be able to offer the City regarding the project. She said the organization has done things as small as fund a rice cooker in a classroom to funding a \$1 million grant to Covenant House for homeless teens in Anchorage. They also have 9 community affiliates which Cordova might think of doing at some point (i.e. setting up a community affiliate here) because you can locally do all the things a community foundation does but not have the overhead and costs of the infrastructure (they would offer that). She said they have a total of about \$80 million in 315 different funds. They make about \$6 million in grants each year throughout the state. She said for the Cordova Center a good option would be a designated fund – earmarked just for the Cordova Center and the benefit is that donors feel confident that the money they are donating is for exactly what they want it to be for – some donors are leery of writing a check to simply “the City of Cordova”. *Winkler* explained that for this type of designated fund the cost would be 3% of the funds as they come in – i.e. right off the top. She offered some fund agreements for Council to look over. *Council* and the *Mayor* and the *City Attorney* had some back and forth and *Winkler* explained that the infrastructure of maintaining the 501C3 status and IRS reporting etc. was part of the overhead cost. She said the AK Community Foundation also accepts the funds from the various donors – they might send in a check or donors have the ability to donate online earmarked for specific funds (projects), these can also be recurring in nature. *Winkler* said her group then recognizes these individuals and sends out the appropriate tax receipts to the donors. They manage the funds, hold them and then make grants back out for use on the project. *Wells* mentioned that the City would never setup a 501C3, they could use a public corporation instead. *Bradford* asked if the Cordova Historical society had a 501C3 set up. The response was yes it did. *Mayor Kacsh* asked what the next step would be. *Winkler* said that the body (i.e. the Council) would take whatever action it needed to and then get with our staff and we would set it up. *Sherman* opined that she thought the Cordova Center Committee would be making a recommendation to Council as the next step.

2. Audience comments regarding agenda items

*Cindy Appleton* said another side effect that the Cordova Center could have is something that just occurred yesterday at City Hall. A man called interested in a job listing and the reason he even looked into Cordova was

that his wife had just attended the Fiber Festival and loved Cordova. Now, he is possibly applying for an open position with the City.

**David Allison** of 203 Whiskey Ridge Rd regarding item 18 school's request for additional funding for FY14. He said his disdain for this request is well-documented; he won't read all his notes on this again. He doesn't believe Council will pass this tonight, but he encourages them not to in case they are unsure. He believes that the Board had been given erroneous information at their meeting when they passed this resolution; he believes they are very close to the maximum they are allowed to have in their savings account.

### 3. Chairpersons and Representatives of Boards and Commissions

**Harbor – Burton** was not present; **Health Services Board – Carpenter** said they had just met and had nothing further to report; **Planning and Zoning – Reggiani** said that P&Z will be meeting next week and last month had been canceled; **Bradford** said he had been out of town for the last School Board meeting.

## G. APPROVAL OF CONSENT CALENDAR

**Mayor Kacsh** informed Council that the consent calendar was before them. **Reggiani** pulled item 6 and it was placed after item 19 on the agenda.

4. Approval of exception for "Copper River Wild Salmon Festival" July 18-19, 2014 location Mt. Eyak Ski Area and/or Bidarki

5. Approval of exception for "The Painted Bird" Closing Reception July 31, 2014

~~6. 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~~  
Vote on Consent Calendar: 5 yeas, 0 nays, 2 absent (Cheshier, Burton). Carpenter-yes; Joyce-yes; Bailer-yes; Reggiani-yes and Bradford-yes. Consent Calendar was approved.

## H. APPROVAL OF MINUTES

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

7. Regular Meeting Minutes 05-21-14

8. Public Hearing Minutes 06-04-14

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Burton). Motion passes.

## I. CONSIDERATION OF BIDS

### J. REPORTS OF OFFICERS

9. Mayor's Report – **Mayor Kacsh** said he has been working with DCRA who had received a response from Department of Law regarding Raw Fish Tax ordinance she's been drafting, so he is hoping to bring that as a discussion item in time for our next Council meeting.

10. Manager's Report – **Robertson** said he received a resignation from **Brandon Dahl** and he will be gone in two weeks' time. He has done a very good job for the City – **Robertson** said he will hope to have him here in two weeks to speak to them about the transfer site and to speak concerning a way forward for the refuse department. He would also like to have on a future agenda – possibly August 6 – a swearing in ceremony for **Chief Hicks**. Chip seal material is en route and he sent around some photos of work that's been done around town, one picture was of Council Avenue which has been torn up and will get quite a bit more material added to it before chip seal. He also reported that they are getting quite a bit of positive feedback on the infrared machine. Other pictures were of some of the work that temporary summer staff have been completing around town. The aluminum fish on Main Street, weed trimming, etc. **Robertson** said unfortunately, **Bingham** (an employee who has done some of that work) has left to go fishing and we will try to get others on it now.

a. Information on possible bond amortization schedules

### 11. City Clerk's Report

a. Report on effect of Substitute Ordinance 1115

*Bourgeois* asked Council to read up on this ordinance and there will be agenda items regarding Council members on boards and commissions at the July 16 meeting. The Clerk also mentioned that tax bills were mailed July 1; dues dates are first half August 31, second half October 31.

#### **K. CORRESPONDENCE**

12. Letter from Janice Warga on 06-06-14 regarding Mill Rate for 2014
13. Email from David Allison on 06-12-14 regarding School District Budget
14. Letter from AMHS Employee Union representatives on 06-05-14 regarding negotiations
15. Email from Jeff Bailey on 06-16-14 regarding Cordova Center Funding
16. Letter from State of Alaska on 06-20-14 regarding 2015 Designated Legislative Grant

#### **L. ORDINANCES AND RESOLUTIONS**

17. Ordinance 1118 An ordinance of the City Council of the City of Cordova, Alaska, repealing Cordova Municipal Code section 5.36.245 entitled "rural zone and mill rate differential" to eliminate the mill rate differential and separate tax zone created for the 68.23 square miles of land annexed to the City in March, 1993 – 2<sup>nd</sup> reading

*M/Joyce S/Reggiani* to adopt Ordinance 1118 an ordinance of the City Council of the City of Cordova, Alaska, repealing Cordova Municipal Code section 5.36.245 entitled "rural zone and mill rate differential" to eliminate the mill rate differential and separate tax zone created for the 68.23 square miles of land annexed to the City in March, 1993.

*Joyce* said he appreciates some of the comments heard tonight but if the citizens in a neighborhood were interested in water or sewer they could establish a Special Assessment District for that. That was never part of the settlement agreement. Street lights on Whitshed are State responsibility not City. He believes that the people in the outlying areas use the services of the community so it is only fair. *Mayor Kaesh* said, for the record, this is for taxation purposes alone, leash laws, etc. will not be effected. *Bradford* said he will not support this he thinks the services out there are just not comparable. He also said a Special Assessment District is not realistic for the 6 mile area, would be cost-prohibitive to the citizens.

Vote on motion: 4 yeas, 1 nay, 2 absent (Cheshier, Burton). Bradford-no; Joyce-yes; Carpenter-yes; Bailer-yes and Reggiani-yes. Motion passes.

18. Resolution 05-14-21 A resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the FY14 budget by changing line item #101-902-57000 to \$830,975 and by changing line item #101-300-40001 to \$1,892,334 and authorizing the transfer of an additional \$30,334 to the Cordova School District to fund the school district to the maximum local contribution allowed by the Alaska Department of Education and Early Development

*M/Carpenter S/Bailer* to approve Resolution 05-14-21 a resolution of the City Council of the City of Cordova, Alaska, authorizing amendment to the FY14 budget by changing line item #101-902-57000 to \$830,975 and by changing line item #101-300-40001 to \$1,892,334 and authorizing the transfer of an additional \$30,334 to the Cordova School District to fund the school district to the maximum local contribution allowed by the Alaska Department of Education and Early Development.

*Joyce* said that they had gone through the school 2015 budget at a special meeting recently and they learned about the school's \$600K savings account and the maximum they are allowed to carry by state law is about \$640K. He also saw that they budgeted \$100 in interest on that money and he didn't see any reason for us to transfer \$30K of our money into their savings account (because their fiscal year has already ended) especially if that money is earning very little interest.

*M/Joyce S/Reggiani* to postpone the resolution indefinitely.

Vote on motion: 4 yeas, 1 nay (Carpenter), 2 absent (Cheshier, Burton). Motion passes.

19. Resolution 07-14-27 A resolution of the City Council of the City of Cordova, Alaska, adopting a Cordova Center phase II project budget as summarized pursuant to the following table

*M/Carpenter S/Bradford* to approve Resolution 07-14-27 a resolution of the City Council of the City of Cordova, Alaska, adopting a Cordova Center phase II project budget as summarized pursuant to the following table.

As co-chairs of the Cordova Center Committee, *Joyce* and *Carpenter* presented a short power point presentation regarding where we were, where we've been, and where we are now regarding the Cordova Center project. *Carpenter* said the Cordova Center Committee has been working pretty hard this spring and really is ready to get going on the Capital Campaign. *Joyce* explained that the Phase 2 contractor was chosen by qualifications not by low bid. There are some deficiencies from phase 1 that this contractor will be repairing – including the windows. The GMP (guaranteed maximum price) has been established and it is beneficial for us to now lock that in.

*Reggiani* asked if there was an estimate of the exact amount of revenue that the Cordova Center would bring in to the City. *Joyce* and *Sherman* said that the fees have not been set. *Joyce* said that the ancillary businesses that benefit are the more important dollar amounts.

*Carpenter* said that 88% of the money for this budget is already in place and that does not include the Rasmuson and Murdock monies which they feel very confident about getting as well. She opined that she would be in favor of going back to the legislature if necessary, especially over the idea of a bond to complete this but the timing is such that she doesn't believe we could/should go back to the legislature unless we are actively working on the project and are spending the money they have already given us. *Carpenter* went on to say it is critical to use the momentum we have, move forward and get on with the local fundraising campaign, etc.

*Bailer* had questions from the meeting of June 11. He wanted to know what the flanged windows would cost.

*Quick* said yes, if you wanted to change the design currently, flanged windows would be a change and would be at an additional cost. *Bailer* also expressed a concern that he wanted to ensure an energy audit was performed and that a blower door test was completed. *Bradford* said he concurs with some of these concerns. He is ok with passing this budget which is what is before them now. *Reggiani* said a lot of Council's work and discussion on this has been in executive sessions and so he wants to ensure that the people are aware of what's happening now. He said now we need to step back. *Reggiani* said this resolution needs a little bit of work. He believes we need revenues and expenses on a budget resolution. He'd like a work session to get a good handle on this. He will advocate for us taking a good hard look at the bond information. He'd suggest putting a bond proposal before the voters this November; a bond of up to \$5 million. *Bradford* said that overwhelmingly he heard testimony from people that said "let's get going and finish this project". He suggests as we prepare for bonding and educating the people, that we start construction – get some forward motion.

*Joyce* said that we need to get going now, this summer. We already have a letter from our attorney that says that there are ramifications if we don't get going. We already know we have \$8.7 million in hand ready to spend. We have a GMP of \$9.9 million and we have about \$1 million in contingency. *Joyce* said he is not so sure that we need to bond; he said we might but he certainly doesn't think we have to do so as quickly as this November; why slow the project down thinking about bonding. *Mayor Kacsh* reminded Council that they will not be making any edits to the budget (i.e. change orders, etc.) until the budget is approved – and that's what this resolution will do. *Jim Quick* interjected that there could be some serious value-engineering that lowers some of these budgeted costs. *Carpenter* said if we do bond let's wait until at least the March regular election; we will know more about the settlement then as well. *Bailer* said if we don't put in flanged windows that would be the second biggest mistake we make on this building and if we don't do the independent energy audit with a blower door test that will be the third biggest mistake. *Reggiani* asked if the window fix is included in the \$9 million GMP for phase 2. *Joyce*, *Mayor Kacsh*, all of the other Council members, *Jim Quick* and *Robertson* all ensured *Reggiani* that yes, of course, that was the case. Attorney *Wells* talked about the change order, an amendment, that was approved that added the windows. *Reggiani* said he doesn't see the urgency in passing this tonight; it appears as though we have issued change orders without an approved budget so we are not forced to pass this budget tonight. He'd like to see revenues on this piece of paper. *Joyce* said that the first

biggest mistake would be to not proceed. We are putting our attorney in a very difficult situation; not sure how much that is costing us. We are also losing money, revenues to this community by not moving on with this. He is unsure what we will do differently in the future. He said if we delay a decision tonight we are hamstringing our legal position which will cost us money. We have a budget before us, right now; change orders can come later. **Joyce** said we can proceed logically. **Reggiani** opined that this budget is not the key to moving forward – the next page – picking the phases/stages in the next agenda item is the key to moving forward. He wants this budget to be discussed in a work session in the public; we need revenues on this paper. He said we owe it to the community to have a voice; he wasn't sure how well-attended the Cordova Center Committee meetings have been. **Carpenter** said she was thinking back to how many times they sit around the Council table and all the chairs in the audience are empty and tonight for the public hearing – the chairs were full. People are tracking with us it is not as though people don't know what's going on, they do.

Vote on motion: 3 yeas, 2 nays, 2 absent (Cheshier, Burton). Joyce-yes; Bailer-no; Reggiani-no; Bradford-yes; and Carpenter-yes. Motion fails. A budget resolution requires a majority of all Council members which would have to be four.

**6. 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/Reggiani S/Bradford** 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

**Reggiani** said he pulled this because he believes according to Code it should have gone through the Planning and Zoning Commission. **Planner Greenwood** said that the practice has been that renewals don't go to P&Z only new leases. **Reggiani** asked if that practice is consistent with Code – he asked this of the Attorney. **Greenwood** said it is an interpretation of Code. **Joyce** and **Mayor Kacsh** opined to act as we have in the past and if the P&Z or a council member wants the ordinance reviewed or changed that can be looked at in the future. **Reggiani** said he would prefer to refer this to P&Z's meeting next week.

**M/Bailer S/Bradford** for a five minute recess at 9:22 pm. With no objection Council recessed the meeting until 9:28 pm.

**City Attorney Wells** said that they should refer to P&Z.

**M/Joyce S/Bradford** to refer to staff so P&Z could see this and give a recommendation to City Council.

Vote on motion: 5 yeas, 0 nays, 2 absent (Cheshier, Burton). Motion passes.

**Mayor Kacsh** said that at Pending Agenda we should discuss a code revision regarding this section.

## **M. UNFINISHED BUSINESS**

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

**20. Cordova Center Phase II** amendment to the contract with Dawson Construction Inc., establishing a Gross Maximum Price for approx. \$9.9M and authorizing work up to approx. \$8.7M

**M/Joyce S/Bradford** to direct the City Manager to adopt Option One proposed in the City Manager's Memorandum dated June 26, 2014 and to approve Amendment No. 1 marked as Option 1, Exhibit 1 and that would be for the construction for the Cordova Center Phase 2 amendment to the contract with Dawson Construction establishing a gross maximum price of approximately \$9.9 Million and authorizing work up to approximately \$8.7 Million.

**Joyce** said option one would not exceed our cash in hand, it would allow the contractor to go in and get started, proceeding with the phase 2 corrections to the facility as needed. It would show good faith with the community that we heard from tonight and we could begin our fundraising. **Reggiani** clarified that the motion on the table was approving option one which meant only approving stage one and then it would come back to them again in order to approve stage two. **Joyce** agreed that was the intent of his motion. **City Attorney Holly Wells** was present to speak, as she had written the memo and the options. She said the goal in drafting this option was to

ensure they had maximum flexibility while creating a binding contract that sets the GMP which gives the City some stability. She said that Council approval is required at each stage. **Reggiani** said he is in favor of this because he'd like us weathered in as quickly as possible and we are burning good weather right now. He wanted to see the benchmarks come in and we will know way ahead that we are ready to move into stage two and this will also give us the flexibility to get the budget ready to go so that the goal will be to knock this whole project out by Christmas next year.

Vote on motion: 4 yeas, 1 nay, 2 absent (Cheshier, Burton), Carpenter-yes; Bradford-yes; Joyce-yes; Reggiani-yes and Bailer-no. Motion passes.

**21.** Resolution 07-14-29 A resolution of the City Council of the City of Cordova, Alaska, appropriating \$8,701,057 from the Cordova Center fund balance to pay Dawson Construction Inc. for construction of the Cordova Center Project

**M/Joyce S/Bradford** to approve Resolution 07-14-29 a resolution of the City Council of the City of Cordova, Alaska, appropriating \$8,701,057 from the Cordova Center fund balance to pay Dawson Construction Inc. for construction of the Cordova Center Project.

**Joyce** said this is just setting up an account, it doesn't pay Dawson anything. **Bradford** wanted to know why we had to appropriate it now, why can't we leave it where it is and pay it out as needed. **Stavig** explained that these funds are in the grants now and we need to do this as the "go forward" authorization to spend them. **Wells** said this appropriation sets certainty on the "funds available" question which makes this compliant with the Code. **Reggiani** said his thought was that we would link the appropriation to the stage we are entering into. So he would like to see the appropriation amount matched to the dollar amount of stage one. **Wells** said the contract is for the full amount that the Council has available for the project but it still does require council approval at each stage of construction. The contract is comprehensive (all stages) yet approval is required at each stage. The best practice would be to appropriate the funds to demonstrate that the funds available for this contract, are in fact available; so by appropriating the funds it shuts down any ambiguity. **Wells** tried to clarify that there is a four step process in the Request for Qualifications process that the Council went through. Council awarded the contract to Dawson, pre-construction services was the first step. Then, a negotiation regarding the guaranteed maximum price (GMP) is step two (that was just approved in the previous agenda item). The contract commits to \$8.7 Million but is still subject to stage approval by the Council. **Bradford** asked **Wells** if there is a benefit or a penalty if they were to appropriate only enough for stage one. **Wells** said she thought there was a risk; she said the best practice is to approve the contract for \$8.7 million and appropriate the same amount. **Reggiani** asked questions of the **City Manager** concerning how we would fund a project manager for the Cordova Center Phase 2 if we appropriate all of the funds available for the project to Dawson. **Robertson, Sherman** and Human Resources Director **Cindy Appleton** all answered that there was a fully funded position within the City called Superintendent of Facilities which has a secondary function of Project Management of all City Projects which has not been hired as of yet but is presently advertised. **Robertson** also said that City Engineer, **Rich Rogers** is more than capable of handling the project management duties until that person comes on or until council chooses a different project manager for the Cordova Center phase 2.

**M/Reggiani S/Bailer** to amend the resolution to change the \$8,701,057 to \$698,425 in the title and in the "now therefore be it resolved" section of the resolution.

**Reggiani** said his intention is to appropriate per stage that is approved. **Joyce** said what **Mr. Reggiani** said is option 2 and we already approved option 1 so we are telling Dawson that they will have to demob and then remob. That is the message that will be sent. That we have \$8.7 million but we are only committing to giving you \$698 thousand.

**Wells** suggested that the full amount be placed in the second whereas. The maker of the amendment, **Reggiani** and the second, **Bailer**, agreed to add to the amendment the change of "approximately \$8.7 million" to "\$8,701,057".

Vote on motion to amend: 1 yea (Reggiani), 4 nays (Carpenter, Joyce, Bailer, Bradford), 2 absent (Cheshier, Burton). Motion fails.

Vote on main motion: 4 yeas, 1 nay, 2 absent (Cheshier, Burton). Bradford-yes; Reggiani-no; Bailer-yes; Carpenter-yes and Joyce-yes. Motion passes.

## 22. Pending Agenda and Calendar

**Mayor Kacsh** mentioned a possible special election maybe for raw fish tax and maybe for a bond proposition for streets and maybe for Cordova Center. **City Attorney Wells** was also asked to look at a code revision regarding 5.22 disposal of property to delineate between lease “renewals” and “new” leases of City property – to allow for renewals to maybe go straight to Council vs. having to go through P&Z. **Bradford** suggested that we get the Cordova Center budget approved – asked **Reggiani** if he still wants a work session. **Reggiani** said yes, he does. Council opted for a 6pm work session on July 16 previous to the next City Council meeting. **Robertson** reminded Council of a training session **Ms. Wells** is offering tomorrow from 11am – 1pm on Roberts Rules of Order – it is a brown bag lunch and other boards and commissions were invited as well; the School Board has three or four members attending.

## O. AUDIENCE PARTICIPATION

**Nancy Bird** said she knows it’s late but she cannot leave without expressing the frustration she as a Cordova Center Committee member is feeling. She said those meetings have been well-attended by a broad group of this community. She said if you want to continue to have that sort of support for this project you need to have your work session, get informed and understand your budgets. It’s disappointing to me that those of you who were at the June 11 meeting with Mr. Quick didn’t understand things tonight like the windows being included. She understands when people have to leave town and have to miss meetings but Mr. Quick made a point of stating how he was available by phone or email to further discuss with Council any aspect they needed explained. So, tonight’s concerns could have been addressed with talks/communication ahead of the public meeting. She appreciates that everyone wants the public informed/ wants transparency, and wants to get this project funded and completed. On the flip side, she said, summer is rapidly disappearing and we need to stop dragging our feet – that is the message people are getting. Your actions speak louder than words. She wants to remain a team member working together but she doesn’t want to feel as though she has to continually badger you all. She appreciates that they want to do the best for this community.

**David Allison** read a comment into the record for **Linda Crider** of Eccles Lagoon, she stated that the Whitshed Road reconstruction and multiuse pathway project is still on the STIP it just has not received specified funding at this time. There should be a resurfacing project this fall or next spring at which time we could propose paved shoulders and shoulder stabilization be put into the design for resurfacing – it would help greatly with the potholing.

**David Allison** of 203 Whiskey Ridge Rd mentioned a law that was passed this session which allows for donations to secondary and elementary schools which are tax credits to the company that donates. First \$100K tax credit is a \$50K credit and the next \$100K is dollar for dollar. He is all over the school district to be on top of this too.

**Cindy Appleton** wanted to echo **Nancy Bird’s** sentiments and wished Council would just finish this. She thought the idea of a bond election in November was ludicrous. She feels like taxpayers would prefer Council continue to look for grant money instead of burdening them with the cost of the rest of the project.

**Donald Kurz** of 1001 Lake Avenue said that at the last Council meeting he was outspoken concerning conditions at the sand lot. He is happy to report what great shape it has been in over these last few weeks of the season – cleaned up, bathrooms well-stocked, new hardware and fixtures – he is grateful for that. He gave kudos to **Krista Hoover, Jennifer Gibbens** and the chamber for throwing the Fourth of July celebration this year – he was looking forward to it. He is a big supporter of the Cordova Center – for selfish reasons he wants an auditorium that was meant for acoustics and sound and he looks forward to that.

## P. COUNCIL COMMENTS

**23. Council Comments**

*Bailer* said he wants to get the building done, everyone wants to get the building done. He is fearful of the costs for changes such as the thermal imaging for the energy audit and flangeless windows.

*Reggiani* said concerns such as those that *Mr. Bailer* is bringing up are exactly the reason he wants to ensure that we have a project manager on to see this project through.

*Bradford* thanked the public for coming out tonight.

*Carpenter* said she is looking forward to the budget work shop and moving ahead on this next phase.

*Joyce* said the kelp box derby is at 10 am on Friday and entrants need to be there at 9:30 am; barbecue at noon. They still need helpers to take the tent down afterwards. He said we had some good debate tonight; Councils are supposed to be for and against and have debate representing their points of view; you end up with a better product that way. He said it is frustrating and argumentative but never should it be take personally. He said

*Jim Quick* of *Dawson* is speaking about existing design; we are the team; if we want changes, he will make changes, and yes those could cost more money.

**Q. EXECUTIVE SESSION**

*Robertson* said these were not necessary especially concerning the lateness of the hour.

~~24. Contract negotiations with Dawson Construction Inc.~~

~~25. Direction from attorney regarding PWSSC disposal negotiation update~~

**R. ADJOURNMENT**

*M/Bradford S/Burton* to adjourn. Hearing no objections the meeting was adjourned at 10:46 pm.

Approved: July 16, 2014

Attest: *Susan Bourgeois*  
Susan Bourgeois, CMC, City Clerk

