

**Regular City Council Meeting**  
**March 17, 2021 @ 7:00 pm**  
**Cordova Center Community Rooms A & B**  
**Minutes**

**A. Call to order**

**Mayor Clay Koplín** called the Council regular meeting to order at 7:00 pm on March 17, 2021, in the Cordova Center Community Rooms.

**B. Invocation and pledge of allegiance - Mayor Koplín** led the audience in the Pledge of Allegiance.

**C. Roll call**

Present for roll call were **Mayor Clay Koplín** and Council members **Jeff Guard**, **David Allison**, and **David Glasen**. Council members **Tom Bailer**, **Cathy Sherman**, **Melina Meyer**, and **Anne Schaefer** were present via teleconference. Also present were City Manager **Helen Howarth** and City Clerk **Susan Bourgeois**.

**D. Approval of Regular Agenda**

**M/Allison S/Guard** to approve the agenda.

**M/Glasen S/Allison** to amend the agenda by removing item 20.

After lengthy discussion. Vote on motion to amend: 4 yeas, 3 nays. Glasen-yes; Bailer-yes; Meyer-no; Guard-no; Allison-yes; Schaefer-no and Sherman-yes. Motion was approved.

**M/Allison S/Glasen** to add item 18b. election of the Vice Mayor.

**Allison** said they are supposed to elect a Vice Mayor after certification, so he thought he'd add that tonight.

**Bourgeois** said that code says that the Vice Mayor is elected at the first meeting after certification and she has the agenda item set for the next regular meeting, on April 7, 2021. **Allison** withdrew his motion to amend.

**Mayor Koplín** also offered that item 24 the executive session should note that item 21 might go into executive session and also that item, 21 should be moved to after the executive session as item 24a.

**M/Allison S/Glasen** to do as suggested by the **Mayor**.

Hearing no objection, that amendment was approved.

Vote on motion as amended: 6 yeas, 1 nay (Meyer). Motion was approved.

**E. Disclosures of Conflicts of Interest and ex parte communications**

**Meyer** declared a conflict with item 9. That plat approval is for her parent's subdivision.

**F. Communications by and Petitions from Visitors**

1. Guest speaker

a. Northern Edge 2021 - presentation and Q&A from US Navy, Air Force representatives gave a short PowerPoint and presentation about the upcoming May 2021 Northern Edge exercise in the Gulf of Alaska.

b. Incident Management Team, COVID-19 Update - **Heather Brannon** reported on the work she's been doing with the processors and their plans for returning for summer.

2. Audience comments regarding agenda items

**Mike Hicks** called in comments and thanked Council for removing item 20 from the agenda.

**Ken Jones** in the room commented that he was glad to see all the grant work being done for Harbor. He urged Council to make the USFS lease a short and flexible lease (agenda item 21/24a). He urged Council to support item 22/the DMI proposal. He opined that it is time to eliminate the mask mandate. He thinks Council election should be changed to not pit one citizen against another, more like how School Board is done.

**Wendy Ranney** in the room commented in support of agenda item 8 in her capacity as member of Parks and Rec and the Trails Committee.

**Steve Namitz**, District Ranger for the USFS in Cordova commented in support of the City continuing a lease with the USFS, mentioned the value that the USFS has in the City.

**Mark Frohnapfel** in the room commented as representative of Shoreside Petroleum that they would offer support and interest in putting a floating fuel dock in the harbor in some location.

3. Chairpersons and Representatives of Boards and Commissions

a. CSD Board of Education Resolution 2021-06 thanking the City of Cordova for its response to the Covid-19 pandemic

b. PWSRCAC Jan 2021 Board meeting highlights

CCMC report - no report

School Board report - **Barb Jewell** was in person and reported: 1) schools are on spring break after the election, she is glad to welcome **Henk Kruithof** to the Board and to welcome back **Pete Hoepfner**; 2) looking forward to joint meeting with City Council in April.

4. Student Council representative - written report in the packet

#### G. Approval of Consent Calendar

5. Resolution 03-21-06 A resolution of the Council of the City of Cordova, Alaska, supporting an Economic Development Administration (EDA) grant application to improve and upgrade the Cordova South Harbor

6. Resolution 03-21-07 A resolution of the Council of the City of Cordova, Alaska, supporting a better utilizing investments to leverage development (BUILD) grant application to improve and upgrade the Cordova South Harbor

7. Resolution 03-21-08 A resolution of the Council of the City of Cordova, Alaska, supporting a port infrastructure development program (PIDP) grant application to improve and upgrade the Cordova South Harbor

8. Resolution 03-21-10 A resolution of the Council of the City of Cordova, Alaska, stating support for an application to the State's recreation trails grant program for funds to restore the Mike O'Leary Trail

~~9. Resolution 03-21-11 A resolution of the Council of the City of Cordova, Alaska, approving the final plat of Cannery Row Addition 1~~

10. Resolution 03-21-12 A resolution of the Council of the City of Cordova, Alaska, approving the final plat of Scott Subdivision

~~11. Resolution 03-21-13 A resolution of the Council of the City of Cordova, Alaska, supporting efforts by the State of Alaska and FEMA to conduct a snow avalanche and landslide hazards assessment in and around the City of Cordova~~

12. Resolution 03-21-14 A resolution of the Council of the City of Cordova, Alaska adopting the 2021 land disposal maps  
Due to the conflict of interest item 9 was pulled and became item 23a and Council member **Bailer** asked for item 11 to be pulled from the consent calendar and it became item 23b.

Vote on remainder of the Consent Calendar: 7 yeas, 0 nays. Schaefer-yes; Sherman-yes; Bailer-yes; Meyer-yes; Allison-yes; Guard-yes and Glasen-yes. Consent Calendar was approved.

H. Approval of Minutes - none

I. Consideration of Bids - none

#### J. Reports of Officers

13. Mayor's Report - **Mayor Koplín** reported: 1) he thanked all the people volunteering and running for positions in the Election, and thanks for the great voter turnout.

14. Manager's Report - City Manager **Helen Howarth** had a written report in the packet.

**Sherman** gave kudos to the public relations team for the updated website.

a. Harbor grants update (**Curtis Fincher, Sam Greenwood, Tony Schinella**)

15. City Clerk's Report - **Bourgeois** reported: 1) thanked the election board for doing a great job as usual, they counted the last of the ballots this morning, the resolution for council certification is before you tonight. She also had a written report in the packet.

#### K. Correspondence

16. 02-26-21 Card from CSD thanking City for HVAC upgrades at high school

17. DNR, Div. of Mining Land Water - comment period notice for 4 aquatic farmsite leases near Cordova

#### L. Ordinances and Resolutions

18. Resolution 03-21-09 Certification of the official results of the March 2, 2021 City of Cordova General Election  
**M/Glasen S/Guard** to approve Resolution 03-21-09 Certification of the official results of the March 2, 2021 City of Cordova General Election.

Vote on motion: 7 yeas, 0 nays. Sherman-yes; Schaefer-yes; Guard-yes; Meyer-yes; Allison-yes; Glasen-yes and Bailer-yes. Motion was approved.

**Mayor Koplín** conducted a swearing in for School Board members **Henk Kruithof, Pete Hoepfner** and CCMCA Board member **Liz Senear**.

Council members **Meyer** and **Schaefer** and CCMCA Board member **Ronnegard** would get with the City Clerk before attending their next meeting.

M. Unfinished Business - none

N. New & Miscellaneous Business

19. Discussion of COVID-19 Emergency Response – there was no discussion.

~~20. City Departments: Council's high level look: Cordova Police Dept~~ this agenda item was removed by Council at the approval of the regular agenda.

22. Disposal and method of disposal for Portion of Tract 1A, Ocean Dock Sub #2

*M/Schaefer S/Sherman* to dispose of a portion of Tract 1A, Ocean Dock Subdivision #2 as outlined in Cordova Municipal Code 5.22.060 B by: 1. Negotiating an agreement with Dutch Marine Industries, LLC to lease or purchase the property.

*Schaefer* commented that they have the support of Planning and Harbor commissions on this so she will support, they are already working in town, this will allow them to work more effectively and support the fleet. *Sherman* agreed. All others also were in support.

Vote on motion: 7 yeas, 0 nays. Meyer-yes; Allison-yes; Bailer-yes; Sherman-yes; Glasen-yes; Guard-yes and Schaefer-yes.

Motion was approved.

23a. 9. Resolution 03-21-11 A resolution of the Council of the City of Cordova, Alaska, approving the final plat of Cannery Row Addition 1

*M/Allison S/Glasen* to approve Resolution 03-21-11 a resolution of the Council of the City of Cordova, Alaska, approving the final plat of Cannery Row Addition 1

Vote on motion: 6 yeas, 0 nays, 1 coi (Meyer). Motion was approved.

23b. 11. Resolution 03-21-13 A resolution of the Council of the City of Cordova, Alaska, supporting efforts by the State of Alaska and FEMA to conduct a snow avalanche and landslide hazards assessment in and around the City of Cordova

*M/Schaefer S/Guard* to approve Resolution 03-21-13 a resolution of the Council of the City of Cordova, Alaska, supporting efforts by the State of Alaska and FEMA to conduct a snow avalanche and landslide hazards assessment in and around the City of Cordova

*Schaefer* said she is in support especially because there has been a lot of issues around the state recently and we could get some good information from this and the City won't have to pay any money for it. *Guard* said he would be in support so that we could know ahead of time if there are dangers in Cordova. *Bailer* said he has reservations, doesn't think it's needed, we've identified snow slide areas already; his concern is someone overzealous doing the survey and all of a sudden we get homeowners unable to get insurance, or can't sell their homes. He'd recommend it for new subdivisions. *Sherman* had questions about what kind of product from such an assessment has been given to other communities and also what the affect on property owners could be. *Allison* asked who brought this up to who, did the state contact us? *Howarth* asked *Stavig* to answer. City Planner *Leif Stavig* said that this was in the works a few years ago, never really got going, after what happened to Haines he searched back in records, contacted the State and they told him that a good way to help them to secure their funding from FEMA would be a resolution of support from the governing body/something to show public support. He then drafted resolutions for the Planning Commission and Council. *Allison* said if it is not time sensitive he would maybe make a motion to refer. *Stavig* confirmed it was not time sensitive. *Glasen* said he certainly supports being safe but also had a lot of questions, he would like to refer as well and get some answers.

*M/Allison S/Glasen* to refer to staff.

*Mayor Koplín* asked if there was any objection to referring. Council made no comments.

Mayor Koplín said the motion was referred by unanimous consent of Council.

23. Pending Agenda, Calendar and Elected & Appointed Officials lists

*Bailer* and *Allison* agreed to put on Pending Agenda a discussion of maybe changing the way we vote for Council members, designated seats vs. highest number of votes received to fill multiple seats. *Bourgeois* said she had reported on this exact issue in her written report tonight – she confirmed it would require a charter change, not just a Council ordinance. It will be added to Pending Agenda. After lengthy discussion about the agenda item that was removed tonight, it was decided to add “Plan/schedule for departmental site visits/work sessions for summer 2021” to the pending agenda.

## O. Audience Participation

*Paul Krekow* of Points North introduced himself to Council. He thanked the City and Council for the resolution of support for the USFS permit – they were granted that. He thanked the City for all the Covid protocols that were put in place. Three weeks into the season we are doing well. There is an open comment period right now for heliskiing input and positive comments from as many as possible would help his business for the next ten years. He appreciates that Cordova has recognized itself as a one heliskiing operation town.

*Ken Jones* of 514 Sunnyside Drive thanked Council for the harbor resolutions for grants. He spoke about the USFS being an important part of our community, he didn't mean to be construed as anti-Forest Service. He thinks that location is ideally suited for a floating fuel dock.

*Steve Namitz* spoke in favor of Council authorizing #1 as far as the lease item still before them; he'd like Council to authorize the City Manager to go into direct negotiations with the USFS for the lease.

**P. Council Comments**

*Allison* said we will soon be spending millions on the harbor he hopes that all users are accounted for in that plan, State, USFS, fuel providers, etc. He wanted to point out that consent calendar items are fully supported even if they get no extra attention - he wanted people to understand that. Thanked staff on all the grant work, the med teams (Ilanka and CCMC) working together so well on vaccinations and testing. Thanked the Manager for the emails we've been getting - good information, he appreciates being kept updated. He also really likes City Manager reports. He told *Helen*, you've earned your 2 weeks off, enjoy your vacation.

*Bailer* gave a shout out to the final plat resolution - he wants it brought to people's attention that *Mark Hall* has been a huge asset on the Planning Commission and *Leif* does great work in that department. It is a good example of how the City of Cordova bends over backwards to people that own land and have work to be done. He asked everyone to keep *Don Sjostedt* in their thoughts he is going through a tough time.

*Sherman* thanked *Heather Brannon* for doing an extremely incredible job keeping everyone informed and working so closely with the industry - a real asset to the community. An awesome art show begins April 2 at the museum - all about frontline workers.

*Guard* expressed his disappointment in his fellow council members for not having a discussion on items that we do clearly have every right to discuss - it wasn't about beating any person or any department up. People are beating each other up on social media - it doesn't seem like leadership to him if Council can't discuss it civilly at this table.

*Meyer* echoed *Guard's* comments she thinks it is their right to have the discussion and she has heard from people that they are afraid to publicly say anything, it is hard for her to hear that. She had hopes of having a conversation and turning it into a positive; it is a shame that couldn't happen. She said there were some good things done tonight.

*Anne Schaefer* thanked all the candidates who ran this time, was glad to see such participation and also the high voter turnout. She is grateful and excited for the opportunity to serve on Council for another term. She thanked staff for all the work - the memo regarding all the harbor grants being pursued. She thanked the IMT for the vaccinations and encouraged everyone to get vaccinated when it is available to you.

**Q. Executive Session**

24. Item 20 21 may go into an executive session because negotiations for land disposal can be subjects the immediate knowledge of which would clearly have an adverse effect upon the finances of the government

*M/Allison S/Guard* to go into executive session to discuss the disposal and method of disposal for "Forest Svc Dock and Marine Warehouse" a subject the immediate knowledge of which would clearly have an adverse effect upon the finances of the government.

Hearing no objection, Mayor Koplín said they would enter the executive session.

Council took a brief recess to clear the room at 9:26 pm.

Council entered the executive session at 9:33 pm and came back into open session at 10:01 pm.

24a.21. Disposal and method of disposal for "Forest Svc Dock and Marine Warehouse"

*M/Schaefer S/Sherman* to dispose of an 1,120 square foot portion of tidelands on Lot 3, Block 7A, Tidewater Development Park, more commonly referred to as "Forest Service Dock and Marine Warehouse", as outlined in Cordova Municipal Code 5.22.060B by 1. directing the City Manager to negotiate an agreement with the Forest Service to lease the property.

*Schaefer* said the USFS is an important community partner and she is in favor of working with them to allow them to continue to use that property. *Sherman* agrees and hopes we have all the important community partners at the table when we move forward with exciting harbor renovation projects. *Bailer, Meyer, Glasen* and *Allison* said they were in support.

*Guard* said we are still in the process of planning and we want to accommodate all the community services and users in the new harbor plan. This is an immediate need so he's in favor.

Vote on motion: 7 yeas, 0 nays. Allison-yes; Sherman-yes; Bailer-yes; Guard-yes; Meyer-yes; Schaefer-yes and Glasen-yes.

Motion was approved.

**R. Adjournment**

*M/Glasen S/Allison* to adjourn the meeting.

Hearing no objection Mayor Koplín adjourned the meeting at 10:07 pm.

Approved: April 7, 2021

Attest:   
Susan Bourgeois, CMC, City Clerk

