

**PLANNING COMMISSION REGULAR MEETING**  
**August 10, 2021 AT 6:45 PM**  
**CORDOVA CENTER COMMUNITY ROOMS A & B**  
**MINUTES**

Prior to the meeting, Chair Nancy Bird informed staff that she would be calling into the meeting and requested that Vice Chair Mark Hall act as the chair for ease of facilitating the meeting.

**1. CALL TO ORDER**

Vice Chair **Mark Hall** called the Planning Commission Public Hearing to order at 6:45 PM on August 10, 2021 in Cordova Center Community Rooms A & B.

**2. ROLL CALL**

Present for roll call were Chair **Nancy Bird** and Commissioners **Tom McGann, Mark Hall, Chris Bolin, Sarah Trumblee, and John Baenen**

**Trae Lohse** was absent.

Staff present was City Planner **Kevin Johnson**.

**3. APPROVAL OF AGENDA**

M/Bolin S/Trumblee to approve the consent calendar.

Upon voice vote, motion passed 6-0.

Yea: Bird, McGann, Bolin, Hall, Trumblee, Baenen

Absent:Lohse

**4. APPROVAL OF CONSENT CALENDAR**

**a. Record excused absence for John Baenen and Trae Lohse from the June 10, 2021 Regular Meeting**

**b. Minutes of August 10, 2021 Regular Meeting**

M/Bolin S/Trumblee to approve the consent calendar.

Upon voice vote, motion passed 6-0.

Yea: Bird, McGann, Bolin, Hall, Trumblee, Baenen

Absent:Lohse

**5. DISCLOSURES OF CONFLICTS OF INTEREST AND EX PARTE COMMUNICATIONS**

**Trumblee** stated that her husband is the Fire Marshal and has worked on the E-911 addressing project which is on the Capital Improvements Projects list and had discussed the item with him.

**6. CORRESPONDENCE**

**Johnson** told the commission that nothing had been received.

## 7. COMMUNICATIONS BY AND PETITIONS FROM VISITORS

- a. Guest Speakers - None
- b. Audience comments regarding agenda items - None
- c.

## 8. PLANNER'S REPORT

*Johnson* explained the following:

The RFP for Lot 11 Block 5 Odiak Subdivision would be advertised next week

The Kuntz land purchase agreement signed, currently reviewing corrections to the plat from the surveyor. This will be sent for recording if all corrections were provided.

An application for the Powder House BLA was received.

Lease terms with the USCG were being updated for their use of the City T Dock

E-911 Addressing project has begun and phase one is expected to be completed by the end of January

A group of residents are promoting that the breakwater fill lot be turned into a city park and they are currently talking with the parks board.

## 9. UNFINISHED BUSINESS

### a. Land Disposal Noticing Process

*Johnson* explained that this was put on the agenda based on previous discussion from the commission, where they said that they would like to discuss this with the new City Planner once he had come on board. *Johnson* said that he had listened to their past discussions on the topic and agreed with the ideas that the commission had come to and did not have any additional items to add.

*McGann* asked that notice via the radio be added as part of item number three on the memo.

*Johnson* said that if there is no more additions or modification then he will schedule a joint meeting with the Council for either September 15<sup>th</sup> or October 6<sup>th</sup>. The commissioners agreed they were good to have the meeting scheduled.

## 10. NEW/ MISCELLANEOUS BUSINESS

### a. Resolution 21-09 – Add to the Land Disposal Map and make available the East Portion of Lot 10, Block 6, USS 3345, Eyak Addition

M/McGann S/Bolin to approve Resolution 21-09.

*McGann* said that he is in support with adding this to the map and that the situation is unfortunate and he feels sorry that the applicant must buy a piece of property he thought he already owned.

*Baenen* asked why this property had not shown up on the land disposal maps in the past, *Hall* responded that the land was not surveyed until the early 50s or 60s by the Federal government and

that the land was divided by deed and not through a platting process. The deeds of the east and west half traded hands multiple times before the city acquired the east half. Unfortunately, as the land was not divided through modern methods no official subdivision map was created to show this division and was not shown when the city began using electronic maps.

Mr. **Hagar** said that he came to the city to acquire the maps that the city had on hand and he went forward with purchasing the land but did not read the legal description that described that he was only buying half of lot 10.

**Baenen** asked how we can fix this situation without further penalizing Mr. Hagar, **Hall** said that we must go through the land disposal process which is what we are currently doing. **Baenen** said that if this is disposed through a public process anyone could try to buy this and that does not seem fair in this situation and that direct negotiation seems to be the most appropriate. **Johnson** explained that choosing the disposal method will be done as part of the next agenda item if the commission votes to recommend adding this property to the land disposal map and making the property available.

Upon voice vote, motion passed 6-0.

Yea: **McGann, Baenen, Bird, Bolin, Hall, Trumblee**

Absent: **Lohse**

b. **Letter of interest from Kim Hager for the East Portion of Lot 10, Block 6, USS 3345, Eyak Addition**

M/**McGann S/Bolin** to recommend to City Council to dispose of the east portion of lot 10, block 06, USS 3345, Eyak Addition as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement directly with Kim Hager to lease or purchase the property.

**McGann** said that while Mr. Hager claims partial responsibility for not reading the legal description of the land he was purchasing, he feels the other half of the responsibility should fall with the city and that direct negotiations make sense in this case even though in the past putting it out for bids has been appropriate in other situations.

**Bolin** agreed with McGann's statement and that direct negotiation seems to be the correct choice due to the circumstances

**Baenen** said that common sense says that we should move forward with direct negotiation and that he hopes the council sees it that way as well.

**Trumblee** stated that she agrees with everything that has been said so far.

**Bird** said that initially she was wanting to go with a more public process, but she has been persuaded by the discussion and agrees with direct negotiation.

**Hall** also stated that he agrees with the discussion that has been had and that he supports direct negotiation in this situation even though Council typically likes to put disposals out to the public.

Upon voice vote, motion passed 6-0.

Yea: **McGann, Baenen, Bird, Bolin, Hall, Trumblee**

**Absent: Lohse**

**c. Resolution 21-10 – Capital Improvements Projects List**

M/Bird S/McGann to recommend to City Council to dispose of the east portion of lot 10, block 06, USS 3345, Eyak Addition as outlined in Cordova Municipal Code 5.22.060 B by negotiating an agreement directly with Kim Hagar to lease or purchase the property.

**Bird** said that she is in support with the capital improvement list (CIP) as laid out in the resolution

**McGann** is in support of these being good projects, but there is concern with the values laid out. Some of the design costs appear to be low for what the price truly would be, especially as some of the numbers are the same from previous years and typically costs rise every year.

**Johnson** explained that this list is less about showing the costs of certain projects as those will change, but city staff needs a list that is approved by the commission and council showing that these are important projects. This gives staff the ability to apply for Federal and State grant funding.

**Bolin** asked about the status of the E-911 project. **Johnson** explained that it had been removed from the list as that was for phase one of the project which has been funded. Phase one is limited to making the city-wide address data base. Phase two is related to acquiring the hardware that is needed to work with the database, and the current cost of phase two is at \$450,000. If the commission would like to add phase two, staff can return with an updated CIP list.

**Bolin** said that he agreed with the items that staff had added to the CIP list, especially the need to upgrade the wastewater treatment plant.

M/McGann S/Baenen to refer this list back to staff.

**McGann** explained this would allow them to update the costs and then commission would not need to deal with the main motion this evening.

**Trumblee** asked if the public safety building should be added to this list as she believed it was on the list approved by the council previously. **Johnson** said he would check and if it had been missed, he will add it to the resolution for the next meeting.

**Trumblee** added that for the E-911 upgrades, phase two is necessary or it is a waste to do phase one and costs are only continuing to rise for phase two. **Baenen** agreed with Trumblee's comments and thinks it should be a top priority as the city deserves a fully functioning system.

Upon voice vote, motion to refer it the list back to staff passed 6-0.

Yea: McGann, Baenen, Bird, Bolin, Hall, Trumblee

Absent: Lohse

## 11. PENDING CALENDAR

No comments

## 12. AUDIENCE PARTICIPATION

No audience comments

### 13. COMMISSION COMMENTS

*Trumblee* hopes that the best comes out of the direct negotiations with the Hager's. *McGann, Bolin,* and *Hall* agreed.

### 14. ADJOURNMENT

M/McGann S/Bolin to adjourn the Regular Meeting.  
With no objection, the meeting was adjourned.

Approved:

  
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Nancy Bird, Chair

  
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Kevin Johnson, City Planner