

Regular City Council Meeting
August 3, 2022 @ 7:00 pm
Cordova Center Community Rooms A & B
Minutes

A. Call to order – **Vice Mayor Tom Bailer** called the Regular City Council Meeting to order at 7:00 pm on August 3, 2022, in the Cordova Center Community Rooms.

B. Invocation and pledge of allegiance – **Vice Mayor Bailer** led the audience in the Pledge of Allegiance.

C. Roll call - Present for roll call were Council members **Tom Bailer, Cathy Sherman, Jeff Guard, Anne Schaefer, Kristin Carpenter,** and **Ken Jones. Mayor David Allison** and Council member **Melina Meyer** were present via zoom. Also present were City Manager **Helen Howarth** and City Clerk **Susan Bourgeois.**

D. Approval of Regular Agenda – **M/Guard S/Sherman** to approve the agenda.
Vote on the motion: 7 yeas, 0 nays. Motion was approved.

E. Disclosures of Conflicts of Interest and ex parte communications

Council member **Jones** declared a conflict on item 21 because he owns the location where the liquor license is being transferred to. **Vice Mayor Bailer** agreed with the conflict. Council member **Bailer** declared that he has a property that is in the Whitshed corridor – there will be no substantial financial gain for him, but he wanted to declare that in light of Resolution 08-22-22 in the Consent Calendar. No council member was concerned or asked the body to declare that a conflict.

F. Communications by and Petitions from Visitors

1. Guest speakers – AK DoT reporting on Whitshed Road and Pedestrian Improvements Project – several DoT Engineers and contractors were present to discuss the project. Lead on the project, **Russell Johnson**, led the presentation. Project corridor sees a lot of non-motorized traffic (pedestrian and bicycle) and it is unsafe, lack of shoulders, narrow and the road surface is not centered in the right-of-way. The project was nominated by City of Cordova and NVE as a STIP project. DoT is here now to design and construct. The roadway is being fixed, pedestrian and bicycle path in the form of a curb and gutter sidewalk being added, drainage will be fixed, and utilities will be accommodated. Granite Construction is the contractor – it is a CMGC project (construction manager/ general contractor). Some issues with land, especially the first 100 feet from the highway – there will be some right-of-way acquisitions necessary. Schedule is as follows: preliminary design phase 2022; final design late 2022 through Q3 2023; right-of-way work has begun, and final right-of-way design done by October 2023; construction – spring 2024. This is a federally funded project – feds pay 91 cents of every dollar, remaining 9 cents is split – State of Alaska paying 4.5 cents and City of Cordova and NVE are splitting the other 4.5 cents. The project has a strict budget, and they will stay within that – the construction budget is \$9 million.

2. Audience comments regarding agenda items:

Denise Branshaw of 1705 Whitshed Rd. said her property is the most adversely affected because they are working on both sides of her property. She spoke against the project and opined that it was a waste of money. **Tom Bailer's** property is behind hers and there used to be an easement between them that he had vacated (and he had the road changed) – she asked for that to be on the record. *

Casey Kinsman of 211 Council Avenue asked if the \$9 million budget includes right-of-way acquisition – **Russell Johnson** of DoT answered the question and said the \$9 million is construction only. He also asked how much of the project corridor has the incorrect platting – the answer was just the first 100 feet of the road – affects the first 4 properties on Whitshed.

3. Chairpersons and Representatives of Boards and Commissions – **Dr. Hannah Sanders** was present to report on CCMC. Inflation has hit the hospital really hard – she encouraged everyone to use CCMC services. Supplies, travelers, utilities are all expensive and they are struggling. Community Health Needs Assessment is underway – encouraged people to answer the online survey. She showed 2 grant funded

products the hospital put together – a substance abuse credit card size resource and a larger pamphlet which showed community resources available for all kinds of things. August 26 – a celebrate recovery event is planned – at the grassy field or at the high school if raining.

G. Approval of Consent Calendar

4. Minutes of the July 6, 2022 Council Public Hearing

5. Minutes of the July 6, 2022 Regular Council Meeting

6. Resolution 08-22-21 A resolution of the Council of the City of Cordova, Alaska, acknowledging the June 2022 surplus vehicle and equipment sale and approving the bid results

7. Resolution 08-22-22 A resolution of the Council of the City of Cordova, Alaska, supporting the Alaska DOT&PF Whitshed Road and Pedestrian Improvements Project which provides pedestrian accommodations and stormwater system upgrades along Whitshed from Copper River Highway to Orca Inlet Drive

8. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of unexcused absence of Council member **Kristin Carpenter** from the July 6, 2022 Regular Meeting

9. Per Charter Section 2-8 and Cordova Municipal Code 3.12.022, recordation of excused absence of Council member **Ken Jones** from the July 6, 2022 Regular Meeting

Vote on the Consent Calendar: 7 yeas, 0 nays. Sherman-yes; Guard-yes; Jones-yes; Schaefer-yes; Carpenter-yes; Bailer-yes and Meyer-yes. Consent Calendar was approved.

H. Approval of Minutes - in consent calendar

I. Consideration of Bids

10. Award of bid for \$86,710 to AK Elec & Control dba Jewell Equipment of Wasilla for a Wacker G70 generator and power transfer switch

M/Carpenter S/Schaefer to direct the City Manager to negotiate a contract with Alaska Electric & Control dba Jewell Equipment of Wasilla to purchase one Wacker G70 generator and automatic power transfer switch for a sum not to exceed \$86,710.

Carpenter said she will support the motion, staff has presented the background, the procurement process used for this, looks good.

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

11. Award of contract for \$277,920 to Coffman Engineers, Inc. pursuant to RFP #22-0613 for Facility Condition Assessments

M/Schaefer S/Carpenter to direct the City Manager to negotiate a contract with Coffman Engineers, Inc. to provide engineering services for facility condition assessments for a sum not to exceed \$277,920.

Schaefer asked what the end product from this contract would be. **Howarth** said each of the City buildings would have a thorough assessment done to determine what deficiencies exist and can be remedied in order to extend their useful life. These assessments will provide the documentation we need to go after funding to assist with such projects. **Carpenter** agreed that sounds very useful. **Sherman** also agreed and knows that this is exactly what grantors look for. **Jones** agrees with what has been said but he cautioned that some engineers call buildings teardowns more easily than he might. **Guard** says he will support this, he sees the value in this. **Meyer** also sees the value and agrees it is a lot of money – really hopes something comes from this. **Bailer** asked where the money to pay for this is coming from. **Howarth** said we received federal ARPA funds in the \$660k range and she had divided that among projects that council had approved – but she had put about \$120k for this. The proposals came in much higher – but we have quite a bit more coming since the Governor signed the state budget, we can use some of those funds to make up the difference.

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

12. Award of contract for \$50,011 to DXP/AK Pump & Supply for a Godwin 6-inch SD150M Dri-Prime Pump

M/Carpenter S/Schaefer to direct the City Manager to negotiate a contract with DXP/Alaska Pump & Supply, Inc. to provide and ship a trailer mounted Godwin 6-inch SD150M Dri-Prime Pump (FOB Cordova) for a sum not to exceed \$50,011.

Carpenter said she supports staff's recommendation – they explained the procurement process they went through. **Schaefer** had asked staff the question about how much faster this works and the response she got from **Sam Greenwood** was quite a bit more volume that this pump could handle.

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

J. Reports of Officers

13. Mayor's Report – **Mayor Allison** had no report.

14. Manager's Report – City Manager **Helen Howarth** reported: 1) written updates in packet – budget, she still is awaiting confirmation of revenues coming for the state approved budget, we have also just learned about our state jail contract which will be more than double what we have received previously; 2) **Howarth** acknowledged **Nate Taylor**, Chief of Police who would be leaving Cordova – she thanked him for his hard work and dedication to Cordova – there was applause in the room.

a. South Harbor Rebuild update – written report – Council had no further questions

b. Financial Report through 06-30-22

c. Staff Quarterly Reports – 2Q 2022

i. **Police Chief Nate Taylor**, Cordova Police Department

ii. **Museum Director Mimi Briggs**, Cdv Historical Museum and Cdv Center

iii. **Library Director Debbie Carlson**, Cordova Public Library

iv. **Parks & Recreation Director Duncan Chisholm**, Bidarki & Pool

15. City Clerk's Report – mentioned the early voting for the special election and primary both on August 16, 2022 – no council questions

K. Correspondence

16. 7-1-22 Email from **K. Hayden** re Council Meetings/Bears/Public Communication

17. 7-5-22 Agency review for ADL 234001 for **Rachel Hoover** dba 100+100=200

18. 7-19-22 Division of Elections Precinct Change Notice

19. 7-28-22 AK 2023 Hazard Mitigation Plan Update – Public Flyer

L. Ordinances and Resolutions

20. Resolution 08-22-23 A resolution of the Council of the City of Cordova, Alaska authorizing a transfer of \$83,135 from the City of Cordova General Fund Reserve to Sheridan Alpine Association for purchase and installation of a new chair lift cable at Mount Eyak Recreation Area

M/Jones S/Sherman to approve Resolution 08-22-23 A resolution of the Council of the City of Cordova, Alaska authorizing a transfer of \$83,135 from the City of Cordova General Fund Reserve to Sheridan Alpine Association for purchase and installation of a new chair lift cable at Mount Eyak Recreation Area

Jones said we had discussed this at a meeting a couple of months ago – this is City infrastructure, Sheridan Alpine runs it for us, his opinion is that when major issues with the equipment it's our responsibility – they saved money toward the item which is appreciated – he will support this. **Sherman** echoes those comments – she is supportive. **Schaefer** agrees and said she thinks the cable is already installed.

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

M. Unfinished Business - none

N. New & Miscellaneous Business

21. Council action to protest or waive protest for the transfer of a liquor license # 6008

Council member **Jones** left the table – he had declared a conflict of interest on this item

M/Schaefer S/Carpenter to waive protest of the transfer of liquor license # 6008 from No Road Brewing, LLC dba No Road Brewing to No Road Brewing, LLC dba Copper River Brewing and from 105 Haida Lane to 507 First Street.

Schaefer said she is in support of this business this is simply a name and location change; she is excited for them to open soon. **Carpenter** said ditto.

Vote on the motion: 6 yeas, 0 nays, 1 conflicted (Jones). Motion was approved.

22. Pending Agenda, CIP List, Calendar, Elected & Appointed Officials lists

Howarth asked Council to add a code revision for City Sales Tax chapter to the pending agenda. Council also decided to cancel the August 17 meeting and would have special meetings if any City business needed Council action before the next Regular Meeting on September 7.

O. Audience Participation

Wendy Ranney spoke as chair of the Parks and Rec Commission – she thanked Council for the approval of item 11 – the facility condition assessments contract and she appreciated the work done by **Duncan** to put this before them.

Casey Kinsman of 211 Council Avenue spoke about a work stoppage that was ordered at his home, he was properly permitted to do the work and it was ordered stopped at a crucial time, while footers were being poured. He is in favor of an inspection process he believes there is a more appropriate time for that to occur.

Oceana Black of 601 Spruce Street is in support of any project that makes Cordova more walkable/bikeable especially with the cost of fuel going up. Supporting pedestrian safety – she suggested raised walking bridges for kids to the elementary school to avoid Lake Avenue traffic.

P. Council Comments

Meyer appreciated tonight’s meeting and the update on the Whitshed Road project. She hopes the details between homeowners and the State right-of-way can be worked out smoothly.

Jones thanked Council for their attendance, thinks we did good work tonight – glad to see the Whitshed update also.

Schaefer glad to see good public attendance tonight appreciated staff reports and the presentation.

Carpenter thanked DoT for making the trip and presentation tonight. Reminded people listening to put trash out only on the morning of pickup, reduce bear attractants – good to repeat that messaging. As we work toward the harbor project, important to put best practices in place, abandoned and derelict vessel problem is not going away – we should be ensuring that vessels have insurance as we invest lots of our money and other public money on the project.

Sherman thanked **Chief Taylor** – wished him and his family well, **Dr. Sanders** mentioned the CCMC survey – important to do it, give the hospital great feedback, glad they approved the new pump – will be more efficient but will also mean fewer 2 am callouts for the water department.

Bailer said with more federal funding coming out he will champion this project again; he thinks a water line out to 6-mile area would be really beneficial.

Q. Executive Session – none


R. Adjournment

M/Sherman S/Schaefer to adjourn the meeting.

Hearing no objection **Vice Mayor Bailer** adjourned the meeting at 8:32 pm.

Approved: September 7, 2022

Attest:



Susan Bourgeois, CMC, City Clerk

