

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

**A. Call to order** – **Mayor David Allison** called the Regular City Council Meeting to order at 7:00 pm on September 7, 2022, in the Cordova Center Community Rooms.

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

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

**D. Approval of Regular Agenda** – **M/Schaefer S/Guard** to approve the agenda.  
With no objection, **Mayor Allison** declared the agenda approved as presented.

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

Council member **Guard** declared a conflict on item 19 because he had written the letter of interest for the property in question. **Mayor Allison** agreed with the conflict.

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

1. Guest speakers – none

2. Audience comments regarding agenda items:

**Tommy Sheridan** of 610 Spruce spoke in favor of item 10 – mariculture permit. Later under audience participation he will reference mariculture in general.

**Jeff Guard** (as a citizen not Council member) of 902 Cliff Trail spoke in favor of the passage of item 19 – he and his wife hope to buy some City tidelands to increase the size of their lot enough to divide into 2 lots so they can put up another single family residence.

3. Chairpersons and Representatives of Boards and Commissions – no representatives from School Board or CCMC reported.

4. Student Council Report – awaiting new representative.

**G. Approval of Consent Calendar**

5. Minutes of the August 3, 2022 Special City Council Meeting

~~6. Minutes of the August 3, 2022 Regular City Council Meeting~~

Council member **Bailer** called out the regular meeting minutes to be approved outside the consent calendar. **Mayor Allison** placed them as item 6 under H. Approval of Minutes.

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

**H. Approval of Minutes**

6. Minutes of the August 3, 2022 Regular City Council Meeting \*

**M/Guard S/Schaefer** to approve the Minutes of the August 3, 2022 Regular City Council Meeting

**M/Bailer S/Carpenter** to strike “and he had the road changed” in the following sentence in **Denise Branshaw’s** comments on page 1 of the minutes “**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”.

**Bailer** said he wanted this part stricken because it is not true.

**Guard** asked how we could remedy this if Council member **Bailer** wants to correct something that was stated which was untrue.

**Bourgeois** said minutes should not be amended unless there is a correction to be made to them based on them having been written incorrectly. She suggested that **Bailer** could make a statement tonight giving his point of view and that would be written into tonight's minutes. **Guard** asked if there could be a footnote that refers the reader to look at the September 7 meeting minutes. **Bourgeois** said she could do that.

**Bailer** withdrew his amendment but asked the Clerk to proceed with the footnote as mentioned. Therefore, Council was ready to vote the main motion – approval of the minutes.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

## **I. Consideration of Bids/Proposals/Contracts – none**

### **J. Reports of Officers**

7. Mayor's Report – **Mayor Allison** had provided a written report. **Sherman** had no questions but commented that she appreciated the **Mayor** making the time to attend the dedication of Sally's garden and swiftly making the call to retreat indoors during the downpour. **Schaefer** thanked him for getting the letter in to AMHS and she asked if he knew when we'd know the winter schedule. **Carpenter** heard maybe Friday or Monday.

a. Introduction of and swearing in ceremony for **Andrew Goss, Chief of Police**

**Mayor Allison** read a short bio of **Andrew Goss** – new Cordova Chief of Police, he introduced him, conducted an oath of office swearing in ceremony, and **Goss** said a few words and introduced his family in the audience. There was applause from the audience.

8. Manager's Report – City Manager **Helen Howarth** reported: 1) really close to closing on the bond for the Harbor project; also – the RFP should be ready to put out by end of the month – we should have a robust response to the RFP – a firm was in today asking questions about details of the project. 2) financials are in, but does not include first half property tax, next report will have that – other revenues are looking like they are coming in higher than expected.

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

b. Financial Report through 07-31-22

c. Staff Quarterly Reports – 2Q 2022

i. **Fire Marshal Paul Trumblee**, Cordova Volunteer Fire Dept

Council questions for the Manager: **Bailer** asked about staffing, where are we with numbers and unfilled positions? **Howarth** said we have had people leave and have replaced them; **Bronson** is coming on to champion the on-the-ground work on the Harbor project. **Schaefer** said she was hoping there'd have been a CCMC rep here – wondered if **Howarth** knew about our access to boosters locally. **Howarth** said as soon as we get some, they will announce availability. **Schaefer** asked about testing kits – **Howarth** said the City and hospital have many, people can ask if they need.

9. City Clerk's Report – written report in packet

### **K. Correspondence**

10. 7-27-22 Agency review for ADL 234012 for *Anya Honkola dba Bluff Point*

11. 8-2-22 Email from *B. Johnson* regarding Whitshed Pedestrian Project

12. 8-15-22 USFS *S. Namitz* comments on aquatic farmsite lease ADL 234012

13. 8-15-22 *USF&WS* public comment period for Incidental Take Regulations under MMPA Marine Mammal Protection Act re: Sea Otters

14. 8-23-22 *Mayor Allison* letter re AMHS draft 22-23 winter schedule

14a. 09-01-22 Interested Parties Letter re Shore Fishery Lease extensions

**Jones** commented on item 10 – he is generally in support of mariculture activities – he just wants to state that if anyone is interested in pursuing one of these leases he thinks it would be advantageous to sit down with CDFU to discuss locations. He said this one happens to be right in the way of a traditional seine set

area. Recently NVE had an application in and CDFU reached out to them and they adjusted the area. He doesn't want these industries to have to fight for territory.

#### L. Ordinances and Resolutions

**15.** Ordinance 1202 An ordinance of the Council of the City of Cordova, Alaska, enacting Section 5.22.030 codifying the Land Disposal Map process to increase public awareness of municipal land status – 1<sup>st</sup> reading

**M/Bailer S/Schaefer** to adopt Ordinance 1202 An ordinance of the Council of the City of Cordova, Alaska, enacting Section 5.22.030 codifying the Land Disposal Map process to increase public awareness of municipal land status

**Bailer** referred to the Planner's memo on page 57 of the packet where it says processing these will take an additional 3-5 hours – are the citizens who put in letters of interest going to be charged for those hours?

**Planner Kevin Johnson** answered that he was just giving Council a sense of what this would cost in staff time, the citizens won't be charged for that. **Schaefer** said she likes the notice practices that are included with this, Council had discussed the same earlier this year and she is in support. **Bailer** opined that maybe this could be something Planning Commission does without Council, to streamline the process a little – they could decide available or unavailable not Council.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

**16.** Ordinance 1203 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Sections 1.04.255, 1.20.010, 2.06.030, 2.18.050, 2.24.020, 2.56.017, 3.14.020, 3.40.090, 4.12.030, 5.12.110, 5.14.020, 5.24.040, 5.32.080, 5.32.150, 5.36.110, 5.40.150, 10.52.030, 10.52.050, 10.54.040, 10.54.070, 11.32.050, 13.24.030, 17.24.040, 18.68.030 and 18.72.080 to define the terms "publish" and "publication" and to clarify the notice and publication requirements under the Cordova Municipal Code – 1<sup>st</sup> reading

**M/Schaefer S/Carpenter** to adopt Ordinance 1203 An ordinance of the Council of the City of Cordova, Alaska, amending Cordova Municipal Code Sections 1.04.255, 1.20.010, 2.06.030, 2.18.050, 2.24.020, 2.56.017, 3.14.020, 3.40.090, 4.12.030, 5.12.110, 5.14.020, 5.24.040, 5.32.080, 5.32.150, 5.36.110, 5.40.150, 10.52.030, 10.52.050, 10.54.040, 10.54.070, 11.32.050, 13.24.030, 17.24.040, 18.68.030 and 18.72.080 to define the terms "publish" and "publication" and to clarify the notice and publication requirements under the Cordova Municipal Code

**Schaefer** appreciated the memo and background on this – this makes it more flexible for us in case the local newspaper does suddenly go out of print, allows us to still meet our noticing requirements; she will support this. **Carpenter** agreed.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

**17.** Resolution 09-22-26 A resolution of the Council of the City of Cordova, Alaska, authorizing amendment to the FY22 budget in the amount of \$591,340 in revenue and \$512,099 in expenses

**M/Sherman S/Carpenter** to approve Resolution 09-22-26 A resolution of the Council of the City of Cordova, Alaska, authorizing amendment to the FY22 budget in the amount of \$591,340 in revenue and \$512,099 in expenses

**Sherman** said these are all things we have already discussed; she appreciated the thorough memo from the manager – it is nice to see the actual revenues going up – she will support. **Carpenter** said ditto. **Jones** said he will support this – appreciates that we didn't spend all the additional revenue. If we get even more revenue he'd like to see an effort to maybe put some back into the permanent fund. **Schaefer** said she will support. **Guard** said these are items that we have already expressed opinions on that we were supportive of. **Bailer** is in support. **Meyer** agreed, also supportive.

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

#### M. Unfinished Business – none

#### N. New & Miscellaneous Business

18. Council concurrence of Mayor's Appointment to Harbor Commission

**M/Jones S/Bailer** to concur with **Mayor Allison's** appointment of **Dave Glasen** and **Tommy Sheridan** to the Harbor Commission.

**Sherman** said there were a ton of very qualified candidates and she hopes in March 2023 there are a plethora of City Council candidates. She was glad to see the variety of people who were interested, and she hopes to see this trend continue. **Mayor Allison** wrote to each candidate who applied and expressed thanks to them – they were all highly qualified and he encouraged them to consider all the upcoming November Board and Commission vacancies.

Vote on the motion: 7 yeas, 0 nays. Motion was approved.

19. Council action on Disposal and Method of Disposal for a portion of ATS 220

**Mayor Allison** mentioned that **Guard** was conflicted on this item so would not discuss or vote.

**M/Jones S/Sherman** to dispose of the requested portion of ATS 220, Odiak Slough as outlined in Cordova Municipal Code 5.22.060 B by, 1. Negotiating an agreement with Dorne Hawxhurst and Jeff Guard to lease or purchase the property.

**Jones** said this makes sense – adding a house in Cordova is a great use of the mud flat; this is a slam dunk – let's grow the taxable pie. **Sherman** said it does make sense and considering the topography of the area – even though in the past we have tried to be consistent with putting land out for proposals as much as possible but this is a case - they are the only ones who can legally access the land. **Bailer** said he is totally in favor and echoes those comments. **Schaefer, Carpenter, Meyer** – all agreed.

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

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

**Mayor Allison** said that **Kristin Carpenter**, in her capacity as Executive Director of the PWSEDD has asked to be a Guest Speaker on 9/21/22. **Schaefer** mentioned that the Land Disposal Maps had been referred, can we do those now – after some discussion Council opted to wait until after the new year. There was discussion about changing Council seats to undesignated, initially we were going to discuss again after the general election in November – now that we've been through a ranked choice election, do we want to address this sooner. After a little back and forth Council opted to wait until after the new year.

## O. Audience Participation

**Tommy Sheridan** of 610 Spruce Street – he serves on the Alaska Mariculture Alliance, on their executive committee and there is a new ED, state has allocated \$5 million as economic recovery. In the past several months – EVOSTC has allocated \$32.8 million to mariculture in the spill affected region and USEDA has awarded \$49 million to the AK mariculture cluster – he wants to acknowledge and thank **Kristin** and **Helen** for the PWSEDD's role in getting that grant. Total value of what the Alaska Mariculture Cluster received is \$65 million, including matching resources. There is a lot happening in this field and he will be involved if the Fisheries Committee gets revitalized as he is a member on that City committee – this will be important for our community's economy into the future. There is another pending grant for \$85 million with the USDA's climate smart commodities program. He also thanked Council for the appointment to the Harbor Commission.

## P. Council Comments

**Meyer** happy to move ahead with making land sales more transparent. Glad to see all the Harbor Commission applications. Welcomed the new Chief of Police, Andrew Goss.

**Schaefer** also happy for all the Harbor Commission applicants, welcomed new staff, nice to have you.

**Sherman** welcomed the new chief and gave kudos to staff and City Manager, for this packet. She reads the packet 3 times and makes a list of questions the first go around and then this time after three reads all questions were crossed out. She said the process for each item was made clear, fiscal notes included where necessary, just very helpful.

**Guard** also welcomed the new chief.

**Carpenter** welcomed chief, echoed comments about the packet, the applicants for HC. As far as election discussion, she was hoping to have just a short discussion on whether or not we want undesignated seats, not an entire Title 2 rewrite.

**Jones** echoed comments about Chief, staff and HC. He's glad we wound up with two new good commissioners and he looks forward to working on the Harbor Project with them. He generally supports undesignated seats per the conversation we had a few years ago.

**Bailer** recently had an issue with a water line, and he praised the City water crew for their assistance, did a great job, helpful, professional, got the job done. The tidelands sale we approved tonight, years ago he tried to do that but it was state owned tidelands and he wondered if the City could try to work with the state to release some of their land to assist us in our housing shortage. He gave a few other examples of the City having stood in the way of development in the past. Current process might not be perfect, but it has been working.

**Q. Executive Session** – none

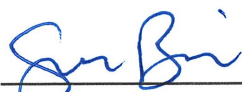
**R. Adjournment**

**M/Guard S/Bailer** to adjourn the meeting.

Hearing no objection **Mayor Allison** adjourned the meeting at 8:11 pm.

Approved: September 21, 2022

Attest:



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Susan Bourgeois, CMC, City Clerk

