

**Special City Council Meeting
November 30, 2022 @ 12:00 pm
Cordova Center Community Rooms
Minutes**

A. Call to order –Mayor Allison called the Council Special Meeting to order at 12:00 pm on November 30, 2022 in the Cordova Center Community Rooms.

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

C. Approval of agenda - M/Carpenter S/Jones to approve the agenda.

M/Carpenter S/Jones to amend the agenda to add a South Harbor Rebuild staff report as item 1a.

Hearing no objection, the amendment was approved.

Vote on the motion as amended: 5 yeas, 0 nays, 2 absent (Sherman, Schaefer). Motion was approved.

D. Disclosures of conflicts of interest and Ex Parte Communications – none

E. Communications by and petitions from visitors

1. Audience Comments regarding agenda items – none.

1a. Staff Report – South Harbor Proposal Design-Build Selection

City Manager **Helen Howarth** led by saying this project is many years in the making; the RFP went out and we had hoped for multiple proposals but in the end received two. Both were far over the amount we had put in the RFP to complete the scope of work – the best was \$45 million, and we have \$35.7 million. We scored the proposals and issued a notice of intent to award to Turnagain Marine Construction. The team proceeded to work with Turnagain on a reduced scope of work, a lesser price, but also retain our grant funding. Which resulted in the proposal in front of you which are two possible ways to address the harbor rebuild both of which will require additional resources from the City. **Collin Bronson**, harbor rebuild team member, stated the rebuild concept meets all the requirements of the grant and bond, but we're over budget. He's trying to find a solution that buys down as much risk to those funding sources as possible and still meets all the needs of the community and harbor commission. **Bronson** gave a power point slide presentation comparing the two proposal options, how Turnagain Construction Corporation was selected and the team's options and recommendations. To remain on the current timeline the contract will need to be signed within the next week for construction to begin September 2023 and to conclude April 2024, all functionality by June 2024. **Carpenter** asked if there was more work to add or if it's just \$3.9 million needed for option B. **Bronson** stated they will be going after more grant money, but the challenge is, they need the money now to keep to the timeline. **Howarth** continued with some additional options and funding possibilities. **Meyer** asked what the impact will be with the loss of dredging in the harbor. **Greenwood** explained that the dredging was needed for the "O" float which was part of the full construction, not in option A or B. **Bailer** asked if the team feels fully confident in the design and the competency of the contractor. **Greenwood** answered they have a concept and are totally confident in Turnagain. After they have a contract they will be able to get into the details. **Bailer** questioned the insurance policy; **Greenwood** stated our contract is through Garth who is a construction lawyer. We have liquidated damages and daily liquidated damages; also, we required a bid bond and a construction bond. **Bailer** supports what was put forward. **Guard** asked if the bids had the materials levels we hoped to find and is there a 50-year warranty from Turnagain. **Greenwood** explained that part of the RFP was a 50-year lifespan including a maintenance schedule. **Guard** questioned what type of material would be used for the floats. **Schinella** described the proposed wood floats that having poly tubs underneath coated in rubber. He stated they stand up to ice and any kind of animal damage with the decking spaced apart to allow for drainage. They also have torsion bar adjustors which can be used to keep the docks straight. **Jones** added the new docks in Valdez that Turnagain installed are twice as tall as our current docks and elevated well above the water service. He's in favor of this project and wants to move forward as prices keeping getting more expensive. He prefers loaning the harbor the \$3.9 million out of the permanent fund paying it back with increased stall rents. The B+ option would allow for the bulkhead, extra parking spaces and O float to be added in the future. **Schinella** addressed

Jones' grid concerns and stated we will not lose the grid. **Jones** would like any changes to the design be vetted through the harbor commission.

F. New Business

2. Resolution 11-22-31 A resolution of the Council of the City of Cordova, Alaska committing \$3,620,000 for the South Harbor Rebuild Project

M/Jones S/Carpenter to approve Resolution 11-22-31 a resolution of the Council of the City of Cordova, Alaska committing \$3,620,000 for the South Harbor Rebuild Project

M/Jones S/Carpenter to amend commitment to \$3,896,575 for the South Harbor Rebuild Project

Hearing no objection, the amendment was approved.

Jones stated its a worthwhile project for use of community resources and should evaluate how it's paid back.

Howarth interjected this is a bridge to buy us time to identify other funding sources and repayment strategies.

This will allow access to city resources and operate as a line of credit to keep the project moving forward.

Carpenter said she supports the resolution and asked if a second vote is necessary if the funds were to come out of the permanent fund. **Howarth** said yes and the commitment is a compilation of available resources which would not be needed for day to day expenses over the next 12 months. **Bailer** is in support. **Guard** is in support.

Meyer is in support and likes that this buys time to look for other funding sources. **Mayor Allison** stated he hopes the public will get involved when it comes time to appropriate the funds as special meetings only give 24-hour notice. Since 4 million is already committed for in the general fund he supports a loan or setting up a permanent fund for investing; pushing for grants and creative ways to get it paid for.

Vote on the main motion as amended: 5 yeas, 0 nays, 2 absent. Schaefer-absent; Sherman-absent; Jones-yes; Bailer-yes; Guard-yes; Meyer-yes and Carpenter-yes. Motion was approved.

Vote on the main motion as amended: 5 yeas, 0 nays, 2 absent. Schaefer-absent; Sherman-absent; Jones-yes; Bailer-yes; Guard-yes; Meyer-yes and Carpenter-yes. Motion was approved.

3. Award of Contract to Turnagain Marine Construction for South Harbor Rebuild

M/Carpenter S/Jones to direct the City Manager to negotiate a contract with Turnagain Marine Construction to provide design and construction of the South Harbor Rebuild for a sum not to exceed \$39,596,575.

Carpenter this is the vote that enables us to award the contract so we can get the work going, she's in favor of the motion. **Jones** supports this motion for option B+ that staff presented. **Meyer** said its part of the process. **Bailer** is good with the motion. **Guard** is in support. **Mayor Allison** stated this is committing us, if we don't get grants for the \$3.9 million we will need to find a place to get that money.

Vote on the motion: 5 yeas, 0 nays, 2 absent. Sherman-absent; Jones-yes; Guard-yes; Carpenter-yes; Bailer-yes; Meyer-yes and Schaefer-absent. Motion was approved.

Vote on the motion: 5 yeas, 0 nays, 2 absent. Sherman-absent; Jones-yes; Guard-yes; Carpenter-yes; Bailer-yes; Meyer-yes and Schaefer-absent. Motion was approved.

Vote on the motion: 5 yeas, 0 nays, 2 absent. Sherman-absent; Jones-yes; Guard-yes; Carpenter-yes; Bailer-yes; Meyer-yes and Schaefer-absent. Motion was approved.

G. Audience participation – none

H. Council comments

Meyer said she's excited to see this moving forward, it's been a long time coming. She thanked staff for all the hard work.

Guard thanked staff for everything they've done.

Jones thanked everyone for coming out in the middle of the day. He's excited to see this moving forward and wished we would have done it 10 years ago.

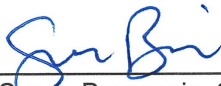
Bailer thanks to the dedication of the team working on this, really appreciate it. He has faith the City Manager will find other funds. This is going to be great for Cordova.

I. Executive Session – none

J. Adjournment

Hearing no objection, **Mayor Allison** adjourned the meeting at 12:57 pm.

Approved: January 18, 2023

Attest: 
Susan Bourgeois, CMC, City Clerk

